



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JULY 12, 2023 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [HRPB 23-01500004 -1115 North Ocean Breeze](#)
[HRPB 23-01500005 -1106 South Palmway](#)
[HRPB 23-01500006 - 231 South J Street](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

- A.** [HRPB #23-00100084: Additional information requested by the HRPB at the June 14, 2023 meeting on the proposed replacement of an existing metal shingle roof with asphalt shingles at 722 North K Street.](#)

NEW BUSINESS:

- A.** [HRPB Project Number 23-01500004: A request for three variances to allow a shed and pavers exceeding the maximum impermeable surface coverage, as well as to allow a shade sail structure in the required setback and exceeding the maximum accessory structure coverage at 1115 North Ocean Breeze. The subject property is a contributing resource within the Northeast Lucerne Historic District and is located in the Single Family Residential \(SFR\) zoning district. The future land use designation is the Single Family Residential \(SFR\).](#)
- B.** [HRPB Project Number 23-01500006: A request for a variance to allow the installation of a shed between the principal structure and the public street at 231 South J Street. The subject property is a non-contributing resource within the Southeast Lucerne Historic District and is located in the Multi-](#)

Family Residential (MF-20) zoning district. The future land use designation is Medium Density Residential (MDR).

- C. HRPB Project Number 23-01500005:** A request for three variances to allow a gravel boat storage area in front of the front building line, which also exceeds the maximum impermeable surface coverage and does not meet the minimum front yard landscaped area requirements at 1106 South Palmway. The subject property is a non-contributing resource within the South Palm Park Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is the Single Family Residential (SFR).
- D. HRPB Project Number 23-00100141:** Consideration of a Certificate of Appropriateness (COA) for the conversion of a detached carport to an enclosed storage space at 809 North Ocean Breeze. The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Northeast Lucerne Historic District.
- E. HRPB Project Number 23-00100138:** Consideration of a Certificate of Appropriateness (COA) for roof replacement at 623 North Ocean Breeze. The subject property is a contributing resource to the Old Lucerne National Historic District and is located in the Single Family Residential (SFR) Zoning District.
- F. HRPB Project Number 23-00100129:** Consideration of a Certificate of Appropriateness (COA) for construction of a new structure, to be used as a garage, office, and dwelling unit, at 122 North L Street. The subject property is a contributing resource to the Northeast Lucerne Historic District and is located in the Mixed Use – East (MU-E) Zoning District.
- G. HRPB Project Number 23-00100118** Consideration of a Certificate of Appropriateness (COA) for window and door replacement at the property located at 1102 North Lakeside Drive; PCN #38-43-44-21-15-360-0010. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family Residential (SFR) Zoning District.
- H. HRPB Project Number 23-00100149:** Consideration of a Certificate of Appropriateness (COA) to demolish the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana at 1405 South Palmway. The subject property is a contributing resource to the South Palm Park District and is located in the Single-Family Residential (SFR) 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.

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Historic Resources Preservation Board (HRPB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on **July 12, 2023 at 6:00 pm** or soon thereafter to consider the following:

HRPB Project #23-01500004: A request for three variances to allow a shed and pavers exceeding the maximum impermeable surface coverage, as well as to allow a shade sail structure in the required setback and exceeding the maximum accessory structure coverage at 1115 North Ocean Breeze. The subject property is a contributing resource within the Northeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is the Single Family Residential (SFR). PCN 38-43-44-21-15-354-0130.

The public can view the meeting via YouTube, <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available: <https://lakeworthbeachfl.gov/government/advisory-board-agendas-and-minutes/>

Public comment will be accommodated in person at the meeting, or virtually through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, email historicpreservation@lakeworthbeachfl.gov for a comment to be read into the record by a staff member. Written responses or comments can be sent to the Department for Community Sustainability PZHP Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

Affected parties, as defined in Section 23.1-12 of the Lake Worth Beach Code of Ordinances, who are interested in participation must notify the City of their status at least five (5) days before the hearing. Failure to follow the process will be considered a waiver of the right to participate as affected party in the hearing, but does not preclude the party from making public comment. Affected parties shall submit the evidence they wish the Historic Resources Preservation Board to consider a minimum of one (1) full business day prior to the date of the meeting. **Affected parties, whether individually or collectively and irrespective of the number of affected parties, shall have the right to request one (1) continuance** provided that the request is to: address neighborhood concerns or new evidence, hire legal counsel or a professional services consultant, or is unable to be represented at the hearing. **For additional information, please contact City staff at 561-586-1687 or historicpreservation@lakeworthbeachfl.gov.**

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Publish: The Lake Worth Herald
June 29, 2023

VIN#3TMAZ5CN8MM147605
2003 BMW
VIN#WBAEW53403PG23601
Publish: The Lake Worth Herald
June 29, 2023

The following cars will be auctioned on **July 25, 2023 at 8:00 am** at 5310 Georgia Ave, West Palm Beach, FL 33405:
2019 CHRYSLER 300
VIN#2C3CCAAG5KH586623
2013 NISSAN ALTIMA
VIN#1N4AL3AP1DN408398
Publish: The Lake Worth Herald
June 29, 2023

Legal Notice No. 42324

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HRPB Project #23-01500005: A request for three variances to allow a gravel boat storage area in front of the front building line, which also exceeds the maximum impermeable surface coverage and does not meet the minimum front yard landscaped area requirements at 1106 South Palmway. The subject property is a non-contributing resource within the South Palm Park Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is the Single Family Residential (SFR). PCN 38-43-44-27-01-050-0061.

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HRPB Project #23-01500006: A request for a variance to allow the installation of a shed between the principal structure and the public street at 231 South J Street. The subject property is a non-contributing resource within the Southeast Lucerne Historic District and is located in the Multi-Family Residential (MF-20) zoning district. The future land use designation is Medium Density Residential (MDR). PCN 38-43-44-21-15-085-0310.

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HRPB Project #23-01500006: A request for three variances to allow a shed and pavers exceeding the maximum impermeable surface coverage, as well as to allow a shade sail structure in the required setback and exceeding the maximum accessory



MEMORANDUM DATE: July 5, 2023

AGENDA DATE: July 12, 2023

TO: Chair and Members of the Historic Resources Preservation Board

RE: **HRPB #23-00100084 | 722 North K Street** | Additional information requested by the HRPB at the June 14, 2023 meeting on the proposed replacement of an existing metal shingle roof with asphalt shingles

FROM: Anne Greening, Senior Preservation Planner
 Yeneneh Terefe, Preservation Planner
 Department for Community Sustainability

PROJECT UPDATE

On June 14, 2023, the HRPB discussed project #23-00100084, a Certificate of Appropriateness (COA) for replacement of historic metal shingle roofing with asphalt shingle roofing at 722 North K Street. The property is a contributing resource in the Northeast Lucerne Historic District. The HRPB continued the item to the next HRPB meeting with a request for additional information from staff regarding how many metal shingle roofs exist in the City and examples of the visual impact of replacing historic metal shingles with new metal shingles, asphalt shingles, or standing seam metal roofing. The HRPB also requested that the applicant acquire quotes for replacement of the roof with asphalt shingles and metal shingles.

EXTANT METAL SHINGLE ROOFS

Staff researched metal shingle roofs in the Old Lucerne, South Palm Park, and Northeast Lucerne Historic Districts. Through that research, staff is aware of 15 extant metal shingle roofs in the City’s historic districts, including 722 North K Street. Within the 3 historic districts studied, structures with metal shingle roofs accounted for 0.95% of all resources (15 out of 1,577).

Please note that staff did not have the capacity to engage in a full study of metal shingle roofs in the City. There may be other extant metal shingle roofs that staff is not currently aware of.

Address	Current Roofing
127 N Palmway	New metal shingle (2017) - Oxford
507 N Palmway	New metal shingle (2016) – Tamko Stonecrest Steel
520 N Palmway	New metal shingle (2016) – Tamko Stonecrest Steel
612 N Palmway	Historic metal shingle
623 N Ocean Breeze	Historic metal shingle
415 S Palmway	Historic metal shingle
535 S Palmway	New metal shingle (2023) - Berridge
329 N Lakeside Dr	New metal shingle (2006) - Berridge
718 N M St	New metal shingle (2013)

232 N M St	Historic metal shingle
129 N M St	Historic metal shingle
726 N L St	Historic metal shingle
722 N K St	Historic metal shingle
702 N K St	Historic metal shingle
905 N J St	Historic metal shingle

STATE DIVISION OF HISTORICAL RESOURCES (DHR) GUIDANCE

Per email correspondence with a staff member from the Florida Division of Historical Resources (the state-level historic preservation office) in 2016, the Secretary of the Interior’s Standards allow for replacement with a compatible substitute material when an in-kind replacement of a historic roof is not technically or economically feasible. The actual material of the compatible substitute roofing is subordinate to the color and pattern that the historic roof provided. Therefore, per the SHPO interpretation, if replacement with new metal shingles is determined not to be feasible, replacement with light gray asphalt shingles is preferable to replacement with standing seam or 5V crimp metal roofing. City staff contacted the DHR in July 2023 to get updated guidance on replacement of metal shingle roofs; the state’s staff reaffirmed their 2016 guidance. This email correspondence has been included as **Attachment A**.

PREVIOUS HRPB DIRECTION

At the Historic Resources Preservation Board workshop on May 11, 2022, the Board gave direction that staff can administratively approve replacement of historic metal shingle roofs with new metal shingles that meet the Florida Building Code and the Florida Wind Code; staff has identified at least four metal shingle options that meet these requirements: the Oxford Shingle by Classic Metal Roofing Systems, the MetalWorks StoneCrest Tile Steel Shingles by TAMKO Building Products, the Arrowline Permanent Metal Slate and Steel Shake by EDCO Products, and the Victorian Shingles by Berridge Manufacturing. The Board also gave direction that they would consider applications to replace metal shingles with light gray asphalt shingles on a case-by-case basis, preferably with an economic hardship claim to justify the alternative material.

PUBLIC COMMENT

At the time of publication of the July HRPB agenda, staff has received no public comment.

CONCLUSION AND STAFF RECOMMENDATION

Staff recommends that the Board discuss the information provided regarding the remaining metal shingle roofs in the City, options for alternative materials, and cost differences for the roofing materials, to determine if replacement with new metal shingles is technically or economically infeasible, and if the proposed replacement asphalt shingles may serve as a compatible substitute material for the historic metal shingles at 722 North K Street. Staff also recommends that the Board discuss whether there will be changes to the previously-recommended HRPB policy towards metal shingle roof replacement throughout the City’s historic districts. Should the HRPB move to approve the asphalt shingle roofing at 722 North K Street, staff has drafted conditions of approval, included below:

Conditions of Approval

1. The replacement dimensional asphalt shingles shall be light gray to best imitate the appearance of the historic galvanized metal roofing.
2. This approval does not include any modification or alteration to the structural elements of the roof system that may alter its configuration and height. This approval does not include any alterations to the decorative trim, fascia, and soffits.

POTENTIAL MOTIONS

I MOVE TO **APPROVE** HRPB Project Number 23-00100084, with staff recommended conditions, for a COA for the replacement of historic metal shingle roofing with asphalt shingle roofing at **722 North K Street**, because replacement with metal shingles is not feasible for [Board member please state reasons] and light gray asphalt shingles are a compatible substitute roofing material, based upon the competent substantial evidence in the staff report, supplementary memorandum, and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 23-00100084, with staff recommended conditions, for a COA for the replacement of historic metal shingle roofing with asphalt shingle roofing at **722 North K Street**, as the applicant has not established by competent substantial evidence that replacement with metal shingles is infeasible or that the application is compliant with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

ATTACHMENTS

- A. DHR Correspondence – 2016 and 2023
- B. Existing and Proposed Roofing
- C. Design Guidelines – Minimal Traditional Style and Roofing



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-01500004: A request for three variances to allow a shed and pavers exceeding the maximum impermeable surface coverage, as well as to allow a shade sail structure in the required setback and exceeding the maximum accessory structure coverage at 1115 North Ocean Breeze. The subject property is a contributing resource within the Northeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is the Single Family Residential (SFR).

Meeting Date: July 12, 2023

Property Owner: Emilio Vazquez, Jr.

Address: 1115 North Ocean Breeze

PCN: 38-43-44-21-15-354-0130

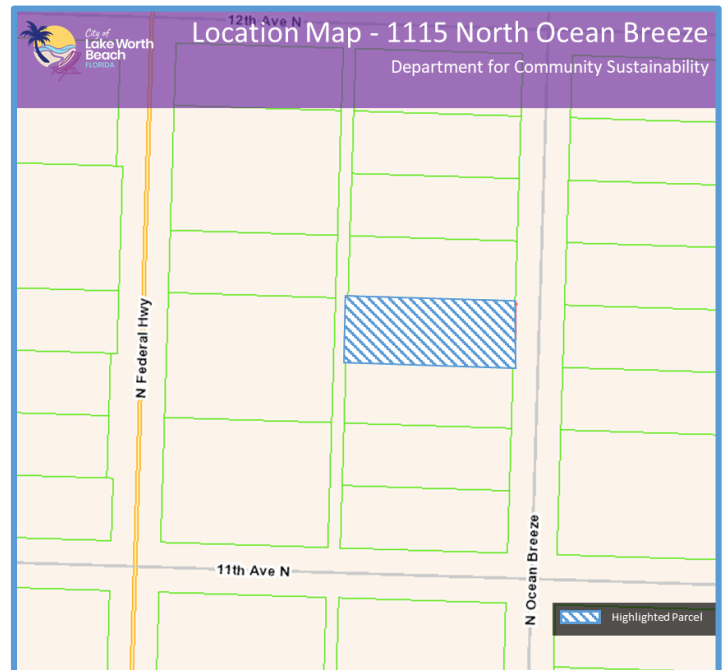
Size: ±0.15 acres / 6,750 sf

General Location: West side of North Ocean Breeze between 11th Avenue North and 12th Avenue North

Existing Land Use: Single Family Residential

Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan. The proposed variance requests are not consistent with the variance criteria in the LDRs. Therefore, **staff recommends denial of the variance application.**

PROJECT DESCRIPTION

The property owner, Emilio Vazquez, Jr., is requesting three variances to allow a shed and pavers exceeding the maximum impermeable surface coverage, as well as to allow a shade sail structure in the required setback and exceeding the maximum accessory structure coverage at 1115 North Ocean Breeze. The shed, pavers, and shade sail were all installed without building permits. The subject property is located on the west side of North Ocean Breeze between 11th Avenue North and 12th Avenue North. The parcel is located in Single Family Residential (SFR) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR). A survey of the property is included in **Attachment A**.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

BACKGROUND

The principal structure (house) at 1115 North Ocean Breeze was designed and constructed in 1946 by F.F. Menninger. Menninger was a local Lake Worth general contractor, who built the home for himself. The house was designed in the Wood Frame Minimal Traditional style, with front and rear porches, bevel wood siding, wood windows and doors, and a shingle roof. A one-car frame garage was constructed in 1952, and a small Florida room was added onto the rear elevation of the main structure in 1960. The property has undergone alterations over time, including multiple re-roofing projects, installation of vinyl siding in 1986, window and door replacements in 2014 and 2017, and conversion of the garage into a guest suite in 2015.

