



**MEMORANDUM DATE:** September 14, 2022

**AGENDA DATE:** September 21, 2022

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **216 South J Street**

**FROM:** Department of Community Sustainability

**TITLE:** **HRPB Project Number 22-00100239:** Consideration of a Certificate of Appropriateness (COA) for window, door, and siding replacement for the single-family house located at 216 South J Street; PCN# 38-43-44-21-15-087-0090. The subject property is a contributing resource within the Southeast Lucerne Historic District and is located in the Low-Density Multi-family (MF-20) zoning district. The future land use designation is Medium Density Residential (MDR).

**OWNER(S):** Jason Maki  
216 South J Street  
Lake Worth Beach, FL 33460

**CONTRACTOR:** Jason Maki (Owner/Builder)

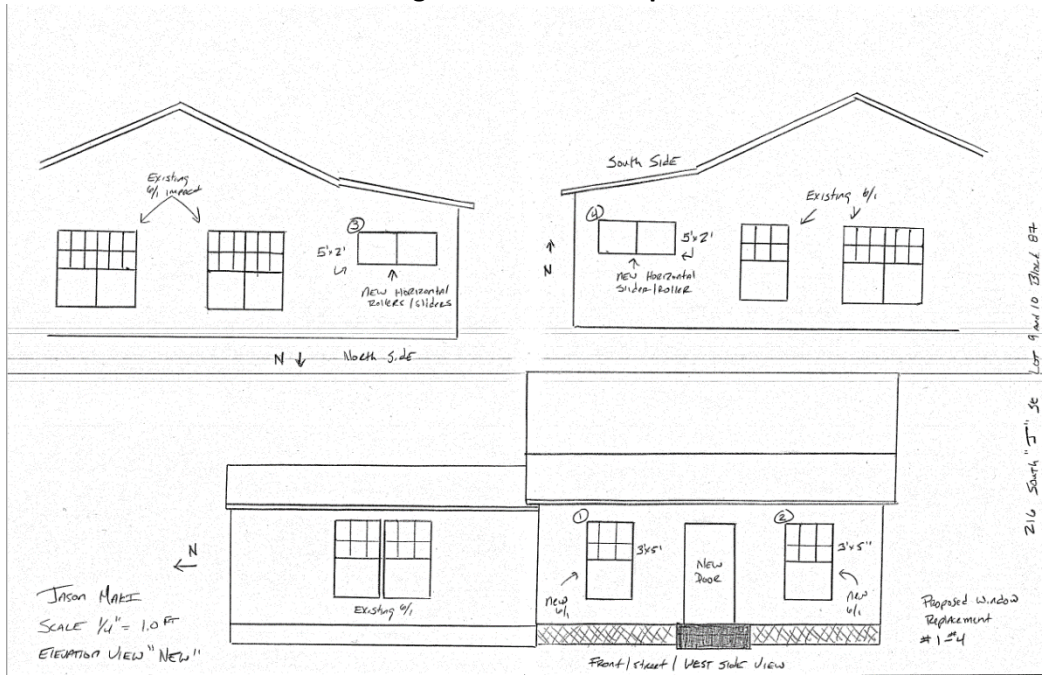
**PROPERTY DEVELOPMENT HISTORY:**

According to the property appraiser's files, the two-story structure was constructed in 1925. The property is listed on the Florida Master Site File (FMSF) as PB19712. Its National Register eligibility has not been evaluated by the State Historic Preservation Officer (SHPO). Several modifications have taken place over time including the addition of a detached garage in 1940, a Florida room addition in 1978, a screened room addition in 1993, a side addition in 2016, and window replacements in 2019.

**PROJECT DESCRIPTION:**

The property owner, Jason Maki, is requesting a COA for window, door, and siding replacement for the single-family house located at 216 South J Street. The subject property is located on the east side of South J Street between 2<sup>nd</sup> Avenue south and 3<sup>rd</sup> Avenue South. The property owner proposes installing horizontal roller or awning windows in two of the openings; these styles of windows are not appropriate for the Wood Frame Vernacular architectural style.

