



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, SEPTEMBER 14, 2022 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [May 11, 2022 Workshop minutes](#)
- B. [June 8, 2022 Regular Meeting Minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. [HRPB Project Number 22-00100250: Consideration of a Certificate of Appropriateness \(COA\) for door replacement for a single-family house located at 432 South L Street; PCN# 38-43-44-21-15-157-0010. The subject property is a contributing resource within the Southeast Lucerne Historic District and is located in the Single Family Residential \(SFR\) zoning district. The future land use designation is Medium Density Residential \(MDR\).](#)
- B. [HRPB Project Number 21-00100169: Consideration of a Certificate of Appropriateness \(COA\) for a new attached 1-car garage and a new 2-story wood-framed accessory building with a covered patio for a building located at 315 North Ocean Breeze; PCN# 38-43-44-21-15-096-0130. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential \(SFR\) zoning district. The future land use designation is Single Family Residential \(SFR\). A historic waiver is required to allow the accessory structure to exceed 40% of the principal structure.](#)

- C. [HRPB Project Number 22-00100258: Consideration of a Certificate of Appropriateness \(COA\) for a new detached accessory structure with a two-car garage and additional living space on the second floor for the property located at 427 South K Street; PCN# 38-43-44-21-15-153-0300. The subject property is a contributing resource within the Southeast Lucerne Historic District. The property is located in the Single Family Residential \(SFR\) zoning district. The future land use designation is Medium Density Residential \(MDR\). A historic waiver is required to allow the accessory structure to exceed 40% of the principal structure.](#)

PLANNING ISSUES:

- A. 338 Cornell Drive conceptual review for new construction

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

- A. [Notification of the demolition of an accessory structure located at 428 North Palmway](#)

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.



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MAY 11, 2022 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES Present were William Feldkamp, Chairman; Robert D'Arinzo; Stephen Pickett; Judi Fox (virtual); Ricardo Martin (virtual). Also present: Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

This meeting converted to a discussion/ workshop of roofing materials due to the lack of a live quorum.

APPROVAL OF MINUTES: None

CASES

SWEARING IN OF STAFF AND APPLICANTS None

PROOF OF PUBLICATION

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS:

NEW BUSINESS:

The following item was not heard due to lack of a live quorum.

A. HRPB Project Number 22-00100091: Consideration of a Certificate of Appropriateness (COA) for roof replacement on a building located at 623 North Ocean Breeze; PCN# 38-43-44-21-15-170-0100. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district.

PLANNING ISSUES:

Discussion of Roofing Material:

History of metal shingle roof. There was a local company that manufactured metal shingle materials, hence the reason there was a proliferation of metal shingle roofs. As a roof now needs

to meet wind requirements for a metal roof there are only 2 products, both more expensive than a metal standing seam roof. Some metal roofs can be installed horizontally rather than vertically giving horizontal lines. There was support on the board, some time ago, to replace metal shingles with standing seam.

Seeking direction with whether the Board approves of horizontal installation, asphalt grey shingle and acceptable replacement for metal shingle?

Board: Metal shingle roofs were more prevalent in times past. The Oxford shingle is a better replacement for a tile roof rather than a metal roof. Insurance costs, and the trend of having to replace, will put the Board in this situation more frequently.

Staff: For contributing structures, Board still must find that the replacement is an in-kind replacement. Non-contributing resources are different. There may be 6 or more structures with the metal shingles still in place in the Districts. The ad-valorem tax exemption can be more beneficial to non-homesteaded properties.

Board: Asphalt shingle dimensional only light grey only would come before the Board. Standing seam replacements are not acceptable. Either of these replacement metal shingle systems would be acceptable for Administrative approval. Economic hardship cases would be considered on a case by case basis.

Gulfstream Hotel on Tuesday, June 7, 2022 to be heard at the Casino.

Outcome of the Downtown Charette. Rather than report to the Boards individually, the decision was made to report out to the City Commission.

Board Attorney: Advises Board members to stay current with PBC Ethics training.

Staff advises there may be some CLG training in the fall.

A. Annual Organizational Meeting & Election of the Chair & Vice-Chair will be held at the next regularly scheduled meeting in June 2022.

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: William Feldkamp gives notice of retirement from the Board after years of service

ADJOURNMENT: 6:23 PM



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JUNE 08, 2022 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were-Bernard Guthrie-Vice-Chair; Robert D'Arinzo; Stephen Pickett; Ricardo Martin. Also present were: Scott Rodriguez-Principal Planner; Erin Sita-Assistant Director for Community Sustainability (Virtual); William Waters, Director for Community Sustainability. Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

Motion: R. D'Arinzo moved to continue New Business Item A to the July 13, 2022 Regular meeting; S. Pickett 2nd.

Vote: Ayes all, unanimous

Motion: R. D'Arinzo moved to continue New Business Item B to the July 13, 2022 Regular meeting; S. Pickett 2nd.

Vote: Ayes all, unanimous

APPROVAL OF MINUTES: None

CASES

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

PROOF OF PUBLICATION

- 1) 201 Ocean Breeze
315 N Ocean Breeze
Ordinance 2022-11
Ordinance 2022-12
Ordinance 2022-13

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: No Board Member disclosures with exception of Ricardo Martin recognizing that agent Mr. Wes Blackman is licensed with the company with whom he works. It will not affect his impartiality.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. HRPB Project #22-00100169: Consideration of a Certificate of Appropriateness (COA) for the construction of a new attached 1-car garage and a new 2-story wood-framed accessory building with carport and covered patio for a building located at 315 North Ocean Breeze; PCN# 38-43-44-21-15-096-0130. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district.

Continued to July 13, 2022 HRPB meeting

B. HRPB Project # 22-00100091: Consideration of a Certificate of Appropriateness (COA) for roof replacement on a building located at 623 North Ocean Breeze; PCN# 38-43-44-21-15-170-0100. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district.

Continued from May 11, 2022.

Applicant has requested further continuance to the July 13, 2022 meeting.

C. HRPB Project # 22-00100212: Consideration of Certificate of Appropriateness (COA) for roof replacement and an Unreasonable Economic Hardship Application for an Income Property located at 814 North Ocean Breeze; PCN #38-43-44-21-15-232-0040. The subject property is a non-contributing resource to the Northeast Lucerne Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.

Staff: It is an owner-occupied residence, not an income property. This statement in the staff report was incorrect. The original roof was shingle asbestos and replaced in 1967 with a flat tile roof, now the request is to go back to asphalt dimensional shingle.

Applicant: Hillary Broder- Most of the roofs on the street are asphalt shingle roofs. The house was Inherited. Dislikes the tile as It became dirty within 6 months of cleaning. Staff reminds applicant to speak of hardship not aesthetics. Applicant states she was a professor at NYU, retired, currently has a squatter in apartment, retirement annuity was less than expected due to taxes. Also receives money from University of North Carolina Chapel Hill.. Only income is SS and UNC. Roof has had structural damage (underlayment is warped). The price of the tile has increased, is difficult to get, it's not made anymore.

