



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
BY TELECONFERENCE
WEDNESDAY, AUGUST 12, 2020 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [July 8, 2020 Meeting Minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. [Consideration of a request for mural installation for the contributing structure located at **717 Lake Avenue**; PCN#38-43-44-21-15-019-0121. The subject property is located in the **Downtown \(DT\) Zoning District** and the **Old Town Local Historic District**.](#)
- B. [Consideration of a Certificate of Appropriateness \(COA\) for partial window replacement for the property located at **221 Princeton Drive**; PCN#38-43-44-15-06-011-4250. The subject property is a noncontributing resource to the **College Park Local Historic District** and is located within the **Single-Family \(SF-R\) Zoning District**.](#)
- C. [Consideration of a Certificate of Appropriateness \(COA\) for the utilization of grey glass for window replacement for the property located at **202 5th Avenue S**; PCN#38-43-44-21-15-163-0111. The subject property is a contributing resource to the **South Palm Park Local Historic District** and is located within the **Low-Density Multi-Family Residential \(MF-20\) Zoning District**.](#)

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. *(Sec. 2-12 Lake Worth Code of Ordinances)*

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



**AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
BY TELECONFERENCE
WEDNESDAY, JULY 08, 2020 -- 6:04 PM**

ROLL CALL and RECORDING OF ABSENCES

Present were: William Feldkamp, Chairman; Judith Just, Vice-Chair; Robert D'Arinzo; Bernard Guthrie; Judith Fox; Ozzie Ona.

Also present: Abraham Fogel, Preservation Planner; Jordan Hodges, Senior Preservation Coordinator; Erin Sita, Asst. Director for Community Sustainability; William Waters, Director for Community Sustainability; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. June 10, 2020 Minutes

Motion: J. Just moves to approve the June 10, 2020 minutes as presented; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

CASES

SWEARING IN OF STAFF AND APPLICANTS: Board Secretary administered oath to those wishing to give testimony.

PROOF OF PUBLICATION: Provided in meeting packet.

1) Palm Beach Post Proof of Publication

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: W. Feldkamp drove by the property, B. Guthrie knows Ms. Sunila and has worked for her in the past but will remain impartial.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the property located at **534 South Palmway**; PCN#38-43-44-27-02-000-0010. The

subject property is a contributing resource to the South Palm Park Local Historic District and is located in the Single-Family (SF-R) Zoning District.

Staff: J. Hodges presents case findings and analysis. The request for replacement of windows and doors could be processed administratively with staff recommendations but not as proposed by the applicant. Examples of historically accurate Mission Revival style window replacements are cited (i.e. 331 S. Federal Highway). The Conditions of Approval (8) are reviewed.

Applicant: Mike Purdy (Contractor) and **Owner:** Inke Sunila – the vinyl windows were selected because of the Energy Star rating and the appearance with the mitered corners. She is willing to go with staff recommended conditions. Believes materials are evolving into better products. The drawings presented are commendable (thanks to the talents of Abraham Fogel).

Board: B. Guthrie-Questions if the applicant has a preference in window material? Suggests that fiberglass may have an Energy Star rating. States vinyl has come a long way. J. Just mentions the vinyl windows appear nicer than the aluminum in this display.

Staff: J. Hodges mentions he hasn't previously reviewed Eastern window products. Aluminum products typically have a narrower frame than vinyl however they appear very similar in bulk in the photo. Staff is open to a material choice.

Board: W. Feldkamp mentions the historic structures observed in St. Petersburg had sashes and frames of different colors. He prefers white although the cost difference is not substantial.

Public Comment: None.

Motion: J. Just moves to approve HRPB 20-00100126 with staff recommended conditions and based upon the staff report, competent substantial evidence pursuant to the Land Development Regulations and Historic Preservation Requirements with the addition to Condition#1 that vinyl windows as presented be added to the list of acceptable materials; B. Guthrie 2nd.

Vote: Ayes all, unanimous.

- B. **PZB / HRPB Project Number 20-03100003:** Consideration of an ordinance to amend Chapter 2 regarding application fees and Chapter 23 "Land Development Regulations" regarding changes to adopt a digital zoning and future land use map, site plan review, pervious and impervious surfaces, outdoor storage, and modifications to development standards and requirements for fence, walls and gates.

Staff: E. Sita explains the changes are mostly 'housekeeping items' such as fee schedules, clarifications (definition of building lot coverage and permeable/impermeable surfaces, permits, zoning districts allowing for digital management of the official zoning map; Development Standards- fences walls and gates materials and visibility triangles. Off street parking (acceptable materials).

Board: O. Ona inquires about modifications that may be requested and how the change would affect any requests. **Staff response:** As with most code changes, any modifications made prior to the code change would now become legal non-conformities. J. Fox asks for a definition of storage. **Staff response:** Outdoor storage will become accessory use only to a primary use and cannot be a primary use. J. Just inquires as to when does a hedge become a wall. **Staff response:** This item will be addressed during a landscape ordinance but currently hedge height is not regulated. A hedge is neither a wall nor a fence; it is not a structure. W. Feldkamp is of the opinion that no hedge height is too high. Is appreciative of the website and is very pleased with the electronic mapping. Does have concerns with sight triangles in the City in general as there

are many places where visibility is an issue. W. Waters-Operational capabilities will increase and enforcement when it comes to life safety issues. More eyes on the street.

Motion: B. Guthrie moves to recommend approval of PZB / HRPB 20-03100003 to City Commission for approval; J. Fox 2nd.

Vote: Ayes all, unanimous.

- C. **PZB / HRPB Project Number 20-00400003:** Consideration of an ordinance to amend Chapter 23 “Land Development Regulations” that includes changes to add new uses and to consolidate and clarify existing uses, including modifications to definitions, use tables, and development standards.

Staff: E. Sita presents the proposed revisions to the use table. This includes the deletion of several columns (FEC, Hotel Overlay, Planned Development) as these uses are regulated with the zoning districts. Additional performance standards are added to Conditional Use and Administrative Uses. Vehicular rentals and sales are consolidated as the standards are the same.

