



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 25-00100063:** Consideration of a Certificate of Appropriateness (COA) for replacing doors at the property located at **605 3<sup>rd</sup> Avenue North**. The subject property is a contributing resource to the Northeast Lucerne Historic District and is located in the Medium Density Multi-Family-Residential (MF-30) District.

**Meeting Date:** April 9, 2025

**Applicant/ Owner:** Victor Rogalny –  
Innovative Investment Solutions, LLC

**Address:** 605 3<sup>rd</sup> Avenue North

**PCN:** 38-43-44-21-15-048-0170

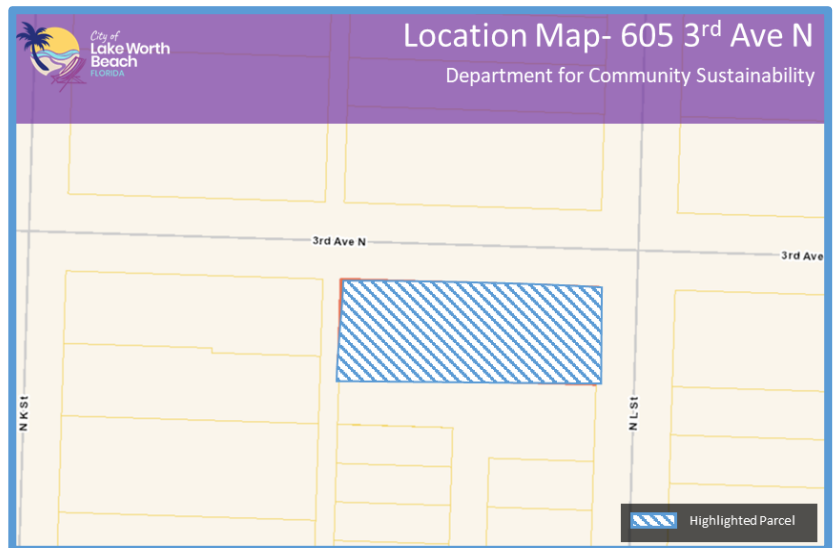
**Lot Size:** 0.155 acres /6,750 sf

**General Location:** South side of 3<sup>rd</sup> Avenue  
North between 2<sup>nd</sup> Avenue North and 3<sup>rd</sup>  
Avenue North

**Existing Land Use:** Duplex (605 3<sup>rd</sup> Avenue  
North) and multi-family apartment (607 3<sup>rd</sup>  
Avenue North)

**Current Future Land Use Designation:**  
Medium Density Multi-Family Residential  
(MF-30)

**Zoning District:** High Density Residential (SFR)



## 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. Staff recommends that the Board not approve the requested two-panel doors.

## PROJECT DESCRIPTION

The applicant and owner, Victor Rogalny of Innovative Investment Solutions LLC, is requesting a Certificate of Appropriateness to replace doors at the property located at 605 3<sup>rd</sup> Avenue North. 605 3<sup>rd</sup> Avenue North is a contributing structure in the Northeast Lucerne Historic District.

## PUBLIC COMMENT

Staff has not received any letters in support of or opposition to the COA request.

## PROPERTY DEVELOPMENT HISTORY

The duplex at 605 3<sup>rd</sup> Avenue North was constructed in 1963 in a Masonry Vernacular architectural style. The building is a one-story building, and its character-defining features include jalousie entrance doors, paired four-light awning windows, and a shingled gabled roof.

On March 5, 2025, the applicant submitted a permit application #24-605 for the replacement of existing windows with single-hung windows, as well as the replacement of jalousie doors with two-panel doors. The historic preservation staff disapproved the application, noting that photos of each window from the exterior were missing. Additionally, staff provided comments noting that two-panel doors and single-hung windows without horizontal muntins to replicate the original four-light awning windows are not appropriate for the architectural style. The appropriate replacement doors for jalousie doors are single-light French doors.

On March 20, 2025, the applicant agreed to add two horizontal muntins to imitate the original awning windows, but informed staff that they had chosen two-panel doors for safety reasons. Staff explained that these doors were not compatible with the architectural style and agreed to allow flush doors as a compromise, as they were common in Masonry Vernacular architecture. However, the applicant had already purchased the two-panel doors before obtaining a submitting the permit and COA applications. Staff suggested removing the door from the scope of work to allow separate approval of the windows.

The applicant submitted the documentation required to take the project to the HRPB on March 25, 2025, and the project was scheduled for hearing at the next available meeting on April 9, 2025.

Quote forms, photos of the existing openings, and an installation map for the proposed doors are included as **Attachment A**. The property owner's justification statement is included in **Attachment B**.

## ANALYSIS

### Consistency with the Land Development Regulations and Historic Preservation Design Guidelines

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 Architectural door section and the glazing replacement section of the City's Historic Preservation Design Guidelines are included in **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:** The proposed work will replace doors at 605 3<sup>rd</sup> Avenue North and will change the jalousie doors into two-panel doors. Based on architectural drawings in the property file, the jalousie doors were part of the original design. Therefore, staff contends that the replacement doors should be single-light French doors, as they are the most successful replacement option for jalousie doors.

- 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 change to the jalousie doors will have no direct physical effect on any surrounding properties within the Northeast Lucerne 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:** According to the City's Historic Preservation Design Guidelines, doors should be replaced with the most appropriate alternative—in this case, single-light French doors. Staff has already proposed a compromise to allow flush doors, which, while not part of the structure's original design, were commonly used in Masonry Vernacular architecture.

- 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:** Staff contends that the proposed two-panel doors are not in compliance with the City's Design Guidelines. Per the Historic Preservation Design Guidelines, doors should be replaced with the most successful replacement option. Historically and currently, the doors have been in a jalousie style, and therefore a full light will be the closest and most appropriate replacement option. Two-panel doors are not appropriate.

- 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 a contributing resource within the Northeast Lucerne Historic District. As a contributing structure, the historic review of window and door replacements applies to all openings, whether visible from the public right-of-way or not. This review aims to promote architecturally appropriate alterations over time, ensuring that contributing structures maintain their designation status. Based on staff interpretation of the Design Guidelines, changing the jalousie doors to two-panel doors is not appropriate for 605 3<sup>rd</sup> Avenue North.

**Section 23.5-4(k)(2) Additional guidelines for alterations and additions, 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:** Yes, the property is still being used as a duplex, which is its originally intended purpose.

- 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:** Yes, changing the jalousie doors to two-panel doors will remove original features of the structure's historic design.

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

**Staff Analysis:** No, the visual impact would not be compatible with the neighboring properties, as the proposed two-panel doors are not architecturally compatible with other Mansory Vernacular structures in the Northeast Lucerne Historic District.

- 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
  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
  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.
  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 applicants have not chosen to avail themselves of this paragraph.

## CONCLUSION AND CONDITIONS

The jalousie doors were part of the original design of the duplex at 605 3<sup>rd</sup> Avenue North, and converting the openings to two-panel doors does not comply with the regulations or intention of the Historic Preservation Ordinance and Design Guidelines. **Staff recommends that the Board not approve the requested two-panel doors.**

## BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100063 for a Certificate of Appropriateness (COA) for replacement doors, for the property located at **605 3<sup>rd</sup> Avenue North**, 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 25-00100063 for a Certificate of Appropriateness (COA) for replacement doors for the property located at **605 3<sup>rd</sup> Avenue North**, because [Board member please state reasons].

## ATTACHMENTS

- A. Installation Map, Photos, and Quote Forms
- B. Applicant's Justification Statement