Board: R. Martin asks about staff conditions regarding color. **Response:** Light grey is the conditioned color. B. Guthrie indicates the change to tile was an upgrade, and that asbestos shingles looked and were installed differently from asphalt shingles. B. Guthrie asked if there is a mortgage? **Response:** No, it does not. No evidence was presented for No bank accounts were provided (or other documentation) showing the hardship. **Response:** Wealth has deteriorated by 2/3 due to the current stock market. Experiencing the hardship of maintenance on the property. S. Pickett asks if it's possible to generally condition that the shingles could be granted however the next replacement would require tiles. Board members don't believe a hardship could be granted for the life of the roof. B. Guthrie inquires about the difference in the cost of the roof. **Staff response:** Typically a tile roof runs around 40-50K

Code states that a 30% difference would be the hardship delineation. The quote was 28K. Board questions if this is a standard disclosure, does the Board always receive the same information? **Staff response:** Applicants will provide different documents based upon what they are comfortable with disclosing. Ms. Broder provided what she deemed necessary to review her economic circumstances and stated to staff that some of her retirement accounts would indicate a lesser hardship, therefore those documents were not provided.

Board: Members believe the evidence is lacking.

Applicant: Due to required minimum distributions from accounts, what would have taken 5-10 years, was taken lump sum and the federal tax burden was well over \$100,000.00. Also claiming physical, emotional and financial hardships and would appreciate the Board attention as she lives by herself. Board states that other cases have been more forthcoming in presenting evidence.

Board: Members are amenable to continuing to the July 13 meeting should the applicant wish to provide more verifiable information/documentation of hardship. The evidence falls short.

Applicant: States she cannot get a tile roof on the house prior to hurricane season. Please look at the big picture.

Motion: R. D'Arinzo moves to continue the request to the next regular meeting, July 13, should the applicant wish to submit additional supporting hardship information; R. Martin 2nd.

Vote: Ayes all, unanimous.

D. HRPB Project # 21-00100148: Consideration of a Certificate of Appropriateness (COA) for a second-floor addition, new wrap around porch, and new detached garage including an accessory dwelling unit (ADU) above it for a building located at 201 Ocean Breeze; PCN# 38-43-44-21-15-095-0090. The subject property is a contributing resource within the South Palm Park Historic District. The property is located in the Multi-family Residential (MF-20) zoning district.

Staff: Presents case findings and analysis. A historic waiver is requested due to exceeding the maximum lot coverage with the ADU. If the staircase were left open, rather than enclosed, the waiver could be eliminated or reduced.

Architect for Applicant: Geoffrey Harris-the square footage 101 over the maximum lot coverage is primarily covered staircase to the second floor of the ADU.

Applicant: Matt Palmer, does not want to rent a property while the construction/remodeling is occurring. The chain link fence will be in the hedge. Requesting to build the ADU, move into the ADU, while working on the primary contributing structure.

Board: Discussion on concurrency. Staff suggests one permit for the entire project; a TCO could be issued to the ADU however the CO would only be issued for the ADU once the primary structure receives the CO.

Motion: S. Pickett moves to approve HRPB 21-00100148 with staff recommended Conditions of Approval, with added Conditions regarding TCO, one permit for project and that the ADU shall not be used as a short-term/vacation rental based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

E. Ordinance 2022-11: Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 3 “Permits,” Section 23.2-31 related to “Site Design Qualitative Standards.”

Staff: W. Waters- This ordinance will only apply to buildings of 7,500 square feet or more. Provide additional guidance, consistency, clarity and additional standards related to building design and sustainable performance; high-quality architectural design respectful of the existing streetscape; exceed industry standards with regard to greenhouse emissions, carbon footprint and utilization of recycled materials as well as reductions in water and energy usage. New buildings would be required to incorporate design features that support multi-modal transportation, amenities that are conducive to enhancing community pride and social interaction, and safety features. Include design elements, performance standards and/or specifications to enhance the public’s awareness and appreciation of the community’s commitment to the incorporation of sustainable qualities, values and principles

Board Discussion: Developers will encounter too many roadblocks and go elsewhere for new construction and redevelopment projects. The spirit or intent is acceptable however there are already review mechanisms and staff in place, including the Boards and City Commission, to make the determinations. Additionally, it would require an added staff person to oversee the programs. The cost is an impediment and the elements are too vague. To put into an Ordinance is not right.

Public Comment: Mr. Wes Blackman finds that all policies, guidelines and codes already exist to make these determinations.

Motion: R. D’Arinzo move to recommend denial of **Ordinance 2022-11** to the City Commission.

Vote: Ayes all, unanimous.

F. Ordinance 2022-12: Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 1 “General Provisions,” Division 2 “Definitions,” Section 23.1-12 “Definitions,” adding new definitions “Annual Gross Household Income,” “Gross Rent,” and “Overall Housing Expense;” and Article 2 “Administration,” Division 3 “Permits,” adding a new Section 23.2-39 “Affordable/Workforce Housing Program.”

Staff: Staff received direction to create an Affordable/Workforce Housing Program to encourage the development of affordable and/or workforce housing units within the City. The proposed program would allow several incentives, including a 15% density bonus and additionally flexibility in unit size, parking requirements and financial incentives provided that no less than 15% of the total dwelling units are deed restricted as affordable.

Motion: R. D’Arinzo moves to recommend adoption of **Ordinance 2022-12** to the City Commission; R. Martin 2nd.

Vote: Ayes all, unanimous.

G. Ordinance 2022-13: Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 1 “General Provisions,” Division 2 “Definitions,” Section 23.1-12 “Definitions,” adding a new definition “Micro-unit;” and Article 4 “Development Standards,” adding a new Section 23.4-25 “Micro-units,” providing for development standards for micro-units.

Staff: Staff received direction to create a new multi-family unit type in the City to address housing affordability in the region. The proposed micro-unit housing type would have a smaller

minimum unit size (minimum 250 sf – maximum 750 sf) and require only 1 parking space per unit with provisions for guest parking. A micro-unit development would also be required to provide additional interior common areas and an outdoor amenity area.

Motion: R. Martin moves to recommend adoption of **Ordinance 2022-13** to the City Commission; S. Pickett 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES:

A. Annual Organizational Meeting & Election of the Chair & Vice-Chair

Motion: R. D'Arinzo nominates Stephen Pickett for Chairman; R. Martin 2nd.

Vote: Ayes all, unanimous

Motion: R. D'Arinzo nominates Bernard Guthrie for Vice-Chair; R. Martin 2nd.

Vote: Ayes all, unanimous

PUBLIC COMMENTS: (3 minute limit) Mr. Wes Blackman questions if a previously denied variance request can re-submit to the Board? **Response:** yes, as 12 months have passed since the denial.

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Consideration of standardization of hardship criteria for future cases. **Staff:** The applicant cannot be forced to provide, they do receive a list of suggested documents.