**Exhibit A: Existing Windows and Proposed Windows**



Proposed window replacement and roof extension to cover front door and step.

**Exhibit B: Existing Windows**



Existing windows and examples of windows replaced in 2018.



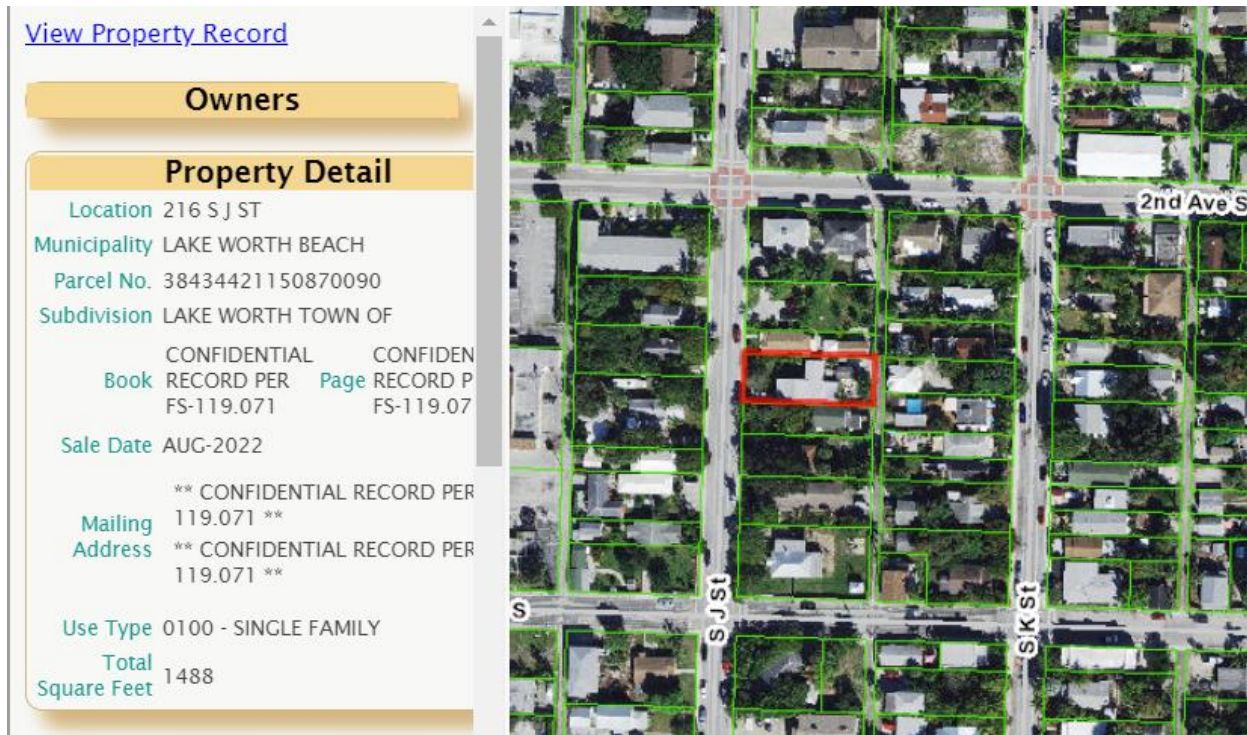
Existing windows and examples of windows replaced in 2018.

**STAFF RECOMMENDATION:** Staff is recommending denial of the proposed horizontal roller and/or awning windows (#1 and #4) based on the requirements in the Historic Preservation Design Guidelines. Staff recommends changing the proposed horizontal roller or awning windows to six over one single hung windows to match the existing and proposed six over one single hung windows.

Owner	Jason Maki
General Location	The east side of South J St. between 2 <sup>nd</sup> Avenue S. and 3 <sup>rd</sup> Avenue S.
PCN	38-43-44-21-15-087-0090
Zoning	Southeast Lucerne Historic District
Existing Land Use	Low Density Multi-family (MF-20)
Future Land Use Designation	Medium Density Residential (MDR)



**LOCATION MAP:**



**Consistency with the Comprehensive Plan**

As proposed the project would not be 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. If the applicant were to follow staff recommendations to change the proposed horizontal roller or awning windows to single hung six over one windows, then the proposal would then be consistent with the comprehensive plan.

**HISTORIC PRESERVATION ANALYSIS:**

**Historic Preservation Design Guidelines**

The City’s Historic Preservation Design Guidelines provide a guide for compatible windows 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 or added features of a building. The addition, replacement, or modification of windows should match the original features in design, color, texture, and other visual qualities and, where possible, materials. The Wood Frame Vernacular architectural style typically featured double hung, single hung, or casement windows as described in the Wood Frame Vernacular section of the City’s Historic Preservation Design Guidelines.

**Staff Analysis:** The window replacements are depicted in the applicant’s drawings (see attachments). Based on the City’s Historic Preservation Design Guidelines, staff contends that the proposed horizontal roller or awning replacement windows are not appropriate replacements for the architectural style.

### **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 Wood Frame Vernacular architectural style section of the City’s Historic Preservation Design Guidelines is included as **an attachment**.

#### 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 existing original windows and the City’s Historic Preservation Design Guidelines, staff contends that portions of the proposal (horizontal roller or awning windows) are *not successful* in replicating the original window design. The applicant has provided a justification statement included as an attachment.

- 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 replacement will have no direct physical effect on any surrounding properties within the Southeast 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:** Per the regulations set forth in the City’s Historic Preservation Design Guidelines, replacement windows shall replicate the appearance of the original windows. While the six over one single hung windows are appropriate replacements for the original windows, the proposed horizontal roller or awning windows are not appropriate replacements.

- 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 proposal as written is not in compliance with the City's Historic Preservation Design Guidelines, Secretary of the Interior's Standards for Rehabilitation, or the City's Historic Preservation Ordinance (LDR Sec. 23.5-4). Replacement of the proposed horizontal roller or awning windows with six over one single hung windows would bring the proposal into compliance.

- 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 Wood Frame Vernacular building, which has a distinct set of architectural characteristics. The horizontal roller or awning windows are not appropriate to this architectural style.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.* 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:** No original features are being removed.

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

**Staff Analysis:** Overall the proposed changes are 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:** Alterations in size are being requested. However, the requested size alteration will not adversely affect the historical appearance of the structure.

- (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:** The applicant has not requested replacement with windows and doors that are less expensive than what is being proposed.

- (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:** With the exception of the two horizontal roller or awning windows, the proposed windows and doors seek to match the old design in a manner that is compatible with the Wood Frame Vernacular architectural style of the building.

- (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 to be availed of this paragraph.

**PUBLIC COMMENT:**

At the time of publication of the agenda, staff has not received written public comment.

**CONCLUSION:**

The proposed application is not consistent with the Wood Frame Vernacular architectural style and the Historic Preservation Design Guidelines requirements. Staff has provided conditions of approval below:

**Conditions of Approval**

- 1) Replacement windows shall be six over one configuration to match existing windows on the rest of the house.
- 2) New window trim, sills, and mullions shall match original, subject to staff review at permitting.
- 3) The replacement door shall be a door that is consistent with styles identified for Wood Frame Vernacular architecture in the Design Guidelines subject to staff approval at permitting.
- 4) The windows and door shall be recessed within the wall and shall not be installed flush with the exterior wall.
- 5) All divided-light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grills between the glass” shall not be permitted.
- 6) All siding repairs shall match the original in shape, size, profile, and configuration.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE with conditions** HRPB Project Number 22-00100239 for a Certificate of Appropriateness (COA) for window, door, and siding replacement for the property located at **216 South J Street**, 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 22-00100239 for a Certificate of Appropriateness (COA) for window, door, and siding replacement for the property located at **216 South J Street**, 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:**

- Applicant’s supporting documentation
- Wood Frame Vernacular Design Guidelines