



MEMORANDUM DATE: November 10, 2021

AGENDA DATE: November 17, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **704 Lake Avenue**

FROM: Department for Community Sustainability

TITLE: HRPB Project Number 21-00100284: Consideration of a Certificate of Appropriateness (COA) for window additions and replacement on the second story of a building located at 704 Lake Avenue; PCN# 38-43-44-21-15-508-0091. The subject building is located within the Downtown (DT) zoning district with a future land use designation of Downtown Mixed Use (DMU). It is also located within the City's Community Redevelopment Agency (CRA) overlay district and is a contributing resource within the Old Town Historic District.

OWNER(S): Douglas Peters / 702 704 Lake Avenue LLC
6023 Le Lac Road
Boca Raton, FL 33496

ARCHITECT: Giorgio G. Antoniazzi of Antoniazziarch Architecture, INC

PROPERTY DEVELOPMENT HISTORY:

According to the property appraiser's files, the two-story structure was constructed in 1935. The property is listed on the Florida Master Site File (PB16505) as National Register of Historic Places (NRHP) eligible per the Lake Worth Historic Survey Update Phase II. Prior to that 2018 survey, the subject property was not considered to be NRHP eligible. Evidence of the structure's past mixed use can be found in many historical newspaper notices, including advertisements for rooms in the Royal Hotel circa 1945, notices of activities as the Lodge house for Lake Worth BPOE Elks Lodge No. 1352 in 1946, and more recent commercial use including Johnson's Men's Shop.

PROJECT DESCRIPTION:

The property owner, Douglas Peters, is requesting a COA for the addition of new second story windows along the front and side façades of the building located at 704 Lake Avenue (**Attachment B**). The windows on the second story side (east & west) facades are located in previously enclosed openings and proposed to be single hung windows. The proposed application would also modify the window configuration on the rear (north) façade of the building. Specifically, the existing awning windows on the rear (north) façade would be removed and replaced with horizontal rollers. The proposed products include both Series "PW7720A" Aluminum Fixed Windows and Series "SH7700A" Aluminum Single Hung Windows (Exhibit C). The product approval for the rear horizontal roller windows was not provided.

On the front (south) façade, the applicant is requesting the approval of two new fixed windows in the configuration depicted in Exhibit A below. An alternate configuration (Exhibit B) was also provided at staff's request.

Exhibit A: Applicant's Preferred Window Configuration – Front (South) Facade



Exhibit B: Alternate Window Configuration – Front (South) Facade



Staff recommends windows depicted in Exhibit B with the removal of the stucco texture on the concrete between each set of windows.

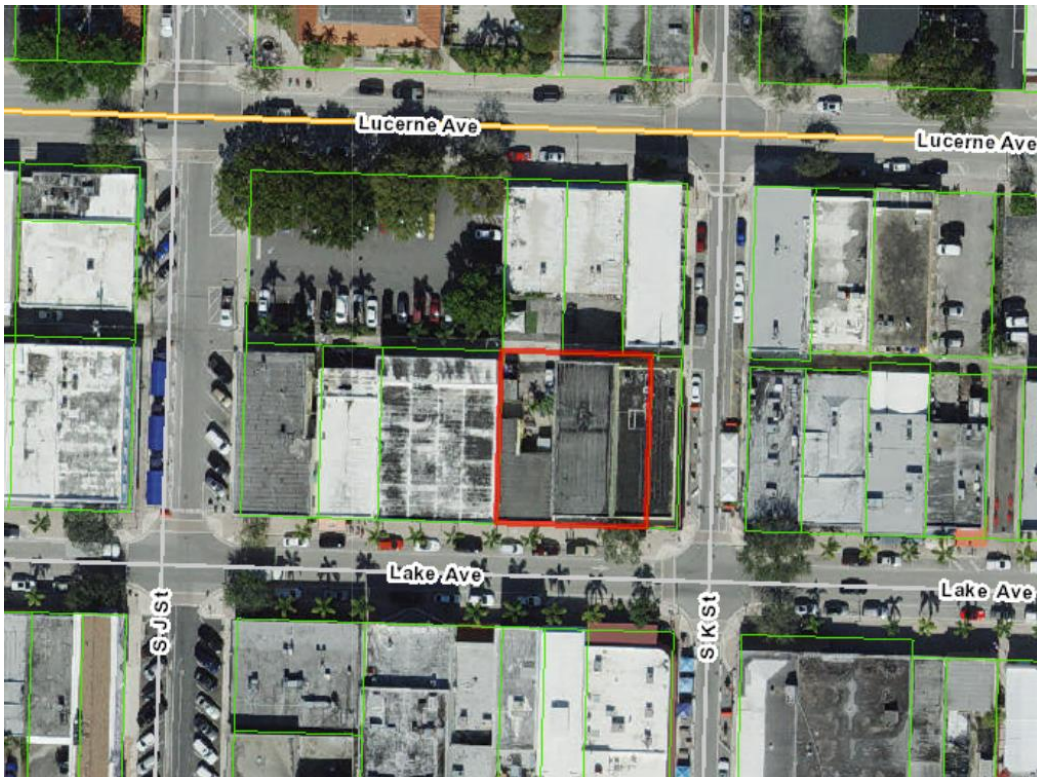
STAFF RECOMMENDATION: Staff recommends that the Board discuss the proposed window configurations presented by the applicant in **Attachment B**, including:

