



HISTORIC PRESERVATION BOARD STAFF REPORT

1122 Nassau Street

Meeting	File No.	Application Type
June 3, 2026	HP-603-2026	Certificate of Appropriateness

REQUEST

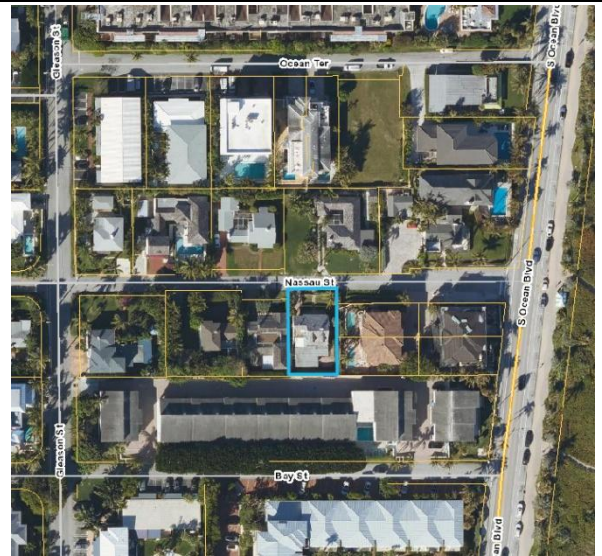
The item before the Board is consideration of a Certificate of Appropriateness (HP-603-2026) request associated with the material and color change for the roof of a contributing structure located at **1122 Nassau Street, Nassau Park Historic District**.

GENERAL DATA

Owners: Ewa Wieruszewska
Location: 1122 Nassau Street
PCN: 12-43-46-16-27-000-0161
Property Size: 0.13 Acres
Zoning: Single Family Residential (R-1-A)
Land Use: Medium Density (MD)
Historic District: Nassau Park Historic District
Adjacent Zoning:

- Single Family Residential - R-1-A (North)
- Single Family Residential - R-1-A (West)
- Medium Density Residential - RM (South)
- Medium Density Residential - RM (East)

Existing Use: Residential
Proposed Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The 0.13 acre subject property is located on the south side of Nassau Street and is considered a contributing property within the Nassau Park Historic District. The property contains a two-story Minimal Traditional structure constructed in 1938 as a single-family residence. Distinguishing features to the home include single hung windows, cedar shake shingle roofing, a porte cochere supported by double wood columns, and a louvered cupola with weathervane. A rear addition was constructed in 1963.

The Nassau Park Historic District was originally conceived in 1935 as the first planned residential development south of Atlantic Avenue. In 1935, real estate developer Roderick C. McNeil, and his company, Nassau Realty, bought Asbury Park Heights from H.E. Patterson and renamed it Nassau Park. Here, McNeil made plans to construct several cottages in the “West Indian” type, which had been designed by Lester W. Geisler. The small neighborhood consists of just two blocks of low-rise development. The Delray Beach News detailed the Nassau Park development in a 1935 article by stating, “We will build to suit your own needs, charming Nassau cottages, designed by our own architects, containing two and three bedrooms at costs amazingly moderate”.

Project Planner: Michelle Hewett, Planner; hewettm@mydelraybeach.com	Review Dates: June 3, 2026	Attachments: 1. Photographs 2. Justification Statements 3. Building Materials & Color
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In 1935, McNeill commissioned Sam Ogren, Sr. to design the first house known as the “Seawinds”, located at 234 South Ocean Boulevard. This set the tone for the small-scale development of Nassau Park. The original 1935 “Seawinds” home was demolished in 1988, and a multi-family residential project was constructed in its place, which exists on the property today. This action could have signaled the end of Nassau Park as a single-family residential neighborhood by bringing about a domino effect of new development and construction. Instead, that single demolition became the catalyst for the designation of the Nassau Park Historic District.

Nassau Park’s close proximity to the beach and charming, simple yet stylish architecture of its small-scale houses made this neighborhood highly desirable and successful from its inception. Eighteen houses were built between 1935 and 1941, with four more homes built during the 1950s and 1960s. The area is flourishing and most of the small quaint cottages have undergone substantial rehabilitation by caring owners who appreciate the value of their properties. This pride of ownership has contributed to the steady increase in property values, and the continued desire to preserve this small residential community as one of the few remaining historic enclaves representative of the early days of life in Delray Beach.

The subject request is for the replacement the existing cedar shake roof with a composite shake roof for the existing contributing structure.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the provisions of Section 4.5.1; the Delray Beach Historic Preservation Design Guidelines; and, the Secretary of the Interior’s Standards for Rehabilitation.

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(a), formal findings are not required for Level 1 Site Plan applications.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.3(B) – Single Family Residential (R-1) Zoning:

The existing use is residential, and the proposed use will remain the same, which is a permitted use within the R-1-A zoning district.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior’s Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(2) – Minor Development.

The subject application is considered “Minor Development” as it involves the modification of less than 25 percent of the existing contributing structure.

Pursuant to LDR Section 4.5.1E(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered,

or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject request involves the replacement of the existing cedar shake roofing to a composite shake roof for the contributing structure.

