



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100138: Consideration of a Certificate of Appropriateness (COA) for roof replacement at 623 North Ocean Breeze. The subject property is a contributing resource to the Old Lucerne National Historic District and is located in the Single Family Residential (SFR) Zoning District.

Meeting Date: July 12, 2023

Property Owner/Applicant: Christopher Pope

Address: 623 North Ocean Breeze

PCN: 38-43-44-21-15-170-0100

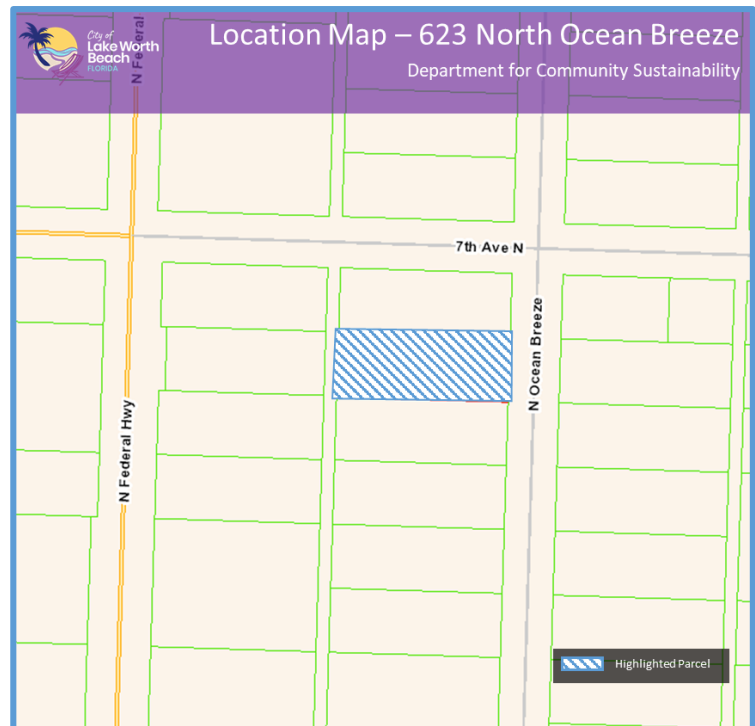
Lot Size: 0.15 acre /6750 sf

General Location: East side of North Ocean Breeze between 6th Avenue North and 7th Avenue North

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Staff is recommending denial of the roof replacement. Many of the original Frame Vernacular and Frame Minimal Traditional buildings originally utilized metal shingle roofs. However, few examples of these original metal shingle roofs remain on our historic structures. It is important to the character of Lake Worth Beach's historic districts to maintain the few remaining examples or replace them with in-kind products.

PROJECT DESCRIPTION

The property owner, Christopher Pope, is requesting a Certificate of Appropriateness to replace the original metal shingle roof with a standing seam metal roof at 623 North Ocean Breeze.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The existing structure at 623 North Ocean Breeze was constructed in 1939 in the Wood Frame Minimal Traditional Style. The house was designed by local architect Edgar S. Wortman with wood siding, galvanized metal shingles, 6-over-6 double hung windows, a brick chimney, decorative shutters, decorative siding in the front-facing gable above the entry door, a rear screened porch, and an attached carport.

Based on information in the property file, the screens on the rear porch were replaced with jalousie windows in 1954, the carport was enclosed as a garage between 1953-1956, a wood deck as built in the backyard in 2002, and windows were replaced in 2004. A COA was administratively approved in 2021 to install new single hung windows, a pair of French doors, and cementitious siding on the rear porch.

On February 28, 2022, historic preservation staff received a building permit and COA application to replace the historic metal shingle roofing with standing seam metal roofing. Staff disapproved the application on March 2, 2022, noting that standing seam roofing was not an appropriate replacement material. The project was scheduled for the May 11, 2022 HRPB meeting; however, due to lack of quorum the meeting was converted to a workshop and the project was continued. The applicant requested further continuance to the July 2022 meeting. The HRPB was unable to meet in July and August 2022 due to lack of quorum, and the property owner decided to void the application.

The property owner submitted a new COA application on May 31, 2023 to replace the metal shingles, and the project was subsequently placed on the July 12th HRPB agenda.

Photographs of the site are included as **Attachment A**, the proposed standing seam roofing is included as **Attachment B**, and the applicant's justification statement is included as **Attachment C**.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single Family Residential category is *"intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes, or modular units."*

Analysis: The existing principal structure is a single family house that is consistent with the intent of the Single Family Residential designation. However, the proposed standing seam metal roof is not consistent with Objectives 1.4.2 and 3.4.1, which seek to provide for the protection, preservation, or sensitive reuse of historic resources.

