



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 24-00100231:** Consideration of a Certificate of Appropriateness (COA) for replacement windows and doors at the property located at **301 1<sup>st</sup> Avenue South**. The subject property is a contributing resource to the South Palm Park Historic District and is located in the Medium Density Multi-Family Residential (MF-30) District.

**Meeting Date:** December 11, 2024

**Applicant:** William Hammeke, Wright's Impact Window & Door, LLC

**Owner:** World Mission Society Church of God

**Address:** 301 1<sup>st</sup> Avenue South

**PCN:** 38-43-44-21-15-041-0090

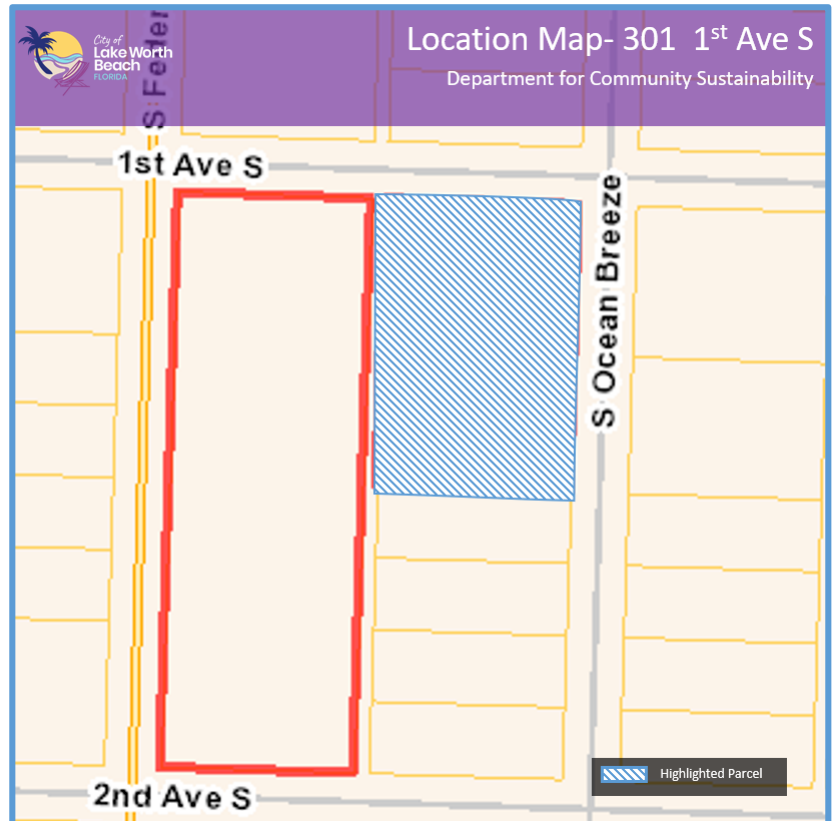
**Lot Size:** 0.464 acres / 20,250 sf

**General Location:** East side of South Federal Highway between 1<sup>st</sup> Avenue South and 2<sup>nd</sup> Avenue South

**Existing Land Use:** Place of Worship

**Current Future Land Use Designation:** High Density Residential (HDR)

**Zoning District:** Medium Density Multi-Family Residential (MF-30)



## 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 does not approve the requested alterations to door openings 6, 8, 9, and 10.

## PROJECT DESCRIPTION

The applicant, William Hammeke of Wright's Impact Window & Door LLC, on behalf of the property owner, World Mission Society Church of God, is requesting a Certificate of Appropriateness to replace three (3) windows and eight (8) doors at the property located at 301 1<sup>st</sup> Avenue South.

## PUBLIC COMMENT

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

## PROPERTY DEVELOPMENT HISTORY

The church at 301 1st Avenue South was built in 1920 in the Mission Revival architectural style. It is a two-story building, characterized by features such as curved parapets, an entry vestibule with columns, a smaller stepped version of the front elevation, multi-light casement and single/double-hung windows, and eight-panel wooden doors.

The building has undergone minimal changes over the years. The roof was replaced in 1971, 1990, and 2019. In 2010, two windows were replaced with hurricane-impact single-hung windows, and in 2017, a commercial dumpster was added. In the late 1980s, the structure was briefly used as a Day Care Center.

On August 20, 2024, the applicant submitted a permit application for the replacement of two (2) fixed windows with fixed windows, as well as the replacement of the existing recessed eight (8) panel wooden doors with multi-light French doors. Historic preservation staff disapproved the application, noting that proposed door style does not replicate the historic recessed eight (8) panel wooden doors. Staff proposed to replace all doors visible from the street with recessed eight (8) panel doors to match the existing and replace all non-street facing doors or doors on new additions with multi-light French doors as a concession to the applicant.

