



AUGUST 26, 2019

COA 19-53

Owner

Boston House of Ft Pierce LLC

Applicant

Mike Menard of Architectonic Inc.

Location

239 S Indian River Drive

Parcel

2410-803-0005-000-5

Historic Status

National Register-Listed

Requested Action

Consideration of approval for new additions.

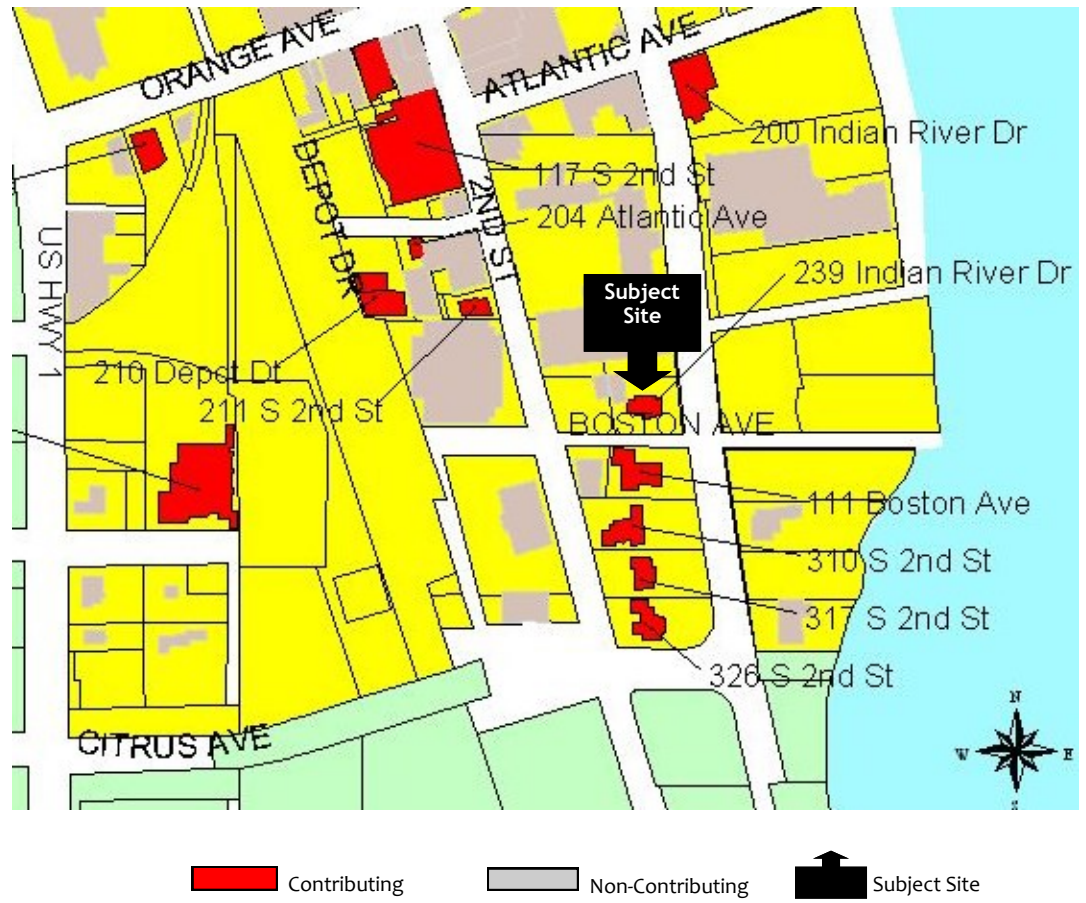
Recommendations

- Approval of courtyard improvements
- Approval of window replacements, with condition
- Denial of a new dormer

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



History:

The Cresthaven/Boston House was completed in 1909 per 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 placed on 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 the Cresthaven/Boston House.

