



MEMORANDUM DATE: July 1, 2020

AGENDA DATE: July 8, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **534 South Palmway**

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

TITLE: **HRPB Project Number 20-00100126:** Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the property located at **534 South Palmway**; PCN#38-43-44-27-02-000-0010. The subject property is a contributing resource to the South Palm Park Local Historic District and is located in the Single-Family (SF-R) Zoning District.

OWNER: Inke Sunila
534 South Palmway
Lake Worth Beach, FL 33460

PROJECT DESCRIPTION:

The property owner, Inke Sunila, is requesting a Certificate of Appropriateness for exterior alterations to replace the structure's existing windows and doors. The subject property is located at the northeast corner of South Palmway and 6th Avenue South. The property is located in the Single-Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single-Family Residential (SFR).

If approved, the subject application would allow replacement of the existing windows and doors with new Eastern vinyl impact single-hung windows, Eastern aluminum impact sliding glass doors, and Eastern aluminum impact French doors for the single-family residence. The structure was constructed c. 1925 in a Mission Revival architectural style. Although no architectural drawings of the building are available in the City's property files, property cards from 1944 and 1956 are included as **Attachment A**. The structure's character-defining features include a flat roof with decorative curved parapet walls, a second-story sleeping porch, and a first-floor open porch with arched openings. Historic photographs, also included as **Attachment A**, illustrate the original windows for the property, including wood casement windows (8-light) and wood double-hung windows (3/1). These window types were the predominant window for this style of architecture during the time of the building's construction. Multiple examples of Mission Revival structures that retain their original windows in similar configurations exist throughout the City. City permit records indicate the structure has had alterations over time, including permits for a new pool, interior alterations, electrical and air-conditioning upgrades, carport alterations, roof replacement, and window replacement.

The application will require the following approval:

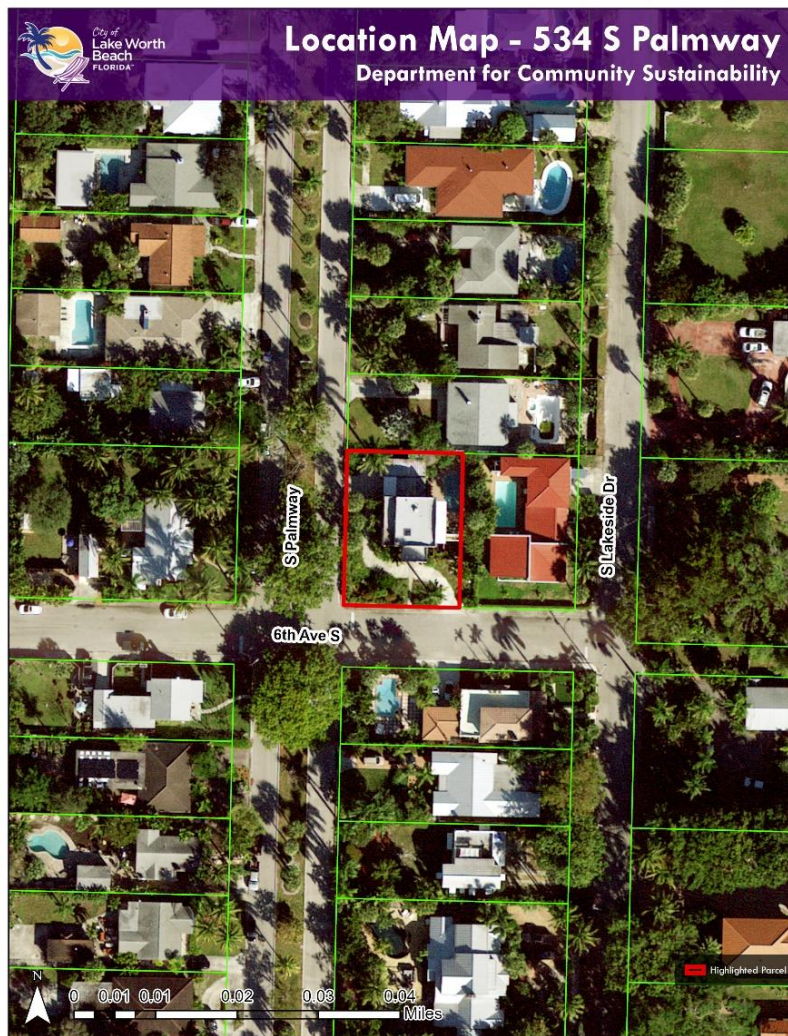
1. **Certificate of Appropriateness (COA)** for Exterior Alterations for window and door replacement.