Based on property surveys and aerial photographs from the Property Appraiser, large areas of the property's backyard were paved without permits between 2015 and 2018.

The property was cited for work without permits on October 6, 2022, noting that a shed, gate, and shade sail (referred to as a carport on the citation) were all installed without permits. The property owner submitted for permits for the three citations on February 9, 2023. The shed and shade sail permits were disapproved on February 16th for missing documentation (dimensions of the shed and shade sail and location of the gate) and out-of-date surveys.

After re-submittal in April, the permits were again disapproved on April 17th. The gate permit was unable to be approved by staff and was not eligible for variances, as the gate location required use of a neighboring property for the residents of 1115 North Ocean Breeze to access a parking space. Staff advised the property owners to remove the gate and void the permit. The shed and shade sail permits were disapproved due to excess impermeable surface, excess accessory structure area, and encroaching on the rear setback. At a meeting with the applicant on April 25th, staff advised removing the shade sail and removing some of the unpermitted pavers to bring the property into zoning compliance. The property owner instead chose to apply for variances and requested for the project to be brought to the July HRPB meeting.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single Family Residential category is *"intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes, or modular units."*

Analysis: The existing principal structure is a single family house that is consistent with the intent of the Single Family Residential designation. The variances being sought will not change the use of the property.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach’s Comprehensive Plan.

Consistency with the Land Development Regulations

The shed, pavers, and shade sail structure at 1115 North Ocean Breeze conflict with the development requirements in the City’s Land Development Regulations, specifically the limitations for maximum impermeable surfaces, maximum accessory structure size, and rear accessory structure setbacks.

Per LDR Section 23.3-7(c)(5), the maximum impermeable surface area for medium-sized lots (5,000-7,499 square feet) shall be 55%. For 1115 North Ocean Breeze, this would allow up to 3,713 square feet of impermeable surface. With the pavers and shed that were installed without permit between 2015 and 2018, the property currently has 64% impermeable surface (4,358 square feet).

Per LDR Section 23.3-7(c)(5), the minimum rear setback for accessory structures is 5 feet. In the City’s Land Development Regulations (LDR Section 23.1-12), a structure is *“anything that is constructed or erected, the use of which requires a permanent location on the ground and requires a foundation or other form of permanent anchoring to the ground.”* As the proposed shade sail uses posts that are permanently affixed on the ground, it is considered a structure. The shade sail is currently located about 2 feet from the rear property line.

Per LDR Section 23.3-7(c)(8), the total of all accessory structures on a property shall not exceed 40% of the gross floor area of the principal structure. The LDRs provide for an exception, allowing one prefabricated storage building on each property to be excluded from this calculation. However, even when excluding the prefabricated shed at 1115 North Ocean Breeze, the accessory structures on the property still total 57.7% of the gross floor area of the principal structure (house).

Required by Code	Proposed
LDR Section 23.3-7(c)(5): <i>Maximum impermeable surface for entire lot shall be 55% for lots between 5,000-7,499 square feet</i>	Shed and pavers in the backyard, bringing the property to a total of 64% impermeable surface.
LDR Section 23.3-7(c)(3): <i>Minimum rear setback for accessory structures is 5 feet.</i>	Shade sail structure at rear setback of approximately 2 feet.
LDR Section 23.3-7(c)(8): <i>All accessory structures shall not exceed 40% of the gross floor area of the principal structure or 1,000 square feet, whichever is less, excluding approved prefabricated metal storage buildings totaling no more than 144 square feet.</i>	Accessory structures at 57.7% of the gross floor area of the principal structure (does not include area of shed structure).

Section 23.2-26(b) – Variances, Required findings for approval:

According to the City of Lake Worth Beach, Land Development Regulations Section 23.2-26, *“the power to grant any such variance shall be limited by and be contingent upon documentation that all required findings are made by the appropriate Board.”* As this property located in the Southeast Lucerne Historic District, the HRPB is tasked with making the required findings to grant a variance. The following analysis addresses each of the required findings for the requested variance. In addition, the applicant's justification statement is included in **Attachment B**.

- A. *Special circumstances or conditions exist which are peculiar to the land or building for which the variance is sought and do not apply generally to nearby lands and buildings and that this is not the result of an action of the applicant.*

Analysis: 1115 North Ocean Breeze is a 50' x 135' platted lot of record (6,750 square feet); this is the typical property size in the surrounding neighborhood and in Lake Worth Beach as a whole. Similarly-sized properties are routinely required to comply with requirements for total impermeable surface, maximum accessory structure size, and setbacks. Furthermore, the requested variances are the result of unpermitted work done by the applicant. As the circumstances of 1115 North Ocean Breeze apply generally to nearby lands and buildings and are the result of actions of the applicant, the requested variances do not meet the intent of this criterion. **Does not meet the criterion.**

- B. *The strict application of the provision of these LDRs would deprive the applicant of any reasonable use of the land or building for which the variance is sought;*

Analysis: The property has accommodated a single-family use for over 75 years. Strict application of the LDRs would not deprive the applicant's continued use of the residence. While a small storage shed is a reasonable expectation for a single-family home, the property owners can remove some of the unpermitted pavers in the backyard to bring the property into compliance with the impermeable surface requirements while retaining the shed. **Does not meet the criterion.**

- C. *That the variance proposed is the minimum variance which makes possible the reasonable use of the land or building;*

Analysis: The proposed variances are not the minimum required for reasonable use of the land. The property owners can remove some of the unpermitted pavers to retain the shed and meet impermeable surface requirements, and a shaded parking area is not required to reasonable use of a residential property. **Does not meet the criterion.**

- D. *That the granting of the variance will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare. In deciding appeals from decisions of the development review official or in granting variances, the decision-making board is authorized and required to impose any reasonable conditions and safeguards it deems to be necessary or desirable, and violation of such conditions or safeguards when made a part of the terms under which a variance is granted, shall be deemed to be a violation of these LDRs.*

Analysis: The granting of the impermeable surface variance request would likely not be unduly injurious or detrimental to the public welfare, although the increased impermeable surface on the property may affect stormwater flow for contiguous properties, as water will not have as much area permeate into the ground during storms. The granting of the accessory structure size variance request will not be unduly injurious or detrimental to public welfare; the granting of the rear setback variance may have some negative impact on the surrounding neighborhood, as the shade sail is located only 2 feet from the public alley, but is unlikely to be unduly injurious. **Meets Criterion.**

Consistency with the Historic Preservation Design Guidelines

Prefabricated sheds and shade sail structures within historic district require staff-level COA review, but have minimal design review and are generally permitted as long as they comply with zoning requirements.

CONCLUSION AND CONDITIONS

Based on staff analysis, the three variance requests do not meet all the variance criteria in LDR Section 23.2-26. Therefore, staff recommends denial of the proposed variances.

BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** HRPB Project Number 23-01500004 for three variances to allow a shed and pavers exceeding the maximum impermeable surface coverage, as well as to allow a shade sail structure in the required setback and exceeding the maximum accessory structure coverage at 1115 North Ocean Breeze. The application does not meet the variance criteria based on the data and analysis in the staff report.

I MOVE TO **APPROVE** HRPB Project Number 23-01500004 for three variances to allow a shed and pavers exceeding the maximum impermeable surface coverage, as well as to allow a shade sail structure in the required setback and exceeding the maximum accessory structure coverage at 1115 North Ocean Breeze. The project meets the variance criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the variance. The Applicant may appeal the Board's decision directly to circuit court.*

ATTACHMENTS

- A. Survey
- B. Applicant's Justification Statement
- C. Photos



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-01500006: A request for a variance to allow the installation of a shed between the principal structure and the public street at 231 South J Street. The subject property is a non-contributing resource within the Southeast Lucerne Historic District and is located in the Multi-Family Residential (MF-20) zoning district. The future land use designation is Medium Density Residential (MDR).

Meeting Date: July 12, 2023

Property Owner: Kathy Wright

Address: 231 South J Street

PCN: 38-43-44-21-15-085-0310

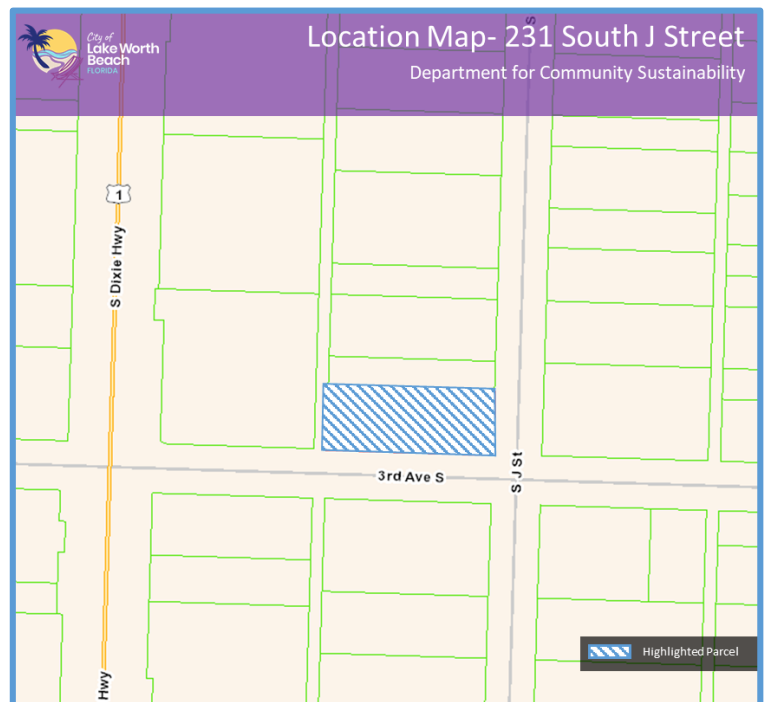
Size: ±0.15 acres / 6,750 sf

General Location: Northwest corner of South J Street and 3rd Avenue South

Existing Land Use: Single Family Residential

Future Land Use Designation: Medium Density Residential (MDR)

Zoning District: Multi-Family Residential (MF-20)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan. The proposed variance request is consistent with the variance criteria in the LDRs. Therefore, **staff recommends approval of the variance application.**

PROJECT DESCRIPTION

The property owner, Kathy Wright, is requesting a variance to allow an 80 square foot shed (accessory structure) between the principal structure and the front property line at 231 South J Street. LDR Section 23.1-12 requires that all accessory structures are located behind the principal structure. The subject property is located on the corner of South J Street and 3rd Avenue South. The parcel is located in the Multi-Family Residential (MF-20) zoning district and has a Future Land Use (FLU) designation of Medium Density Residential (MDR). A survey of the property is included in **Attachment A.**

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

BACKGROUND

The house and a non-extant garage structure were built at 231 South J Street c. 1920, in the Wood Frame Vernacular architectural style. Both structures had wood siding and metal shingle roofing. The garage structure was demolished in 1970.

Some of the primary structure's windows were replaced with jalousies in 1959, the original siding was replaced with asbestos siding in 1961, and some of the metal shingle roofing was replaced with asphalt shingles in 1984. In 2012, all the roofing was replaced with dimensional asphalt shingles, window and door replacements were approved in 2017, and a new driveway was added in 2019.

Based on aerial images from the Property Appraiser, there was a shed on the property from at least 2005-2009, and the existing shed was added around 2012. The City's files do not have any record of permits and/or variances for these sheds.

The property owner applied for a building permit for a new shed, in approximately the same location as the existing shed, on May 1, 2023. Staff disapproved the application on May 15, 2023, due to the shed's proposed location and missing documentation. Due to the location of the principal structure on the property, staff suggested applying for a variance, and the project was scheduled for the July HRPB meeting.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium Density Residential category is *"intended to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household."*

Analysis: While the Medium-Density Residential designation is primarily intended to permit development of structures with two or more dwelling units, the implementing MF-20 zoning district allows for the development of single-family structures as a use that is permitted by right. The variance being sought will not change the use of the property.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan.

Consistency with the Land Development Regulations

The proposed new shed in front of the principal structure at 231 South J Street conflicts with the development requirements in the City’s Land Development Regulations, specifically the limitations on the location of accessory structures. Per LDR Section 23.1-12, accessory structures may not be constructed between any principal structure and a public right-of-way. LDR Section 23.3-10(c)(9) does allow for accessory structures on double frontage or corner lots to be constructed between the side or rear of a principal structure and the public right-of-way. However, this still does not permit accessory structures to be constructed between the front of a principal structure and the public right-of-way, as is proposed at 231 South J Street.

Required by Code	Proposed
<p>LDR Section 23.1-12: <i>Accessory structures must maintain the same setback or greater from public streets as the principal structure and may not be constructed between any principal structure and a public street right-of-way.</i></p>	<p>Installation of shed between the front of the principal structure and South J Street.</p>

Section 23.2-26(b) – Variances, Required findings for approval:

According to the City of Lake Worth Beach, Land Development Regulations Section 23.2-26, “the power to grant any such variance shall be limited by and be contingent upon documentation that all required findings are made by the appropriate Board.” As this property located in the Southeast Lucerne Historic District, the HRPB is tasked with making the required findings to grant a variance. The following analysis addresses each of the required findings for the requested variance. In addition, the applicant’s justification statement is included in **Attachment B**.