On October 1, 2024, staff met with the applicant to discuss appropriate door replacement options. The applicant submitted the required documentation to present the project to the HRPB on October 22, 2024. The project was initially scheduled for the November 13, 2024, meeting; however, staff identified errors in the applicant's submittal, including the use of the wrong address and parcel control number, which led to the project being rescheduled for the next available meeting on December 11, 2024.

Photos of the existing openings, and window order spec sheet for the proposed windows and doors and floorplan 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 window replacement section of the City's Historic Preservation Design Guidelines, which addresses appropriate glazing, is included as **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 involves replacing three (3) windows and eight (8) doors at 301 1st Avenue South, as well as modifying the existing historic recessed eight (8) panel doors to a multi-light French door. Historically, mission revival style architecture, which was popularized between the 1890s and 1920s, was intended to replicate Spanish Mission churches, which would have featured solid paneled doors, small windows, and large expanses of unadorned architecture. These solid 8 panel doors are characteristic of this style of architecture and are an original character defining feature of this church. Therefore, staff contends that proposed doors should match the existing recessed eight (8) panel doors if they are visible from the street.

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 doors will have no direct physical effect on any surrounding properties within the South Palm Park 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 regulations outlined in the City's Historic Preservation Design Guidelines, windows and doors are character-defining features that give a building its own character compared to other structures and are important features to be preserved. By allowing the removal and replacement of these recessed wood panel doors, the proposed replacement doors will undermine the character defining features of this historic structure and would alter the historic design and materials characteristic of the property. Staff has already proposed a compromise to allow openings 2 and 3 to be converted to multi-lite French doors, as these openings have been replaced and are not original to the structure. Additionally, openings 1 and 11 were not part of the original building and is part of a recent addition. However, staff contends that converting openings 6, 8, 9, and 10 to French doors is not in accordance with the Design Guidelines.

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 as the applicant is allowed to replace the original doors with impact-rated doors, so long as the door style for replacement doors visible from the street conforms to the original design.

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 conversion of openings, 6, 8, 9, and 10 from a recessed 8 panel wooden door to a multi-light French door is not in compliance with the City's Design Guidelines. Per the Historic Preservation Design Guidelines, entrances and porches are often the first elements observed or experienced, particularly when they occur on primary elevations, and can be extremely important in defining the overall historic character of a building. In this case, openings 6, 8, 9, and 10 are the entrance doors and an important character-defining features of the building. In addition, character defining features such as windows and doors should be replaced in-kind when possible. Historically, openings 6, 8, 9, and 10 have been recessed eight (8) panel wooden doors, and in-kind replacement would require a similar solid door rather than the proposed multi-lite French doors. The design guidelines specifically suggest that the most appropriate solution for the replacement of historic doors is to find a door that closely matches the original, and state that if a door did not have windows historically the replacement should be in-kind as a solid door. Staff has previously proposed a compromise to the applicant to allow multi-light French doors whenever the opening is not visible from the public right-of-way or on is located on a later addition.

- 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? <sup>1</sup>

**Staff Analysis:** The structure is a contributing resource within the South Palm Park 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 character-defining features such as recessed panel wooden doors to multi-light French doors are not appropriate for 301 1<sup>st</sup> Avenue South, and would constitute an adverse effect on a characteristic that was an original feature of this contributing structure.

**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 place of worship, 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 recessed panel wooden doors to multi-light French doors will remove an original feature of the structure's historic design. The original doors are 8 panel solid doors, which are in keeping with the characteristics of Mission Revival style architecture which typically feature minimal amounts of glazing, particularly on primary entrance features.

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

**Staff Analysis:** Not applicable.

- 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 recessed wooden doors are original features of 301 1<sup>st</sup> Avenue South, and an integral character defining features. Therefore, staff contends that replacing openings 6, 8, 9, and 10 with multilight French doors does not comply with the regulations or intention of the Historic Preservation Ordinance Design Guidelines. **Staff recommends that the Board not approve the requested alteration to openings 6, 8, 9, and 10.**

If the Board moves to approve the applicant's request, staff has drafted conditions of approval:

### **Conditions of Approval:**

1. Openings 1, 2, 3, and 11 shall be clear ten (10) light paired French doors.
2. Openings 4, 5, and 7 shall be clear four (4) light half-moon fixed windows.
3. Openings 6 and 8 shall be a clear eight (8) light paired French doors.
4. Openings 9 and 10 shall be clear ten (10) light French doors.
5. Openings shall not be filled in or made larger to accommodate alternately sized products.
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. Glazing for front doors and bathroom windows may use a white interlayer for privacy.
7. All windows and doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
8. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.

## BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** HRPB Project Number 24-00100231 for a Certificate of Appropriateness (COA) for replacement windows and doors for the property located at **301 1<sup>st</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.

I MOVE TO **APPROVE** HRPB Project Number 24-00100231 for a Certificate of Appropriateness (COA) for replacement windows and doors for the property located at **301 1<sup>st</sup> Avenue South**, because [Board member please state reasons].

## ATTACHMENTS

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