



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

MAY 26TH, 2015

Agenda Item 7A

Owner/Applicant

Charles & Lisa Stubley

Location

531 N 2nd Street

Parcel

2403-705-0070-000-8

Historic Status

Contributing Structure within Edgartown Historic District

Requested Action

Replacement of original windows with PGT vinyl, impact windows.

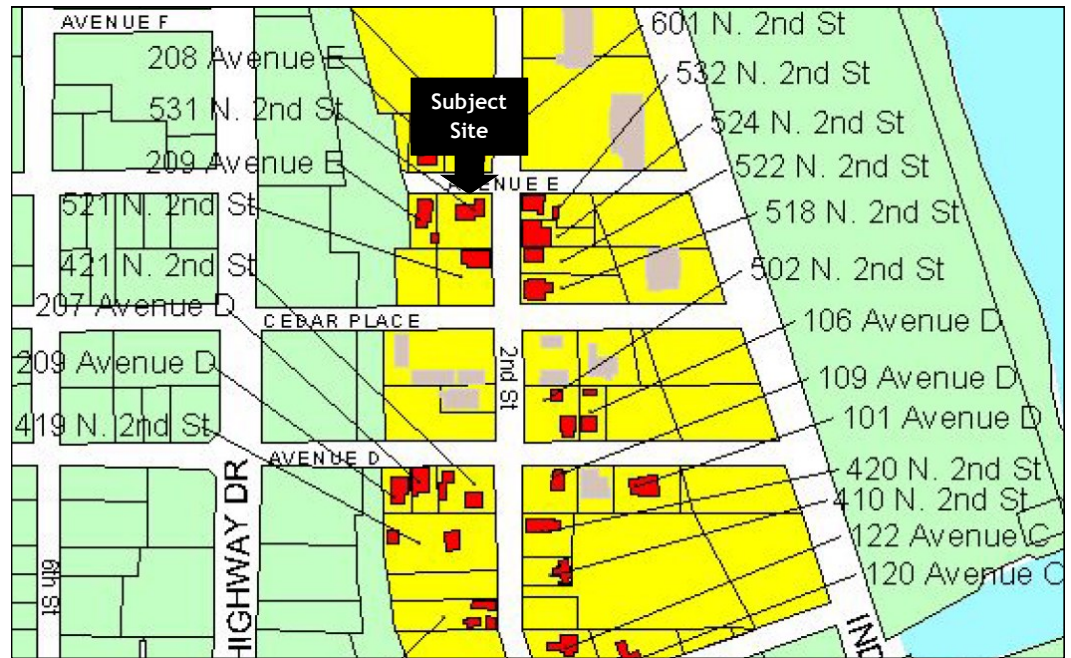
Recommendation

Approval with conditions

Staff

Kori Benton
 Senior Planner &
 Acting 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.

- 2014 COA issued to screen the wrap around porch, and extend the rear balcony.

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.

S T A F F A N A L Y S I S

Request

The applicants are proposing to replace eleven (11) original wood, 2 over 2, windows with PGT vinyl, impact windows.

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.
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 and physical 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.

The proposed replacement of all remaining original wood windows is not consistent with Secretary of Interior Standards 2 & 5, however the condition of the windows, as presented by the applicant, substantiates a need for action to address current damage. The majority of the original windows presented appear to be eligible for preservation and restoration, where possible. If the Board deems the features are deteriorated beyond feasible repair, replacement windows shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Staff urges that if window replacement is granted, based on the condition of the windows, that the applicant exhaust efforts to restore the original windows on the front façade with any salvageable windows present on the structure (of the same design, style, etc.), and utilize a wood, or wood cladded, impact window as the replacement option, for unsalvageable windows. Replacement of windows shall be substantiated by documentary, physical, or pictorial evidence.

