



MEMORANDUM DATE: March 4, 2020

AGENDA DATE: March 11, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **910 North M Street**

FROM: Jordan Hodges, Senior Preservation Coordinator
Department for Community Sustainability

TITLE: **HRPB Project Number 20-00100061:** Consideration of a Certificate of Appropriateness for Exterior Alterations and a Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the contributing resource located at **910 North M Street**; PCN# 38-43-44-21-15-286-0030. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and located within the Single-Family and Two-Family Residential (SF-TF 14) Zoning District.

APPLICANT/OWNER: Frank Vieira
910 N M Street
Lake Worth Beach, FL 33460

BACKGROUND:

The single-family residence located at 910 North M Street was constructed ca.1950 in a Masonry Minimal Traditional architectural style. Although the architect is unknown, Mr. and Mrs. F. Weiler of Lake Worth commissioned the building at a value of \$8,500. The structure was erected on a 50-foot wide lot of record with public frontage on North M Street to the west. The residence displays characteristic expressions of the Masonry Minimal Traditional style. Original character-defining features of the structure include an asymmetrical front facade, masonry construction with smooth stucco, large picture and corner casement windows, a projecting entryway roofline supported by decorative wrought iron columns, and a flat white concrete tile roof. The original architectural drawings for this structure are available in the City's property file records, and are included in this report as **Attachment C**. Based on the drawings, it appears that the residence was designed with metal two and three-light awning windows, although the structure was constructed with metal casement windows, which were more commonly used for this architectural style during this period of construction. In 1983, a frame addition with a flat roof was constructed to the rear southeast corner of the building, providing an additional bedroom. The building's original flat concrete tile roof was likely also replaced with asphalt shingle around this time. The property also contains a rear detached frame garage with a gable roof. The garage has vehicular access from the rear alley. Overall, the buildings retain a significant degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant is requesting exterior alterations for the primary structure as follows:

- 1) Remove all existing casement, fixed, and single-hung windows and replace them with new CGI aluminum impact horizontal roller and single-hung windows that replicate the original casement design.
- 2) Remove the existing three-tab asphalt shingle roof and replace it with a new Eagle Roofing white concrete tile roof. The Applicant is requesting a “Malibu” simulated barrel tile, but has also included an option of utilizing a “Bel Air” flat tile.
- 3) Remove the existing flat roof and replace it with a new CertainTeed modified bitumen roof system.

The Applicant is requesting exterior alterations for the rear garage structure as follows:

- 1) Remove the existing three-tab asphalt shingle roof and replace it with a new Owens Corning dimensional asphalt shingle roof.

The Applicant’s completed Historic Preservation Ad Valorem Tax Exemption Application is included in this report as **Attachment E**. A window replacement schedule is included as **Attachment G**, and the roof replacement plan is included as **Attachment F**.

COMPREHENSIVE PLAN CONSISTENCY:

It is the analysis of Staff that the project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.4: Encourage preservation and rehabilitation of natural, historic and archaeological resources and where appropriate restrict development that would damage or destroy these resources.

Staff Response: The project as proposed preserves the visual qualities of the structure while utilizing new materials in the rehabilitation process.

Objective 1.4.2: To provide for the protection, preservation or sensitive reuse of historic resources.

Staff Response: The project as proposed protects, preserves, and renovates the structure for continued use.

Policy 3.4.2.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.

Staff Response: The subject property is a contributing resource to the Northeast Lucerne Local Historic District. The scope of work proposed is in compliance with the City’s Historic Preservation Ordinance and the City’s Historic Preservation Design Guidelines.

ANALYSIS:**Historic Preservation – Exterior Alterations**

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 **Attachment B – Decision Criteria**.

It is the analysis of Staff that the project as proposed is compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, Section 23.5-4, and the City's Historic Preservation Design Guidelines.

The Applicant is proposing to replace the roof on the residence with a new concrete tile in a "Malibu" simulated barrel tile profile, as illustrated on pages six and seven of **Attachment F**. At Staff's recommendation, the Applicant has concurrently submitted a request for a "Bel Air" flat tile, which more closely resembles the profile of the historic roofing tiles for this structure. The profile of the "Bel Air" tile is illustrated on pages eight and nine of **Attachment F**. Although the structure is not documented as ever having a barrel tile roof, true white-glazed barrel tiles were commonly utilized on Masonry Minimal Traditional style structures in South Florida, with many examples found throughout Lake Worth Beach. The City's Historic Preservation Design Guidelines chapter on Minimal Traditional structures and their appropriate roofing materials is included in this report as **Attachment H**. The request to replace the existing rear flat roofs with a new modified bitumen roof system and the request to replace the existing garage roof with new dimensional asphalt shingles is consistent with the City's Land Development Regulations and the Historic Preservation Design Guidelines.

The application also includes window replacement for the front structure. The Applicants have worked closely with Staff to develop a compatible window replacement schedule for the property. The building currently features casement windows in configurations that are challenging to replicate with modern impact products. Due to the size and configurations of openings, window locations, and the size limitations of certain impact window types, Staff has recommended that the Applicants predominately utilize horizontal roller windows in multiple configurations. The replacement schedule utilizes 50/50 (XO) rollers to replicate paired casements, $\frac{1}{4} - \frac{1}{2} - \frac{1}{4}$ (XOX) rollers to replicate a large picture window flanked by small casements, and $\frac{1}{3} - \frac{1}{3} - \frac{1}{3}$ rollers to replicate equal-third casements. Although impact casement windows are manufactured today, the historic equal-third casement configuration cannot be replicated appropriately with casements due to the general bulkiness of impact casement frames. Due to this, Staff is recommending that the Applicant utilize horizontal rolling windows.

