



MEMORANDUM DATE: August 5, 2020

AGENDA DATE: August 12, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **221 Princeton Drive**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 20-00100129:** Consideration of a Certificate of Appropriateness (COA) for partial window replacement for the property located at **221 Princeton Drive**; PCN#38-43-44-15-06-011-4250. The subject property is a noncontributing resource to the College Park Local Historic District and is located within the Single-Family (SF-R) Zoning District.

OWNER: Edwin and Nancy Ferree
221 Princeton Drive
Lake Worth Beach, FL 33460

PROJECT DESCRIPTION:

The property owners, Edwin and Nancy Ferree, are requesting a Certificate of Appropriateness for exterior alterations to replace three (3) windows on the structure's front façade. The subject property is located on the south side of Princeton Drive, between Pennsylvania Drive and North Federal Highway. The property is located in the Single-Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single-Family Residential (SFR).

If approved, the subject application would allow replacement of three (3) existing awning windows on the front façade with new JELD-WEN vinyl impact single-hung windows. The structure was constructed c. 1950 in a Masonry Vernacular architectural style. City building records indicate the structure utilizes masonry construction with a smooth stucco exterior finish and an asphalt shingle hip roof. The structure's character-defining features include a simple asymmetrical plan, two and three light awning windows, decorative stucco detailing, and a front door stoop with a wrought iron support. In 1955, a carport addition was constructed on the west side of the property with a flat roof and brick piers fronting Princeton Drive. In 1988, a rear addition was constructed behind the carport to accommodate additional living area, including a new bathroom and laundry facilities. City permit records indicate the structure has had minor alterations over time, including permits for plumbing and air-conditioning upgrades, roof replacement, and fencing.

The 1998 Designation Report for the College Park Local Historic District classifies the property as a noncontributing resource. In 2019, College Park was resurveyed utilizing a Florida Department of State

Historic Preservation Small-Matching Grant, grant number 19.H.SM.200.080. At the completion of this survey, the property at 221 Princeton Drive was deemed as eligible for reclassification as a contributing resource.

The application will require the following approval:

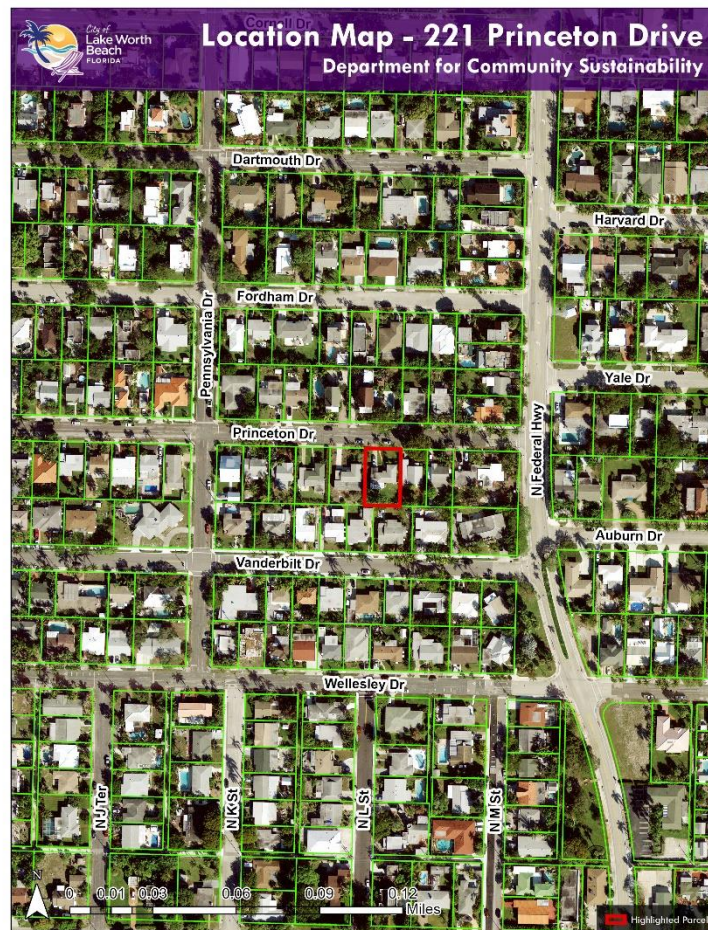
1. **Certificate of Appropriateness (COA)** for Exterior Alterations for partial window replacement.

