



AUGUST 26, 2019

COA 19-54

Owner/Applicant

Women's Care Center of
IRC, Inc.

Location

1009 Delaware Avenue

Parcel

2409-822-0003-000-6

Historic Status

Individual, Local Designation

Requested Action

The applicant is seeking approval to renovate and construct additions to the existing building, as well as approval to demolish a structurally unsound garage.

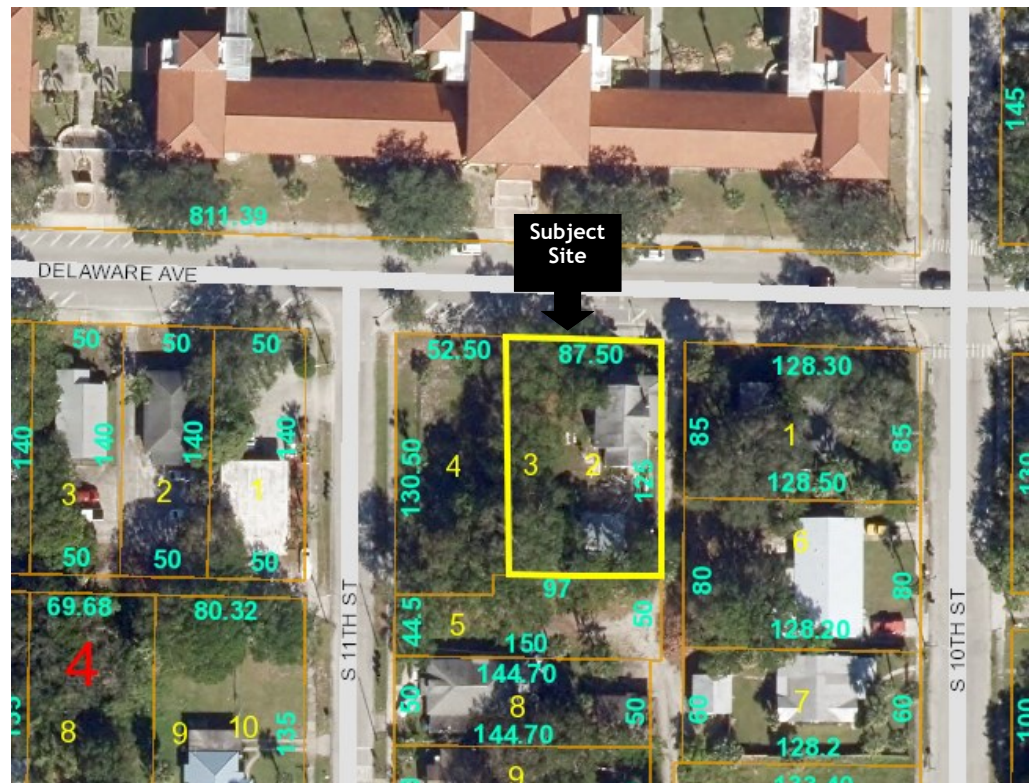
Recommendation

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 as a private residence in 1921 and the Florida Master Site File indicates the structure was built in 1924.

**ARCHITECTURAL
SIGNIFICANCE**

This two-story wood frame residential structure embodies characteristics of a Frame Vernacular styling expressed by a cross gable roof, exposed rafter ends, a symmetrical façade, offset entrance, and a veranda. The veranda has a hip roof supported by wooden posts and is partially enclosed with double-hung sash windows..

This building has retained most of its original architectural integrity.



1924



1970

Request

The applicant's primary intent is to restore the structure to its original historic character.

Windows: All windows will be replaced with new components which match, as best as reasonably possible within industry standards, the character of the original windows.

Doors: All exterior doors will be replaced with new components which match, as best as reasonably possible within industry standards, the character of the original doors.

Roofing: The proposed new metal roof will replace an existing asphalt shingle roof, although the original roof was constructed of metal (based on the historic photographs). All existing gutters and downpipes shall be removed. New gutters are proposed at the ramp entrance on the west edge of the porch.

Stair Landing Exterior Supports: The stair landing is to be reinforced structurally due to structural sagging.

Upper Story Shingles: The existing shingles shall remain and will be painted.

Siding:

Option 1—The metal siding will be removed and the original timber siding will be patched where necessary with similar materials. The original siding will be stripped and painted white to match the original color.

Option 2—Metal siding will remain in place and painted white. See materials and colors for base and trim colors.



