



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

AUGUST 24TH, 2015

Agenda Item 7A

Owner/Applicant

Kara Wood and John Morris

Location

716 S 10th Street

Parcel

2410-710-0022-000-5

Historic Status

Contributing Structures in the Oakland Park Historic District

Requested Action

Demolition of the existing front entry and construction of a new front porch to extend the width of the west elevation, combined with variance request to reduce front yard setback.

Recommendation

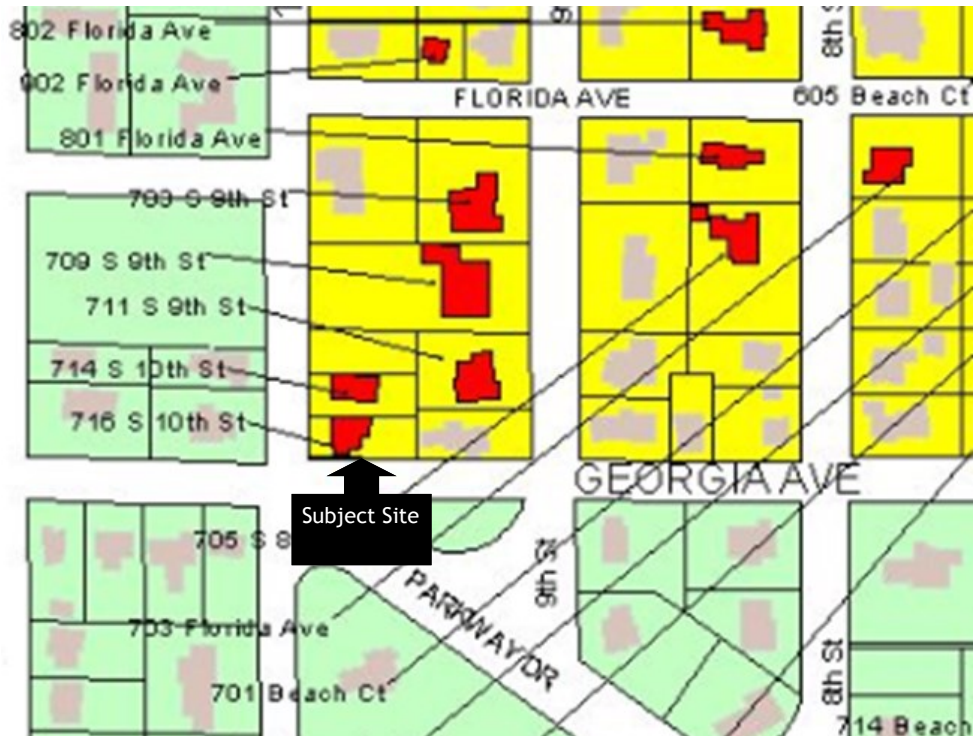
Approval

Staff

Maria Lewicka
 Historic Preservation Planner

Kori Benton
 Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1915-1930 Single Family Colonial Revival residence constructed.
- 10/2002 City Commission adopts the Oakland Park Historic District. This structure is listed as a contributing historic structure.
- 2012 Owners awarded two Treasure Galleon Awards for Outstanding Achievement in Residential improvements for Sustainable preservation and Interior Rehabilitation.
- 6/2013 COA approved the reroofing of the home with 5 V Metal Crimp mill finish roof panel.

STAFF ANALYSIS

Architectural Significance

The subject residence is a contributing structure in the Oakland Park Historic District.

The Colonial Revival architectural style of this two stories home is articulated by the central dormer, symmetrical front façade and symmetrical paired double-hung sash windows with working shutters.

Request

The applicant proposes to demolish the existing front entry and construct a new porch extending the full width of the elevation and covered by a low-sloped hip roof. The proposed design elements follow traditional architectural considerations including examples like board beam over chamfered wood columns, square column caps and bases, and wood railings. The porch design, proportions and scheme compose well with the existing elevation and with the proportions of the whole house. It enhances the architecture of the house by emphasizing the front elevation entrance and contributes to functional value by shading the first floor. Similar porches are common in the Colonial style homes illustrated in the attached photographs.

The requested porch addition requires approval of a variance from City Code Section 22-24 (b)(2)a which requires the front yard to be twenty-five (25) feet, whereas the proposed addition encroaches into the front yard (setback) by two (2) feet.

