



MAY 21, 2019

COA 19-34

Owner/Applicant

Gus Gutierrez/Galleria
 at Downtown Fort Pierce
 LLC

Location

100 S 2nd Street, St 106

Parcel

2410-503-0108-000-6

Historic Status

Non-Contributing

Requested Action

Installation of a new awning.

Recommendation

Approval with condition

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

HISTORY

- 1957 Structure was built.
- 1999 Structure was extensively remodeled
- 2000 Additional improvements were completed.
- 2001 Downtown Historic District reauthorized, designating the structure as a non-contributing Structure
- 2007 Historic Preservation Board (HPB) delegated review authority to the Historic Preservation Officer for exterior signs.
- 9/2014 HPB approved COA 14-32, to allow exterior alterations, including new store front systems, signs, etc.
- 1/2015 HPB approved COA 14-39, to allow additional alternations and courtyard seating for future restaurant.
- 7/2016 HPB approved COA Application for installation of nine (9) blue flags.
- 8/2018 HPB approved COA Application for a new projecting sign for Braford Steakhouse.
- 4/2019 HPB approved with conditions COA Application for a new awning.



Corner of Orange Avenue
and S 2nd Street



S 2nd Street Sidewalk



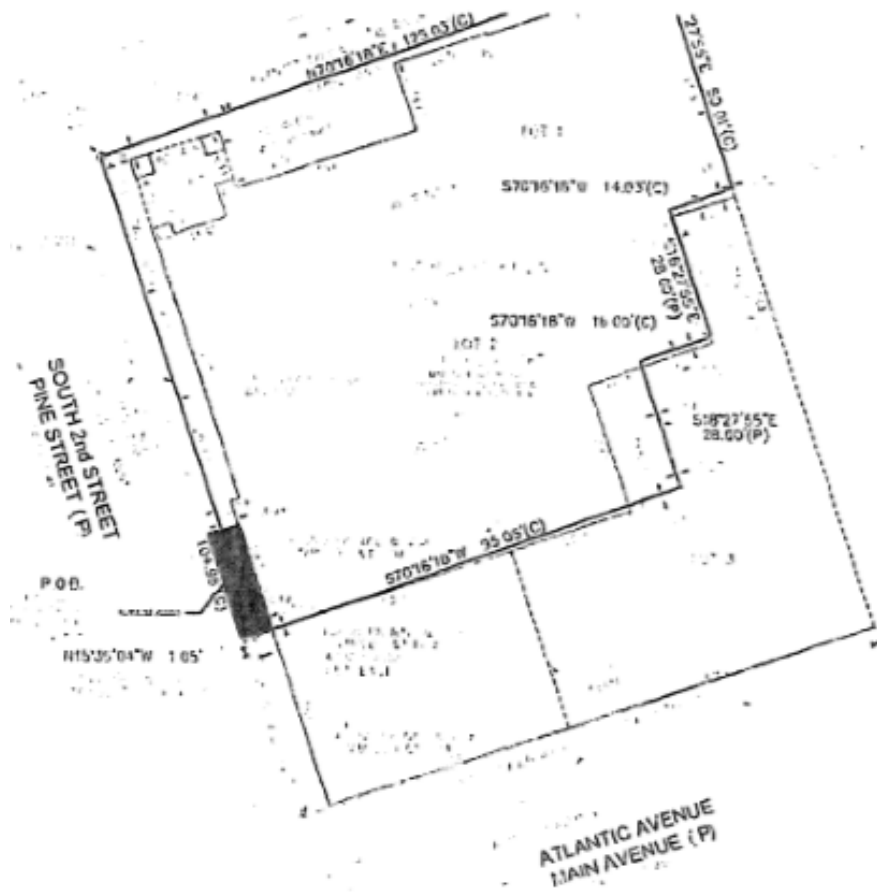
Existing Front Façade

APPLICANT REQUEST

The applicant is asking for consideration of approval of a new awning over the door and window at the Bradford Steakhouse. The awning will extend 8 feet from the wall and have draped pole placements.