Trim: The window and door trim will be removed and replaced to match, with the exception of the paint color. Historic photographs reveal that the original trim was painted white.

ADA Accessible Ramp: The proposed ADA accessible concrete ramp shall be poured in place. The ramp will have an accessible walk from the parking lot and/or street to the entrance. The final configuration of the ramp is subject to code compliance and final client approval.

Handrails, Railings, Guardrails: The porch handrails, now plastic, will be replaced with wood railings to meet applicable design codes. The handrails will be extended along the proposed ADA accessible ramp, which will be located on the front façade.

Option 1: Painted Metal Railings

Option 2: Painted Wood Railings

Mechanical and Electrical: All surface mounted light fixtures will be removed.

Foundation: The exposed foundation of brick piers will be repaired, as required and continuously maintained. The foundation will be sized to meet code requirements and structural needs.

Brick Screen: The brick screen covering the crawl space will be removed. The brick screen is not identified as original to the historic structure. The brick screen will be replaced with wood lattice. The wood lattice is to be removable from the structure to allow for access into the crawl space.



Demolition Proposal

Shed: The shed at the property's rear is to be removed in its entirety. The shed is not a historically designated structure and is in disrepair structurally.

Trees: The line of trees separating the two lots, as well as the three trees immediately to the west of the building structure and the tree located in the front of the building, are proposed to be removed. See the proposed site plan for specifics.



New Construction Proposal

Addition: Following more recent project developments, the client has indicated a need for an additional room. The approximate size of the addition proposed in the rear of the building is 200 square feet. The one-story addition is proposed to the rear of the building. Refer to drawings for exact location and size. The proposed addition is pending site plan approval.

The new work will be differentiated from the original building. The proposed addition will be timber construction with painted timber lap siding.



Trees: The trees directly adjacent to the building to the west will be removed as they are a safety hazard causing possible damage to the structure.

All trees that are proposed to be removed are dying or pose a safety hazard to the structure.

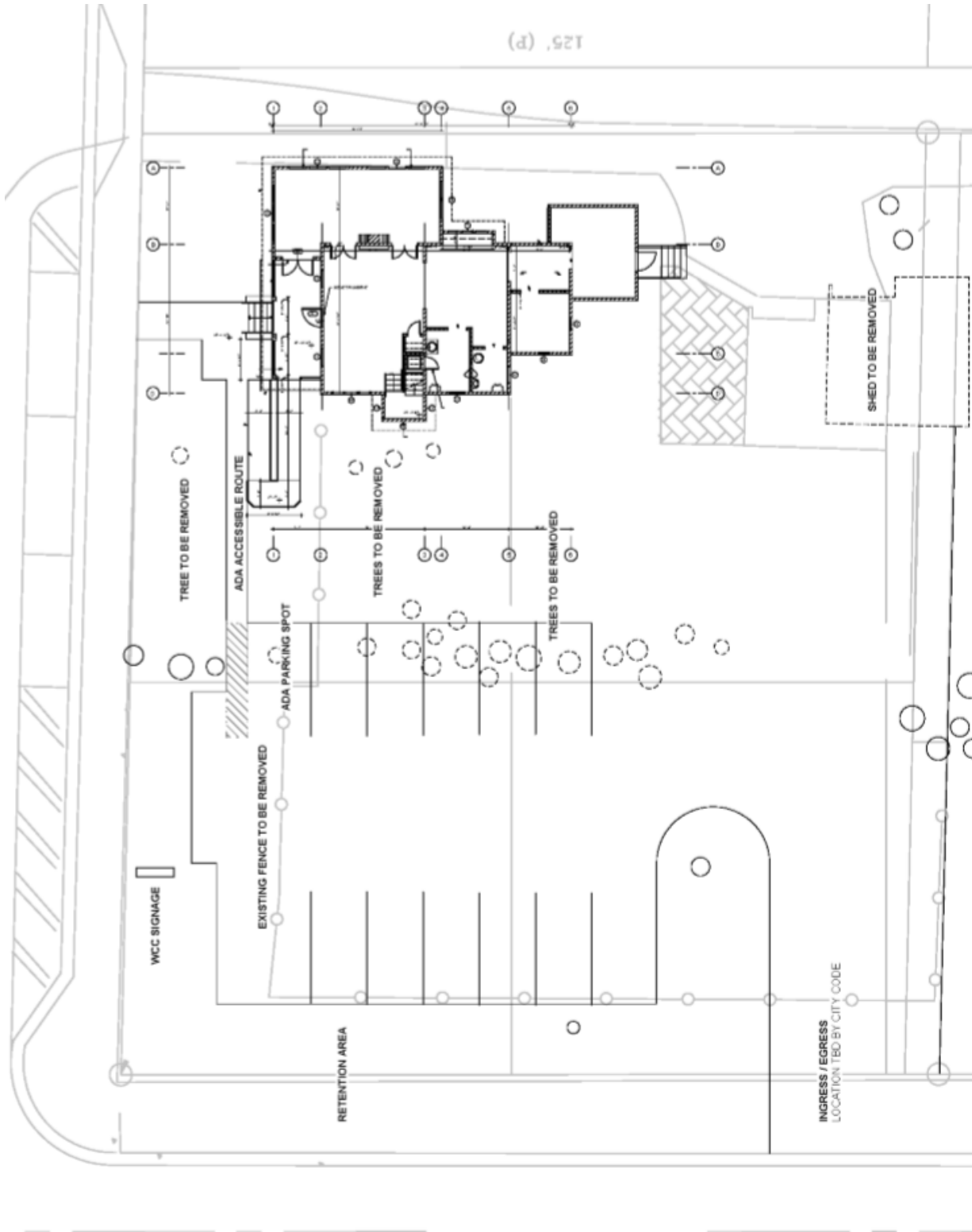
Any remaining trees will be trimmed and maintained in accordance with City Code. Mitigation for the removal of any protected trees shall also be made in accordance with City Code.