- A. *Special circumstances or conditions exist which are peculiar to the land or building for which the variance is sought and do not apply generally to nearby lands and buildings and that this is not the result of an action of the applicant.*

Analysis: The existing rear (west) setback of the principal structure ranges from about 3.8 feet to about 6.7 feet. With the existing 3.8 to 6.7 feet of space and the required 5-foot rear setback for accessory structures, there is not enough space from the exterior wall of the house to the required setback to install a shed. Additionally, the side yards behind the front building line range from 1.3 to 1.7 feet, which is not sufficient space to install a shed or to meet accessory structure side setback requirements. The only feasible shed location is between the front principal structure and the public street (South J Street). Based on the existing siting of the structure, staff contends that there are special circumstances or conditions that are peculiar to the land and building that do not apply generally to the nearby lands and buildings. **Meets Criterion.**

- B. *The strict application of the provision of these LDRs would deprive the applicant of any reasonable use of the land or building for which the variance is sought;*

Analysis: Strict application of the LDRs would not deprive the applicant’s continued use of the single-family residence. However, a shed is a reasonable expectation for a property that contains a single-family structure for additional storage of tools and miscellaneous objects. Per the City’s Land Development Regulations (LDRs) Sections 23.1-12 and 23.3-10, accessory structures may not be constructed between any principal structure and a public street right-of-way. The applicant contends that a shed is an accessory structure necessary for the reasonable use of the property. **Meets Criterion.**

- C. *That the variance proposed is the minimum variance which makes possible the reasonable use of the land or building;*

Analysis: The proposed 80 square foot (8’ x 10’) shed will be set back 5 feet from the south side property line, complying with the minimum side setback requirements. The proposed shed will also comply with the front

setback requirement, as it will be placed approximately 63 feet from the front property line. Staff finds that the proposed variance is the minimum necessary to accommodate a small shed on the property. **Meets Criterion.**

- D. *That the granting of the variance will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare. In deciding appeals from decisions of the development review official or in granting variances, the decision-making board is authorized and required to impose any reasonable conditions and safeguards it deems to be necessary or desirable, and violation of such conditions or safeguards when made a part of the terms under which a variance is granted, shall be deemed to be a violation of these LDRs.*

Analysis: Although the character of the neighborhood does not include accessory structures between the principal structure and public right of way, this request would not be unduly injurious to adjacent properties and would allow for reasonable expectation of storage in a residential zoning district. The existing fencing currently screens the shed from the street, minimizing the visual impact to the surrounding properties. Staff has drafted a condition of approval that a fence and/or landscape screen must be maintained along the south side property line. As the current fence does not comply with the setback and landscape screening requirements in the LDRs, if existing fence be removed or replaced any new fencing shall be set back at least 30 inches from the side property line with a landscape screen, as required by LDR Section 23.4-4. **Meets Criterion.**

Consistency with the Historic Preservation Design Guidelines

Prefabricated sheds within historic district require staff-level COA review, but have minimal design review and are generally permitted as long as they comply with zoning requirements.

CONCLUSION AND CONDITIONS

Based on staff analysis, the variance request complies with all the variance criteria in LDR Section 23.2-26. Staff recommends approval of the proposed variance. Staff has drafted conditions of approval below:

Conditions of Approval:

- 1) The shed shall comply with all minimum setback requirements as established in LDR section 23.3-10.
- 2) Fencing and/or landscape screening shall be maintained along the south side property line to screen the shed from view from the public right-of-way. Current fencing on the south property line is an existing non-conformity; any new fencing on the south side property line shall comply with the 30-inch setback and landscape screening requirements established in LDR Section 23.4-4

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-01500006 with staff recommended conditions for a variance to allow the installation of a shed between the principal structure and the public street at **231 South J Street**. The application meets the variance criteria based on the data and analysis in the staff report.

I MOVE TO **DISAPPROVE** HRPB Project Number 23-01500006 for a variance to allow the installation of a shed between the principal structure and the public street at 231 South J Street. The project does not meet the variance criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the variance. The Applicant may appeal the Board's decision directly to circuit court.*

ATTACHMENTS

- A. Survey
- B. Applicant's Justification Statement
- C. Photos



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-01500005: A request for three variances to allow a gravel boat storage area in front of the front building line, which also exceeds the maximum impermeable surface coverage and does not meet the minimum front yard landscaped area requirements at 1106 South Palmway. The subject property is a non-contributing resource within the South Palm Park Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is the Single Family Residential (SFR).

Meeting Date: July 12, 2023

Property Owner: Edmund and Theresa Deveaux

Address: 1106 South Palmway

PCN: 38-43-44-27-01-050-0061

Size: ±0.258 acres / 11,250 sf

General Location: East side of South Palmway between 11th Avenue South and 12th Avenue South

Existing Land Use: Single Family Residential

Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan. The proposed variance requests do not meet all the variance criteria in the LDRs. Therefore, staff recommends denial of the variance application.

PROJECT DESCRIPTION

The property owners, Edmund and Theresa Deveaux, are requesting three variances to allow for boat storage on a gravel area in front of the front building line, which also exceeds the maximum impermeable surface coverage and does not meet the minimum front yard landscaped area requirements. The gravel boat storage area was installed without building permits. The subject property is located on the east side of South Palmway between 11th Avenue South and 12th Avenue South. The parcel is located in Single Family Residential (SFR) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR). A survey of the property is included in **Attachment A**.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

BACKGROUND

The single-family house at 1106 South Palmway was built in 1976. The single-story house was designed in a Ranch style, with an L-shaped layout, stucco exterior walls, asphalt shingle roof, 2-car garage with a decorative door, and a decorative brick veneer on the east elevation. A pool was added to the property shortly after construction in 1976. A rear porch was enclosed in 1996.

Major renovations and exterior alterations occurred in 2001, including a large covered entry porch, a second-story addition and balcony on the rear of the structure, replacement of windows and doors, faux quoin detailing on the corners of the house, and replacement of asphalt shingle roofing with tile roofing. Based on surveys in the property file and aerial photographs from the property appraiser, the property's original driveway was expanded to create a large circular driveway sometime between 2001 and 2005.

The property was previously granted a variance in 1984 to allow a screen enclosure over the pool to extend four feet into the required side setback.

On May 11, 2023, the property was cited by Code Compliance for boat storage in front of the front building line. The property owners submitted for variances on June 5, 2023 and June 20, 2023. The project was subsequently placed on the July HRPB agenda.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single Family Residential category is *"intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes, or modular units."*

Analysis: The existing principal structure is a single family house that is consistent with the intent of the Single Family Residential designation. The variances being sought will not change the use of the property.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan.

Consistency with the Land Development Regulations

The gravel boat storage area at 1106 South Palmway conflicts with the requirements in the City’s Land Development Regulations, specifically the limitations for location of recreational vehicle (boat) storage on residential properties, maximum impermeable surface, and minimum front yard landscaping area.

Per LDR Section 23.4-11(d)(1), all recreational vehicles (motorhomes, campers, travel trailers, boats, rafts, etc.) must be stored or parked behind the front building line. The gravel area that was installed and is proposed for boat storage at 1106 South Palmway is located in front of the front building line.

Per LDR Section 23.3-7(c)(5)(C), the maximum impermeable surface for large lots (7,500 square feet or larger), is 50%. For 1106 South Palmway, this would allow up to 5,265 square feet of impermeable surface. The property has been in excess of the current impermeable surface allowance since sometime between 2001 and 2005; the impermeable surface on the property has been allowed to continue in its original configuration as an existing non-conformity. However, the addition of the gravel area for boat storage increases the non-conforming impermeable surface total, bringing the property to approximately 60.7% impermeable surface coverage.

Per LDR Section 23.3-7(c)(5)(D), the lesser of 900 square feet or 75% of the front yard area must remain pervious and landscaped. The front yard is calculated as the area between the front property line and the required front building setback. In this case, the front yard area is calculated as 1,500 square feet (75 feet (property width) X 20 feet (front building setback requirement)). Due to the large size of the property, 1106 South Palmway is required to have at least 900 square feet of the front yard as pervious, landscaped area. Similar to the total impermeable surface, the property’s front yard design does not meet the requirements of the current LDRs, but has been allowed to remain as an existing non-conformity. The addition of the gravel area for boat storage increases the front yard non-conformity, decreasing the landscaped area to 548 square feet.

Required by Code	Proposed
LDR Section 23.4-11(d)(1): <i>Recreational vehicles must be stored behind the front building line.</i>	Boat storage in front of the front building line.
LDR Section 23.3-7(c)(5)(C): <i>Maximum impermeable surface for lots 7,500 square feet or greater shall be 50%.</i>	Total impermeable surface of approximately 60.7% with new gravel area.
LDR Section 23.3-7(c)(5)(D): <i>The lesser of 900 square feet or 75% of the front yard area shall remain pervious and landscaped. (for 1106 S Palmway, 900 sf of landscaping is required)</i>	Approximately 548 square feet of permeable and landscaped area in the front yard.

Section 23.2-26(b) – Variances, Required findings for approval:

According to the City of Lake Worth Beach, Land Development Regulations Section 23.2-26, “the power to grant any such variance shall be limited by and be contingent upon documentation that all required findings are made by the appropriate Board.” As this property located in the Southeast Lucerne Historic District, the HRPB is tasked with making the required findings to grant a variance. The following analysis addresses each of the required findings for the requested variance. In addition, the applicant's justification statement is included in **Attachment B**.

- A. *Special circumstances or conditions exist which are peculiar to the land or building for which the variance is sought and do not apply generally to nearby lands and buildings and that this is not the result of an action of the applicant.*

Analysis: 1106 South Palmway has a double frontage onto both South Palmway and South Lakeside Drive. Per LDR Section 23.3-7(d), the actual front of the residences on the property is on South Palmway. A property with

double frontage is somewhat unusual within the City, but generally applies to all properties on the east side of South Palmway between 5th Avenue South and 18th Avenue South. Furthermore, the requested variances are the result of unpermitted work done by the applicant. As the circumstances of 1115 North Ocean Breeze apply generally to nearby lands and buildings and are the result of actions of the applicant, the requested variances do not meet the intent of this criterion. **Does not meet the criterion.**

- B. *The strict application of the provision of these LDRs would deprive the applicant of any reasonable use of the land or building for which the variance is sought;*

Analysis: The property has accommodated a single-family use for over 75 years. Strict application of the LDRs would not deprive the applicant's continued use of the residence. While a storage of a recreational vehicle is a reasonable expectation for a single-family home, staff contends that there are alternative options for boat storage on the property that better comply with the Land Development Regulations. The boat could be stored and screened on existing impermeable surface, such as the south half of the existing circular driveway; while this would still require a variance to allow storage in front of the front building line, it would not increase any existing non-conformities. The boat could also be stored at the rear of the property (off of South Lakeside Drive) and screened from view from the public right-of-way. Finally, the boat may be able to be stored in the existing attached garage, depending on the boat's size. **Does not meet the criterion.**

- C. *That the variance proposed is the minimum variance which makes possible the reasonable use of the land or building;*

Analysis: Staff contends that the proposed variances are not the minimum required for reasonable use of the land. Recreational vehicle storage is not required for reasonable use of a residential property. Additionally, as explained in the Criterion B analysis, storing the boat on existing impermeable surface, at the rear of the property, or in the existing garage would all require fewer or no variances. Therefore, the 3 variances requested are not the minimum required. **Does not meet the criterion.**

- D. *That the granting of the variance will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare. In deciding appeals from decisions of the development review official or in granting variances, the decision-making board is authorized and required to impose any reasonable conditions and safeguards it deems to be necessary or desirable, and violation of such conditions or safeguards when made a part of the terms under which a variance is granted, shall be deemed to be a violation of these LDRs.*

Analysis: The granting of the impermeable surface variance request would likely not be unduly injurious or detrimental to the public welfare, although the increased impermeable surface on the property may affect stormwater flow for contiguous properties and the neighborhood as a whole. If the Board moves to approve the requested variances, staff has added conditions of approval, including conditions to screen the boat from the public right-of-way and adjacent properties. **Meets Criterion.**

Consistency with the Historic Preservation Design Guidelines

Boat storage within historic districts does not require a Certificate of Appropriateness or historic preservation review.

CONCLUSION AND CONDITIONS

Based on staff analysis, the three variance requests do not meet all the variance criteria in LDR Section 23.2-26.

Therefore, staff recommends denial of the proposed variances.

Should the HRPB move to approve the variances, staff has drafted conditions of approval:

Conditions of Approval:

1. The boat must be screened from abutting properties and the public right-of-way by a continuous landscape screen, insofar as feasible. The landscape screening shall be installed at a minimum height of 24 inches and maintained at a minimum height of 5 feet.
2. All boat must be currently registered, licensed, and permitted by appropriate governing authorities.
3. The boat must be owned by the occupant of the property.
4. At no time shall such parked or stored boat be occupied or used for living, sleeping or housekeeping purposes.
5. The boat must be kept in a neat and operable condition, not wrecked, junked or partially dismantled. The boat shall not be affixed to the ground or otherwise supported in a manner that would prevent its ease of removal from the property.
6. The parking of the boat shall not cause other vehicles to be parked on sidewalks or on public right-of-way so as to create a hazard.
7. No major boat repair work may be conducted on the premises.
8. A gravel stabilization plan shall be required at building permit, noting how the gravel will be maintained so that it stays out of the right-of-way and storm water systems.

BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** HRPB Project Number 23-01500005 for three variances to allow a gravel boat storage area in front of the front building line, which also exceeds the maximum impermeable surface coverage and does not meet the minimum front yard landscaped area requirements at 1106 South Palmway. The application does not meet the variance criteria based on the data and analysis in the staff report.

I MOVE TO **APPROVE** HRPB Project Number 23-01500005 for three variances to allow a gravel boat storage area in front of the front building line, which also exceeds the maximum impermeable surface coverage and does not meet the minimum front yard landscaped area requirements at 1106 South Palmway. The project meets the variance criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the variance. The Applicant may appeal the Board's decision directly to circuit court.*

ATTACHMENTS

- A. Survey
- B. Applicant's Justification Statement
- C. Photos



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100141: Consideration of a Certificate of Appropriateness (COA) for the conversion of a detached carport to an enclosed storage space at 809 North Ocean Breeze. The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Northeast Lucerne Historic District.