- For the windows on the front (south) façade, discuss the appropriateness of the window configurations as presented in Exhibit A and Exhibit B with staff recommended conditions of approval; and
- For the windows on the side (east & west) facades, discuss if single-hung windows in the previously enclosed window openings are appropriate or an alternate window type such as horizontal rollers or fixed casement windows.

PROPERTY DESCRIPTION:

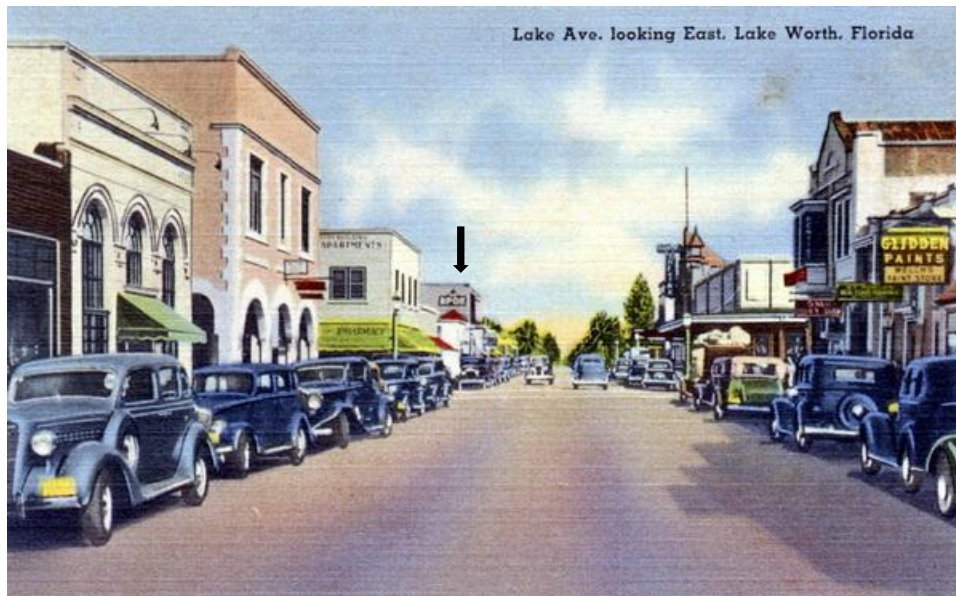
Owner	702 704 Lake Avenue LLC
General Location	North side of Lake Avenue between North J Street and North K Street
PCN	38-43-44-21-15-508-0091
Zoning	DT - Downtown
Existing Land Use	Commercial
Future Land Use Designation	Downtown Mixed Use

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 addition of windows on the second story of the subject building is a compatible and appropriate modification. The current proposal is substantiated by evidence that the products proposed are compatible with the architectural style of the structure or current regulations. Further, the images below suggest evidence of windows on the second-floor south façade in the past:



Note subject property (BPOE building) indicated by the arrow appears to have second-floor window openings. Lake Avenue looking east - Lake Worth, Florida. 20th century. State Archives of Florida, Florida Memory. Accessed 9 Nov. 2021.<<https://www.floridamemory.com/items/show/159722>>.



