



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 23-00100140:** Consideration of a Certificate of Appropriateness (COA) for roof replacement at **611 7<sup>th</sup> Avenue North**. The subject property is a non-contributing resource to the Northeast Lucerne Historic District and is located in the Single-Family and Two-Family Residential (SF-TF-14) Zoning District.

**Meeting Date:** February 14, 2024

**Property Owner/Applicant:** David Cohen

**Address:** 611 7<sup>th</sup> Avenue North

**PCN:** 38-43-44-21-15-176-0172

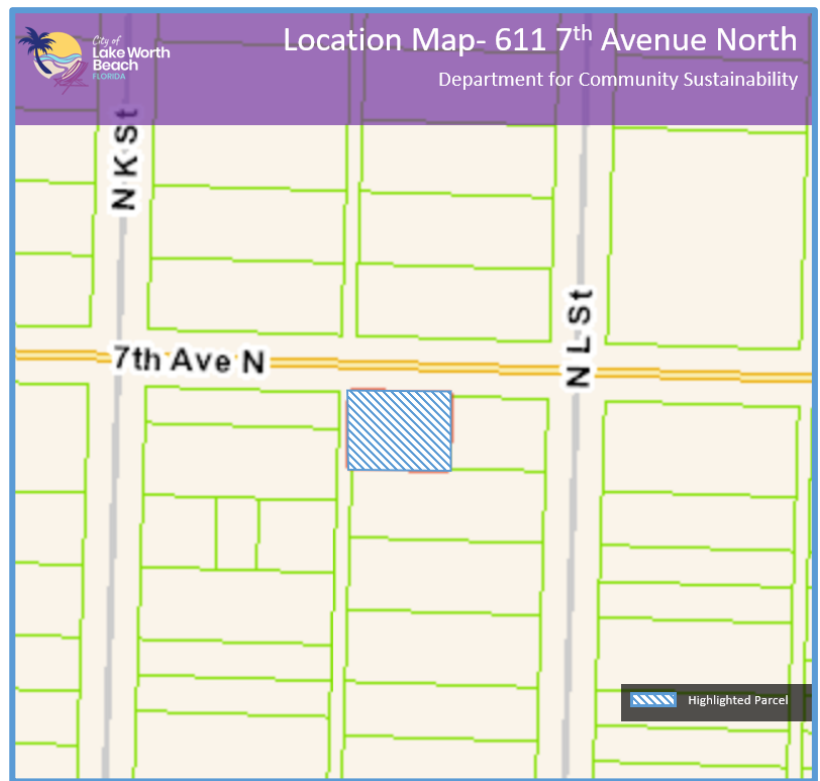
**Lot Size:** 0.07 acre /3380 sf

**General Location:** South side of 7<sup>th</sup> Avenue North between North K Street and North L Street

**Existing Land Use:** Single Family Residential

**Current Future Land Use Designation:** Medium Density Residential (MDR)

**Zoning District:** Single-Family and Two-Family Residential (SF-TF-14)



## 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, as it does not comply with the Historic Preservation Design Guidelines for roofing replacements.

## PROJECT DESCRIPTION

The property owner, David Cohen, is requesting a Certificate of Appropriateness to replace the existing asphalt shingle roof with a metal standing seam roof at 611 7<sup>th</sup> Avenue North.

## PUBLIC COMMENT

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

## PROPERTY DEVELOPMENT HISTORY

The existing structure at 611 7<sup>th</sup> Avenue North was constructed c. 1929 in the Wood Frame Vernacular style. Based on city records, the structure has had few alterations over time and retains much of its historic integrity. The original plans are not available, but according to city records, the roof was a composition rolled roofing system in 1956. By 1976, the roof was replaced by a composition shingle roofing system and remains so to this day. Another alteration was carried out in March 1990 to replace the original wood siding with vinyl siding.

Although the property is currently designated as non-contributing, in the 2015-2020 updated survey, it is recommended to be a contributing resource in the Northeast Lucerne Historic District.

On March 22, 2023, historic preservation staff received a completed COA application to replace the dimensional asphalt shingle roofing with metal standing seam roofing. Staff disapproved the application on the same day and provided comments to the applicant noting that the appropriate replacement for a dimensional asphalt shingle roof was a new dimensional asphalt shingle roof. The applicants chose to pursue HRPB approval of the metal standing seam and started an application for an HRPB review on June 13, 2023. On November 14, 2023, the applicant provided all the necessary documents, and the project was placed on the HRPB agenda for December 13, 2023. The applicant contacted staff prior to the December meeting and requested that the project be placed on the agenda for January 10<sup>th</sup> instead.

