



**MEMORANDUM DATE:** July 7, 2021

**AGENDA DATE:** July 14, 2021

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

**RE:** **1020 South Lakeside Drive**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 19-00100107:** Consideration of a Completed Work Application (Part III) for a Historic Preservation Ad Valorem Tax Exemption and a recommendation to the City Commission for a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **1020 South Lakeside Drive**; PCN#38-43-44-27-01-042-0010. The subject property is a contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.

**OWNER:** Lewis Makepeace and Nathalie Makepeace  
1020 South Lakeside Drive  
Lake Worth Beach, FL 33460

### **PROJECT BACKGROUND**

The single-family structure at 1020 South Lakeside Drive was constructed c. 1956 in a Masonry Vernacular architectural style with Mid-Century detailing and a Ranch style floor plan. The structure was designed by architect Ames Bennett at a cost of \$19,400. The property has public frontage on South Lakeside Drive to the east and South Palm Park to the south. The original architectural drawings are located within the City's property files and are included as **Attachment A**. The architectural drawings for the structure illustrate a single-story residence of masonry construction with a smooth stucco exterior finish, cast aluminum columns, flat white concrete tile hip roof, and aluminum awning windows. Portions of the structure are detailed with decorative stucco quoins. In 1972, a bedroom addition was constructed at the rear of the structure.

At the September 11, 2019 HRPB meeting, the property received approval for a COA for an addition and exterior alterations, a Base Flood Elevation (BFE) variance as a result of a substantial improvement, and a Pre-Construction approval for a Historic Preservation Ad Valorem Tax Exemption. The stamped permitting plans and HRPB Development Order for COA#19-00100107 are included as **Attachment B**. Photos of the structure prior to the rehabilitation are included as **Attachment C**. The Completed Work (Part III) application for a Historic Preservation Ad Valorem Tax Exemption is included as **Attachment D**, and current photos of the property illustrating the completed work are included as **Attachment E**. An analysis of the scope of work approved by the HRPB and completed by the applicant can be found on pages 3-6 of this report.

**PROJECT REQUEST**

The application will require the following approval:

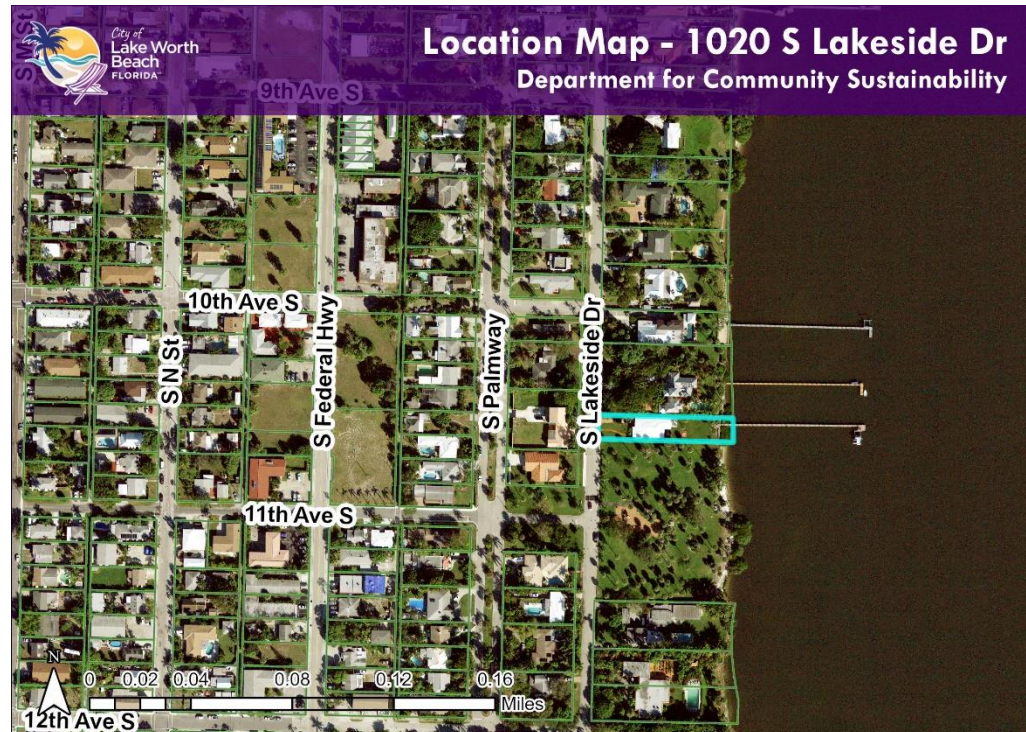
1. Approval of a **Completed Work Application (Part III)** for a Historic Preservation Ad Valorem Tax Exemption and a **recommendation to the City Commission** of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **1020 South Lakeside Drive**.