Note subject property indicated by the arrow. Lake Avenue looking east - Lake Worth, Florida. 1976 (circa). State Archives of Florida, Florida Memory. Accessed 9 Nov. 2021.<<https://www.floridamemory.com/items/show/159725>>.

ZONING ANALYSIS:

Major Thoroughfare Design Guidelines

Pages 56-57 of the Major Thoroughfare Design Guidelines provides guidance on windows for properties located along the City's major thoroughfares. The guidelines recommend a minimum of 25% percent of the front façade of the building have glazing and states that windows should be "consistent and harmonious with the desired architectural style" of the building. New windows on the second floor are consistent with the recommendations in the guidelines.

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 using metal (steel/aluminum) trim as described section of the City's Historic Preservation Design Guidelines.

Staff Analysis: The window replacements and additions are depicted in the applicant's drawings in **Attachment B**. Based on the existing original windows and the City's Historic Preservation Design Guidelines, staff contends that the addition of new windows is appropriate provided the proposed windows successfully replicate windows consistent with the building's architectural style.

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.

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 window additions on the front façade do not successfully complement the existing windows on the bottom floor of the building. Staff is recommending the more vertical three-part window configuration in Exhibit B that would more successfully complement the existing window configuration on the ground floor. The proposed windows on the side and rear façades are not anticipated to have a negative effect on the structure.

- 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 addition of compatibly designed windows would allow for greater utilization of the second-floor commercial space without negatively impacting the structure or other properties in the 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: The applicant’s preferred window configuration on the front façade does not successfully complement the existing architectural style of the structure. The applicant’s alternate configuration should be considered in lieu of the applicant’s preferred option. The proposed windows on the side and rear facades are not anticipated to negatively impact the historic significance of building. However, the Board may wish to discuss the window types utilized on the side facades.

- 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 applicant's preferred proposal on the front facade, is not in compliance with the City's Historic Preservation 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, the alternate window proposal for the front façade (Exhibit B) and the proposed windows on the side and rear facades are consistent with these standards.

- 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 local resource within the historic district. The resource is a masonry vernacular commercial building, which has a distinct set of architectural characteristics. The Board should provide direction to the applicant to modify the design of the proposed second story windows on the front façade for consistency with the City's Historic Preservation Design Guidelines.

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 distinguishing original qualities or character of the building would be destroyed as result of appropriately compatible windows on the second floor.

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

Staff Analysis: The addition of new windows is consistent with the City’s Historic Preservation Design Guidelines and is visually compatible with neighboring properties.

PUBLIC COMMENT:

At the time of publication of the agenda, staff has not received written public comment.

CONCLUSION:

The addition of new windows on the second story of the subject building would allow for effective utilization of the commercial space and is a compatible and appropriate modification to the structure. However, staff has concerns related to the appropriateness of the applicant’s preferred window configuration on the front façade. Therefore, staff recommends that the Board discuss the appropriateness of the proposed window configurations as follows:

- For the windows on the front (south) façade, discuss the appropriateness of the window configurations as presented in Exhibit A and Exhibit B with staff recommended conditions of approval; and
- For the windows on the side (east & west) facades, discuss if single-hung windows in the previously enclosed window openings are appropriate or an alternate window type such as horizontal rollers or fixed casement windows.

Conditions of Approval

- 1) On the front façade of the building, the window configuration in Exhibit B shall be modified to have smooth stucco finish between the windows.
- 2) Windows shall be recessed a minimum of two inches (2”) in the wall, and shall not be installed flush with the exterior wall.
- 3) The windows shall utilize glazing that is 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.
- 4) Replacement stucco texture shall be smooth.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100284 with staff recommended conditions for a Certificate of Appropriateness (COA) for window additions and replacement for the property located at **704 Lake Avenue**, 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 21-00100284 for a Certificate of Appropriateness (COA) for window additions and replacement for the property located at **704 Lake Avenue**, 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:

- A. Parcel Map – Lake Worth Historic Resources Survey
- B. Proposed Architectural Plans

Attachment A