Parking: The proposed surface treatment for the parking lot is itemized in the following options.

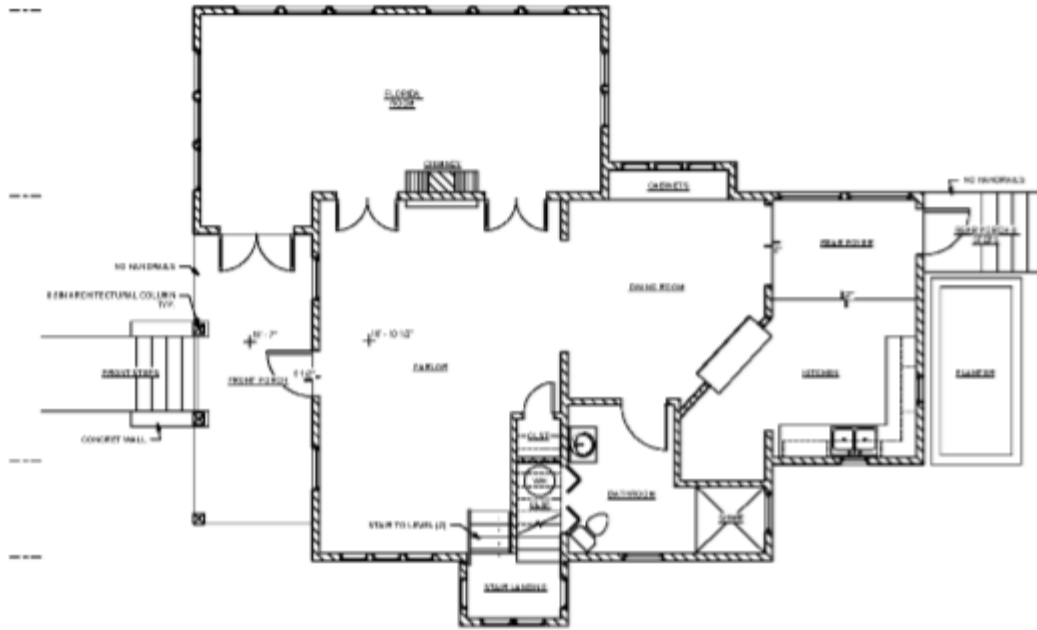
