



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100039: Consideration of a Certificate of Appropriateness (COA) for window replacements at the property located at **211 Columbia Drive**. The subject property is a contributing resource to the College Park Local Historic District and is located in the Single-Family Residential (SFR) Zoning District.

Meeting Date: April 12, 2023

Property Owner/Applicant: Lynette Brooks

Address: 211 Columbia Drive

PCN: 38-43-44-15-06-003-0530

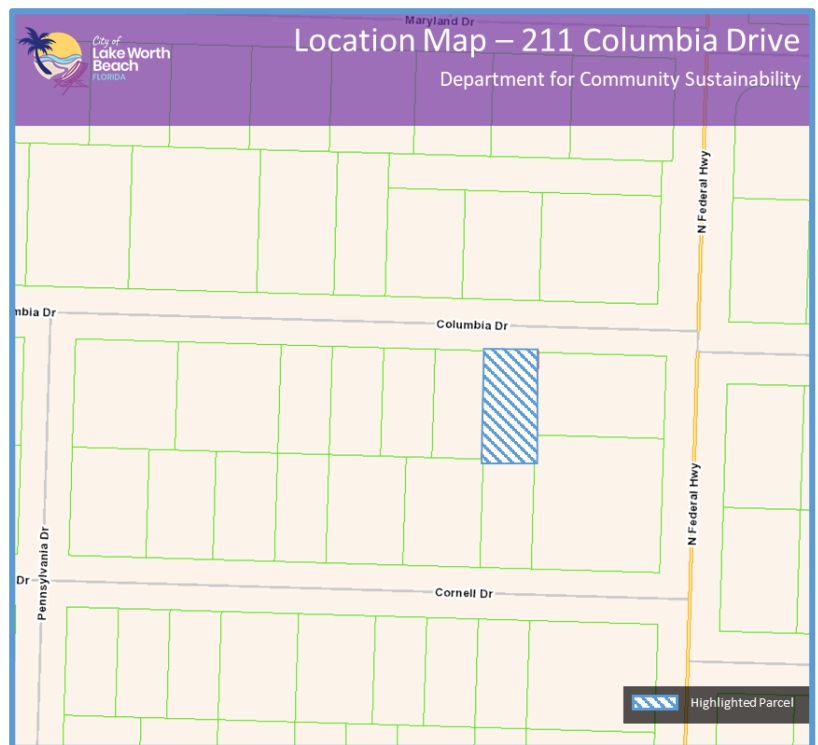
Lot Size: 0.12 acre /5250 sf

General Location: North side of Columbia Drive between Pennsylvania Drive and North Federal Highway

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 request 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. Based on previous direction by the HRPB and the requirements in the Historic Preservation Design Guidelines, staff cannot administratively approve the proposed gray glass windows and recommends denial of the proposed windows.

PROJECT DESCRIPTION

The property owner, Lynette Brooks, is requesting a Certificate of Appropriateness for replacement of 13 windows and on the structure located at 211 Columbia Drive. The windows were installed in 2020 without permit approval (permit #20-2124) and have gray tinted glass. 211 Columbia Drive is not part of the College Park National Historic District, but is a contributing structure in the College Park Local Historic District.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The single-family house at 211 Columbia Drive was constructed in 1948 in the Minimal Traditional architectural style. The home has had several alterations and repairs throughout its history, including the addition of a Florida room in 1956, a detached carport in 1957, and a screen room on the carport in 1965, as well as several roofing replacements and the addition of awnings to existing windows.

On July 17, 2020, the City received a permit application for replacement of 13 windows on the main structure. The permit was disapproved by Historic Preservation staff on July 29, 2020, as the application was missing labeled photographs, information about the replacement glazing type, and a COA application.