Meeting Date: July 12, 2023

Property Owner: Sue Carstens

Address: 809 North Ocean Breeze

PCN: 38-43-44-21-15-234-0140

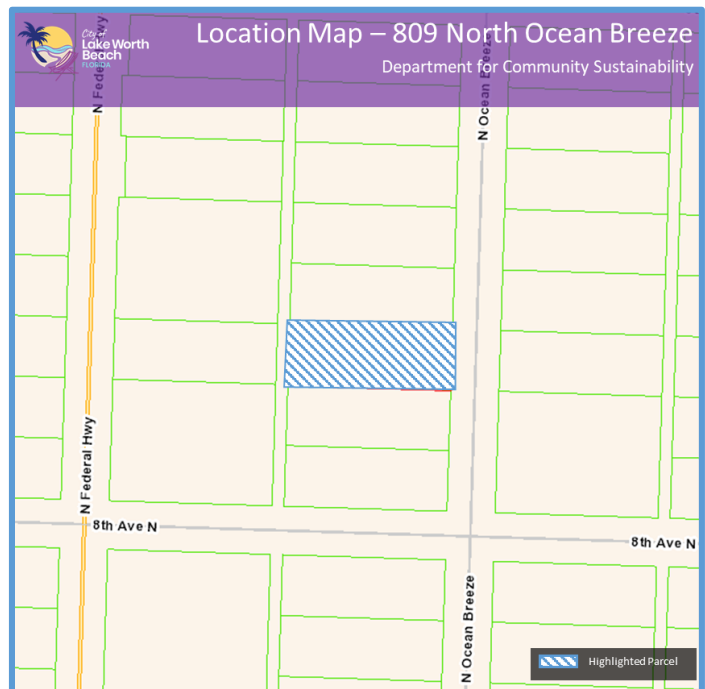
Size: ±0.15 acres / 6,750 sf

General Location: West side of North Ocean Breeze between 8th Avenue North and 9th Avenue North

Existing Land Use: Single Family Residential

Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. The proposed new construction application is consistent with the City's Land Development Regulations. Staff contends that as proposed, the structure's enclosure constitutes an incompatible alteration to a character-defining feature of the historic property. Staff recommends that the Board carefully review the COA request to determine whether the proposed alteration will adversely affect the visual qualities of this property.

PROJECT DESCRIPTION

The property owner, Sue Carstens, is requesting approval for the enclosure and conversion of an existing detached carport to be used as storage space at 809 North Ocean Breeze. The subject property is a 50-foot wide parcel located on the west side of North Ocean Breeze between 8th Avenue North and 9th Avenue North. A survey of the property is included in **Attachment A**. The parcel is located in the Single Family Residential (SFR) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR).

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

BACKGROUND

The principal structure at 809 North Ocean Breeze was constructed in 1951 in the Mid-Century Modern architectural style. Designed by Arthur L. Weeks, the house was constructed with stucco exterior walls, flat and shed roofs, awning windows, jalousie and 3-light doors, as well as decorative plaster banding on the front elevation and porthole openings on the front porch wall. The accessory carport and storage space were constructed in 1953. The carport and concrete block storage area share a simple flat roof with exposed rafter tails. Simple pipe columns, also called lally columns, stand at the corners of the carport.

The roofing on the house and accessory structure has been replaced multiple times (1985, 1990, 2004, 2014, 2018). The front door was approved for replacement in 2023. The windows on the primary structure were replaced without permits sometime between 2011 and 2014, removing the original awning windows and replacing them with architecturally incompatible single-hung and horizontal roller windows. A decorative vent in the accessory structure was also replaced with a single-hung window without permits, likely at the same time the house's windows were replaced.

809 North Ocean Breeze was given a Stop Work Order (also known as a "red tag") by the City's Building Department on November 15, 2022, for work without permit. Per photographs from the building inspector, the applicant was constructing walls to enclose the carport without proper building permits or COA approval. The property applied for permits and a COA on January 4, 2023. The permit application was disapproved by historic and zoning on January 17th for missing a property survey, architectural plans, and information about proposed windows and doors; the property owner was also advised that enclosure of a historic carport would likely require HRPB approval. Staff provided additional review comments and met with the property owner to discuss design revisions and the HRPB approval process. The project submittal was determined to be complete on June 15th and was subsequently scheduled for the July HRPB meeting.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single-Family Residential category is *"intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes or modular units."*

Analysis: The existing principal structure is a single-family house, and is consistent with the intent of the Single-Family Residential designation. The proposed carport enclosure will not add any additional dwelling units to the property. However, the proposal is inconsistent with Objectives 1.4.2 and 3.4.1, which seek to provide for the protection, preservation, or sensitive reuse of historic resources.

Consistency with the Land Development Regulations – Zoning

Single-Family Residential (SFR): Per LDR Section 23.3-7(a), the "SF-R single-family residential district" is intended primarily to permit development of one (1) single-family structure per lot. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall single-family residential character. The "SF-R single-family residential district" implements the "single-family residential" land use category of the Lake Worth Comprehensive Plan.

The proposed carport enclosure is consistent with all site data requirements in the City's Land Development Regulations, including LDR Section 23.3-7 for the SFR zoning district. The application complies with all impermeable surface requirements, building coverage allotments, and required setbacks. Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review. The proposed architectural drawings are included in this report in **Attachment A**.

Development Standard		Single Family Residential (SFR)	Provided
Lot Size (min)		5,000 sf	6,750 sf
Lot Width (min)		50'	50'
Principal Structure Setbacks	Front	20'	19.9' (existing non-conformity)
	Rear	13.5'	69'
	Side	5'	4.4' (existing non-conformity)
Accessory Structure Setbacks	Front	n/a	n/a
	Rear	5'	40'
	Side	5'	5.5'
Impermeable Surface Coverage (max)		55%	47%
Structure Coverage (max)		35%	22.8%
Front Yard		75% permeable & landscaped	76.4%
Building Height (max)		24' accessory structure	9.2' accessory structure
Accessory Structure Size Limitation		40% of primary structure	26.8%
Maximum Wall Height at Side Setback (accessory structure)		18' @ 5' setback up to 23' @ 10' setback	8.5' @ 5.5' setback
Floor Area Ratio (FAR) (max)		0.50	0.226
Parking		2 spaces	2 spaces (driveway)

Consistency with the Land Development Regulations – Historic Preservation

The existing single-family residence is designed in the Mid-Century Modern style. The Mid-Century Modern architectural style gained popularity in the United States in the 1950s. Elements such as angled and flat rooflines, projecting sills or eyebrows, and the use of multiple wall materials are all character-defining features of the style. The Mid-Century Modern architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

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. Staff has reviewed the

criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement, provided in this report as **Attachment C**.

Section 23.5-4(k)(1) – General Guidelines for Granting Certificates of Appropriateness:

- A. *What is the effect of the proposed work on the landmark or the property upon which such work is to be done?*

Analysis: Staff contends that the proposed carport enclosure is would adversely alter the appearance of the historic resource, as the open carport is a character-defining feature of this Mid-Century Modern historic resource. The applicant has agreed to include a large window on the front of the enclosed structure to mitigate some of the adverse impact of enclosing a previously open carport. Staff recommends that the window have horizontal muntins added to imitate a pair of awning windows, which were the original window style for the house at 809 North Ocean Breeze.

- B. *What is the relationship between such work and other structures on the landmark site or other property in the historic district?*

Analysis: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Northeast Lucerne Local Historic District. However, the carport enclosure will have an indirect visual effect on 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?*

Analysis: The Applicant is proposing work that will alter the appearance of the character defining open carport, which was a common and prominent element of Mid-Century Modern structures built during this time period in Lake Worth Beach. Based on information in the property file, the carport has existed on the property in its current design since 1953. Therefore, conversion to enclosed storage space will have a major effect on the property's historic architectural design.

- D. *Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?*

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?*

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?*

Analysis: Staff contends that the proposed carport enclosure will be a major alteration for the visual appearance, design, and function of the carport. However, based on the plans provided, the carport enclosure will retain the historic roofing design, which helps to mitigate the alterations to the character-defining carport.

- 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?*

Analysis: Staff contends that the proposal to alter the character defining carport into enclosed storage space would be a significant departure from its initial design, intended use, and historic visual qualities. The applicant's proposal does utilize the existing carport roof and will maintain the historic depth of the roof overhang. The proposed enclosure would likely be able to be reversed at a later date, returning the enclosed space back into a functioning carport.

Section 23.5-4(k)(2) – Additional Guidelines for Alterations and Additions, Landmark and Contributing Structures: In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines:

- 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?*

Analysis: No change is proposed for the use of the property as a whole (single-family residential). The use of the carport to storage space, which requires enclosure of the carport area, requires significant alteration to the design of the accessory structure.

- 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.*

Analysis: Based on the plans provided, most of the historic materials will be retained in the carport enclosure, although the intended use of the open vehicular carport will change to enclosed storage space.

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

Analysis: Staff contends that enclosure of the carport for storage space is not visually compatible with neighboring structures when viewed from the street. There are a variety of architectural styles in this section of North Ocean Breeze; similar Mid-Century Modern and Masonry Vernacular houses in the area typically retain their historic carports or garages. In some cases, historic carports may have been converted to garages over time, but generally retain their historic opening size on the front façade of the converted carport, and retain their original use as parking areas.

- D. *When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:*

1. *The work to be performed will conform to the original door and window openings of the structure; and*
2. *That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and*
3. *That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.*
4. *If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.*

Analysis: This section is not applicable to the subject COA request, as the proposal is not a window and/or door replacement project.

Consistency with the Historic Preservation Design Guidelines

The Mid-Century Modern architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

Analysis: Per the Design Guidelines for Mid-Century Modern architecture, carports were a common character-defining feature of the style. Simple pipe columns and flat roofs, such as those on the existing carport, were a common feature of Mid-Century carports. Staff contends that the proposal to enclose the historic carport is a significant departure from its initial design, intended use, and visual appearance. Most significantly, the open, airy quality of the historic carport will be drastically altered by the proposed enclosure.

The proposed full-light doors on the north side of the enclosed carport are architecturally appropriate. The original house design used jalousie doors on the rear elevation; full-light doors are the accepted equivalent for jalousie doors in the City's Design Guidelines. The wide, short full-light window on the south elevation is atypical for the property, as the home's window designs are much more vertical in proportion. However, as this elevation of the enclosed carport will have more limited visibility from the street, staff is willing to provide compromise on this window opening.

The front (east) elevation of the enclosed carport is of primary concern for staff, as this elevation has the greatest visibility from the street. Staff contends that the front elevation should have large expanse(s) of glazing to retain some of the open, airy feeling of the original carport. The applicant has agreed to place a large horizontal roller window on the front elevation of the carport. Staff recommends adding two horizontal rollers to each sash of the window; this will help the window imitate a pair of 3-light awning windows, which was the original window style of the historic house at 809 North Ocean Breeze.

CONCLUSION AND CONDITIONS

The proposed new construction application is consistent with the City's Land Development Regulations. Staff contends that as proposed, the structure's enclosure constitutes an incompatible alteration to a character-defining feature of the historic property. Staff recommends that the Board carefully review the COA request to determine whether the proposed alteration will adversely affect the visual qualities of this property.

If the HRPB moves to approve the carport enclosure, staff has drafted conditions of approval:

Conditions of Approval:

- 1) The window on the east (front) elevation shall be a horizontal roller window with two horizontal muntins added to each sash to imitate a pair of 3-light awning windows.
- 2) The window on the south elevation shall be a fixed-light window.
- 3) The doors on the north elevation shall be a pair of full-light doors.
- 4) The windows and doors 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.
- 5) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 6) The structure shall utilize a smooth stucco finish to match the existing house.
- 7) The structure shall not be rented out or used as an Accessory Dwelling Unit.
- 8) Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100141 with staff recommended conditions for the conversion of a detached carport to an enclosed storage space at **809 North Ocean Breeze**, 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 **DISAPPROVE** HRPB Project Number 23-00100141 for a Certificate of Appropriateness (COA) for the conversion of a detached carport to an enclosed storage space at **809 North Ocean Breeze**, 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.

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the carport enclosure. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Plans, Survey, and Photos
- B. Historic Preservation Design Guidelines – Mid-Century Modern
- C. Applicant's Justification Statement



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100138: Consideration of a Certificate of Appropriateness (COA) for roof replacement at 623 North Ocean Breeze. The subject property is a contributing resource to the Old Lucerne National Historic District and is located in the Single Family Residential (SFR) Zoning District.

Meeting Date: July 12, 2023

Property Owner/Applicant: Christopher Pope

Address: 623 North Ocean Breeze

PCN: 38-43-44-21-15-170-0100

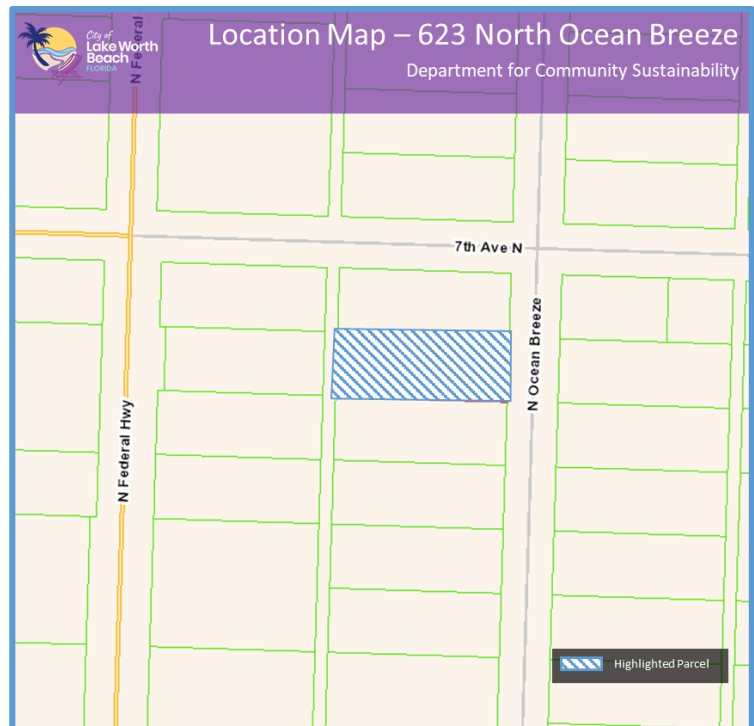
Lot Size: 0.15 acre /6750 sf

General Location: East side of North Ocean Breeze between 6th Avenue North and 7th Avenue North

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Staff is recommending denial of the roof replacement. Many of the original Frame Vernacular and Frame Minimal Traditional buildings originally utilized metal shingle roofs. However, few examples of these original metal shingle roofs remain on our historic structures. It is important to the character of Lake Worth Beach's historic districts to maintain the few remaining examples or replace them with in-kind products.