**STAFF RECOMMENDATION**

Staff recommends the Board review the Completed Work Application and supporting attachments to determine if the project was completed in a manner consistent with the HRPB Development Order and the intent of the Secretary of Interior Standards, in particular the window and door replacement. If the Board moves to certify the completed work, staff recommends that HRPB recommend approval of the Historic Preservation Ad Valorem Tax Exemption to the Lake Worth Beach City Commission.

**PROPERTY DESCRIPTION**

Owners	Lewis and Nathalie Makepeace
General Location	East side of South Lakeside Drive directly north of South Palm Park
PCN	38-43-44-27-01-042-0010
Zoning	Single Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)



### **COMPREHENSIVE PLAN ANALYSIS**

The HRPB determined at the September 11, 2019 regular meeting that the project complies with Objective 3.4.2, which encourages the identification of historically significant resources, and to promote their preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted by the City of Lake Worth Beach. The project was also determined to be consistent with Policy 3.4.2.1 of the Comprehensive Plan, which encourages the preservation of historic, architectural, cultural, or aesthetic resources through the enforcement of the City's Historic Preservation Ordinance.

### **COMPLETED WORK ANALYSIS**

#### **COA#19-00100107: Pre-Construction Scope of Work**

The HRPB reviewed and approved a proposal for an addition and exterior alterations to the contributing resource at the September 11, 2019, regular meeting. The general scope of work for COA#19-00100107 was approved as follows;

The applicant was approved for alterations to the structure as follows:

1. Remove all existing bronze framed awning windows and replace them with new impact aluminum single-hung, horizontal slider, casement, and fixed windows with bronze frames and divided light patterns to replicate the existing windows.
2. Install a new flat white concrete tile roof to match original roofing material.
3. Replace exterior doors with new impact French, sliding, and solid doors.
4. Replace the garage door with a new impact flush panel door.
5. Construct a new +/- 760 square foot single-story addition to the rear of the existing structure.
6. Install a new pool, paver deck, and walkways to the rear of the property.

In addition to the scope of work covered in the COA application, the project also included a full interior renovation, including new electrical, plumbing, and mechanical systems.

#### **COA#19-00100107: Pre-Construction Scope of Work Compliance Review**

Per a review of the Completed Work application, the approved scope of work was generally adhered to and the completed building reflects the exterior alterations proposed by the applicant at the September 11, 2019 meeting.

#### **COA#19-00100107: HRPB Conditions of Approval Compliance Review**

The HRPB included nine (9) conditions of approval in the COA Development Order for the project, and three (3) conditions of approval for the Historic Preservation Ad Valorem Tax Exemption. Listed below are the conditions of approval and Staff's compliance review for each condition.

1. All proposed exterior entry doors shall be aluminum impact full-view French and sliding doors, and shall utilize clear glass, frosted glass, obscure glass, or glass with a clear Low-E coating. **Tinted, highly reflective, etched, or leaded glass shall not be used.**

**Staff Analysis: The condition is not met.** The door types utilized on the project are correct, but the glazing appears to have a tint or dark grey Low-E treatment. See Historic Preservation Analysis, pgs. 5-6.

