



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

MARCH 23RD, 2015

Agenda Item 7A

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

Owner & Applicant

Gert & Robin Bezuidenhout

Location

518 N 2nd Street

Parcel

2403-705-0069-000-8

Historic Status

Contributing Structure in the Edgartown Historic District

Requested Action

Replacement of existing metal shingle roof with 5V crimp metal panel roofing & removal of original chimney.

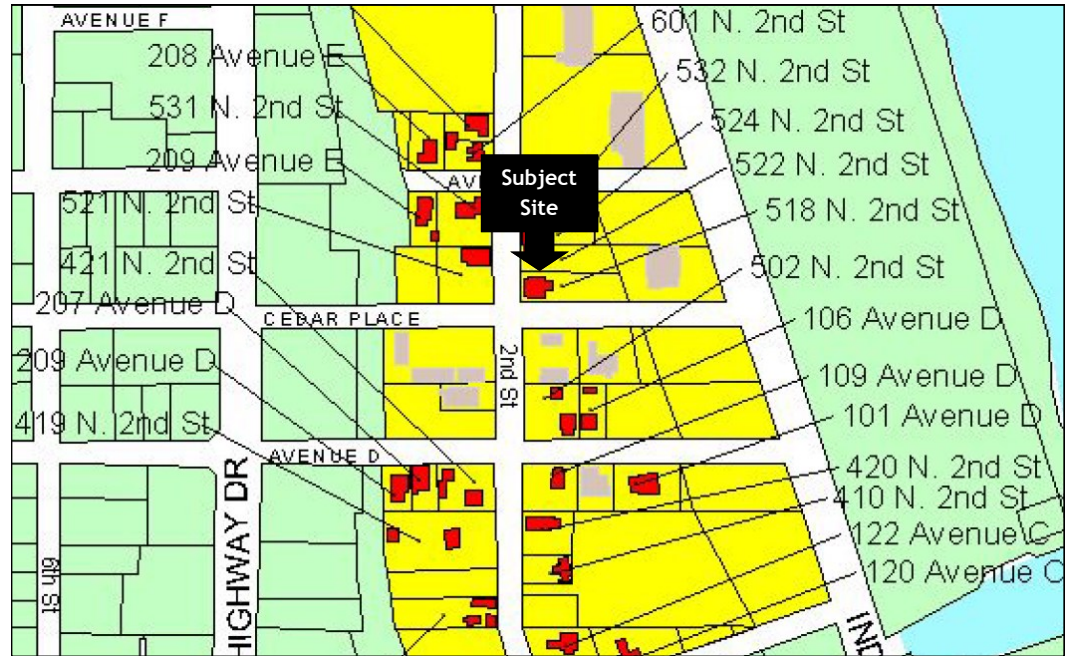
Recommendation

Roof Replacement:
Approval with conditions

Chimney Removal:
Denial

Staff

Kori Benton
Historic Preservation Officer



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1910c. Date of construction.
- 2001 The City of Fort Pierce Commission adopted Resolution 01-180, creating the Edgartown historic district, establishing this structure as a contributing resource.
- 10/2006 Historic Preservation Board conditionally approved COA 06-41, requiring that the existing metal shingles be retained and reused.
- 4/2009 Historic Preservation Board conditionally approved COA 09-16, permitting various exterior alterations and landscape improvements.
- 2013 Structure received various Treasure Galleon Awards for outstanding techniques and efforts in preservation..
- 2/2015 Property purchased by current owners.

STAFF ANALYSIS

Architectural Significance

This two-story wood frame vernacular structure is located at 518 N 2nd Street. Notable architectural features include a hip roof, symmetrical facade, offset entrance, and veranda. The porch has a hip roof and is supported by chamfered wooden posts with spindlework and balustrade. The exterior wall fabric is wood drop siding, after removal of the previous wood shingles. Fenestration consists of the original 2/2 double-hung sash windows. With few alterations, this building has retained much of its architectural integrity.

Request

The applicant is proposing to replace the existing metal shingle roof, present on the principal roofs of the structure, with a 5V Crimp roof, as well as, the removal of the original chimney.

Staff Analysis

The metal shingle roof present on the structure appears to be in fair to good condition. The applicants have expressed concern regarding minor leaks and water intrusion, and have selected to seek the replacement of the roof. The applicant has submitted cost estimates from various contractors, presenting the cost differential between a metal shingle roof and 5V Crimp metal panel roof. The presented figures indicate the approximate cost of a direct replacement at \$25,860, while replacement with the proposed 5V Crimp Metal Panel roof is closer to \$12,860. A cost estimate to repair and reseal the existing metal shingles was not provided by the applicants, however Staff is pursuing estimates for presentation to the applicants, and to the Board at the meeting. It is noted that the rear addition, completed after initial construction of the home, features 5-V crimp roof panels. This current differential is not of design concern as the views of this addition are limited, and it arguably assists in the delineation as a later addition.

The original chimney present on the structure contributes to the historical nature of the structure, and overall design scheme. Although the chimney is presently “non-functional” based upon the interior floor plan and function of the present owner, functionality may be re-established in the future. The chimney may be easily sealed and should be preserved for design compliments and potential use in the future.

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 existing metal shingle roof with 5V Crimp Metal Panels, and the removal of the original chimney would eliminate distinctive finishes, and examples of craftsmanship that characterize a property, and alters the design of the roof, presenting conflict with Secretary of Interior Standards 5 & 6, therefore staff recommends that the Board condition the COA request upon the repair, sealing, and minor replacement of existing metal shingles of the existing roof, or the utilization of metal shingles for a complete reroof, and deny the request to eliminate the existing chimney.



