



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, APRIL 14, 2021 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [March 10, 2021 Meeting Minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [LW Herald Proof of Publication](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. [HRPB Project Number 20-01500002](#): Consideration of a variance from base flood elevation requirements of the Florida Building Code for the single-family residence at **312 North Palmway**; PCN 38-43-44-21-15-100-0030. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.**
- B. [HRPB Project Number 21-00100069](#): A Certificate of Appropriateness (COA) for a ± 175 square foot addition for the single-family residence located at **116 5th Avenue South**; PCN #38-43-44-21-15-165-0010. The subject property is located within the Multi-Family Residential (MF-20) Zoning District and is a contributing resource to the South Palm Park Local Historic District.**
- C. [HRPB Project Number 21-00100071](#): Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the property located at **801 North Palmway**;**

PCN #38-43-44-21-15-232-0160. The subject property is a noncontributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family Residential (SF-R) Zoning District.

D. HRPB Project Number 21-00100074: A request for a Certificate of Appropriateness (COA) for the demolition of a ±115 square foot rear enclosed porch, the construction of a new ± 789 square foot addition, and the construction of a new ± 409 square foot accessory structure for the single-family residence located at 122 South K Street; PCN #38-43-44-21-15-047-0060. The subject property is located within the Medium Density Multi-Family Residential (MF-30) zoning district and is a contributing resource to the Southeast Lucerne Local Historic District.

E. HRPB Project Number 21-00100075: A Certificate of Appropriateness (COA) for a ± 427 addition for the single-family residence located at 130 North Ocean Breeze; PCN #38-43-44-21-15-030-0080. The subject property is located within the Multi-Family Residential (MF-20) zoning district and is a contributing resource to the Old Lucerne Local Historic District.

PLANNING ISSUES:

A. Conceptual Plan Review for the property located at **321 North L Street**; PCN #38-43-44-21-15-090-0211.

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.



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MARCH 10, 2021 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: William Feldkamp, Chairman; Bernard Guthrie, Robert D'Arinzo, Judi Fox, Geoff Harris, Stephen Pickett. Also present were: Abraham Fogel, Preservation Planner; Jordan Hodges, Senior Preservation Planner; Erin Sita, Assistant Director for Community Sustainability; Susan Garrett, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA:

Item C on the agenda was withdrawn by the applicant as they will seek a Certificate of Appropriateness administratively through staff review.

Addition of Item D. under Planning Issues: A Conceptual Review for 222 S Lakeside Drive

Motion: B. Guthrie moved to accept the amended agenda as presented; S. Pickett 2nd.

Vote: Ayes all, unanimous.

APPROVAL OF MINUTES:

A. February 10, 2021 Regular Meeting Minutes

Motion: B. Guthrie moved to accept minutes as presented; S. Pickett 2nd.

Vote: Ayes all, unanimous.

CASES

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

PROOF OF PUBLICATION: Provided in meeting packet.

WITHDRAWALS / POSTPONEMENTS

CONSENT: None

PUBLIC HEARINGS: W. Feldkamp drove by the various sites.

BOARD DISCLOSURE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. HRPB Project Number 21-00100031: A Certificate of Appropriateness (COA) for the partial enclosure of a carport, construction of a new +/- 72 square foot carport extension, construction of a new +/- 90 addition, and window and door replacement for the single-family residence at 1209 North L Street; PCN #38-43-44-21-15-372-0140. The subject property is located within the Single-Family Residential (SF-R) Zoning District and is a contributing resource to the Northeast Lucerne Local Historic District.

Staff: A. Fogel presents case findings and analysis. The approval of the request would accommodate a new master suite, new dining room addition, a new carport extension and window and door replacement. The home was designed by Edgar S. Wortman in a mid-century modern style. The request is in compliance with the City of Lake Worth Beach Land Development Regulations (LDR). Regarding the visual compatibility: Changes to the carport will change the appearance but staff and the applicant have worked to reduce the visual impact. It will maintain the vehicular use from North L Street, as historically designed. The Dining Room addition includes a reveal line providing for differentiation from the original structure as well as a flat roof line to differentiate from the main structure roof. Proposed windows are horizontal sliding and full view windows. Casement and awning windows were prevalent for the style. The changes are to add muntins to the windows themselves. The muntins will replicate the casement and awning look. The south elevation kitchen window is smaller which would result in a 6-light or 3-light window depending upon whether it was a casement or awning window. The driveway in the rear would add off-street parking and is found to be compatible. With regard to the Conditions of Approval, the sill detail should be removed from the drawings as the original did not have sill detail.

Applicant: Corey Kirk, Contractor and Anthony Moran, owner. In agreement with the Conditions of Approval with the exception of the muntins. Would prefer the awning style windows if they cannot proceed with the full view windows (do not want the casement look with additional muntins).

W. Feldkamp: Does the carport protect the full length of the car? **Response:** Yes, it will be extended approximately nine-ten feet. Is the screen purposeful? No, simply visual. Will the hurricane protection remain? **Response:** No, with impact window replacement it will not be necessary. Lastly, a slight color distinction between old and new would be nice.

B. Guthrie: Explain the size of the kitchen window, why it's smaller. **Response:** It is a bit smaller but still proportional. **Applicant:** It was a bedroom, so the height was egress at the time, now with the kitchen counter beneath; only the height is lessened. The top of all windows are of consistent height.

Public Comment: None

Chairman: As it is understood, it will be left to the applicant to choose between the awning style look or casement look.

Staff: The applicant is seeking full view.

Board: G. Harris-does not care for the appearance of muntins and would prefer full view windows in this instance. W. Feldkamp concurs as does B. Guthrie.

Motion: B. Guthrie moves to approve HRPB 21-00100031 with staff recommended Conditions and striking Condition #10 based upon finding that full view windows are architecturally appropriate for the mid-century style; 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. G. Harris 2nd.

Vote: Ayes all, unanimous

- B. HRPB Project Number 21-00100034:** Consideration of a Certificate of Appropriateness (COA) for retroactive exterior alterations and window replacement for the property located at **805 North Lakeside Drive**; PCN#38-43-44-21-15-230-0150. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family (SF-R) Zoning District.

Withdrawn at request of applicant. Continued at a staff level review.

- C. HRPB Project Number 21-00100051:** Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the property located at **615 7th Avenue North**; PCN #38-43-44-21-15-176-0160. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family and Two-Family Residential (SF-TF 14) Zoning District.

Staff: J. Hodges presents case findings and analysis for the window and door replacement for the subject parcel. Constructed in a Mission Revival Style in 1924, it now has a moderate to low degree of integrity of setting, materials, design, location, workmanship, feeling and association. The project came to Historic Preservation through the building permits process without a Certificate of Appropriateness, the subsequent resubmittal was also failed as it did not meet preservation requirements. A full window replacement must meet current standards. The proposed windows have already been purchased. They are CGI aluminum single-hung impact windows with grey-tinted glass. Also proposed are a pair of French doors, a raised panel door with glass insert, and a panel door all impact rated and of fiberglass. The VLT is at 35% rather than the 70% VLT which is the current minimum. The openings will most likely have to be re-framed. The applicant has proposed an in-kind replacement of the windows on the south, east, west elevations with single-hung divided light patterns which could be administratively approved.

The applicant is proposing to change the design of the two front windows with 50/50 horizontal sliders. Staff could approve an in-kind replacement with a pair of single-hung windows per opening or alternatively a 1/3,1/3,1/3 horizontal slider in each opening replicating the look of a triplet of eight light casement windows. The surrounds, sills and mullions were previously removed and a surround should be re-instated. The current front door was never permitted and as such an in-kind replacement could not be granted administratively. An in-kind replacement of the French doors could be approved. Divided light options are a suggested option in the Design Guidelines. The back door is currently a raised panel door, historically accurate is a recessed panel door.

Owner: Fred Lummis Alicia Heine; Jason Hutchins. Regarding the grey glass, they were unaware they were in a Historic District it was never brought to their attention; it would help to keep the lights from traffic shining through the house day and night. As there are many leaks around the openings there will be some stucco work and repair needed to the openings. Regarding the horizontal rollers, there are other buildings in the area with rollers although staff mentioned the windows were unpermitted. The proposed door is the same style of door, and could possibly find another suitable panel door. Is agreeable to the raised muntins on a horizontal roller.