PROJECT DESCRIPTION

The property owner, Christopher Pope, is requesting a Certificate of Appropriateness to replace the original metal shingle roof with a standing seam metal roof at 623 North Ocean Breeze.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The existing structure at 623 North Ocean Breeze was constructed in 1939 in the Wood Frame Minimal Traditional Style. The house was designed by local architect Edgar S. Wortman with wood siding, galvanized metal shingles, 6-over-6 double hung windows, a brick chimney, decorative shutters, decorative siding in the front-facing gable above the entry door, a rear screened porch, and an attached carport.

Based on information in the property file, the screens on the rear porch were replaced with jalousie windows in 1954, the carport was enclosed as a garage between 1953-1956, a wood deck as built in the backyard in 2002, and windows were replaced in 2004. A COA was administratively approved in 2021 to install new single hung windows, a pair of French doors, and cementitious siding on the rear porch.

On February 28, 2022, historic preservation staff received a building permit and COA application to replace the historic metal shingle roofing with standing seam metal roofing. Staff disapproved the application on March 2, 2022, noting that standing seam roofing was not an appropriate replacement material. The project was scheduled for the May 11, 2022 HRPB meeting; however, due to lack of quorum the meeting was converted to a workshop and the project was continued. The applicant requested further continuance to the July 2022 meeting. The HRPB was unable to meet in July and August 2022 due to lack of quorum, and the property owner decided to void the application.

The property owner submitted a new COA application on May 31, 2023 to replace the metal shingles, and the project was subsequently placed on the July 12th HRPB agenda.

Photographs of the site are included as **Attachment A**, the proposed standing seam roofing is included as **Attachment B**, and the applicant's justification statement is included as **Attachment C**.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single Family Residential category is *"intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes, or modular units."*

Analysis: The existing principal structure is a single family house that is consistent with the intent of the Single Family Residential designation. However, the proposed standing seam metal roof is not consistent with Objectives 1.4.2 and 3.4.1, which seek to provide for the protection, preservation, or sensitive reuse of historic resources.

Consistency with the Land Development Regulations – Historic Preservation

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City’s Historic Preservation Ordinance, detailed in the section below. The Minimal Traditional section of the Historic Preservation Design Guidelines, as well as the roofing section, are included as **Attachment D**.

At the Historic Resources Preservation Board workshop on May 11, 2022, the Board gave direction that staff can administratively approve replacement of historic metal shingle roofs with new metal shingles that meet the Florida Building Code and the Florida Wind Code; staff has identified at least four metal shingle options that meet these requirements: the Oxford Shingle by Classic Metal Roofing Systems, the MetalWorks StoneCrest Tile Steel Shingles by TAMKO Building Products, the Arrowline Permanent Metal Slate and Steel Shake by EDCO Products, and the Victorian Shingles by Berridge Manufacturing. The Board also gave direction that they would consider applications to replace metal shingles with light gray asphalt shingles on a case-by-case basis, preferably with an economic hardship claim to justify the alternative material. Standing seam metal roofing was not considered an acceptable alternative roofing material. The subject application is requesting standing seam metal roofing, not metal shingles or asphalt shingles.

Section 23.5-4(k)1 – General guidelines for granting certificates of appropriateness: *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?*

Analysis: The proposed work will replace the original metal shingle roof with standing seam metal roof. Based on the City’s Historic Preservation Design Guidelines, staff contends that the proposed standing seam roof is *not a successful replacement* for metal shingles.

- B. *What is the relationship between such work and other structures on the landmark site or other property in the historic district?*

Analysis: The proposed roof replacement will detract from the overall historic character of Old Lucerne National Historic District the by reducing an already limited number of original metal shingle roofs in this 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?*

Analysis: Per the regulations set forth in the City’s Historic Preservation Design Guidelines, replacement roofs shall replicate the appearance of the original roofing material. The standing seam roof will reduce the overall historic integrity of this property by removing and inappropriately replacing a character-defining feature.

- D. *Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?*

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?*

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?*

Analysis: The proposal is not in compliance with the City's Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, or the City's Historic Preservation Ordinance (LDR Sec. 23.5-4).

- 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?*

Analysis: The structure is designated as a contributing resource within a National Register historic district. The resource is a Wood Frame Minimal Traditional building, which has a distinct set of architectural characteristics. The proposed roof is not a successful replacement for the original metal shingle roofing system.

Section 23.5-4(k)(2) – Additional guidelines for alterations and additions, Landmark and contributing structures: *In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines:*

- 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?*

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.*

Analysis: Yes; some of the original qualities and character of the building would be destroyed by the removal and replacement of the original metal shingles with a standing seam metal roof.

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

Analysis: Standing seam metal roofing is not a common roofing material among properties in the Northeast Lucerne Historic District. The property directly south of 623 North Ocean Breeze was approved for replacement of their historic metal shingles with standing seam metal roofing in 2015; this was approved as part of an economic hardship claim, although it does not appear that the economic hardship claim was brought to the HRPB for approval as required in the Historic Preservation Ordinance. Staff contends that the proposed standing seam metal roofing would not be the most visually compatible option for roofing replacement at 623 North Ocean Breeze.

- 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:*

- a. *The work to be performed will conform to the original door and window openings of the structure; and*
- b. *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*
- c. *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.*
- d. *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.*

Analysis: This section is not applicable to this COA request for roofing replacement.

CONCLUSION AND CONDITIONS

Staff contends that the proposed application to replace one of the few remaining examples of historic metal shingle roofing with standing seam metal roofing is not an appropriate replacement material for this National Register contributing structure, and is not consistent with the replacement material guidance in the Historic Preservation Design Guidelines. In addition, staff processed an administrative approval for replacement metal shingles for a similar property in 2022. Therefore, staff recommends denial of the application for new standing seam metal roofing. Further, staff is requesting that the Board discuss appropriate replacement material for the few remaining historic metal shingle roofs in the City's historic districts.

BOARD POTENTIAL MOTION:

I MOVE TO **DENY** HRPB Project Number 23-00100138 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **623 North Ocean Breeze**, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

I MOVE TO **APPROVE** HRPB Project Number 23-00100138 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **623 North Ocean Breeze**, because [Board member please state reasons].

ATTACHMENTS

- A. Photos
- B. Proposed Standing Seam Roofing
- C. Applicant's Justification Statement
- D. Design Guidelines – Minimal Traditional Style and Roofing



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100129: Consideration of a Certificate of Appropriateness (COA) for construction of a new structure, to be used as a garage, office, and dwelling unit, at 122 North L Street. The subject property is a contributing resource to the Northeast Lucerne Historic District and is located in the Mixed Use – East (MU-E) Zoning District.

Meeting Date: July 12, 2023

Property Owner/Applicant: James C. Paine, Jr.

Address: 122 North L Street

PCN: 38-43-44-21-15-024-0040

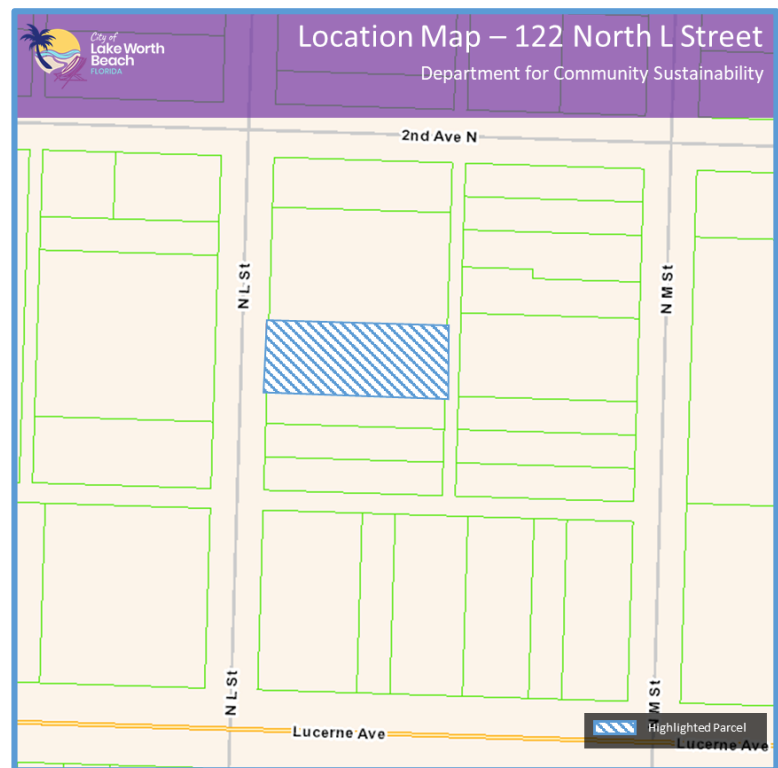
Lot Size: 0.15 ac / 6750 sf

General Location: East side of North L Street between Lucerne Avenue and 2nd Avenue North

Existing Land Use: Multi-Family Residential

Current Future Land Use Designation: Downtown Mixed Use (DMU)

Zoning District: Mixed Use – East (MU-E)



RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. The application is consistent with the City's Land Development Regulations, with the exception of the total impermeable surface coverage. The proposed structure's design is somewhat consistent with the Historic Preservation Design Guidelines requirements. Staff contends that removal of some of the impermeable surface, as well as alterations to the proposed exterior wall finish and roofing material, as well as additional windows or shutters on the west and north elevations will bring the structure into compliance with the Design Guidelines and LDRs. **Therefore, staff recommends approval with conditions.**

PROJECT DESCRIPTION

The property owner, James C. Paine, Jr., is requesting a Certificate of Appropriateness for construction of a new structure for use as a garage, office, and dwelling unit at 122 North L Street. The subject property is located on the east side of North L Street between Lucerne Avenue and 2nd Avenue North. The property is in the Mixed Use – East (MU-E) zoning district and has a future land use of Downtown Mixed Use (DMU).

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The principal structure at 122 North L Street was constructed in 1938 in the Wood Frame Minimal Traditional style with Colonial Revival influences. The 3-unit apartment building was designed by G. Sherman Childs, a local Lake Worth architect. The structure was designed with bevel wood siding, metal shingle roofing, one-over-one double hung windows, 6-light over 3-panel doors, a wood balcony on the south elevation, and a gabled front entry porch with simple columns. The existing detached garage was also constructed in 1938, with wood siding and metal shingle roofing.

The original wood siding was replaced with aluminum siding in 1979, and the metal shingles were replaced with asphalt roofing between 1990 and 2008.

The applicant met with Historic Preservation and Zoning staff on October 4, 2022, and December 8, 2022, to discuss potential demolition of the detached garage and construction of a new garage structure with a dwelling unit. The applicant also provided draft architectural plans for conceptual review at the HRPB meeting on November 30, 2022.

The detached garage was inspected and given a Declaration of Unsafe Conditions by the Building Official on January 5, 2023, due to extensive termite damage to the garage's structural elements. The HRPB was given notice and opportunity to comment on the condemnation and planned demolition at the regularly scheduled meeting on March 8, 2023. The applicant provided a complete submittal for HRPB review of the new structure on June 5, 2023, and was subsequently scheduled for the July HRPB meeting. The architectural plans, survey, and photographs of the site are included as **Attachment A**.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per policy 1.1.1.7, the Downtown Mixed Use category is *"intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential*

development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential.”

Analysis: The property is currently a multi-family residential use, with three dwelling units in the principal structure. The proposed new structure would have one additional dwelling unit; this would not change the multi-family use of the property, which is consistent with the intent of the Downtown Mixed Use designation. The proposal is also consistent with Goal 3.1 which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach’s Comprehensive Plan.

Consistency with the Land Development Regulations – Zoning

Mixed Use – East (MU-E): Per LDR Section 23.3-13(a), the "MU-E mixed use east district" is geared toward the commercial gateways and thoroughfares that are adjacent to the central commercial core of the city. The intent of MU-E district is to encourage the establishment and expansion of a broad range of office, commercial, hotel/motel, and medium-density multiple-family residential development as well as to facilitate redevelopment within these areas that achieves a mix of residential and professional office land uses. It also strives to create a place of common vision and physical predictability for all new construction, renovations, and redevelopment. Certain commercial uses are not permitted along some thoroughfares because they will be detrimental to the adjacent residential neighborhoods. The district implements in part the mixed use land use category of the Lake Worth Comprehensive Plan.

Per LDR Section 23.3-13, multi-family uses may be established in the MU-E zoning district, subject to the provisions of LDR Section 23.3-11, Medium Density Multi-Family Residential (MF-30).

The proposed new structure is consistent with all site data requirements in the City’s Land Development Regulations except for total impermeable surface coverage. Per LDR Section 23.3-11(c)(5), the maximum impermeable surface for medium-sized lots shall be 60%. The proposed site plan shows a total of 61.3% impermeable surface. Staff has added a condition of approval to remove some of the existing or proposed impermeable surface at Minor Site Plan review to bring the impermeable surface total into compliance.

The existing structure has non-conforming setbacks and front yard landscaping areas, but those will not be affected or expanded by the proposed project.