Option 1: Pervious Pavers

Option 2: Asphalt

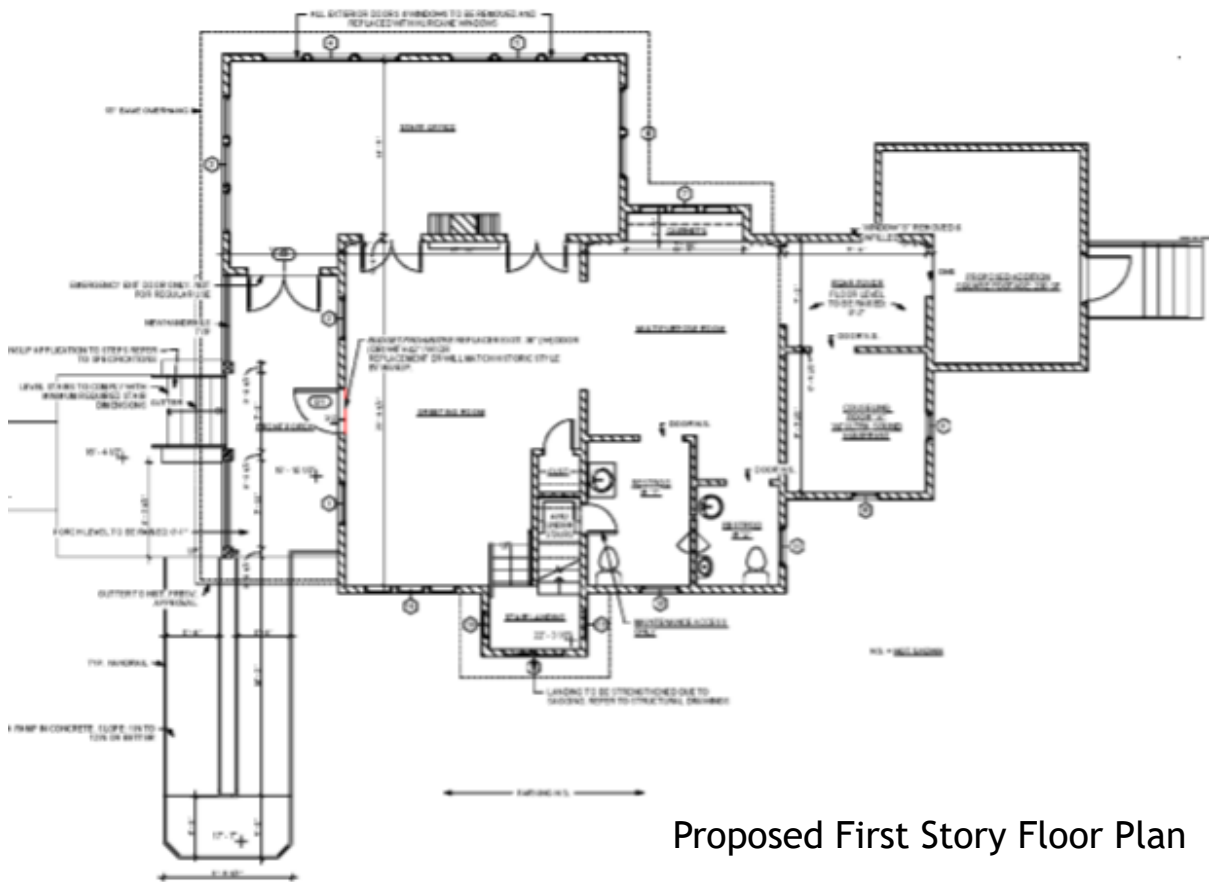




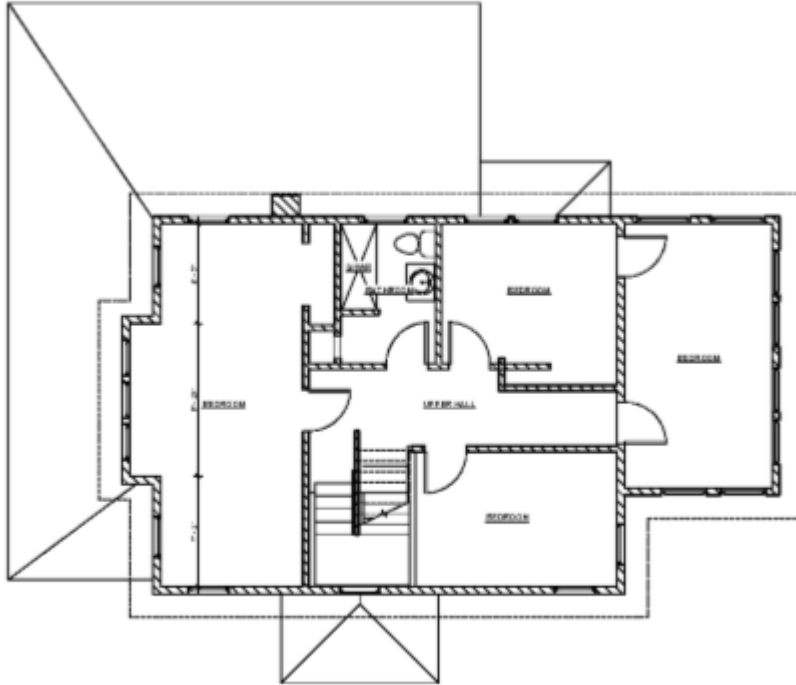
Proposed site plan



