



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

SEPTEMBER 28TH, 2015

Agenda Item

Owner

Square Foot Holdings Inc.

Applicant

Michael Chee

Location

1105 Avenue D

Parcel

2409-501-0211-000-1

Historic Status

Building associated with the Depression and World War II Period. Contributing resource in the Lincoln Park Historic District. Not eligible for individual listing in the NRHP.

Requested Action

Replacement of existing metal shingle roof with 5V Crimp metal roof.

Recommendation

Approval with conditions

Staff

Maria Lewicka
Historic Preservation
Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1930 - Single Family Frame Vernacular residence constructed.
- 18/3/2002 - City Commission adopts the Avenue D Historic District via Resolution No. 02-40. Structure is listed as contributing.
- 6/2006 - Renovations made to the structure, including new windows and stucco without the approval of Historic Preservation.
- 2/2/2015 - City Commission renames Avenue D Historic District to Lincoln Park Historic District.

STAFF ANALYSIS

Architectural Significance

This one story wood-frame building is a scaled down version of the Bungalow. It's Bungalow styling is expressed by a simple, rectangular floor plan, low-pitched gable roof surfaced with pressed metal shingles, front porch extending the width of the house supported by square columns and a centered 1-leaf door.

Request

The applicant is proposing to replace the original metal shingle roof with a 5V Crimp roof. The applicant has indicated the current metal roof is damaged and causing leaks into the main structure. The cost estimate was not presented. Staff has inspected the structure and confirmed the deteriorated condition.

The 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

There is no confirmation found that the existing metal shingle roof is original. However the condition of the roofing materials suggest that it is original. Also, the style and design of a metal shingle roof are characteristic of the construction period.

The request to replace the existing metal shingle roof with 5V Crimp Metal Panels alters the design of the roof, presenting a conflict with The Secretary of Interior Standard #6. Therefore, staff recommends that the Board condition the reroof request approval upon the utilization of metal shingles.



Front Elevation



Street Perspective