Board: B. Guthrie-He spoke with staff earlier regarding Contractor uses being consolidated. Staff concurs the contractor classification with a retail component (per se-showroom) is a Single destination commercial use. W. Feldkamp states the changes to the tables are a result of the types of permits and requests funneling into the Building permit division. Staff confirms that Contractor offices were mentioned several places within the tables, this cleanup is less confusing and more concise. Questions about Extended stays and whether they are similar to Air BnB’s. Staff states that extended stays are not like Air BnB’s. W. Waters mentions the Air BnB’s are under review with the City attorney. City inclusionary code does not allow them. Certain parameters and performance standards are being evaluated so as not to be in conflict with State Statutes. There seems to be a proliferation of Air BnB’s in the South Palm neighborhood. Board is reminded that not only do they review Historic aspects of projects but their other function is to review the Planning & Zoning aspects of code as well, within the Historic Districts. W. Waters mentions that according to the State transient lodging is anything less than 30 days whereas the City of Lake Worth Beach currently views transient lodging as anything less than 60 days. One probability is that if a property owner decides to list themselves or become an Air BnB, there would be a loss of homestead for the property and they could/would become a commercial property.

Motion: O. Ona moves to recommend approval of PZB / HRPB 20-00400003 to City Commission; R. D’Arinzo 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: W. Waters states the 2021 budget process is underway. Board members should anticipate seeing the Restoration-St. Louis project in late September early October; staff is expecting to receive it this month. The RFP for the L&M project has been extended to the end of summer. Board Attorney mentions the overturning of a previous Board decision by the City Commission. It was disappointing that they found the Board decision to be arbitrary and capricious per the appeal requirements. Staff states that in retrospect rather than trying to help an applicant reach an amicable modification, it is perhaps better or easier to deny

a proposal and ask the applicant to start over. City Commission struggled with the fact that the proposal was first approved and the second approval was with changes.

The Historic Preservation Awards ceremony has been tentatively delayed until October.

Zoom meetings will continue at least through the end of summer.

BOARD MEMBER COMMENTS: R. D'Arinzo will be out of the area in August but will do his best to join the Zoom meeting. Questions the proliferation of rocks in yards and no grass. Staff states no more than 50% of the coverage shall be rocks or mulch. J. Just and J. Fox bring up the question the demolition of a sick house that Board recently approved. The question arises again of evaluating the credentials of the accessor of conditions and the city's ability to hire an independent party to evaluate conditions. W. Waters states there has been no activity and if no action is taken toward the demolition, the approval can be lost.

ADJOURNMENT : 7:29 PM



MEMORANDUM DATE: August 5, 2020

AGENDA DATE: August 12, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **717 Lake Avenue**

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

TITLE: **HRPB Project Number 20-0000014:** Consideration of a request for mural installation for the contributing structure located at **717 Lake Avenue**; PCN#38-43-44-21-15-019-0121. The subject property is located in the Downtown (DT) Zoning District and the Old Town Local Historic District.

OWNER: 717 Lake Avenue LLC
Phillip McFillin
900 East Atlantic Avenue Suite 5
Delray Beach, Florida 33483

APPLICANT: Adolfo Galvez Interior Design
Adolfo Galvez
17841 SW 4th Court
Hollywood, Florida 33029

PROJECT DESCRIPTION:

The Applicant, Adolfo Galvez, has submitted a request for a mural installation on the west elevation of 717 Lake Avenue facing South J Street. A portion of the mural will also front Lake Avenue on the north elevation of the structure. A general project description and a rendering of the proposed mural have been included in this report as **Attachment A**. Ruben Ubiera, a Miami-based artist, will complete the mural installation. The title of the mural is "Pancho Villa & the Day of the Dead." It seeks to highlight Pancho Villa, who was a general that played a crucial role during the Mexican Revolution (1910 to 1920). According to the artist, the mural will depict Pancho Villa enjoying his afterlife. In addition, the mural will utilize flowers and vivid colors to convey a friendly atmosphere. The subject property is located in the Downtown (DT) Zoning District and retains a Future Land Use (FLU) of Downtown Mixed Use (DMU).

The application will require the following approval:

- 1. Mural:** A request to approve a mural installation for the contributing structure located at 717 Lake Avenue.

STAFF RECOMMENDATION: Staff recommends **approval with conditions** as provided on pages 7-8.

PROPERTY DESCRIPTION

Owner	717 Lake Avenue
General Location	Southeast corner of Lake Avenue and South J Street
PCN	38-43-44-21-15-019-0121
Zoning	Downtown (DT)
Existing Land Use	Restaurant
Future Land Use Designation	Downtown Mixed Use (DMU)

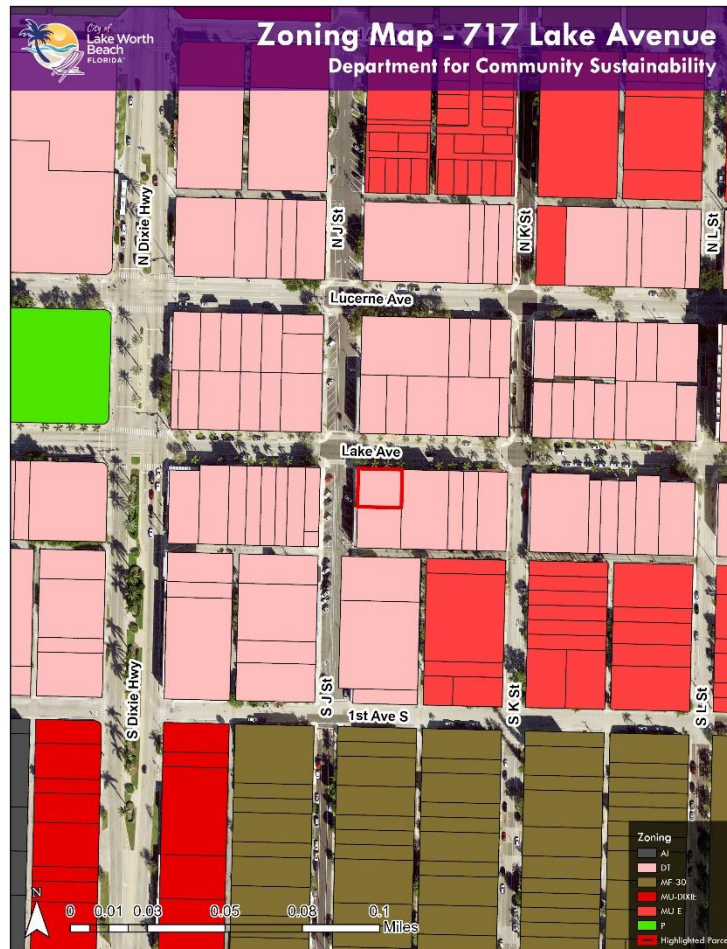


SITE ANALYSIS

Surrounding Properties

The following summarizes the nature of the surrounding properties adjacent to the subject site:

- NORTH:** To the north of subject property, across from Lake Avenue, is a commercial office structure. Similar to the subject property, the parcel is zoned Downtown (DT) and has a future land use designation of Downtown Mixed Use (DMU).
- SOUTH:** To the south of the subject property, is a commercial building with offices, a music venue, and a coffee shop. Similar to the subject property, the parcel is zoned Downtown (DT) and has a future land use designation of Downtown Mixed Use (DMU).
- EAST:** To the east of the subject property is the Lake Worth Playhouse, a community theater. Similar to the subject property, the parcel is zoned Downtown (DT) and has a future land use designation of Downtown Mixed Use (DMU).
- WEST:** To the west of the subject property across from South J Street, is a commercial building with retail. Similar to the subject property, the parcel is zoned Downtown (DT) and has a future land use designation of Downtown Mixed Use (DMU).



Consistency with the Comprehensive Plan

The subject property is located in the Downtown Mixed-Use Future Land Use (FLU) designation and within the Cultural Arts Overlay District. Although murals are not specifically addressed in the Comprehensive Plan, the intent of The Cultural Arts Overlay land use category (Policy 1.1.1.14) is to provide for the establishment of and enlargement of cultural arts related uses within a variety of broader land use categories near the urban core of the city and along the FEC railway corridor within close proximity of the historic downtown. The proposed mural is consistent with the intent of the Cultural Arts Overlay District as it enlarges the cultural arts near the City's downtown.

Arts and Culture Master Plan

The Arts and Cultural Master Plan promotes the Downtown as a destination for the art-related businesses, art and cultural programs and arts-related education. The proposed mural is consistent with the following strategies and actions:

B1: Make efforts to be the community for arts to live

B1.2 Facilitate, promote, and expand the number of physical places for artists to show/perform/display

C1: Make arts and culture more visible in the Downtown

C1.4 Encourage arts and culture groups to take arts and culture "outside" their venues in order to better connect with the Lake Worth community and access new audiences

The proposed mural is located on the side elevation (fronting South J Street) of a structure where public art was previously not installed. The proposal also expands the number of physical places where art is displayed in the public realm.

ZONING ANALYSIS

Staff has reviewed the documentation and materials provided and has outlined the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) concerning mural installation.

Per LDR Section 23.1-12, a mural is defined as, "*Any picture or graphic design painted on or otherwise applied to the exterior of a building or structure, or to a window.*"

LDR Section 23.5-1(e)13 provides standards and requirements for mural installation within the City. With regards to placement and location of murals, generally:

- *Murals shall be permitted in commercial and industrial districts.*
- *Murals shall not be permitted on the fronts of buildings or structures facing Lake Worth Road, Lake Avenue, Lucerne Avenue, Dixie Highway and Federal Highway, except as may be approved by the appropriate Board.*

- *Murals may co-exist with all types of on premises signs. If printed commercial messages are included in a mural, the entire mural shall be considered part of the overall allowable signage permitted by code.*

The Code regulations also require that the design of the mural must meet the requirements of Section 23.2-31(l), which defines community appearance standards and review criteria.

Section 23.2-31(l) – Review/Decision

- 1) The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Staff Analysis: The mural appears to portray good taste and design, contributing to the artistic aesthetics of the City. The mural was designed and will be executed by Miami-based artist Ruben Ubiera. According to the artist, the mural will depict aspects of Mexican beauty and history.

- 2) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

Staff Analysis: The mural does not appear to be of inferior quality and is subject to the mural removal agreement, which requires the Applicant to continuously maintain the mural for the duration of its existence.

- 3) The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.

Staff Analysis: The mural is located within the Old Town Local Historic District, which is comprised of a mix of commercial, residential, and public uses. The portion of the mural fronting South J Street, appears to be in harmony with the surrounding properties in the general vicinity.

Pursuant to LDR Section 23.5-1(e)(13)(B): *“Murals shall not be permitted on the fronts of buildings or structures facing Lake Worth Road, Lake Avenue, Lucerne Avenue, Dixie Highway and Federal Highway, except as may be approved by the appropriate Board.”*

A portion of the mural will front Lake Avenue on the north elevation of the structure. A “calavera”, which is representation of a human skull is featured on this portion of the mural. Murals fronting Lake Avenue may be allowed at the Board’s discretion.

- 4) The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

Staff Analysis: Not applicable. Section 23.2-29 refers to the conditional use permit process, and this request for a mural installation does not require a conditional use permit.

HISTORIC PRESERVATION ANALYSIS

The National Park Service and Secretary of the Interior's Standards have very specific criteria regarding the treatment of historic materials. Specifically, Standard 2 and 6 is applicable for mural installations:

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 6 - Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

It is the analysis of Staff that the project as proposed is generally compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, Section 23.5-4.

Historic commercial structures often utilized murals on the side and rear elevations in downtown commercial core areas in order to advertise products or to add artistic beauty and interest within the downtown. Murals on the front of structures in historic commercial downtowns are atypical. The primary facades of these structures were typically reserved for stand-alone signage and large storefront windows.

The west elevation of the structure, where the largest portion of the mural is proposed, is a secondary façade and is a historically appropriate location for a mural. Although sparse in architectural detailing, remaining character-defining features on this facade include vertical engaged columns and the recessed corner entryway. The mural, as proposed, generally does not obscure the engaged columns, but elements of the mural's design do partially overlap with the columns. Staff recommends that the mural be installed as depicted, so that the painting does not completely obscure these architectural elements that characterize the building.



