



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 24-00100028: Consideration of a Certificate of Appropriateness (COA) for replacing windows and doors, as well as the conversion of window openings into door openings at the rear at the property located at **216 North Lakeside Drive**. The subject property is a contributing resource to the Old Lucerne National Register Historic District and is located in the Single-Family-Residential (SFR) District.

Meeting Date: October 9, 2024

Applicant: Michael Perry – MP Design & Architecture

Owner: 216 North Lakeside Drive LLC

Address: 216 North Lakeside Drive

PCN: 38-43-44-21-15-036-0040

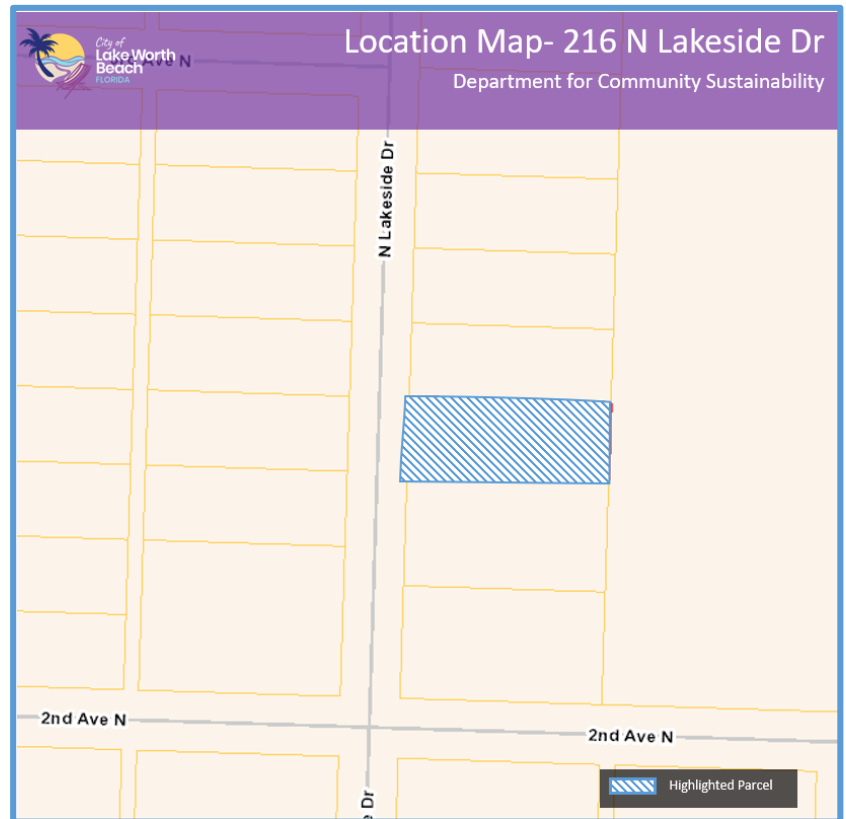
Lot Size: 0.155 acres /6,750 sf

General Location: East side of North Lakeside Drive between 2nd Avenue North and 3rd Avenue North

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. Staff recommends that the Board not approve the requested alteration to window opening J.

PROJECT DESCRIPTION

The applicant, Michael Perry of MP Design & Architecture, on behalf of the property owner, 216 North Lakeside Drive LLC, is requesting a Certificate of Appropriateness to replace windows and doors, as well as the conversion of window openings into door openings at the property located at 216 North Lakeside Drive. 216 North Lakeside Drive is a contributing structure in the Old Lucerne National Register Historic District.

PUBLIC COMMENT

Staff has not received any letters in support of or opposition to the COA request.

PROPERTY DEVELOPMENT HISTORY

The single-family structure at 216 North Lakeside Drive was constructed in 1940 in a Colonial Revival architectural style. The building is a 2-story building, and its character-defining features included a stoop entrance, siding, shingled gabled roof, panel doors, and sixteen-light double leaf casement windows.

Alterations occurred in the 1980s with the construction of a rear porch and enclosure of a previous rear porch on the southeast corner of the building.

On June 13, 2023, the applicant contacted the historic preservation staff regarding the original drawings for 216 North Lakeside Drive and suitable window replacement options. Staff provided a digital copy of the original plans by email and discussed the appropriate replacement options over the phone.

On February 12, 2024, the applicant submitted COA application #24-00100028 for the replacement of existing windows with single-hung windows featuring horizontal muntins on each sash to imitate a four-light awning window, as well as the replacement of doors with horizontal sliding doors. The historic preservation staff disapproved the application, noting that photos of each window from the exterior, keyed to an installation map, and an order form specific to each window were missing. Additionally, staff determined that single-hung windows with horizontal muntins, horizontal sliding doors, and full-light doors are not appropriate for the architectural style.