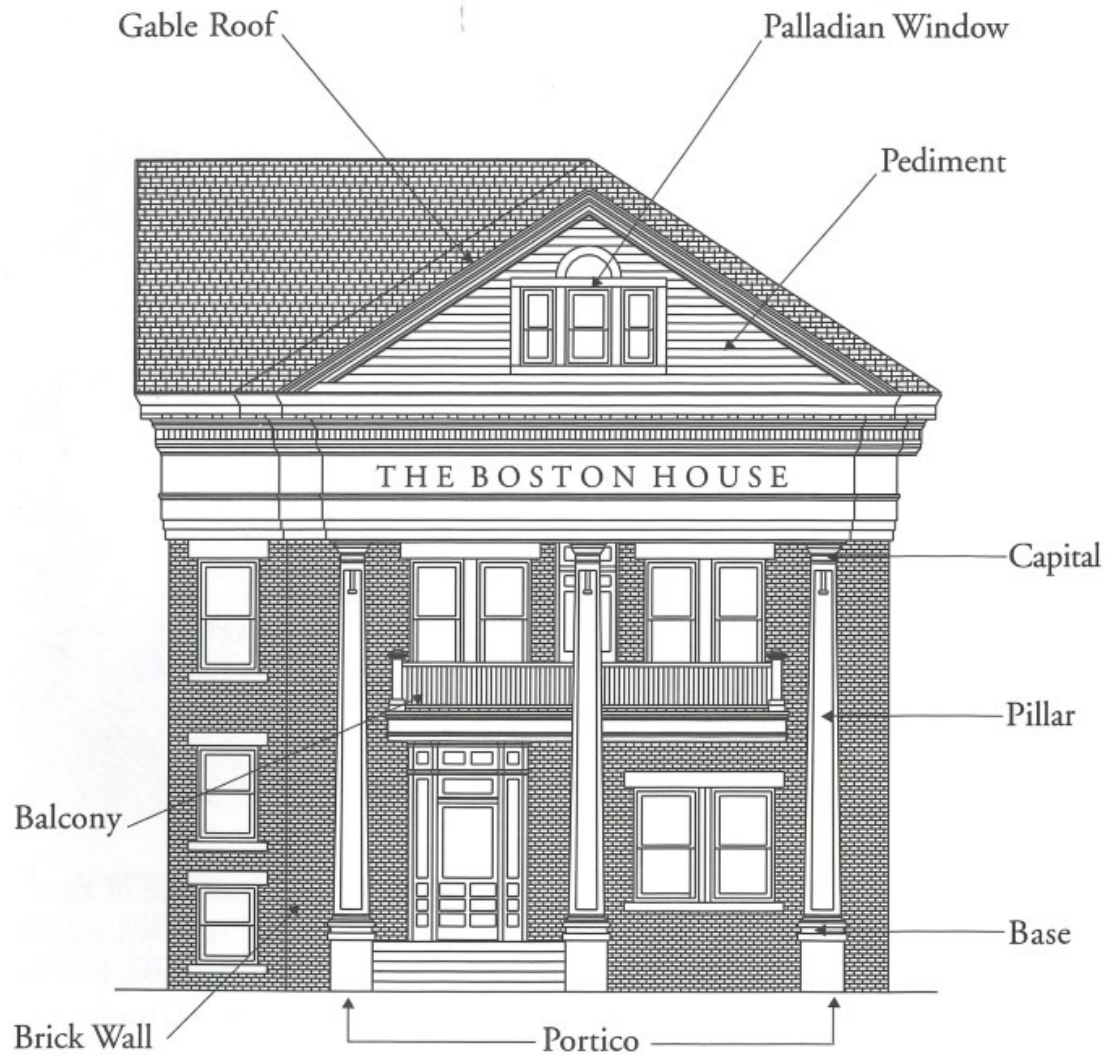


Front/Indian River Drive Façade

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. The fenestration is generally one-over-one, with double-hung, wood sash windows resting on projecting masonry sills and masonry lintels. On the east, north, and south facades, the windows have been mostly grouped in pairs.