2. The proposed windows shall be aluminum impact single-hung, casement, horizontal sliding, and fixed windows with a bronze or clear-anodized silver-mill finish and shall utilize clear glass, or glass with a clear Low-E coating. **Tinted, grey, mirrored, or colored glass shall not be used.**

**Staff Analysis: The condition is not met.** The window types utilized on the project are correct, but the glazing appears to have a tint or dark grey Low-E treatment. See Historic Preservation Analysis, pgs. 5-6.

3. All divided light patterns shall be created utilizing **exterior raised applied triangular muntins**. External flat muntins or “grills between the glass” shall not be permitted.

**Staff Analysis: The condition is not met.** The windows were installed with external flat muntins. See Historic Preservation Analysis, pgs. 5-6.

4. The windows and doors shall be replaced in their original openings, and the openings shall not be made smaller by building in the framing or made larger by expanding the opening, except for the openings on the south elevation (as included on the plans).

**Staff Analysis:** The condition is met. The windows were installed in the existing openings, except where otherwise specified on the plans.

5. The windows shall be installed recessed a minimum of two inches (2”) in the jambs, and shall not be installed flush with the exterior wall.

**Staff Analysis:** The condition is met. The windows are recessed in the jambs.

6. The replacement garage door shall be a flush panel style door.

**Staff Analysis:** The condition is met. A flush panel garage door was installed.

7. The addition’s stucco shall match the smooth stucco on the existing historic structure. The Applicant shall be responsible for contacting staff for an on-site inspection prior to stucco completion.

**Staff Analysis:** The condition is met. The new portions of stucco match the stucco texture on the historic structure.

8. The roofing material shall be a flat white concrete tile, as proposed.

**Staff Analysis:** The condition is met. A new flat white concrete tile roof was installed.

9. The Site Data Table shall be revised (sheet A-1) at permitting to ensure consistency with the site plan measurements.

**Staff Analysis:** The condition is met. The Site Data Table was revised at permitting.

#### **Historic Preservation Ad Valorem Tax Exemption Conditions of Approval**

- 1) All work shall be conducted per the submitted and approved COA for exterior alterations, including all conditions of approval included in the Development Order. Any revisions or changes to this approval shall be reported to Staff and may require additional Staff or HRPB approvals.

**Staff Analysis: The condition is not met.** Staff worked with the applicant on the selection of a solid pedestrian door and a garage door while the project was being permitted. Staff found the products to be consistent with the architectural style of the property and they were approved administratively. The glazing utilized on the windows and glazed doors are not in compliance with the conditions of approval included in the Development Order. See Historic Preservation Analysis, pgs. 5-6.

- 2) All work shall be conducted in accordance with the Secretary of the Interior's Standards.

**Staff Analysis: Staff defers to the Board to determine if the intent of the Secretary of Interior Standards have been met.** See Historic Preservation Analysis, pgs. 5-6.

- 3) The applicant shall be responsible for fully documenting the rehabilitation process so that the Board will have sufficient documentation to evaluate the completed work to make a recommendation on the tax exemption application to City Commission.

**Staff Analysis:** The condition is met. The applicants submitted a Part III application and staff conducted a site visit after the work was completed to photograph the completed work.

#### **HISTORIC PRESERVATION ANALYSIS**

The work completed at the property is largely compliant with COA#19-00100107, with the exception of the window and door glazing, which is in conflict with conditions of approval one and two, and the muntin profile, which is in conflict with condition of approval three.

#### **Glazing Standard**

This project was approved and conditioned prior to the adoption of the current glazing standard, which requires a visual light transmittance of 70% or greater. This standard affectively prohibits Low-E treatments which turn glazing shades of grey and/or green. The current glazing standard was researched and instituted due to inconsistent industry standards between manufacturers as to what constitutes "clear Low-E glazing". Per the applicant's Part III application (**Attachment D**), "Low-E windows were selected to protect the interior materials from the harsh exposed southern, eastern, and western exposures of the home" and "Bronze window frames and tinted glass were selected to provide the best match for the existing windows that were tinted bronze glass with bronze frames."

