



NOVEMBER 26/2018

COA 18-89

Owner

City of Fort Pierce

Applicant

Winking Starfish, LLC
Greg Powers

Representative

Architectonic Inc., Mike Seal

Location

5 Avenue A (Marina Way)

Parcel

2410-503-0041-030-7

Historic Status

The subject site is a noncontributing site located in the Downtown Historic District.

Requested Action

Consideration of an approval for the construction of a new marina building.

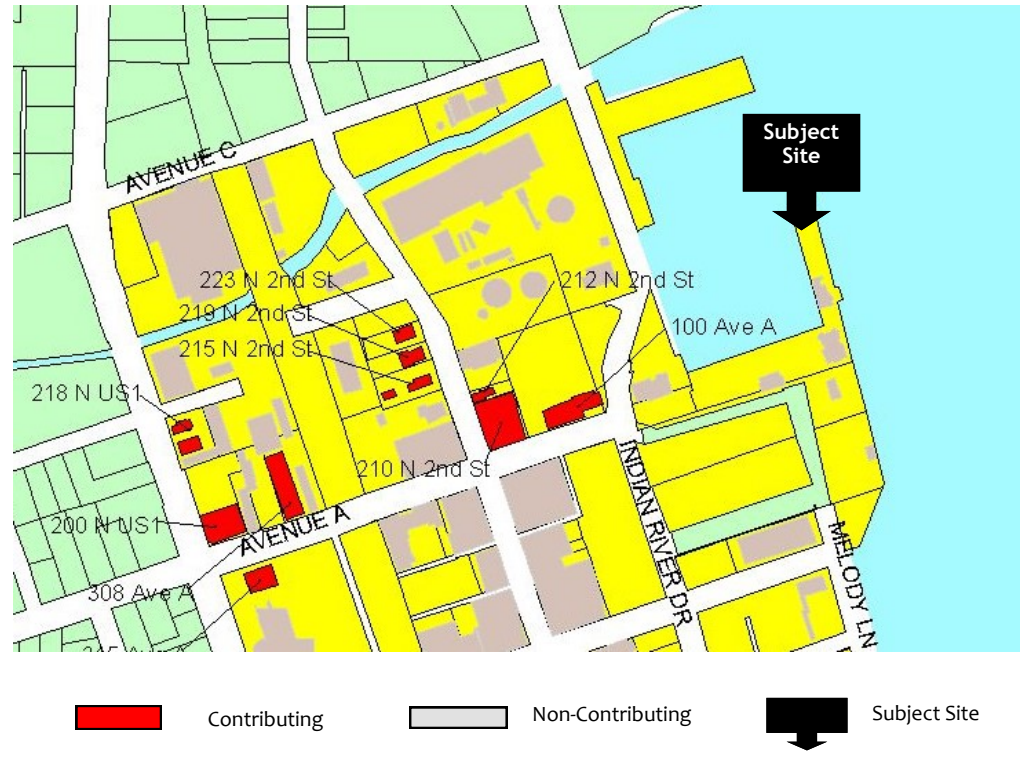
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



HISTORY

The Downtown Historic District was designated in 2002. It is significant for its association with the commercial, political, and social history of Fort Pierce from its establishment in 1882 through the late 1950s. It is also significant for its architecture, containing historic resources in the Mediterranean Revival, Mission, Art Moderne, Bungalow, Classical Revival, Colonial Revival, Frame Vernacular and Masonry Vernacular styles.

EXISTING CONDITIONS

The subject site is located in the Downtown Historic District on the north side of Avenue A and is incorporated into the City of Fort Pierce Marina.



Standing Seam Metal Roofing
Kynar Finish - Pre-weathered Galvalume



Cement Board Siding, Trim, Fascia,
Soffit, Window & Door Trim
Sherwin Williams - SW7757 High Reflective White



Stained Wood Accent Trim, Column Wraps,
Decorative Shutters & Window Canopies
Sherwin Williams - SW3513 Spice Chest

APPLICANT REQUEST

The applicant is requesting consideration of approval for the construction of a new marina building for the marina dock master and public restrooms.