STAFF RECOMMENDATION:

Staff recommends approval with conditions as provided on page 12.

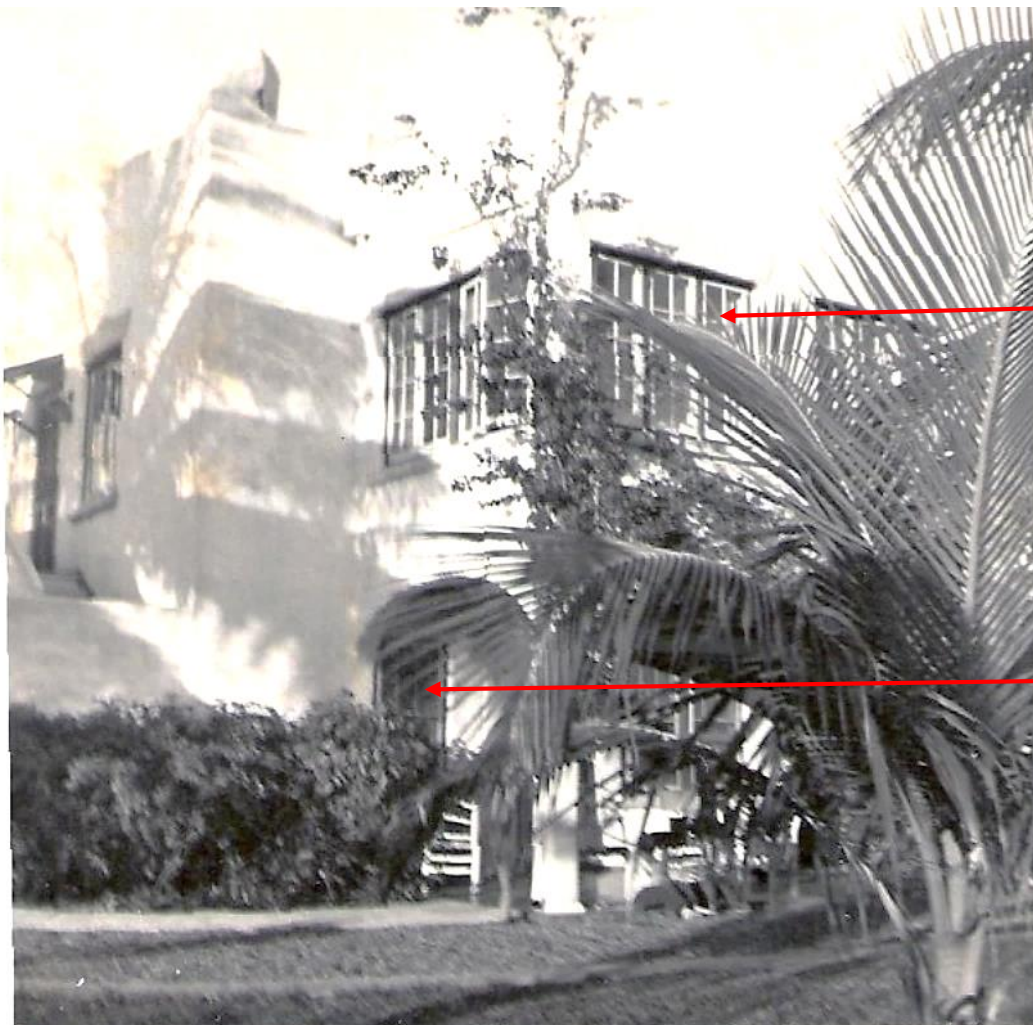
PROPERTY DESCRIPTION

Owner	Inke Sunila
General Location	Northeast corner of South Palmway and 6th Avenue South
PCN	38-43-44-27-02-000-0010
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single-Family
Future Land Use Designation	Single-Family Residential (SFR)



Consistency with the Comprehensive Plan

The proposed project, subject to the conditions of approval, is 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 photo below provides evidence of the structure’s original window configuration.



8 Light Wood
Casement Windows

3/1 Wood
Double-Hung Windows

534 South Palmway
Historic Photograph

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City’s Historic Preservation Design Guidelines provide a guide for compatible window and door replacement for historic structures within the historic districts. Windows and doors 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.