Board: Would there be an issue with the 3-part horizontal rollers? **Response:** Yes, new window would need to be ordered. Alicia Heine thought there would be concern with fire code and the 3-part horizontal roller.

Staff: J. Hodges –Contributing buildings in Historical districts are exempt provided egress is not made worse. There is still the option of paired hung windows.

Board: If the room to the right of the entrance is the living and kitchen room, any egress from a 3-part horizontal roller would not be an issue, and the room to the left of the entrance has a door (bedroom) exiting to the rear, there would not be an egress issue with that window either. Were the existing windows permitted? **Response:** Yes in 2001.

J. Hodges: The challenge with ‘grandfathering a tint’ is that it was never documented in earlier permits. This makes “in-kind’ replacement impossible.

Board: W. Feldkamp suggests 1/3, 1/3, 1/3 rollers for the front window. R. D’Arinzo states it is a prominent house. The Historic District did not just pop up, there is plenty signage around the neighborhood indicating it is in a Historic District. Would like 6/1 or 3/1 windows, there were many meetings on the tint. J. Fox states the Board spent much time on the tint issue and is not willing to give up on it.

Staff: Suggests the Board look to a continuance.

Motion: G. Harris moves to continue the project to the April 14, 2021 Board meeting if they so choose to return to Board. Work with staff to reduce the inconsistencies with the Guidelines; 2nd B. Guthrie.

G. Harris supports R. D’Arinzo’s point that it deserves a better approach.

Vote: 5/1 R. D’Arinzo dissenting.

D. PZB/HRPB 21-03100001 (Ordinance 2021-01): Consideration of an ordinance to Chapter 23 “Land Development Regulations” regarding changes to allow for takeout establishments by zoning district and to clarify that only one (1) continuance is permitted for all affected parties to ensure that the City does not run afoul of development review time limitations for local governments as set forth in Florida law, and several minor amendments related to definitions and use review processes.

Staff: E. Sita outlines the provisions and changes within the Ordinance.

Board: Questions regarding the interests from a take-out sandwich shop in the Downtown area. Staff mentions the business type would not be allowed without this change to the use table and LDR’s. The pandemic also contributed to this type of use being looked at from a fresh perspective. The Planning & Zoning Board recommended approval with no conditions.

Public Comment: Makayla Clanton discussed ordering out during the pandemic.

Staff: Clarification that the LDR change is for the entire ordinance, not the approval of the sandwich shop which will be reviewed through the Administrative Use review process.

Motion: B. D’Arinzo moves to recommend approval of PZB/HRPB 21-03100001 (Ordinance 2021-01) to City Commission; J. Fox 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES:

A. 2021 Election of Board Chair & Vice-Chair

Floor opened to nominations:

Motion: R. D’Arinzo moves to nominate W. Feldkamp and B. Guthrie as Vice-Chair. J. Fox 2nd.

Vote: Ayes all, unanimous.

B. Conceptual Plan Review for the property located at **224 North L Street**; PCN #38-43-44-21-15-046-0130.

Staff: A. Fogel gives an introduction- The Board did review last year for window replacement but there were distance/separation issues having been constructed so close to the property line. Is inn the process of being re-assessed by the Building Official pending unsafe conditions and possible condemnation.

Future Applicant: Garrett Scheffler- Peter Ringle is evaluating the site, which has led to the possibility of this design. Emulating the design of Mark Stewart and a home from the Seattle area. Compatibility wise the adjacent properties are similar in design, including 230 North L Street and the modular approval. It is a contemporary mid-century Fixed windows and tilt-turn style for egress areas. Would like a black metal roof, keeping it universal for any other color palette. Using spray foam for insulation in areas without vaulting ceilings on the second floor.

Board: The design and presentation is better than many architect's coming before the Board. The second-floor wall, nearest to the one-story home, becomes important due to visibility. Discussion of the window orientation and size, shed roof design. Most agree the angled roof over the front porch should be flat. Add more verticality to the front windows. Staff states the visual compatibility requirements for new construction in Lake Worth Beach mirrors many of the same concepts from the Town of Seaside in the panhandle.

C. Conceptual Plan Review for the property located at **122 South K Street**; PCN #38-43-44-21-15-047-0060.

Faten Almosawi: What began as an accessory structure changed to an addition to a contributing property along with an accessory structure and garden between the two. The owner wanted something modern.

Board: More successful examples show the juxtaposition of ornate detail and starkness. This main structure does not have the strong presence to foil the starkness of the addition. Historic Guidelines state the height should be lower than the primary, suggestion of more distinction between old & new. Such as joint and finish. Staff states compatibility is still a requirement of a successful addition. No parapets. Possibly step-back to reduce the impact of the massive addition.

Architect: The windows can be reworked to keep window sizes the same yet give the modern look the homeowner is looking for. Will review comments and suggestions

D. Conceptual Plan Review for the property located at **222 South Lakeside Drive**; PCN# 38-43-44-21-15-101-0030. Approval is typically with a mill finish, unless the color is intrinsic to the material. What is the leeway on roof finishes? Does Board want staff to research colors? Should the applicant fix it to the mill finish or come before the Board with justification on why the color should be acceptable? Should there be a revised COA issued administratively? R. D'Arinzo asks if this is a case of asking forgiveness after the fact? The applicant states it is a dark bronze and also intends on coming before the Board for dark bronzed window frames; they did not like the galvanized roof color. Are there guidelines for metal roofs from the Dept of the Interior? and what colors were available in 1920? Come back before the Board for the color, not administratively. C. Guthrie asphalt shingle colors and barrel tile roof colors are somewhat left up to the homeowner. W. Feldkamp wants to move forward since it's done. Many have been painted. Should there be a limited palette? J. Fox- why dictate the roof color

when the structure color is not dictated? R. D'Arinzo- Historically they were silver. Resolution: Color requests will be brought before the Board.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: One notice of demolition due to condemnation by the Building Official. Any owner-initiated requests for condemnation will come before the Board for review with simultaneous application for new construction. Building Official condemnations will only be noticed. 617 North K Street, a contributing property to Northeast Lucerne has settling and foundation issues as well as extensive termite damage.

BOARD MEMBER COMMENTS: B. Guthrie would like tinted window clarification and asks for distinction between visible and not visible review types. J. Hodges- for non-contributing buildings only the windows visible from the street are reviewed. Previously only clear glass was permitted, now the clear low-E is also allowed. B. Guthrie states rumor of contractors is that low-E does not exist any longer at 70% VLT. The Board would recognize there are not many options but any revision to the Guidelines would require work. The choice is to stay or go to the extreme with the industry. B. Guthrie states the phase-out of 70% VLT will be a significant cost factor. The City is not willing to lose CLG status with the State simply to keep up with the industry changes. Window blinds and curtains also curtail the effects of sun. Due diligence on the part of the homeowner is still necessary and the City mapping is very user friendly with an abundance of information. Most permits are halted at intake if missing a COA application which starts the conversation. Contractor and homeowner communications may be lacking especially since the homeowner signs authority for the contractor to act on their behalf. There are checklists for the COA and building permits as well.

ADJOURNMENT: 9:15 PM

Legal Notice No. 38318

PLEASE TAKE NOTICE that due to the Novel Coronavirus Disease 2019 (COVID-19) emergency, the City of Lake Worth Beach's Historic Resources Preservation Board will conduct a virtual meeting on **April 14, 2021 at 6:00 pm** or soon thereafter to consider the following:

HRPB Project #20-01500002: A request by Palm Beach Design Masters LLC for a variance from base flood elevation requirements of the Florida Building Code for the single-family residence located at 312 North Palmway. The subject property is located within the Single-Family Residential (SF-R) zoning district and is a contributing resource to the Old Lucerne Local Historic District. PCN #38-43-44-21-15-100-0030.

Public comment will be accommodated through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, please leave a message at 561-586-1687 or email pzoning@lakeworthbeachfl.gov. 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. The public may view the meeting through the City's website, <https://lakeworthbeachfl.gov/virtual-meetings/>, or YouTube, <https://www.youtube.com/c/CityofLakeWorthBeach>.

