



MAY 22, 2017

COA 17-24

**Owner**

Anthony & Joan Westbury

**Applicant**

Anthony & Joan Westbury

**Location**

701 Beach Court

**Parcel**

2410-709-0131-000-8

**Historic Status**

Contributing Structure located in the Oakland Park Historic District.

**Requested Action**

Consideration of an approval for the replacement of the asbestos shingle roof with 5V Crimp metal roof.

**Recommendation**

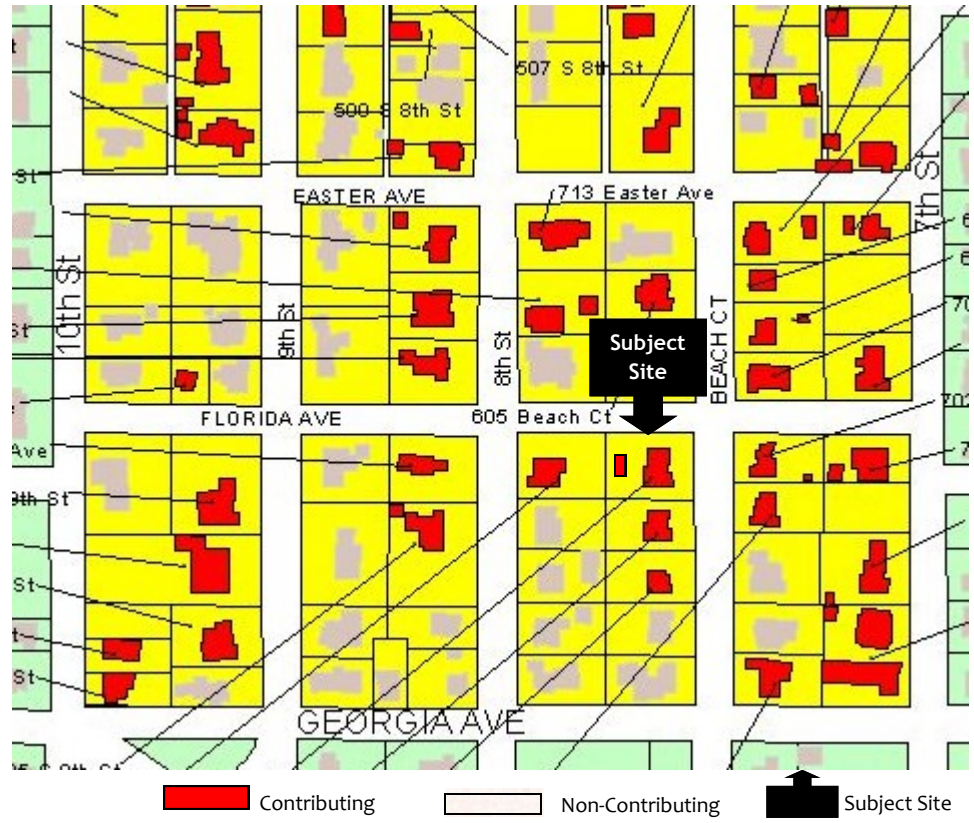
Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

Kori Benton  
Senior Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**HISTORY**

- The St. Lucie County Property Appraiser's Record Card indicates the structure was built in 1935 and the Florida master Site File indicates as a construction date of 1940. The structure is associated with the Minimal Traditional period introduced in the mid-1930s and remained a popular building form well into the 1950s.

**ARCHITECTURAL SIGNIFICANCE**

This one-story wood frame residential building represents the Minimal Traditional styling expressed by a gable roof, a hip extension, an offset entrance, a recessed entrance porch with wood posts, weatherboard exterior fabric, and metal awning windows. The building retains most of its architectural integrity.



**Aerial View of the Site**



**Beach Court Facade**



**Florida Avenue Views**



**Building cross Beach Ct.**



**Building cross Beach Ct.**



**Building cross Florida Ave.**

### **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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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 alternations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