Formal and complete review for compliance with the City’s Land Development Regulations, including a Minor Site Plan and landscaping, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		Medium Density Multi-Family Residential (MF-30)	Provided
Lot Size (min)		5,000 sf	6,750 sf
Lot Width (min)		50'	50'
Density		30 du/ac X 0.15 ac = 4 du	4 du
Principal Structure Setbacks	Front	20'	16' (existing non-conformity)
	Rear	13.5'	89'
	Side	5'	2' (stairs to 2 nd story, existing non-conformity)

New Structure Setbacks	Front	n/a	n/a
	Rear	5'	28'
	Side	5'	5'
Impermeable Surface Coverage (max)		60%	61.3%
Structure Coverage (max)		40%	32.8%
Front Yard		75% permeable & landscaped	71% (existing non-conformity)
Building Height (max)		30'	22.5'
Maximum Wall Height at Side Setback (new structure)		26' @ 5' setback Up to 31' at 10' setback	19' @ 5' setback
Floor Area Ratio (FAR) (max)		0.75	0.53
Living Area (min)		750 sf for 2-bedroom unit	907 sf for 2 bedroom unit
Parking		1.25 spaces/studio units X 2 = 2.5 1.75 spaces/2-bed units X 2 = 3.5 Total: 6 spaces	6 spaces: 2 on-street, 2 garage spaces, 2 spaces off the alley

Consistency with the Land Development Regulations – Historic Preservation

All new structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The applicant has also submitted a Justification Statement, provided in this report in **Attachment D**.

Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility: *In approving or denying applications for certificates of appropriateness for new construction and additions, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:*

- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.

Analysis: The proposed new structure is 2 stories tall; this is taller than many of the surrounding single-family houses on North L Street, but is visually compatible with the existing 2-story principal structure on the property. The proposed 2-story height is also compatible with the height of other multi-family buildings in the surrounding district, such as 111 North L Street, which is directly across the street from the subject property.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.

Analysis: The relationship of the width and height of the proposed structure is visually compatible and in harmony with the existing principal structure on the property. While the width and height of the proposed structure are greater than those of the adjacent single-family houses, the massing of the principal structure will block most of the new structure from view of the public right-of-way.

- (3) For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.

Analysis: The proposed windows and doors on the new structure are compatible in width and height to the windows and doors of the existing principal structure, as well as typical windows and doors of visually related buildings in the Northeast Lucerne Historic District.

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.

Analysis: Because the new structure is located towards the rear of the property behind the existing principal structure at 122 North L Street, there is not a traditional “front façade.” The south and east elevations largely avoid large expanses of blank façade. The first floors of the north and west elevation have large areas of blank façade, which correlates with the garage spaces on the first floor. Staff recommends adding windows or faux shutters (non-operable shutters attached to the exterior wall to give the appearance of window openings) to these elevations to add visual interest and break up the expanses of blank walls.

- (5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.

Analysis: The proposed building adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings.

- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.

Analysis: The proposed design places the entrances to the manager’s office, laundry area, and dwelling unit on the south elevation. The surrounding buildings have a variety of entrance and porch configurations; a side-oriented entrance for a rear structure is in harmony with the surrounding district.

- (7) The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.

Analysis: The submitted plans propose a smooth stucco wall texture. While this is a common exterior wall material in the Northeast Lucerne Historic District and does differentiate the new structure from the historic structure, it is not a typical wall finish for Wood Frame Minimal Traditional architecture. Staff recommends siding as an exterior wall finish, which can be differentiated from the historic structure by using a narrower or wider lap siding than that of the principal structure. The new structure could also use stucco to imitate siding.

- (8) The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.

Analysis: The plans propose a metal standing seam roof. Standing seam roofs are not an appropriate roofing material for Wood Frame Minimal Traditional architecture. Staff recommends a dimensional shingle roof, which is a compatible roof type for the Wood Frame Minimal Traditional style and is visually compatible with other structures within the Northeast Lucerne Historic District.

- (9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.

Analysis: The site features are largely appropriate for the structure and its context in the neighborhood.

- (10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.

Analysis: The size and mass of the new structure is in harmony with the existing principal structure and other nearby multi-family residential properties.

- (11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.

Analysis: The proposed new structure will largely be blocked from view on the public right-of-way by the existing 2-story principal structure. The building is similar in height and massing to the existing principal structure, as well as existing multi-family structures in the neighborhood.

- (12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.

Analysis: The design incorporates some elements of the Wood Frame Minimal Traditional style, but the overall design does not read clearly as Minimal Traditional. Staff recommends revising the exterior wall finish to siding (or stucco to imitate siding), and revising the roofing material to asphalt shingles. The applicant may also add visual interest through multi-light single hung windows, doors with more decorative detailing, or decorative shutters.

- (13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

- (a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

Analysis: This requirement is not applicable to the construction of the new structure; the mechanical systems for the existing historic structure will not be affected.

- (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

Analysis: The new mechanical equipment for the new structure, as shown on the site plan, shall be outside the required setbacks and will not be visible from the public right-of-way.

- (c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

Analysis: This requirement is not applicable to this project.

- (14) The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis: The site plan includes two garage spaces and two open parking spaces, all accessed from the alley. Additionally, as allowed in LDR Section 23.4-10 for mixed-use zoning districts, the applicant is utilizing two on-street parking spaces to meet the total off-street parking requirement.

Consistency with the Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide standards and recommendations for new additions and new construction within historic districts. New structures on properties with existing historic structures should be differentiated from, yet compatible with, the historic structure. The Minimal Traditional architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

Analysis: The proposed new structure is designed with materials and detailing that are somewhat consistent with the Wood Frame Minimal Traditional architectural style. While the applicant has sought to differentiate the new structure from the historic structure through different wall material and roofing, staff contends that these features detract from the new structure's ability to appropriately convey a Wood Frame Minimal Traditional design.

The structure is proposed to have a smooth stucco exterior wall finish. As described in the previous section, smooth stucco is not a typical wall finish for Wood Frame Minimal Traditional architecture. Staff recommends siding (or stucco to imitate siding) as an exterior wall finish, which can be differentiated from the historic structure by using a narrower or wider lap siding than that of the principal structure. The siding could be used across the entire structure, or, at minimum, could be used on the first story, with banding separating the siding of the first story from the stucco wall finish of the second story.

The design also proposes to use metal roofing on the new structure. Standing seam or 5V-Crimp roofing is atypical for Wood Frame Minimal Traditional architecture, historically had asphalt shingle or metal shingle roofing. Furthermore, 5V crimp and standing seam metal roofs typically are not allowed within the City's historic districts. Staff recommends that the roofing material be revised to use a dimensional asphalt shingle.

The fenestration design includes one-over-one single hung windows and 6-panel doors. The first floors of the north and west elevation have large areas of blank façade, which correlates with the garage spaces on the first floor. Staff recommends adding windows or faux shutters (non-operable shutters attached to the exterior wall to give the appearance of window openings) to these elevations to add visual interest and break up the expanses of blank walls.

For increased detailing and visual interest on all elevations of the structure, staff also recommends that the applicant incorporate decorative shutters around the windows, multi-light muntin designs on the windows, and/or doors with glazing. If shutters are used, they should be appropriately proportioned to match the window sizes. Simple, Colonial Revival-style detailing was also common around doors and entryways on Minimal Traditional houses, and could bring additional visual interest to the proposed design.

CONCLUSION AND CONDITIONS

The application is consistent with the City's Land Development Regulations, with the exception of the total impermeable surface coverage. The proposed structure's design is somewhat consistent with the Historic Preservation Design Guidelines requirements. Staff contends that removal of some of the impermeable surface, as well as alterations to the proposed exterior wall finish and roofing material, as well as additional windows or shutters on the west and north elevations will bring the structure into compliance with the Design Guidelines and LDRs. Therefore, staff recommends approval of the application with the conditions outlined below.

Conditions of Approval:

1. The exterior wall surface shall be revised to use lap siding or stucco to imitate siding.
2. The roof shall be revised to use dimensional asphalt shingles.
3. The applicant shall add windows and/or faux shutters (non-operable shutters attached to the exterior wall to give the appearance of window openings) to the north and west elevations of the first to break up the expanses of blank walls.
4. The applicant shall add decorative shutters, multi-light windows, and/or glazed doors to increase visual interest. If shutters are used, they shall be appropriately proportioned to match the window sizes.
5. The windows and doors shall be compatible with the Wood Frame Minimal Traditional architectural style, subject to Staff review at permitting.
6. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grids between the glass” shall not be used.
7. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
8. The windows shall be recessed a minimum of two inches (2”) in the wall, and shall not be installed flush with the exterior wall.
9. Impermeable surfaces shall be reduced to comply with the 60% maximum impermeable surface requirement.
10. All improved surfaces shall be set back a minimum of 1’-0” from property lines to allow for adequate water runoff within the property boundary.
11. All mechanical equipment shall be located outside of required setbacks.
12. Formal and complete review for compliance with the City’s Land Development Regulations will be conducted at site plan review and building permit review.
13. In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City’s landscape requirements at building permit.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100129 with staff-recommended conditions for construction of a new structure, to be used as a garage, office, and dwelling unit, at **122 North L Street**, 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 23-00100129 for a Certificate of Appropriateness (COA) construction of a new structure, to be used as a garage, office, and dwelling unit, at **122 North L Street**, 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. Plans, Survey, and Photos
- B. Declaration of Unsafe Conditions
- C. Minimal Traditional Design Guidelines
- D. Applicant’s Justification Statement



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100118 Consideration of a Certificate of Appropriateness (COA) for window and door replacement at the property located at **1102 North Lakeside Drive**; PCN #38-43-44-21-15-360-0010. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family Residential (SFR) Zoning District.

Meeting Date: July 12, 2023

Property Owner/Applicant: Robert Huss

Address: 1102 North Lakeside Drive

PCN: 38-43-44-21-15-360-0010

Lot Size: 0.15 acre /6750 sf

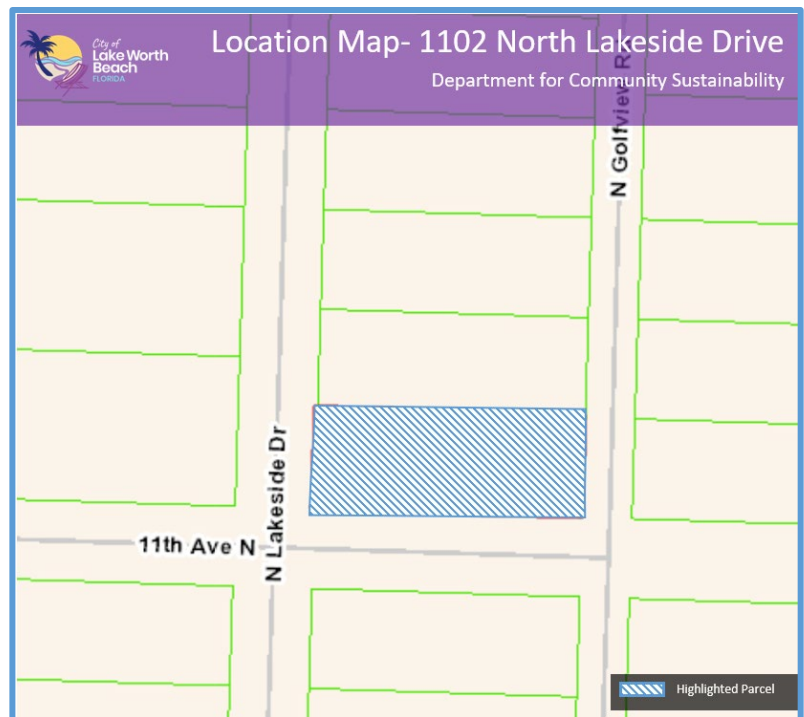
General Location: Northeast corner of North Lakeside Drive and 11th Avenue North

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Staff is recommending approval with conditions, including conditions that retain the historic window openings on the Florida room.

PROJECT DESCRIPTION

The property owner, Robert Huss, is requesting a Certificate of Appropriateness to replace 22 windows and 2 doors on the contributing structure located at 1102 North Lakeside Drive. The window and door replacements include filling in one window opening and one door opening, as well as replacing 4 windows on the Florida room with sliding glass doors.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The single-family house at 1102 North Lakeside Drive was constructed c.1955 in the Masonry Vernacular architectural style. The structure is masonry construction with a stucco exterior and features a cross-gable roof and awning windows. On April 28, 2023, Historic Preservation staff received a COA application for window and door replacements. Staff reviewed and disapproved the application on May 12, 2023, as the applicant selected one-over-one single-hung windows to replace awning windows, proposed to replace four awning windows on the west elevation (Florida room) to sliding doors, and to fill in two (2) openings on the northwest corner of the structure.

After communication with staff, the applicant agreed to apply one horizontal muntin to each sash to imitate a four-light awning windows for window openings #1, 3, 5, 6-8, 14-20, and 22, which brings those window replacements into compliance with the Design Guidelines. The applicant would like to replace awning windows #9, 10, 11, and 12 with sliding glass doors, and fill in window opening #13 and door opening #10. The Design Guidelines state that windows and doors should be replaced in their existing openings, without expanding or filling in openings to alter window/door styles or sizes. Staff works to provide some flexibility for window and door replacements, but felt that the alteration of 4 windows to sliding glass doors on a building elevation that is visible from the street was not in compliance with the Design Guidelines, and therefore was not approvable at the administrative (staff) level. The project was subsequently placed on the HRPB agenda for July 12, 2023.

The window installation map and photos of the existing windows and doors are included as **Attachment A**, and the home's original architectural drawings are included as **Attachment B**.

ANALYSIS

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. The Masonry Vernacular architectural style section and the window replacement section of the City's Historic Preservation Design Guidelines are included as **Attachment D**.