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 pzoning@lakeworthbeachfl.gov.**

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 (FS 286.0105). In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 or email pzoning@lakeworthbeachfl.gov no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
April 1, 2021



MEMORANDUM DATE: April 7, 2021

AGENDA DATE: April 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **312 North Palmmay**

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

TITLE: **HRPB Project Number 20-01500002:** Consideration of a variance from base flood elevation requirements of the Florida Building Code for the single-family residence at **312 North Palmway**; PCN 38-43-44-21-15-100-0030. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.

OWNER: Palm Beach Design Masters, LLC
PO Box 2369
Palm Beach, FL 33480

PROPERTY DEVELOPMENT HISTORY

Per documentation in the City's property file, the structure at 312 North Palmway was designed by noted Lake Worth architect Edgar Wortman in March of 1939. Similar to other Wortman designed single-family residences of the period, the building is designed in a Frame Minimal Traditional style featuring a cross and stepped gable roof, wood siding, wood double-hung divided-light windows, and an asymmetrical façade. Other character-defining features include a metal shingle roof, a small front entry stoop, short overhangs, and decorative vertical siding on the gable ends.

The structure has been subject to alterations over time. The original wood double-hung windows were removed and replaced with jalousie windows and the original metal shingle roof was replaced with asphalt shingles. In the 1950s, the integral forward-facing garage was enclosed and a new carport was erected in front of the garage bay. The rear screen porch, as evident in Wortman's 1939 drawings, was also enclosed and converted into a Florida room in 1977. Wortman's 1939 architectural drawings and the plans for the carport and Florida room additions are included as **Attachment A**. Current photos of the structure are included as **Attachment B**.

Project Description

The property owners, Palm Beach Design Masters, LLC, are requesting a variance from base flood elevation requirements of the Florida Building Code due to a substantial improvement. The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the east side of North Palmway, between 3rd and 4th Avenue North, in Lake Worth Beach. The property is located in the Single-

Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single Family Residential (SFR). If approved, the application would allow the structure to maintain its existing base flood elevation of 7.6' NAVD as opposed to the current 9' NAVD requirement.

The application will require the following approval:

1. Variance (VAR) from Base Flood Elevation requirements in the Florida Building Code.

PROJECT BACKGROUND

- On July 16, 2020, the applicants submitted building permit application #20-2117 for the rehabilitation of the property. The permit application requested a full interior renovation with upgrades to mechanical, electrical, and plumbing systems. For the exterior, the scope of work included removing the front carport addition and replacing the structure's jalousie windows with new impact single-hung windows that more closely replicate the original windows. Additional exterior improvements included door replacement, siding repair, and the reconstruction of exterior walls on the deteriorated rear Florida room.
- On July 29, 2020, historic preservation staff reviewed and failed the permit application as the request did not specify the glass type for the proposed replacement windows and because details surrounding the reconstruction of the garage bay opening and rear Florida room walls were unclear.
- On August 7, 2020, staff conducted a Zoom meeting with the project contractor to go over the comments and to discuss the items to be included in a resubmittal.
- On August 10, 2020, new drawings and product details were submitted.
- On August 19, 2020, staff reviewed the new documentation and approved the project administratively as the proposed exterior alterations were compliant with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines. The historic preservation approval (COA#20-00100176) is included in this report as **Attachment C**. The permit application was then forwarded to the Building Division for review.
- On October 2, 2020, the Lake Worth Beach Building Official, Peter Ringle, failed the permit application and provided the following comments to the applicant:

"Proposed renovations constitute a substantial improvement. The entire structure will need to be elevated to 9 ft. NAVD. See FEMA Publication P-758 for information on what the next steps are.

Options include:

- 1. Provide an appraisal of the structure according to set standards set out in P - 758 to set the pre-improvement value of the structure. The value declared on the permit will need to be verified by detailed contract including all costs as outlined in p – 758. If the value of the improvements is less than 50% the pre-improvement of the structure, the elevation requirement would not apply.*
- 2. Apply for a historical variance for relief from the elevation requirements as outlined in our ordinances 23-7.7. Jordan and Abraham are the ones who coordinate the process for variance process.*
Permit on hold until issue is resolved."

-
- Per FEMA regulations and local ordinance, a substantial improvement may occur when planned improvements exceed 50% of the appraised value of the pre-improved structure. When the substantial improvement threshold is crossed, the entire building must be brought into compliance with the building code, including base flood elevation requirements. Per documentation submitted with the permit application, the existing structure has a finished floor elevation of 7.6' NAVD, whereas 9' NAVD is currently required.
 - The Building Official utilized the 2019 Palm Beach County Property Appraiser's assessed improvement value to determine the substantial improvement threshold. The 2019 assessed value for the structure was \$59,071.00, which would allow for \$29,535.50 of improvements (50% of assessed value) without being considered a substantial improvement. The valuation for the project as listed by the applicant on the permit application is \$50,000.00.
 - On October 10, 2020, the applicants submitted an independent appraisal of the structure and a detailed breakdown of the costs associated with the proposed improvements, as provided as an option by the Building Official. The applicant's independent appraisal placed a total value of the structure and parcel at \$264,000.00, with the parcel value listed at \$90,000.00 and the structure value at \$174,000.00. Mr. Ringle accepted the new appraisal, which provided a new substantial improvement threshold of \$87,000.00. The applicant's itemized cost breakdown of the project placed the final value of the proposed work at \$80,537.00.
 - On October 14, 2020, Mr. Ringle approved the application and issued the permit (#20-2117). As the interior demolition of the project got underway, substantial structural deterioration due to termite damage was discovered. The interior and exterior walls were stripped down to the framing and the exterior lap siding and trim was discarded, exceeding what was approved in the Certificate of Appropriateness (COA). Photos the structural deterioration and termite infestation are included in this report as **Attachment D**.
 - On December 18, 2020, the applicants submitted a roof replacement permit application to replace the existing asphalt shingle roof and rear flat roof. The Building Official determined that the additional cost associated with the roof replacement at the property pushed the total permit valuation over the \$87,000.00 substantial improvement value threshold determined by the independent appraisal.
 - On February 19, 2021, the applicants met with Historic Preservation Staff via Zoom to discuss bringing the structure into compliance with the 9' NAVD base flood elevation requirement. After receiving cost estimates on raising the structure, the applicants submitted a formal request to seek a base flood elevation variance from the requirements in the Florida Building Code.

STAFF RECOMMENDATION

Staff recommends approval with conditions, listed on page 10, for the variance from base flood elevation requirements within the Florida Building Code. Staff recommends that the Board review the variance criteria, staff's analysis, and the applicant's responses to determine if the criterion for relief has been sufficiently met.

PROPERTY DESCRIPTION

Owner	Palm Beach Design Masters, LLC
General Location	East side of North Palmway between 3 rd and 4 th Avenue North
PCN	38-43-44-21-15-100-0030
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)



SITE ANALYSIS

Surrounding Properties

The site is surrounded by similar structures with similar zoning district and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is 314 North Palmway, a single-family residence. This parcel contains a FLU designation of SFR and is located in the SF-R zoning district.

The structure at 314 North Palmway is also a contributing resource to the Old Lucerne Local Historic District.

SOUTH: Immediately south of the subject site is 306 North Palmway, a single-family residence. This parcel contains a FLU designation of SFR is located in the SF-R zoning district. The structure at 306 North Palmway is currently a non-contributing resource within the Old Lucerne Local Historic District.

EAST: East of the subject site across the alley is 311 North Lakeside Drive, a single-family residence. This parcel contains a FLU designation of SFR is located in the SF-R zoning district. The structure at 311 N Lakeside Drive is also a contributing resource to the Old Lucerne Local Historic District.

WEST: West of the subject site across North Palmway is 311 North Palmway, a single-family residence. This parcel also contains a FLU designation of SFR and is located in the SF-R zoning district. The structure at 311 North Palmway is also a contributing resource to the Old Lucerne Local Historic District.



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	Florida Building Code	
	Required	Proposed
Base Flood Elevation (min.)	9'-0" NAVD Finish Floor Elevation Zone AE (BFE 8'-0" + 12" Freeboard)	7.6' NAVD

The proposal does not comply with the Base Flood Elevation requirements established within the Florida Building Code. The applicant has applied for a variance from the base flood elevation requirements of the Florida Building Code per Sec. 23.7-7 of the Lake Worth Beach Land Development Regulations. The variance request is discussed in the analysis below.

