



MEMORANDUM DATE: April 4, 2022

AGENDA DATE: April 13, 2022

TO: Chair and Members of the Historic Resources Preservation Board

RE: **531 North Lakeside Drive**

FROM: Department for Community Sustainability

TITLE: **HRPB Project Number 21-00100315:** Consideration of a Certificate of Appropriateness (COA) for garage and French door replacements for a building located at 531 North Lakeside Drive; PCN# 38-43-44-21-15-164-0090. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Single Family Residential (SFR).

OWNER(S): John Kovalsky
531 North Lakeside Drive
Lake Worth Beach, FL 33460

CONTRACTOR: At Your Service Garage Doors, LLC

PROPERTY DEVELOPMENT HISTORY:

According to the property appraiser's files, the two-story structure was constructed in 1924. The property is listed on the Florida Master Site File (FMSF) as PB07499. It is significant for its association with the growth and development of the city during the Florida Land Boom of the 1920s.

PROJECT DESCRIPTION:

The property owner, John Kovalsky, is requesting a COA for garage and French door replacements for the building located at 531 North Lakeside Drive. The subject property is located on the corner of North Lakeside Drive and 6th Avenue North. **The proposal is for one (1) garage door and two (2) French door replacements.** The contractor, At Your Service Garage Doors, LLC, is request a replacement roll-up garage door in an imitation dark wood grain finish with magnetic hinges and handles to replicate the look of a carriage style garage door. The applicant has stated that they have been unable to source a more affordable replacement for the existing carriage style garage door as the cost of building materials has increased.

Exhibit A: Existing Garage Door



Existing carriage style garage door.

Exhibit B: Proposed Replacement Garage Door



Proposed door to have black hinges and handles installed to replicate the existing door style. Proposed door color to be brown woodgrain to match the fence door.

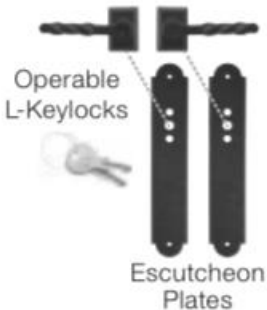
Exhibit C: Proposed Replacement Hardware

Decorative Hardware

STANDARD



OPTIONAL



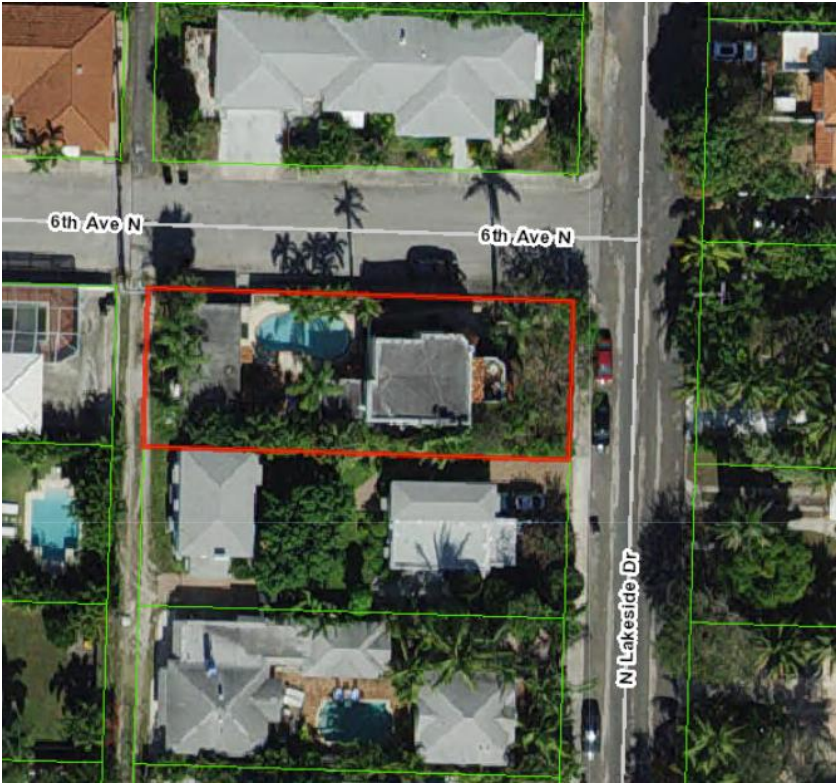
**Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.*

A selection of available hardware.