South Side Façade



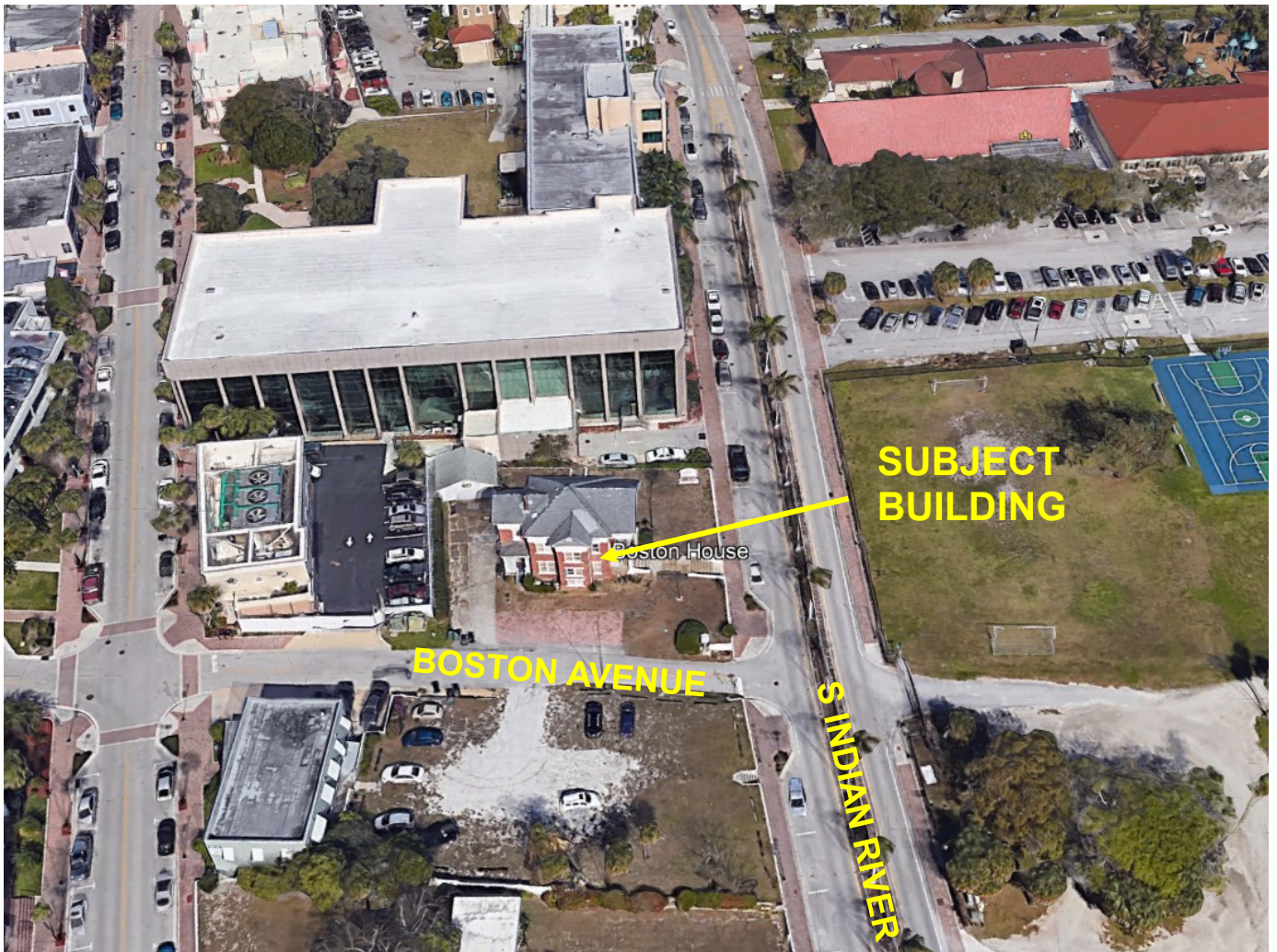
The east (front) façade is highlighted with three columns which support a pediment. A Palladian window accents the pediment. In addition to the portico and detailed classical cornice, the front façade includes a balcony above the main entry. The entry consists of a paneled wood door with a fixed glass 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 is evidenced by brick construction and a front portico. The Palladian window used as a focal point is particularly noteworthy for its association with the Georgian Revival style.