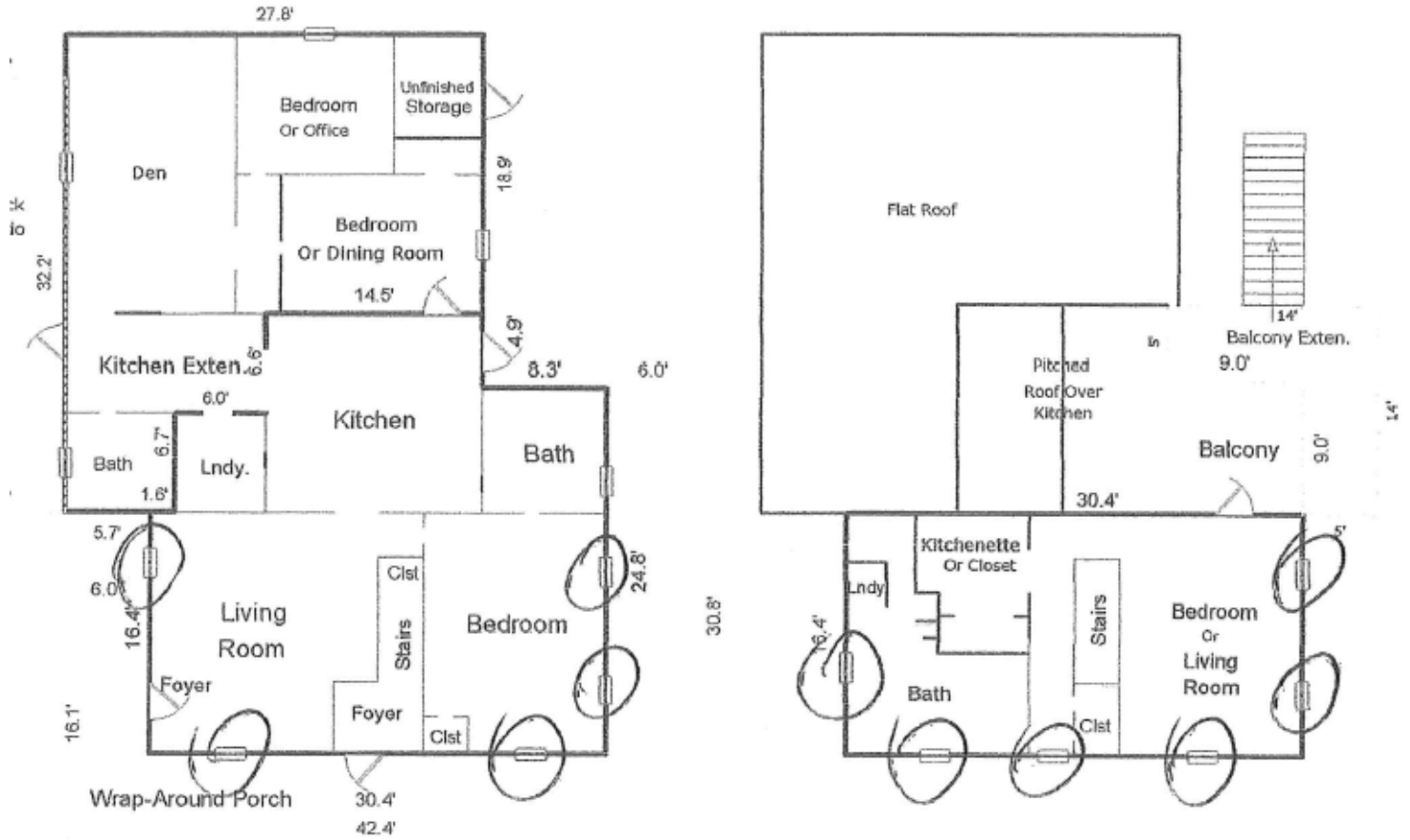
S T A F F R E C O M M E N D A T I O N

Staff recommends approval of the requested window replacement with the condition that the applicant exhaust efforts to restore the original windows on the front façade with any salvageable windows present on the structure (of the same design, style, etc.), and utilize a wood, or wood cladded, impact window as the replacement option to ensure compliance with Secretary of Interior Standards 2, 5, & 6.

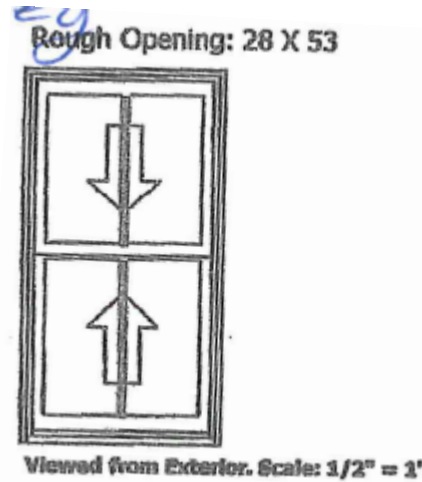
Existing Site Photos



Applicant's Proposed Window Replacement Schedule



Window Type & Design Proposed



PGT Industries
 1070 Technology Dr.
 Nokomis

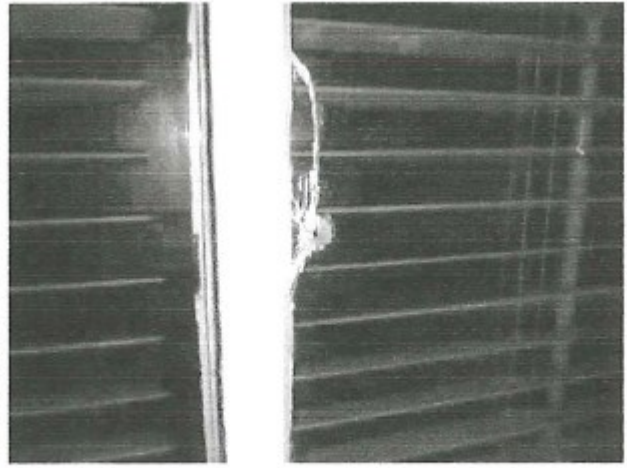
PO Box 1529
 FL 34274

Model: DH5560 PVC Impact Equal Leg Double Hung
 Operator Type: H
 Config: All, GS-5/16" Ann Lami IG