Per a review of the pre-construction photos (**Attachment C**), the original window glazing appears to have a tint application. Staff recommends that the Board review the pre-construction and post-construction photos to determine if the glazing that was utilized successfully replicates the original products. Staff reviewed the permitting documentation for the project, and a glass specification was not provided by the contractor at the time of permit review. The work at the property passed a window bucking inspection on April 24, 2020, and a window final inspection on December 17, 2020. Although the window and door glazing is not in compliance with conditions of approval in the HRPB Development Order, the in-progress inspections were approved by a Building Division representative. The HRPB conditions of approval were pasted onto the approved architectural plan set (**Attachment B**), printed on the permit card, and included in the HRPB Development Order, which was mailed to the applicants and attached to the architectural plan set. The completed renovation has not yet received a final inspection.

#### Muntin Profile

Raised profile triangular muntins applied to the exterior of the glazing are generally always required for window replacement projects within the City's historic districts. The applicants contend in their Part III application that because their original windows were awning windows with flat exterior framing, the raised triangular profiles would not be suitable, as they do not successfully replicate the design and profile of the original product. Staff agrees with the applicant's assessment that an exterior flat profile is a suitable alternative when replicating awning windows. Staff requests that the Board discuss the muntin profiles, and determine if the exterior flat profiles meet the intent of the Secretary of Interior Standards when replicating the design of an awning window.

#### **PUBLIC COMMENT**

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

#### **CONCLUSION**

According to Lake Worth Beach Building Division records, the rehabilitation of the property was completed under building permit #19-2561 with a declared valuation of \$251,955.00. The applicant submitted a Completed Work (Part III) application to the Department of Community Sustainability and provided photo documentation of the completed work.

Should the Board determine that the qualifying improvements were successfully completed in accordance with the pre-construction application and recommends approval for the completed work application, Staff will forward the application to the Lake Worth Beach City Commission for final approval. Once the application has been approved by the City Commission, it will be forwarded to Palm Beach County for processing and approval by the County Board of Commissioners.

The HRPB made findings at the September 11, 2019 regular meeting that the property was eligible for the exemption and that the proposal was in keeping with the Secretary of Interior Standards for Rehabilitation and the requirements set forth in Sec. 23.5-5 of the Lake Worth Beach Land Development Regulations. Staff has reviewed the documentation and materials provided in this application and has performed a site visit to the property. It is staff's analysis that the work performed at the property generally follows the scope of work approved in the Pre-Construction Application and complies with the conditions of approval included in the Certificate of Appropriateness Development Order, with the exception of conditions one

and two, which required clear glass or glass with a clear Low-E coating, and condition three, which requires raised triangular muntins.

Staff recommends the Board review the Completed Work Application and supporting attachments to determine if the project was completed in a manner consistent with the HRPB Development Order and the intent of the Secretary of Interior Standards. If the Board moves to certify the completed work, staff recommends that the HRPB recommend approval of the Historic Preservation Ad Valorem Tax Exemption to the Lake Worth Beach City Commission. Alternatively, the HRPB may move to certify the majority of the Completed Work Application, but may exclude components not deemed to be consistent with the Development Order and the intent of the Secretary of Interior Standards.

#### **POTENTIAL MOTION**

I MOVE TO **APPROVE** HRPB Project Number 19-00100107 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 1020 South 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. Further, I MOVE TO **RECOMMEND** to the Lake Worth Beach City Commission this application and its approval.

I MOVE TO **DENY** HRPB Project Number 19-00100107 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 1020 South Lakeside Drive, because the Applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

#### **ATTACHMENTS**

- A. Property File Documentation
- B. HRPB Development Order and Approved Architectural Plans
- C. 2019 (Pre-Construction) Photos
- D. Completed Work Application (Part III)
- E. 2021 (Post-Construction) Photos