



MEMORANDUM DATE: August 5, 2020

AGENDA DATE: August 12, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **202 5th Avenue S**

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

TITLE: **HRPB Project Number 20-00100164:** Consideration of a Certificate of Appropriateness (COA) for the utilization of grey glass for window replacement for the property located at **202 5th Avenue S**; PCN#38-43-44-21-15-163-0111. The subject property is a contributing resource to the South Palm Park Local Historic District and is located within the Low-Density Multi-Family Residential (MF-20) Zoning District.

OWNER: Joseph Triangelo
202 5th Avenue S
Lake Worth Beach, FL 33460

PROJECT DESCRIPTION:

The property owner, Joe Triangelo, is requesting a Certificate of Appropriateness for exterior alterations to utilize grey glass for the window replacement proposal for the property located at 202 5th Avenue S. The subject property is a dual frontage lot, located on the northwest corner of the 5th Avenue South and South Palmway intersection. The property is located in the Low-Density Multi-Family Residential (MF-20) Zoning District and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

If approved, the subject application would allow replacement of all of the existing windows with new impact replacement windows with grey glass. The contributing resource at 202 5th Ave S has been significantly altered over the years. The two-story structure that exists on the parcel today is likely the result of a substantial renovation to the property that took place in 1939. Although no architectural drawings exist and the documentation in the City's property file is sparse, Staff believes that the building's original iteration was that of a single-story Mission or Mediterranean Revival style structure. The massing and plan of the first floor, decorative chimney stucco application, window opening sizes, decorative parapet on the rear attached garage structure, and use of period building materials, such as wood double-hung windows, are supportive of this concept.

Per a Property Appraiser's card from 1943 (**Attachment A**), the building underwent a significant remodel in 1939. It is Staff's belief that the existing second story was added at this time, as the large metal corner casement windows and stucco banding around the building separating the first and second floors are indicative of late 1930's Moderne architecture. Per the 1943 Property Appraiser's card, the structure had

a metal shingle roof, wood and steel windows and doors, plaster walls, and a second-floor balcony fronting 5th Avenue South. The structure is unique within the City and was deemed significant at a local level when surveyed as part of the South Palm Park Local Historic District in 2000. The Florida Master Site File for 202 5th Avenue S is included in this report as **Attachment B**. Current Photos of the property are included as **Attachment C**.

The application will require the following approval:

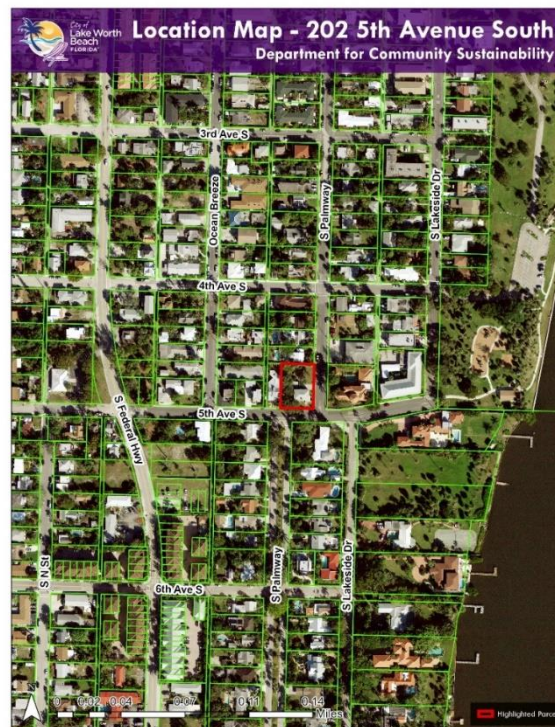
1. **Certificate of Appropriateness (COA)** for Exterior Alterations to utilize grey glass for window replacement.