Fuel Depot

Paint Colors & Material Board



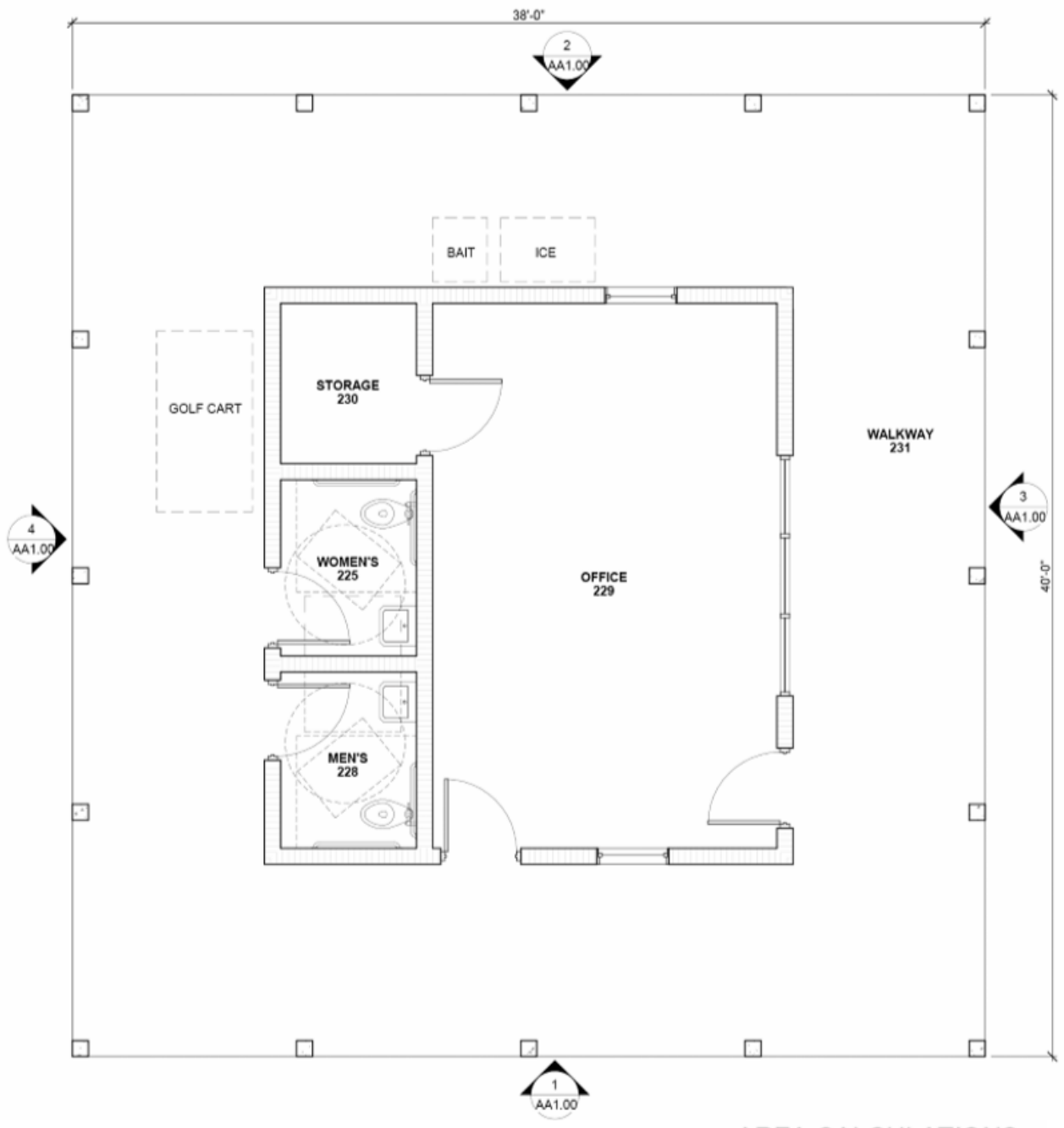
VIEW FROM NORTH EAST



Aerial View of the Subject Site



Future Street View of the Site / Crabby's Restaurant



AREA CALCULATIONS

WALKWAY	992 SF
A/C SPACE	528 SF
TOTAL	1,520 SF

Proposed Floor Plan



4 SOUTH ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

Building Elevations

Secretary of Interior Standards for Consideration

- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new constructions will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Analysis and Recommendation

One of the goals of historic preservation is to create new buildings designed in harmony with both adjacent contributing structures as well as the close surroundings and the overall downtown development patterns.

The proposed building is located at a prominent and unique downtown location on the water front and in the city marina. The design scheme of the proposed marina building is compatible with the architectural style of the adjacent, recently proposed Crabby's Restaurant building and surrounding downtown buildings in massing, size, scale, and color scheme. The appearance of the structure doesn't seem to be intrusive or dramatically interfering with the marina settings and scenic beauty.

The overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10. Staff recommends that the Historic Preservation Board approve the request as submitted.



Currently proposed marina building



Recently approved Crabby's Restaurant