Rendering of proposed mural installation | West Facade



Rendering of proposed mural installation | Northwest Corner

PUBLIC COMMENT

At the time of publication of the agenda, Staff has received no public comment.

CONCLUSION: Based on the data and analysis in this report, staff recommends approval with conditions, listed below, to allow retroactive alterations to the previously approved mural installation.

Conditions of Approval:

- 1) This approval does not include any physical alterations to building's exteriors aside from paint application. No paint shall be applied to any windows, doors, shutters, or architectural elements not illustrated in the renderings. The engaged columns shall not be completely obscured by the mural, as illustrated in the renderings.
- 2) Prior to the mural being installed, the applicant shall apply for a City of Lake Worth Beach building permit.

- 3) The artist signature location and dimensions of the signature block shall be depicted on the mural rendering at permitting, subject to Staff review. The signature block of the mural shall not exceed 24"x24" (4 sq. ft.).
- 4) Prior to the building permit approval, a Mural Removal Agreement shall be entered between the applicant and the City of Lake Worth Beach for each mural. This removal agreement shall be recorded with The Clerk and Comptroller of Palm Beach County.
- 5) Unless a time extension is granted in accordance with Code, this application shall expire one year from Historic Resources Preservation Board Approval.
- 6) The sidewalk shall be protected from paint during the installation process.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00000014 with staff recommended conditions of the request for a mural installation on the contributing structure located at **717 Lake Avenue**, based upon the competent substantial evidence provided in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations.

I MOVE TO **DENY** HRPB Project Number 20-00000014 REVISION the request for a mural installation on the contributing structure located at **717 Lake Avenue**, because the Applicant has not established by competent substantial evidence that the request is consistent with the City of Lake Worth Beach Land Development Regulations.

ATTACHMENTS:

- A. Mural Application
- B. Current Photos



MEMORANDUM DATE: August 5, 2020

AGENDA DATE: August 12, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **221 Princeton Drive**

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

TITLE: **HRPB Project Number 20-00100129:** Consideration of a Certificate of Appropriateness (COA) for partial window replacement for the property located at **221 Princeton Drive**; PCN#38-43-44-15-06-011-4250. The subject property is a noncontributing resource to the College Park Local Historic District and is located within the Single-Family (SF-R) Zoning District.

OWNER: Edwin and Nancy Ferree
221 Princeton Drive
Lake Worth Beach, FL 33460

PROJECT DESCRIPTION:

The property owners, Edwin and Nancy Ferree, are requesting a Certificate of Appropriateness for exterior alterations to replace three (3) windows on the structure's front façade. The subject property is located on the south side of Princeton Drive, between Pennsylvania Drive and North Federal Highway. The property is located in the Single-Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single-Family Residential (SFR).

If approved, the subject application would allow replacement of three (3) existing awning windows on the front façade with new JELD-WEN vinyl impact single-hung windows. The structure was constructed c. 1950 in a Masonry Vernacular architectural style. City building records indicate the structure utilizes masonry construction with a smooth stucco exterior finish and an asphalt shingle hip roof. The structure's character-defining features include a simple asymmetrical plan, two and three light awning windows, decorative stucco detailing, and a front door stoop with a wrought iron support. In 1955, a carport addition was constructed on the west side of the property with a flat roof and brick piers fronting Princeton Drive. In 1988, a rear addition was constructed behind the carport to accommodate additional living area, including a new bathroom and laundry facilities. City permit records indicate the structure has had minor alterations over time, including permits for plumbing and air-conditioning upgrades, roof replacement, and fencing.

The 1998 Designation Report for the College Park Local Historic District classifies the property as a noncontributing resource. In 2019, College Park was resurveyed utilizing a Florida Department of State

Historic Preservation Small-Matching Grant, grant number 19.H.SM.200.080. At the completion of this survey, the property at 221 Princeton Drive was deemed as eligible for reclassification as a contributing resource.

The application will require the following approval:

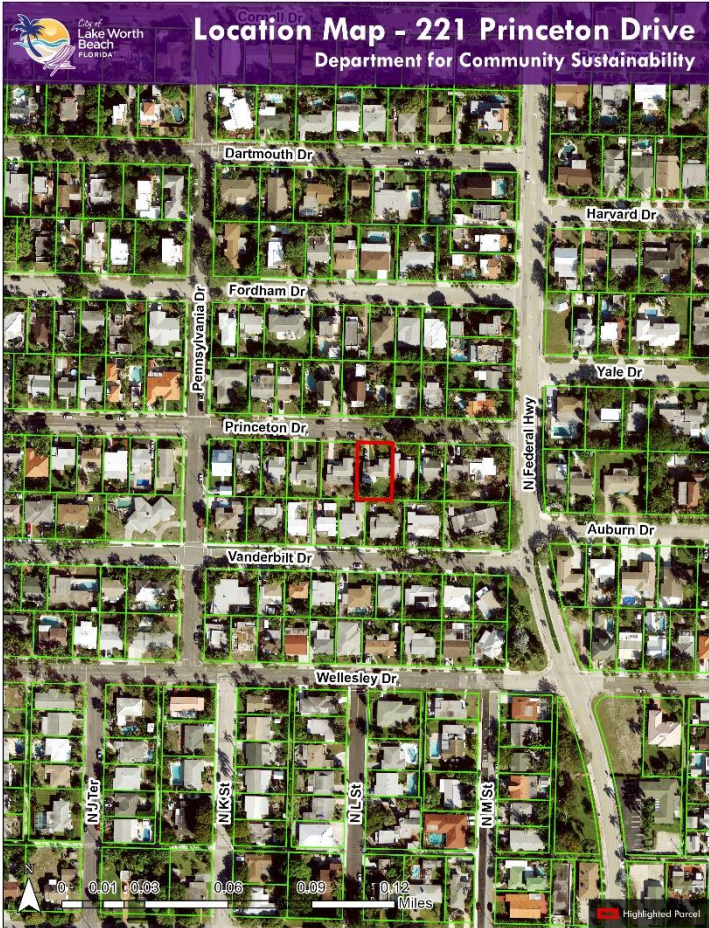
1. **Certificate of Appropriateness (COA)** for Exterior Alterations for partial window replacement.

