



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 26-00100153: Consideration of a Certificate of Appropriateness (COA) for roof replacement at **242 Cornell Drive**. The subject property is a non-contributing resource to the College Park Historic District and is located in the Single-Family Residential (SFR) Zoning District.

Meeting Date: July 8, 2026

Property Owner/Applicant: Christine Sylvain

Address: 242 Cornell Drive

PCN: 38-43-44-21-15-06-003-1190

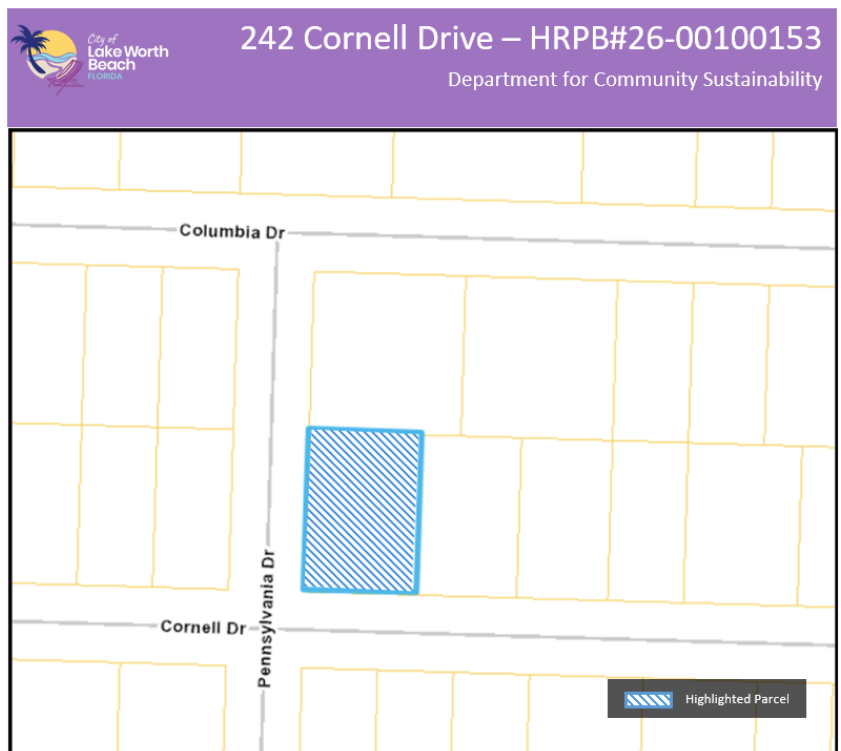
Lot Size: 0.18 acre /7,841 sf

General Location: Northeast corner of Cornell Drive and Pennsylvania Drive

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

PROJECT DESCRIPTION

The property owner, Christine Sylvain, is requesting a Certificate of Appropriateness to replace the existing asphalt shingle roof with a metal standing seam roof at 242 Cornell Drive.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The existing structure at 242 Cornell Drive was constructed c. 1959 in the Masonry 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 available, and according to city records, the original roof was a white cement tile in 1959. An additional bay was added to the existing flat roof attached single garage in 1991, and the previously existing garage was converted to a den. City records contain no information regarding when the concrete tile was replaced with the existing asphalt shingle system.

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 College Park Historic District (see Attachment F).

On April 24, 2026, Historic Preservation staff received a completed COA application associated with a building permit to replace the existing dimensional asphalt shingle roofing with metal standing seam roofing. Staff disapproved the application on April 30, 2026, and provided comments to the applicant noting that the appropriate replacement for a dimensional asphalt shingle roof was a new dimensional asphalt shingle roof or alternative material previously approved for administrative approval by staff. The applicants chose to pursue HRPB approval of the metal standing seam and submitted an application for an HRPB review on May 21, 2026, providing all the necessary documents. However, the application was submitted to permitting, rather than to the Planning, Zoning, and Historic Preservation Division resulting in a processing delay, and the project was placed on the HRPB agenda for July 8, 2026.

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**. The original plans are included as **Attachment D**.

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. Implementing zoning districts are SF-7, MH-7 and NC."*

Analysis: The Single-Family Residential designation is primarily intended to permit the development of structures with one dwelling unit, and one of the implementing districts is the Single-Family Residential zoning district (SFR). The existing structure at 242 Cornell Drive is a single-family house, which is consistent with the implementing zoning district for the Single-Family 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 Masonry Vernacular section of the Historic Preservation Design Guidelines, as well as the roofing section, are included as **Attachment E**.

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 existing 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 white concrete tile, which is the original material based on available documentation in the City's property file records however, dimensional asphalt shingle is also permitted as an administrative approval.

- 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 College Park Historic District since metal standing seam roofs are not compatible with the architectural style of 242 Cornell Drive according to the Historic Preservation Design Guidelines. The Period of significance for the College Park Historic District is the 1920s land boom and 1940s-1950s era. Concrete tile roofing is a defining feature for 1950s era structures which are part of the period of significance for the District overall and therefore would affect one of the defining features of the 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: According to the regulations set forth in the City's Historic Preservation Design Guidelines, replacement roofs shall replicate the appearance of the original roofing material. The original roofing material was white concrete tile. The metal standing seam roof will reduce the overall historic character of this property since typically Masonry Vernacular homes had white concrete tile, or occasionally, white glaze barrel tile. The most successful replacement option is white concrete tile, however, dimensional asphalt or stone coated steel shingles can also be approved in line with previous guidance from the Board as the current roofing material is asphalt shingle roofing. 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 the Masonry Vernacular style. The Secretary of the Interior's Standard for Rehabilitation of Historic Structures Criteria #6 states "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials." As such, the most appropriate replacement material is white concrete tile. However, dimensional asphalt shingle, or stone coated steel shingle could also be approved.

- 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 Masonry Vernacular building, which has a distinct set of architectural characteristics. According to the Historic Preservation Design Guidelines, original Masonry Vernacular roofs used white concrete tile roofing, and occasionally white glazed barrel tile roofing. The appropriate replacement for both the original white concrete tile roofing and the current composition shingle roofing is either white concrete tile roofing, a dimensional asphalt shingle roof, or stone coated steel shingle. The proposed metal standing seam is not an appropriate replacement.

In addition, according to the 2020 College Park Designation Report, 242 Cornell Drive is recommended to be a contributing resource in the College Park 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 two public rights-of-way as the property is a corner lot. 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 Masonry 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 26-00100153 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **242 Cornell Drive**, 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 26-00100153 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **242 Cornell Drive**, because [Board member please state reasons].

The HRPB's decision will be final for this Certificate of Appropriateness, the applicant may appeal the Board's decision to City Commission.

ATTACHMENTS

- A. Photo Exhibit
- B. Permit Application
- C. Applicant's COA Application and Justification Statement
- D. Original Building Elevations
- E. Design Guidelines – Masonry Vernacular Style and Roofing
- F. 2015-2020 College Park Historic Survey
- G. April 30, 2026 Email Regarding Denial of Permit #26-1015
- H. Certificate of Appropriateness Approval Matrix
- I. Florida Department of Emergency Management – Disaster Mitigation for Historic Structures: Protection Strategies