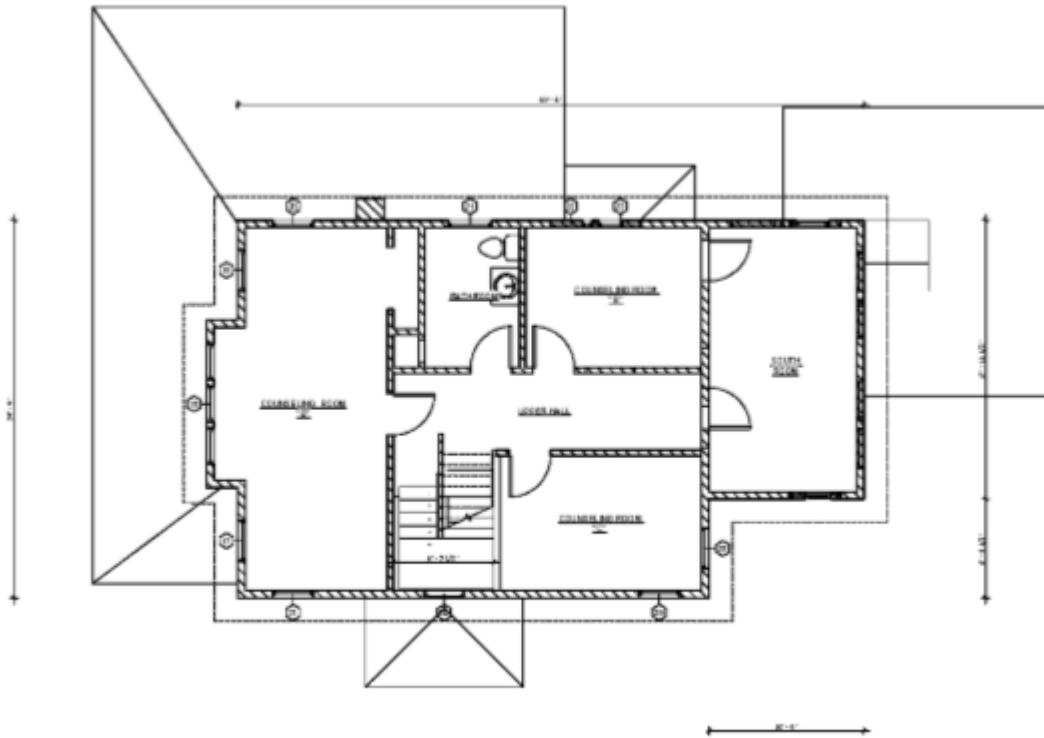
Existing First Story Floor Plan



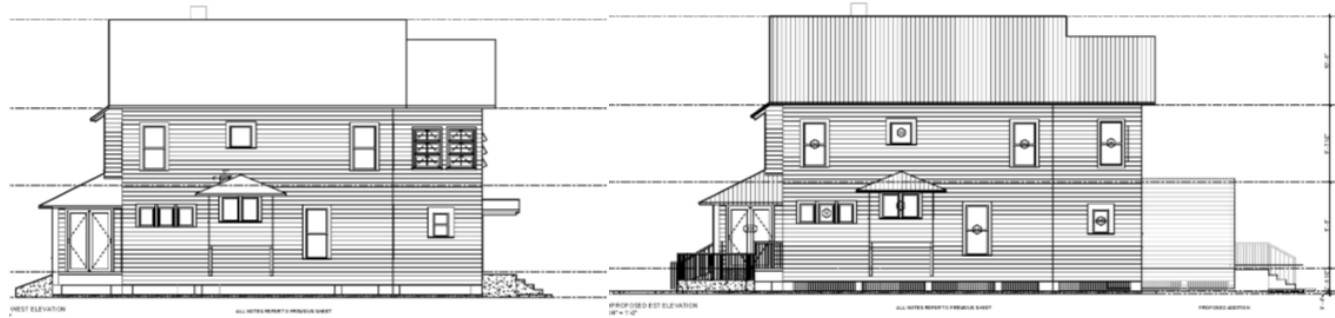