ADJOURNMENT 8:55 PM



MEMORANDUM DATE: June 28, 2022

AGENDA DATE: July 13, 2022

TO: Chair and Members of the Historic Resources Preservation Board

RE: **432 South L Street**

FROM: Department for Community Sustainability

TITLE: **HRPB Project Number 22-00100250:** Consideration of a Certificate of Appropriateness (COA) for door replacement for a single family house located at 432 South L Street; PCN# 38-43-44-21-15-157-0010. The subject property is a contributing resource within the Southeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Medium Density Residential (MDR).

OWNER(S): David and Kristen Batlle
6048 Eagles Nest Drive
Jupiter, FL 33458

CONTRACTOR: Nicholas Fusco
Pyramid Builders of Palm Beach, Inc.
1381 North Killian Drive
Lake Park, FL 33403

PROPERTY DEVELOPMENT HISTORY:

According to the property appraisers' records and the historical property files, the single-story structure was constructed in 1940. Although the structure has the appearance of masonry vernacular home, the property record card indicates that it is of frame construction. A brick veneer was applied in 1949. The records for enclosing the back porch in 1940 indicate exterior brickwork, and a bathroom addition in 1950 also indicates that exterior brick was added. There is no record of when the stucco siding was applied. A permit for garage demolition was filed in 1976.

Although somewhat masonry vernacular in appearance, the home is most closely identified as a frame vernacular due to the frame construction with applied brick/stucco veneer. The property is listed as a frame vernacular structure on the Florida Master Site File (FMSF) as PB07040.

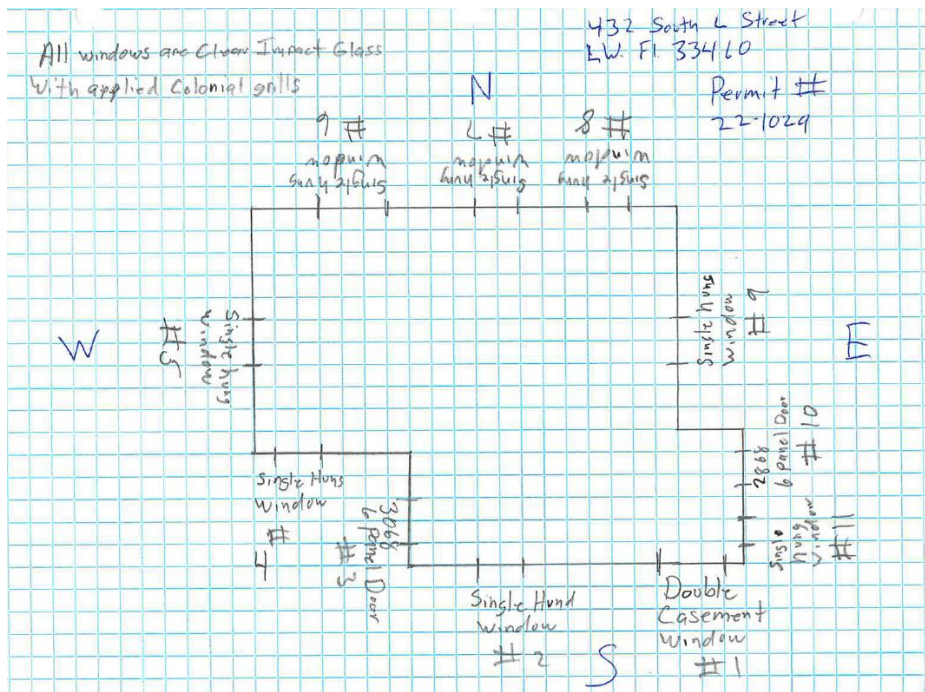
PROJECT DESCRIPTION:

The property owners, David and Kristen Batlle, are requesting a COA for door replacement for the single family house located at 432 South L Street. The subject property is located on the west side of South K Street between 4th Avenue South and 5th Avenue South. They propose utilizing a raised six panel door.

Exhibit 1 – View of Subject Property



Exhibit 2 – Floor Plan for Door Replacement

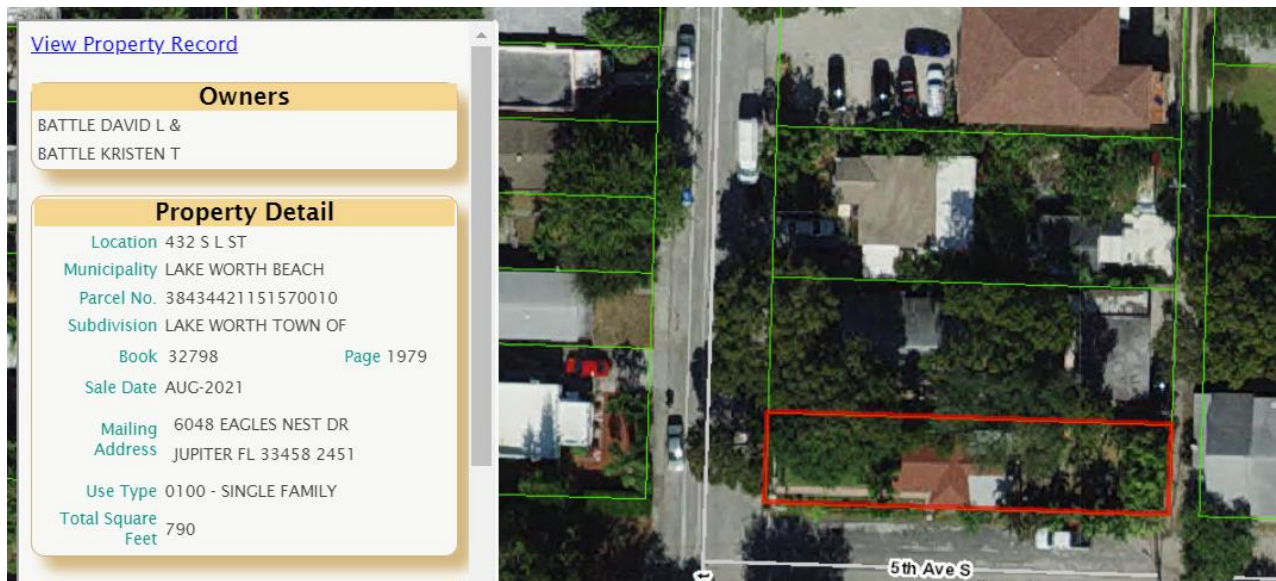


STAFF RECOMMENDATION: Staff recommends that the Board discuss and clarify the use of raised six panel doors versus recessed six panel doors for Wood Frame Vernacular homes. Current Design Guidelines

specify recessed panels. The applicant has interpreted the images of example homes included in the Design Guidelines as raised panels, which is an issue that has been discussed in the past.

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|-----------------------------|---|
| Owner | David and Kristen Batlle |
| General Location | The Corner of South L Street and 5 th Avenue South |
| PCN | 38-43-44-21-15-157-0010 |
| Zoning | SFR - Single Family Residential; Southeast Lucerne |
| Existing Land Use | Single Family Residential (SFR) |
| Future Land Use Designation | Medium Density Residential (MDR) |

LOCATION MAP:



Consistency with the Comprehensive Plan

The proposed project is consistent with Goal 1.4 of the Comprehensive Plan, which encourages preservation and rehabilitation of historic resources. Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. Per the City’s Historic Preservation Ordinance (LDR Sec. 23.5-4), the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation, the replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

HISTORIC PRESERVATION 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 Wood Frame Vernacular architectural style section of the City’s Historic Preservation Design Guidelines is included as **an attachment**.