SECRETARY OF THE INTERIOR’S STANDARDS

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 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.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 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.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The use of the property will remain residential; therefore, no changes are occurring with regard to use, meeting the intent of **Standard 1**. Regarding **Standards 2 and 9**, the structure originally had a shingle roof, which was a typical roof material for Minimal Traditional style structures of the time period. In 1996, the roofing was changed from asphalt shingle to cedar shake via permit. This type of roofing is also seen on minimal traditional style structures, so this was an appropriate approval. The proposed composite shake material is intended to emulate the appearance of a cedar shake roof. The use of synthetic materials is not a recommended approach for alteration of a historic structure per the city’s guidelines and the Secretary of the Interior’s Guidelines for Rehabilitation. Further, composite or plastic roofing material has not been a material approved for use on contributing structures in Delray Beach. The applicant has indicated that the intent of the composite material is a measure from the corrosive sea, and active hurricane season, which is evident due to its proximity to the ocean and elevation. Since the structure is currently deemed contributing and each structure can gain historic significance over time, the use of the authentic and appropriate materials is important for historic compatibility and legitimacy of the Nassau Park Historic District. Below are the recommended approaches for the roof replacements as outlined in the Delray Beach Historic Preservation Design Guidelines and the Secretary of the Interior’s Standards for Rehabilitation:

Roofs

Because they have a limited useful life, many roofs have been replaced over time. Sometimes the materials used in the replacement are not original to the building. Every effort should be made to identify the original roofing material and to use that material in the event a non-historic roof is replaced.

Page 40, Delray Beach Historic Preservation Design Guidelines

ROOFS	
RECOMMENDED	NOT RECOMMENDED
<p><i>Replacing</i> in kind an entire roof covering or feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such a feature could include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not feasible, then a compatible substitute material may be considered.</p>	<p>Removing a feature of the roof that is unrepairable and not replacing it, or replacing it with a new roof feature that does not match.</p> <p>Using a substitute material for the replacement that does not convey the same appearance of the roof covering or the surviving components of the roof feature or that is physically or chemically incompatible.</p>
<p>Replacing only missing or damaged roofing tiles or slates rather than replacing the entire roof covering.</p>	<p>Failing to reuse intact slate or tile in good condition when only the roofing substrate or fasteners need replacement.</p>
<p>Replacing an incompatible roof covering or any deteriorated non-historic roof covering with historically-accurate roofing material, if known, or another material that is compatible with the historic character of the building.</p>	

Secretary of the Interior’s Standards for Rehabilitation

The original roofing material is asphalt shingle, per the city's Building Yellowcard. An asphalt shingle or cedar shake roofing is the most appropriate roofing material for a Minimal Traditional style structure and an alternative material type that could be considered appropriate is metal shingle. Asphalt shingle, cedar shake shingle or metal shingle roofing material could be administratively approved (straight to building permit), where the composite requires Board approval. Most importantly, while advancements have been made in the development of composite materials, such as Hardiboard siding, the proposed composite roofing material appears to be plastic as it has a somewhat reflective sheen to it, unlike wood. And composite materials are typically always approved by the board, on a case-by-case basis.

The Board will need to make a determination that the composite shake shingle roof is appropriate for use on the contributing Minimal Traditional style structure.

VISUAL COMPATIBILITY STANDARDS

Pursuant to LDR Section 4.5.1(E)(7) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to Height, Front Façade Proportion, Proportion of Openings, Rhythm of Solids to Voids, Rhythm of Buildings on Streets, Rhythm of Entrance and/or porch projections, Relationship of Materials, Texture, and Color, Roof Shapes, Walls of Continuity, Scale of a Building, Directional Expression of Front Elevation, Architectural Style, and Additions, as well other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing mentioned in this code section. Specifically, the following Visual Compatibility Standard is applicable to the subject application:

- g. Relationship of Materials, Texture, and Color: The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.**
- h. Roof Shapes: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.**

With respect to the **Relationship of Materials, Texture, and Color** the proposal involves alteration of the existing roof material from cedar shake roof to a composite shake shingle roof, in the color Chesapeake. The request does not propose any modifications to the existing **Roof Shape**, although the profile of the composite shake may slightly alter its appearance. There are concerns with the proposed composite roofing material as it does not appear to be visually compatible with the existing cedar shake shingle roof in its size or profile, nor does it appear similar to traditional asphalt shingle roofing. There are no cases nor documentation regarding the use of composite roofing in Delray Beach historic districts. Composite materials have typically been utilized on siding, porch columns, or similar elements, when approved by the board.

As mentioned previously the original structure had an asphalt shingle roof, thus an asphalt shingle roof would be the most compatible roof material. However, the use of metal for roofing could also be

considered appropriate, such as aluminum shingles or a similar authentic material with a similar profile as the cedar shake. The board will need to make a determination that the composite shake shingles would be an appropriate roofing material for use on the subject Minimal Traditional style structure and that such material is visually compatible with respect to the **Relationship of Materials, Color, and Texture**. Further, the board must determine that the use of such material would be visually compatible with the predominant materials used on other historic buildings within the Nassau Park Historic District. The applicant has provided details of the proposed material, included within the agenda packet.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City’s Historic Preservation Ordinance and, where applicable, architectural design guidelines through the following policies:

Historic Preservation Element 1.4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the “Delray Beach Design Guidelines”.

The development proposal involves the replacement of the existing cedar shake roof with a composite shake shingle roof. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by historic and non-historic residential uses. The board will need to determine that the proposal is consistent with the requirements of the Comprehensive Plan, and the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the “Delray Beach Historic Preservation Design Guidelines”.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (HP-603-2026), for the property located at **1122 Nassau Street, located within the Nassau Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (HP-603-2026), for the property located at **1122 Nassau Street, located within the Nassau Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
- D. Deny Certificate of Appropriateness (HP-603-2026), for the property located at **1122 Nassau Street, located within the Nassau Park Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

<input checked="" type="checkbox"/> Courtesy Notices are not applicable to this request	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on 5/27/26, 5 working days prior to meeting.
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TAC Timeline Table			
Review No.	Submittal Date	TAC Comments Transmitted	Board Meeting Date
1	5/12/2026	Board Ready 5/21/2026	Scheduled for the June 3 HPB Meeting