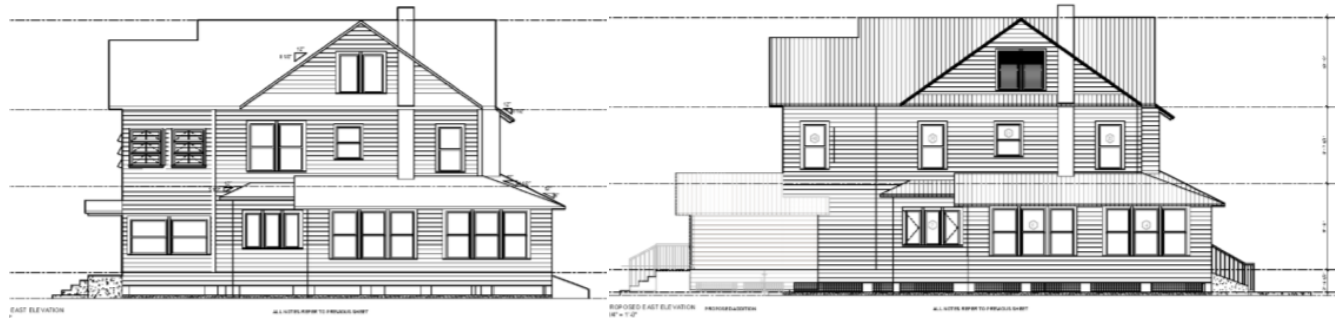
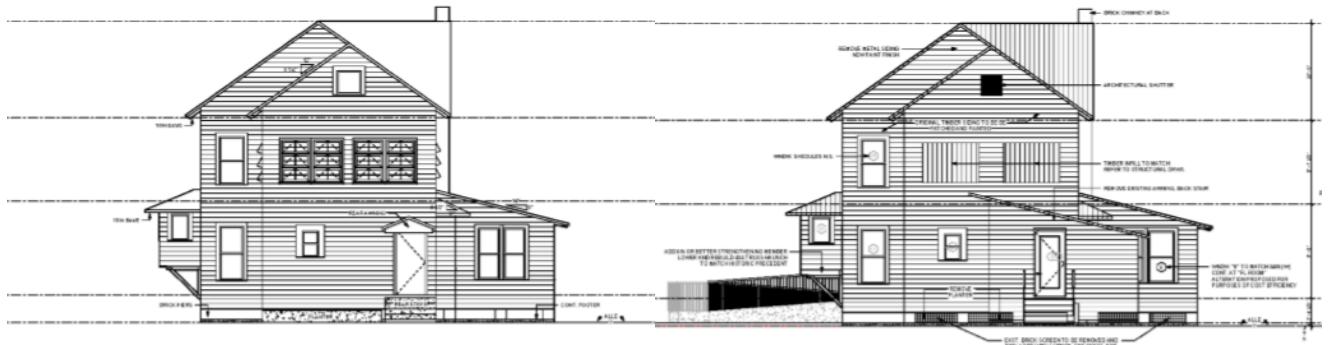
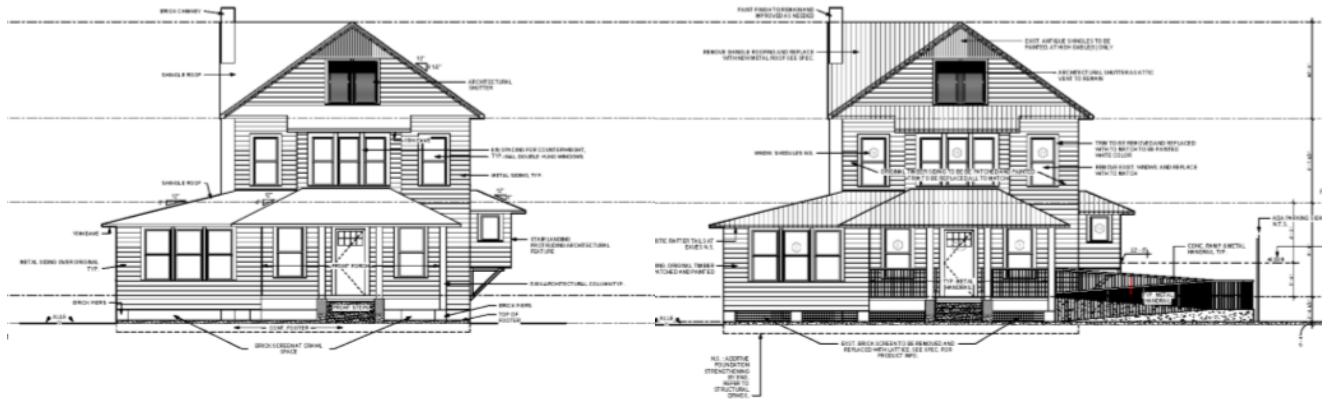
Proposed First Story Floor Plan