STAFF RECOMMENDATION:

As the request is not in compliance with the Lake Worth Beach Historic Preservation Design Guidelines criteria on window replacement for historic structures, staff is not recommending approval of the application as submitted. The HRPB, as tasked in the LDR Sec. 23.2-7(C)(7), shall review the request and supporting exhibits to determine if a Certificate of Appropriateness for alterations to the contributing resource may be granted.

PROPERTY DESCRIPTION

Owner	Joseph Triangelo
General Location	Dual frontage corner lot at the northwest intersection of 5 th Avenue S and S Palmway
PCN	38-43-44-21-15-163-0111
Zoning	Low-Density Multi-Family Residential (MF-20) Zoning District
Existing Land Use	Single-Family
Future Land Use Designation	Medium Density Residential (MDR).



PROJECT HISTORY

In **November 2019**, Mr. Joseph Triangelo purchased the structure located at 202 5th Avenue S. In **February 2020**, Mr. Triangelo and his design and construction professionals, including Mr. John Szerdi, and Mrs. Joelle Szerdi Gutierrez of LDG Florida Architects, Inc., met with Senior Preservation Coordinator Jordan Hodges at the Department for Community Sustainability for a pre-application meeting to discuss the rehabilitation of 202 5th Avenue S. It was determined that the property, due to many years of neglect and deterioration, needed a substantial exterior rehabilitation, including roof replacement, window and door replacement, exterior wall repair, garage door replacement, stucco repair, and a reconstruction of the second-floor balcony fronting S Palmway. Mr. Triangelo also planned for a full interior renovation for the property. The windows and doors for the property were discussed at length, and staff provided many options and recommendations for replacement window types, frame materials and finishes, and glass types. In the days that followed, Mrs. Szerdi Gutierrez submitted multiple iterations of the exterior design plan for cursory reviews by Historic Preservation Staff prior to permitting.

On **March 5, 2020**, staff received the **final preliminary design plan**. Included in this report as **Attachment D**, the final design plan reflects many modifications based on staff recommendations, including window types, frame finishes, and glass. The plan includes an exterior door and window schedule, which reflects the types of windows and doors to be installed, the opening sizes, the decorative muntin pattern design, and the glass types. Per the installation schedule, the proposed glass type is labeled as 5/16" *LAMINATED – CLEAR*. Staff performed a final cursory review of the drawing and determined that the project could move forward with an administrative Certificate of Appropriateness application for window and door replacement as the proposal was compliant with the applicable portions of the Historic Preservation Design Guidelines.

On **June 4th, 2020**, Lake Worth Beach Building Permit Application #20-1603 was submitted by Mr. Triangelo for the rehabilitation of the property, including window and door replacement. Historic Preservation Staff reviewed the application on **June 11, 2020**. Staff disapproved the permit in part due to missing product approvals (Florida Building Code Approval or Miami-Dade Notice of Acceptance) for the replacement windows and doors, which are required documents at permitting. Staff requested that the Applicant resubmit with the necessary materials. On **June 23, 2020**, Mr. Triangelo provided Mr. Hodges with the product specifications created by his window contractor. The product specs, provided in this report as **Attachment E**, lists the glass color as *GR – GRAY*. Mr. Hodges then contacted Mr. Triangelo by email requesting confirmation that the glass type would be clear. Mr. Triangelo's window contractor, Mr. RJ Hunt, responded to the email and requested Grey Low E glass for the project.

On **July 9, 2020**, Historic Preservation conducted a site visit to 202 5th Ave S to see one of the windows to confirm the tint darkness level, which would determine if Board review was required. Staff notified the Applicant that the windows could not be approved administratively due to the grey glass and advised the Applicant that the HRPB would need to hear the case, as the windows were manufactured prior to the approval of a Certificate of Appropriateness and a building permit. The complete correspondence between Historic Preservation Staff, Mr. Triangelo, Mr. Szerdi, and Mr. RJ Hunt is included in this report as **Attachment F**.

