



SEPTEMBER 25, 2017

COA 17-62

Owner

Michelle King

Applicant

John Buss

Location

704 Beach Court

Parcel

2410-709-0142-000-8

Historic Status

Contributing Structure located in the Oakland Park Historic District.

Requested Action

Consideration of an approval for the replacement of the existing metal shingle roof with asphalt shingle roof.

Recommendation

Denial or approval with condition.

Staff

Maria Lewicka, AICP
Historic Preservation 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 1940.

This building is a contributing resource in the Oakland Park Historic District.

ARCHITECTURAL SIGNIFICANCE

This is a one-story wood frame residential structure which embodies characteristics of a Minimal Traditional architectural style expressed by a hip roof, two cross gable extensions, a recessed entrance porch, weatherboard exterior wall fabric, and metal awning windows.

The building retains most of its architectural integrity.



Aerial View of the Site



Beach Court Facade

Request

Consideration of an approval for replacement of the existing metal shingle roof with asphalt shingle roof. New shingles will be light colored, glacier white by TAMKO building products.



Proposed shingles



Subject Residence

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.



Façade of the residence

Staff Recommendation

The request for the consideration of an approval for the replacement of the existing metal shingle roof with asphalt shingle roof presents conflicts with the architectural and historical aesthetics of the structure and Oakland 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"***.

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"***.

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 and the neighborhood.