**View of the existing asbestos shingle roof**

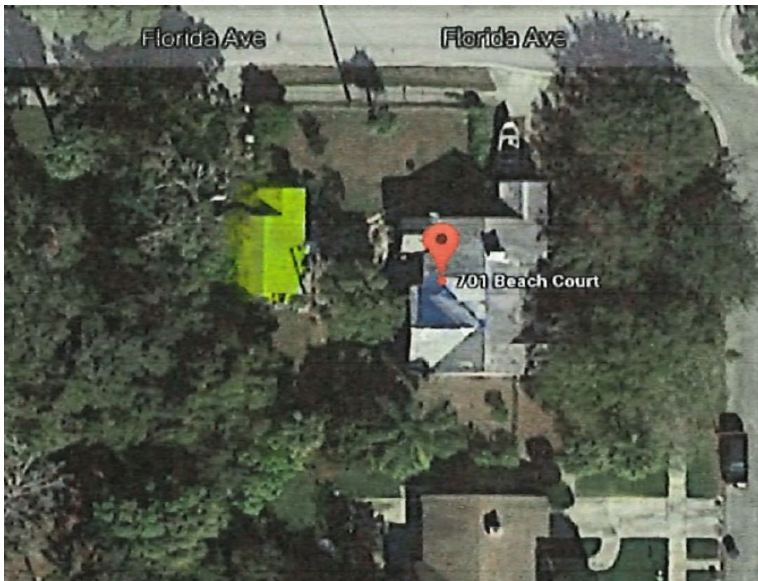
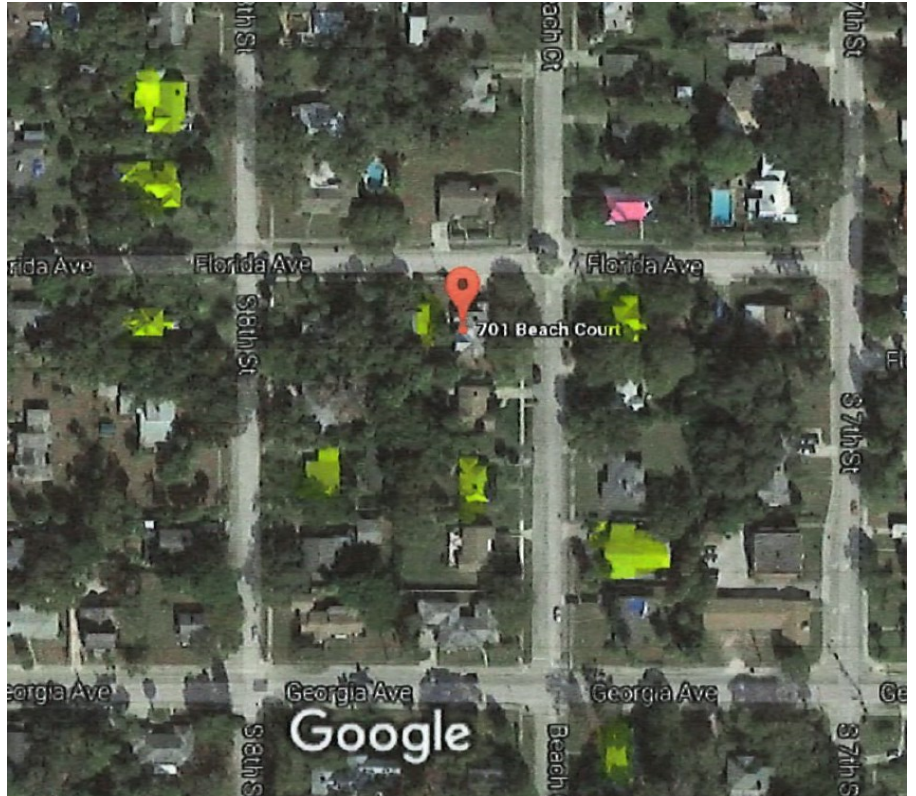
EXISTING:



5V crimp roofs



Standing seam metal roof.



Existing 5V crimp roof  
at rear of my property  
(mother-in-law apartment)

## Staff Recommendation

Identifying, retaining, and preserving roof materials are extremely important in defining a building's overall historic character and the integrity of the historic district. The Secretary of the Interior's Standards for Rehabilitation does not recommend the removal of a roof or roofing material that is repairable. However, in this case the asbestos shingle roof material is no longer in use, and, if damaged, could be very harmful. Repairs of the asbestos shingles require special equipment, safety measures and are extremely expensive. Therefore, using a different contemporary roofing material should be acceptable.

In addition, driving through the neighborhood or looking at aerial photos provided by the applicant, it is easily noticeable that the some of the characteristics of the surrounding neighborhood have been changed in time. There are many buildings in the vicinity of the subject residence covered by metal panels roofs. Therefore, the proposed 5-V crimp metal roof will blend reasonably well with the rest of the neighborhood.

Granting the request for replacement of the existing asbestos shingle roof with 5-V crimp metal roof, would be compatible in style and appearance with the current architectural aesthetics of the Oakland Park Historical District, and does not present conflict with the Secretary of the Interior Standards. Therefore, staff recommends that the Historical Review Board approve this application for Certificate of Appropriateness as presented.



**Mother in law cottage**