



MEMORANDUM DATE: May 2, 2022
AGENDA DATE: May 11, 2022
TO: Chair and Members of the Historic Resources Preservation Board
RE: **623 North Ocean Breeze**
FROM: Department for Community Sustainability

TITLE: **HRPB Project Number 22-00100091:** Consideration of a Certificate of Appropriateness (COA) for roof replacement in a building located at 623 North Ocean Breeze; PCN# 38-43-44-21-15-170-0100. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Single Family Residential (SFR).

OWNER(S): Christopher Pope
623 North Ocean Breeze
Lake Worth Beach, FL 33460

CONTRACTOR: Robert Donovan, Total Home Roofing

PROPERTY DEVELOPMENT HISTORY:

According to the historical property files, the single-story structure was constructed in 1939 with galvanized shingles. The structure was built in the Minimal Traditional architectural style. The property is listed on the Florida Master Site File (FMSF) as PB07469.

PROJECT DESCRIPTION:

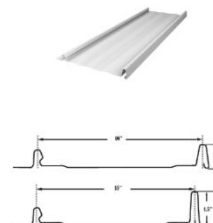
The property owner, Christopher Pope is requesting that the original metal shingles be removed and replaced with a standing seam metal panel roof. The following link is to the Tri County Metals TCM-LOK webpage: <https://tricountymetals.com/tcm-lok-panel/>



TCM-LOK METAL ROOFING PANEL OVERVIEW

The most popular residential standing seam metal roofing panel on the market today. The panel screws are actually concealed underneath the panel and are not visible. That is what makes this panel unique. Available in 24 Gauge.

- Suitable for any roof with a pitch greater than 1/4" / 12."
- Applications: Residential and light commercial
- 1" Rib height available in Galvalume® or 302 Aluminum
- Aluminum panels available in 2" rib height
- 1.5" Rib Height version available in 24 Gauge only
- Panel Profile: 15" wide with 1" high ribs
- Substrate: Steel and Aluminum
- Finish: Max Defender, Core Defender, Coastal Defender and Alloy-coated Galvalume® A-55
- Warranty: 20-year limited paint warranty; Max, 40-year limited paint warranty; Core, 25-year Mill Finish warranty; 25-year Aluminum No Set Back Warranty
- Available in flat, ribbed, or vertical



Florida Product Approvals

Exhibit A: Existing and Proposed Roofing Systems



Image of the existing roofing system.



TRI COUNTY METALS
 Metal Roofing (HVHZ)

PRODUCT DESCRIPTION

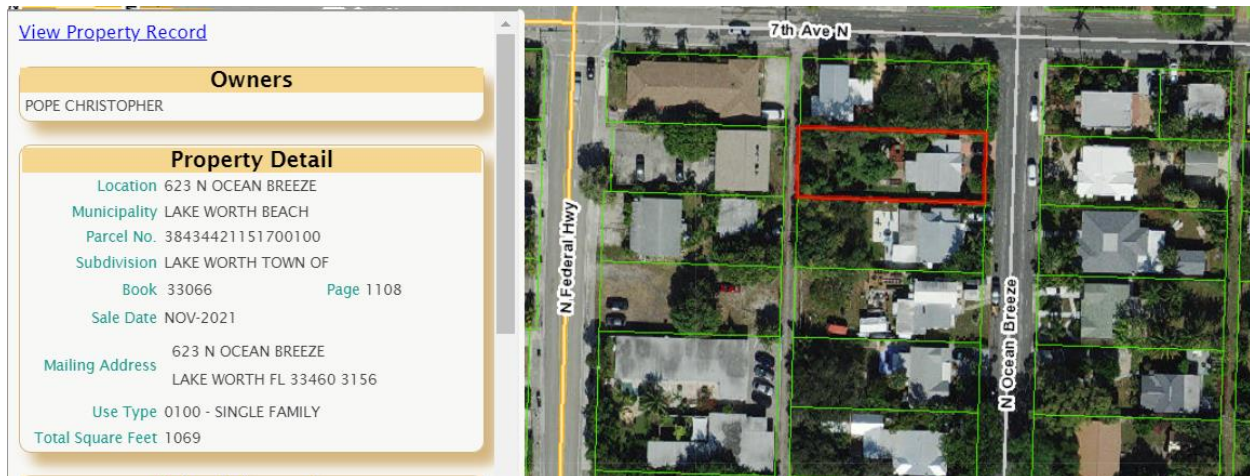
TCM-LOK 1 in.	Profile:	1 in. snap lock seam; Max. 16 in. coverage
	Description:	Non-structural, snap lock standing seam roof panel with 7/8 in. slotted nail strip
	Material:	Min. 24ga ASTM A792 AZ50 steel coated with Fluoropon® or WeatherXL or A792 AZ55 steel (F _y = min. 50 ksi); or Min. 0.032 in. ASTM B209, 3105 H22 aluminum coated with Fluoropon® (F _y = min. 25 ksi); Shall conform with FBC Section 1507.4.3

Proposed standing seam metal roof panel detail.

