



MEMORANDUM DATE: March 3, 2021

AGENDA DATE: March 10, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **615 7th Avenue North**

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

TITLE: **HRPB Project Number 21-00100051:** Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the property located at **615 7th Avenue North**; PCN #38-43-44-21-15-176-0160. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family and Two-Family Residential (SF-TF 14) Zoning District.

OWNER: Frederick Lummis
615 7th Avenue North
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

Documentation available in the structure's property file indicate that the building was constructed in 1924 in a Mission Revival architectural style. Although the original architectural drawings are not available, a property card from 1943, included as **Attachment A**, indicates that the structure is frame construction with a stucco exterior and features a flat roof, jalousie windows (early replacement products), and a chimney. In 1994, a large addition was constructed to the west side of the property. The addition was designed with a flat roof, smooth stucco exterior finish, and single-hung windows that marked a departure from the Mission Revival architectural style of the historic portion of the structure. In 2001, window openings were enclosed on the front façade, fronting 7th Avenue North, to create a pair of windows on each side of the front door. City permit records indicate the structure has had additional alterations over time, including window and door replacement, roof replacement, storm shutter installation, fencing, and mechanical and electrical upgrades. Due to the substantial and insensitive alterations over time, the structure has a moderate to low degree of integrity of setting, materials, design, location, workmanship, feeling, and association. Photos of the existing property are included as **Attachment B**.

PROJECT HISTORY:

On November 16, 2020, Historic Preservation staff received building permit application #20-3507 for window and door replacement. Staff reviewed the application and disapproved the request on November 30, 2020, as the permit application did not include a Certificate of Appropriateness application, photos, a window and door replacement plan, and glass specifications. The subsequent resubmittal was also failed by staff as the window and door replacement did not meet historic preservation requirements as

outlined in this report. Staff recommended that the project be reviewed by the HRPB, as the request could not be approved administratively. The permit submittal packet is included as **Attachment C**. The project contractor has indicated that the proposed windows and doors have already been purchased by the Applicant.

PROJECT DESCRIPTION:

The property owner, Frederick Lummis, is requesting a Certificate of Appropriateness for window and door replacement for the property located at 615 7th Avenue North. The subject property is located on the southeast corner of 7th Avenue North and North K Street, in Lake Worth Beach. The subject property is located within the Single-Family and Two-Family Residential (SF-TF 14) Zoning District and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

If approved, the subject application would allow the replacement of the existing windows and doors with new CGI aluminum impact single-hung and horizontal sliding windows, a pair of Plastpro fiberglass impact French doors, a Plastpro fiberglass impact raised panel door with glass insert, and a new Plastpro fiberglass impact panel door. The windows are proposed with exterior-raised divided-light patterns and grey-tinted glass.

The application will require the following approval:

1. **Certificate of Appropriateness (COA)** for window replacement and door replacement.

STAFF RECOMMENDATION:

Staff recommends denial of the application as submitted as outlined on page 8, including that the proposed replacement window glass is not compliant with current regulations and that the horizontal roller configuration for the front two windows and the replacement front and rear doors are not compatible with the City’s Historic Preservation Design Guidelines.

PROPERTY DESCRIPTION:

Owner	Frederick Lummis
General Location	Southeast corner of 7 th Avenue North and North K Street
PCN	38-43-44-21-15-176-0160
Zoning	Single-Family and Two-Family Residential (SF-TF 14)
Existing Land Use	Single Family Residence
Future Land Use Designation	Medium Density Residential (MDR)



Consistency with the Comprehensive Plan

The proposed project is not 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 current proposal is not substantiated by evidence that the products proposed are compatible with the architectural style of the structure or current regulations.

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.

Windows

The subject property has seen many architecturally insensitive alterations throughout the property's existence. Per documentation in the structure's property file, the window opening sizes and locations have been altered over the years and documentation substantiating the structure's original materials and location of openings has not been discovered. The applicant is proposing to replace the building's eight (8) windows in their existing openings, although the openings will likely have to be reframed due to water infiltration and deterioration. Per the Historic Preservation Design Guidelines section on replacement windows for Mission Revival structures, hung windows and casement windows were the most prominent types of windows for this architectural style.

The applicant is also proposing to utilize windows with grey glass, which is not an administratively approvable option. Although the structure currently has windows with grey glass, a full window replacement proposal requires compliance with current regulations. Per the applicant's submittal packet, the proposed windows have a VT of 35%. A measurement of the VLT from center of glazing was not submitted, but the requested grey glass is not compliant with the current regulation of a 70% VLT as measured from center of glazing.

The applicant has proposed in-kind replacement of six of the eight windows (west, south, and east facades), utilizing new impact single-hung products with matching divided light patterns. Aside from the grey glass, these window types and the proposed divided light patterns can be approved administratively. The applicant is proposing to change the design of the two front windows facing 7th Avenue North from paired single-hung windows to a single horizontal slider window per opening. Staff is unable to administratively permit the change in design of the front two windows, as the proposed horizontal slider windows do not replicate a historic window type compatible with the Mission Revival architectural style as outlined in the Design Guidelines. Administratively, staff could approve an in-kind replacement, with a pair of single-hung windows per opening. Alternately, staff could approve a 1/3-1/3-1/3 horizontal slider in each opening, which proportionally, could replicate the appearance of a triplet of eight-light wood casement windows, which per the Design Guidelines, is a compatible replacement option when original features no longer remain for Mission Revival structures. Staff's recommended window and door replacement options are included as **Attachment D**.