Variance from Base Flood Elevation

The applicant is requesting a variance from Florida Building Code 1201.3, Flood Hazard Areas:

*In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, **constitutes substantial improvement**, then the building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.*

Exception: *If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:*

1. *Individually listed in the National Register of Historic Places; or*
2. *A contributing resource within a National Register of Historic Places listed district; or*
3. *Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or*
4. *Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.*

The applicant is requesting that the property maintain its existing base flood elevation of 7.6' NAVD as opposed to the 9' NAVD required by the Florida Building Code as a result of the substantial improvement.

The existing Federal Emergency Management Agency (FEMA) Flood Map indicates the property is located in Zone AE, which requires an 8'-0" elevation for finished floors. The Florida Building Code also requires

finished floors to be constructed an additional 12" above the base flood elevation. Therefore, the required elevation for the addition is 9'-0" NAVD, which is 18" above the existing finished floor elevation.

Because the subject property is designated as a contributing resource to the Old Lucerne Local Historic District, which was designated by municipal ordinance, the proposed substantial improvement is eligible for an exception from the Florida Building Code to allow substantial improvements and/or alterations that do not meet the current flood resistant construction requirements. Although this proposal meets the criteria for an exemption within the Florida Building Code, the City of Lake Worth Beach Land Development Regulations require that applicants seeking to utilize this exemption apply for a formal variance from the Historic Resources Preservation Board.

Pursuant to City of Lake Worth Beach LDR Section 23.7-7, Variances and Appeals:

d) Historic buildings. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 11 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

Staff Analysis: As a contributing resource to the Old Lucerne Local Historic District, the property located at 312 North Palmway is eligible for the exception to the flood resistant construction requirements of the Florida Building Code. It is Staff's analysis that the work approved administratively under COA #20-001000176 would not preclude the building's continued designation as a designated historic building. For a more in-depth analysis regarding the proposed exterior alterations to the structure, refer to the Historic Preservation Analysis section on page 8.

Pursuant to City of Lake Worth Beach LDR Section 23.7-7(g)(2), variances to flood resistant construction requirements have their own specific variance criteria. Provided below are the variance criteria and Staff's responses. The applicant has also provided a justification statement and responses to this criterion, provided in this report as **Attachment E**.

Variance criteria per LDR Section 23.7-7(g)(2):

- A. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
- A. **Staff Analysis:** Staff contends that complying with the strict interpretation of the Florida Building Code could result in a disruption to the structure's historic appearance and could jeopardize the remaining structural integrity of the property. The building has existed at its current finished floor height for 82

years and the structure is compromised due to neglect and deterioration. Failure to grant the variance could result in further losses of historic materials and a visual disruption to the streetscape.

- B. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

Staff Analysis: Allowing the structure to remain in its historic configuration below the current required base flood elevation will not increase flood heights, cause additional threats to public safety, public expense, or create a nuisance.

- C. The variance is the minimum necessary, considering the flood hazard, to afford relief;

Staff Analysis: The variance is the minimum necessary to allow the structure to be maintained at its current base flood elevation and to maintain the exterior appearance of the historic structure. The proposed design allows the property to retain its contributing designation as the work proposed and approved under COA#20-00100176 is generally compliant with design and material usage guidelines found within the City's Historic Preservation Ordinance, the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation.

HISTORIC PRESERVATION ANALYSIS

Per review of the building permit application and COA application that was submitted on July 16, 2020, it was determined by staff that the work proposed in the application was compliant with the regulations set forth in the Historic Preservation Ordinance and the Lake Worth Beach Historic Preservation Design Guidelines. The scope of work associated with the exterior rehabilitation of the property was approved administratively per COA#20-00100176, included in this report as **Attachment C**. The COA approved the removal of the front carport addition that was erected in 1955 and allowed for the reconstruction of the garage's original appearance. The approval additionally allowed the non-original jalousie windows to be removed and to be replaced with new divided light impact aluminum single-hung windows to more closely replicate the products illustrated in the 1939 architectural drawings.

Due to the severe termite infestation, the exterior wood siding and window and door trim were removed and discarded, which exceeded the work approved under the administrative COA. Staff is currently working with the applicants to revise the COA to include replacement of the wood siding with new cedar siding of the same profile. The wood window trim, sills, door surrounds, and attic vents are also proposed to be replaced per photographic evidence and the 1939 architectural drawings. Although the majority of the historic materials of the building have been removed, the Historic Preservation Design Guidelines and the Historic Preservation Ordinance allow for the in-kind replacement of features where deterioration is present.

Staff recommends that the building be allowed to maintain its historic foundation and current finished floor elevation. The scale and massing of historic buildings are important character-defining features. Frame Minimal Traditional buildings in Lake Worth Beach generally have short concrete stem wall foundations which provide a raised finish floor. The structure at 312 North Palmway features an integral garage and a recessed front porch which is two steps above grade. Raising the structure an additional

18" will result in adverse visual effects to the proportions of these elements in relation to similar neighboring structures.

PUBLIC COMMENT

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

CONCLUSION

The scope of work for the exterior alterations for this property were approved administratively per COA#20-00100176 in August of 2020. Staff is currently working with the property owners to revise the COA to include compatible siding and trim replacement, as outlined in the Historic Preservation Design Guidelines, as a result of substantial deterioration. The substantial improvement requirement in the Florida Building Code requires the structure to conform to current base flood elevation requirements, which would result in the structure being raised by 18". The applicants have requested a variance available to historically designated resources to allow the structure to maintain its existing finished floor elevation. It is Staff's analysis that the work approved under COA#20-00100176 would not preclude the continuation of the structure's contributing designation and that raising the structure could result in adverse effects to the structure's scale and massing of character defining features.

Conditions of Approval

1. The variance from base flood elevation shall be project specific, and shall only apply to the scope of work approved under this application. Any future additions, alterations, or substantial improvements that may trigger additional FEMA floodplain management requirements, as determined by the City's Floodplain Administrator, shall be reviewed under a separate application.
2. The variance shall be recorded in the office of the Palm Beach County Clerk of the Court so as to appear in the chain of title for the affected parcel of land.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 20-01500002, with staff recommended conditions, for a variance from base flood elevation requirements of the Florida Building Code for the property located at **312 North 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 **DENY** HRPB Project Number 20-01500002 for a variance from base flood elevation requirements of the Florida Building Code for the property located at **312 North Palmway**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS

- A. Property File Documentation
- B. 2020 Photos
- C. COA#20-001000176 Approval
- D. Termite Damage Photos
- E. Applicant Justification Statement



MEMORANDUM DATE: April 7, 2021

AGENDA DATE: April 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **116 5th Avenue South**

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

TITLE: HRPB Project Number 21-00100069: A Certificate of Appropriateness (COA) for a ± 175 square foot addition for the single-family residence located at 116 5th Avenue South; PCN #38-43-44-21-15-165-0010. The subject property is located within the Multi-Family Residential (MF-20) Zoning District and is a contributing resource to the South Palm Park Local Historic District.

OWNER: Jonathan Stuart (Lakeside Castle LLC)
116 5th Avenue South
Lake Worth Beach, FL 33460

ARCHITECT: Living Designs Group Florida Architects, Inc.
1005 Lake Avenue
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY

Per documentation within the City's property files, the single-family structure located at 116 5th Avenue South was designed by renowned architect G. Sherman Childs in a Mediterranean Revival architectural style circa 1925. Although original architectural drawings are not available, the Florida Master Site (FMSL) and historic district designation report completed for the South Palm Park Local Historic District in 2000 capture important information about the structure's architecture. The subject property, known as the Lakeside Castle, is a high-style example of Mediterranean Revival residential architecture. The irregularly shaped house has two-stories with a three-story octagonal tower. The structure features multi-level flat and hipped roofs with clay tile and exposed pecky-cypress rafter tails. The structure's windows are set in pairs and triplets and feature divided light patterns with arched fanlights or pointed recessed arches. Stucco surrounds are articulated to mimic cut stone around the windows and doors, and cast-stone cartouches decorate the rough textured stucco walls. Elaborate Corinthian columns flank the main entry door and there are multiple chimneys found throughout the house.

