



FEBRUARY 25, 2019

COA 19-07

**Owner**

Dean Properties LTD

**Applicant**

WWW Enterprises & Son, Inc.

**Location**

809 Delaware Ave.

**Parcel**

2410-709-0013-000-5

**Historic Status**

Contributing Structure located in the Oakland Park Historic District.

**Requested Action**

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

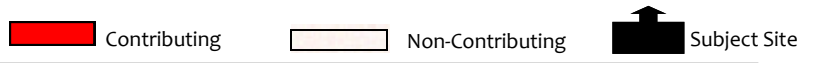
**Recommendation**

Denial or approval with condition.

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



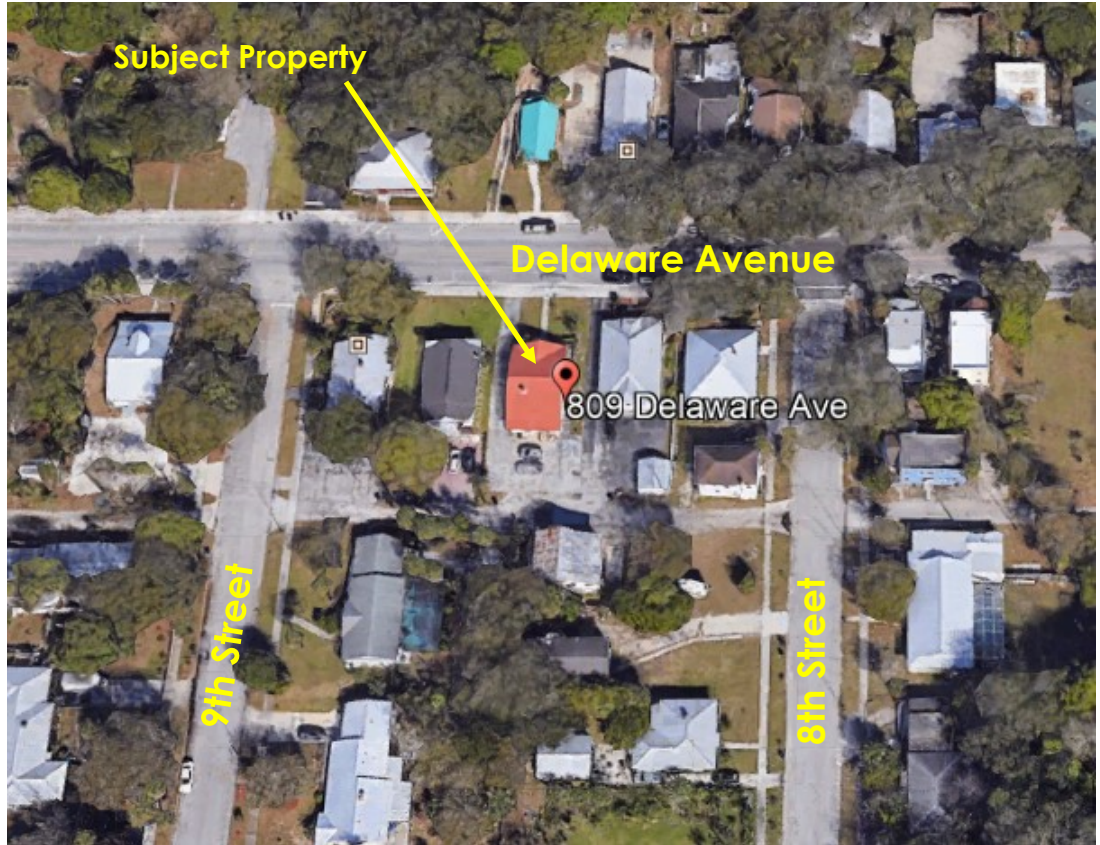
**HISTORY**

The St. Lucie County Property Appraiser's Record Card indicate the structure was built as a private residence in 1920 and the Florida Master Site File indicate the structure was built 1924.

**ARCHITECTURAL SIGNIFICANCE**

This one-story wood frame residential structure embodies characteristics of a Bungalow styling expressed by a gable roof, wide eaves, knee braces, and enclosed end porch. Fenestration consists of 1/1 double-hung sash windows. The exterior wall fabric is drop siding.

This building has retained some of its architectural integrity.



Aerial View of the Site



Delaware Avenue Façade



Delaware Avenue/South Side



Delaware Avenue/North Side



East Side and Rear Façades



Roof photos provided by the applicant

## 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.



Neighboring Structures  
with Metal Shingle Roofs



## Staff Recommendation

The request for the consideration of an approval for the replacement of the existing metal shingle roof with 5V Crimp metal 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.