



AUGUST 27, 2018

COA 18-59

Owner

Richard Colletti

Applicant

Richard Colletti

Location

500 S 10th Street

Parcel

2410-709-0017-000-3

Historic Status

Contributing Structure located in the Oakland Park Historic District.

Requested Action

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

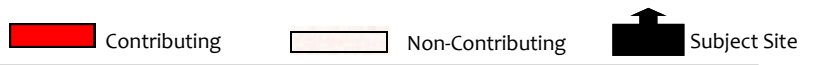
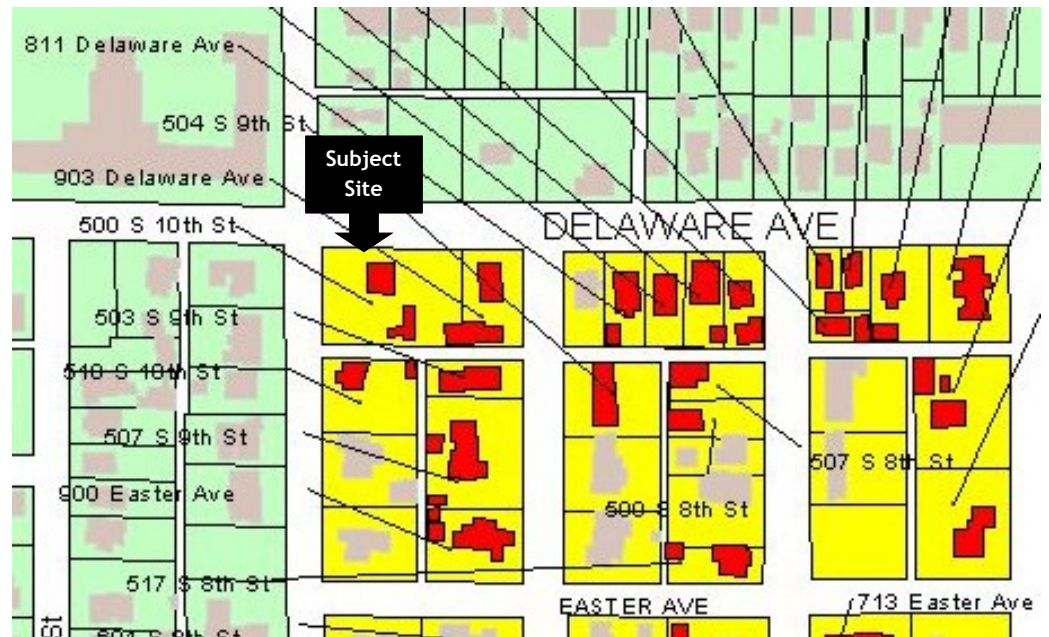
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



HISTORY

The St. Lucie County Property Appraiser's Record Card indicates the structure was built in 1920.

ARCHITECTURAL SIGNIFICANCE

This is a one-story Frame Vernacular building with gable roof.

APPLICANT REQUEST

Applicant is requesting consideration of an approval for removal of the existing shingle roof down to plywood, re-nailing deck to the current Building Code, installation of a self-adhered underlayment and installation of 5V metal roof system.



Aerial view/location of the property



10th Street façade

Staff Analysis and Recommendations

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.



Proposed roof material



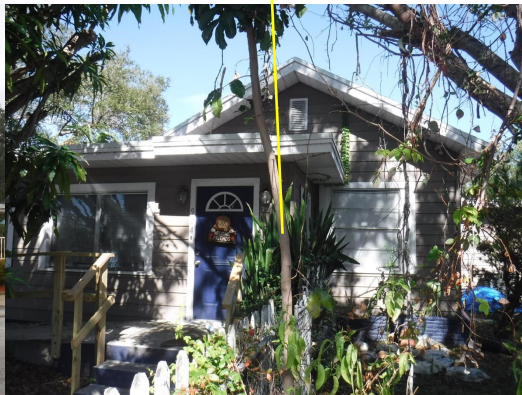
Water Damage
Chimney leak



Pictures provided by the applicant showing the outside and inside damage caused by the roof leaks.



A brief survey of the historic structures in the immediate vicinity of the subject structure reveal the preservation of several shingle roofs, as well as the replacement of shingle roofs with 5V Crimp Metal Panels.



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, driving through the neighborhood it is easily noticeable that some of the characteristics of the surrounding neighborhood have been changed in time. There are some structures in the vicinity of the subject building 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 asphalt 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.



Delaware Avenue façade