



APRIL 22, 2019

COA 19-24

Owner/Applicant

Lori Dillon

Representative

Wanda Gahn

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 5V crimp metal roofing system.

Recommendation

Denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Contributing
 Non-Contributing
 Subject Site

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.

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, weather-board exterior wall fabric and metal awning windows.

This building has retained most of its architectural integrity.



Aerial View of the Site



Beach Court Façade

Request

Consideration of an approval to remove the existing metal shingle roof, re-nail to code, dry in with peel-n-stick underlayment and install 26 ga 5-V crimp mill finish metal roofing system.



Proposed roof material
5-V crimp metal



Existing roof material
metal shingles



Rear façade of the residence



Wood shakes under metal shingles.

Roof photos and information 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.

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



October 1992



June 2002

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"**.

Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously. Historical roofing materials such as metal shingles should be preserved when possible. If replacement is necessary, similar metal shingles should be used, not inappropriate roofing materials such as V-crimp metal. If a roof can be shown to have been made of another material such as wood shingles, it may be replaced with that material.

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.