



MEMORANDUM DATE: November 2, 2022

AGENDA DATE: November 9, 2022

TO: Chair and Members of the Historic Resources Preservation Board

RE: **432 South L Street**

FROM: Anne Greening, Senior Preservation Planner
Yeneneh Terefe, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 22-00100376:** Consideration of a Certificate of Appropriateness (COA) for front door replacement for a single-family house located at 432 South L Street; PCN# 38-43-44-21-15-157-0010. The subject property is a contributing resource within the Southeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Medium Density Residential (MDR).

OWNER(S): David and Kristen Batlle
6048 Eagles Nest Drive
Jupiter, FL 33458

PROPERTY DEVELOPMENT HISTORY:

According to the property appraisers' records and the historical property files, the single-story structure was constructed in 1940. Although the structure has the appearance of masonry vernacular home, the property record card indicates that it is of frame construction. A brick veneer was applied in 1949. The records for enclosing the back porch in 1940 indicate exterior brickwork, and a bathroom addition in 1950 also indicates that exterior brick was added. There is no record of when the stucco siding was applied. A permit for garage demolition was filed in 1976. Although somewhat masonry vernacular in appearance, the home is most closely identified as a frame vernacular due to the frame construction with applied brick/stucco veneer. The property is listed as a frame vernacular structure on the Florida Master Site File (FMSF) as PB07040.

The property came before the HRPB on September 14, 2022, to request replacement of their front and rear doors with raised six-panel doors, which are not considered appropriate for the Wood Frame Vernacular architectural style. The HRPB granted their request for the raised six-panel back door and conditioned that the replacement front door must conform to the Historic Preservation Design Guidelines.

BACKGROUND:

- On March 4, 2022 the property owners applied for a permit for window and door replacement for the property at 432 South L Street. The permit was disapproved on March 28, 2022 due to insufficient documentation.
- The permit was resubmitted and was disapproved again on May 12, 2022 for insufficient information and for architecturally inappropriate proposed replacement doors.
- On June 6, 2022, staff scheduled the project for the July 13th HRPB meeting, as the property owner wanted to use window and door replacements that were not approved in the Historic Preservation Design Guidelines.
- As the July and August HRPB meetings were cancelled due to lack of quorum, the property owner chose to comply with the Design Guidelines for their windows. Permit #22-1029 for window replacement was approved on August 17, 2022.
- On September 14, 2022 the property owner came before the HRPB board to request replacement of their front and rear doors with raised six-panel doors, which are not considered appropriate for the Wood Frame Vernacular architectural style. The HRPB granted their request for the raised six-panel back door and conditioned that the replacement front door must conform to the Historic Preservation Design Guidelines.
- On September 19, 2022, staff sent the property owner a list of example impact doors from PlastPro and ThermaTru manufacturers that are considered appropriate for the Wood Frame Vernacular style.
- On September 28, 2022, the property owner sent staff three potential replacement front doors. Staff discussed these with the Assistant Director, Erin Sita, and the Director of Community Sustainability, William Waters, and sent comments regarding the proposed doors on October 4, 2022.
- After further discussions with the property owner, staff send additional examples of appropriate replacement front doors on October 14, 2022.
- On October 17, 2022, the property owner asked to take the project to the November 9th HRPB meeting to seek the Board's approval for a 9-light, vertical tongue-and-groove panel front door, as they had already bought the door.
- A backup of the email discussions between staff and the property owner is included as **Attachment A.**

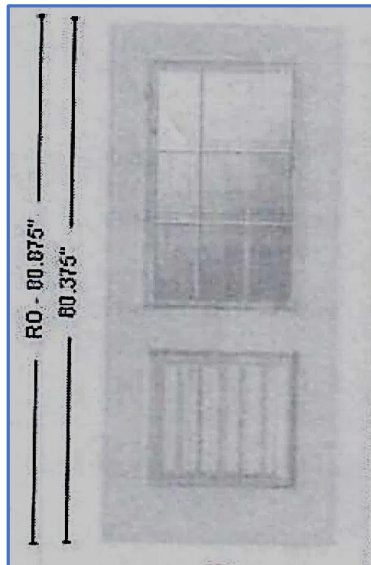
PROJECT DESCRIPTION:

The property owners, David and Kristen Batlle, are requesting a COA for front door replacement for the single-family house located at 432 South L Street. The subject property is located on the west side of South K Street between 4th Avenue South and 5th Avenue South. They propose utilizing a door with nine divided lights over a vertical tongue-and-groove panel.