City permit records indicate changes to the property over time; including the installation of a swimming pool and the construction of a carport in 1960, additions in 1997, and various roof replacements, stucco

repairs, and interior remodeling. The property file documentation is included as **Attachment A**, and photos of the existing property are included as **Attachment B**.

PROJECT DESCRIPTION

The property owner, Jonathan Stuart of Lakeside Castle LLC, is requesting approval for the construction of a ± 175 square foot addition to the single-family residence. The subject property consists of two (2) platted lots of record (Lots 1 and 3 of Block 165), located on the northeast corner of 5th Avenue South and South Palmway in Lake Worth Beach. The subject property is located within the Multi-Family Residential (MF-20) Zoning District and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

The application will require the following approval:

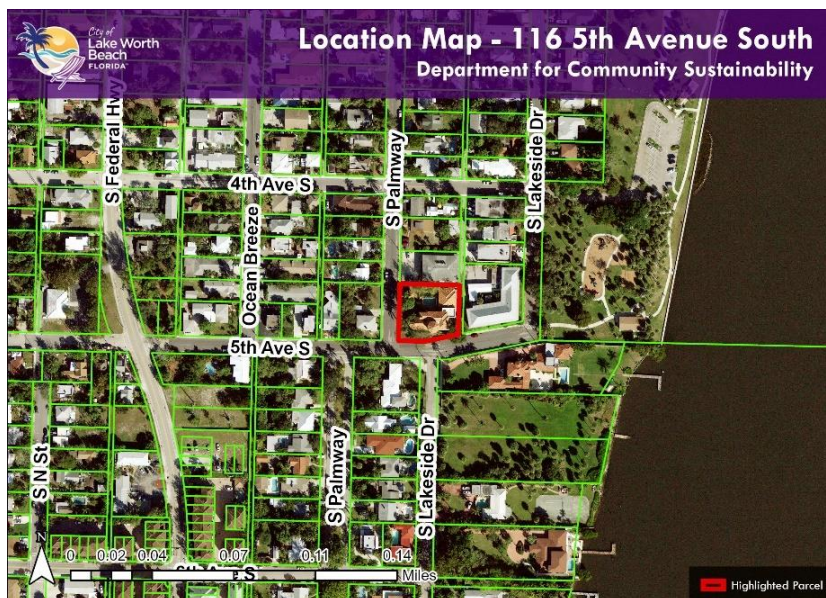
1. **COA** for a residential addition.

STAFF RECOMMENDATION

Staff recommends **approval with conditions**, provided on page 9, based on the data and analysis provided in this report that address the proposed windows and site plan of the addition.

PROPERTY DESCRIPTION

Owner	Jonathan Stuart of Lakeside Castle LLC
General Location	Northeast corner of 5 th Avenue South and South Palmway
PCN	38-43-44-21-15-165-0010
Zoning	Multi-Family Residential (MF-20)
Existing Land Use	Single Family Residence
Future Land Use Designation	Medium Density Residential (MDR)



SITE ANALYSIS

Surrounding Properties

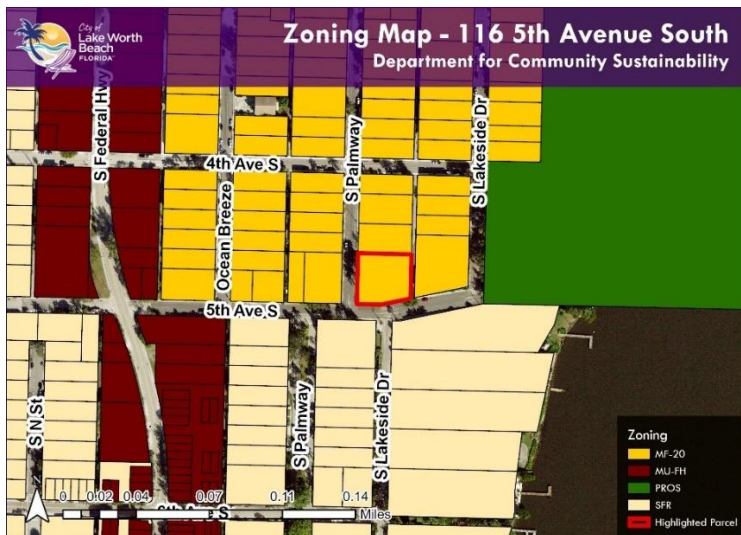
The site is surrounded by similar structures with similar zoning districts and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is 412 South Palmway, a multi-family structure. This parcel contains a FLU designation of MDR and is located in the MF-20 zoning district. The structure at 412 North Palmway is a noncontributing resource to the South Palm Park Local Historic District.

SOUTH: South of the subject site across 5th Avenue South is 1 5th Avenue South, a single-family residence also designed by G. Sherman Childs. This parcel contains a FLU designation of SFR and is located in the Single-Family Residential (SF-R) zoning district. The structure at 1 5th Avenue South is a contributing resource to the South Palm Park Local Historic District.

EAST: East of the subject site across the rear alley is 421 South Lakeside Drive, a multi-family structure. This parcel contains a FLU designation of MDR and is located in the MF-20 zoning district. The structure at 421 South Lakeside Drive is a noncontributing resource within the South Palm Park Local Historic District.

WEST: West of the subject site across 5th Avenue South is 202 5th Avenue South, a single-family residence. This parcel contains a FLU designation of MDR and is located in the MF-20 zoning district. The structure at 202 5th Avenue South is a contributing resource to the South Palm Park Local Historic District.



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-10 (MF-20)	
	Required	Existing/Proposed
Lot Area (min.)	5,000 square feet	16,710 square feet
Lot Width (min.)	50'-0"	135'-0"
Building Height (max.)	30'-0" (2 stories)	12'-6" (1 story)
Setback - Front (min.)	20'-0"	Structure: 22'-3" Addition: 31'-4"
Setback - Side (min.)	North: 12'-10" (10% of lot width) South: 12'-10" (10% of lot width)	Structure North: 10'-0" Addition North: 62'-9" Structure South: 13'-0" Addition South: 51'-8"
Setback – Rear (min.)	13'-6" (10% of lot depth)	Structure: 10'-5" Addition: 90'-6"
Impermeable Surface (max.) ⁽¹⁾	55.0%	50.7% (8,482 sq. ft.)
Building Coverage (max.) ⁽¹⁾	35.0%	32.0% (5,336 sq. ft.)
Base Flood Elevation (min.)	10'-0" NAVD (Zone AE) (BFE 9'-0" + 12" Freeboard)	7.05' NAVD

(1)- Large lot (7,500 square feet and greater)

The applicant is requesting approval for the construction of a ± 175 square foot addition on the west side of the property. As outlined in the site data table, the proposed addition complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed architectural plans are provided as **Attachment C**.

Pursuant to LDR Section 23.1-12, the lot’s legal frontage is the narrowest width abutting a public street. South Palmway has the narrowest width fronting a street at 128.28 feet, whereas the frontage on 5th Avenue South is 135 feet. Staff has included a condition of approval (#8) that the site plan and table be revised to show South Palmway as the legal frontage, 5th Avenue as the street side, the north property line as the interior side, and the east property line as the rear. Additionally, Staff has included a condition of approval (#9) that the maximum building lot coverage calculations only include the footprint of the structures (first floor) on the property per LDR Section 23.1-12.

Existing Non-Conformities




The existing structure has legal non-confirming side and rear setbacks that do not comply with minimum setback requirements provided within Section 23.3-10 of the Lake Worth Beach Land Development Regulations. Pursuant to LDR Section 23.5-3(d), Non-conforming buildings and structures:

1. *Nonconforming buildings and structures may be enlarged, expanded or extended subject to these LDRs, including minimum site area and dimensions of the district in which the building or structure is*

located. No such building or structure, however, shall be enlarged or altered in any way so as to increase its nonconformity. Such building or structure, or portion thereof, may be altered to decrease its nonconformity, except as hereafter provided.

The proposed addition complies with current zoning requirements and does not increase the non-conforming setbacks of the existing structure.