The development pattern of the Oakland Park Historic District and neighboring properties affirms the two feet encroachment of the proposed porch into the required front yard setback is in harmony with the existing development pattern and therefore the proposed variance is not in conflict with the Secretary of Interior Standards.

Secretary of Interior Standards for Consideration

9. New additions, exterior alternations, or related new constructions 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.

Staff Recommendation

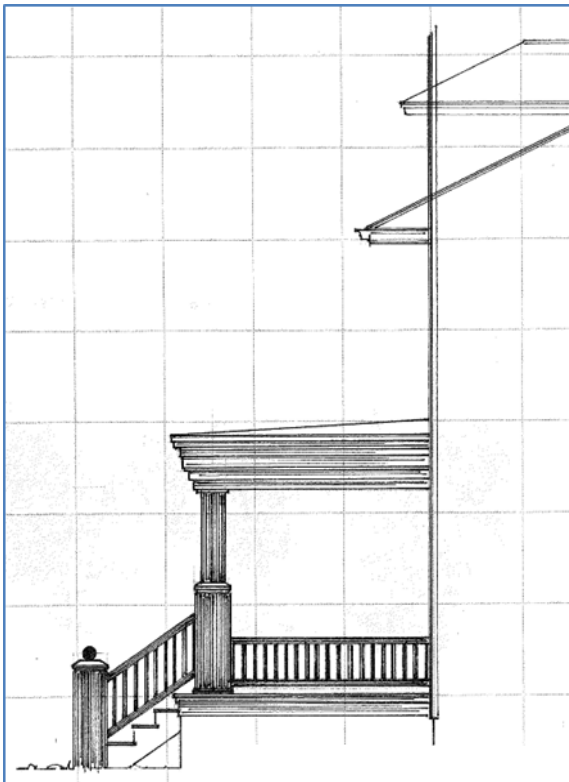
Staff recommends approval of the proposed new porch as it meets Secretary's Standards 9 and 10, and the proposed variance as it is in harmony with the spatial relationships established within the Oakland Park Historic District and does not present factors which adversely impact the health, safety, and welfare of the community.

Front Elevation

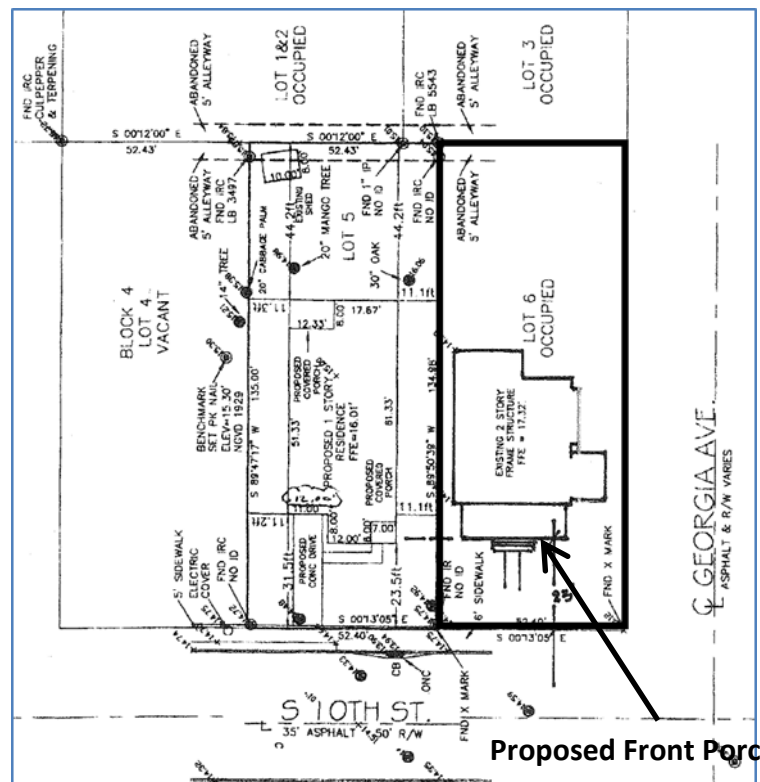


Proposed Front Porch

Right Side Elevation



Plot Plan



Proposed Front Porch

Proposed Front Porch – Extends 2 ft. into Front Yard (setback)