



MEMORANDUM DATE: October 7, 2020

AGENDA DATE: October 14, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **224 North L Street**

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

TITLE: **HRPB Project Number 20-00100186:** Consideration of a Certificate of Appropriateness (COA) for exterior alterations for the property located at **224 North L Street**; PCN#38-43-44-21-15-046-0130. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Medium Density Multi-Family Residential (MF-30) Zoning District.

OWNER: Garrett Scheffler
224 North L Street
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The single-story single-family residence located at 224 North L Street was constructed c.1925 in a Wood Frame Vernacular architectural style. Although no architectural drawings of the building are available in the City's property files, a property cards from the 1940s and 1950s (included as **Attachment A**) describe the structure as being of wood frame construction on a pier and slab foundation, having a gable composition and asphalt shingle roof, wood windows, and two porches. The rear porch was originally constructed in 1953 with a shed roof and screened openings. City permit records indicate the structure has had alterations over time, including permits for roof replacement, window replacement, and electrical upgrades.

PROJECT DESCRIPTION:

The property owner, Garrett Scheffler, is requesting a Certificate of Appropriateness for exterior alterations to partially replace the structure's existing windows and doors. The subject property is located on the east side of North L Street, between 2nd Avenue North and 3rd Avenue North. The property is located in the Medium Density Multi-Family Residential (MF-30) Zoning District and retains a Future Land Use (FLU) designation of High Density Residential (HDR).

If approved, the subject application would allow reconfiguration of original window openings to accommodate new PGT aluminum impact single-hung and fixed glass windows. In addition, the application proposes to replace the front door with a new Stevens & Sons fiberglass door and install a new pair of PGT aluminum impact French doors in the rear of the structure.

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 pages 11 and 12, which would modify the applicant’s proposed window sizes and light patterns. As proposed, the Applicant’s request would alter historic window opening sizes and locations on three facades, which is not recommended in the City’s Historic Preservation Ordinance or Historic Preservation Design Guidelines. Per Staff’s Conditions of Approval, the Applicant would be permitted to install new windows in the existing openings, in accordance with window replacement regulations outlined in the Lake Worth Beach Historic Preservation Design Guidelines.

PROPERTY DESCRIPTION

Owner	Garrett Scheffler
General Location	East side of North L Street, between 2 nd Avenue North and 3 rd Avenue North
PCN	38-43-44-21-15-046-0130
Zoning	Medium Density Multi-Family Residential (MF-30)
Existing Land Use	Single-Family
Future Land Use Designation	High Density Residential (HDR)



PROJECT HISTORY

On June 30, 2020, the subject property was issued Building Permit #20-1027 for a residential remodel. The scope of work included plumbing and air-conditioning upgrades, bathroom remodel, reframing of wall studs, floor joists, ceiling joists, interior drywall, and insulation installation. On the exterior, the property was approved to reconfigure openings on the north and south elevation of the enclosed rear porch. Four (4) openings were approved to be replaced with CGI aluminum impact single-hung windows. In addition, partial siding replacement was approved to patch the locations of existing through-the-wall air-conditioning units that will be removed.

On August 7, 2020, a revision was submitted to Building Permit #20-1027 for additional exterior alterations. The scope of work proposed reconfiguring several openings on the original portion of the structure with new windows and doors. The revision was failed by Staff, as administrative window and door replacement must occur within the original opening sizes. The property owner was advised that the exterior alterations, as proposed, would require Historic Resources Preservation Board (HRPB) review. In addition, Mr. Scheffler was advised of the options available for administrative approval. The property owner chose to proceed with HRPB review of the project.

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 majority of original window openings remain as well as one original wood-hung window which should guide the replacement of windows in the structure.



224 North L Street

Photo of the structure's last remaining original window (wood-hung window with a 6/6 divided-light pattern).