The window surrounds, sills, and mullions were removed at this property when the original windows were removed and substantial exterior alterations occurred. Staff recommends utilizing a historically compatible window surround treatment when the windows are replaced.

Doors

The request also includes replacing three exterior doors on the structure. The applicant is requesting an in-kind replacement of the front door, which features four raised panels and a horizontal window at the top, inset with decorative glass. The door's design does not resemble a compatible replacement option within the Mission Revival section of replacement doors within the Design Guidelines. Per City permitting records, the current door was never permitted, and therefore an in-kind replacement would not be granted administratively. Staff recommends utilizing an impact vertical plank door or similar design as illustrated in the Design Guidelines.

Additionally, the applicant is requesting to replace the permitted full-view French doors on the west façade of the property with new impact full-view French doors. An in-kind replacement can be permitted. Additionally, French doors with divided lights could also be an approvable option, per the Design Guidelines section on replacement doors for Mission Revival Structures.

The back door of the structure is currently a raised six panel door. The applicant is requesting to replace this door with a new impact raised six panel door. Raised panel doors are generally excluded as replacement options for structures within the historic districts, as recessed panel doors are more appropriate.

The typical windows and doors for Mission Revival structures are diagramed within the Historic Preservation Design Guidelines, included as **Attachment E**.

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.

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 and door replacement with new CGI aluminum horizontal sliding windows with grey-tinted glass on the front façade and new Plastpro fiberglass impact panel doors on the front and rear facades does not successfully replicate historic windows and doors.
 - 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 and door replacement will have no direct physical effect on any surrounding properties within the Northeast Lucerne Local Historic District, although the products utilized on this proposal may detract from the district's visual significance as a whole.
 - 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 structure no longer retains its original windows and doors. The replacement windows successfully replicate the historic windows per the regulations set forth in the Historic Preservation Design Guidelines, with the exception of the horizontal sliders fronting 7th Avenue North. The proposed front door utilizes decorative glass and raised panels that is not appropriate for the structure's period of construction.

- 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 applicants plans are feasible and capable of being carried out in a reasonable time.

- 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, as a whole, is not in compliance with the Design Guidelines, Secretary of the Interior's Standards for Rehabilitation, or the City's Land Development Regulations, Historic Preservation Ordinance, §23.5-4 due to the changes in window type, grey-tinted glass, and door design.

- 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 a local historic district. The resource is a Mission Revival building, which has a distinct set of architectural characteristics. Although incompatible changes have taken place, such as the alteration of original window sizes and locations, the City has enacted Historic Preservation Design Guidelines that outline requirements that would prevent the perpetuation of these incompatible changes in replacement products in order to bring the property into further compliance.

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: Distinguishing original qualities that characterize the building are not being removed. The structure does not retain any of its original windows and doors.

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

Staff Analysis: The proposed, grey-tinted glass, raised panel doors, and window design for the openings fronting 7th Avenue North are not allowed within the historic districts per the Historic Preservation Design Guidelines. Therefore, the new windows and doors are not visually compatible with neighboring properties.

- 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 proposed window and door replacement will conform to the existing 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 Applicant.

- (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: Several openings are proposed with products that do not match the old in design, color (glass), texture, or materials, nor are they considered compatible alternatives per the Historic Preservation Design Guidelines.

- (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: Staff defers to applicant. The evidence presented within this report illustrate that some of the replacement products are not historically accurate or compatible.

PUBLIC COMMENT:

Staff has received public comment for this item. Public comments will be read into the record at the March 10, 2021 meeting.

CONCLUSION:

The window and door replacement proposal is not entirely in compliance with current regulation. The proposed change in design of the two front windows cannot be approved administratively. Staff has recommended two alternate replacement options for these openings to bring the property into further compliance with the Design Guidelines. Additionally, the glass proposed for the windows is not in compliance with current regulation regarding the visual light transmittance. The proposed front door and rear door designs are also not in compliance with the Design Guidelines section on compatible Mission Revival door types. Staff recommends that the Applicant select alternate door designs for these openings. **The current request for window and door replacement is inconsistent with the Comprehensive Plan, Historic Preservation Ordinance, Historic Preservation Design Guidelines, and Secretary of Interior Standards for Rehabilitation.** Staff recommends denial of the application as submitted, and that the applicant submit a revised application with new window and door products that can be approved administratively.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100052 for a Certificate of Appropriateness (COA) for window and door replacement for the property located at **615 7th Avenue North**, 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 21-00100052 for a Certificate of Appropriateness (COA) for window and door replacement for the property located at **615 7th Avenue North**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Property Photos
- C. Permit Submittal Packet

- D. Staff Recommended and Door Replacement Plan
- E. Historic Preservation Design Guidelines – Mission Revival