Section 23.5-4(K)(1) *General guidelines for granting certificates of appropriateness*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?
Staff Analysis: Based on the City's Historic Preservation Design Guidelines, staff contends that the proposed the proposed sliding doors to replace windows #9, 10, 11, and 12 are an incompatible alteration to the historic structure. Although, in general, historic window and door openings should not be filled in or made larger, staff is willing to compromise to allow window opening #13 and/or door opening #10 to be filled in, as these openings are not directly visible from the public right-of-way. The replacement of the existing windows on the Florida room with sliding glass doors with would adversely alter the appearance of the historic resource.
- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
Staff Analysis: The proposed replacement of windows with doors and filling in existing openings will have no direct physical effect on any surrounding properties within the Northeast Lucerne 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: Based on the information in the property file, this project will replace the structure's original windows, and therefore will have a major effect on the property's historic architectural design and materials.
- 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 proposed sliding glass doors to replace window openings #9, 10, 11, and 12 and filling in window opening #13 and door opening #10 are not in compliance with the City's Historic Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the City's Historic Preservation Ordinance (LDR Sec. 23.5-4).
- 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 resource within the Northeast Lucerne Historic District. As a contributing structure, historic review of window and door replacements applies to all openings on the structure, regardless of their visibility from the public right-of-way. The proposed alterations to window openings #9-12 are visible from 11th Avenue North and from North Golfview Road. The Florida room was part of the house's original design, and utilized awning windows. Therefore, the proposed replacement of the historic window openings with large sliding glass will alter the original design and will have an adverse effect on the historic integrity. As previously mentioned, staff is willing to compromise to allow window opening #13 and door opening #10 to be enclosed, as these openings are not visible from the public right-of-way. (However, if the replacement of windows #9-12 with doors is denied, the applicant may want to consider retaining door opening #10 to provide exterior access to the Florida room.)

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions, 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?

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.

Analysis: The proposed sliding doors for windows #9, 10, 11, and 12 will remove original windows and alter the original design of the Florida room, which is a character-defining architectural feature of the house at 1102 North Lakeside Drive.

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

Analysis: No, the proposed modifications will not be visually compatible with neighboring Masonry Vernacular properties, and will be visible from the public right-of-way.

- D. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:

1. The work to be performed will conform to the original door and window openings of the structure; and
2. That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and
3. That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.
4. If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

Staff Analysis: Not applicable. The applicant has not requested replacement with windows and doors that are less expensive than what is being proposed, nor have they requested to be availed of this paragraph.

CONCLUSION AND CONDITIONS

The application, as proposed, complies with the Design Guidelines for window and door replacements with the exception of window openings #9-13 and door opening #10. Staff contends that because window opening #13 and door opening #10 are not visible from the public right-of-way, a compromise can be made to allow those openings to be filled in to accommodate the structure's interior renovations. However, the proposed replacement of window openings #9-12 with sliding glass doors, which is visible from two public rights-of-way, is not consistent with the Historic Preservation Design Guidelines. Therefore, staff recommends approval of the COA for windows and doors, with conditions to retain the historic window openings #9-12.

Conditions of Approval:

1. Window openings #1, 3, 5, 6-12, 14-20, and 22 shall be a single-hung windows with 1 horizontal muntin in each sash to replicate 4 light awning windows.



2. Window opening #13 shall be filled in. The exterior wall surface shall match the existing in material, texture, and color.
3. Door opening #10 may be filled in, with the exterior wall surface shall match the existing in material, texture, and color; or, door #10 may be replaced with an exterior door that is compatible with the Masonry Vernacular architectural style, subject to staff review at permit.
4. Door opening #9 shall be replaced with an exterior door that is compatible with the Masonry Vernacular architectural style, subject to staff review at permit.
5. All windows shall be installed in their existing openings. With the exception of window opening #13 and door opening #10, openings shall not be filled in or made larger to accommodate alternately sized products.
6. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grids between the glass” shall not be used.
7. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
8. Original window trim, window sills, and mullions shall be retained. Where original trim and surrounds need to be replaced due to severe deterioration, the replacement elements shall match what is being removed in profile, design, shape, size, configuration, and location.
9. All windows and doors shall be install recessed in the jambs and shall not be installed flush with the exterior wall.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100118 with staff-recommended conditions for a Certificate of Appropriateness (COA) for window and door replacements for the property located at **1102 North 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.

I MOVE TO **DENY** HRPB Project Number 23-00100118 for a Certificate of Appropriateness (COA) for window and door replacements for the property located at **1102 North Lakeside Drive** 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. Installation Map and Photos of Existing Windows and Doors
- B. Historic Architectural Drawings
- C. Proposed Replacement Windows and Doors
- D. Masonry Vernacular Design Guidelines and Window Replacement Guidelines
- E. Justification Statement



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100149: Consideration of a Certificate of Appropriateness (COA) to demolish the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana at **1405 South Palmway**. The subject property is a contributing resource to the South Palm Park District and is located in the Single-Family Residential (SFR) Zoning District.

Meeting Date: July 12, 2023

Property Owner/Applicant: Gustavo Biaggi/
Elisa Prieto

Address: 1405 South Palmway

PCN: 38-43-44-27-01-076-0100

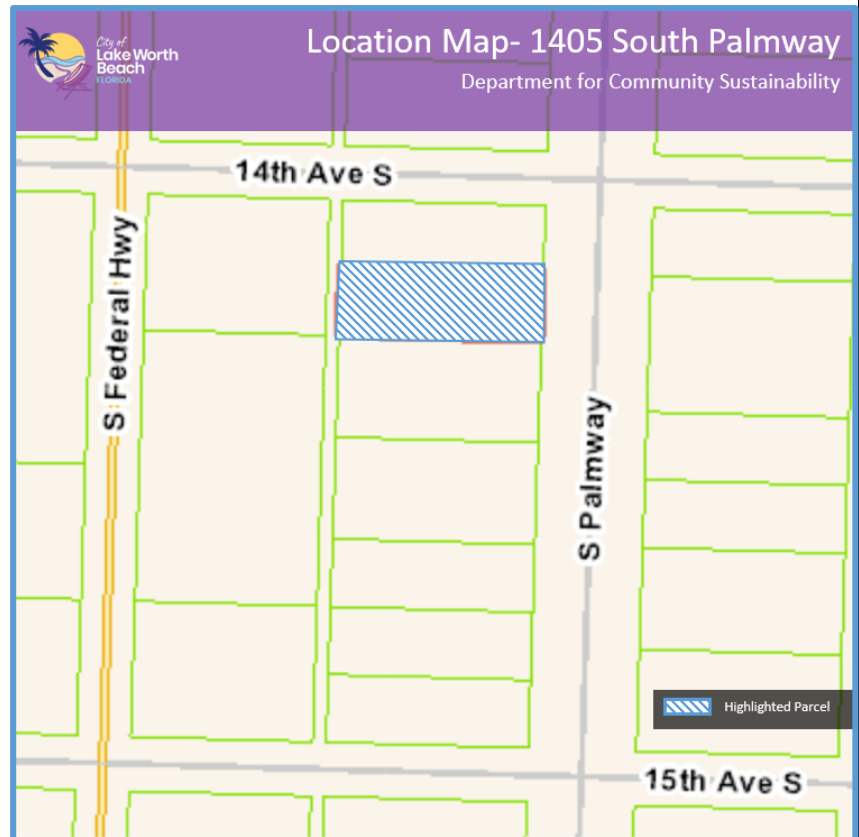
Lot Size: 0.17 acre /7500 sf

General Location: West side of South Palmway between 14th Avenue South and 15th Avenue South

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single-Family (SFR)



RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Staff is recommending denial of the front addition. As proposed, the conversion of the garage to a cabana is not consistent with the Design Guidelines; however, staff contends that revisions to the proposed design could bring the cabana into compliance. Therefore, staff recommends approval with conditions for the cabana conversion. Staff recommends that the HRPB consider the proposed addition(s) to the primary structure separately from the proposed garage conversion.

PROJECT DESCRIPTION

The property owner, Elisa Prieto, is requesting a Certificate of Appropriateness to demolish the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana at the subject property. The proposed front addition will reconstruct the front façade of a contributing structure while expanding the foot-print of the structure towards the front of the property. The application as proposed would exceed maximum structure coverage allowance, which would require the approval of a sustainable bonus incentive. In addition, there is a code case on the property for altering the existing garage/accessory structure without a building permit. The applicant proposes to change the existing garage to a pool cabana by filling in the garage door openings, replacing the existing windows, and adding new entry doors to the structure.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The existing single-family house at 1405 South Palmway was constructed c. 1945 in the Masonry Minimal Traditional style. The structure's defining architectural features are its stuccoed walls, dimensional asphalt shingle hipped roof, awning windows, and decorative stucco banding. The garage was built c. 1959, and has stuccoed walls, flat roof and awning windows.

The property owner first contacted staff to inquire about the contributing status of the property around late October 2022. Staff provided the homeowner with information about the contributing status of the property and the appropriate window replacement options. In November 2022, staff meet with the applicant again about replacing the garage windows and building an addition. On December 17, 2022, the owner/property was given a Stop Work Order (also known as a red tag) for work without a permit on the garage; the applicants had begun filling in the existing garage door openings. Photographs from the red tag site visit are included in **Attachment C**. The property owner and staff had a Zoom call on April 19, 2023 to discuss the garage, a new pool, and a front addition to the main structure. During the meeting, staff explained to the property owner that a front addition as propose is not consistent with the Historic Preservation Design Guidelines, specifically the section regarding new additions to historic structures. In the subsequent months, staff was in consistent contact with the property owner through emails and phone calls regarding zoning requirements and historic preservation design requirements. On June 16, 2023, Historic Preservation staff received a completed COA application for a front addition to the main structure and converting the garage to a pool cabana. The project was placed on the HRPB agenda for July 12, 2023.

The architectural plans and survey are included as **Attachment A**, and photographs of the site are included as **Attachment B**.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single-Family Residential category is *“is intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes or modular units. Implementing zoning districts are SF-7, MH-7 and NC.”*

Analysis: The proposed structure is a single-family residence, and is consistent with the intent of the Single-Family Residential designation. No change of use is proposed for the property. Based on the analysis above, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach’s Comprehensive Plan.

Consistency with the Land Development Regulations – Zoning

Single-Family (SF-R): Per LDR Section 23.3-7(a), *the “ The “SF-R single-family residential district” is intended primarily to permit development of one (1) single-family structure per lot. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall single-family residential character. The “SF-R single-family residential district” implements the “single-family residential” land use category of the Lake Worth Comprehensive Plan.”*

Per LDR Section 23.3-7(c)(6), for lots that are 7,500 square feet or greater, the maximum impermeable surface for all structures (building lot coverage) is thirty (30) percent. The proposed project has a building lot coverage of 32%. Per LDR Section 23.3-7(c)(6), medium and large lots may qualify for an additional five percent impermeable surface for all structures with the construction of a single family, single story house not to exceed 15'-0" in height. Applicants using this provision for existing structures pay Sustainable Bonus fees of \$7.50/square foot of excess structure coverage. The applicants have opted to use the Sustainable Bonus program to account for the excess structure coverage proposed at 1405 South Palmway.

Per LDR section 23.4-10(f)(1)(A), a single-family residential detached on a lot fifty (50) feet or greater shall have two parking spaces per unit, but the proposed conversion of the garage to a cabana reduces the existing parking on the property, and the new site plan proposes one side-loaded parking space in the front yard. Therefore, if the addition(s) are approved, an additional parking space will be required at building permit.

Formal and complete review for compliance with the City’s Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A.**

Development Standard		SFR Zoning District	Provided
Lot Area (min)		5,000	7500
Lot Width (min)		50'	50'
Max. Density (units per acre)		7 du per acre	1 du
Building Setbacks	Front	20'	20'
	Rear	15'	78'
	Side	5'	5'8"
	Height	30' (two stories)	One story
Accessory Structure	Front	20'	n/a

Setbacks	Rear	5'	15'
	Side	5'	5'4"
	Height	24' (two stories)	n/a
Maximum Lot Coverage for all Buildings	Building	30%	32%
Maximum Impermeable Surface	Entire lot	50%	36%
	Front Yard	250 SF	222.09 SF
Maximum Wall Height at Side Setback		18' @ 5' setback Up to 23' @ 10' setback	n/a
Max Floor Area Ratio (FAR)		0.45 for lots 7,500 square feet and greater	0.31
Parking		2 spaces	1 space

Consistency with the Land Development Regulations – Historic Preservation

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below.

The applicant has also submitted a Justification Statement, provided in this report in **Attachment D**.

Section 23.5-4(k)2 – Additional guidelines for alterations and additions, contributing structures.

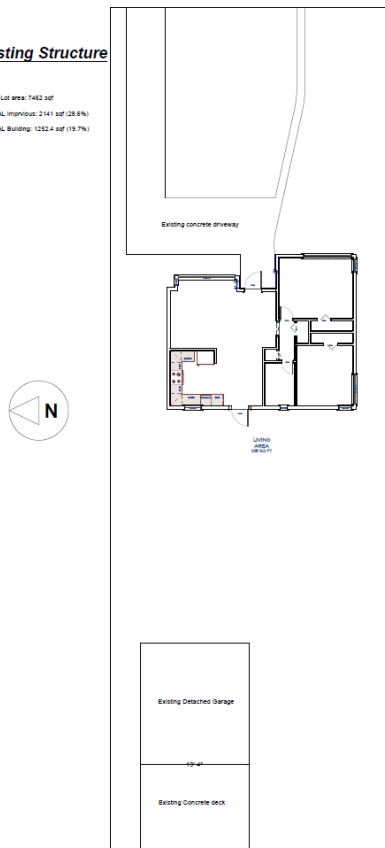
- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Analysis:

- Additions: No, the proposed front addition is not an appropriate expansion according to the Historic Preservation Design Guidelines (see below). There is 72 feet of space between the existing rear façade of the structure and rear property line, which could allow for an addition and a pool without demolition of the front façade of the principal structure (see below). The applicants are proposing a small rear addition to the primary structure; staff contends that the full addition could be placed on this elevation, preserving the historic fabric of the front façade. Further, the proposed addition does not differentiate the proposed work from the historic building, and instead tries to falsify history by portraying the new addition as the historic front façade of the house. Finally, the location of the front addition is highly visible from South Palmway.