STAFF RECOMMENDATION: Staff recommends that the Board discuss the proposed garage door and hardware presented by the applicant to determine if the proposed applied magnetic hinges and handles depicted in Exhibit C adequately replicate the look of carriage door hardware and appearance. Further, staff recommends that the HRPB discuss if the staff recommendation that the proposed door should be modified with applied matching trim in wood grain or white to more accurately replicate the most appropriate replacement door type is appropriate. Staff is recommending approval of the two (2) French doors.

Owner	John Kovalsky
General Location	The corner of North Lakeside Drive and 6 th Avenue North
PCN	38-43-44-21-15-164-0090
Zoning	Old Lucerne Historic District
Existing Land Use	Single Family Residential (SFR)
Future Land Use Designation	Single Family Residential (SFR)

LOCATION MAP:



Consistency with the Comprehensive Plan

Staff is recommending that HRPB discuss the proposed garage door and hardware to determine both its appropriateness and consistency 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 carriage door style with applied magnetic hardware. Staff is recommending that HRPB discuss and make a finding that proposed replacements are consistent with the architectural style of the property and would have no adverse effect on the property's appearance if appropriate. The French doors are consistent with the Comprehensive Plan as Mediterranean Revival architecture often featured doors with multiple fixed glass panes.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide a guide for compatible doors for historic structures within the historic districts. Doors 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 doors should match the original features in design, color, texture, and other visual qualities and, where possible, materials. The Mediterranean Revival architectural style often featured doors with multiple fixed glass panes as described in the Mediterranean Revival section of the City's Historic Preservation Design Guidelines.

Staff Analysis: The doors in question are depicted in the applicant's drawings in Exhibit C on page 3 of the staff report. Based on the existing French doors and the City's Historic Preservation Design Guidelines, staff contends that the replacement French doors are appropriate. The garage door does not fully replicate the original carriage style garage as wood grain panels are flat without applied trim or detailing. Staff is recommending that at a minimum that the door be modified with applied matching trim in wood grain or white to more accurately replicate the most appropriate replacement door type of a carriage style garage door. Alternatively, a different style of garage door could be selected with more detailed trim as depicted on page 5 of the applicant's justification statement.

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 Mediterranean Revival architectural style section of the City's Historic Preservation Design Guidelines available on the webpage: <https://lakeworthbeachfl.gov/community-sustainability/historic-preservation/>

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 doors and the City’s Historic Preservation Design Guidelines, staff contends that the proposal may be *successful* in replicating the original door design if additional applied trim is added to more accurately replicate a carriage door style. 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 door replacement will have no direct physical effect on any surrounding properties within the Old 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 appearance. New doors are being proposed that replicate the divide light pattern of the original French doors. A new garage door is being proposed to replicate the design of the original carriage style garage door to the extent possible with available 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 French doors are 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). Staff is recommending that the Board discuss the proposed garage door and hardware and determine its consistency with these requirements.

- 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. The resource is a Mediterranean Revival building, which has a distinct set of architectural characteristics.

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 original doors will be removed to accommodate new products.

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

Staff Analysis: Yes, the proposed French doors comply with the City's Historic Preservation Design Guidelines by successfully replicating the structure's original features. The new garage door replicates the design of the original carriage style garage door to the extent possible with available materials. Therefore, the project is 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 door 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 windows and 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 doors seek to match the old design in a manner that is compatible with the Mediterranean Revival 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 consistent with the Mediterranean Revival architectural style and the Historic Preservation Design Guidelines requirements. If the Board determines that the replacement doors comply with the City's Historic Preservation requirements, staff has provided conditions below:

Conditions of Approval

- 1) The existing trim shall remain. If any element is too deteriorated for continued use, it shall be replaced in-kind, subject to staff review at permitting.
- 2) The proposed garage door shall be inset in and installed at the same depth of the existing garage doors. The garage door shall not be installed flush with the exterior wall.
- 3) Hardware and applied trim shall be installed in a manner to replicate the historic carriage garage doors as approved by staff at building permit. The applicant shall provide a drawing at permit of the exact configuration of the trim, door color/grain, hardware and the dimensions and depth of all trim at building permit.
- 4) The doors shall be recessed within the wall, and shall not be installed flush with the exterior wall.
- 5) All divided-light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.

- 6) 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.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100315 with staff recommended conditions for a Certificate of Appropriateness (COA) for door replacement for the property located at **531 North Lakeside 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 21-00100315 for a Certificate of Appropriateness (COA) for door replacement for the property located at **531 North Lakeside 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.

ATTACHMENTS:

- Applicant's Supporting Documentation