Applicant Request:

The applicant is requesting consideration of approval for paving of a courtyard, new railing and landscaping, replacement of 3rd floor front windows and addition of a dormer to the north side of the roof.

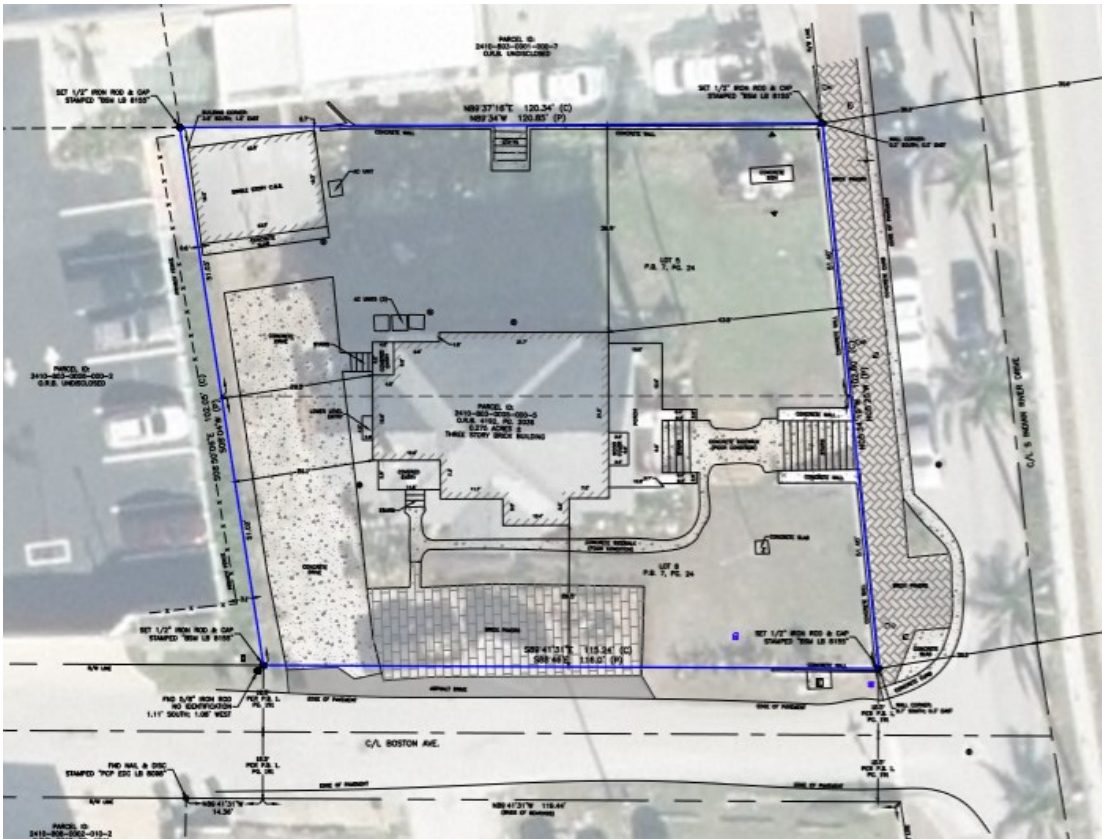


Building Location—Aerial Photo

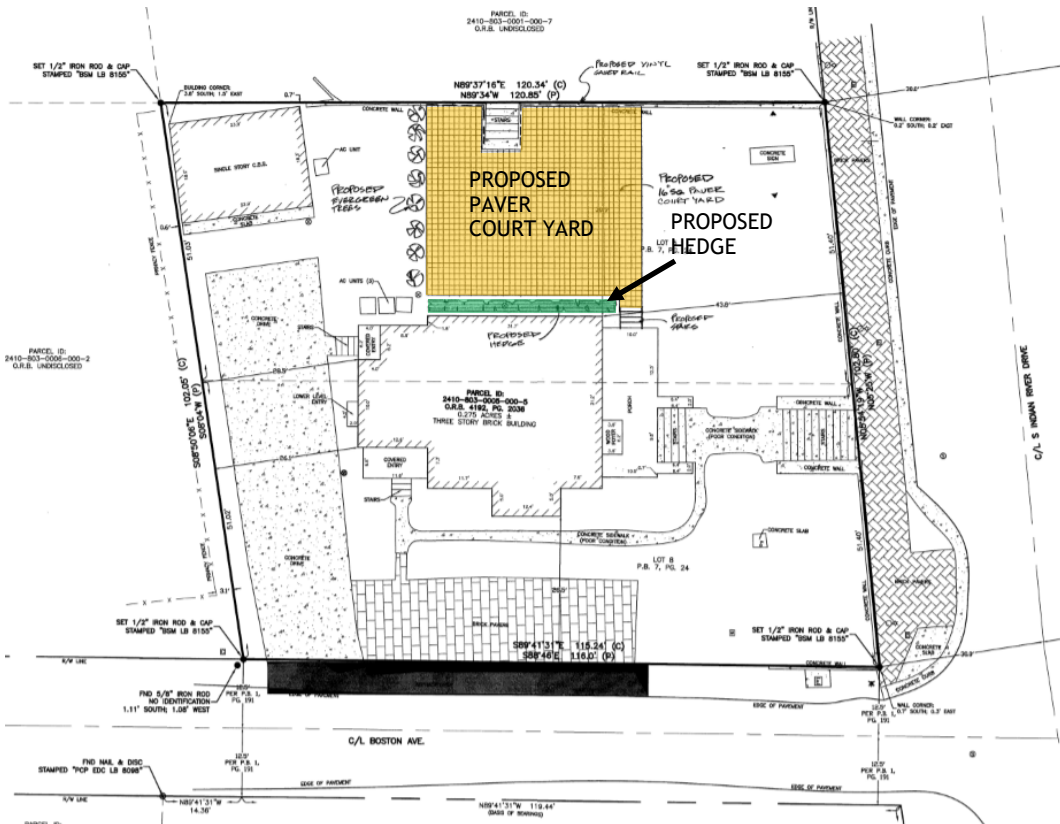


Photos of the Building Provided by the Applicant





Existing Site Plan/
Survey



Proposed Site Plan



EXISTING FRONT ELEVATION
1/4"



PROPOSED FRONT ELEVATION
1/4"

Existing and Proposed Front Elevation



EXISTING REAR ELEVATION
1/4"



PROPOSED REAR ELEVATION
1/4"

Existing and Proposed Rear Elevation



EXISTING RIGHT SIDE ELEVATION 1/4"

Existing Right Side Elevation



PROPOSED RIGHT SIDE ELEVATION 1/4"

Proposed Right Side Elevation

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 will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary, physical, or pictorial evidence.
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 materials, features, size, scale, and proportions, and massing to protect the historic integrity of the property and its environment.

Staff Analysis

The proposed paver courtyard, landscaping, and railing will enhance the overall appearance of the property and meet the Secretary of Interior's Standard #9.

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."*

Nevertheless, the Secretary of the Interior Standards also recommend *"avoiding changing the appearance of windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished."* For this reason, the Palladian Window should be preserved. The added storm windows should also have a matching or a one-over-one pane configuration that will not obscure the characteristics of the historic windows.

The Secretary of the Interior Standards recommends the construction of the new dormers only when *"they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character –defining historic features."* Historical dormers are allowed only to be replaced when they can be substantiated by documentation or as additions to noncontributing buildings.

Staff Recommendations

Staff recommends as follow:

1. **Approval** of the proposed paver courtyard, landscaping and railing ,as proposed.
2. **Approval** of windows replacement with conditions:
 - The replacement windows shall be of similar and compatible configuration, size, and design as those of the building's original windows.
 - The replacement windows shall be made to fit the original window openings without the use of blocking or infill.
3. **Denial** for the construction of the new dormer as the proposal does not meet the Secretary of Interior Standards 2 and 9:
 - The new dormer seeks to change a character-defining roof form
 - The dormer addition is not in scale and harmony with the building's design.
 - The juncture of the dormer's roof and the main roof is not located below the ridgeline of the main roof.