



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100241: Consideration of a Certificate of Appropriateness (COA) for window and door replacements at the property located at **213 Fordham Drive**. The subject property is a non-contributing resource to the College Park Historic District and is located in the Single-Family Residential (SFR) zoning district.

Meeting Date: November 8, 2023

Property Owner/Applicant: Amanda Kahan and Colin Shalo

Address: 213 Fordham Drive

PCN: 38-43-44-15-06-008-3290

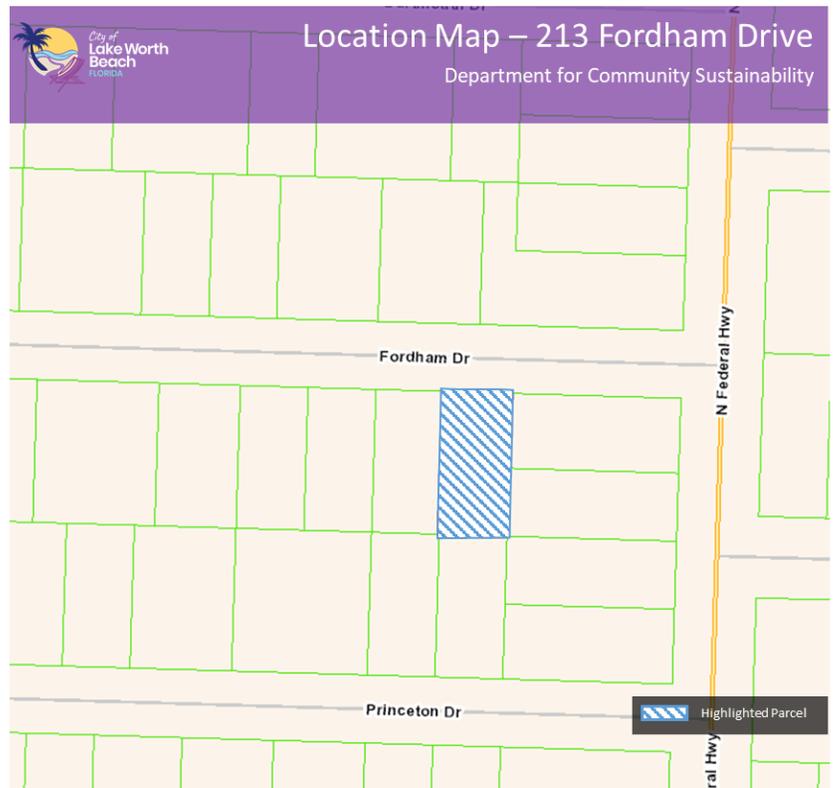
Lot Size: 0.12 acre /5,250 sf

General Location: South side of Fordham Drive between Pennsylvania Drive and North Federal Highway

Existing Land Use: Single-Family Residential

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

Zoning District: Single-Family Residential (SFR)



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. Based on the requirements in the Historic Preservation Design Guidelines, staff cannot administratively approve the proposed doors for openings #1-2 or the window for opening #4 and recommends denial of the application.

PROJECT DESCRIPTION

The property owners, Amanda Kahan and Colin Shalo, are requesting a Certificate of Appropriateness for replacement doors and windows on the structure located at 213 Fordham Drive. The application proposes to replace three doors and seven windows. 213 Fordham Drive is currently designated as a non-contributing structure in the College Park Historic District but has been recommended to become contributing in the non-adopted 2020 district re-survey.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The single-family house at 213 Fordham Drive was constructed in 1965 in the Masonry Vernacular architectural style. The building's design included a concrete tile roof, stucco exterior wall finish with brick veneer accents, awning windows, jalousie and flush doors, and an integrated carport with decorative classical-inspired columns and wide segmental arches. The structure has had minimal alterations over time, including repairs and replacement of the carport columns in 1971 and 1992, and replacement of the roofing with new concrete tiles in 2016.

While the property at 213 Fordham Drive is currently designated as a non-contributing resource, the updated historic resource survey from 2020 recommends that the property be re-designated as a contributing resource as it now meets the 50-year threshold for historic designation and retains sufficient historic integrity.

On August 1, 2023, the property owners applied for a Certificate of Appropriateness (COA) and permit for replacement windows and doors. Historic preservation staff disapproved the COA and permit application on August 15, 2023, noting that the replacement doors and window for openings #1-4 were not compatible with the Historic Preservation Design Guidelines. As a non-contributing resource, staff review of window and door replacements extends only to openings that can be seen from the public right-of-way; for this project, staff review only applies to openings #1-4.

Staff communicated with the applicants via email and in person from September 20th – October 2nd. Per those discussions, staff proposed a compromise to allow the proposed 2-panel door in opening #3 and to use muntins to help the proposed window in opening #4 better imitate the historic two-light awning window. Staff also provided the applicants with examples of impact doors that meet the Design Guidelines for Masonry Vernacular structures. However, as the Design Guidelines do not allow textured, decorative, or leaded glass in the historic districts, staff could not approve the applicants' preferred doors for openings #1 and #2. Following those discussions (**see Attachment A**), the applicants requested to bring the project to the HRPB at the November 8th meeting.