STAFF RECOMMENDATION:

Staff recommends approval with conditions as provided on page 9, that modify the proposed application to utilize aluminum-framed windows that replicate the existing 2-light and 3-light awning windows.

PROPERTY DESCRIPTION

Owner	Edwin and Nancy Ferree
General Location	South side of Princeton Drive, between Pennsylvania Drive and North Federal Highway
PCN	38-43-44-15-06-011-4250
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single-Family
Future Land Use Designation	Single-Family Residential (SFR)



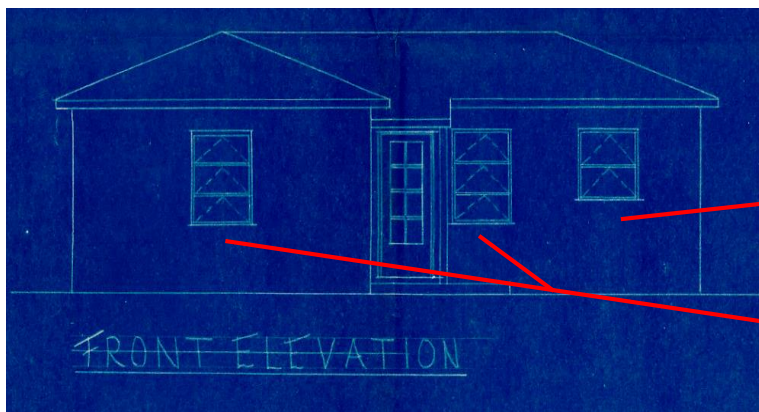
PROJECT HISTORY

On June 15, 2020, the property owner submitted Building Permit #20-1726 for partial window replacement for the subject property. On June 23, 2020, Historic Preservation staff failed the building permit application as a Certificate of Appropriateness (COA) Application and photos of the existing windows were not included in the permit submittal. The partial window replacement plan proposes to replace 2-light and 3-light steel awning windows with full-view vinyl single-hung windows. The property owner, Edwin Ferree, was advised that the Historic Resources Preservation Board (HRPB) must review the window replacement proposal as it is not consistent with the City's Historic Preservation Design Guidelines. In addition, Mr. Ferree was advised of the options available for administrative approval. As the windows are already purchased, Mr. Ferree chose to proceed with HRPB review of the partial window replacement.

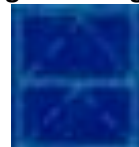
Consistency with the Comprehensive Plan

The proposed project, subject to the conditions of approval that require aluminum-framed windows that replicate the existing 2-light and 3-light awning windows, is 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 original architectural drawings and current photographs below provide evidence of the structure's original/existing window configuration on the front façade.

1950 Architectural Drawing, Front Facade



2-Light Awning Window



3-Light Awning Window



Current Photograph, Front Facade



As is typical with awning windows on Masonry Vernacular structures, all lights are equally sized depending on the height of the window opening.

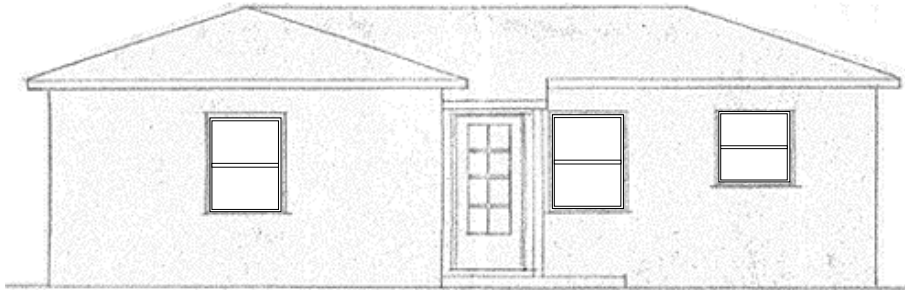
HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide a guide for compatible window replacement for historic structures within the historic districts. Windows are amongst the most important character-defining architectural features, but they are also one of the most commonly replaced features of a building. Replacement products for historic structures should match the original features in design, color, texture, and other visual qualities and, where possible, materials.