Existing Window Condition—Presented by Applicant



**Original Window Design
to be replaced with replica
Double Hung with split design**



Broken Glass



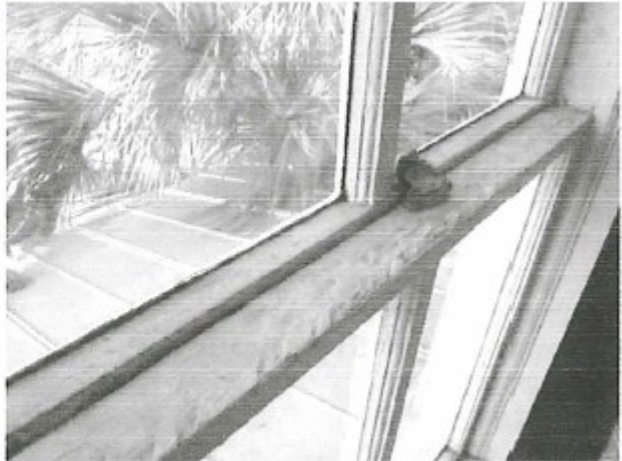
**Rotted Sills with gaps
Not able to repair again**



**Broken Glass
Top Panes are fixed in place
existing double hung does not work**



Broken Glass



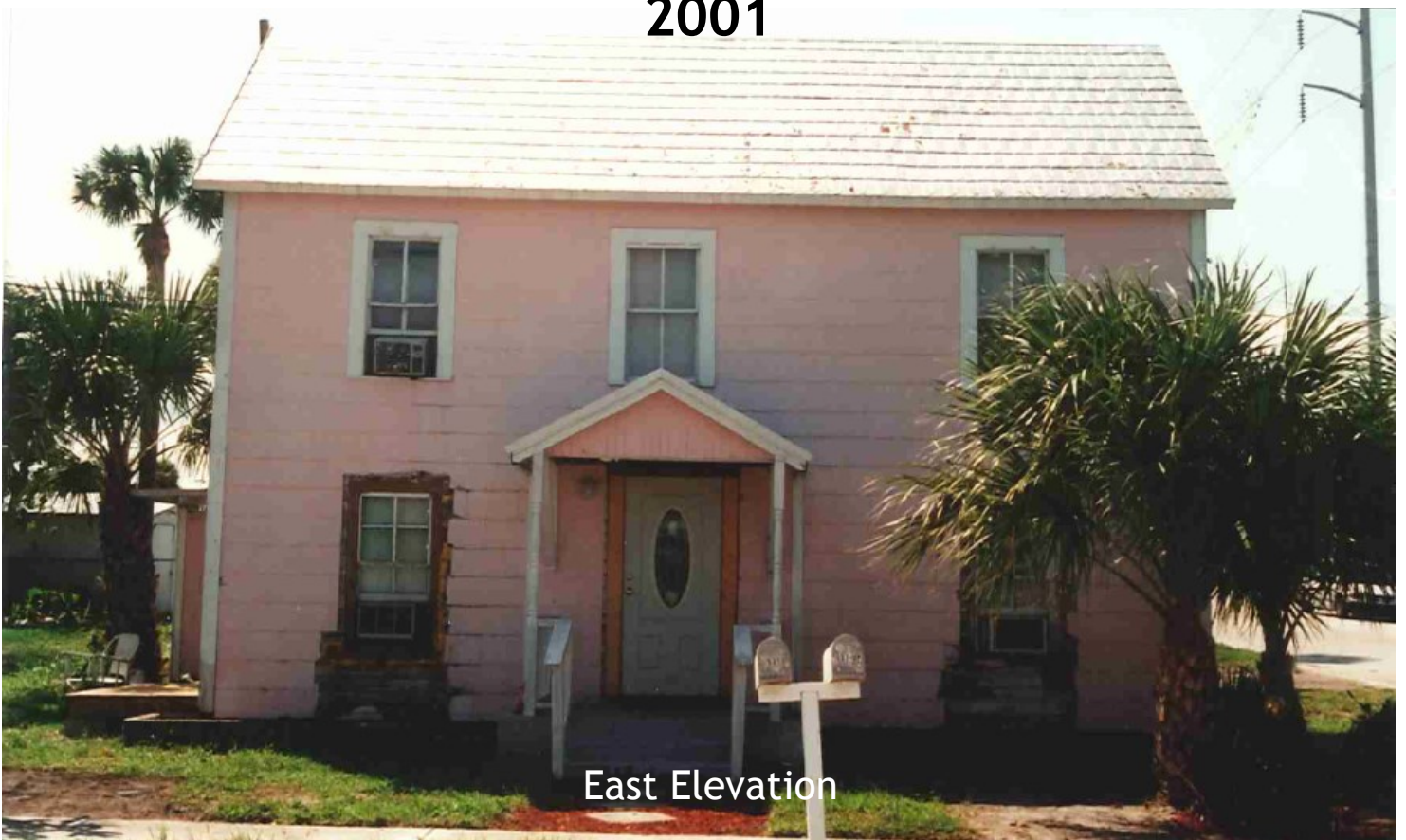
**Windows do not seal
with increased energy costs**

Site Prior to Rehabilitation by the Stubleys



South East Elevation

2001



East Elevation