On November 15, 2022, Code Enforcement staff filed code violations on the property, including window replacement without an approved building permit. The property owner contacted Historic Preservation and Building Department staff in January and February, and staff discussed how to re-submit the window permit with the required documentation. The permit was re-submitted on February 16, 2023, and staff disapproved the permit on February 23, 2023, as the information submitted by the property owner noted that the glazing has a gray tint. Staff informed the property owner that they could either replace the glazing with clear glass, which would keep the approval at an administrative level, or they could take the project to the HRPB to request approval of the replacement windows with the existing gray glazing. The property owner expressed that they had difficulty finding a contractor to replace the glass, as the previous contractor had worked without permits; the property owner's attempts to contact the previous contractor to resolve the unpermitted work have not been successful. On February 28, 2023, staff received the documentation required to take the project to the HRPB, and placed the project on the agenda for April 12th.

An installation map and photos of the replacement windows are included as **Attachment A**, and the property owner's Justification Statement is included in **Attachment B**.

ANALYSIS

Consistency with the Land Development Regulations and Historic Preservation Design Guidelines

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 window replacement section of the City's Historic Preservation Design Guidelines is included as **Attachment C**.

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 original architectural drawings and the City's Historic Preservation Design Guidelines, staff contends that the proposal is successful in replicating the original window design. However, the windows utilize gray glass, which has not been considered an appropriate replacement for clear glazing.

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 window replacement will have no direct physical effect on any surrounding properties within the College Park Historic 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 windows shall replicate the appearance of the original windows. The replacement windows use appropriate options to replicate the design of the original double-hung and jalousie windows, but do not replicate the historic clear glazing.

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 replacement window styles are in compliance with the City's Historic Preservation Design Guidelines Design Guidelines, Secretary of the Interior's Standards for Rehabilitation, and the Historic Preservation Ordinance. However, the gray tinted glazing used in the replacement windows is not in compliance with the City's Historic Design Guidelines.

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 the College Park Historic District. Windows are a major character-defining feature for architectural styles, and play an important role in structures' contributing designations. As previously discussed, the windows' style and design are appropriate

for the architectural style at 211 Columbia Drive. However, per the Design Guidelines, tinted glass is not appropriate for historic structures. Therefore, using gray glazing in all the structure's window openings will have an adverse effect on the structure's historic integrity.

Section 23.5-4(k)(2) Additional guidelines for alterations and additions, 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: Yes, the property is still being used as a single-family residence, which is its originally intended purpose.

- 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: The window replacements, excluding the rear Florida room, will not be removing original historic material. The original windows on the house were replaced from double-hung windows to jalousies at an unknown date (based on Google Maps images, the windows were replaced with jalousies prior to 2007). The windows on the rear Florida room do appear to be the original windows from when the room was constructed c. 1956. The proposed window replacements are stylistically appropriate for the architectural style, but do not conform to the Design Guidelines regarding window tint.

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

Staff Analysis: The proposed gray glass is not visually compatible with the neighborhood character of the district and does not comply with the Design Guidelines.

- 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
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
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.
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 applicants have not chosen to avail themselves of this paragraph.

CONCLUSION AND CONDITIONS

While the window styles are appropriate for the structure, the gray tinted glass is not consistent with the requirements of the Historic Preservation Design Guidelines. If the Board moves to approve the replacement windows, staff has drafted conditions of approval:

Conditions of Approval:

1. Windows A, B, C, D, E, K, and L shall be one-over-one single hung windows.
2. Windows F, G, H, I, J, and M shall be horizontal roller windows.
3. At building permit inspections, all previously installed windows shall be inspected for the conditions below. If the windows do not meet the conditions, and shall be reinstalled to meet the conditions below:
 - a. All windows shall be installed in their existing openings. Openings shall not be filled in or made larger to accommodate alternately sized products.
 - b. Original window trim, window sills, and mullions shall be retained. Where original trim and surrounds need to be replaced due to severe deterioration, the replacement elements shall match what is being removed in profile, design, shape, size, configuration, and location.
 - c. All windows shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-001000039 for a Certificate of Appropriateness (COA) for window replacements with gray tinted glass for the property located at **211 Columbia Drive**, 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 23-001000039 for a Certificate of Appropriateness (COA) for window replacements for the property located at **211 Columbia 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.

ATTACHMENTS

- A. Installation Maps, Photos, and Quote Form (2020 and 2023)
- B. Application and Justification Statement
- C. Window Replacement Guidelines