STAFF RECOMMENDATION:

Staff recommends approval with conditions as provided on page 9, that modify the proposed application to utilize aluminum-framed windows that replicate the existing 2-light and 3-light awning windows.

PROPERTY DESCRIPTION

Owner	Edwin and Nancy Ferree
General Location	South side of Princeton Drive, between Pennsylvania Drive and North Federal Highway
PCN	38-43-44-15-06-011-4250
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single-Family
Future Land Use Designation	Single-Family Residential (SFR)



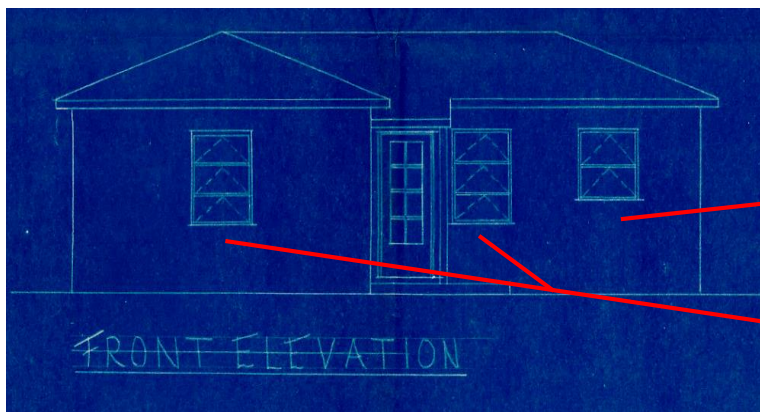
PROJECT HISTORY

On June 15, 2020, the property owner submitted Building Permit #20-1726 for partial window replacement for the subject property. On June 23, 2020, Historic Preservation staff failed the building permit application as a Certificate of Appropriateness (COA) Application and photos of the existing windows were not included in the permit submittal. The partial window replacement plan proposes to replace 2-light and 3-light steel awning windows with full-view vinyl single-hung windows. The property owner, Edwin Ferree, was advised that the Historic Resources Preservation Board (HRPB) must review the window replacement proposal as it is not consistent with the City’s Historic Preservation Design Guidelines. In addition, Mr. Ferree was advised of the options available for administrative approval. As the windows are already purchased, Mr. Ferree chose to proceed with HRPB review of the partial window replacement.

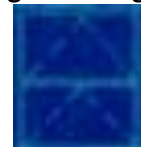
Consistency with the Comprehensive Plan

The proposed project, subject to the conditions of approval that require aluminum-framed windows that replicate the existing 2-light and 3-light awning windows, 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 original architectural drawings and current photographs below provides evidence of the structure’s original/existing window configuration on the front façade.

1950 Architectural Drawing, Front Facade



2-Light Awning Window



3-Light Awning Window



Current Photograph, Front Facade



As is typical with awning windows on Masonry Vernacular structures, all lights are equally sized depending on the height of the window opening.

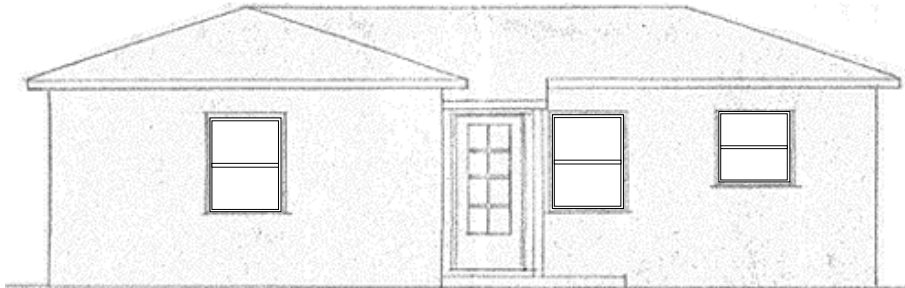
HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide a guide for compatible window replacement 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 features of a building. Replacement products for historic structures should match the original features in design, color, texture, and other visual qualities and, where possible, materials.

Pages 200 and 201 of the City's Historic Preservation Design Guidelines, included as **Attachment D**, provide a guide for replacement of original windows. Examples are provided of *most successful*, *successful*, and *unsuccessful* replacement. The description below will detail the Applicant's proposed windows for the front façade and Staff's recommendation for *most successful* replacement in compliance with the Historic Preservation Design Guidelines.

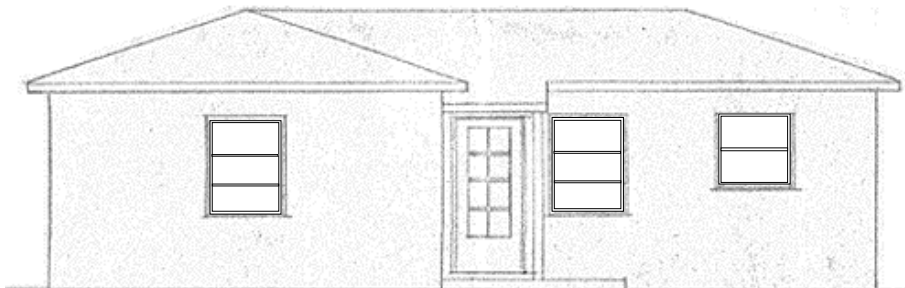
North Elevation (Fronting Princeton Drive)



Proposed

Install three (3) new vinyl impact single-hung windows without divided-light patterns.

- Window Frame: Vinyl
- Window Frame Finish: White
- Muntin Type: None
- Glass Type: Clear or Clear Low-E



Staff Recommendation (Most Successful Replacement)

Install two (2) aluminum impact casement windows (Alternates: fixed, awning, or hopper) with divided-light patterns to replicate the 3-light awning windows. Install one (1) aluminum impact full-view single-hung window (Alternates: casement, fixed, awning, or hopper with divided-light patterns) to replicate the 2-light awning windows).

