



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 23-00100117** Consideration of a Certificate of Appropriateness (COA) for window and door replacement at the property located at **220 Fordham Drive**; PCN #38-43-44-15-06-007-3140. The subject property is a non-contributing resource to the College Park National and Local Historic District and is located in the Single-Family Residential (SFR) Zoning District.

**Meeting Date:** June 14, 2023

**Property Owner/Applicant:** Abanoub Boutros

**Address:** 220 Fordham Drive

**PCN:** 38-43-44-15-06-007-3140

**Lot Size:** 0.18 acre /7880 sf

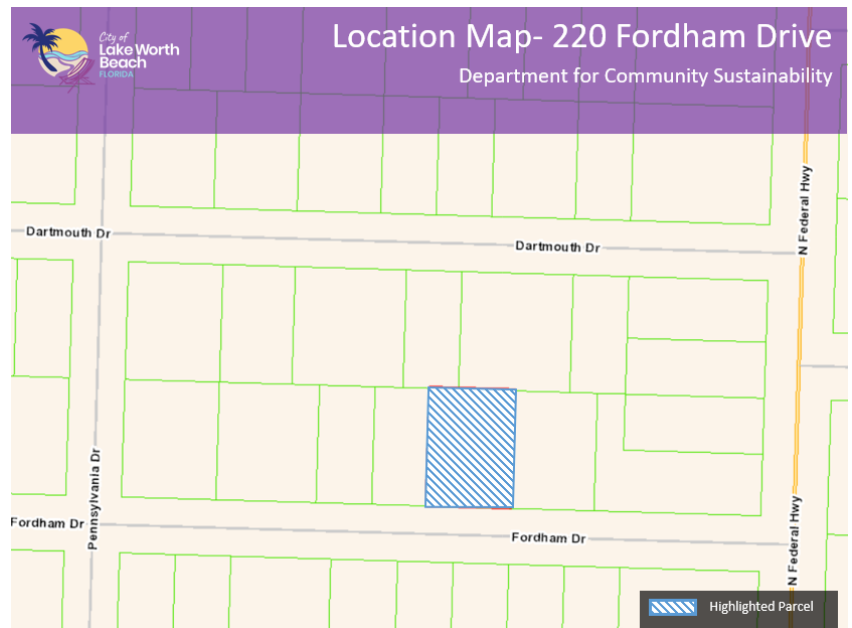
**General Location:** North side of Fordham Drive between Pennsylvania Drive and North Federal Highway

**Existing Land Use:** Single Family Residential

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

**Zoning District:** Single Family Residential (SFR)

### Location Map



## 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, and for consistency with the Comprehensive Plan. Staff is recommending approval of two (8) of the ten (10) windows, which comply with the design guidelines. However, staff is recommending modifications to Windows 1 and 2, as the proposed window are not consistent with the Historic Preservation Design Guidelines, which Window 1 requires a clear, single-hung window and Window 2 requires a clear, horizontal sliders with external, raised muntins to replicate a 3 horizontal divided light pattern.

## PROJECT DESCRIPTION

The property owner, Abanoub Boutros, is requesting a Certificate of Appropriateness to replace ten (10) windows on the structure located at 220 Fordham Drive. As the structure is non-contributing resource, a COA is only required for two windows replacements visible from Fordham Drive.



## PUBLIC COMMENT

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

## PROPERTY DEVELOPMENT HISTORY

The single-family house at 220 Fordham Drive was constructed c.1981 in the Masonry Vernacular architectural style. The structure is masonry construction with a stucco exterior and features a hip roof and awning windows. On April 10, 2023, Historic Preservation staff received a COA application for windows replacement. Staff reviewed and disapproved the application on April 20, 2023, as the applicant did not select architecturally appropriate window. The proposed windows including Window 1 were tinted, and Window 2 required two horizontal muntin.

After extensive communication with staff, the applicant did not agree to resolve the aforementioned issues. The applicant would like to forego the recommended clear windows on Window 1 and 2. As staff cannot administratively approve projects that conflict with the Design Guidelines, the project was placed on the HRPB agenda for June 14, 2023.

The home's original architectural drawings are included as **Attachment A**, an installation map and photos of the existing window are included as **Attachment B**, communication with homeowner and contractor as **Attachment C**.

## 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 Masonry Vernacular architectural style section and the window replacement section of the City's Historic Preservation Design Guidelines are 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 proposed Windows 1 and 2 are unsuccessful in replicating appropriate window designs for a Masonry Vernacular structure. The replacement of the existing windows with an inappropriate design would adversely alter the appearance of the historic resource.
  - 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 replacements will have no direct physical effect on any surrounding properties within the College Park National and 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:** Based on the information in the property file, this project will replace the structure's original windows, and therefore will have a major effect on the property's historic architectural design and materials.
  - 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 windows replacement for Window 1 and 2 are 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 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. Windows 1 and 2 are the only windows at 220 Fordham Drive that is subject to historic review, and the proposed windows are not consistent with the Masonry Vernacular architectural style and the Historic Preservation Design Guidelines, which will have an adverse effect on the structure's relationship with the surrounding historic district.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions, noncontributing structures.*

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

**Staff Analysis:** Yes, Windows 1 and 2 are on the primary façade of 220 Fordham Drive.

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

**Staff Analysis:** No, the proposed windows for Windows 1 and 2 are not visually compatible with the Masonry Vernacular architectural style of the structure or with other structures of similar architectural styles in the neighboring properties. Replacement with inappropriate windows would have an adverse visual effect on the surrounding historic district.

## CONCLUSION AND CONDITIONS

The proposed application is consistent with the Historic Preservation Design Guidelines, with the exception of the proposed Windows 1 and 2. Therefore, staff recommends approval of the application with the conditions outlined below, including conditions to bring Windows 1 and 2 into compliance with the Design Guidelines.

### Conditions of Approval:

1. Doors A, B, and C shall be clear, three-light doors.
2. The sidelight to Door B shall be a clear, full-light window.
3. Window D shall be a clear, single-hung window.
4. Window E shall be clear four (4) light single hung window to replicate an awning window.
5. All windows shall be installed in their existing openings. Openings shall not be filled in or made larger to accommodate alternately sized products.
6. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.
7. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
8. Original window trim, window sills, and mullions shall be retained. Where original trim and surrounds need to be replaced due to severe deterioration, the replacement elements shall match what is being removed in profile, design, shape, size, configuration, and location.
9. All windows and doors shall be install recessed in the jambs and shall not be installed flush with the exterior wall.

**BOARD POTENTIAL MOTION:**

I MOVE TO **APPROVE a portion of** HRPB Project Number 23-00100117 for a Certificate of Appropriateness (COA) with conditions for the replacement of Windows 1 and 2, the sidelight window for Door B, and the three (3) doors as proposed; and, Windows 1 and 2 as conditioned by staff for the property located at **220 Fordham Drive** 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 23-00100117 for a Certificate of Appropriateness (COA) for window and door replacements for the property located at **220 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 23-00100117 for a Certificate of Appropriateness (COA) for window and door replacements with staff recommended conditions, but excluding the condition related to Windows 1 and 2, for the property located at **220 Fordham Drive**, 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.

**ATTACHMENTS**

- A. Installation Map
- B. Historic architectural drawings
- C. Installation Map and Photos of existing window
- D. Proposed Replacement Window
- E. Masonry Vernacular Design Guidelines and Window Replacement Guidelines
- F. Application and Justification Statement

**WINDOW ELEVATION**

Staff recommended window elevation for Window 2:

