



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100118 Consideration of a Certificate of Appropriateness (COA) for window and door replacement at the property located at **1102 North Lakeside Drive**; PCN #38-43-44-21-15-360-0010. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family Residential (SFR) Zoning District.

Meeting Date: July 12, 2023

Property Owner/Applicant: Robert Huss

Address: 1102 North Lakeside Drive

PCN: 38-43-44-21-15-360-0010

Lot Size: 0.15 acre /6750 sf

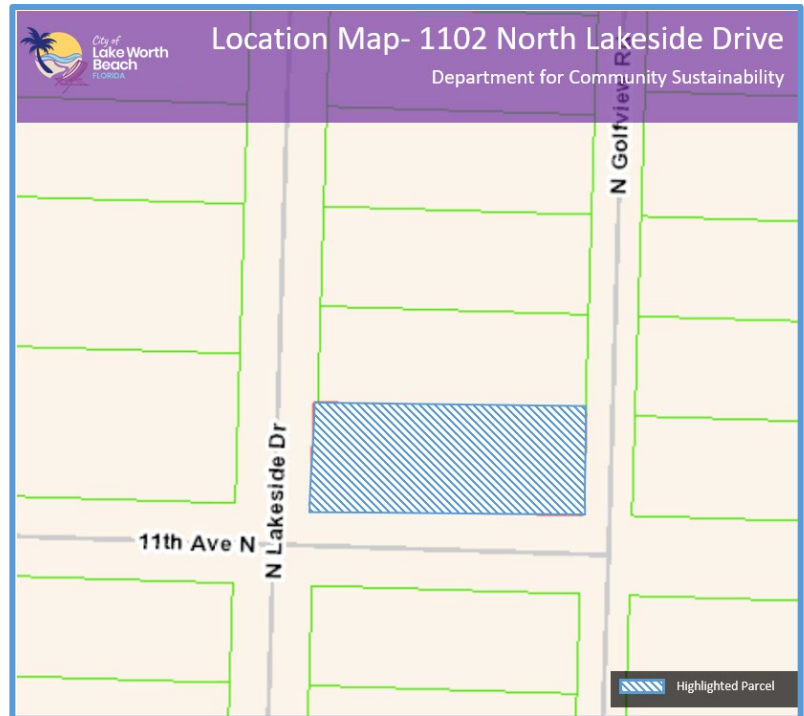
General Location: Northeast corner of North Lakeside Drive and 11th Avenue North

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)

Location Map



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. Staff is recommending approval with conditions, including conditions that retain the historic window openings on the Florida room.

PROJECT DESCRIPTION

The property owner, Robert Huss, is requesting a Certificate of Appropriateness to replace 22 windows and 2 doors on the contributing structure located at 1102 North Lakeside Drive. The window and door replacements include filling in one window opening and one door opening, as well as replacing 4 windows on the Florida room with sliding glass doors.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The single-family house at 1102 North Lakeside Drive was constructed c.1955 in the Masonry Vernacular architectural style. The structure is masonry construction with a stucco exterior and features a cross-gable roof and awning windows. On April 28, 2023, Historic Preservation staff received a COA application for window and door replacements. Staff reviewed and disapproved the application on May 12, 2023, as the applicant selected one-over-one single-hung windows to replace awning windows, proposed to replace four awning windows on the west elevation (Florida room) to sliding doors, and to fill in two (2) openings on the northwest corner of the structure.

After communication with staff, the applicant agreed to apply one horizontal muntin to each sash to imitate a four-light awning windows for window openings #1, 3, 5, 6-8, 14-20, and 22, which brings those window replacements into compliance with the Design Guidelines. The applicant would like to replace awning windows #9, 10, 11, and 12 with sliding glass doors, and fill in window opening #13 and door opening #10. The Design Guidelines state that windows and doors should be replaced in their existing openings, without expanding or filling in openings to alter window/door styles or sizes. Staff works to provide some flexibility for window and door replacements, but felt that the alteration of 4 windows to sliding glass doors on a building elevation that is visible from the street was not in compliance with the Design Guidelines, and therefore was not approvable at the administrative (staff) level. The project was subsequently placed on the HRPB agenda for July 12, 2023.

The window installation map and photos of the existing windows and doors are included as **Attachment A**, and the home's original architectural drawings are included as **Attachment B**.