Consistency with the Land Development Regulations – Historic Preservation

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The Minimal Traditional section of the Historic Preservation Design Guidelines, as well as the roofing section, are included as **Attachment D**.

At the Historic Resources Preservation Board workshop on May 11, 2022, the Board gave direction that staff can administratively approve replacement of historic metal shingle roofs with new metal shingles that meet the Florida Building Code and the Florida Wind Code; staff has identified at least four metal shingle options that meet these requirements: the Oxford Shingle by Classic Metal Roofing Systems, the MetalWorks StoneCrest Tile Steel Shingles by TAMKO Building Products, the Arrowline Permanent Metal Slate and Steel Shake by EDCO Products, and the Victorian Shingles by Berridge Manufacturing. The Board also gave direction that they would consider applications to replace metal shingles with light gray asphalt shingles on a case-by-case basis, preferably with an economic hardship claim to justify the alternative material. Standing seam metal roofing was not considered an acceptable alternative roofing material. The subject application is requesting standing seam metal roofing, not metal shingles or asphalt shingles.

Section 23.5-4(k)1 – General guidelines for granting certificates of appropriateness: *In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:*

- A. *What is the effect of the proposed work on the landmark or the property upon which such work is to be done?*

Analysis: The proposed work will replace the original metal shingle roof with standing seam metal roof. Based on the City's Historic Preservation Design Guidelines, staff contends that the proposed standing seam roof is *not a successful replacement* for metal shingles.

- B. *What is the relationship between such work and other structures on the landmark site or other property in the historic district?*

Analysis: The proposed roof replacement will detract from the overall historic character of Old Lucerne National Historic District the by reducing an already limited number of original metal shingle roofs in this district.

- C. *To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?*

Analysis: Per the regulations set forth in the City's Historic Preservation Design Guidelines, replacement roofs shall replicate the appearance of the original roofing material. The standing seam roof will reduce the overall historic integrity of this property by removing and inappropriately replacing a character-defining feature.

- D. *Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?*

Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property.

- E. *Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?*

Analysis: Yes, the applicant's plans can be completed in a reasonable timeframe.

- F. *Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?*

Analysis: The proposal is not in compliance with the City's Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, or the City's Historic Preservation Ordinance (LDR Sec. 23.5-4).

- G. *What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?*

Analysis: The structure is designated as a contributing resource within a National Register historic district. The resource is a Wood Frame Minimal Traditional building, which has a distinct set of architectural characteristics. The proposed roof is not a successful replacement for the original metal shingle roofing system.

Section 23.5-4(k)(2) – Additional guidelines for alterations and additions, Landmark and contributing structures: *In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines:*

- A. *Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?*

Analysis: Not applicable; no change to the use of the property is proposed.

- B. *Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.*

Analysis: Yes; some of the original qualities and character of the building would be destroyed by the removal and replacement of the original metal shingles with a standing seam metal roof.

- C. *Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?*

Analysis: Standing seam metal roofing is not a common roofing material among properties in the Northeast Lucerne Historic District. The property directly south of 623 North Ocean Breeze was approved for replacement of their historic metal shingles with standing seam metal roofing in 2015; this was approved as part of an economic hardship claim, although it does not appear that the economic hardship claim was brought to the HRPB for approval as required in the Historic Preservation Ordinance. Staff contends that the proposed standing seam metal roofing would not be the most visually compatible option for roofing replacement at 623 North Ocean Breeze.

- D. *When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:*

- a. *The work to be performed will conform to the original door and window openings of the structure; and*
- b. *That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and*
- c. *That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.*
- d. *If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.*

Analysis: This section is not applicable to this COA request for roofing replacement.

CONCLUSION AND CONDITIONS

Staff contends that the proposed application to replace one of the few remaining examples of historic metal shingle roofing with standing seam metal roofing is not an appropriate replacement material for this National Register contributing structure, and is not consistent with the replacement material guidance in the Historic Preservation Design Guidelines. In addition, staff processed an administrative approval for replacement metal shingles for a similar property in 2022. Therefore, staff recommends denial of the application for new standing seam metal roofing. Further, staff is requesting that the Board discuss appropriate replacement material for the few remaining historic metal shingle roofs in the City's historic districts.

BOARD POTENTIAL MOTION:

I MOVE TO **DENY** HRPB Project Number 23-00100138 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **623 North Ocean Breeze**, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

I MOVE TO **APPROVE** HRPB Project Number 23-00100138 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **623 North Ocean Breeze**, because [Board member please state reasons].

ATTACHMENTS

- A. Photos
- B. Proposed Standing Seam Roofing
- C. Applicant's Justification Statement
- D. Design Guidelines – Minimal Traditional Style and Roofing