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 proposal is *unsuccessful* in replicating an appropriate door design for a Wood Frame Vernacular structure.

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

Staff Analysis: The proposed door replacement will have no direct physical effect on any surrounding properties within the Southeast 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: Per the regulations set forth in the City’s Historic Preservation Design Guidelines, replacement doors shall replicate their original appearance. The proposed door, according to the Historic Preservation Design Guidelines, is not appropriate to the architectural style.

- 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 proposal is 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 a local historic district. Although a masonry veneer has been applied, the resource is a Wood Frame Vernacular building, which has a distinct set of architectural characteristics. The proposed door is not consistent with these guidelines.

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

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures:*

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

Staff Analysis: Not applicable; no change to the use of the property is proposed.

- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Staff Analysis: No, the door that is being replaced is not original to the structure.

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

Staff Analysis: The proposed door does not comply with the City's Historic Preservation Design Guidelines. Therefore, the project is not visually compatible with neighboring properties.

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

- (1) The work to be performed will conform to the original door and window openings of the structure; and

Staff Analysis: Yes, no opening sizes will be altered.

- (2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

Staff Analysis: The applicant has not requested replacement with doors that are less expensive than what is being proposed.

- (3) That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.

Staff Analysis: The proposed door seeks to match the design of the existing door, which is not compatible with the Wood Frame Vernacular architectural style of the building.

- (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 to be availed of this paragraph.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed application is not consistent with the Wood Frame Vernacular architectural style and the Historic Preservation Design Guidelines requirements.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100250 with staff recommended conditions for a Certificate of Appropriateness (COA) for door replacement for the property located at **432 South 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 22-00100250 for a Certificate of Appropriateness (COA) for door replacement for the property located at **432 South 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:

- Applicant's Supporting Documentation
- Wood Frame Vernacular Design Guidelines



MEMORANDUM DATE: June 28, 2022

AGENDA DATE: July 13, 2022

TO: Chair and Members of the Historic Resources Preservation Board

RE: **315 North Ocean Breeze**

FROM: Department for Community Sustainability

TITLE: **HRPB Project Number 21-00100169:** Consideration of a Certificate of Appropriateness (COA) for a new attached 1-car garage and a new 2-story wood-framed accessory building with a covered patio for a building located at 315 North Ocean Breeze; PCN# 38-43-44-21-15-096-0130. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Single Family Residential (SFR). A historic waiver is required to allow the accessory structure to exceed 40% of the principal structure.

OWNER(S): Brian Sher
315 North Ocean Breeze
Lake Worth Beach, FL 33460

ARCHITECT: Geoffrey B. Harris
215 Wenonah Place
West Palm Beach, FL 33405

PROPERTY DEVELOPMENT HISTORY:

According to the City's historical property files the original structure was built in 1929. The Florida Master Site File has assigned the structure the identification number PB19661 and defines the architectural style as Bungalow. Modifications have been minimal with a 26' x 16' rear porch addition constructed in 1949.

PROJECT DESCRIPTION:

The property owner, Brian Sher, is requesting a COA for the addition of a new 248 SF wood-framed, single car attached garage along with a new covered loggia extending from the garage. In addition, he is requesting the construction of a new 555 sf two-story wood-framed accessory building including a new 370 SF covered patio for the building located at 315 North Ocean Breeze. The Accessory Building will create a new two-story Pool House with a covered patio. The subject property is located on west side of North Ocean Breeze between 3rd Avenue North and 4th Avenue North.

Exhibit 1 – Existing Site Conditions

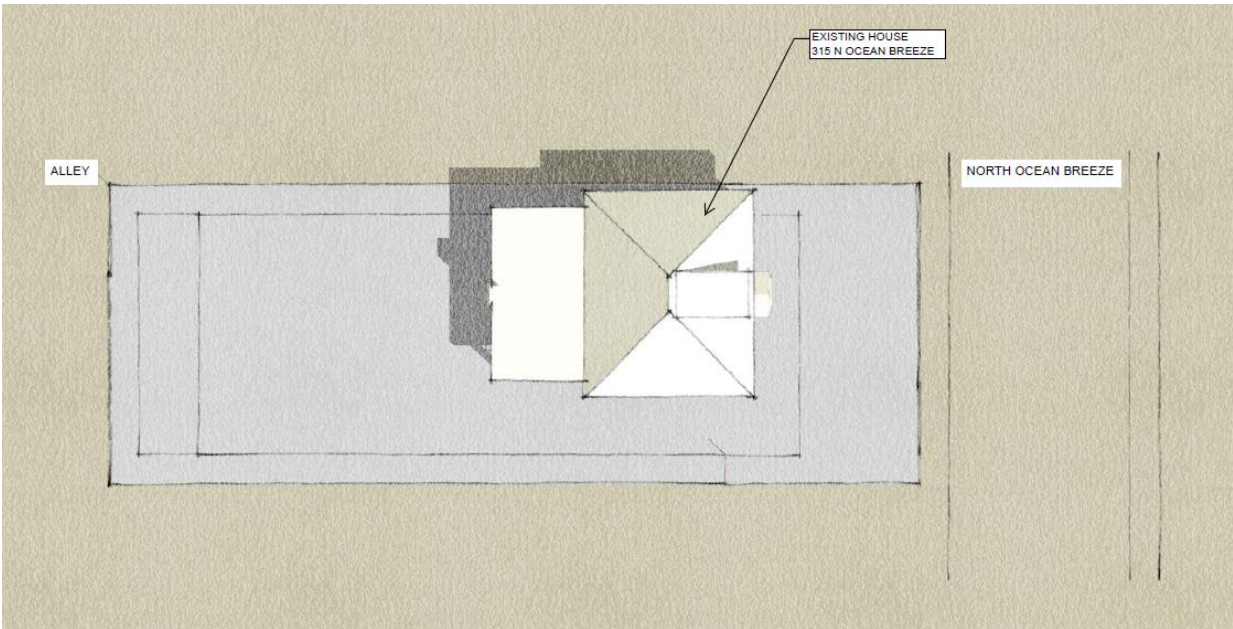
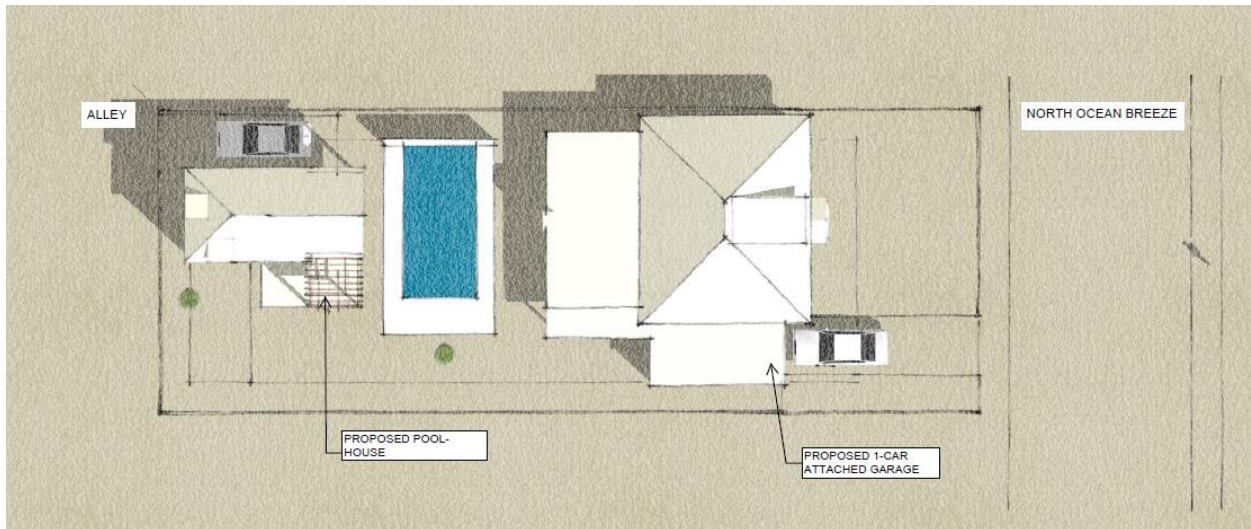