ANALYSIS

Section 23.5-4(k)(3)(A) – Review/Decision Certificate of Appropriateness

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 architectural style section and the window replacement section of the City's Historic Preservation Design Guidelines are 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: Based on the City's Historic Preservation Design Guidelines, staff contends that the proposed the proposed sliding doors to replace windows #9, 10, 11, and 12 are an incompatible alteration to the historic structure. Although, in general, historic window and door openings should not be filled in or made larger, staff is willing to compromise to allow window opening #13 and/or door opening #10 to be filled in, as these openings are not directly visible from the public right-of-way. The replacement of the existing windows on the Florida room with sliding glass doors with would adversely alter the appearance of the historic resource.
- 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 replacement of windows with doors and filling in existing openings will have no direct physical effect on any surrounding properties within the Northeast Lucerne 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: Based on the information in the property file, this project will replace the structure's original windows, and therefore will have a major effect on the property's historic architectural design and materials.
- 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 proposed sliding glass doors to replace window openings #9, 10, 11, and 12 and filling in window opening #13 and door opening #10 are not in compliance with the City's Historic Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the City's Historic Preservation Ordinance (LDR Sec. 23.5-4).
- 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 Northeast Lucerne Historic District. As a contributing structure, historic review of window and door replacements applies to all openings on the structure, regardless of their visibility from the public right-of-way. The proposed alterations to window openings #9-12 are visible from 11th Avenue North and from North Golfview Road. The Florida room was part of the house's original design, and utilized awning windows. Therefore, the proposed replacement of the historic window openings with large sliding glass will alter the original design and will have an adverse effect on the historic integrity. As previously mentioned, staff is willing to compromise to allow window opening #13 and door opening #10 to be enclosed, as these openings are not visible from the public right-of-way. (However, if the replacement of windows #9-12 with doors is denied, the applicant may want to consider retaining door opening #10 to provide exterior access to the Florida room.)

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

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.

Analysis: The proposed sliding doors for windows #9, 10, 11, and 12 will remove original windows and alter the original design of the Florida room, which is a character-defining architectural feature of the house at 1102 North Lakeside Drive.

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

Analysis: No, the proposed modifications will not be visually compatible with neighboring Masonry Vernacular properties, and will be visible from the public right-of-way.

- 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 applicant has not requested replacement with windows and doors that are less expensive than what is being proposed, nor have they requested to be availed of this paragraph.

CONCLUSION AND CONDITIONS

The application, as proposed, complies with the Design Guidelines for window and door replacements with the exception of window openings #9-13 and door opening #10. Staff contends that because window opening #13 and door opening #10 are not visible from the public right-of-way, a compromise can be made to allow those openings to be filled in to accommodate the structure's interior renovations. However, the proposed replacement of window openings #9-12 with sliding glass doors, which is visible from two public rights-of-way, is not consistent with the Historic Preservation Design Guidelines. Therefore, staff recommends approval of the COA for windows and doors, with conditions to retain the historic window openings #9-12.

Conditions of Approval:

1. Window openings #1, 3, 5, 6-12, 14-20, and 22 shall be a single-hung windows with 1 horizontal muntin in each sash to replicate 4 light awning windows.



2. Window opening #13 shall be filled in. The exterior wall surface shall match the existing in material, texture, and color.
3. Door opening #10 may be filled in, with the exterior wall surface shall match the existing in material, texture, and color; or, door #10 may be replaced with an exterior door that is compatible with the Masonry Vernacular architectural style, subject to staff review at permit.
4. Door opening #9 shall be replaced with an exterior door that is compatible with the Masonry Vernacular architectural style, subject to staff review at permit.
5. All windows shall be installed in their existing openings. With the exception of window opening #13 and door opening #10, openings shall not be filled in or made larger to accommodate alternately sized products.
6. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grids between the glass” shall not be used.
7. 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.
8. 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.
9. All windows and doors shall be install recessed in the jambs and shall not be installed flush with the exterior wall.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100118 with staff-recommended conditions for a Certificate of Appropriateness (COA) for window and door replacements for the property located at **1102 North Lakeside 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 23-00100118 for a Certificate of Appropriateness (COA) for window and door replacements for the property located at **1102 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.

ATTACHMENTS

- A. Installation Map and Photos of Existing Windows and Doors
- B. Historic Architectural Drawings
- C. Proposed Replacement Windows and Doors
- D. Masonry Vernacular Design Guidelines and Window Replacement Guidelines
- E. Justification Statement