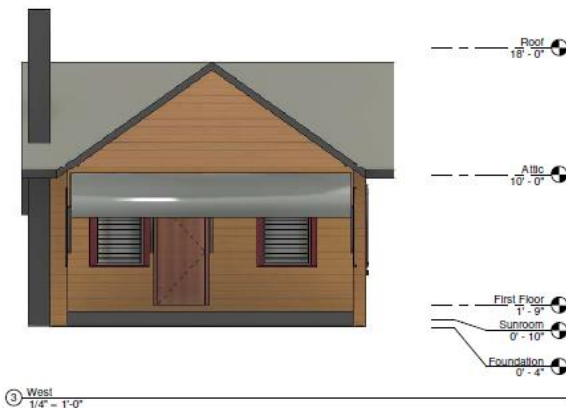
HISTORIC PRESERVATION ANALYSIS:

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.

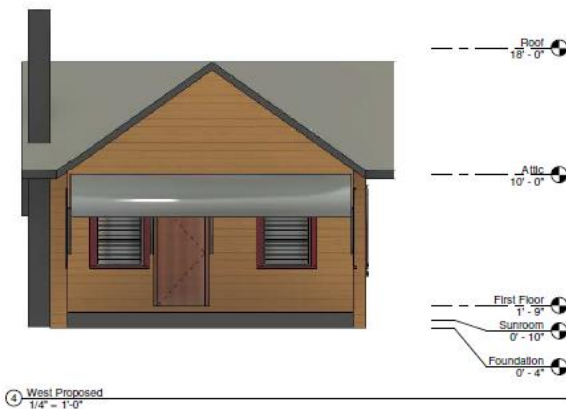
Pages 200 and 201 of the City’s Historic Preservation Design Guidelines, included as **Attachment B**, provide a guide for replacement of original windows. Examples are provided of *most successful*, *successful*, and *unsuccessful* replacement. The description below will detail the existing and proposed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

West Elevation (Fronting North L Street)



Description and Staff Recommendation

There are no proposed changes or replacement windows on the front façade. With the exception of the front door that will be replaced with a Stevens & Sons fiberglass impact door with a 6-light divided-light pattern. Per the Lake Worth Beach Historic Preservation Design Guidelines, the proposed door is visually compatible with the Wood Frame Vernacular structure.



Proposed Front Door

East Elevation



Description and Staff Recommendation

The replacement jalousie windows and door will be reconfigured to accommodate a new PGT aluminum impact single-hung window with a 6/1 divided-light pattern and a pair of French doors with a 10-light pattern.

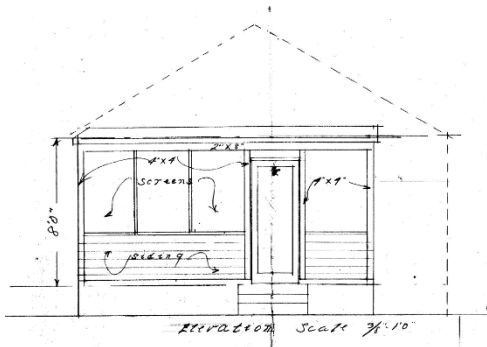
Most Successful Replacement

Based upon the original 1953 elevation drawing, Staff recommends returning the rear porch to screen openings. Another option is utilizing casement windows with divided-light patterns which were typical for enclosed porches in Wood Frame Vernacular structures. A French door with a divided-light pattern is a compatible choice if installed within the original opening size. Staff has included Conditions of Approval to allow the Applicant to replace the existing windows and doors in the existing openings with compatible alternatives in accordance with the Lake Worth Beach Historic Preservation Design Guidelines requirements on window and door replacement for historic structures.



Architecturally Compatible Alternative

There are several options for compatible alternatives. Retaining the greatest number of original openings is recommended. However, if new opening sizes are desired Staff recommends replicating the dimensions of original openings. The structure has original openings that likely accommodated hung and casement windows that can be replicated in size and appearance. Apart from altering the opening size, the proposed pair of French doors is a compatible option.



