



**MEMORANDUM DATE:** April 4, 2022

**AGENDA DATE:** April 13, 2022

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

**RE:** **403 4<sup>th</sup> Ave South**

**FROM:** Department for Community Sustainability

**TITLE:** **HRPB Project Number 22-00100021:** Consideration of a Certificate of Appropriateness (COA) for window replacement in a building located at 403 4<sup>th</sup> Avenue South; PCN# 38-43-44-21-15-159-0070. The subject property is a non-contributing resource within the Southeast Lucerne Historic District and is located in the Mixed-Use Federal Hwy (MU-FH) zoning district. The future land use designation is Mixed-Use East (MU-E).

**OWNER(S):** Michael and Lisa Lockwood  
9858 Clint Moore Road #C111  
Boca Raton, FL 33496

**CONTRACTOR:** Kline Construction Group

**PROPERTY DEVELOPMENT HISTORY:**

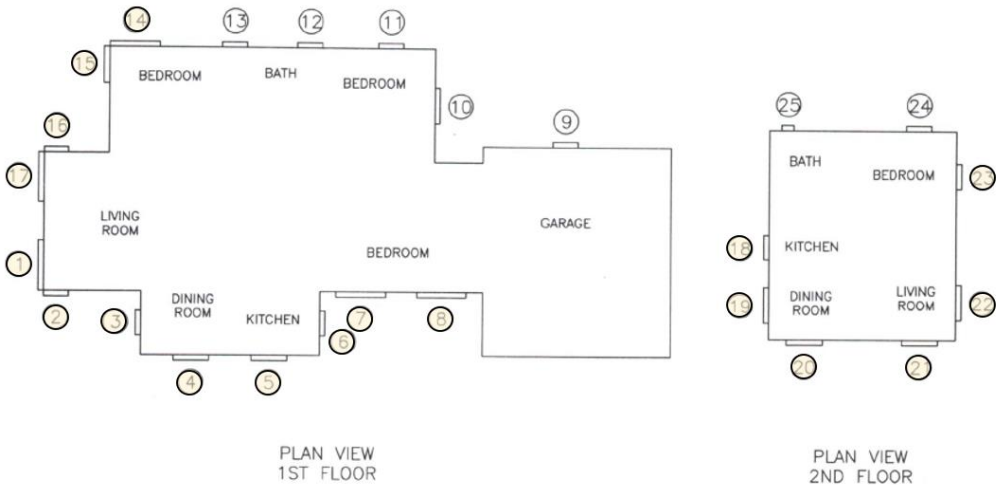
According to the property appraiser's files, the two-story structure was constructed in 1953. The property is listed on the Florida Master Site File (FMSF) as PB19822. Its National Register eligibility has not been evaluated by the State Historic Preservation Officer (SHPO). One previous COA was issued in 2014, COA #14-00100009, for a roof replacement.

**PROJECT DESCRIPTION:**

The property owner, Michael Lockwood, is requesting a COA for window replacements for the building located at 403 4<sup>th</sup> Avenue South, along with approval to use gray glass in lieu of clear glazing. The subject property is located on the corner of 4<sup>th</sup> Avenue South and South Federal Highway. The proposal is for replacement of 25 windows. Of these, 18 are located along the front and side of the building and require historic review and approval.

The contractor, Kline Construction Group, was not familiar with working in the historic district and has already purchased all 25 windows with gray glass. The COA application proposed to replace the existing awning windows with horizontal rollers replicating a four horizontal light window pattern with exteriorly applied, raised muntins.

**Exhibit A: Window locations**



Yellow indicates windows requiring Historic review and approval.



An example of windows visible from 4<sup>th</sup> Avenue South and North Federal Highway



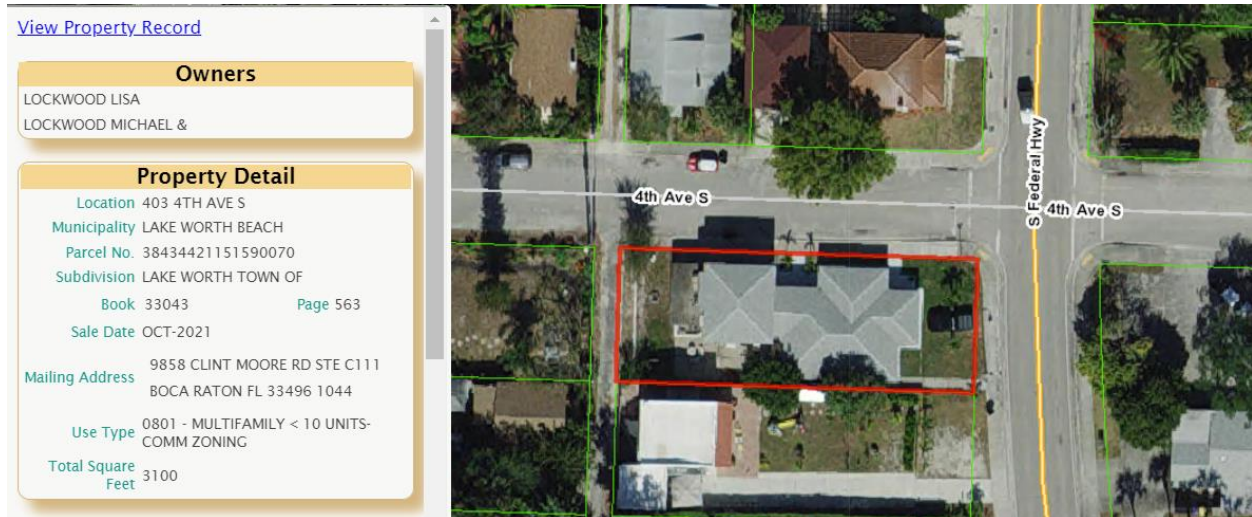
Aerial view from 4<sup>th</sup> Avenue South