Exhibit 1 – Existing Front Door



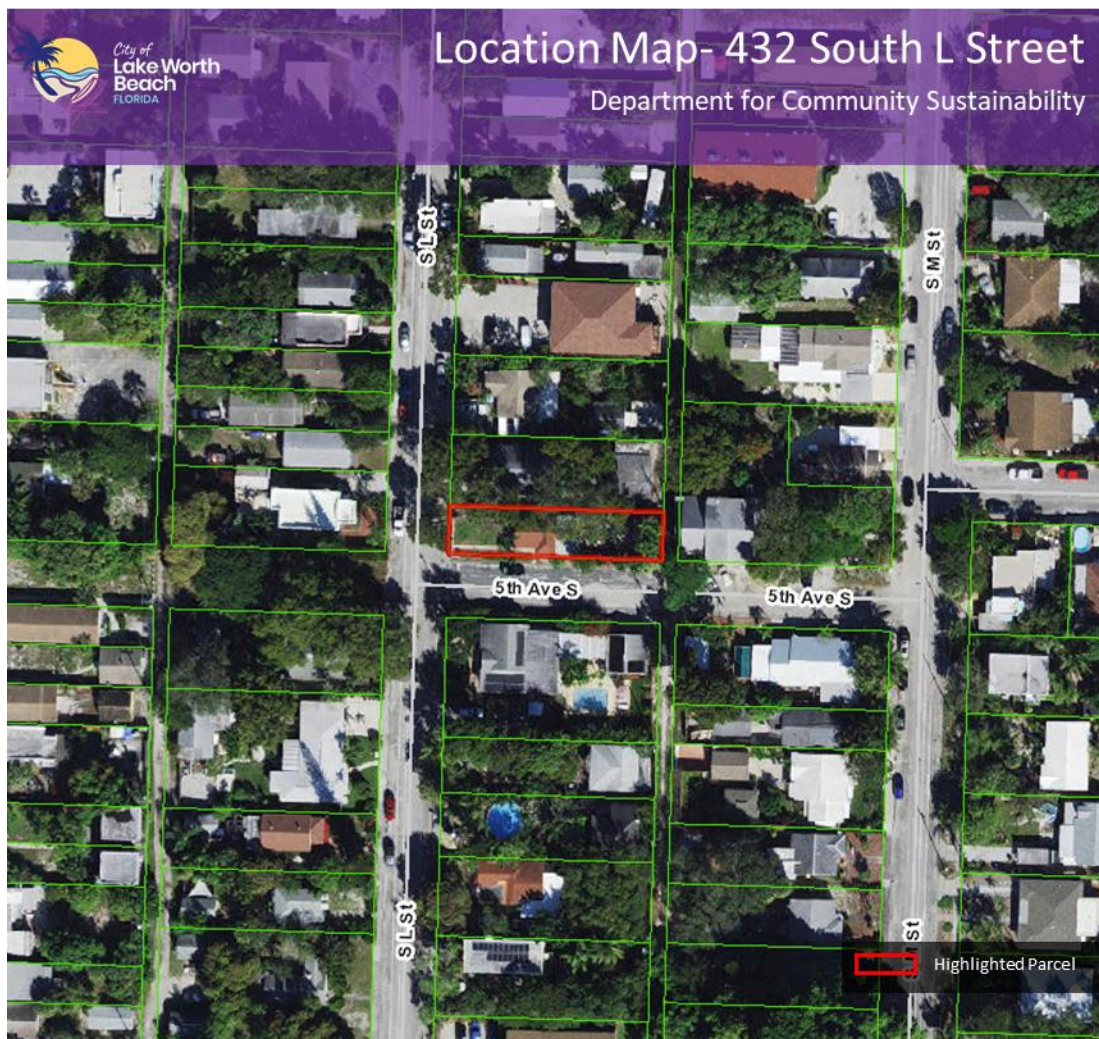
Exhibit 2 – Applicant Proposed Replacement Door



STAFF RECOMMENDATION: Staff is recommending denial of the applicant's proposed replacement door, as its panel design is more appropriate for a Mission or Mediterranean Revival style building rather than a Wood Frame Vernacular building.

Owner	David and Kristen Battle
General Location	Corner of South L Street and 5 th Avenue South
PCN	38-43-44-21-15-157-0010
Zoning	SFR - Single Family Residential; Southeast Lucerne
Existing Land Use	Single Family Residence
Future Land Use Designation	Medium Density Residential (MDR)

LOCATION MAP:



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 proposed front door is compatible with the architectural style of the structure or current regulations.

HISTORIC PRESERVATION 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 Wood Frame Vernacular architectural style section of the City's Historic Preservation Design Guidelines is 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 proposal is unsuccessful in replicating an appropriate door design for a Wood Frame Vernacular 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 proposed door 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 doors shall replicate their original appearance. The proposed door, according to the Historic Preservation Design Guidelines, is not appropriate to the architectural style.
 - 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 is 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 a local historic district. Although a masonry veneer has been applied, the resource is a Wood Frame Vernacular building, which has a distinct set of architectural characteristics. The proposed door is not consistent with these guidelines.

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: No, the door that is being replaced is not original to the structure.

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

Staff Analysis: The proposed door does not comply with the City's Historic Preservation Design Guidelines. Therefore, the project is 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, no opening sizes will be altered.

- (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 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: The proposed door does not seek to match the original historic door and is not 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 or the Historic Preservation Design Guidelines requirements. Staff recommends denial of the proposed

replacement door, as it is more appropriate for a Mission or Mediterranean Revival style building rather than a Wood Frame Vernacular building.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100376 for a Certificate of Appropriateness (COA) for front door replacement for the property located at **432 South L 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 22-00100376 for a Certificate of Appropriateness (COA) for front door replacement for the property located at **432 South L 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:

- Attachment A – Email Documentation
- Attachment B – Installation Map and Photos of Existing Door
- Attachment C – Proposed Replacement Front Door
- Attachment D – Wood Frame Vernacular Design Guidelines
- Attachment E – Justification Statement and Applications