Exhibit 2 – Proposed Additions



STAFF RECOMMENDATION: Staff recommends approval of the proposed exterior alterations and new construction. The proposed single car garage, loggia, and new 2-story accessory building is designed with materials and detailing that are consistent with the existing structure. With these criteria in mind, staff contend that these modifications are successful in complying with the City’s design guidelines and historic preservation ordinance. However, staff recommends the removal of the lattice-roof balcony on the south end of the proposed accessory structure, as this portion of the balcony is visible from the

street and contributes to the accessory structure exceeding the 40% limit imposed in the Land Development Regulations.

| | |
|-----------------------------|--|
| Owner | Bryan Sher |
| General Location | W. Side of N. Ocean Breeze Between 3 rd Ave. N. and 4 th Ave. N. |
| PCN | 38-43-44-21-15-096-0130 |
| Zoning | Old Lucerne |
| Existing Land Use | Single Family Residential (SFR) |
| Future Land Use Designation | Single Family Residential (SFR) |

LOCATION MAP:

[View Property Record](#)

Owners

SHER BRYAN &
VICKOVICH JACQUELINE

Property Detail

Location 315 N OCEAN BREEZE

Municipality LAKE WORTH BEACH

Parcel No. 38434421150960130

Subdivision LAKE WORTH TOWN OF

Book 33487 **Page** 1463

Sale Date MAR-2022

Mailing Address 1029 N PALMWAY
LAKE WORTH BEACH FL 33460
2313

Use Type 0100 - SINGLE FAMILY

Total Square Feet 1175

Consistency with the Comprehensive Plan

The subject site is located in the Single Family Residential (SFR) designation. The future land use designation is Single Family Residential (SFR). The proposed single car garage, loggia, and new 2-story accessory building are consistent with this designation.

Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. Per the City’s Historic Preservation Ordinance (LDR Sec. 23.5-4), the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation, changes to the exterior of contributing structures must ensure that the setbacks, height, mass, bulk, and

orientation to a public street are compatible with neighboring properties within the historic district. Building materials and details of architectural style and their preservation or replacement shall consider the integrity of overall architectural style and materials. The proposed single car garage, loggia, and new 2-story accessory building are designed to be compatible with and complement the Bungalow architectural style found in the existing structure. With these criteria in mind the proposed alterations are consistent with the intent of the policy.

ZONING ANALYSIS:

The subject application was reviewed for general consistency with the requirements of LDR Section 23.3-7- SF-R. The proposed project appears to be generally consistent with the requirements of the zoning district, except that the proposed application exceed the maximum square footage allowed for an accessory structure. Approval of the application as proposed would require a historic waiver allowing for the proposed accessory structure to exceed 40% of the principal structure, or 613 sf. Formal and complete review for compliance with the City’s Land Development Regulations, including landscaping and fencing/walls, will be conducted at building permit review. Therefore, staff has drafted a condition of approval clarifying that review and approval for zoning compliance shall occur at building permit review.

| Development Standard | | SFR Zoning District | Provided |
|---|---------------------------|--|---|
| Setbacks | Front (min build-to line) | 20' | +/- 23' (Principal Structure) |
| | Rear (min) | 15' Principal Structure 5' Accessory Structure | +/- 53' (Principal Structure) +/- 5' (Accessory Structure) |
| | Street Side (min) | 5' | N/A |
| | Interior Side (min) | 5' | 5' |
| Impermeable Surface Coverage (maximum) | | 55% | 38% |
| Structure Coverage (max) | | 35% | 30% |
| Accessory structure - living space & garage (max) | | 40% of 1532 sf structure (613 sf max) | 63% (963sf) *Waiver proposed |
| Building Height (max) | | 30' Principal Structure 24' Accessory Structure | 14'6" / +/- 18'2" |
| Maximum Wall Height at Side Setback | | 18' 24" at 10' setback | +/- 17' at 5' setback |
| Floor Area Ratio (FAR) (max) | | 0.5 | .029 |
| Parking | | 2 spaces | 1 space in garage 1 space in rear |

*Accessory structure calculation and proposed waiver includes the full balcony as proposed by the applicant, not the reduced balcony size that staff recommends.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City’s Historic Preservation Design Guidelines provide standards and recommendations for new construction and alterations to historic buildings. New exterior additions to historic buildings expand and change the building’s footprint and profile. 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. New construction, defined as a new structure within a historic district, should be carefully planned and designed so that it is compatible with neighboring structures. It is very important that the construction of new structures adhere to certain principles that are vital to the health and longevity of the historic district, including style, the street, scale, height, massing, building placement and orientation, as well as materials and details.

Staff Analysis: The proposed single car garage, loggia, and new 2-story accessory building are designed with material and detailing that differentiate from, but are compatible with, the existing structure. With these criteria in mind, staff contend that these modifications are successful in complying with the City’s design guidelines and historic preservation ordinance. However, staff recommends the removal of the lattice-roof balcony on the south end of the proposed accessory structure, as this portion of the balcony is visible from the street and contributes to the accessory structures exceeding the 40% limit imposed in the Land Development Regulations.

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. All improvements to buildings, structures, and appurtenances within a designated historic district shall be visually compatible. 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 Bungalow architectural style section of the City’s Historic Preservation Design Guidelines available on the webpage: <https://lakeworthbeachfl.gov/community-sustainability/historic-preservation/>

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

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:
 - A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Staff Analysis: The new garage is set back from the street elevation to be secondary to the existing structure, and incorporates a low slope shed roof to avoid competing with the existing hip roof. The materials and detailing will be consistent with the existing structure. The new accessory building is consistent with the bungalow style of the existing structure. The accessory building’s roof will reflect the pitch of the existing house and will be clad with dimensional composition shingles to match the existing house. Based on the direction

provided in the City's Historic Preservation Design Guidelines, staff contend that the proposal is *successful* in complimenting the existing architectural style.

