



MAY 22, 2017

COA 17-25

Owner

Robin & Gert Bezuidenhout

Applicant

Robin & Gert Bezuidenhout

Location

518 N 2nd Street

Parcel

2403-705-0069-000-8

Historic Status

Contributing Structure located in the Edgar Town Historic District.

Requested Action

Consideration of an approval for the replacement of the existing metal shingle roof with 5V Crimp metal panel roof, and replacement of upper level wooden windows with vinyl high impact windows.

Recommendation

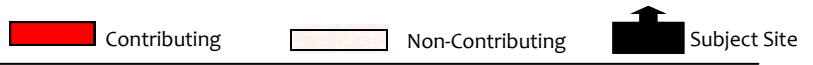
Denial or Approval with conditions

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 and the Florida Master Site File indicate the structure was built as a private residence in 1910 and is associated with the Settlement and Early Development Period (1837-1918) of Fort Pierce history.

This building is a contributing resource in the Edgar town Historic District.

ARCHITECTURAL SIGNIFICANCE

With its wood shingle siding and metal shingle roof, this two-story Frame Vernacular home is a significantly contributing structure in the Edgartown Historic District. As with many of the very early twentieth century homes in this neighborhood, its Cracker styling established the building as part of the original pioneer settlement. Some notable architectural features include a hip roof, symmetrical façade, offset entrance, and wraparound veranda. The hip roof over the porch is supported by chamfered wooden posts bridged with decorative headers and balustrades. Fenestration consists of original 2/2 double-hung sash windows. With few alterations, this building has retained much of its architectural integrity.



Aerial View of the Site



Cedar Place Facade

Request

Consideration of an approval for:

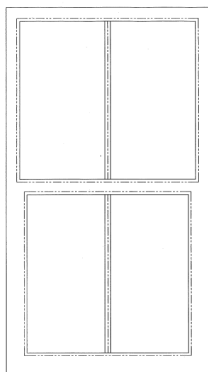
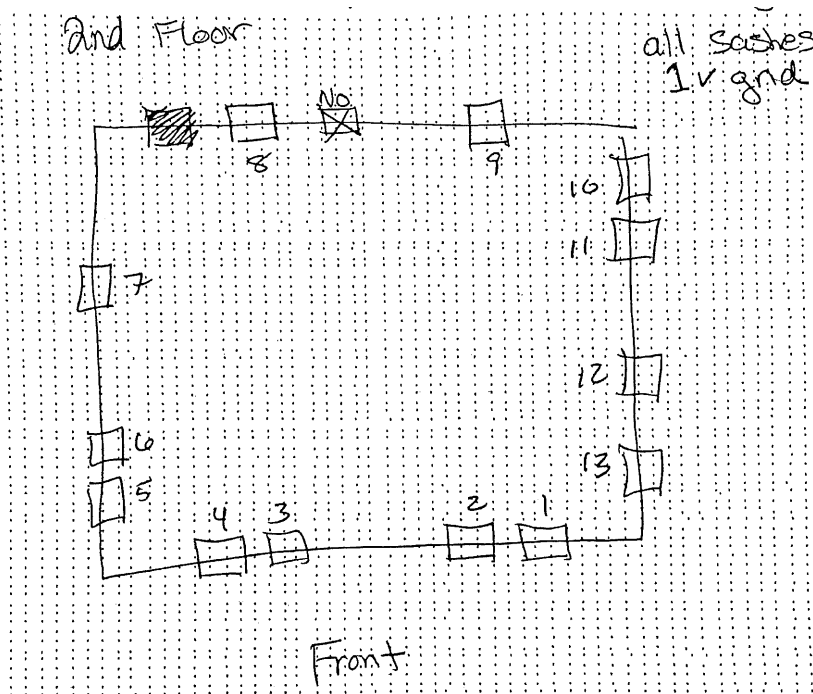
- replacement of the existing metal shingle roof with 5V Crimp metal panels to match the existing rear addition.
- replacement of all upper level wooden windows (13) with vinyl high impact windows to match existing design and preserve the integrity of the applicant historical home.

As stated by the applicant, *in 2006 there were repairs and resealing of existing metal shingles . These repairs did not hold up to Hurricane Matthew. The interior damage from continuous leaking is a major cause of concern for the applicant to be able to maintain and preserve their historical home.*

The roof leaks have also led to severe deterioration of the wooden windows and flooring rot.

The back of the house was replaced prior to our purchase with 5V crimp due to similar findings.

The applicant would like to replace the remaining shingled roof with 5V to prevent further damage to applicant’s beautiful historical home.



Proposed windows—2nd Floor



View of the existing windows

interior windows



interior window



interior windows



window rotted through



Window & wall

Living room



Damaged windows

Staff Analysis

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.



2nd Street Façade

Staff Recommendation

New Roof

The request for the consideration of an approval for the replacement of the existing metal shingle roof with 5V Crimp Metal Panel System presents conflicts with the architectural and historical aesthetics of the structure and Edgar Town Historic District. Identifying, retaining, and preserving roof materials are extremely important in defining a building's overall historic character. Moreover, the Secretary of the Interior's Standards for Rehabilitation does not recommend removal of a major portion of a roof or roofing material that is repairable: ***"Deteriorated historic features will be repaired rather than replaced"***. However, in this case as stated by the applicant, repairs have been already made and no longer appear to be an effective solution.

In addition as stated in the Secretary of the Interior's Standards for Rehabilitation ***"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"***.

Although the roof on the small, back portion of the residence was replaced by the metal panel roof in 2007, staff believes that eventually and ultimately this portion of the roof should match the main building and not the opposite way.

In conclusion, staff recommends that the Historical Review Board deny this application for Certificate of Appropriateness or, consider approval contingent on submission and approval of an alternative roofing material compatible in architectural texture, style and appearance to the existing historic structure .

New Windows

The current proposal seeks to install vinyl high impact windows that are non-compatible with the materials appropriate to protect the historic integrity of the residence. Based upon Secretary of Interior Standards 2, 5 and 6, staff recommends that the Historical Review Board deny this request and recommend that the applicant attempt to repair original windows, or approve the request for installation of new windows with condition that they will be wooden windows instead of vinyl.



Old photos of the residence