



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

MAY 23, 2016

COA 16-19

### Owner

Robert & Kristen Cheyne

### Applicant

Robert & Kristen Cheyne

### Location

801 Florida Avenue

### Parcel

2410-709-0121-000-5

### Historic Status

Contributing Structure in the Oakland Park Historic

### Requested Action

Consideration of a permit to remove an existing rotted window, enclose opening and replace rotted siding with new lap siding.

### Recommendation

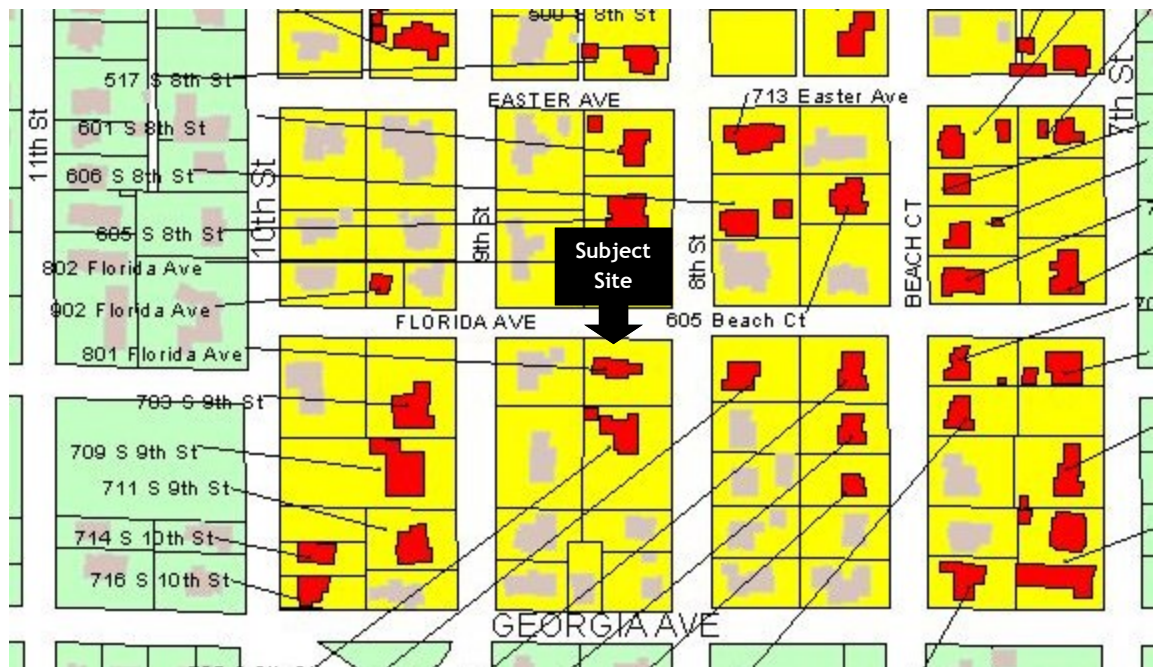
Approval

### Staff

Maria Lewicka  
Historic Preservation Planner

Kori Benton  
Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### HISTORY

- 1940 Date of construction.
- 10/21/2002 City Commission adopts the Oakland Park Historic District via Resolution No. 02-103. Structure is listed as contributing.

### STAFF ANALYSIS

#### Architectural Significance

The subject structure is a two-story wood frame residential building. Its Minimal Traditional styling is expressed by a cross-hip roof, recessed entrance, carport bay opening, weatherboard exterior wall fabric, and 6/6 double-hang sash windows. The building retains most of its architectural integrity.

## Request

The applicant is asking for consideration of a permit to remove an existing rotted window, enclose opening and replace rotted siding with new lap siding.

According to the applicant statement the subject window located on the East wall of the living room had deteriorated from a combination of age and dry rot. The decision to remove the window was based on a couple of factors:

1. The window was structurally deficient and it became dangerous for the children and pets to be around.
2. The floor plan in the living room had so many windows and traffic patterns that they had limited wall space to use room as they would like to.

Removal of the window gives them an opportunity to have a more functional living room, without adversely changing historic nature of their home.



**Residence View from Florida Avenue**



**Residence View from 8th Street**



Rotten siding replacement



New siding

**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 shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Staff Recommendation**

The request to replace the rotten siding with new lap siding panels is not presenting a conflict with Secretary of Interior Standards 2, 5 and 6. Although window opening enclosure alters the building facade design, the utilization of the lap siding with the same color and texture minimize the effect of the change. The proposed changes improve the visual esthetics of the property, therefore staff recommends approval of the applicant's request.