- 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 addition and new construction will have no direct physical effect on any surrounding properties within the Old Lucerne Historic District. The proposed work is complementary to and in scale with other existing structures on the street.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Staff Analysis: The proposed addition and new construction compliment the historic and architectural significance of the subject property. The design, arrangement, texture, materials, and color of the addition and new construction compliment the original features of the structure.

- 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 addition and new construction are in compliance with the City's Historic Preservation 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 a local historic district. The proposed addition and new construction will have no adverse effects on the structure's features which serve as the basis for its contributing designation.

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures*:

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

Staff Analysis: Not applicable; no change to the use of the property is proposed.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Staff Analysis: The proposed addition will not destroy any distinguishing original qualities or characteristics of the building. It will differentiate from, yet be compatible with, the structure's original characteristics.

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

Staff Analysis: Yes, the proposed addition will be visually compatible with neighboring properties.

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

(1) The work to be performed will conform to the original door and window openings of the structure; and

Staff Analysis: Not applicable.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

Staff Analysis: Not applicable. The applicant has not requested replacement with windows and doors that are less expensive than what is being proposed.

(3) That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.

Staff Analysis: Not applicable.

- (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 to be availed of this paragraph.

Section 23.5-4(k)(3) *Additional guidelines for new construction and for additions (as applicable); visual compatibility*

1. All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. The HRPB may adopt additional guidelines to help define visual compatibility, which shall be available at the department for community sustainability. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district.
 - A. In approving or denying applications for certificates of appropriateness for new construction and additions (as applicable), 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.

Staff Analysis: The proposed structure is compatible with the height of other structures in the district.

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.

Staff Analysis: The width and height of the front elevation of the proposed building is in scale with the surrounding properties.

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.

Staff Analysis: The proposed windows and doors are compatible height and width with the typical windows and doors on the neighboring structures.

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

Staff Analysis: The proposal largely avoids long expanses of unbroken façade, and the overall design and configuration complements the existing landscape.

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.

Staff Analysis: The proposed building adheres to setback requirements within the current zoning code.

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.

Staff Analysis: The structure as proposed is visually compatible and in harmony with other structures in the district.

7. For landmarks and contributing buildings and structures, 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.

Staff Analysis: The proposed structure will utilize either wood siding to match the existing historic residence OR stucco on the first story and wood siding on the second story to match the existing historic residence. These are compatible materials for the district.

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.

Staff Analysis: The proposed structure is designed with a front-gabled roof with dimensional composition shingles to match the roofing material of the existing historic residence. The roof shape and material are visually compatible with the surrounding neighborhood.

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

Staff Analysis: Not applicable.

10. For landmarks and contributing buildings and structures, 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.

Staff Analysis: The size, massing, and other visual qualities of the proposed new construction are generally compatible and in harmony with visually related properties. However, staff recommend the removal of the lattice-roof balcony on the south end of the proposed accessory structure, as this portion of the balcony is directly visible from the street and contributes to the accessory structure exceeding the 40% limit imposed in the Land Development Regulations.

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.

Staff Analysis: The structure's height and massing are compatible with other buildings and accessory structures on the block.

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.

Staff Analysis: The structure is designed with elements of Bungalow architecture. The structure is generally compatible with the district, but does not attempt to replicate any historic structures.

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.

Staff Analysis: Not applicable.

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

Staff Analysis: Not applicable.

- 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.

Staff Analysis: Not applicable.

- 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.

Staff Analysis: The overall design of the proposed structure and site are compatible with visually related properties and the hardscape surfaces are compatible in the district.

- B. In considering certificates of appropriateness for new buildings or structures which will have more than one primary façade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary façade.

Staff Analysis: Not applicable.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed single car garage, loggia, and new 2-story accessory building are designed with material and detailing that differentiate from, but are compatible with, the existing structure. With these criteria in mind, staff contend that these modifications are successful in complying with the City's design guidelines and historic preservation ordinance.

Conditions of Approval

- 1) The existing trim shall remain where applicable. If any element is too deteriorated for continued use, it shall be replaced in-kind, subject to staff review at permitting.
- 2) The railing system used on the accessory structure's porches and balconies shall be architecturally consistent with the existing structure, subject to staff review at permitting.
- 3) New doors and windows shall be recessed within the wall, and shall not be installed flush with the exterior wall.

- 4) All divided-light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grills between the glass” shall not be permitted.
- 5) 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.
- 6) Doors and windows to be reviewed at time of permit for consistency with the HRPB approval and Design Guidelines.
- 7) Zoning compliance for the proposed project shall be determined at building permit review.
- 8) Landscaping shall be reviewed for compliance with the City’s landscape requirements at permit.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100169 with staff recommended conditions for a Certificate of Appropriateness (COA) for a new attached 1-car garage and a new 2-story wood-framed accessory building with a covered patio for the property located at **315 N 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 **DENY** HRPB Project Number 21-00100169 for a Certificate of Appropriateness (COA) for a new attached 1-car garage and a new 2-story wood-framed accessory building with a covered patio for the property located at **315 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.

ATTACHMENTS:

- Applicant Supporting Documentation



MEMORANDUM DATE: June 28, 2022

AGENDA DATE: July 13, 2022

TO: Chair and Members of the Historic Resources Preservation Board

RE: **427 South K Street**

FROM: Department for Community Sustainability

TITLE: HRPB Project Number 22-00100258: Consideration of a Certificate of Appropriateness (COA) for a new detached accessory structure with a two-car garage and additional living space on the second floor for the property located at 427 South K Street; PCN# 38-43-44-21-15-153-0300. The subject property is a contributing resource within the Southeast Lucerne Historic District. The property is located in the Single Family Residential (SFR) zoning district. The future land use designation is Medium Density Residential (MDR). A historic waiver is required to allow the accessory structure to exceed 40% of the principal structure.

OWNER(S): Erin Crawford
427 South K Street
Lake Worth Beach, FL 33460

CONTRACTOR: Alexander Viani
Palm Beach Gardens Contracting Inc.
Dba Home Renovation Solutions
211 2nd Court
Palm Beach Gardens, FL 33410

PROPERTY DEVELOPMENT HISTORY:

According to the City's historical property files the original structure was built in 1925. The Florida Master Site File has assigned the identification code PB06880 to this structure and defines the architectural style as Mediterranean/Mission Revival. Modifications have been minimal. The existing condemned garage was built in 1961 and repaired in 1986.

PROJECT DESCRIPTION:

The property owner, Erin Crawford, is requesting a COA for the construction of a 942 SF two-story, two car garage with living space on the second floor to replace the existing condemned garage for the building located at 427 South K Street. The subject property is located on the west side of South K Street between 4th Avenue South and 5th Avenue South.