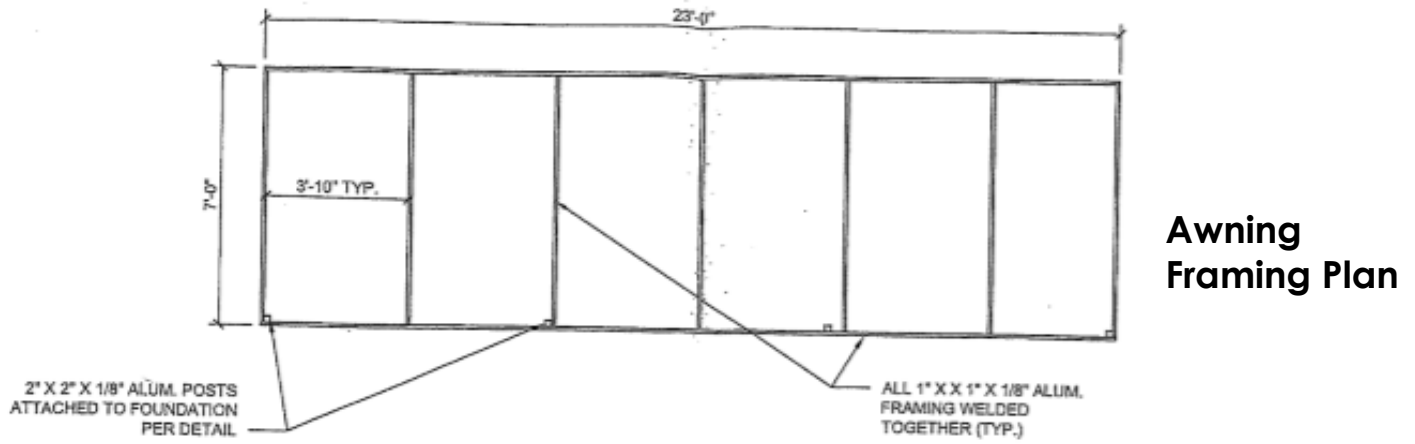
Placement of the poles inside proposed drapes.



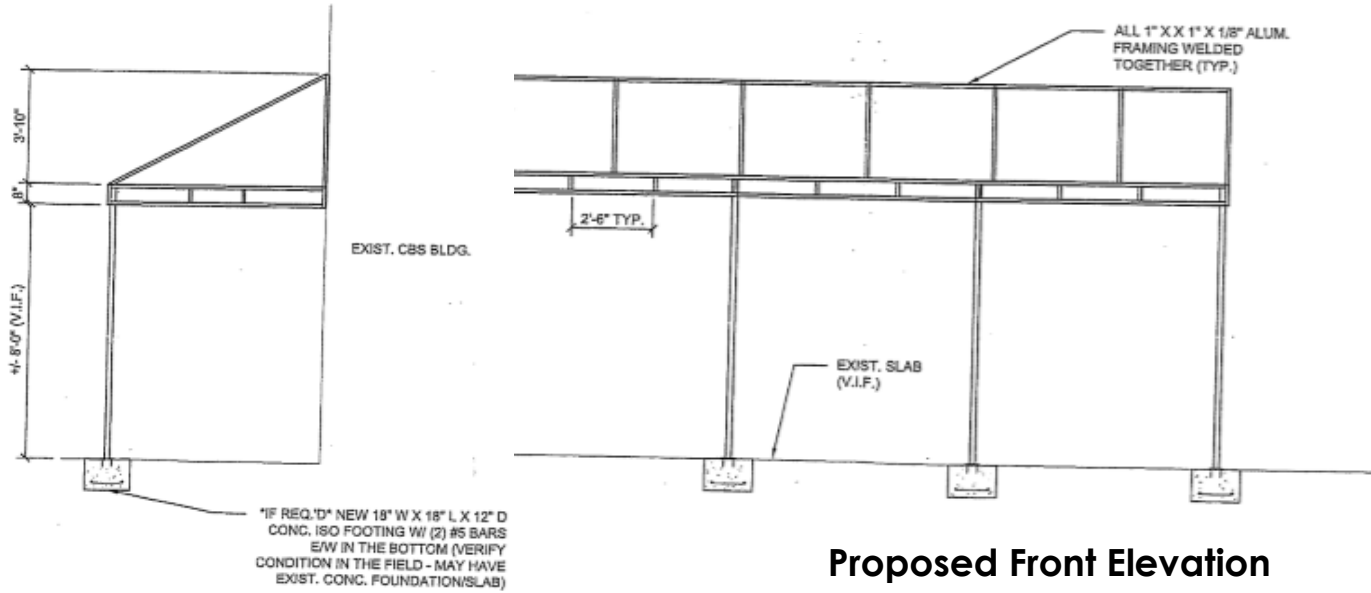
Site Plan showing the proposed awning location



