



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

MARCH 24TH, 2014

Agenda Item 5A

### Owner/Applicant

Charles & Lisa Stublely

### Representative

Mike Menard

### Location

531 N 2nd Street

### Parcel

2403-705-0070-000-8

### Historic Status

Contributing Structure within Edgartown Historic District

### Requested Action

Install screen material on the existing porch with screened wood doors for access. Expansion of the existing rear balcony to the north and installation of a wood staircase for first floor access.

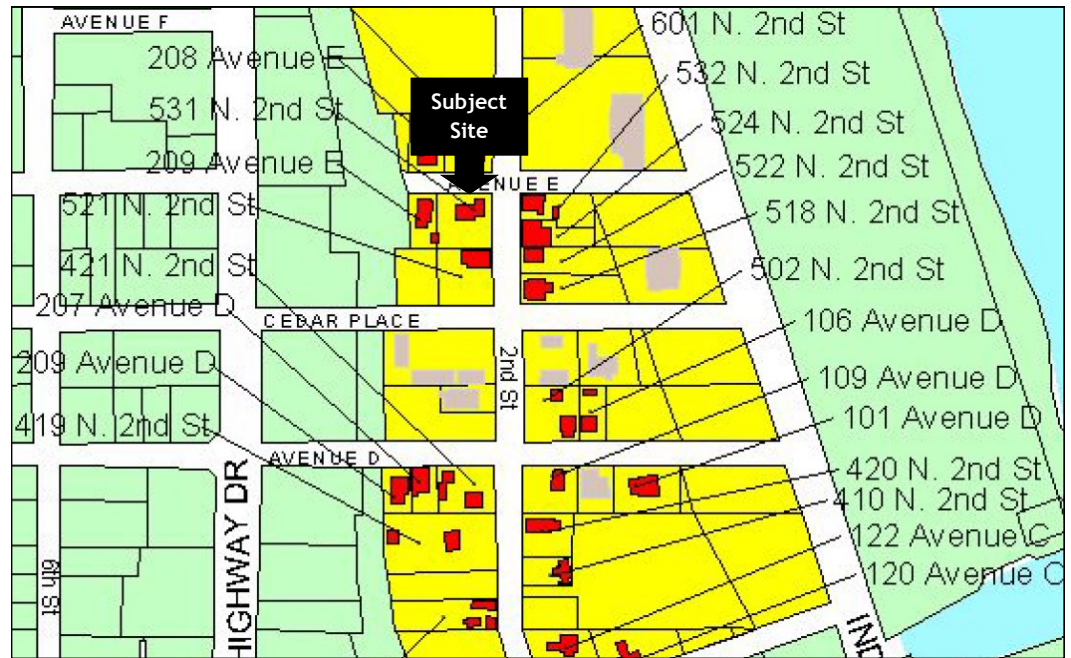
### Recommendation

Approval with conditions

### Staff

Kori Benton  
Historic Preservation Officer

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### HISTORY

- c.1910 Two-story home constructed.
- c. 1970s Significant rear addition constructed
- 11/29/2001 Property owner received approval of a Variance & Special Exception from the Board of Adjustment to expand a non-conforming structure.
- 2001 The City of Fort Pierce Commission adopted Resolution 01-180, creating the Edgartown historic district, establishing this structure as a contributing resource.
- 2002 Historic Preservation Board issued a COA to rehabilitate the structure, included various additions.
- 2002–2007 Clapboard siding restored and filled, wraparound Porch Constructed
- 2010 COA issued to construct wood fence around the rear yard.