Exhibit 1 – Condemned Garage



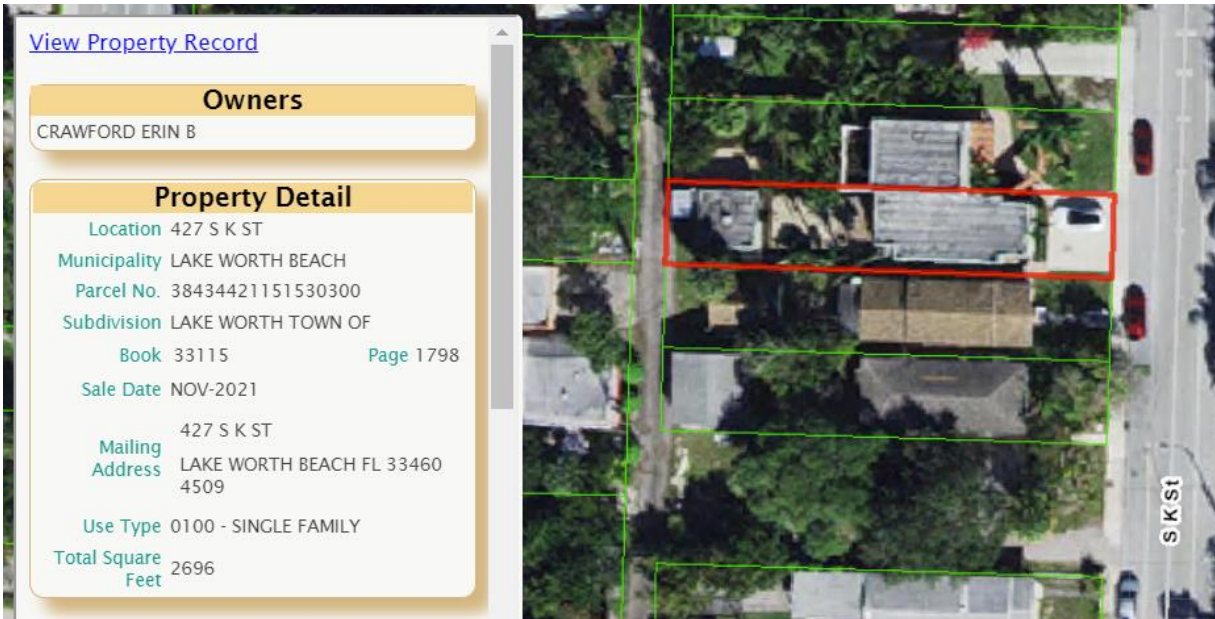
Exhibit 2 – Proposed Accessory Structure with Garage and Living Space



STAFF RECOMMENDATION: Staff recommends approval of the proposed new construction with conditions, including the condition that the side setback of the accessory structure along the southern property line shall be increased to 10 feet. The proposed accessory structure with two-car garage and additional living space on the second floor is designed with materials and detailing that are consistent with the existing structure. However, the proposed accessory is slightly larger than what is permitted in the City’s Land Development Regulations in the Single Family Residential (SF-R) zoning district. The calculation of the size of the 942-sf accessory structure does not appear to be accurate and also excluded the exterior roofed porch (+/- 30 sf) and the roofed exterior stair landing. Therefore, staff is recommending that the HRPB discuss if the proposed accessory structure, which is approximately 43 sf larger than what is permitted, is contextually appropriate within the district and if a waiver is appropriate. With these criteria in mind, staff contend that these modifications are successful in complying with the City’s design guidelines and historic preservation ordinance.

| | |
|-----------------------------|---|
| Owner | Erin Crawford |
| General Location | W. Side of S. K St. Between 4 th Ave. S. and 5 th Ave. S. |
| PCN | 38-43-44-21-15-153-0300 |
| Zoning | Southeast Lucerne |
| Existing Land Use | Single Family Residential (SFR) |
| Future Land Use Designation | Medium Density Residential (MDR) |

LOCATION MAP:



Consistency with the Comprehensive Plan

The subject site is located in the Single Family Residential (SFR) designation. The future land use designation is Medium Density Residential (MDR). The proposed accessory structure with a two-car garage and additional living space on the second floor is consistent with this designation.

Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. Per the City’s Historic Preservation Ordinance (LDR Sec. 23.5-4), the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation, changes to the exterior of contributing structures must ensure that the setbacks, height, mass, bulk, and orientation to a public street are compatible with neighboring properties within the historic district. Building materials and details of architectural style and their preservation or replacement shall consider the integrity of overall architectural style and materials. The proposed accessory structure with two-car garage and additional living space on the second floor is designed to be compatible with and complement the Mediterranean/Mission Revival architectural style found in the existing structure. With these criteria in mind the proposed alterations are consistent with the intent of the policy.

ZONING ANALYSIS:

The subject application was reviewed for general consistency with the requirements of LDR Section 23.3-7- SF-R. The proposed project appears to be generally consistent with the requirements of the zoning district, except that the proposed application exceed the maximum square footage allowed for an accessory structure and is exceeds the maximum wall height at the side setback. Staff is recommending

a condition of approval increase the side setback of the new accessory structure along the southern property to 10 feet to comply with the LDR requirements. Further, approval of the application as proposed would require a historic waiver allowing for the proposed accessory structure to exceed 40% of the principal structure, or 942 sf. Formal and complete review for compliance with the City’s Land Development Regulations, including landscaping and fencing/walls, will be conducted at building permit review. Therefore, staff has drafted a condition of approval clarifying that review and approval for zoning compliance shall occur at building permit review.

| Development Standard | | SFR Zoning District | Provided |
|---|---------------------------|--|--|
| Setbacks | Front (min build-to line) | 20' | +/- 23' (Principal Structure) |
| | Rear (min) | 15' Principal Structure 5' Accessory Structure | +/- 53' (Principal Structure) +/- 8' (Accessory Structure) |
| | Street Side (min) | 5' | N/A |
| | Interior Side (min) | 5' | 5' |
| Impermeable Surface Coverage (maximum) | | 55% | 54.9% |
| Structure Coverage (max) | | 35% | 33.86% |
| Accessory structure - living space & garage (max) | | 40% of 2356 sf structure (942 sf max) | 41.8% (985 sf) *Waiver required |
| Building Height (max) | | 30' Principal Structure 24' Accessory Structure | Not provided (existing)/ 23'4" |
| Maximum Wall Height at Side Setback | | 18' 24" at 10' setback | 23'6" at 5' setback *Condition of Approval proposed to increase setback to 10' |
| Floor Area Ratio (FAR) (max) | | 0.5 | 0.494 |
| Parking | | 2 spaces | 2 spaces in garage 2 spaces in front driveway |

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City’s Historic Preservation Design Guidelines provide standards and recommendations for new construction. New construction, defined as a new structure within a historic district, should be carefully planned and designed so that it is compatible with neighboring structures. It is very important that the construction of new structures adhere to certain principles that are vital to the health and longevity of the historic district, including style, the street, scale, height, massing, building placement and orientation, as well as materials and details.

Staff Analysis: The proposed accessory structure with a two-car garage and additional living space on the second floor is designed with material and detailing that differentiate from, but are compatible with, the existing structure. With these criteria in mind, staff contend that these modifications are successful in complying with the City’s design guidelines and historic preservation ordinance.

