



**MEMORANDUM DATE:** June 2, 2021

**AGENDA DATE:** June 9, 2021

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **501 South Palmway**

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

**TITLE:** **HRPB Project Number 21-00100156:** Consideration of a Certificate of Appropriateness (COA) for garage door installation for the property located at **501 South Palmway**; PCN #38-43-44-27-01-003-0100. The subject property is a contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.

**OWNER:** Ian and Donna Harrison  
501 S Palmway  
Lake Worth Beach, FL 33460

**PROPERTY DEVELOPMENT HISTORY:**

The single-family structure at 501 South Palmway was constructed in 1949 in a Masonry Vernacular architectural style. The original architectural drawings are included as **Attachment A**. The plans illustrate a one-story residence of masonry construction with a smooth stucco exterior finish, flat white concrete tile gable roof, screened-in front porch, and metal casement windows. Portions of the structure are detailed with formstone, which simulates a stone veneer. A carport was constructed later in 1949 at the rear of the structure, fronting 5<sup>th</sup> Avenue North.

At the July 15, 2019 HRPB meeting, the Board reviewed and approved a rehabilitation proposal for the property (HRPB #10-00100115), which included window replacement, reconstruction of the front porch, enclosure of the existing carport, and the construction of a new two-bay carport fronting 5<sup>th</sup> Avenue South. The property also received a complete interior renovation. Photos of the rehabilitated property are included in this report as **Attachment B**. Overall, the structure retains a high degree of historic integrity of location, setting, materials, and design.

**PROJECT DESCRIPTION:**

The property owners, Ian and Donna Harrison, are requesting a Certificate of Appropriateness (COA) to install two garage doors on the open carport bays. The subject property is located on the southwest corner of the 5<sup>th</sup> Avenue South and South Palmway and is located in the Single-Family Residential (SF-R) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR).

The application will require the following approval:

1. **COA** for the installation of two garage doors on the open carport bays

**BACKGROUND:**

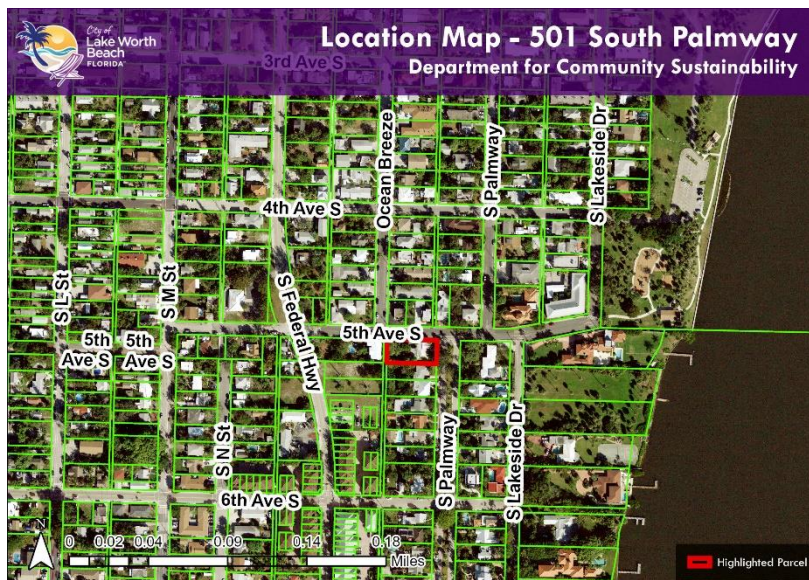
Per Palm Beach County Property Appraiser records, the current property owners purchased the property in March of 2021. Historic Preservation staff began corresponding with the homeowners in April of 2021 regarding the garage door proposal. The Certificate of Appropriateness application and supporting documentation is included in this report as **Attachment C**.

**STAFF RECOMMENDATION:**

The request to partially enclose the carport bays with new overhead garage doors will result in a visual change to the spatial relationships and massing that are commonly associated with open-air mid-century carports. The existing carport, although not original to the structure, was designed to replicate the functionality and appearance of a carport that was designed at the property in 1949. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for garage door installation to the contributing resource may be granted. Should the Board approve the application, staff has added conditions of approval to further the compatibility of the request.

**PROPERTY DESCRIPTION:**

Owner	Ian and Donna Harrison
General Location	Southwest corner of the 5 <sup>th</sup> Avenue South and South Palmway
PCN	38-43-44-27-01-003-0100
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single-Family Residence
Future Land Use Designation	Single Family Residential (SFR)



**Consistency with the Comprehensive Plan**

The proposed project is generally 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.

**HISTORIC PRESERVATION ANALYSIS:**

**Historic Preservation Design Guidelines Analysis:**

Per the City’s Historic Preservation Design Guidelines section on Masonry Vernacular structures (**Attachment D**), the majority of single-family post-War Masonry Vernacular structures featured *integrated* one-car garages under simple hip and side gable roofs with flat white concrete tiles. The structure at 501 South Palmway did not originally feature an integrated garage, but a carport with a flat roof was constructed to the rear of the property in late 1949. An image of the original carport is provided below.



