

Historic Justification Statement

Property: 1122 Nassau St, Delray Beach, FL
Owner: Ewa Wieruszewska

This application is for replacement of the existing deteriorated wood shake roof with a DaVinci Multi-Width Shake roof system in Chesapeake color. The proposed roof maintains the historic appearance, scale, texture, and visual compatibility of the existing historic structure while improving hurricane resistance, durability, safety, and long-term preservation of the property.

Secretary of the Interior Standards for Rehabilitation

1. The property will continue to be used as a historic residential structure with no change to its historic use.
2. The historic character of the property will be retained and preserved. The replacement roof is intended to visually match the existing cedar shake appearance while improving durability and storm protection.
3. The proposed work does not create a false sense of historical development. The DaVinci Multi-Width Shake was selected because it closely resembles traditional hand-split cedar shake roofing historically appropriate to the neighborhood.
4. Historic architectural features and the overall character of the residence will remain intact and preserved.
5. The proposed roof preserves the craftsmanship, scale, texture, and visual rhythm associated with historic cedar shake roofing systems.
6. The existing roof has reached the end of its useful life and has undergone multiple repairs over time. The replacement material is designed to closely match the existing roof in design, texture, profile, and color while improving structural resilience and weather protection.
7. No harsh or damaging treatment methods to historic materials are proposed.
8. No archaeological resources are anticipated to be disturbed.
9. The proposed reroofing work does not alter the massing, structure, proportions, or architectural integrity of the property. The new roofing system remains visually compatible with the historic district.
10. The work is limited to roofing replacement and structural hurricane improvements only. The historic form and integrity of the property will remain preserved.

Visual Compatibility Standards

- a) Height:
The project does not increase the building height or alter the roofline dimensions.
- b) Front façade proportion:
The front façade proportions remain unchanged. No structural modifications are proposed.
- c) Proportion of openings:
No modifications to windows or doors are proposed.
- d) Rhythm of solids to voids:
The project does not alter the relationship between solid and open elements of the structure.

e) Rhythm of buildings on streets:

The proposed roofing maintains the historic streetscape rhythm and character of surrounding homes within the district.

f) Rhythm of entrance and porch projections:

No changes to porches or entrances are proposed.

g) Relationship of materials, texture, and color:

The DaVinci Multi-Width Shake in Chesapeake color was selected because it closely resembles traditional weathered cedar shake roofing historically associated with homes in the district.

h) Roof shapes:

The existing roof shape, slope, and architectural form remain unchanged. Only the roofing material is being replaced with a visually compatible shake profile.

i) Walls of continuity:

No modifications affecting street enclosure or continuity are proposed.

j) Scale of building:

The project does not alter the scale or massing of the residence.

k) Directional expression of front elevation:

The historic directional expression and character of the structure will remain unchanged.

l) Architectural style:

The project preserves the existing architectural style and does not introduce incompatible modern design elements.

m) Additions:

No additions are proposed as part of this application.

Additional Notes

The project also includes hurricane resiliency improvements including:

- Simpson Strong-Tie double roof-to-wall hurricane straps
- Florida code-compliant deck re-nailing with 8D ring shank nails
- Full peel-and-stick secondary water barrier underlayment
- Potential copper flashing and edge metal upgrades compatible with historic aesthetics

These improvements are intended to preserve the home long term while protecting the structure from severe South Florida weather conditions.

Submitted by: Ewa Wieruszewska

Date: _____

Justification Statement

The proposed roofing replacement at 1122 Nassau Street is intended to maintain the historic character and architectural integrity of the property. The existing roof consists of wood shake material that has deteriorated over time. The proposed replacement material, DaVinci Composite Shake in Chesapeake color, is specifically designed to replicate the appearance, texture, and scale of traditional wood shake roofing while offering enhanced durability and longevity. This material is widely used in historic districts as an appropriate alternative to natural wood, as it preserves the visual character without compromising performance. The proposed roofing will match the existing style, configuration, and overall aesthetic of the structure. No changes are being made to the roof structure, pitch, or architectural design. The replacement is strictly material-for-material in appearance, ensuring consistency with the surrounding neighborhood and compliance with historic preservation guidelines. This improvement will enhance the lifespan of the roof while maintaining the visual harmony of the historic district.