



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100084: Consideration of a Certificate of Appropriateness (COA) for roof replacement at **722 North K Street**; PCN #38-43-44-21-15-218-0060. The subject property is a 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: May 10, 2023

Property Owner/Applicant: SellTime, LLC.

Address: 722 North K Street

PCN: 38-43-44-21-15-218-0060

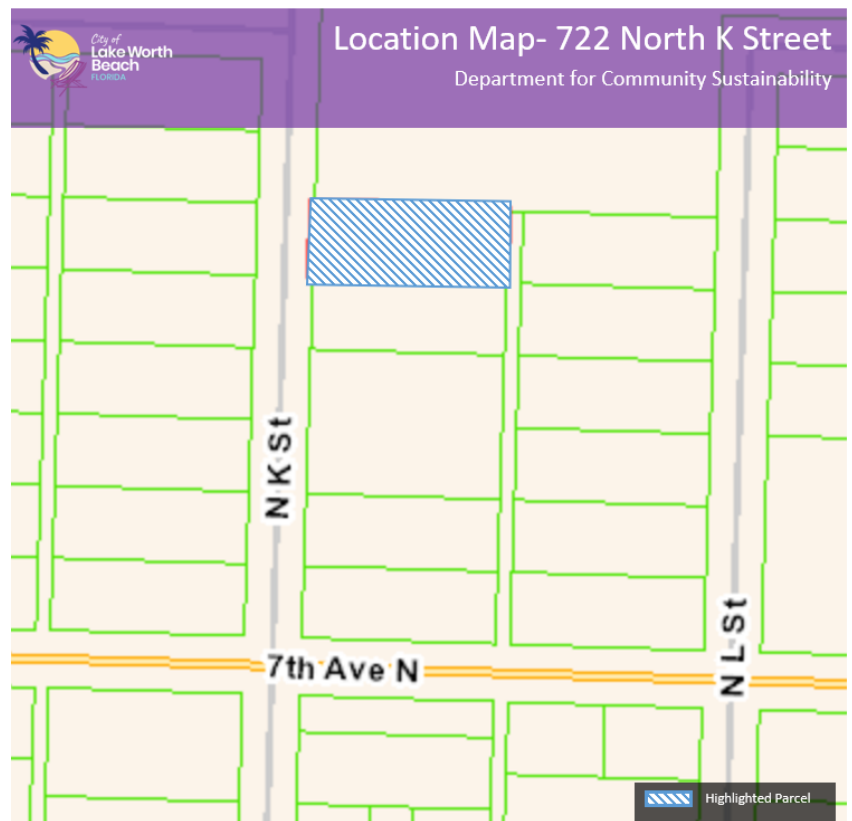
Lot Size: 0.15 acre /6750 sf

General Location: East side of North K Street between 7th Avenue North and 8th Avenue North

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. 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, SellTime, LLC., is requesting a Certificate of Appropriateness to replace the original metal shingle roof with a dimensional asphalt shingle roof, as well as replace existing flat roofing with new modified bitumen roofing at 722 North K Street.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The existing structure at 722 North K Street was constructed c. 1940 in the Wood Frame Minimal Traditional style. A rear addition with a flat roof and a separate rear screened porch addition were added to the structure in 1976. Based on property record cards in the property file, the attached one-car garage was enclosed and converted to living space prior to 1976.

On March 17, 2023, historic preservation staff received a completed COA application for roof replacement, including replacing a flat roof with new modified bitumen roofing and replacing metal shingle roofing with asphalt shingles. Staff disapproved the application on March 20th and provided comments to the applicant noting that the appropriate replacement for a metal shingle roof was a new metal shingle roof. On April 4th, staff and the applicant further discussed the roof, and staff provided a digital "binder" with examples of companies that offer metal shingles that meet Florida Building Code requirements. The applicants chose to pursue HRPB approval of asphalt shingles, and applied for HRPB review on April 17, 2023. The project was placed on the HRPB agenda for May 10, 2023.

Photographs of the site are included as **Attachment A**, the proposed asphalt shingles are 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 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 development of one-family and two-family structures. The existing structure at 722 North K Street is a single-family house, which is consistent with the implementing zoning district for the Medium-Density Residential FLU designation. The current land-use is consistent with the future land-use. However, the proposed asphalt shingle 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.

Other properties, such as 535 South Palmway, have chosen to get administrative approval to replace their historic metal shingle roofs with new metal shingles. If the Board moves to approve this application for replacement asphalt shingles without an economic hardship claim, staff requests updated direction regarding replacement of metal shingle roofs.

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 an asphalt shingle roof. Based on the City's Historic Preservation Design Guidelines, staff contends that the proposed asphalt shingle 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 Northeast Lucerne Local Historic District 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 asphalt shingle roof will reduce the overall historic character of this property.
- 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 local 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 shingles 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, in this case the original qualities and character of the building would be destroyed by the removal and replacement of the original metal shingles with an asphalt shingle roof.

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

Analysis: Asphalt shingle roofing is a common roofing material among neighboring properties. The proposed asphalt shingle roofing would be visually compatible with other structures from a public street but would not be the most compatible option.

- 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
Analysis: Not applicable.

- 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

Analysis: Not applicable.

- 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.

Analysis: Not applicable.

- 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: Not applicable, the applicant has not requested to be availed of this paragraph.

CONCLUSION AND CONDITIONS

Staff contends that the proposed application to replace one of the few remaining example of historic metal shingle roofing with asphalt shingle roofing is not an appropriate replacement material for this 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 asphalt shingles. 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 23-00100084 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **722 North K Street**, 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 23-00100084 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **722 North K Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

ATTACHMENTS

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