The existing structure does not comply with the current base flood elevation (BFE) requirements. Pursuant to FEMA’s Home Builder’s Guide to Coastal Construction (P-499);

Coastal Construction Requirements and Recommendations				
	V Zone 	Coastal A Zone 	A Zone 	Additional Resources
Repairs, Remodeling, and Additions [See Fact Sheet No. 9.1]				
Lateral Additions That Do Not Constitute Substantial Improvement NFIP 60.3(e)(5) and 60.3(c)(5)	<p>Recommendation: Make addition compliant with current NFIP requirements for V Zone construction.</p> <p>Requirements: Post-FIRM existing building – the addition must meet NFIP requirements in effect at time the building was originally constructed. Pre-FIRM existing building – NFIP requirements concerning new construction are not triggered (see Fact Sheet Nos. 1d, 1e, 2b, 3a, 3e, 8a, 8c)</p>	<p>Recommendation: Follow V Zone requirement for building elevation and open foundations for the addition and the existing building.</p> <p>Requirements: Post-FIRM existing building – the addition must meet NFIP requirements in effect at the time the building was originally constructed (see Fact Sheet Nos. 1d, 1e, 2b, 3a, 3e, 8a, 8c). Pre-FIRM existing building -- NFIP requirements concerning new construction are not triggered.</p>	<p>Recommendation: Elevate bottom of lowest horizontal structural member to or above BFE (same for existing building if it is elevated) (see Fact Sheet No. 1d)</p> <p>Requirements: Post-FIRM existing building – the addition must meet NFIP requirements in effect at the time the building was originally constructed (see Fact Sheet Nos. 1d, 1e, 2b, 3a, 3e, 8a, 8c). Pre-FIRM existing building -- NFIP requirements concerning new construction are not triggered.</p>	<p>BC: 3403.2, 3412.2.3, 3405.3 IRC: R322.3.1 ASCE: ASCE 7 Sec. 1.6 Other: FEMA TB #1, FEMA TB #5, FEMA TB #9, FEMA 550</p>

As indicated in the table above, lateral additions that do not constitute a substantial improvement in Pre-Firm existing buildings (in the A Zone) are not required to meet current BFE requirements. FIRM stands for Flood Insurance Rate Map, the first FIRM became effective December 31, 1974. The subject property is Pre-Firm as it was constructed in 1925. The Building Official utilized the 2020 Palm Beach County Property Appraiser’s assessed improvement value to determine the substantial improvement threshold. The 2020 assessed value for the structure was \$602,042. The estimated cost of the project is \$50,000,

which does constitute a substantial improvement (50% of assessed value). Therefore, the addition is allowed to be constructed at a BFE of 7.05' to match the existing structure.

HISTORIC PRESERVATION ANALYSIS

Certificate of Appropriateness

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

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

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

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

Staff Analysis: A ± 175 square foot addition on the west side of the structure is proposed to accommodate a new bathroom and closet for an existing bedroom. The addition will utilize masonry construction with a stucco exterior finish and a flat roof with a simple parapet design. A repurposed pair of 3/3 double-hung windows will be installed on the west elevation of the addition. A new impacted rated 3-light casement window is proposed on the north elevation of the addition. The floor plan contains a notch to conceal the downspout and emergency overflow from view.

- 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 work will not have a direct visual effect on the surrounding properties within the district. It is staff's analysis that the proposal will not adversely affect the existing contributing resource or neighboring structures within the district.

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

Staff Analysis: The applicant is proposing work that will alter the west elevation of the structure, fronting South Palmway. An existing window opening and the base of a chimney will be obscured by the addition. However, the addition is designed with compatible detailing for the architectural style of the structure and repurposes the pair of 3/3 double-hung windows that would otherwise have been removed.

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

Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of his property.

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

Staff Analysis: The plans are feasible and could be carried out in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Staff Analysis: The design of the addition generally complies with the City of Lake Worth Beach Design Guidelines, Preservation Ordinance, and the Secretary of Interior Standards. The fenestration, roof design, and exterior finishes of the addition are appropriate for Mediterranean Revival architecture. Please refer to pages 8 and 9 of this report for the Historic Preservation Design Guidelines Analysis.

- 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 proposal will alter the west elevation. The addition has taken design cues from the existing structure and proposes generally compatible massing, design, and exterior finishes that are consistent with the Mediterranean Revival architectural style and seek to have the least possible adverse effect on the structure.

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: No change is proposed for the use of property. The structure is proposed to be utilized as a single-family residence.

- 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: An existing window opening and the base of a chimney will be obscured by the addition. However, the original wood double-hung windows will be repurposed on the west elevation of the addition.

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

Staff Analysis: The proposed addition is visually compatible with neighboring properties in the South Palm Park Local Historic District.

- 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: The window openings on the addition are appropriately sized and compatible with the existing structure.

- (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 is not requesting less expensive windows and doors.

- (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 impact rated 3-light casement window on the north elevation of the addition is consistent with the Mediterranean Revival architectural style. The windows on the west elevation are original wood double-hung windows repurposed from the structure.

- (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 is not requesting to be availed of this paragraph.

Historic Preservation Design Guidelines Analysis

Per the Historic Preservation Design Guidelines, the six historic districts in Lake Worth Beach are primarily composed of 10 historic architectural styles. Chapter 5; Architectural Styles, illustrates and describes the elements that define each style. In addition to defining the physical characteristics of each primary style, a narrative is provided that chronicles the history and context of each style. The Mediterranean architectural style section is included as **Attachment D**.

Addition

Staff Analysis: The addition's scale, massing, configuration, and placement on the parcel is compatible with the existing Mediterranean Revival structure. The proposed window opening sizes, opening locations, and exterior detailing are also visually compatible with the existing architectural elements of the historic structure. As discussed in the property development history section (page 1), the structure is characterized by multi-level flat and hipped roofs. The flat roof design of the addition successfully differentiates the old from the new while maintaining visual compatibility. Staff has included standard conditions of approval to ensure the addition is constructed to reflect the proposed plans. The applicant submitted a justification statement included as **Attachment E**.

PUBLIC COMMENT

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

CONCLUSION

The proposed application, as conditioned, is consistent with the City's Land Development Regulations, Historic Preservation Ordinance, and the Lake Worth Beach Historic Preservation Design Guidelines. Therefore, staff recommends approval with the conditions listed below to allow the construction of the addition.

Conditions of Approval

1. The new window shall be wood, wood-clad, aluminum, vinyl, or fiberglass subject to staff review at permitting.
2. The west elevation shall utilize the original 3/3 wood double-hung windows. If the existing windows are damaged during removal or determined to be too deteriorated for continued use, they shall be repaired or replaced utilizing the Design Guideline's current standards for window replacement for historic structures.
3. The windows shall be recessed in the walls to the same depth as the windows on the existing structure.
4. All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or "grills between the glass" shall not be permitted.
5. The windows shall have frames that match the colors of the historic windows on the structure.
6. All glazing shall be clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% 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. The trim, sill, and mullion details shall match the profile, size, and design of the detailing on the existing structure, subject to staff review at permitting.

8. The site plan and table shall be revised to show South Palmway as the legal frontage, 5th Avenue as the street side, the north property line as the interior side, and the east property line as the rear.
9. The maximum building lot coverage calculations only include the footprint of the structures (first floor) on the property.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 21-00100069, with staff recommended conditions for a COA for the construction of a new +/- 175 square foot addition for the single-family residence at **116 5th Avenue South**, 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 21-00100075, with staff recommended conditions for a COA for the construction of a new +/- 175 square foot addition for the single-family residence at **116 5th Avenue South**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans
- D. LWB HP Design Guidelines Section: Mediterranean Revival
- E. Applicant Justification Statement



MEMORANDUM DATE: April 7, 2021

AGENDA DATE: April 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **801 North Palmway**

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

TITLE: **HRPB Project Number 21-00100071:** Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the property located at **801 North Palmway**; PCN #38-43-44-21-15-232-0160. The subject property is a noncontributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family Residential (SF-R) Zoning District.