501 S. Palmway ca. 2016 depicting the 1949 carport.

In 2019, the HRPB approved COA #19-00100115, which included enclosing the 1949 carport as additional habitable living space. The HRPB also approved the construction of a new two-bay wide open-air carport with a flat roof that replicated the design and functionality of the original 1949 carport.



501 S. Palmway ca. 2021 depicting the carport approved in 2019.

The current proposal to install two new overhead garage doors in the carport bays will result in a significant change to the carport's appearance. Open-air carports are significant character-defining features for mid-century architectural styles and were common and inexpensive ways to shelter vehicles from the harsh Florida elements. Masonry carports from this era most commonly featured flat or low slope shed roofs and were supported by slump brick or stucco clad columns. More elaborate carports from the period featured decorative breezeblock, wood louvers, or metal screening in the side openings for added shade or security. The project architect for the 2019 rehabilitation worked closely with staff to arrive at a compatible and architecturally appropriate design for the carport.

Staff has concerns that the request to add new wood-look overhead garage doors could give the carport the appearance of an enclosed garage. As referenced above, garages for this style of structure were most commonly integrated with the residence under a common and continuous hipped or gable roofline. The remaining side elevations of the carport will be left open. Staff recommends that the Board review the request to partially enclose the carport to determine if the addition of the garage doors would adversely impact the character of the historic resource.

Should the Board determine that the installation of the garage doors will not result in an adverse impact to the structure, staff recommends that the garage doors utilize a recessed panel, flush panel, vertical plank, or ribbed panel design, per the Design Guidelines section on compatible Masonry Vernacular garage doors (**Attachment D**, *pg. 59*). The applicants have expressed that they are amenable to utilizing a Design Guidelines compliant design. The proposed product image provided in the COA Application (**Attachment C**) illustrates garage doors with flush panels. Although unpainted wood doors were common for carriage door configurations on Mediterranean Revival and Mission Revival structures, wood garage doors for post-War residences were typically painted the color of the house or in a complimentary color. Metal ribbed and flush panel doors were typically left in a clear-anodized finish, as illustrated on page 58 of the Design Guidelines.

### **Certificate of Appropriateness**

Exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. The applicant has requested approval for a metal panel system in bronze. The HRPB, as tasked in the LDR Sec. 23.2-7(C)(7), shall review the request and supporting exhibits to determine if a Certificate of Appropriateness may be granted. 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 applicants have requested to install two new overhead garage doors on existing open carport bays fronting 5<sup>th</sup> Avenue South.

- 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 garage door installation will have no direct physical effect on any surrounding properties within the surrounding South Palm Park Local Historic District, but could impact the character of the surrounding streetscape.

- 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 visual design and arrangement of space will be affected as visible from 5<sup>th</sup> Avenue South. Although the existing carport is not original to the structure, it was designed with the common traits of a carport for the building's period.

- 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 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 place significant importance on the spatial relationships and massing amongst character-defining features. Carports from the period were generally open on three sides and did not feature operable vehicular doors.

- 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 original features have been retained, preserved, or replaced in-kind, largely due to the 2019-2020 rehabilitation of the property. The current proposal does not seek to alter any elements that served as the basis for its designation.

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 historic materials are proposed to be removed or destroyed.

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

**Staff Analysis:** Neighboring structures predominately feature detached garages with either overhead or carriage style garage doors. The immediate neighboring properties do not feature properties or architectural styles where carports were commonly utilized.

**PUBLIC COMMENT:**

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

**CONCLUSION:**

The request to partially enclose the carport bays with new overhead garage doors will result in a visual change to the spatial relationships and massing that are commonly associated with open-air mid-century carports. The existing carport, although not original to the structure, was designed to replicate the functionality and appearance of a carport that was designed at the property in 1949. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for garage door installation to the contributing resource may be granted. Should the Board approve the application, staff has added conditions of approval to further the compatibility of the request.

**Conditions of Approval**

1. The existing garage door openings shall not be altered in size by building in the framing or expanding the openings.
2. The garage doors shall utilize a flush or recessed panel design, subject to staff review at permitting.
3. Staff recommends that the garage doors match the color the house or utilize a complimentary color, subject to staff review at permitting.

**POTENTIAL MOTIONS:**

I MOVE TO **APPROVE** HRPB Project Number 21-00100156 for a Certificate of Appropriateness (COA) for garage door installation for the property located at **501 South Palmway**, with staff recommended conditions of approval 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 21-00100156 for a Certificate of Appropriateness (COA) for garage door installation for the property located at **501 South Palmway**, because the Applicant has not established by competent substantial evidence that the request is consistent with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

**ATTACHMENTS:**

- A. Property File Documentation
- B. Current Photos
- C. COA Application and Supporting Documents
- D. LWBHPDG Masonry Vernacular