Building location/ aerial photo

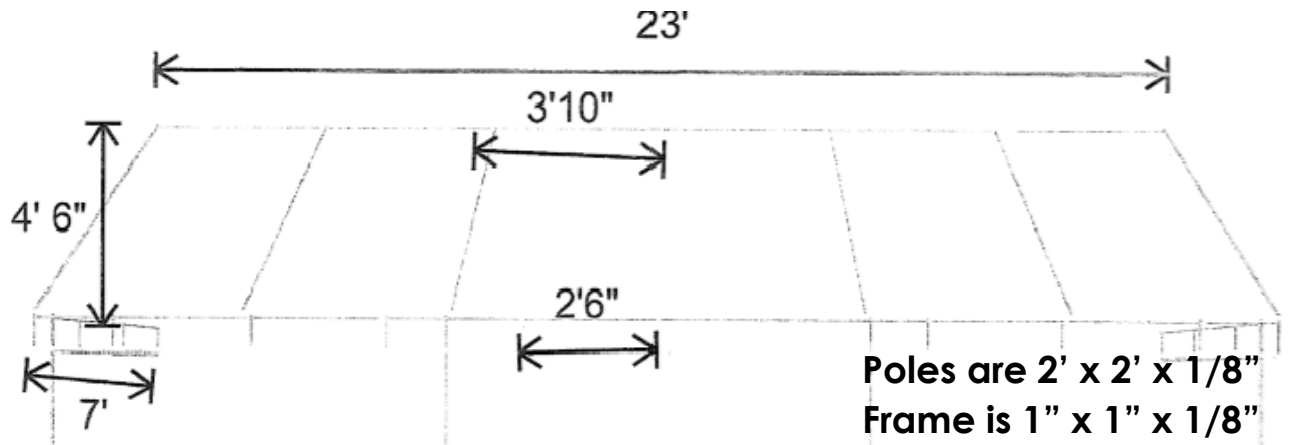


Awning Framing Plan



Proposed Front Elevation

Proposed Side Elevation



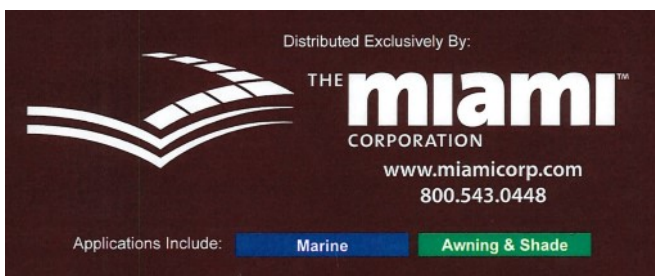
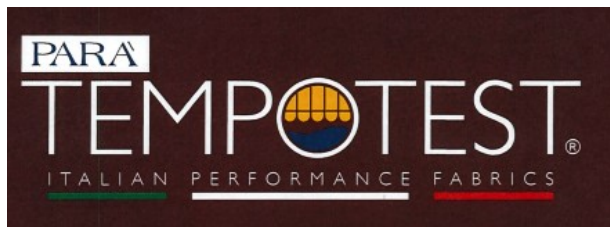
Poles are 2' x 2' x 1/8"
Frame is 1" x 1" x 1/8"
Valance is 8"
All Aluminum Stock

IF REQ.'D NEW 18" W X 18" L X 12" D
 CONC. ISO FOOTING W/ (2) #5 BARS
 E/W IN THE BOTTOM (VERIFY
 CONDITION IN THE FIELD - MAY HAVE
 EXIST. CONC. FOUNDATION/SLAB)

SEC . 22-59 DESIGN REVIEW (also to be considered)

AWNINGS:

- a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding *design*, color, scale and fabric.
- b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent *design*, scale, color scheme, and fabric throughout.
- c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.
- d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.



TEMPOTEST STARLIGHT FR® is a fabric made of an innovative 100% solution dyed PET fibre with Flame Retardant properties. The characteristics of high-tenacity, excellent colour fastness to sunlight and resistance to UV attack, are enhanced with excellent flame-retardant performance. Moreover, thanks to the Teflon EXTREME treatment by Parà, TEMPOTEST STARLIGHT FR® is hydro and oil-repellent, anti-mould, stain and salt resistant. TEMPOTEST STARLIGHT FR® is particularly suitable for uses in public areas such as hotels, bars, restaurants and public places.



Refined



Stylish

Awnings in the Downtown Area Design examples



Historic

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.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

STAFF ANALYSIS AND RECOMMENDATIONS

Canvas awnings were an important design element in traditional storefronts, adding needed shade and color to a business district and serving as a transition between the storefront and its upper stories. A street awning should be of canvas or other compatible materials that reinforce and complement the building and neighboring color and design schemes. The proposed awning is made of black fabric and composes well with existing color pallet, design, style and materials of the other awnings in the downtown area.

Previously, staff recommended the awning be design as a cantilever, or closely supported, design similar to all others in the area; without the vertical aluminum poles which are inconsistent in design and a possible impediment to pedestrian traffic.

In the new application, the concept of the poles remains the same. However, the applicant proposes to cover the poles with drapes made with the same fabric as the awning. This new concept makes the poles more visible, and their look softer. Although staff preference is still a cantilever design, the new proposal will be acceptable with condition that the awning will be elevated at least nine feet above sidewalk (Sec. 22-308).

Staff recommends approval of the proposed awning, with above condition as it does meet Standards two and nine of the Secretary of the Interior's Standards for Rehabilitation and most of Design Review Guidelines.



2nd Street Buildings