Pages 200 and 201 of the City’s Historic Preservation Design Guidelines, included as **Attachment E**, provide a guide for replacement of original windows. Examples are provided of *most successful*, *successful*, and *unsuccessful* replacement. The description below will detail the Applicant’s proposed windows and doors for each elevation and Staff’s recommendation for *most successful* replacement in compliance with the Historic Preservation Design Guidelines.

South Elevation (Fronting 6th Avenue South)



Proposed

Install new vinyl impact single-hung windows with a 4/1 and 6/1 divided-light pattern.

Install new aluminum impact French door (15-light).

- Window Frame: Vinyl
- Door Frame: Aluminum
- Window and Door Frame Color: White
- Muntin Type: Exterior Raised
- Glass Type: Clear or Clear Low-E

Staff Recommendation (Most Successful Replacement)

Install new wood, wood-clad, or aluminum impact single-hung windows with 3/1 and 4/1 divided-light patterns, and three-part (1/3 - 1/3 - 1/3) horizontal rollers **or** triplets of casement windows with 8-lights per leaf to replicate the appearance of the original windows types. Install new wood, wood-clad, or aluminum impact French door (15-light).

- Window Frame: Wood, Wood-Clad, or Aluminum
- Door Frame: Wood, Wood-Clad, or Aluminum
- Window and Door Frame Color: White or Bronze
- Muntin Type: Exterior Raised Triangular
- Glass Type: Clear or Clear Low-E

West Elevation (Fronting South Palmway)



Proposed

Install new vinyl impact single-hung windows with a 4/1 divided-light patterns.
Install new aluminum impact French doors (10-light).

- Window Frame: Vinyl
- Door Frame: Aluminum
- Window and Door Frame Color: White
- Muntin Type: Exterior Raised
- Glass Type: Clear or Clear Low-E

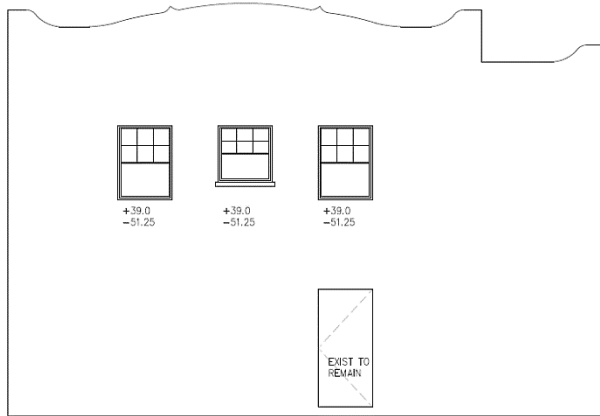


Staff Recommendation (Most Successful Replacement)

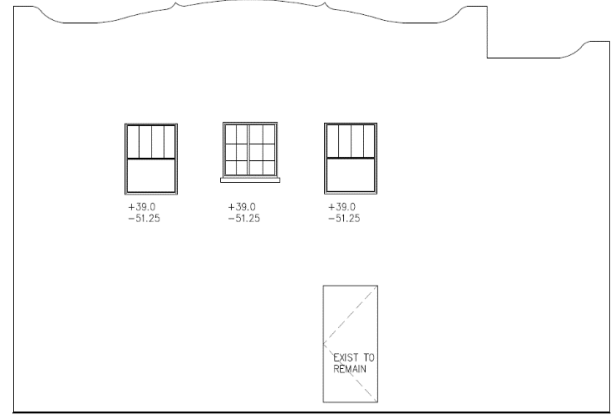
Install new wood, wood-clad, or aluminum impact single-hung windows with a 3/1 divided-light patterns and two-part (50-50) horizontal rollers or casement windows with 8-lights per leaf to replicate the appearance of the original windows types. Install new wood, wood-clad, or aluminum impact French doors (10-light).

- Window Frame: Wood, Wood-clad, or Aluminum
- Door Frame: Wood, Wood-clad, or Aluminum
- Window and Door Frame Color: White or Bronze
- Muntin Type: Exterior Raised Triangular
- Glass Type: Clear or Clear Low-E

North Elevation (Fronting interior property line)



NORTH ELEVATION 3
 SCALE: 3/16" = 1'-0" A6



NORTH ELEVATION 3
 SCALE: 3/16" = 1'-0" A6

Proposed

Install new vinyl impact single-hung windows with a 6/1 divided-light pattern.