Original 1953 Elevation Drawing – Rear Porch

North Elevation

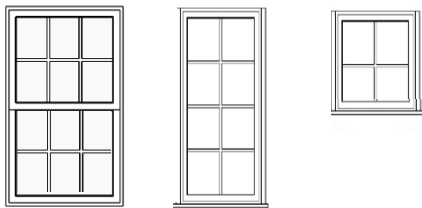


Description and Staff Recommendation

A rear opening with a jalousie window will be enclosed. Three (3) openings will be enlarged to accommodate PGT aluminum impact single-hung windows. A new triangular PGT aluminum impact fixed glass window is proposed below the gable end. In addition, the jalousie window in the front enclosed porch will remain.

Most Successful Replacement

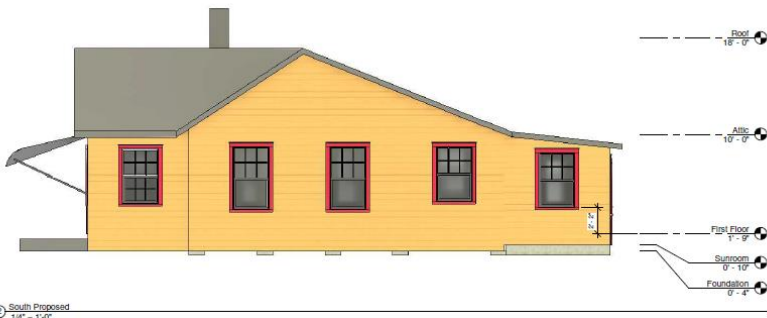
Based upon the existing original opening sizes, the replacement jalousie windows should be replaced with single-hung and casement windows as illustrated in the Wood-Frame Vernacular style section of the Lake Worth Beach Historic Preservation Design Guidelines, depicted below. Original openings sizes should not be enclosed or altered. Staff has included Conditions of Approval to allow the Applicant to replace the existing windows and doors in the existing openings in accordance with the Lake Worth Beach Historic Preservation Design Guidelines requirements on window and door replacement for historic structures.



Architecturally Compatible Alternative

There are several options for compatible alternatives. Retaining the greatest number of original openings is recommended. However, if new opening sizes are desired Staff recommends utilizing the dimensions of original openings. The structure has original openings that likely accommodated hung and casement windows that can be replicated in size and appearance.

South Elevation

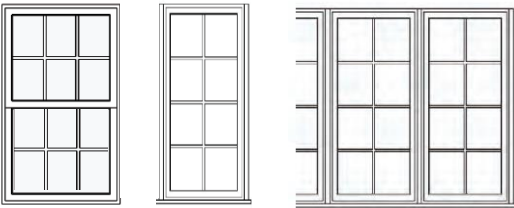


Description and Staff Recommendation

Rear openings with a jalousie windows will be removed. Four (4) openings will be reconfigured to accommodate PGT aluminum impact single-hung windows. In addition, the original wood-hung window will remain in the front enclosed porch.

Most Successful Replacement

Based upon the existing original opening sizes, the replacement jalousie windows should be replaced with single-hung and casement windows as illustrated in the Wood-Frame Vernacular style section of the Lake Worth Beach Historic Preservation Design Guidelines, depicted below. Original openings should not be enclosed or altered. Staff has included Conditions of Approval to allow the Applicant to replace the existing windows and doors in the existing openings in accordance with the Lake Worth Beach Historic Preservation Design Guidelines requirements on window and door replacement for historic structures.



Architecturally Compatible Alternative

There are several options for compatible alternatives. Retaining the greatest number of original openings is recommended. However, if new opening sizes are desired Staff recommends utilizing the dimensions of original openings. The structure has original openings that likely accommodated hung and casement windows that can be replicated in size and appearance.

