



FEBRUARY 25, 2019

COA 19-12

**Owner/Applicant**

Joseph M Patt

**Representative**

Irene Szedlmayer

**Location**

713 Easter Avenue

**Parcel**

2410-709-0078-000-8

**Historic Status**

Contributing Structure located in the Oakland Park Historic District.

**Requested Action**

Consideration of an approval for the replacement of the existing roof and windows

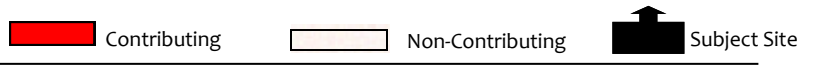
**Recommendation**

Windows - Approval  
Roof - 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 1950. The attached garage was added in 2007.

**ARCHITECTURAL SIGNIFICANCE**

This one-story concrete block residential structure embodies characteristics of a Masonry Vernacular styling expressed by a rectangular plan, composition shingles gable roof with eaves and concrete, stucco finished walls. Fenestration consists of metal awning windows.

This building is associated with the Post World War II Period (1946-1960).



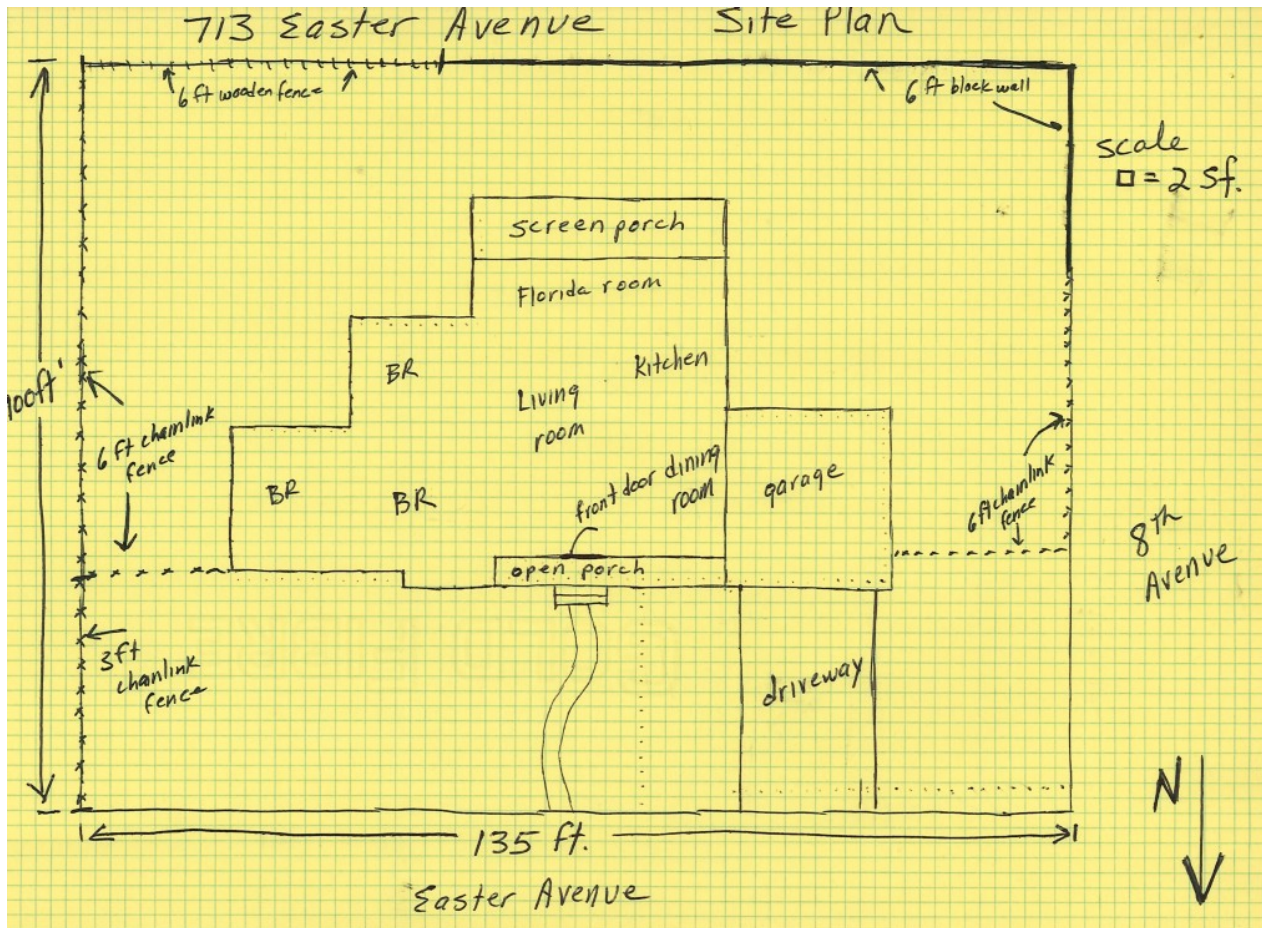
Aerial View of the Site



Easter Avenue/North Façade

### Applicant Request

Consideration of an approval for the replacement of the existing asphalt shingle roof with raised, crimp seam metal roof and replacement of 68 year old windows with energy efficient, impact resistant windows, using horizontal mullions to mimic the windows being replaced.

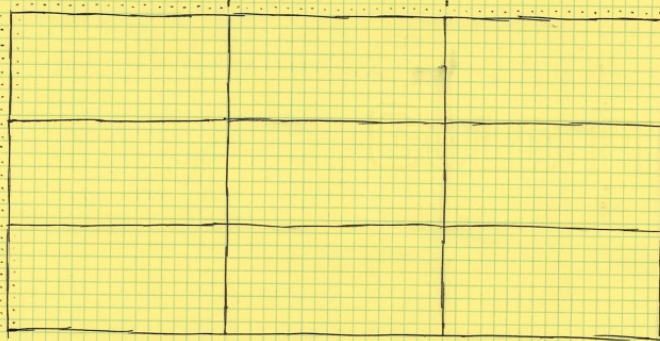


Property Site Plan



8th Street/West Facade

Window 107" x 50"

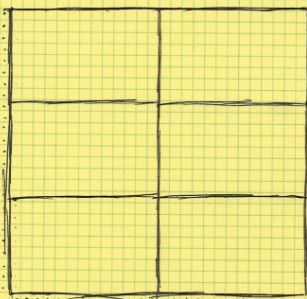


scale  
□ = 2 square inches

Proposed Windows

3 equal lite, horizontal roller  
 traditional simulated divided lite (7/8" wide raised  
 ogee applied to exterior and interior with  
 clear glass (no tint) 9/16" shadow bar  
 between the glass.  
 PGT windguard vinyl PGT 5500

Window 52" x 50"



scale  
□ = 2 square inches

2 equal lite, horizontal roller  
 traditional simulated divided lite (see other sheet)  
 clear glass  
 PGT windguard vinyl PGT 5500



Existing windows, photos provided by the applicant



Easter Avenue Homes

## 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.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

## Staff Recommendation

The current proposal seeks to remove metal windows and install vinyl windows that are non-compatible with the materials appropriate to protect the historic integrity of the residence. However, the Secretary of the Interiors Standards for the Treatment of Historic Properties recommends "Undertaking work to prevent or minimize the loss, damage or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building" and "Ensuring that, when planning work to adapt for natural hazards, all feasible alternatives are considered, and that options requiring the least alteration are considered first".

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 Easter Avenue. Identifying, retaining, and preserving roof materials are extremely important in defining a building's overall historic character.

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"***.

Based upon Secretary of Interior Standards 2, 5, 6 and 9, and Standards references staff recommends that the Historic Review Board approve the request for installation of the new windows with condition that the new windows will have the same design style as the old ones and deny request for roof replacement or, consider approval of the new roof contingent on submission and approval of an alternative roofing material compatible in architectural texture, style and appearance to the existing historic structure and other structures on Easter Avenue.