The National Park Service and Secretary of the Interior's Standards have specific criteria regarding exterior alterations and the replacement of historic materials. Specifically, standards 2, 5, and 6 apply in this situation:

Standard 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.

Staff Response: The historic character of the property will be preserved. The proposed concrete tile roof is the most compatible roof replacement option, and its installation will further return the structure to its

original appearance. The proposed impact windows replicate the configuration, design, divided-light pattern, and spatial relationships of the existing windows.

Standard 5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Staff Response: The proposed white tile roof is a closer representation to the original distinctive materials that characterized the property than the existing asphalt shingle. The existing casement windows are original to the property, but the replacement impact products replicate the visual qualities of the current windows.

Standard 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 and physical evidence.

Staff Response: The proposed replacement materials generally match the historic materials in design, color, texture, and materials. The replacement of the roofing material is based on evidence substantiated by the original architectural drawings and documentation in the City's property file.

The Applicant is proposing to retain historic materials where possible and utilize compatible replacement products where the original materials are too deteriorated for continued use. The Applicant is not proposing any adverse alterations that would negatively affect the structure's appearance, use, or functionality. Staff has recommended conditions of approval for greater compatibility, specifically regarding the use of replacement products.

Historic Preservation Ad Valorem Tax Exemption

As part of the Tax Exemption requirements, the HRPB must approve the scope of work prior to the commencement of construction and all work must comply with the Secretary of the Interior's Standards for Rehabilitation. Pursuant to Section 23.5-5 of the historic preservation ordinance, in the review of preconstruction applications for the historic ad valorem tax exemption program, the HRPB is required to make findings pursuant to three criteria and determine the following:

- 1) Whether the property for which the proposed exemption is requested satisfies section 196.1997(11)(a), Florida Statutes.

Staff Response: The subject property is a contributing historic resource in the Northeast Lucerne Local Historic District, designated by local ordinance.

- 2) Whether the proposed improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1990), U.S. Department of the Interior, National Park Service, which are hereby incorporated by reference in this section, and the criteria specified in Chapter 1A-38, F.A.C.

Staff Response: As outlined and discussed during the review of the (COA) for the exterior alterations, the proposal is compatible with the historic character of the existing buildings and will not have an adverse effect on the historic integrity of the property. Staff has recommended conditions of approval, and with these conditions, it is the analysis of Staff that the proposed alterations meet the intent of the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings.

- 3) For applications submitted under the provisions of section 196.1998, Florida Statutes, whether the improvements meeting the criteria Rule 1A-38.001(3) and (4), F.A.C.

Staff Response: Not applicable. The building is not intended to be used for non-profit or governmental purposes.

Public Comment

At the time of publication of this report, Staff has not received any public comment regarding this project.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Staff recommends that the Board discuss the visual compatibility of the two roof tile options as provided by the Applicant. Staff recommends the Board approve the application for exterior alterations with the following conditions:

Certificate of Appropriateness – Exterior Alterations

- 1) The replacement horizontal roller and single-hung windows shall have aluminum frames and shall be installed in the configurations as depicted in the window installation schedule.
- 2) The windows shall utilize clear glass or clear Low-E glass. Tinted, grey, mirrored, or colored glass shall not be used.
- 3) The windows shall be recessed a minimum of two inches (2") in the window jambs, and shall not be installed flush with the exterior wall.
- 4) All divided light patterns shall be created utilizing exterior raised applied triangular muntins. Flat muntins or "grids between the glass" shall not be used.
- 5) The concrete roof tiles shall have a white finish.
- 6) The asphalt shingle roof for the garage structure shall utilize a dimensional asphalt shingle. Staff recommends the shingles be white or light grey in color.

Historic Preservation Ad Valorem Tax Exemption

- 1) All work shall be conducted per the submitted and approved COA for exterior alterations, including all conditions of approval included in the Development Order. Any revisions or changes to this approval shall be reported to Staff and may require additional Staff or HRPB approvals.
- 2) All work shall be conducted in accordance with the Secretary of the Interior's Standards.

- 3) The Applicant shall be responsible for fully documenting the rehabilitation process so that the Board will have sufficient documentation to evaluate the completed work to make a recommendation on the tax exemption application to City Commission.

POTENTIAL MOTIONS:

I MOVE TO **APPROVE** HRPB Project Number 20-00100061: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and a Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the structure located at **910 North M Street**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations, Section 23.5-4 and 23.5-5, the City's Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

I MOVE TO **DENY** HRPB Project Number 20-00100061: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and a Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the structure located at **910 North M Street**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulations Section 23.5-4 and 23.5-5, the City's Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

ATTACHMENTS:

- A. Location Map
- B. Decision Criteria – Exterior Alterations
- C. Property File Documentation
- D. Current Conditions Photographs
- E. Tax Exemption Application
- F. Tax Exemption Application – Roof Replacement
- G. Tax Exemption Application – Window Replacement
- H. LWB HP Design Guidelines – Masonry Minimal Traditional
- I. LDR Sec. 23.5-5 Tax Exemption for Historic Property
- J. Florida Statute 196.1997 and 196.1998
- K. Florida Administrative Code Ch. 1A-38

ATTACHMENT A