### STAFF ANALYSIS

#### Architectural Significance

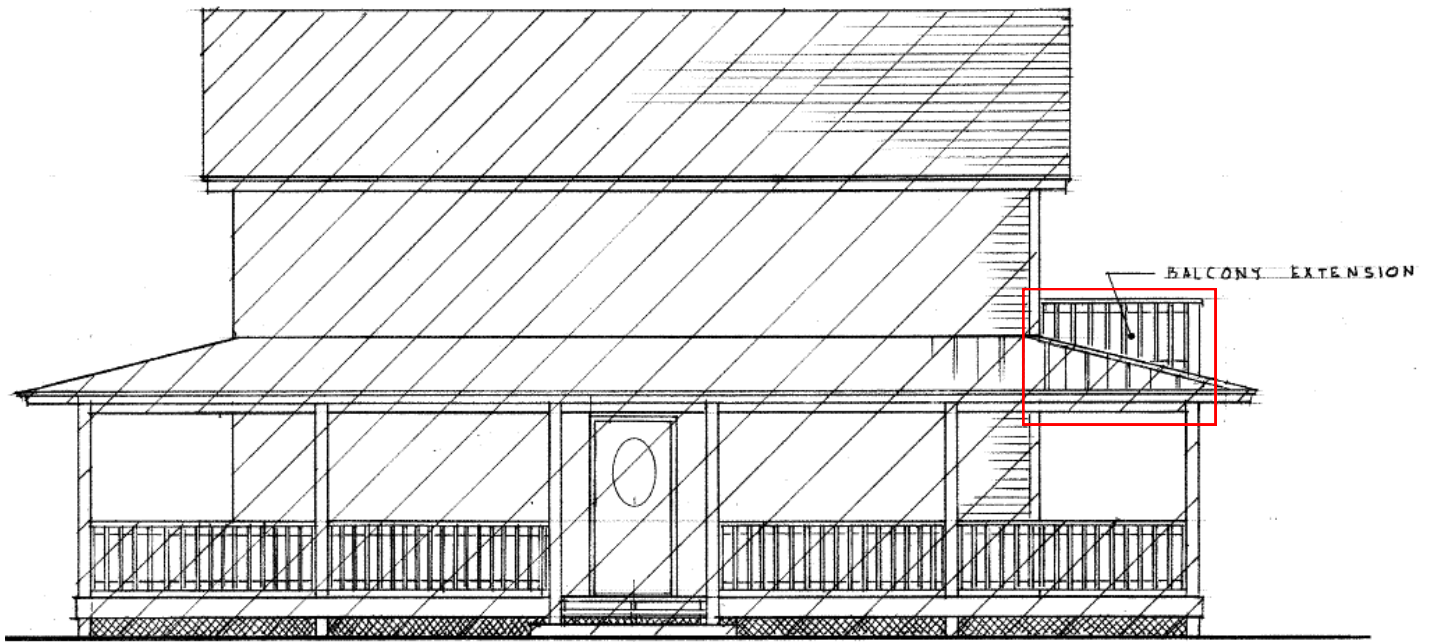
This two-story Frame Vernacular structure features a gable roof with metal shingles, symmetrical facade, center entrance and a wrap around porch. The porch was added as an element of a comprehensive effort to rehabilitate the structure. Fenestration consists of 2/2 double hung sash windows. The exterior wall fabric is wood clapboard siding. With few alterations, this building has retained much of its architectural integrity.

#### Request

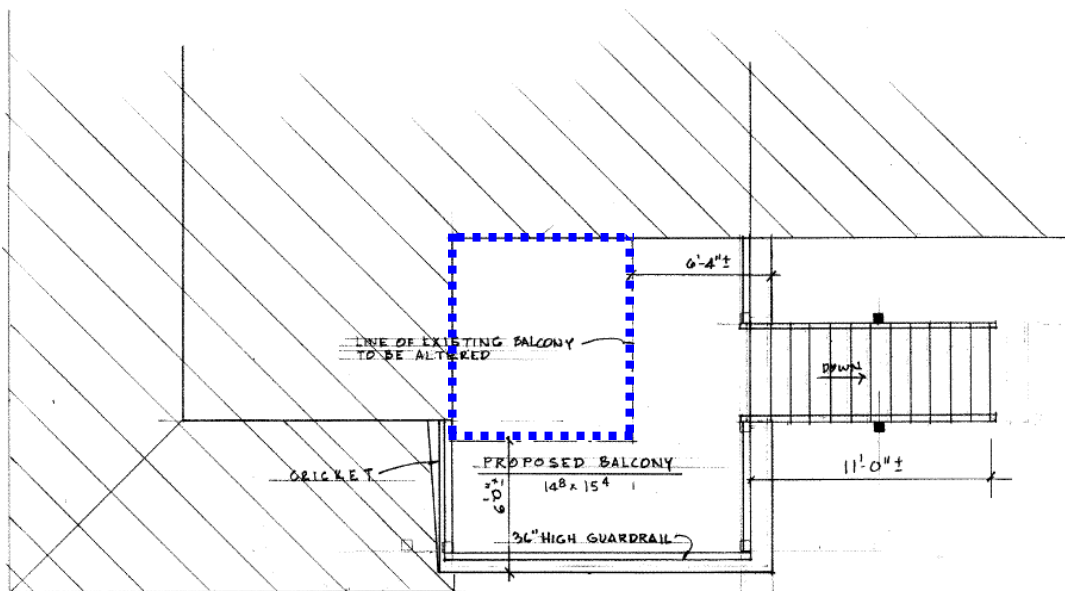
The applicants are proposing to install screen material on the inside of the existing porch frame, coupled with the addition of four screened wood doors for access. Expansion of the existing rear balcony to the north and installation of a wood staircase for first floor access.

### Secretary of Interior Standards for Consideration

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 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 construction 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.