- Window Frame: Aluminum
- Window Frame Finish: Clear-Anodized
- Muntin Type: Exterior Raised Triangular
- Glass Type: Clear or Clear Low-E

Review

Per the COA Approval Matrix, for noncontributing resources, only exterior alterations visible from the street require a Certificate of Appropriateness. Therefore, only the three (3) windows on the front façade are being reviewed. A structure's siting on a lot impacts the visibility of windows on secondary facades. The subject property is setback approximately thirty feet (30') from Princeton Drive. The two (2) additional windows being replaced on the east elevation are not visible, and therefore not subject to Historic Preservation Review.

The Staff recommended partial window replacement for the front façade could be approved administratively at permitting. The partial window replacement, as proposed, could not be approved administratively as the window types, frame material, and lack of divided light patterns are a change in design from the original window configuration. The original/existing 3-light awning windows are being replaced with full-view single-hung windows with white frames. The original/existing 2-light awning window is also being replaced with a full-view single-hung window with white frames.

The Applicant is also proposing to install windows with vinyl frames. When replicating metal awning windows, Staff always recommends that the replacement windows utilize aluminum window frames as they are the most historically compatible frame options for material, design, color options, and overall proportion. In addition, aluminum-framed windows are commonly utilized due to their wide availability, versatility, and affordability.

The window replacement, as proposed, utilizes single-hung windows on all of the front façade's openings. Based on the Design Guidelines, an Applicant may propose an architecturally compatible alternative for window replacement. The Masonry Vernacular architectural style section of the Design Guidelines, included as **Attachment E**, provides examples of common window types. Staff contends that the proposal is *unsuccessful* in replicating the original windows. Per the Design Guidelines (pg.61), hung windows are only appropriate on Masonry Vernacular structures constructed before 1930. Post 1930, Masonry Vernacular windows consisted of "either steel casements, or aluminum awning, jalousie, or fixed pane windows". Architecturally compatible alternatives are appropriate when none of the original windows remain and there is no architectural or photographic evidence of their design. The structure's original windows remain and can be readily replicated with modern window products. Additionally, it is not possible to add exterior muntins to the proposed windows to arrive at a similar divided light configuration where the lights are equally sized for both window sizes.

Certificate of Appropriateness

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 partial window replacement with JELD-WEN vinyl impact single-hung windows will result in a substantial change to the structure's appearance. The proposal is *unsuccessful* in replicating the original windows and does compliment the architectural significance of 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 partial window replacement will have no direct physical effect on any surrounding properties within the surrounding College Park 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: The proposed full-view single-hung vinyl replacement windows are *unsuccessful* in replicating the appearance of the original 3-light metal awning windows.

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 his property.

E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: Yes, the partial window replacement plan is feasible and could be carried out 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 City's Historic Preservation Design Guidelines places significant importance on *successful* window and door replacement. The proposal is not in compliance with the Design Guidelines as the replacement products do not seek to replicate the original design. The proposed windows do not comply with the Secretary of the Interior's Standards for Rehabilitation or the City's Land Development Regulations, Historic Preservation Ordinance, §23.5-4(k).

- 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's original/existing steel awning windows will be removed to allow installation of replacement windows. The proposed partial window replacement utilizes products that have incompatible window types, including the number of lights (panes), and frame dimensions. The least possible adverse effect would be to maintain the existing windows or propose replacement with products that replicate the original windows.

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 proposed partial window replacement requires removal of the original/existing windows on the front façade of the structure. Replicating the appearance of the original windows with replacement products can help maintain original qualities or character of the structure.

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

Staff Analysis: No, the proposed partial window replacement is not compatible with neighboring properties. There are several properties on Princeton Drive that retain their original windows or successfully replicate the appearance of their original windows since the adoption of the City's Historic Preservation Design Guidelines.

- 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, the window replacement proposal would conform to the original window opening sizes

- (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: Staff defers to the applicant. Already purchased windows are not included in the decision-making criteria and should not constitute an increase in the property owner's window replacement cost.

- (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 replacement windows do not match the old in design, color, or materials. Vinyl windows are not available in a clear-anodized finish that replicates the original metal windows.

- (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: The Applicant contends that the proposed windows are compatible with the neighboring property to the west, 225 Princeton Drive, that was constructed in the same time period. The Applicant's justification statement is included as **Attachment C**.

PUBLIC COMMENT:

At the time of publication of the agenda, Staff has received no public comment.

CONCLUSION:

The proposed partial window replacement with JELD-WEN vinyl impact single-hung windows will result in a substantial change to the structure's appearance. The proposal is *unsuccessful* in replicating the original windows and does not compliment the architectural significance of the structure. **The partial window replacement, as conditioned to reflect an alternative configuration with aluminum-framed windows that replicate the existing 2-light and 3-light awning windows, is consistent with the Comprehensive Plan, Historic Preservation Ordinance, Historic Preservation Design Guidelines, and Secretary of Interior Standards for Rehabilitation.**

Conditions of Approval:

- 1) The replacement windows shall utilize aluminum frames with proportions that *successfully* replicate the original metal window frames, subject to Staff review at permitting.
- 2) The replacement windows for openings that utilize 3-light awning windows shall be replaced with casement, fixed, awning, or hopper windows. The windows shall utilize two horizontal muntins to replicate the original 3-light configuration, subject to Staff review at permitting.
- 3) The replacement window for the opening that utilizes a 2-light awning window shall be replaced with single-hung, casement, fixed, awning, or hopper windows. Divided-light patterns shall match the 2-light original configuration, subject to Staff review at permitting.
- 4) All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or “grills between the glass” shall not be permitted.
- 5) The windows 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, unless otherwise recommended by the Board.
- 6) The windows shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
- 7) The windows shall utilize clear glass or glass with a clear Low-E coating. Tinted or highly reflective glass shall not be used.
- 8) Staff recommends utilizing window frames with a clear-anodized (silver) frame finish.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100129 with staff recommended conditions for a Certificate of Appropriateness (COA) for partial window replacement for the property located at **221 Princeton 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 20-00100129 for a Certificate of Appropriateness (COA) for partial window replacement for the property located at **221 Princeton Drive**, because the Applicant has not established by competent substantial evidence that the request is consistent with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. Applicant Justification Statement and Window Replacement Plan
- D. Historic Preservation Design Guidelines – Masonry Vernacular (Excerpt)
- E. Historic Preservation Design Guidelines – Window Replacement (Excerpt)



MEMORANDUM DATE: August 5, 2020

AGENDA DATE: August 12, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **202 5th Avenue S**

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

TITLE: **HRPB Project Number 20-00100164:** Consideration of a Certificate of Appropriateness (COA) for the utilization of grey glass for window replacement for the property located at **202 5th Avenue S**; PCN#38-43-44-21-15-163-0111. The subject property is a contributing resource to the South Palm Park Local Historic District and is located within the Low-Density Multi-Family Residential (MF-20) Zoning District.