OWNER: Mariusz Baran
801 North Palmway
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The structure located at 801 N Palmway was constructed in 1997. The original architectural drawings are located within the City's property file and are included in this report as **Attachment A**. The plans illustrate a two-story building of masonry construction, smooth stucco exterior finish, and cement barrel tile mansard roofs. The fenestration consists of single-hung windows, decorative circle and half-circle windows, French doors with sidelights, and a pair of half-light panel front doors. The plans show decorative divided-light patterns that do not appear to have been installed at time of construction. The structure's character-defining features include a gable covered entry, second-story balconies, a breezeway connecting the main structure with the two-story garage, and an open boat garage at the rear of the property. Current photos are included as **Attachment B**.

City permit records indicate the structure has had alterations over time, including the installation of a pool, construction of an exterior perimeter wall, roof replacement, installation of hurricane shutters, and air-conditioning upgrades.

PROJECT DESCRIPTION:

The property owner, Mariusz Baran, is requesting a COA for window and door replacement for the property located at 801 North Palmway. The subject property is located on the southeast corner of North Palmway and 8th Avenue North, in Lake Worth Beach. It is also located within the Single-Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

If approved, the subject application would allow the replacement of the existing windows and doors with new Lawson aluminum impact single-hung, horizontal sliding, fixed glass windows, and French doors. The proposed windows are full-view and utilize grey-tinted glass with a visual light transmittance (VLT) of 10%, which is below the 70% minimum.

The application will require the following approval:

1. **COA** for window and door replacement.

PROJECT HISTORY:

On January 8, 2021, Historic Preservation staff received building permit application #21-76 for window and door replacement for the structure. Staff reviewed the application and disapproved the request on January 20, 2021, as the permit application did not include a COA application, photos, or glass specifications. The subsequent resubmittal was also failed by staff as the window and door replacement did not meet historic preservation glazing requirements for visible light transmittance and tint as outlined in this report. Staff recommended that the project be reviewed by the HRPB, as the request could not be approved administratively. The permit submittal packet is included as **Attachment C**. The project contractor has indicated that the proposed windows have already been purchased and manufactured.

STAFF RECOMMENDATION:

As the request is not in compliance with the Lake Worth Beach Historic Preservation Ordinance and the Historic Preservation Design Guidelines criteria on window and door replacement, staff is recommending denial of the application as submitted because the proposed glazing of the windows and doors is tinted and has a visible light transmittance that is below the 70% minimum. The HRPB, as tasked in the LDR Sec. 23.2-7(C)(7), shall review the request and supporting exhibits to determine if a COA for window and door replacement to the noncontributing structure may be granted.

PROPERTY DESCRIPTION:

Owner	Mariusz Baran
General Location	Southeast corner of North Palmway and 8 th Avenue North
PCN	38-43-44-21-15-232-0160
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (MDR)



Consistency with the Comprehensive Plan

The proposed project is consistent with Policy 1.1.2.3 of the Comprehensive Plan, which intends to preserve single-family housing within the existing residential and historic neighborhoods. Window and door replacement with impact products provides protection for structures and their continued single-family residential use.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide a guide for compatible window replacement for structures within the historic districts included as **Attachment D**. Windows are amongst the most important character-defining architectural features, but they are also one of the most commonly replaced features of a building.

Staff Analysis: The applicant is proposing an in-kind replacement of all of the structure's single-hung, horizontal sliding, fixed glass windows, and French doors with grey-tinted glass that has a visible light transmittance (VLT) of 10%. Administratively, staff could approve an in-kind replacement with the exception of the grey-tinted glass. The requested grey glass does not comply with the VLT minimum of 70% as measured from center of glazing. Also, the applicant has not provided documentation to indicate if the replacement windows match the VLT of the existing windows.

Pursuant to the COA Approval Matrix, only windows and doors visible from the street for noncontributing structures required historic preservation review. As a corner property, the majority of the windows being

replaced are visible from the street. Only one (1) window opening on the north façade is not readily visible.

The Historic Preservation Design Guidelines indicate that windows historically utilized clear glass, and therefore clear glass is the most compatible type for historic structures. Noncontributing structures must be compatible with neighboring properties within the district. Permitting window and door replacement with grey-tinted glass is incompatible with the surrounding contributing structures in Northeast Lucerne Local Historic District.

COA

For noncontributing structures in historic districts, alterations that are visible from a public street require a COA to ensure that the proposed design and materials are compatible with the district as a whole and to maintain an overall integrity of architectural style for the building. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below.

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

A. Is this a change to the primary façade?

Staff Analysis: Yes, the proposed window and door replacement impacts the primary façade of the structure on North Palmway and the secondary façade fronting 8th Avenue North.

B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Staff Analysis: The subject property is classified as noncontributing and was constructed in 1997, which falls outside the Northeast Lucerne Local Historic District's period of significance (1915 to 1952). Glass tints were widely available during the structure's period of construction in 1997. Therefore, an in-kind replacement of the grey-tinted glass may be considered appropriate for the structure. However, the Historic Preservation Ordinance indicates on Section 23.5-4(e)(B) that changes to noncontributing buildings and structures shall be reviewed to ensure compatibility with neighboring properties within the historic district in order to protect the overall character and integrity of the district. Permitting window and door replacement with grey-tinted windows is incompatible with the surrounding historic structures in the Northeast Lucerne Local Historic District and will perpetuate a nonconformity for 801 North Palmway which was built before the district was established in 2002.

The structure at 801 North Palmway was erected in 1997 and although not confirmed, the existing original windows appear to have a grey tint. The proposed replacement products have a VLT of 10%, which is considerably below the 70% VLT standard for window replacement within the historic districts. There has been no information submitted on the VLT of the existing windows, but based on visual comparisons of sample glass, the existing windows appear to have a VLT greater than 10%. Aside from

the glass, the windows could be permitted as an in-kind replacement as they match the existing window types and configurations.

Although this is a non-contributing structure and grey glass may have been utilized when this structure was designed, the proposed replacement windows have an extremely low light transmittance. Staff's current standards, as outlined in the Design Guidelines and COA Approval Matrix, limit staff authority to approving clear glass (VLT of 70%+) for all glazing on contributing structures and for visible windows on non-contributing structures. Although non-contributing structures are not designated as historic, maintaining the visual continuity of streetscapes within historic districts require the review of alterations to visible facades. Staff recommends that the HRPB review the criteria and documentation provided in this report to determine the compatibility for replacement glass for this structure.

PUBLIC COMMENT:

Staff has not received public comment for this item.

CONCLUSION:

The request for window and door replacement is inconsistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines. Staff is recommending denial of the application as submitted as the proposed windows are substantially darker (10% VLT) than the 70% established for the district. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a COA for window and door replacement to the noncontributing structure may be granted.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100071 for a COA for window and door replacement for the property located at **801 North 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 **DENY** HRPB Project Number 21-00100071 for a COA for window and door replacement for the property located at **801 North Palmway**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Property Photos
- C. Permit Submittal Packet
- D. Historic Preservation Design Guidelines – Window Replacement



MEMORANDUM DATE: April 7, 2021

AGENDA DATE: April 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **122 South K Street**

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

TITLE: HRPB Project Number 21-00100074: A request for a Certificate of Appropriateness (COA) for the demolition of a ±115 square foot rear enclosed porch, the construction of a new ± 789 square foot addition, and the construction of a new ± 409 square foot accessory structure for the single-family residence located at 122 South K Street; PCN #38-43-44-21-15-047-0060. The subject property is located within the Medium Density Multi-Family Residential (MF-30) zoning district and is a contributing resource to the Southeast Lucerne Local Historic District.

OWNER: Marco Grillo and Fany Adriana Rodriguez
1339 SW 44th Terrace
Deerfield Beach, FL 33442

ARCHITECT: Juan C. Contin
Contin Architecture and Design
826 S Federal Hwy #3
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY

Per documentation within the City's property files, the single-family structure located at 122 South K Street was constructed in a Wood Frame Vernacular architectural style c. 1925. A property appraiser's card from 1956, included in **Attachment A**, indicates that the structure has undergone few alterations over time. The building was constructed on a pier foundation and utilized wood frame walls, a broad gable roof, pine floors, and wood windows and doors. The building also features a small front entry stoop and a rear enclosed porch. In 1948, the rear porch was altered to house a new utility room and additional windows were installed. A small detached apartment once stood at the rear of the parcel, but was permitted to be demolished in March of 1988. The building maintains a high degree of the seven aspects of historic integrity; location, setting, design, workmanship, materials, feeling, and association.

