



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

DECEMBER 18, 2018

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

COA 18-97

### Owner

Boston House of Ft Pierce LLC

### Applicant

Firestone Construction Inc.

### Location

239 S Indian River Dr.

### Parcel

2410-803-0005-000-5

### Historic Status

National Register-Listed

### Requested Action

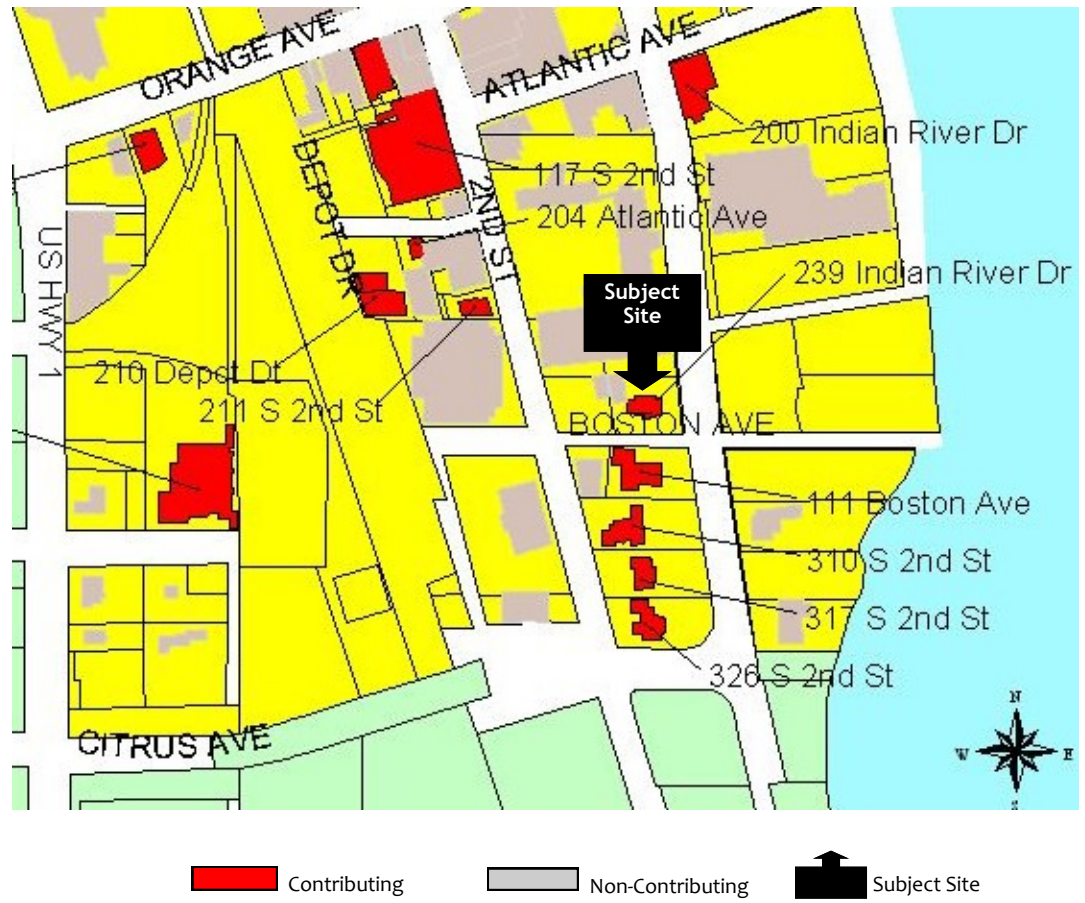
Consideration of approval for replacement of all windows.

### Recommendation

Approval

### Staff

Maria Lewicka, AICP  
Historic Preservation Planner



### History:

The Cresthaven/Boston House was completed in 1909 to the design of builder William T. Blanchard. In the early 1900s, W.T. Jones, the third Sheriff of St. Lucie County, built his home using materials brought by train from Georgia. Cresthaven was the name given to this elegant building. Jones lost the house during the great Depression. It was renamed The Boston House in the 1960's for its location on Boston Avenue when it was restored by new owners. It was restored again in 1984-85 and used as a law firm's office.

It was listed in the National Register of Historic Places on April 11, 1985. It is recognized for its unique mixture of Neo-classical Revival and Georgian Revival architecture. It is also recognized for its part in local history. On April 18, 2012, the AIA's Florida Chapter placed the building on its list of "Florida Architecture: 100 Years; 100 Places" as Cresthaven/Boston House.