Existing Structure

Total Lot area: 7482 sqft
 TOTAL Impervious: 2141 sqft (28.6%)
 TOTAL Building: 1252.4 sqft (16.7%)



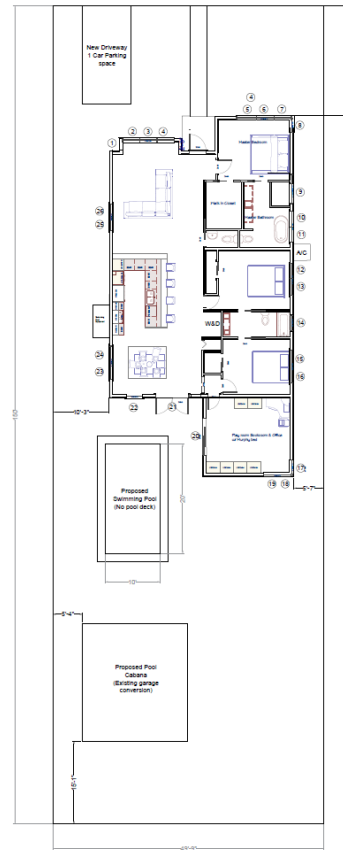
Proposed Structure

Total Lot area: 7506 sqft
 TOTAL Impervious: 2884 sqft (38.7%)
 Front Yard Impervious: 223 sqft (less than 250 sqft)
 TOTAL Building: 2334 sqft (31.09%)
 Front setback: 20' 1" (Proposed)
 Back setback: 15' 1" (Existing)
 North side setback (to Main House): 10' 3" (Existing)
 North Side setback (to Proposed pool cabana): 54' (Existing)
 South side setback: 67' (Existing)

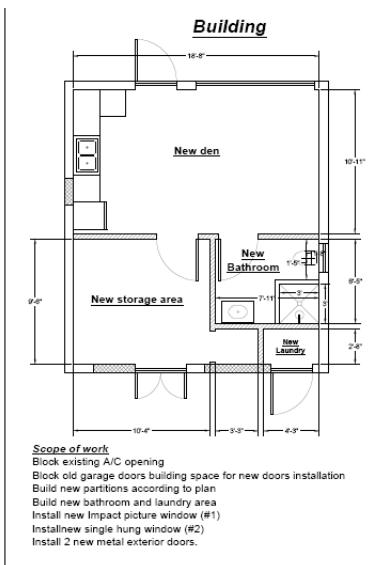
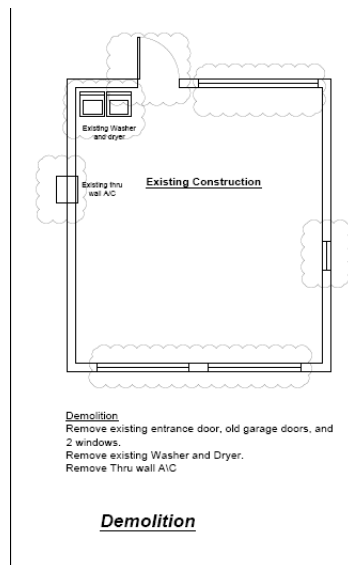
SCOPE OF WORK

- New 1,144 sqft addition
- 218 sqft existing garage conversion to Pool Cabana
- Total of 131.8 sqft to the Reg main house
- Total of 233.4 sqft to be new construction and remodeling
- New Master Bedroom
- New Master Bedroom
- New Master Bedroom
- New Master Bedroom
- New Master Bedroom
- New Master Bedroom

New roof will match the existing hipped roof



- Cabana: No, the proposed filling in of the original garage door openings is not appropriate according to the Historic Preservation Design Guidelines. In general, all windows and doors are should be installed in their existing openings; the Design Guidelines discourage filling in existing openings to accommodate alternately sized products. The proposed alterations will not imitate the appearance of a garage, nor will they leave a recessed area to exemplify the historic function of the space.



- 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.

Analysis:

- Addition: Yes, the original qualities and characteristics of the building will be destroyed in the proposed front addition. The applicants propose to tear down and rebuild the front façade, which is the most prominent elevation of the structure and has distinctive architectural features indicative of the Masonry Minimal Traditional architectural style. Furthermore, reconstruction of the front façade is meant to be a last resort for preservation. The existing façade is not in such a state of disrepair that reconstruction is required to preserve the structure. Staff contends that the historic character-defining features of the building can be best maintained if additions to the structure are placed to the rear of the property and are differentiated from the historic building.
- Cabana: Yes, the original qualities and characteristics of the garage are being destroyed by incompatible alterations to the historic garage door openings. Garage door openings are one of the most character-defining features of a garage structure; the proposed alterations will fill in the garage door openings without any recessed area to indicate the historic function of the structure as a garage.

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

Analysis:

- Addition: No, the front addition is not visually compatible with the neighboring properties since it will remove and alter the primary façade of the historic structure. Furthermore, the proposed front addition will interrupt the rhythm and consistency of the neighborhood by altering the front setback at 1405 South Palmway. The west side of the 1400 block of South Palmway has a consistent front setback amongst all the houses; the proposed front addition would make 1405 South Palmway's front façade closer to the street than the rest of the houses on the block.
- Cabana: Not applicable. The accessory structure is not visible from a public right-of-way.

- 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

Analysis:

- Addition: Not applicable - The front façade of the structure is proposed for demolition and the applicant is proposing to replicate the historic front façade.
- Cabana: Not applicable - The applicant is proposing to substantially modify door 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

Analysis:

- Addition: Not applicable - The applicant is proposing window designs consistent with the Historic Preservation Design Guidelines, and has not proposed windows that are less expensive than those that are compliant with the Design Guidelines.
- Cabana: Not applicable - The applicant is proposing to substantially modify the original door opening sizes.

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.

Analysis:

- Addition: Not applicable – The applicant is proposing window designs consistent with the Historic Preservation Design Guidelines.
 - Cabana: Not applicable - The applicant is proposing to substantially modify the original window and door opening sizes.
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.

Analysis:

- Addition: Not applicable. The applicant has not requested to be availed of this paragraph.
- Cabana: Not applicable. The applicant has not requested to be availed of this paragraph.

Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility: *In approving or denying applications for certificates of appropriateness for new construction and additions, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:*

- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.

Analysis:

- Addition: the proposed addition is one story tall, as are many other buildings in the surrounding historic district.
- Cabana: This requirement is not applicable as the height of the structure is not being altered.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.

Analysis:

- Addition: The proposed addition is one story tall and reconstruction of the front façade. As it would recreate the width and height of the historic front elevation, the new front elevation would be visually compatible and in harmony with the width and height of existing buildings located within the district.
- Cabana: This requirement is not applicable as the height of the structure is not being altered.

- (3) For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.

Analysis:

- Addition: This requirement is not applicable. The proposed addition is rebuilding the front façade windows with identical width and height dimensions as the original façade.
- Cabana: The applicant is proposing to substantially modify the original garage door opening sizes. While the sizes of the proposed entry doors may be in harmony with entry doors throughout the district, the enclosure of the garage doors is not a compatible alteration.

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.

Analysis:

- Addition: This requirement is not applicable. The proposed addition is rebuilding the front façade with identical windows as the original façade.
- Cabana: Not applicable since front façade of accessory structure is not visible from a public right-of-way.

(5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.

Analysis:

- Addition: The proposed building adheres to setback requirements within the current zoning code but does not meet total structural coverage or parking requirements in the LDRS, or the Historic Preservation Design Guidelines for additions.
- Cabana: This requirement is not applicable since the footprint will remain identical.

(6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.

Analysis:

- Addition: The proposed front addition will recreate the historic front entrance of the house; the original front entrance is visually compatible and in harmony with surrounding structures.
- Cabana: This requirement is not applicable since the opening locations are not changing, and the rear garage structure does not have a primary entrance/porch projection.

(7) The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.

Analysis:

- Addition: The proposed addition will replicate the demolished historic façade, which is visually compatible in materials, texture, and color.
- Cabana: Not applicable since the exterior wall surfaces shall remain unchanged.

(8) The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.

Analysis:

- Addition: The proposed addition utilizes a hip roof with dimensional shingles, which is a compatible with the existing roof and roof type as well as the roof shape and material for many architectural styles within the South Palm Park historic district.
- Cabana: Not applicable. The roof will be unchanged and will remain flat, which is compatible with the existing structure and many styles within the district.

(9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.

Analysis:

- Addition: This requirement is not applicable; no appurtenances are proposed.
- Cabana: This requirement is not applicable; no appurtenances are proposed.

(10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.

Analysis:

- Addition: As the proposed addition is seeking to replicate the 1-story façade of the historic structure, it is in keeping with the massing of the original façade, while expanding the size of the building.

- Cabana: This requirement is not applicable as the proposed scope of work is to modify window and door openings and to convert the structure to a pool cabana.

(11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.

Analysis:

- Addition: The applicant has provided a streetscape showing the building in relation to those to either side of it, as viewed from South Palmway. The building is similar in height to existing one-story homes in the neighborhood, however, as previously mentioned the proposed front addition will interrupt the rhythm and consistency of the neighborhood by altering the front setback at 1405 South Palmway. The west side of the 1400 block of South Palmway has a consistent front setback amongst all the houses; the proposed front addition would make 1405 South Palmway's front façade closer to the street than the rest of the houses on the block.
- Cabana: This requirement is not applicable.

(12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.

Analysis:

- Addition: Per the Historic Design Guidelines, the proposed front addition is not appropriate since it will destroy character-defining features, and duplicate the exact form, material, style and detailing of the historic building so that the new addition will appear to be part of the historic building.
- Cabana: This requirement is not applicable.

(13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

(a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

Analysis:

- Addition: The applicant has not provided mechanical plans for staff review. Staff will review mechanical system locations at building permit.
- Cabana: This requirement is not applicable to the proposed cabana; any new mechanical systems will not be visible from the public right-of-way.

(b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

Analysis:

- Addition: The applicant has not provided mechanical plans for staff review. Should the HRPB move to approve the additions, staff will recommend a condition that all mechanical systems shall not be visible from the public right-of-way or placed on primary facades.
- Cabana: This requirement is not applicable to the proposed cabana.

(c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

Analysis:

- Addition: The applicant has not provided mechanical plans for staff review. Should the HRPB move to approve the additions, staff will recommend a condition that all mechanical systems shall be installed so as to cause the least damage to the structure's historic fabric.

- Cabana: The proposed cabana conversion, based on the plans provided, appears to have minimal alteration to the historic fabric to accommodate new mechanical systems.

(14)The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis:

- Addition: The site plan includes one parking space. The parking space is side-loaded, and meets the size requirements. However, the minimum parking requirement for a 50-foot wide lot is 2 parking spaces. Therefore, if the addition(s) are approved, an additional parking space will be required.
- Cabana: The conversion of the garage to a cabana reduces the existing parking on the property. However, the existing front driveway can accommodate the 2 required parking spaces. If both the garage conversion and additions are approved, the proposed new front driveway can only accommodate 1 parking space.

Consistency with the Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide standards and recommendations for rehabilitation of historic buildings, including new additions. ***New additions should be designed and constructed so that the character defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process.*** New additions should be differentiated from, yet compatible with, the old so that the addition does not appear to be part of the historic fabric as shown in **Attachment D**. The Minimal Traditional architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment E**.

Analysis:

- Addition: The proposed front addition is not compatible with the Historic Preservation Design Guidelines standards and recommendations for new additions. The proposed front addition will destroy the front façade of a contributing structure, falsify history by rebuilding the front façade, and the proposed addition does not attempt to distinguish the addition from the historical structure.
- Cabana: The proposed cabana is not compatible with the Historic Preservation Design Guidelines standards for windows and doors, as the existing garage door openings will be filled in to accommodate alternatively sized products. Furthermore, the proposed alterations to the garage door openings will not leave any visual references to the historic function of the space. Staff recommends that garage enclosures in historic districts leave the existing garage door(s) in place, create faux garage door(s), or leave a recessed area in the exterior wall to show where the garage doors once existed. For the project at 1405 South Palmway, staff recommends that the applicants revise the designs to leave recessed areas (no greater than 6 inches deep) to show where the garage doors once stood.

CONCLUSION AND CONDITIONS

The proposed front addition is not consistent with the Historic Preservation Design Guidelines requirements, since it will contribute to the loss of historic character by destroying character-defining features, proposes reconstruction for a structure that is in good condition, and is highly visible from a public right-of-way. The proposed front addition could be constructed in the back of the structure (west elevation) since there is 72 feet of space between the rear elevation and the property line. This space could allow for a rear addition while leaving enough space for future pool in the backyard. Therefore, staff recommends denial of the front addition to the principal structure. As staff is recommending denial, no conditions of approval have been provided for the addition.

Staff recommends that the HRPB separately review the cabana since it has an active code case. The garage conversion, as proposed, complies with the Land Development Regulations. Staff contends that revisions to the design, including leaving two recessed areas where the garage door openings were, can bring the proposed garage conversion into compliance with the Design Guidelines. Therefore, staff recommends approval with conditions for the garage/cabana.

Conditions of Approval for Cabana:

1. The enclosed garage door openings shall be recessed up to 6 inches, showing the areas where the garage doors previously existed.
2. The exterior doors shall be single-light French doors, five-light French doors, or three panel doors, as described in the Masonry Minimal Traditional section of the Design Guidelines.
3. Window 1 shall be a fixed picture window with horizontal muntins to imitate an awning window.
4. Window 2 shall be clear single-single hung windows with four horizontal lights to imitate an awning window.



Single Hung Window with Four Horizontal Lights

5. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grids between the glass” shall not be used.
6. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
7. Original window trim, window sills, and mullions shall be retained. Where original trim and surrounds need to be replaced due to severe deterioration, the replacement elements shall match what is being removed in profile, design, shape, size, configuration, and location.
8. All windows and doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** a portion of HRPB Project Number 23-00100149 for a Certificate of Appropriateness (COA) with conditions for the conversion of the existing garage to a cabana for the property located at **1405 South Palmway**, 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; and,

TO **DENY** the demolition of the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, and to increase the total building lot coverage through the Sustainable Bonus Incentive Program for the property located at **1405 South Palmway**, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 23-00100149 for a Certificate of Appropriateness (COA) for the demolition of the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana for the property located at **1405 South Palmway**, 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 **APPROVE** HRPB Project Number 23-00100149 for a Certificate of Appropriateness (COA) for the demolition of the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana for the property located at **1405 South Palmway**, because [Board member please state reasons].

ATTACHMENTS

- A. Plans and Survey
- B. Photos
- C. Code Photos
- D. New Addition to Historic Building
- E. Minimal Traditional Design Guidelines
- F. Application and Justification Statement