



OCTOBER 23, 2017

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**

COA 17-72

**Owner**

Fernando Velasco

**Applicant**

Fernando Velasco

**Location**

604 Beach Court

**Parcel**

2410-709-0068-000-5

**Historic Status**

Contributing Structure located in the Oakland Park Historic District.

**Requested Action**

Consideration of an approval for the replacement of the existing flat roof, windows, garage door, stucco, exterior paint and deteriorating wood .

**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

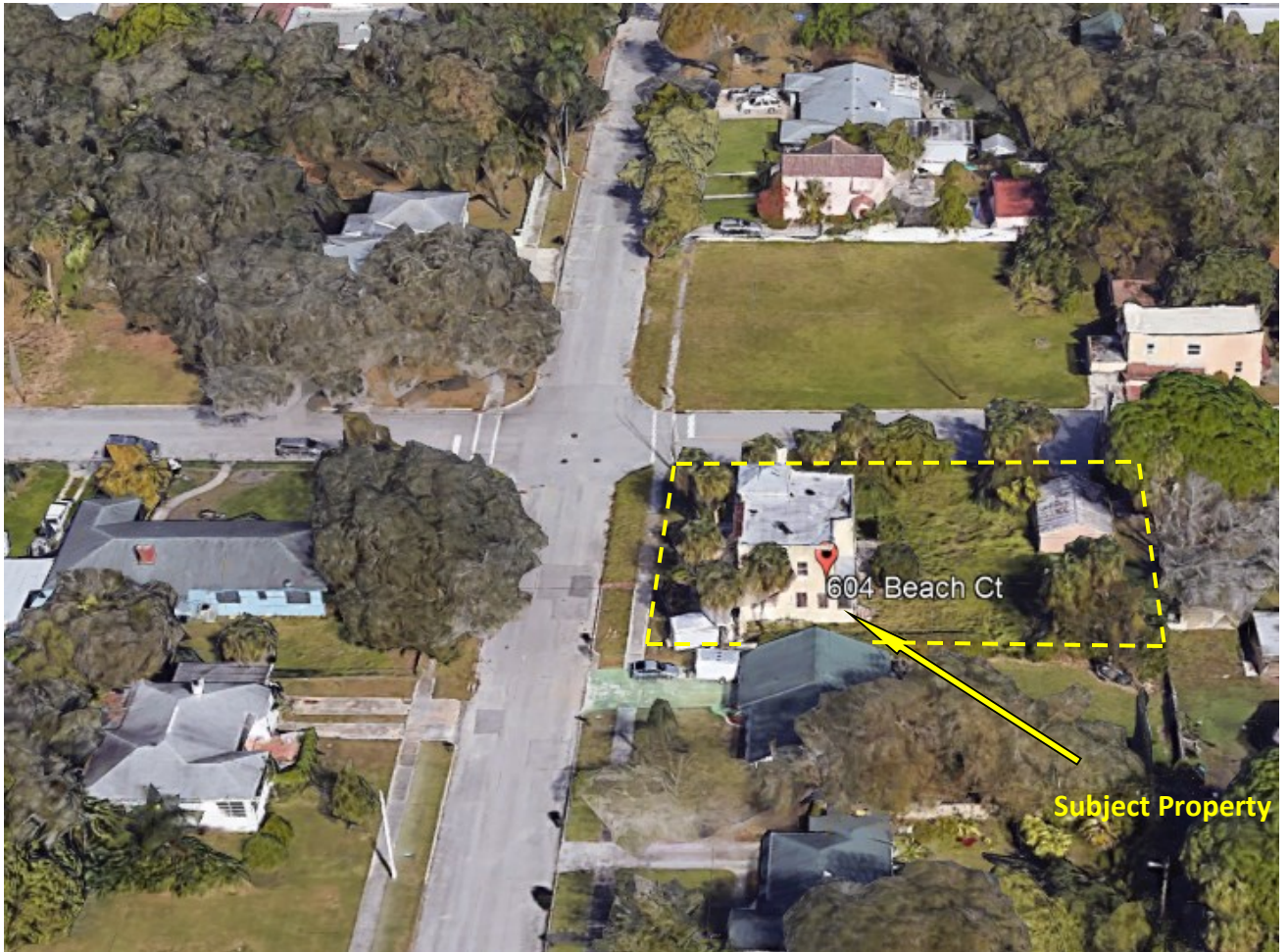


**HISTORY**

- 1928** The structure was built.
- 2007/2008** Multiple code violations were found and code enforcement cases were filed against the property.
- 05/20/2009** COA application for demolition was reviewed and denied by the Historic Preservation Board.