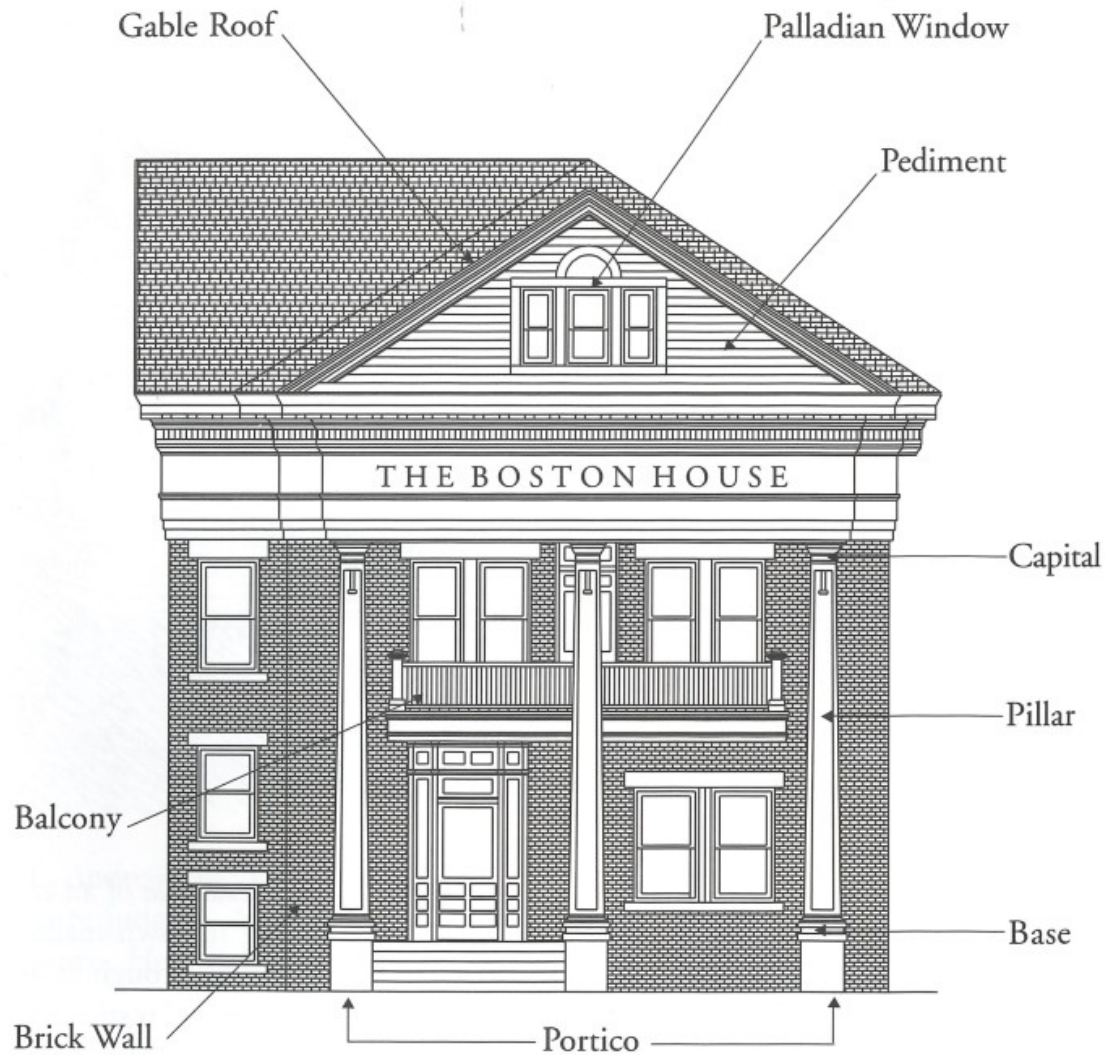


Front/Indian River Drive Façade

Boston House is a large two-and-one-half-story red brick building. The building combines three intersecting gables with a hipped roof. Originally sheathed with cypress shingles, the roof covering was replaced with asphalt shingles in the 1950s. Fenestration is generally one-over-one, double-hung, wood sash windows rest on projecting masonry sills and have masonry lintels. On the east, north, and south facades windows are often grouped in pairs.



South Side Façade



The east (front) façade is highlighted with three columns which support a pediment. A Palladian window accents the pediment. In addition to the portico and detailed classical cornice, the front façade includes a balcony above the main entry. The entry consists of a paneled wood door with a fixed glass top panel, side lights, a top light, and paneling.

A full entablature with a frieze and dentiled cornice extends around each of the four faces of the building. This feature, combined with the porch's original columns, gave the building a distinctly neo-Classical appearance. The columns were replaced in the 1920s after suffering damage during a hurricane. The Georgian influence in the building brick construction and front portico. The Palladian window used as a focal point is particularly noteworthy for its association with the Georgian Revival style.