OWNER: Joseph Triangelo
202 5th Avenue S
Lake Worth Beach, FL 33460

PROJECT DESCRIPTION:

The property owner, Joe Triangelo, is requesting a Certificate of Appropriateness for exterior alterations to utilize grey glass for the window replacement proposal for the property located at 202 5th Avenue S. The subject property is a dual frontage lot, located on the northwest corner of the 5th Avenue South and South Palmway intersection. The property is located in the Low-Density Multi-Family Residential (MF-20) Zoning District and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

If approved, the subject application would allow replacement of all of the existing windows with new impact replacement windows with grey glass. The contributing resource at 202 5th Ave S has been significantly altered over the years. The two-story structure that exists on the parcel today is likely the result of a substantial renovation to the property that took place in 1939. Although no architectural drawings exist and the documentation in the City's property file is sparse, Staff believes that the building's original iteration was that of a single-story Mission or Mediterranean Revival style structure. The massing and plan of the first floor, decorative chimney stucco application, window opening sizes, decorative parapet on the rear attached garage structure, and use of period building materials, such as wood double-hung windows, are supportive of this concept.

Per a Property Appraiser's card from 1943 (**Attachment A**), the building underwent a significant remodel in 1939. It is Staff's belief that the existing second story was added at this time, as the large metal corner casement windows and stucco banding around the building separating the first and second floors are indicative of late 1930's Moderne architecture. Per the 1943 Property Appraiser's card, the structure had

a metal shingle roof, wood and steel windows and doors, plaster walls, and a second-floor balcony fronting 5th Avenue South. The structure is unique within the City and was deemed significant at a local level when surveyed as part of the South Palm Park Local Historic District in 2000. The Florida Master Site File for 202 5th Avenue S is included in this report as **Attachment B**. Current Photos of the property are included as **Attachment C**.

The application will require the following approval:

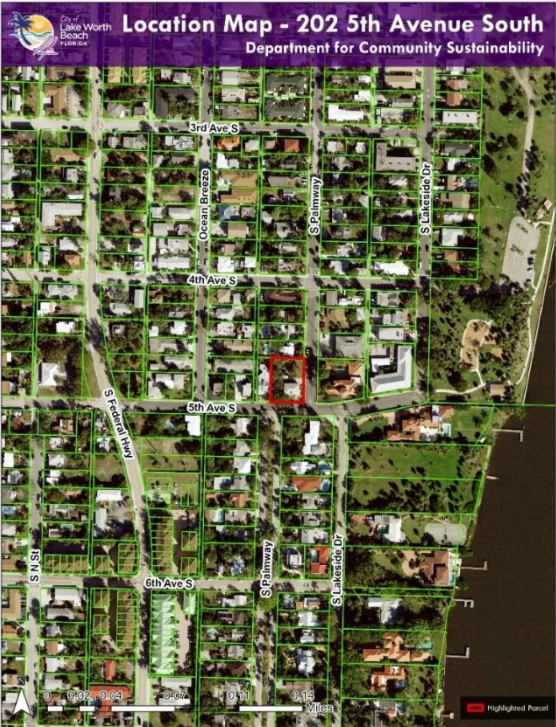
1. **Certificate of Appropriateness (COA)** for Exterior Alterations to utilize grey glass for window replacement.

STAFF RECOMMENDATION:

As the request is not in compliance with the Lake Worth Beach Historic Preservation Design Guidelines criteria on window replacement for historic structures, staff is not recommending approval of the application as submitted. The HRPB, as tasked in the LDR Sec. 23.2-7(C)(7), shall review the request and supporting exhibits to determine if a Certificate of Appropriateness for alterations to the contributing resource may be granted.

PROPERTY DESCRIPTION

Owner	Joseph Triangelo
General Location	Dual frontage corner lot at the northwest intersection of 5 th Avenue S and S Palmway
PCN	38-43-44-21-15-163-0111
Zoning	Low-Density Multi-Family Residential (MF-20) Zoning District
Existing Land Use	Single-Family
Future Land Use Designation	Medium Density Residential (MDR).



PROJECT HISTORY

In **November 2019**, Mr. Joseph Triangelo purchased the structure located at 202 5th Avenue S. In **February 2020**, Mr. Triangelo and his design and construction professionals, including Mr. John Szerdi, and Mrs. Joelle Szerdi Gutierrez of LDG Florida Architects, Inc., met with Senior Preservation Coordinator Jordan Hodges at the Department for Community Sustainability for a pre-application meeting to discuss the rehabilitation of 202 5th Avenue S. It was determined that the property, due to many years of neglect and deterioration, needed a substantial exterior rehabilitation, including roof replacement, window and door replacement, exterior wall repair, garage door replacement, stucco repair, and a reconstruction of the second-floor balcony fronting S Palmway. Mr. Triangelo also planned for a full interior renovation for the property. The windows and doors for the property were discussed at length, and staff provided many options and recommendations for replacement window types, frame materials and finishes, and glass types. In the days that followed, Mrs. Szerdi Gutierrez submitted multiple iterations of the exterior design plan for cursory reviews by Historic Preservation Staff prior to permitting.