**ARCHITECTURAL SIGNIFICANCE**

This two story masonry residential building is a stylistic bridge between the Mission architectural style, as expressed in the flat roof with a simple parapet and irregular symmetry, and the Mediterranean Revival architectural style as expressed by the structure's hip-roof tower, 3/1 double-hung sash windows and heavy, irregular stucco. The front entry is a flat-roofed porch with triangular arches.



Aerial View of the Site



Beach Court façade

### Request

The applicant is requesting consideration of approval for exterior work including:

- Installation of new impact , insulated windows (PGT or Anderson), painted white with wood grain look.
- Installation of a new garage door (Hurricane Master Doors by DAB)
- Replacement of the existing roofing covering with same modified bitumen,
- Exterior painting: house - Blonde; trim - High Reflective White (see samples below)
- Replacement of the deteriorated wood
- Replacement of the service door (Therma-Tru Exterior Doors)

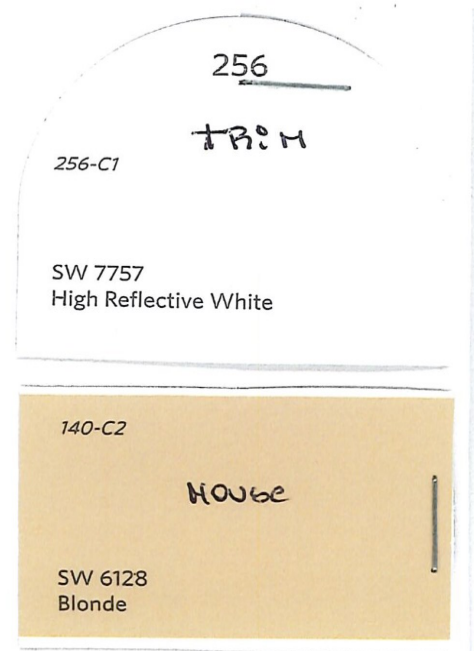


Existing detached garage

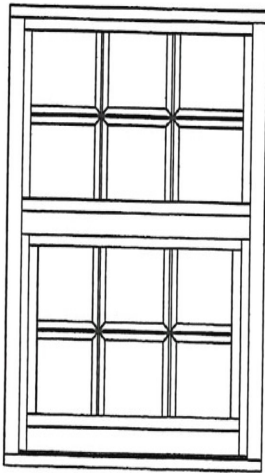


Hurricane Master Garage Doors by DAB was founded in Dade County Florida, where we still manufacture our Hurricane Master Garage Doors today. As a Florida-born

Proposed garage door



Proposed exterior colors



Standard



### Proposed grid pattern

### Standard Features

PGT® WinGuard® Vinyl windows and doors come standard with white frames and clear, laminated insulating glass. WinGuard® Vinyl door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All WinGuard Vinyl products are ideal for new construction and remodeling projects.

### Standard Interior & Exterior Frame Colors

- White

New windows will be painted white with wood grain look.



Existing windows



Beach Court facade



Easter Avenue façade



Pictures of the interior

## **Secretary of Interior Standards for Consideration**

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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.

## **Staff Analysis and Recommendation**

The submitted request conflicts with Secretary of Interior Standards #2, #5 as it seeks to remove distinct features and materials (wooden windows) from the historic structure and utilize replacements that are different in design, and material. Some of the of the remaining windows appear to be original, some of them were previously replaced. However, all the windows are severely damaged and deteriorated to the point which necessitates replacement. Secretary of Interior #6 allowed, in this case, the replacement of the deteriorated historic features when the new feature match the existing in design, texture, color, and, where possible, material. Staff recognizes applicant's effort to replace the windows with the windows matching existing as accurately as possible and recommends that the Board approve the proposed window.

All other exterior improvements including installation of a new garage door, replacement of the existing roof, exterior painting, replacement of the deteriorated wood and replacement of the service door do not present conflict with Secretary of Interior Standards. Therefore, Staff recommends that the Board approve all the exterior improvements as proposed.