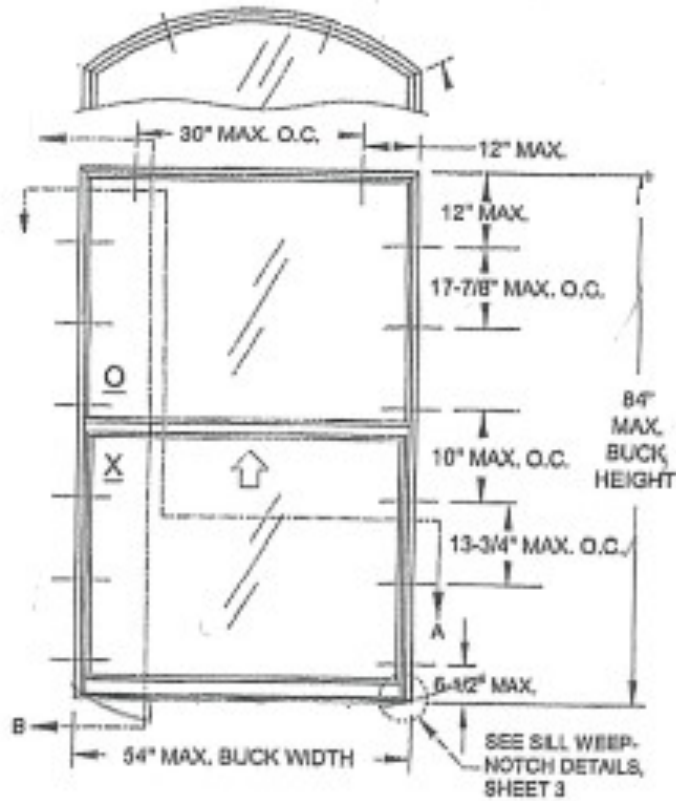
## Staff Analysis

### Request:

The applicant is requesting consideration of approval for replacement of all forty one (41) windows with white PGT impact resistant vinyl windows. The wood trim on exterior and wood frame will remain to preserve the existing appearance.

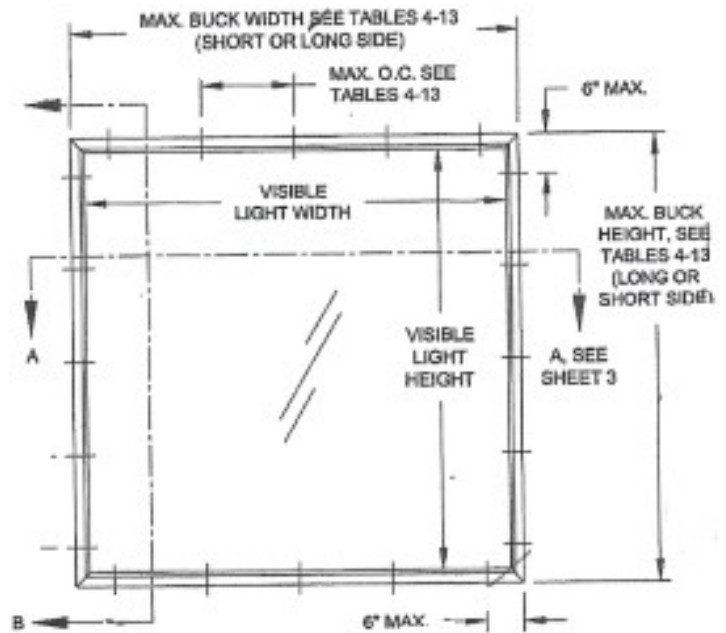


Building Location—Aerial Photo



ELEVATION FOR TYP. EQUAL LEG FRAME  
SHOWN WITH EQUAL-LITE CONFIGURATION

Proposed  
Windows



TYP. EQUAL-LEG/BOX &  
FLANGE FRAME (90° CORNERS)

### **Secretary of Interior's Standards for Consideration:**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
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.

### **Staff Recommendation**

The current proposal seeks to remove wooden windows and install vinyl windows that are non-compatible with the materials appropriate to protect the historic integrity of the residence. However, the Secretary of the Interiors Standards for the Treatment of Historic Properties recommends *“Undertaking work to prevent or minimize the loss, damage or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building” and “Ensuring that, when planning work to adapt for natural hazards, all feasible alternatives are considered, and that options requiring the least alteration are considered first”*.

Also, as proposed by the applicant, the wood trim on exterior and wood frame will remain to preserve, although only partially, the original materials and existing appearance.

Based upon Secretary of Interior Standards 2, 5, 6 and 9, staff recommends that the Board approve the request for installation of the new windows with condition that the new windows will have the same design style as the old ones.