- Window Frame: Vinyl
- Window and Door Frame Color: White
- Muntin Type: Exterior Raised
- Glass Type: Clear or Clear Low-E

Staff Recommendation (Most Successful Replacement)

Install new wood, wood-clad, or aluminum impact single-hung windows with and 4/1 divided-light pattern and two-part (50-50) horizontal rollers or a pair of casement windows with 6-lights per leaf to replicate the appearance of the original windows types.

- Window Frame: Wood, Wood-clad, or Aluminum
- Door Frame: Wood, Wood-clad, or Aluminum
- Window and Door Frame Color: White or Bronze
- Muntin Type: Exterior Raised Triangular
- Glass Type: Clear or Clear Low-E

East Elevation (Fronting interior property line)



EAST ELEVATION 2
 SCALE: 3/16" = 1'-0" A2

Proposed

Install new vinyl impact single-hung windows with a 4/1 divided-light pattern and full view windows. The Install new aluminum impact sliding glass doors (full view).

- Window Frame: Vinyl
- Door Frame: Aluminum
- Window and Door Frame Color: White
- Muntin Type: Exterior Raised
- Glass Type: Clear or Clear Low-E



Staff Recommendation (Most Successful Replacement)

Install new wood, wood-clad, or aluminum impact two-part (50-50) horizontal rollers or paired casement windows with 8-lights per leaf and a full-view single-hung window to replicate the appearance of the original windows types. Install new aluminum impact sliding glass doors (full view).

- Window Frame: Wood, wood-clad, or aluminum
- Door Frame: Aluminum
- Window and Door Frame Color: White or Bronze
- Muntin Type: Exterior Raised Triangular
- Glass Type: Clear or Clear Low-E

Review

The Staff recommended window and door replacement could be approved administratively at permitting. The window and door replacement, as proposed, could not be approved administratively as the window types, frame material, and divided light patterns are a substantial change in design from the original window configuration. The original second-story sleeping porch casement configuration (pairs and triplets of 8-light casements) illustrated on the historic photographs are being replaced by larger pairs of 4/1 single-hung windows. The original double-hung windows (3/1) illustrated on the historic photographs are being replaced by 4/1 and 6/1 single-hung windows.

Although 4/1 and 6/1 hung windows were occasionally utilized in residential Mission Revival architecture, vertical divided lights in the top sash were more prevalent. One of the most common character-defining features of Mission Revival residential architecture in South Florida are sleeping porches. These porches are featured on single and two-story Mission Revival residences and they typically face east or south to catch the prevailing winds. These porches are generally a single room that project out from the primary mass of a building. These porches were either screened-in or utilized large divided light casement windows that opened outward, so that the entire window opening could be used for ventilation. Staff recommends that the replacement window types used on sleeping porches be either casement windows or horizontal roller windows that replicate pairs and triplets of casement windows.

The Applicant is also proposing to install windows with vinyl frames. When replicating original wood windows, Staff always recommends that the replacement windows utilize wood, wood-clad, aluminum, or fiberglass window frames as they are the most historically compatible frame options for material, design, and overall proportion. Aluminum-framed windows are most commonly utilized due to their wide availability, versatility, and affordability. Vinyl-framed windows are rarely permitted as vinyl is not a historically compatible material, and due to the thick frame proportions and limited range of muntin options. The images below illustrate a window comparison of a property that retains its original wood hung and casement windows and a property with the *most successful* replacement windows utilizing aluminum impact hung windows and horizontal rollers on what was a casement porch.

Example: 162 Auburn Drive
Original Wood Double-Hung and Casement Windows



Example: 331 South Federal Highway
Aluminum Single-Hung and Horizontal Rollers
Replacement Windows (Administrative Approval)



The window replacement, as proposed, utilizes single-hung windows in every opening. Based on the Design Guidelines, an Applicant may propose an architecturally compatible alternative for window and door replacement. The Mission Revival architectural style section of the Design Guidelines, included as **Attachment D**, provides examples of common window types. Staff contends that the proposal is not *most successful* in replicating the original windows. Architecturally compatible alternatives are appropriate when none of the original windows remain and there is no architectural or photographic evidence of their design. As example, the property located at 331 South Federal Highway no longer had any of its original casement windows in the enclosed front porch. There was also no architectural or photographic evidence of the original windows in that area of the structure. But due to the size and location of the openings and the functionality of the room, Staff was able to utilize the Design guidelines to create a compatible window replacement program appropriate for the building's architectural style.