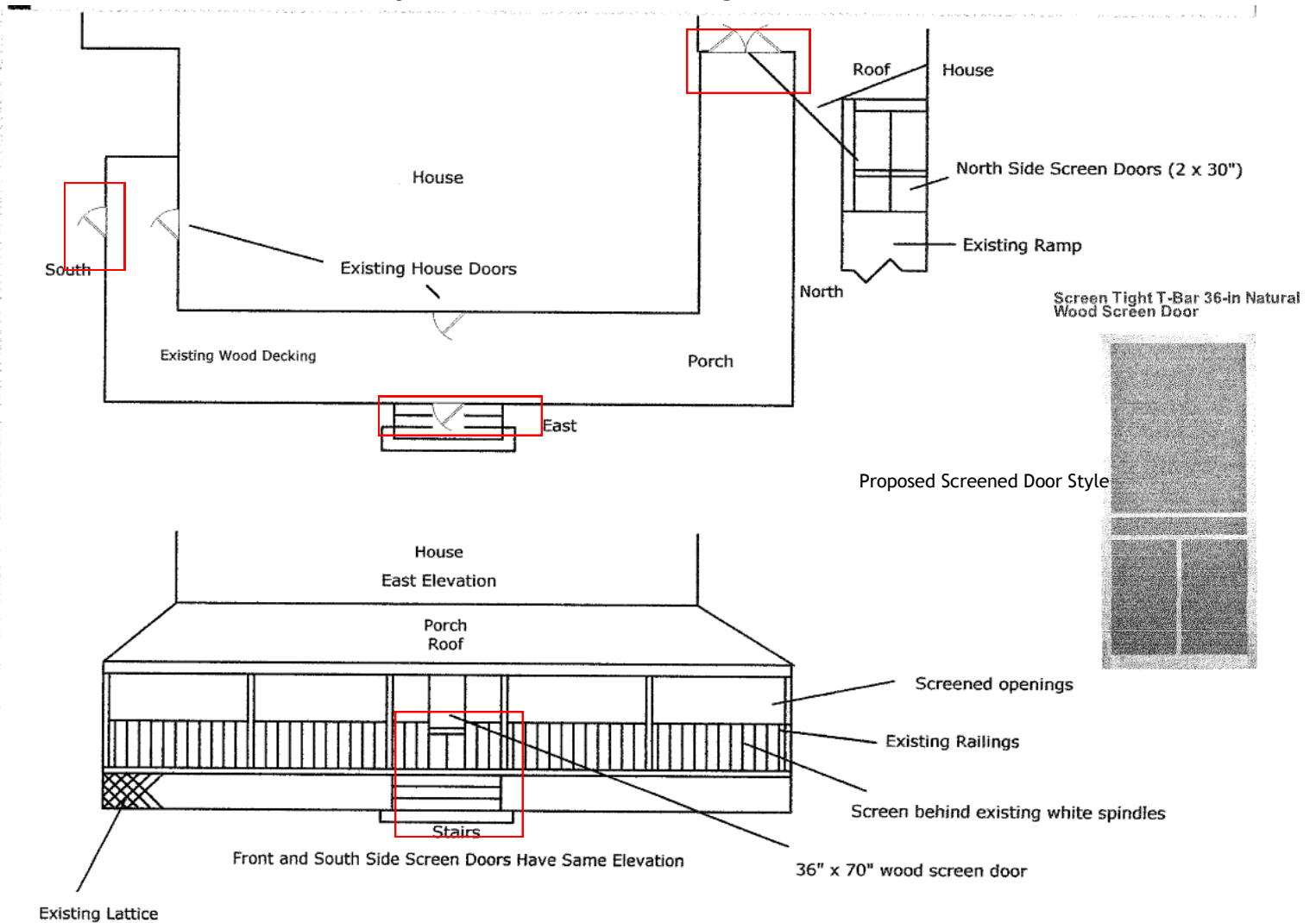


Proposed East Elevation—Balcony Extension



Proposed Balcony Expansion & Staircase

# Proposed Porch Screening & Screened Doors



The proposed alterations seek to expand the workability of the home, specifically the expansion to the balcony and the staircase for increased access to the second floor. The expansion of the non-original balcony is being undertaken in a manner consistent with Secretary of Interior Standards 9 & 10, as the new addition does not destroy historic materials that characterize the property, however it remains compatible with the massing, size, scale, and architectural features of the existing structure, protecting protect the historic integrity of the property and its environment.

The proposed screening of the non-original, wraparound, porch does not impact existing historic materials, however the proposed screen door at the entrance of the front porch does alter the character and presentation of this “restored” feature which characterizes the property. The addition of the screen and wood frame screened doors are distinguishable from the old, though they alter the character of the expansive porch that accents the historic structure.