STAFF RECOMMENDATION: Many of the City’s Frame Vernacular and Frame Minimal Traditional buildings originally utilized a metal shingle. However, few examples of these original metal shingle roofs remain on our historic structures. As there are few remaining examples, **staff is recommending that the proposed roof be maintained or replaced with in-kind products.** However, it should be noted that there are limited replacement options for metal shingle products that also meeting Florida Building Code Requirements. These products include the Victorian shingle by Berridge Manufacturing Co. and the Oxford shingle by Classic Metal Roofing, which provide for a similar, but not identical appearance to the historic metal shingles. Therefore, **staff is also requesting guidance on the appropriateness of alternate materials for future applicants.**

Owner	Christopher Pope
General Location	The west side of North Ocean Breeze between 6 th Avenue North and 7 th Avenue North
PCN	38-43-44-21-15-170-0100
Zoning	Old Lucerne Historic District
Existing Land Use	Single Family Residential (SFR)
Future Land Use Designation	Single Family Residential (SFR)

LOCATION MAP:



Consistency with the Comprehensive Plan

The proposed project is not consistent with Goal 1.4 of the Comprehensive Plan, which encourages preservation and rehabilitation of historic resources. Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. Per the City’s Historic

Preservation Ordinance (LDR Sec. 23.5-4), the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation, the replacement of missing features should be substantiated by documentary, physical, or pictorial evidence. The current proposal seeks to replace a significant Character-defining architectural feature with a less historically compatible option.

However, it should be noted that there are limited replacement options for metal shingle products that also meeting Florida Building Code Requirements. These products include the Victorian shingle by Berridge Manufacturing Co. and the Oxford shingle by Classic Metal Roofing, which provide for a similar, but not identical appearance to the historic metal shingles. These products can be viewed via the following links:

- Oxford Shingle – Classic Metal Roofing Systems: <https://www.classicmetalroofingsystems.com/product-info/styles/oxford-shingle/>
- Victorian Shingle – Berridge Manufacturing Co: <https://www.berridge.com/products/shingle-systems/>

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide a guide for compatible roof replacements for historic structures within the historic districts. Roofs are amongst the most important character-defining architectural features, but they are also one of the most commonly replaced features of a building. Roof replacement should match the original features in design, color, texture, and other visual qualities and, where possible, materials. The wood framed Minimal Traditional architectural style structures originally featured metal shingles as described in the Minimal Traditional section of the City's Historic Preservation Design Guidelines, which can be viewed digitally via the link below:

<https://lwbdata.sfo3.cdn.digitaloceanspaces.com/community-sustainability/historic/7-2021/Lake%20Worth%20Beach%20Historic%20Preservation%20Design%20Guidelines.pdf>

Staff Analysis: The roof replacement is depicted exhibit A, above. Based on the existing original roof and the City's Historic Preservation Design Guidelines, staff contends that the proposed standing seam metal panel roofing system is not an appropriate replacement for the original metal shingle roofing system.

Section 23.5-4(k)(3)(A) – Review/Decision

Certificate of Appropriateness

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 architectural style section of the City's Historic Preservation Design Guidelines is included as **an attachment**.

Section 23.5-4(K)(1) General guidelines for granting certificates of appropriateness

1. *In general.* 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?

Staff Analysis: Based on the existing original roof and the City's Historic Preservation Design Guidelines, staff contends that the proposed standing seam metal panel roofing system is *not a successful replacement* for metal shingles. However, it should be noted that there limited available product options that also meet Florida Building Code Requirements. Further, the existing product options are similar, but to not exactly replicate the existing roof material.

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

Staff Analysis: The proposed roof replacement will detract from the overall historic character of Old Lucerne Local 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?

Staff 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 metal panel roofing system 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?

Staff 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?

Staff 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?

Staff Analysis: The proposal, is not in compliance with the City's Historic Preservation Design Guidelines Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, or the City's Land Development Regulations, 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?

Staff Analysis: The structure is designated as a contributing resource within a local historic district. The resource is a Minimal Traditional building, which has a distinct set of architectural characteristics. The proposed roof is not a successful replacement for the original metal shingles.

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

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures:*

- 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?

Staff 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.

Staff Analysis: Yes, in this case the original character of the building associated with the roof's appearance would be destroyed by the removal and replacement of the original metal shingle with a standing seam metal panel roofing system.

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

Staff Analysis: The proposed standing seam metal roof would be visually compatible with with other structures in the district from a primary or secondary 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:

- (1) The work to be performed will conform to the original door and window openings of the structure; and

Staff Analysis: Not applicable.

- (2) 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

Staff Analysis: Not applicable.

- (3) 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.

Staff Analysis: Not applicable.

- (4) 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.

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

PUBLIC COMMENT:

At the time of publication of the agenda, staff has not received written public comment.

CONCLUSION:

The subject application is not consistent with the Minimal Traditional architectural style and the Historic Preservation Design Guidelines requirements as proposed. Many of the City's Frame Vernacular and Frame Minimal Traditional buildings originally utilized a metal shingle. However, few examples of these original metal shingle roofs remain on our historic structures. As there are few remaining examples, **staff is recommending that the proposed roof be maintained or replaced with in-kind products.** However, it should be noted that there are limited replacement options for metal shingle products that also meeting Florida Building Code Requirements. These products include the Victorian shingle by Berridge Manufacturing Co. and the Oxford shingle by Classic Metal Roofing, which provide for a similar, but not identical appearance to the historic metal shingles. **Therefore, staff is also requesting guidance on the appropriateness of alternate materials for future applicants.**

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100091 with staff recommended conditions for a Certificate of Appropriateness (COA) for roof replacement for the property located at **623 North Ocean Breeze**, 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.

I MOVE TO **DENY** HRPB Project Number 22-00100091 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.

ATTACHMENTS:

- Applicant's supporting documentation (Product NOA)



City of
**Lake Worth
Beach**
FLORIDA™

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