Section 23.5-4(k)(3)(A) – Review/Decision

Certificate of Appropriateness

All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. 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 Mediterranean/Mission Revival architectural style sections of the City’s Historic Preservation Design Guidelines are available on the webpage: <https://lakeworthbeachfl.gov/community-sustainability/historic-preservation/>

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

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

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

Staff Analysis: The proposed accessory structure with a two-car garage and additional living space on the second floor is designed to complement the architectural style of the main structure and will not detract from the historic significance of the original building. Based on the direction provided in the City’s Historic Preservation Design Guidelines, staff contend that the proposal is *successful* in complimenting the existing architectural style.

- 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 modifications will have no direct physical effect on any surrounding properties within the Southeast Lucerne Historic District. The proposed work is complementary to other existing structures on the street.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Staff Analysis: The proposed new construction complements the historic and architectural significance of the subject property. The design, arrangement, texture, materials, and color of the modifications compliment the original features of the structure.

- 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. However, the existing garage has been condemned and demolished, and denial will leave the homeowner without a replacement structure.

- 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 modifications are in compliance with the City's Historic Preservation 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 a local historic district. The proposed modifications will have no adverse effects on the structure's features which serve as the basis for its contributing designation.

Section 23.5-4(k)(3) Additional guidelines for new construction and for additions (as applicable); visual compatibility

1. All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. The HRPB may adopt additional guidelines to help define visual compatibility, which shall be available at the department for community sustainability. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district.

- A. In approving or denying applications for certificates of appropriateness for new construction and additions (as applicable), 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.

Staff Analysis: The proposed structure is compatible with the height of other accessory structures in the district.

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.

Staff Analysis: The width and height of the front elevation of the proposed building is in scale with the surrounding properties.

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.

Staff Analysis: The proposed windows and doors are compatible height and width with the typical windows and doors on the neighboring structures.

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

Staff Analysis: The proposal largely avoids long expanses of unbroken façade, and the overall design and configuration complements the existing landscape.

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.

Staff Analysis: The proposed building adheres to setback requirements within the current zoning code as conditioned.

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.

Staff Analysis: Not applicable.

7. For landmarks and contributing buildings and structures, 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.

Staff Analysis: The proposed structure will utilize a textured stucco finish, similar to that of the condemned garage on the property and matching the color of the existing historic residence. This is a compatible material for the district.

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.

Staff Analysis: The proposed structure is designed with a flat roof and decorative parapet, which is similar to that of the condemned garage on the property and is in harmony with Mission/Mediterranean Revival structures and visually compatible with the surrounding neighborhood.

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

Staff Analysis: Not applicable.

10. For landmarks and contributing buildings and structures, 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.

Staff Analysis: The size, massing, and other visual qualities of the proposed new construction are generally compatible and in harmony with visually related 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.

Staff Analysis: The structure's height and massing are compatible with other buildings and accessory structures on the block.

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.

Staff Analysis: The structure is designed with elements of Mission/Mediterranean Revival architecture. The structure is generally compatible with the district, but does not attempt to replicate any historic structures.

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.

Staff Analysis: Not applicable.

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

Staff Analysis: Not applicable.

- 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.

Staff Analysis: Not applicable.

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.

Staff Analysis: The overall design of the proposed structure and site are compatible with visually related properties and the hardscape surfaces are compatible in the district.

- B. In considering certificates of appropriateness for new buildings or structures which will have more than one primary façade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary façade.

Staff Analysis: Not applicable.

Section 23.5-4.r) Incentives for improvements to designated landmark and contributing properties.

2. Waiver or modification of certain land development regulations. In addition, the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards. Before granting a waiver or modification, the HRPB must find that:

- (A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.

Staff Analysis: The proposed waiver would allow for an additional accessory structure in the single-family zoning district in a manner that would minimize the addition of square footage to the principal contributing historic structure.

(B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

Staff Analysis: The larger accessory structure is located to the rear of the project and is separate from the principal structure as to be visually distinct.

(C) The waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare.

Staff Analysis: Not applicable.

(D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes

Staff Analysis: The accessory structure with two-car garage and additional living space could be reduced; the request is not the minimum to allow reasonable use of the property.

PUBLIC COMMENT:

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

CONCLUSION:

The new detached accessory structure with a two-car garage and additional living space on the second floor is designed with material and detailing that differentiate from, but are compatible with, the existing structure. With these criteria in mind, staff contend that these modifications are successful in complying with the City's design guidelines and historic preservation ordinance.

Conditions of Approval

- 1) The existing trim shall remain where applicable. If any element is too deteriorated for continued use, it shall be replaced in-kind, subject to staff review at permitting.
- 2) New doors and windows shall be recessed within the wall, and shall not be installed flush with the exterior wall.
- 3) All divided-light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
- 4) 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.
- 5) Doors and windows to be reviewed at time of permit for consistency with the HRPB approval and Design Guidelines.

- 6) Zoning compliance for the proposed project shall be determined at building permit review.
- 7) Landscaping shall be reviewed for compliance with the City's landscape requirements at permit.
- 8) The side setback along the southern property line shall be increased to 10 feet to comply with the maximum height at side setback requirement.
- 9) A minimum of 1 shade tree shall be required and invasive plant and tree species shall be removed, if applicable. Landscaping shall be reviewed for compliance with the City's landscape requirements at permit.
- 10) The property shall not be used as a rental unit, including a short term / vacation rental, unless the City's Land Development Regulations are amended to allow said use.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100258 with staff recommended conditions for a Certificate of Appropriateness (COA) for a new detached accessory structure with a two-car garage and additional living space on the second floor at the property located at **427 South K 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 22-00100258 for a Certificate of Appropriateness (COA) for a new detached accessory structure with a two-car garage and additional living space on the second floor at the property located at **427 South K 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:

- Applicant Supporting Documentation



BUILDING DIVISION
1900 2ND AVENUE NORTH
LAKE WORTH BEACH, FL 33460

Declaration of unsafe conditions.

August 23, 2022

The structural inspector performed a site visit for detached garage located at 428 N Palmway on August 22-2022. The purpose of the site visit was to determine the structural integrity of the detached shed. As a result of this inspection the structure is being declared as unsafe according to the City's unsafe ordinance Section 9-2.2 Abatement of unsafe buildings. The building is being declared as unsafe for the following reasons:

The building as a result of decay, deterioration or dilapidation, is likely to fully or partially collapse. (Sec. 9-2.2(c)(7))

The following are the observations of the building official Peter Ringle from the photos provide from the site visit:

The structure is wood framed and there is a significant amount of water damage to the walls and roof. At the time of my evaluation more that 50% of the structural elements of the building will have to be replaced. The scope of renovations needed to bring the structure into compliance with code in this case would be more than replacing the garage.

It is my conclusion that the building is structurally compromised and should be demolished. There is a folder with the photos of the in the building department photos.

Peter Ringle
Peter Ringle
Building Official
Lake Worth Beach