The proposed screening of the front porch and addition of screened doors maintains the existing porch structure, with minimal alterations, setting the additional materials unobtrusively behind railings and columns so the decorative components of the porch remain prominent and visible. The screened panels will have minimal wood framework painted either to match the porch to make the framing less visible. The proposed screen doors will be made of wood and will sized to fit proportionately with the porch.

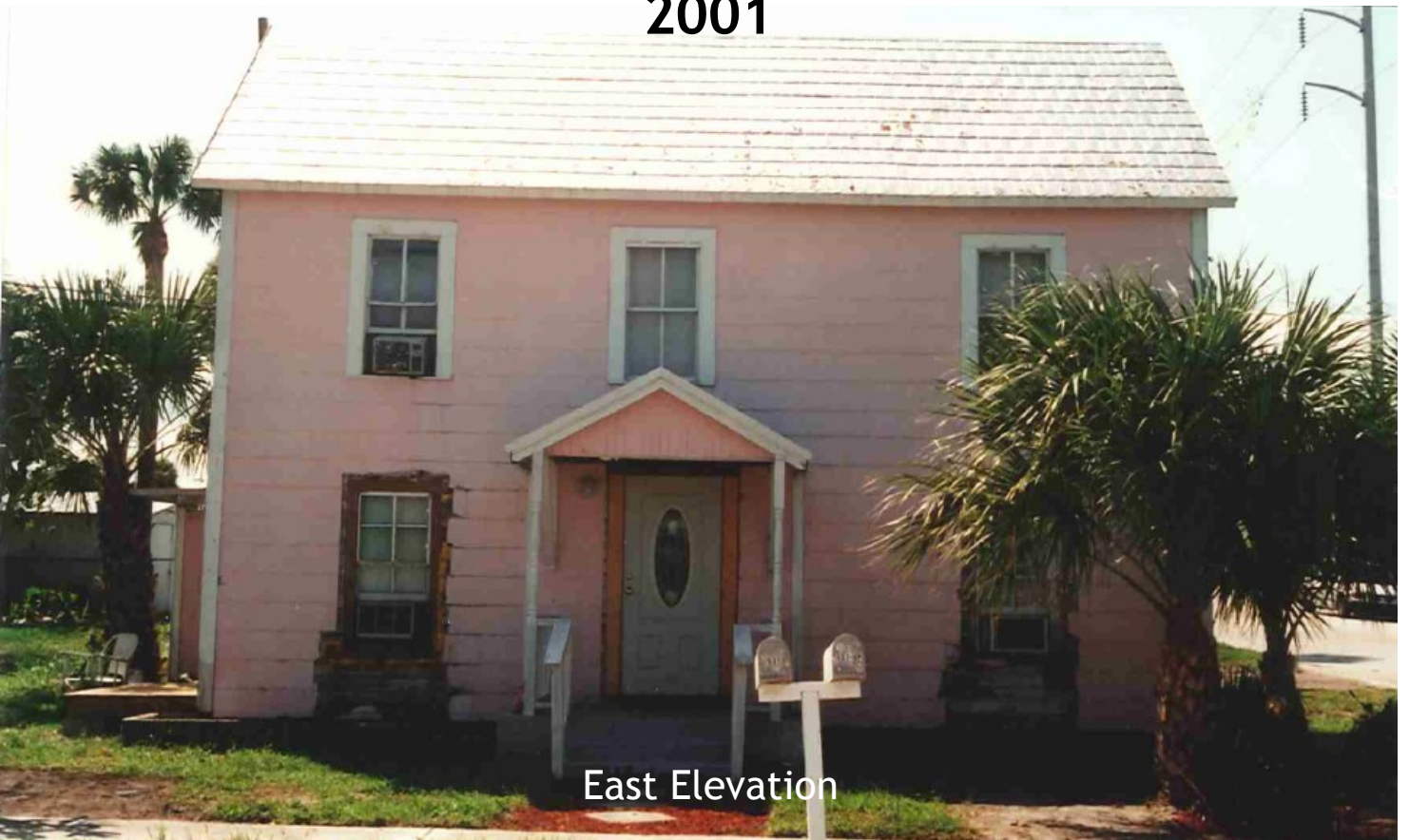
## STAFF RECOMMENDATION

The proposed alterations are being undertaken in a manner consistent with the Secretary of Interior Standards, therefore Staff recommends approval of the requests with the condition that the applicant coordinate with the Historic Preservation Officer on the final selection of screened doors, specifically the design and proportions.

Site Prior to Rehabilitation by the Stubleys



**2001**





Existing Balcony—Parameters of Expansion Overlaid



Existing Wraparound Porch —Railing Extension and Screen Door Overlaid