Example: 331 South Federal Highway
Before: Mixture of original wood double-hung
windows and replacement awning windows



Example: 331 South Federal Highway
After: Aluminum Single-Hung and Horizontal
Rollers Replacement Windows



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 Eastern vinyl impact single-hung windows, aluminum impact sliding glass doors, and aluminum impact French doors will result in a substantial change to the structure's appearance. Although an improvement from the existing replacement windows, the proposed window replacement does not *successfully* replicate the original windows in a manner that compliments the architectural significance of the structure.

- 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 and door replacement will have no direct physical effect on any surrounding properties within the surrounding South Palm Park 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: The proposed vinyl replacement windows do not *successfully* replicate the appearance of the original double-hung and casement windows. In addition, the lights (panes), the depth of the muntins, and frame dimensions are not *successfully* replicated.

- 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 window and door replacement 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: The City's Historic Preservation Design Guidelines places significant importance on *successful* window and door replacement. The proposal is not in compliance with the Design Guidelines as the replacement products do not seek to replicate the original design. The proposed windows do not comply with the Secretary of the Interior's Standards for Rehabilitation or the City's Land Development Regulations, Historic Preservation Ordinance, §23.5-4(k).

- 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's existing replacement single-hung and horizontal roller windows, and sliding glass and French doors will be replaced. The proposed window replacement utilizes products that have incompatible window types, including the number of lights (panes), the depth of the muntins, and frame dimensions. The least possible adverse effect would be to replace with products that replicate 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 proposed replacement requires removal of the existing windows and doors. The existing windows and doors are replacements and do not represent the original qualities or character of the building.

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

Staff Analysis: No, the proposed window and door replacement is not compatible with neighboring properties. The structure at 601 South Lakeside Drive, retains its original

casement and double-hung wood windows. The subject property and 601 South Lakeside Drive were likely constructed during the same time period and replacement windows and doors in the subject property should closely match in appearance.

- 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: No, the proposed window and door replacement would not conform to original openings showed in historic photographs.

- (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: According to the Applicant, utilizing aluminum frame windows by the same manufacturer would increase the cost of the window replacement by approximately nine percent (9%).

- (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 do not match the old in design. The proposed French doors likely match the old in design, while the sliding glass doors match the existing sliding glass doors.

- (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: The Applicant contends that the proposed vinyl frame windows replicate wood windows better than aluminum frame windows. The Applicant's justification statement is included as **Attachment C**.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed window and door replacement with Eastern vinyl impact single-hung windows, aluminum impact sliding glass doors, and aluminum impact French doors will result in a substantial change to the structure's appearance. Although an improvement from the existing replacement windows, the proposed window replacement does not *successfully* replicate the original windows in a manner that compliments the architectural significance of the structure. **The window and door replacement, subject to the conditions of approval, is consistent with the Comprehensive Plan, Historic Preservation Ordinance, Historic Preservation Design Guidelines, and Secretary of Interior Standards for Rehabilitation.**

Conditions of Approval:

- 1) The replacement windows shall utilize wood, wood-clad, aluminum, or fiberglass frames with proportions that *successfully* replicates original wood windows, subject to Staff review at permitting.
- 2) The replacement single-hung windows shall utilize vertical muntin patterns to match the original windows, subject to Staff review at permitting.
- 3) The replacement windows for openings that originally utilized casement windows shall be replaced with horizontal rollers, casement, or fixed windows. Divided-light patterns shall match the original configurations, subject to Staff review at permitting.
- 4) All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or "grills between the glass" shall not be permitted.
- 5) The windows shall be replaced in their original openings, and the openings shall not be made smaller by building in the framing or made larger by expanding the opening, unless otherwise recommended by the Board.
- 6) The windows shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
- 7) The windows and doors shall utilize clear glass or glass with a clear Low-E coating. Tinted or highly reflective glass shall not be used.
- 8) All existing window sills and mullions shall remain. If too deteriorated for continued use, these elements shall be replaced in-kind matching in material, profile, size, shape, and location.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100126 with staff recommended conditions for a Certificate of Appropriateness (COA) for window and door replacement property located at **534 South Palmway**, 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 20-00100126 for a Certificate of Appropriateness (COA) for window and door replacement for the property located at **534 South Palmway**, 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 Photos
- C. Applicant Justification Statement
- D. Historic Preservation Design Guidelines – Mission Revival (Excerpt)
- E. Historic Preservation Design Guidelines – Window Replacement (Excerpt)