On **March 5, 2020**, staff received the **final preliminary design plan**. Included in this report as **Attachment D**, the final design plan reflects many modifications based on staff recommendations, including window types, frame finishes, and glass. The plan includes an exterior door and window schedule, which reflects the types of windows and doors to be installed, the opening sizes, the decorative muntin pattern design, and the glass types. Per the installation schedule, the proposed glass type is labeled as *5/16" LAMINATED – CLEAR*. Staff performed a final cursory review of the drawing and determined that the project could move forward with an administrative Certificate of Appropriateness application for window and door replacement as the proposal was compliant with the applicable portions of the Historic Preservation Design Guidelines.

On **June 4th, 2020**, Lake Worth Beach Building Permit Application #20-1603 was submitted by Mr. Triangelo for the rehabilitation of the property, including window and door replacement. Historic Preservation Staff reviewed the application on **June 11, 2020**. Staff disapproved the permit in part due to missing product approvals (Florida Building Code Approval or Miami-Dade Notice of Acceptance) for the replacement windows and doors, which are required documents at permitting. Staff requested that the Applicant resubmit with the necessary materials. On **June 23, 2020**, Mr. Triangelo provided Mr. Hodges with the product specifications created by his window contractor. The product specs, provided in this report as **Attachment E**, lists the glass color as *GR – GRAY*. Mr. Hodges then contacted Mr. Triangelo by email requesting confirmation that the glass type would be clear. Mr. Triangelo's window contractor, Mr. RJ Hunt, responded to the email and requested Grey Low E glass for the project.

On **July 9, 2020**, Historic Preservation conducted a site visit to 202 5th Ave S to see one of the windows to confirm the tint darkness level, which would determine if Board review was required. Staff notified the Applicant that the windows could not be approved administratively due to the grey glass and advised the Applicant that the HRPB would need to hear the case, as the windows were manufactured prior to the approval of a Certificate of Appropriateness and a building permit. The complete correspondence between Historic Preservation Staff, Mr. Triangelo, Mr. Szerdi, and Mr. RJ Hunt is included in this report as **Attachment F**.

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 requires 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 features should be substantiated by documentary, physical, or pictorial evidence. The original windows are still in place, and can be replicated utilizing modern impact replacement windows with clear glass.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide a guide for compatible window replacement for historic structures within the historic districts. Replacement products for historic structures should match the original features in design, color, texture, and other visual qualities and, where possible, materials. Page 198 of the City's Historic Preservation Design Guidelines, included as **Attachment G**, provides the general criteria for window replacement within the City's Historic Districts.

The Applicant's proposal for window replacement adheres to Staff's recommendations and the Historic Preservation Design Guidelines in design, frame color, texture, and material. The Applicant has proposed correct window types, frame materials, frame finishes, and general sizes. Per the Design Guidelines, *"Windows historically utilized clear glass, and therefore clear glass is the most compatible type for structures. Windows with Low-E or Solarban coatings, applied tint, and mirrored finished are not recommended."*

Although clear glass is the most compatible and historically accurate option for replacement window glass, in order to allow for greater energy efficiency, the HRPB has set the precedent that clear Low-E glass (which has a slight greenish hue) can be approved administratively by Staff. Clear Low-E glass does not tint window glass and does not negatively impact the transparency of windows. Grey and tinted glass can decrease the transparency of windows and can become very reflective when exposed to direct sunlight. Grey glass can also flatten the appearance of a building's façade. Clear glass allows three dimensional views into the interior, whereas grey reflective glass creates a visual barrier. Prior to the adoption of the Design Guidelines, varying degrees of grey glass were permitted both administratively and by the HRPB. The Applicant has submitted a Justification Statement for the request, included in this report as **Attachment H**.



Certificate of Appropriateness

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 replacement with grey glass could adversely impact the visual qualities of the windows. When replacing historic windows, considerations should be taken to replicate all aspects of the windows being removed. Window glass is an important characteristic of replacement windows.

- 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 window replacement proposal with grey glass will have no direct physical effect on any surrounding properties within the surrounding College Park Local Historic District, but could have an indirect visual effect as the majority of neighboring properties utilize windows with clear glass.

- 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 proposed replacement windows with grey glass could adversely affect the historic architectural significance of the resource, as windows with grey glass do not replicate historic windows as well as windows with clear glass.

- 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 his property.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: Yes, the proposed plan is feasible and could be carried out 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: No, the request to utilize grey glass is not consistent with the City's Historic Preservation Design Guidelines considerations for window replacement.

- 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 Applicant's proposal for window replacement, aside from glass, is compliant with the City's Historic Preservation Design Guidelines. The window types, frames, and frame finishes will cause the least possible adverse effect in replacing the original windows.

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 existing historic windows are deteriorated due to lack of maintenance and direct exposure to the South Florida climate over the past century. The replacement features, aside from glass type, effectively replicate the original products.

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

Staff Analysis: The Applicant contends that the requested windows are similar to other windows which have been installed throughout the district. Prior to the adoption of the Design Guidelines, windows with grey glass were commonly approved.

- 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, the window replacement proposal conforms to the original window opening sizes.

- (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: Staff defers to the applicant. Windows purchased prior to the issuance of a Certificate of Appropriateness are not included in the decision-making criteria and should not constitute an increase in the property owner's window replacement cost.

- (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 replacement windows match the existing in design, frame color, texture, and material. The replacement window glass color does not match the clear glass of the historic windows.

PUBLIC COMMENT:

At the time of publication of the agenda, Staff has received no public comment.

CONCLUSION:

As the request is not in compliance with the Lake Worth Beach Historic Preservation Design Guidelines criteria on window replacement for historic structures, staff is not recommending approval of the application as submitted. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for alterations to the contributing resource may be granted.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100164 for a Certificate of Appropriateness (COA) for window replacement utilizing grey glass for the property located at **202 5th Avenue S**, 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 20-00100164 for a Certificate of Appropriateness (COA) for window replacement utilizing grey glass for the property located at **202 5th Ave S**, because the Applicant has not established by competent substantial evidence that the application is consistent with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Florida Master Site File – South Palm Park Designation Report – 202 5th Ave S
- C. Current Photos
- D. Proposed Exterior Elevations
- E. Replacement Window Product Specifications
- F. Email Correspondence
- G. HPDG Window Replacement (Excerpt)
- H. Applicant Justification Statement