Pages 200 and 201 of the City's Historic Preservation Design Guidelines, included as **Attachment D**, provide a guide for replacement of original windows. Examples are provided of *most successful*, *successful*, and *unsuccessful* replacement. The description below will detail the Applicant's proposed windows for the front façade and Staff's recommendation for *most successful* replacement in compliance with the Historic Preservation Design Guidelines.

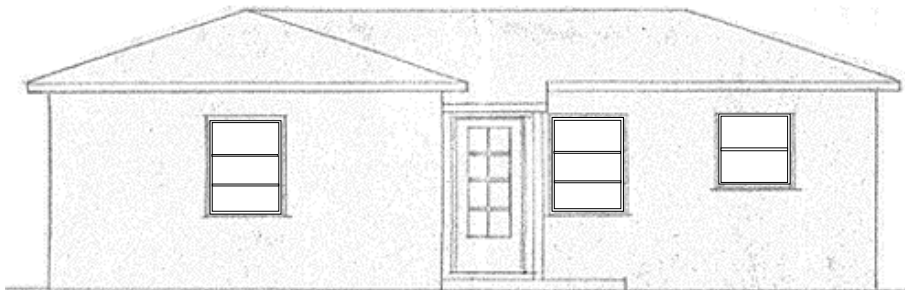
North Elevation (Fronting Princeton Drive)



Proposed

Install three (3) new vinyl impact single-hung windows without divided-light patterns.

- Window Frame: Vinyl
- Window Frame Finish: White
- Muntin Type: None
- Glass Type: Clear or Clear Low-E



Staff Recommendation (Most Successful Replacement)

Install two (2) aluminum impact casement windows (Alternates: fixed, awning, or hopper) with divided-light patterns to replicate the 3-light awning windows. Install one (1) aluminum impact full-view single-hung window (Alternates: casement, fixed, awning, or hopper with divided-light patterns) to replicate the 2-light awning windows).

- Window Frame: Aluminum
- Window Frame Finish: Clear-Anodized
- Muntin Type: Exterior Raised Triangular
- Glass Type: Clear or Clear Low-E

Review

Per the COA Approval Matrix, for noncontributing resources, only exterior alterations visible from the street require a Certificate of Appropriateness. Therefore, only the three (3) windows on the front façade are being reviewed. A structure's siting on a lot impacts the visibility of windows on secondary facades. The subject property is setback approximately thirty feet (30') from Princeton Drive. The two (2) additional windows being replaced on the east elevation are not visible, and therefore not subject to Historic Preservation Review.

The Staff recommended partial window replacement for the front façade could be approved administratively at permitting. The partial window replacement, as proposed, could not be approved administratively as the window types, frame material, and lack of divided light patterns are a change in design from the original window configuration. The original/existing 3-light awning windows are being replaced with full-view single-hung windows with white frames. The original/existing 2-light awning window is also being replaced with a full-view single-hung window with white frames.

The Applicant is also proposing to install windows with vinyl frames. When replicating metal awning windows, Staff always recommends that the replacement windows utilize aluminum window frames as they are the most historically compatible frame options for material, design, color options, and overall proportion. In addition, aluminum-framed windows are commonly utilized due to their wide availability, versatility, and affordability.

The window replacement, as proposed, utilizes single-hung windows on all of the front façade's openings. Based on the Design Guidelines, an Applicant may propose an architecturally compatible alternative for window replacement. The Masonry Vernacular architectural style section of the Design Guidelines, included as **Attachment E**, provides examples of common window types. Staff contends that the proposal is *unsuccessful* in replicating the original windows. Per the Design Guidelines (pg.61), hung windows are only appropriate on Masonry Vernacular structures constructed before 1930. Post 1930, Masonry Vernacular windows consisted of "either steel casements, or aluminum awning, jalousie, or fixed pane windows". Architecturally compatible alternatives are appropriate when none of the original windows remain and there is no architectural or photographic evidence of their design. The structure's original windows remain and can be readily replicated with modern window products. Additionally, it is not possible to add exterior muntins to the proposed windows to arrive at a similar divided light configuration where the lights are equally sized for both window sizes.

Certificate of Appropriateness

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.

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 partial window replacement with JELD-WEN vinyl impact single-hung windows will result in a substantial change to the structure's appearance. The proposal is *unsuccessful* in replicating the original windows and does compliment the architectural significance of the structure.