**STAFF RECOMMENDATION:** Staff is recommending denial of the proposed gray glass windows based on previous direction by the HRPB and the requirements in the Historic Preservation Design Guidelines. The proposed window locations are depicted in Exhibit A on pages 2 & 3. The applicant is requesting the following window specifications including:

- The use of horizontal rollers and applied muntins to replicate the look of horizontal divided lights.
- The use of gray glass in lieu of clear glazing.

Owner	Michael and Lisa Lockwood
General Location	The corner of 4 <sup>th</sup> Avenue South and North Federal Highway
PCN	38-43-44-21-15-159-0070
Zoning	Southeast Lucerne Historic District
Existing Land Use	Mixed-Use Federal Hwy (MU-FH)
Future Land Use Designation	Mixed-Use East (MU-E)

**LOCATION MAP:**



**Consistency with the Comprehensive Plan**

The proposed project 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 current proposal seeks to replicate the appearance of the original windows with externally applied, raised muntins.

**HISTORIC PRESERVATION ANALYSIS:**

**Historic Preservation Design Guidelines**

The City’s Historic Preservation Design Guidelines provide a guide for compatible windows for historic structures within the historic districts. Windows are amongst the most important character-defining architectural features, but they are also one of the most commonly replaced or added features of a building. The addition, replacement, or modification of windows should match the original features in design, color, texture, and other visual qualities and, where possible, materials. The Masonry Vernacular architectural style featured rectilinear groups of fixed-pane windows as described in the Masonry Vernacular section of the City’s Historic Preservation Design Guidelines.

**Staff Analysis:** The window replacements are depicted in the applicant’s drawings (see attachments). Based on the existing original windows and the City’s Historic Preservation Design Guidelines, staff contends that the replacement windows are appropriate provided the proposed windows successfully replicate windows appropriate for the architectural style. The use of gray glass has not typically been approved.

## **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 of the City’s Historic Preservation Design Guidelines is included as **an attachment**.

### 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 existing original windows and the City’s Historic Preservation Design Guidelines, staff contends that the proposal is *successful* in replicating the original window design. However, the proposed windows utilize gray glass, which has not been considered an appropriate replacement for clear glazing. The applicant has provided a justification statement included as an attachment.

- 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 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 windows shall replicate their appearance. New windows are being proposed that replicate the divide light pattern of the original awning windows.

- 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 in compliance with the City's Historic Preservation Design Guidelines Design Guidelines, Secretary of the Interior's Standards for Rehabilitation, and the City's Land Development Regulations, Historic Preservation Ordinance (LDR Sec. 23.5-4). However, staff has concerns with gray glass being utilized instead of clear glazing.

- 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 a local historic district. The resource is a Masonry Vernacular building, which has a distinct set of architectural characteristics. As a non-contributing structure there is less of an effect on the structure and its designation.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.* In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines:

Noncontributing structures: For noncontributing structures in historic districts, alterations and additions that are determined to not be visible from a public street shall not require further administrative review; alterations and additions that are visible from a public street shall be reviewed only for their compliance with the LDRs and whether the addition or alteration's height, mass and orientation to a public street are compatible with neighboring buildings in the district, and whether major changes to the building include design and materials compatible with the district as a whole and maintain an overall integrity of architectural style for the building. Therefore, the following questions should be considered:

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

**Staff Analysis:** The proposed gray glass is not visually compatible with the neighborhood character of the district and does not comply with the design guidelines.

**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 Masonry Vernacular architectural style and the Historic Preservation Design Guidelines requirements. If the Board determines that the replacement windows comply with the City's Historic Preservation requirements, staff has provided conditions below:

**Conditions of Approval**

- 1) The existing window trim, sills, and mullions shall remain. If any of these elements are too deteriorated for continued use, they shall be replaced in-kind, subject to staff review at permitting.
- 2) The windows shall be recessed within the wall, and shall not be installed flush with the exterior wall.
- 3) All divided-light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grills between the glass” shall not be permitted.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 22-00100021 with staff recommended conditions for a Certificate of Appropriateness (COA) for window replacements for the property located at **403 4<sup>th</sup> Avenue South**, 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 22-00100022 for a Certificate of Appropriateness (COA) for window replacements for the property located at **403 4<sup>th</sup> Avenue South**, 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:**

- Applicant’s supporting documentation
- Photos of windows