On August 15, 2024, the applicant resubmitted the COA application, addressing previous staff comments but proposing to change three pairs of windows to paired French doors at the rear: one on the second floor and two on the first floor. Per the Historic Preservation Design Guidelines, windows should be installed in their existing openings, and openings should not be filled in or enlarged for differently sized products. Staff proposed a compromise to allow the conversion of window opening P into a door on the second floor and window opening K on the first floor. Both openings are located at the rear of the structure, and their conversion to doors will the property owner access to the second-floor balcony and the first-floor backyard. However, historically, window opening J has always been a window opening, and enlarging it would not provide any additional functionality, as opening K is also proposed to be a door to the backyard from the same room. Therefore, staff contended that altering opening K to become a door would go against the intention of the Design Guidelines and would require Board approval.

The applicant submitted the documentation required to take the project to the HRPB on September 17, 2024, and the project was scheduled for hearing at the next available meeting on October 9, 2024.

Architectural plans, photos of the existing openings, and window schedule for the proposed windows and doors are included as **Attachment A**. 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, which addresses appropriate glazing, is included as **Attachment D**.

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: The proposed work will replace windows and doors across the principal structure and accessory structure at 216 North Lakeside Drive, and will change three paired windows into double doors. Based on architectural drawings in the property file, window opening J was part of the original design, whereas window opening K was added later as part of a porch enclosure. Therefore, staff contends that opening K can appropriately be converted to a door to provide the owners will backyard access; window opening J should remain a window opening as it was part of the historic design and would provide the owners with no additional required functionality for backyard access.

- 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 change to opening J will have no direct physical effect on any surrounding properties within the Old Lucerne 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: According to the regulations outlined in the City's Historic Preservation Design Guidelines, windows should be installed in their existing openings, and openings should not be filled in or enlarged to accommodate differently sized products. Staff has already proposed a compromise to allow openings P and K to be converted to doors, as they are on the rear of the structure and their conversion would serve a functional purpose for the property owners. However, staff contends that the conversion of opening J to a door is not in accordance with the Design Guidelines, as window opening J is part of the original design and its conversion would provide no additional functionality.

- 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: Staff contends that the proposed conversion of opening K from a window to a door is not in compliance with the City's Design Guidelines. Per the Historic Preservation Design Guidelines, windows should be installed in their existing openings, and openings should not be filled in or enlarged for differently sized products. Historically, window opening J has always been a window opening, and enlarging it would not provide any additional functionality, as opening K is also proposed to be a door to the backyard from the same room. Staff has previously proposed a compromise to the applicant to change one window opening to a door opening on the second floor and one on the first floor, providing access to the balcony and patio, respectively, while keeping the original window opening J.

- 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 a contributing resource within the Old Lucerne National Register Historic District. As a contributing structure, the historic review of window and door replacements applies to all openings, whether visible from the public right-of-way or not. This review aims to promote architecturally appropriate alterations over time, ensuring that contributing structures maintain their designation status. Based on staff interpretation of the Design Guidelines, changing window opening J to a door opening is not appropriate for 216 North Lakeside Drive. Staff contends that converting openings P and K while retaining opening J as a window will provide the owners with their desired functionality while having the least possible adverse effect to the structure.

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: Yes, changing window opening J to a door will remove an original feature of the structure's historic design.

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

Staff Analysis: Not applicable.

- 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 proposed door style is appropriate for the structure's architectural style, window opening J was part of the original design of the house at 216 North Lakeside Drive, and converting it to a door would not provide any additional functionality, as opening K is also proposed to be a door to the backyard from the same room. Therefore, staff contends that altering opening K to become a door does not comply with the regulations or intention of the Historic Preservation Ordinance Design Guidelines. **Staff recommends that the Board not approve the requested alteration to window opening J.**

If the Board moves to approve the applicant's request, staff has drafted conditions of approval:

Conditions of Approval:

1. Window openings A, and L shall be clear fixed windows with ten (10) light casement window sidelights.
2. Window openings B, M, N, and R shall be clear sixteen (16) light double-leaf casement windows.
3. Window opening C shall be a clear four (4) light single-leaf casement window.
4. Window openings D, F, and I shall be clear eight (8) light single-leaf casement windows.
5. Window opening G shall be either clear fixed windows with ten (10) light casement window sidelights or a triplet of eight (8) light casement windows
6. Window openings H, J, K, P, and Y shall be clear fifteen (15) light double French doors.
7. Door openings E, O, and Q shall be clear fifteen (15) light French doors.
8. Window openings S, T, Z, and Za shall be clear four-over-four single-hung windows.
9. Window opening X shall be a clear paired six-over-six single-hung window.
10. Window openings U and V shall be clear six-over-six single-hung windows.
11. All windows and doors shall be installed in their existing openings with the exceptions of openings J, K, and P. Openings shall not be filled in or made larger to accommodate alternately sized products.
12. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass. Glazing for front doors and bathroom windows may use a white interlayer for privacy.
13. All windows and doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
14. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.

BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** HRPB Project Number 24-00100028 for a Certificate of Appropriateness (COA) for replacement windows and doors, as well as the conversion of window openings into door openings for the property located at **216 North Lakeside 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 24-00100028 for a Certificate of Appropriateness (COA) for replacement windows and doors, as well as the conversion of window openings into door openings for the property located at **216 North Lakeside Drive**, because [Board member please state reasons].

ATTACHMENTS

- A. Installation Map, Photos, and Quote Forms
- B. Applicant's Justification Statement