- 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 partial window replacement will have no direct physical effect on any surrounding properties within the surrounding College Park Local 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: The proposed full-view single-hung vinyl replacement windows are *unsuccessful* in replicating the appearance of the original 3-light metal awning windows.

- 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 his property.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: Yes, the partial window replacement plan is feasible and could be carried out 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 City's Historic Preservation Design Guidelines places significant importance on *successful* window and door replacement. The proposal is not in compliance with the Design Guidelines as the replacement products do not seek to replicate the original design. The proposed windows do not comply with the Secretary of the Interior's Standards for Rehabilitation or the City's Land Development Regulations, Historic Preservation Ordinance, §23.5-4(k).

- 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's original/existing steel awning windows will be removed to allow installation of replacement windows. The proposed partial window replacement utilizes products that have incompatible window types, including the number of lights (panes), and frame dimensions. The least possible adverse effect would be to maintain the existing windows or propose replacement with products that replicate the original windows.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.*

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: The proposed partial window replacement requires removal of the original/existing windows on the front façade of the structure. Replicating the appearance of the original windows with replacement products can help maintain original qualities or character of the structure.

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

Staff Analysis: No, the proposed partial window replacement is not compatible with neighboring properties. There are several properties on Princeton Drive that retain their original windows or successfully replicate the appearance of their original windows since the adoption of the City's Historic Preservation 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

Staff Analysis: Yes, the window replacement proposal would conform to the original window opening sizes

- (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: Staff defers to the applicant. Already purchased windows are not included in the decision-making criteria and should not constitute an increase in the property owner's window replacement cost.

- (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: The replacement windows do not match the old in design, color, or materials. Vinyl windows are not available in a clear-anodized finish that replicates the original metal windows.

- (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: The Applicant contends that the proposed windows are compatible with the neighboring property to the west, 225 Princeton Drive, that was constructed in the same time period. The Applicant's justification statement is included as **Attachment C**.

PUBLIC COMMENT:

At the time of publication of the agenda, Staff has received no public comment.

CONCLUSION:

The proposed partial window replacement with JELD-WEN vinyl impact single-hung windows will result in a substantial change to the structure's appearance. The proposal is *unsuccessful* in replicating the original windows and does not compliment the architectural significance of the structure. **The partial window replacement, as conditioned to reflect an alternative configuration with aluminum-framed windows that replicate the existing 2-light and 3-light awning windows, is consistent with the Comprehensive Plan, Historic Preservation Ordinance, Historic Preservation Design Guidelines, and Secretary of Interior Standards for Rehabilitation.**

Conditions of Approval:

- 1) The replacement windows shall utilize aluminum frames with proportions that *successfully* replicate the original metal window frames, subject to Staff review at permitting.
- 2) The replacement windows for openings that utilize 3-light awning windows shall be replaced with casement, fixed, awning, or hopper windows. The windows shall utilize two horizontal muntins to replicate the original 3-light configuration, subject to Staff review at permitting.
- 3) The replacement window for the opening that utilizes a 2-light awning window shall be replaced with single-hung, casement, fixed, awning, or hopper windows. Divided-light patterns shall match the 2-light original configuration, subject to Staff review at permitting.
- 4) All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or “grills between the glass” shall not be permitted.
- 5) The windows shall be replaced in their original openings, and the openings shall not be made smaller by building in the framing or made larger by expanding the opening, unless otherwise recommended by the Board.
- 6) The windows shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
- 7) The windows shall utilize clear glass or glass with a clear Low-E coating. Tinted or highly reflective glass shall not be used.
- 8) Staff recommends utilizing window frames with a clear-anodized (silver) frame finish.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100129 with staff recommended conditions for a Certificate of Appropriateness (COA) for partial window replacement for the property located at **221 Princeton 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 20-00100129 for a Certificate of Appropriateness (COA) for partial window replacement for the property located at **221 Princeton Drive**, because the Applicant has not established by competent substantial evidence that the request is consistent with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. Applicant Justification Statement and Window Replacement Plan
- D. Historic Preservation Design Guidelines – Masonry Vernacular (Excerpt)
- E. Historic Preservation Design Guidelines – Window Replacement (Excerpt)