Staff presented the request at the January HRPB meeting; the applicant did not attend the meeting. Consequently, the HRPB made a motion to continue the item to the February 14<sup>th</sup> meeting and to request that the applicant attend the meeting so that they could answer the Board's questions.

Photographs of the site are included as **Attachment A**, the proposed metal standing seam 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 Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium-Density Residential category is *"intended primarily to permit development of two-family structures and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more dwelling units, each for occupancy by one family or household. Implementing zoning districts are SF/TF-14, MF-20, and NC."*

**Analysis:** While the Medium-Density Residential designation is primarily intended to permit the development of structures with two or more dwelling units, one of the implementing districts is the Single-Family and Two-Family Residential zoning district (SF-TF-14), which is intended to permit the development of one-family and two-family structures. The existing structure at 611 7<sup>th</sup> Avenue North is a single-family house, which is consistent with the implementing zoning district for the Medium-Density Residential FLU designation. However, the proposed metal

standing seam 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 Wood Frame Vernacular section of the Historic Preservation Design Guidelines, as well as the roofing section, are included as **Attachment D**.

**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 dimensional asphalt shingle roof with a metal standing seam roof. Based on the City's Historic Preservation Design Guidelines, staff contends that the proposed metal standing seam roof is not a successful replacement for the existing dimensional asphalt shingles. According to the Historic Preservation Design Guidelines, the typical roofing options for this architectural style are wood shingle/shake, metal shingle, or composition rolled roofing. A dimensional asphalt shingle will be an appropriate replacement for both the original composition rolled roofing and the existing composition 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 the Northeast Lucerne Local Historic District since metal standing seam roofs are not compatible with the architectural style of 611 7<sup>th</sup> Avenue North, per the Historic Preservation Design Guidelines.

- 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 metal standing seam roof will reduce the overall historic character of this property since typically Wood Frame Vernacular homes had composition rolled roofing, wood/shake shingles, or metal shingles. The most successful replacement option is dimensional asphalt shingles. A metal standing seam is not compatible with the architectural style.

- 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), since a metal standing seam is not architecturally compatible with a Wood Frame Vernacular style.

- 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 resource is a Wood Frame Vernacular building, which has a distinct set of architectural characteristics. According to the Historic Preservation Design Guidelines, original Wood Frame Vernacular roofs used wood shingles/shake, metal shingles, or composition rolled roofing. The appropriate replacement for both the original composition rolled roofing and the current composition shingle roofing is a composition shingle roof. The proposed metal standing seam is not an appropriate replacement.

In addition, according to the 2020 Northeast Lucerne Designation Report, 611 7<sup>th</sup> Avenue South is recommended to be a contributing resource in the Northeast Lucerne Historic District. Inappropriate roofing replacement may negatively impact the property’s future status as a contributing historic resource.

**Section 23.5-4(k)(2) – Additional guidelines for alterations and additions, noncontributing structures:**

- A. Is this a change to the primary façade?

**Analysis:** The roof replacement will be visible from the public right-of-way. Therefore, the roof must comply with the Historic Preservation Design Guidelines, and a metal standing seam is not a successful replacement.

- B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

**Analysis:** No, in this case the original qualities and character of the building would be adversely impacted by the removal and replacement of the dimensional asphalt shingles with a metal standing seam roof, since the latter roofing type is not an appropriate replacement for the Wood Frame Vernacular architectural style.

## CONCLUSION AND CONDITIONS

Staff contends that the proposed application to replace the dimensional asphalt shingle roofing with metal standing seam roofing is not an appropriate replacement material for this structure, and is not consistent with the replacement material guidance in the Historic Preservation Design Guidelines. Therefore, staff recommends denial of the application.

## BOARD POTENTIAL MOTION:

I MOVE TO **DENY** HRPB Project Number 23-0010140 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **611 7<sup>th</sup> Avenue North**, 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 23-00100140 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **611 7<sup>th</sup> Avenue North**, because [Board member please state reasons].

## ATTACHMENTS

- A. Photos
- B. Proposed Metal Standing Seam
- C. Applicant’s Justification Statement
- D. Design Guidelines – Wood Frame Vernacular Style and Roofing