Consistency with the Comprehensive Plan

The proposed project is consistent with Goal 1.4 of the Comprehensive Plan, which encourages preservation and rehabilitation of historic resources. Policy 3.4.2.1 requires 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 features should be substantiated by documentary, physical, or pictorial evidence. The original windows are still in place, and can be replicated utilizing modern impact replacement windows with clear glass.

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. Replacement products for historic structures should match the original features in design, color, texture, and other visual qualities and, where possible, materials. Page 198 of the City's Historic Preservation Design Guidelines, included as **Attachment G**, provides the general criteria for window replacement within the City's Historic Districts.

The Applicant's proposal for window replacement adheres to Staff's recommendations and the Historic Preservation Design Guidelines in design, frame color, texture, and material. The Applicant has proposed correct window types, frame materials, frame finishes, and general sizes. Per the Design Guidelines, *"Windows historically utilized clear glass, and therefore clear glass is the most compatible type for structures. Windows with Low-E or Solarban coatings, applied tint, and mirrored finished are not recommended."*

Although clear glass is the most compatible and historically accurate option for replacement window glass, in order to allow for greater energy efficiency, the HRPB has set the precedent that clear Low-E glass (which has a slight greenish hue) can be approved administratively by Staff. Clear Low-E glass does not tint window glass and does not negatively impact the transparency of windows. Grey and tinted glass can decrease the transparency of windows and can become very reflective when exposed to direct sunlight. Grey glass can also flatten the appearance of a building's façade. Clear glass allows three dimensional views into the interior, whereas grey reflective glass creates a visual barrier. Prior to the adoption of the Design Guidelines, varying degrees of grey glass were permitted both administratively and by the HRPB. The Applicant has submitted a Justification Statement for the request, included in this report as **Attachment H**.



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 window replacement with grey glass could adversely impact the visual qualities of the windows. When replacing historic windows, considerations should be taken to replicate all aspects of the windows being removed. Window glass is an important characteristic of replacement windows.

- 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 window replacement proposal with grey glass will have no direct physical effect on any surrounding properties within the surrounding College Park Local Historic District, but could have an indirect visual effect as the majority of neighboring properties utilize windows with clear glass.

- 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 replacement windows with grey glass could adversely affect the historic architectural significance of the resource, as windows with grey glass do not replicate historic windows as well as windows with clear glass.

- 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 proposed 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: No, the request to utilize grey glass is not consistent with the City's Historic Preservation Design Guidelines considerations for window replacement.

- 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 Applicant's proposal for window replacement, aside from glass, is compliant with the City's Historic Preservation Design Guidelines. The window types, frames, and frame finishes will cause the least possible adverse effect in replacing 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 existing historic windows are deteriorated due to lack of maintenance and direct exposure to the South Florida climate over the past century. The replacement features, aside from glass type, effectively replicate the original products.

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

Staff Analysis: The Applicant contends that the requested windows are similar to other windows which have been installed throughout the district. Prior to the adoption of the Design Guidelines, windows with grey glass were commonly approved.

- 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 conforms 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. Windows purchased prior to the issuance of a Certificate of Appropriateness 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 match the existing in design, frame color, texture, and material. The replacement window glass color does not match the clear glass of the historic windows.

PUBLIC COMMENT:

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

CONCLUSION:

As the request is not in compliance with the Lake Worth Beach Historic Preservation Design Guidelines criteria on window replacement for historic structures, staff is not recommending approval of the application as submitted. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for alterations to the contributing resource may be granted.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100164 for a Certificate of Appropriateness (COA) for window replacement utilizing grey glass for the property located at **202 5th Avenue S**, 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 20-00100164 for a Certificate of Appropriateness (COA) for window replacement utilizing grey glass for the property located at **202 5th Ave S**, because the Applicant has not established by competent substantial evidence that the application is consistent with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Florida Master Site File – South Palm Park Designation Report – 202 5th Ave S
- C. Current Photos
- D. Proposed Exterior Elevations
- E. Replacement Window Product Specifications
- F. Email Correspondence
- G. HPDG Window Replacement (Excerpt)
- H. Applicant Justification Statement