Existing Second Story Floor Plan



Proposed Second Story Floor Plan

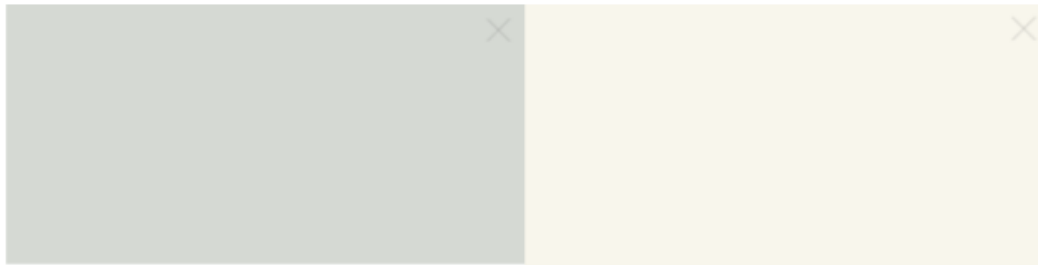


Existing Building Elevations

Proposed Building Elevations

Materials & Colors

Exterior Paint: Historic photographs reveal that both the siding and trim were originally painted all in white. The proposed exterior paint and trim color is to be white. The trim color shall be painted in a subtle white grey with the base color a warm white.



Wickham Gray

LRV: 68.94 ⓘ

This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.

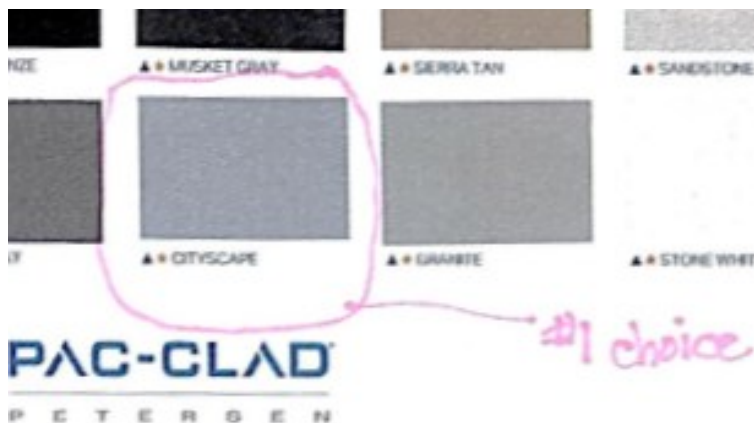
Mountain Peak White

LRV: 90.58 ⓘ

This color is part of the Off-White Color collection. Inherently sophisticated and endlessly versatile, the Off-White collection offers subtle nuances of whites that suit tranquil, serene environments as well as creates color-enhancing accents for dynamic spaces. A compilation of 152 white and off-white colors.

Metal Roof:

The selected metal roof color shall be Cityscape, as indicated in the color chart below.





Aerial view of the property

STAFF ANALYSIS

Secretary of Interior's 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 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, physical, or pictorial evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the materials, features, size, scale, and proportions, and massing to protect the historic integrity of the property and its environment.



Staff Recommendation

The proposed additions are key for the applicant's new use of the building. They respect the scale, detailing, and vernacular elements of the historic style. They are designed so that they do not compete with the historic characteristics of the building and its environment.

Generally, exterior alternations to a historic building are sometimes needed to assure its continued use. The proposed renovations and alternations address the technical, economic, and functional efficiency of the building, while also significantly improving and retaining the visual appearance of the building's historical character.

Staff recommends approval of the proposal as it follows Secretary of the Interior's Standards 2, 5, 6 and 9.