Review

The Staff recommended most successful window and door replacement could be approved administratively at permitting. The window and door replacement, as proposed, could not be approved administratively as original opening sizes are being either enclosed or enlarged to accommodate replacement products. In addition, not all replacement products are compatible for the Wood Frame Vernacular architectural style. For example, there are no examples in Lake Worth Beach's historic structures of triangular windows beneath gable ends.

Architectural compatible alternatives, as outlined by Staff, may be considered by the Board if determined to comply with the Design Guidelines, Historic Preservation Ordinance, and Secretary of Interior Standards for Rehabilitation.

As proposed, the window and door replacement request is not consistent with the City's historic preservation requirements. There are several options for compatible alternatives. Retaining the greatest number of original openings is recommended. However, if new opening sizes are desired, Staff recommends utilizing the dimensions of original openings. The structure has original openings that likely accommodated hung and casement windows that can be replicated in size and appearance. The original wood-hung window with a 6/6 divided-light pattern remains and can be readily replicated in appearance and dimensions. In addition, enclosed porches typically utilized pairs and triplets of casement windows with divided-light patterns that can be replicated with casement or horizontal slider windows. The structure also has slender openings that likely accommodated single casement windows. Appropriate replacement would utilize casement or awning windows with divided-light patterns. Fixed glass windows are also an option in locations where operability is not required or needed.

Staff has additional concerns since the window and door replacement is partial. As proposed, the structure would retain a portion of its jalousie windows and wood-hung window, while the majority of openings would be replaced with PGT aluminum impact single-hung and fixed glass windows. Staff has added conditions of approval to regulate the replacement of the windows that will remain. This will ensure the complete window and door replacement is consistent and visually compatible.

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 PGT aluminum impact single-hung and fixed windows, and a Steven & Sons fiberglass impact front door and a pair of PGT 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 Northeast 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: The proposed window and door replacement does not successfully replicate original openings types and alters original opening sizes. In addition, the proposal is not an architecturally compatible alternative for the Wood Frame Vernacular structure. However, as provided in the Conditions of Approval, the Applicant may choose to replace the existing windows in their existing openings with compatible alternatives.

- 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 and enlarge or enclose several original openings. In addition, 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 doors and jalousie windows would be removed. In addition, original openings would be enlarged or removed to accommodate the replacement products. The least possible adverse effect would be to maintain original openings and replace with products that replicate the original windows and doors.

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 proposal requires alteration of original openings. However, the existing windows and doors are replacements and do not represent the original qualities or character of the building. With the exception of one (1) original wood-hung window that remains.

- 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 Northeast Lucerne Local Historic District has many structures from the 1920's that retain their original openings. With the guidance from the Lake Worth Beach Historic Preservation Design Guidelines, these openings will be replaced with visually compatible windows and doors.

- 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 opening sizes and appearance of the remaining original wood-hung window.

- (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: Staff defers to the Applicant.

- (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 doors are compatible if replaced with the existing opening sizes.

- (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: Staff defers to the Applicant.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed window and door replacement with PGT aluminum impact single-hung and fixed windows, and a Steven & Sons fiberglass impact front door and a pair of PGT 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. However, **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.** The proposed conditions would allow for window replacement within the existing opening and replicate the original six (6) over six (6) divided light pattern.

Conditions of Approval:

- 1) The replacement windows shall utilize wood, wood-clad, aluminum, or fiberglass frames with proportions that *successfully* replicates original 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 and doors 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. Low-E, tinted or highly reflective glass shall not be used.
- 8) All existing window sills, trim, 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.
- 9) Windows not included in the scope of work shall also adhere to these conditions of approval to ensure the complete window and door replacement is consistent and visually compatible.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100186 with staff recommended conditions for a Certificate of Appropriateness (COA) for exterior alterations for the property located at **224 North 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 20-00100186 for a Certificate of Appropriateness (COA) for exterior alterations for the property located at **224 North L Street**, 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. Historic Preservation Design Guidelines – Wood Frame Vernacular (Excerpt)
- D. Historic Preservation Design Guidelines – Window Replacement (Excerpt)
- E. Architectural Plans