The original architectural drawings for the property are included as **Attachment B**. An installation map, photos of the existing doors and sidelights, and quote forms for the proposed doors and sidelights are included as **Attachment C**. The property owner's justification statement is included in **Attachment D**.

ANALYSIS

Consistency with the Land Development Regulations and Historic Preservation Design Guidelines

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 and window replacement sections of the City's Historic Preservation Design Guidelines are included as **Attachment E**.

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 original architectural drawings and the City's Historic Preservation Design Guidelines, staff contends that the proposed doors for openings #1 and #2 are not appropriate, as they use textured and leaded glass designs. The replacement of doors with inappropriate glazing would adversely alter the appearance of the resource. While the proposed full-light window for opening #4 is not an appropriate replacement to replicate the original 2-light awning window, the window design can easily be brought into compliance through the use of a horizontal muntin. The proposed two-panel door for opening #3, while not an ideal replacement, is sufficiently appropriate for a utilitarian storage entrance and does not use leaded or textured glass; therefore, as proposed by staff in their email to the applicants on September 20th, the proposed door for opening #3 could be approved by staff.

- 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 door and window replacements will have no direct physical effect on any surrounding properties within the College Park Historic District. However, the replacement doors for openings #1 and #2, which have textured and leaded glazing, will have a visual impact on the surrounding structures within the College Park 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 front door, and therefore will have a major effect on the property's historic architectural design and materials. Per the regulations outlined in the City's Historic Preservation Design Guidelines, replacement windows and doors should replicate the appearance of the original windows and doors. If replacement windows and doors do not replicate the original, the replacements should use designs that are appropriate for the architectural style. The proposed doors for openings #1 and #2 do not replicate the historic designs, and the glazing proposed is not visually consistent with the requirements for properties in the City's historic districts.

- 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 doors for openings #1 and #2 are not consistent 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). As previously discussed, the proposed window for opening #4 can be brought into compliance through the addition of a horizontal muntin, and the proposed door for opening #3 could be administratively approved.

As established in the Historic Preservation Design Guidelines, windows and doors in Lake Worth Beach historically used clear glass. Any decorative patterning was accomplished through the use of muntins, not leaded glass designs. Per the Guidelines, glazing within historic districts shall be clear, non-reflective, and without tint.

Furthermore, the architectural design of Masonry Vernacular houses, such as 213 Fordham Drive, would not have historically used decorative or leaded glass designs such as those proposed for doors #1 and #2. Nationwide, leaded glass designs were occasionally used in certain architectural styles, such as Tudor Revival, French Eclectic, or high-style Prairie. None of those styles are common or present in the Lake Worth Beach historic districts, nor are any of those styles emulated at 213 Fordham Drive. Leaded or textured decorative glass designs are not permitted for any property within the City's historic districts; while some examples of decorative glass doors are currently present in the districts, they were generally installed before the implementation of standardized historic review and/or the Design Guidelines. When existing leaded or textured glass doors are replaced, their replacements are required to come into compliance with the Design Guidelines.

- 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 non-contributing resource within the College Park Historic District. As a non-contributing structure, historic review of window and door replacements only extends to openings that are visible from the public right-of-way; for this project, historic review only applies to openings #1-4.

While the property at 213 Fordham Drive is currently designated as a non-contributing resource, the updated historic resource survey from 2020 recommends that the property be re-designated as a contributing resource as it now meets the 50-year threshold for historic designation and retains sufficient historic integrity. Historic review of exterior alterations to non-contributing structures is intended to promote architecturally appropriate alterations over time, such that non-contributing structures may eventually be able to gain contributing status. Staff contends that the proposed doors in openings #1 and #2 would have an adverse effect on the structure's integrity and its relationship with the surrounding historic district.

Section 23.5-4(k)(2) Additional guidelines for alterations and additions, non-contributing structures.

- A. Is this a change to the primary façade?

Staff Analysis: Yes, the doors and window in openings #1-4 are located on a façade that is visible from the public right-of-way.

- B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Staff Analysis: No, the proposed doors for openings #1 and #2 are not visually compatible with the Masonry Vernacular architectural style of the structure or with other neighboring structures of similar architectural styles. While the proposed window for opening #4 is not an appropriate replacement, it could be made visually compatible through the addition of a horizontal muntin; the proposed door for opening #3 could be administratively approved by staff.

CONCLUSION

The proposed application is not consistent with the requirements established in the Historic Preservation Design Guidelines or the Historic Preservation Ordinance. Therefore, staff recommends denial application.

BOARD POTENTIAL MOTION:

I MOVE TO **DENY** HRPB Project Number 23-00100241 for a Certificate of Appropriateness (COA) for window and door replacements for the property located at **213 Fordham 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.

I MOVE TO **APPROVE** HRPB Project Number 23-00100241 for a Certificate of Appropriateness (COA) window and door replacements for the property located at **213 Fordham Drive**, because [Board member please state reasons].

ATTACHMENTS

- A. Staff Review Comments and Correspondence
- B. Original Architectural Plans
- C. Installation Map, Photos, and Quote Forms
- D. Applicant's Justification Statement
- E. Historic Preservation Design Guidelines – Masonry Vernacular Windows and Doors