



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

JANUARY 6, 2015

Agenda Item 5E

Owner/Applicant

Peter H Oyibo Jr

Location

119 S 13th Street

Parcel

2409-812-0006-000-6

Historic Status

Individually Designated Structure

Requested Action

Construction of a detached garage in the rear yard.

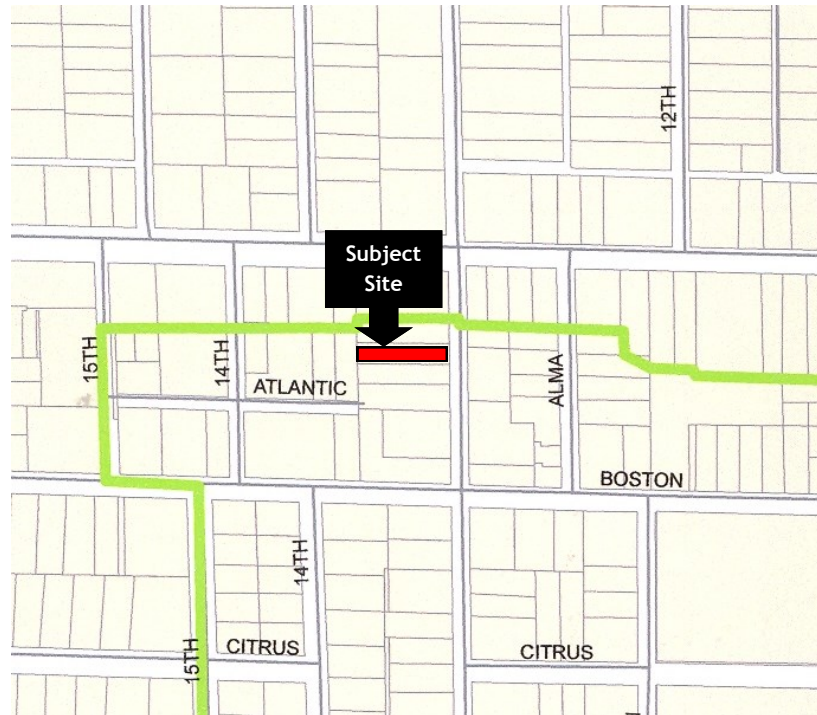
Recommendation

Approval with conditions.

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Previously Considered District Extensions Subject Site

HISTORY

- c1926 Single-Family wood frame structure built.
- c1940s Rear addition constructed.
- 6/2008 City Commission adopts Resolution 08-22 designated the property as a locally significant site.
- 2008-2013 Structure is rehabilitated by current property owner.

STAFF ANALYSIS

Architectural Significance:

This Bungalow style structure features a gable roof, entrance porch, drop siding exterior wall fabric, and some of the original 3/1 double-hung sash win-

dows. The building has been recently rehabilitated by the owner, retaining much of its original architectural integrity.

Request:

The applicant desires to construct a 36' x 30' detached garage in the rear yard. The proposed detached garage is presented with wood frame construction, pitched roof with architectural shingles, hardi-board or wood siding, and two garage doors. Windows are to match established proportions of the principal structure.

STAFF ANALYSIS

The applicant is seeking the construction of 36' x 30' wood frame garage to provide additional storage on-site for a vehicle and property which can not fit in the principal structure. Although much larger than most accessory structures from the 1920s, the proposed detached garage, towards the rear of the property, minimizes visual interference, and avoids a substantial addition to the designated structure. Furthermore, the presented design of the structure to feature a pitched, architectural shingles, hardi-board or wood siding, and windows to match established proportions of the principal structure seek to ensure assimilation with design, character, and spacial relationships established.



Conceptual Elevation

Applicable Standards for Consideration:

- 1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.

S T A F F R E C O M M E N D A T I O N

The construction of the proposed garage meets the general intent of Secretary of Interior Standards 1, 2, 9 & 10 therefore staff recommends that the Board approve the request with the condition that placement meets established setbacks and does not adversely impact protected trees to the rear of the property.

The property owner is encouraged to pursue an access agreement with the property owner to the south in order to provide rear access to Atlantic Avenue.

General Location of Proposed Garage