PROJECT DESCRIPTION

The property owners, Marco Grillo and Fany Adriana Rodriguez, are requesting a COA for the demolition of a ±115 sq. ft. rear enclosed porch, the construction of a new ± 789 sq. ft. addition, and the construction of a new ± 409 sq. ft. accessory structure for the single-family residence located at 122 South K Street.

The subject property is a 25' x 135' (3,375 sq. ft.) platted lot of record located on the east side of South K Street between 1st Avenue South and 2nd Avenue South in Lake Worth Beach. The subject property is located within the Medium Density Multi-Family Residential (MF-30) Zoning District and is a contributing resource to the Southeast Lucerne Local Historic District.

The application will require the following approval:

1. **COA** for the demolition of a ± 115 sq. ft. rear enclosed porch, the construction of a new ± 789 sq. ft. addition, and the construction of a new ± 409 sq. ft. accessory structure

PROJECT BACKGROUND

At the March 10, 2021, HRPB regular meeting, the Board reviewed conceptual plans for the project, presented by Juan Contin and Faten Almosawi of Contin Architecture and Design. Primary discussion topics included the massing and visual compatibility of the second-story portion of the addition that will be visible from South K Street, the window proportions, roof design, and exterior siding materials. The Board also recommended that the project utilize a glass or transparent hyphen to connect the historic structure to the addition.

The Board looked at various example projects that utilized highly stylized modern additions to historic structures. Board member comments indicated some of the example projects were highly successful, but that the additions were generally all subordinate to the historic structures and that the historic structures provided in the examples were more elaborate and high-style than the architecture generally found in Lake Worth Beach.

Staff received the formal application for the item on March 18, 2021. Based on a review of Board member comments and the original presentation, alterations to the project include the addition of a transparent hyphen connecting the addition to the rear of the historic structure and the alteration to a window on the west façade.

STAFF RECOMENDATION

Staff recommends the Board **deny the COA request as currently proposed, or continue the project for a redesign** based on the Historic Preservation Design Guidelines requirements and the data and analysis outlined in this report on pages 6-11 of this report.

PROPERTY DESCRIPTION

Owner	Marco Grillo and Fany Adriana Rodriguez
General Location	South K Street between 1 st Avenue South and 2 nd Avenue South
PCN	38-43-44-21-15-047-0060
Zoning	Medium Density Multi-Family Residential (MF-30)
Existing Land Use	Single Family Residence
Future Land Use Designation	High Density Residential (HDR)



SITE ANALYSIS

Surrounding Properties

The site is surrounded by similar structures with similar zoning districts and future land use (FLU) designations, and thus, is found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

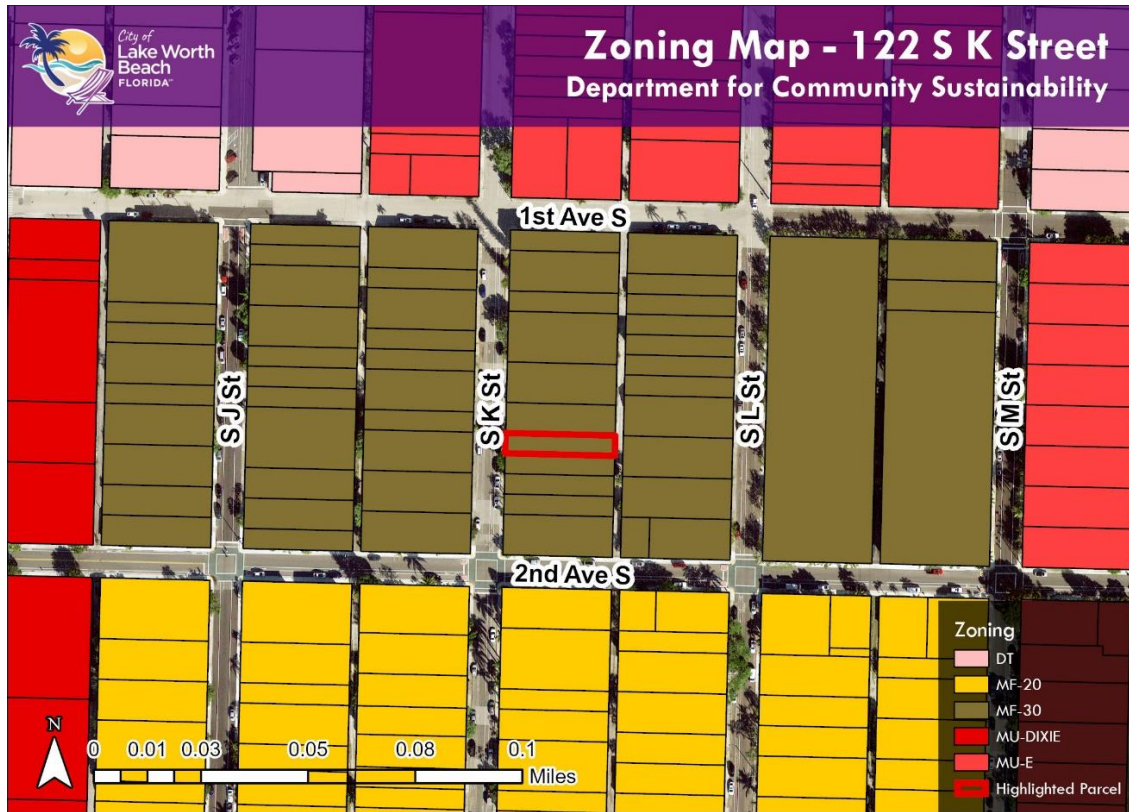
NORTH: North of the subject site is 120 South K Street, a single-family residence with a detached accessory structure. This parcel contains a FLU designation of HDR and is located in the MDR zoning district. The structure at 120 South K Street is also a contributing resource to the Southeast Lucerne Local Historic District.

SOUTH: Immediately south of the subject site is 124 South K Street, a single-family residence with a detached accessory structure. This parcel contains a FLU designation of HDR and is located in the MDR zoning district. The structure at 124 South K Street is also a contributing resource to the Southeast Lucerne Local Historic District.

EAST: East of the subject site across the rear alley is 123 South L Street, a single-family residence. This parcel contains a FLU designation HDR and is located in the MDR zoning

district. The structure at 123 South L Street is also a contributing resource to the Southeast Lucerne Local Historic District.

WEST: West of the subject site across South K Street is 123 South K Street, a single-family residence with a detached accessory structure. This parcel contains a FLU designation of HDR and is located in the MDR zoning district. The structure at 123 South K Street is also a contributing resource to the Southeast Lucerne Local Historic District.



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-11 (MF-30)	
	Required	Existing/Proposed
Lot Area (min.)	5,000 square feet	3,375 square feet
Lot Width (min.)	50'-0"	25'-0"
Building Height (max.)	Primary: 30'-0" (2 stories) Accessory: 24'-0"	Proposed: 20'-8" 11'-0"

Setback - Front (min.)	20'-0"	Existing: 18.2'
Setback -Side (min.)	Single story: 10% of lot width, min. 3'-0" Two story on a 25' wide lot: 5'-0"	Existing North: 2'-10" Addition North: 5'-0" Accessory North: 3'-0" Existing South: 1'-10" Addition South: 5'-0" Accessory South: 3'-0"
Setback – Rear (min.)	Primary: 13'-6" (10% of lot depth) Accessory: 5'-0"	Primary: 56'-10" Accessory: 18'-0"
Impermeable Surface (max.) ⁽¹⁾	65.0% (2,194 sq. ft.)	50.5% (1,707 sq. ft.)
Building Coverage (max.) ⁽¹⁾	45.0% (1,518 sq. ft.)	44.4% (1,501 sq. ft.)
Floor Area Ratio (max.) ⁽¹⁾	0.80 (2,700 sq. ft.)	0.51 (1,738 sq. ft.)
Accessory Structure Limitation (max.)	40% of principal structure area or 1,000 sq. ft, whichever is less 40% of 1332 sq. ft. (533 sq. ft.)	 30.7% (409 sq. ft.)

(1)- Small lot (lots up to 4,999 square feet)

As outlined in the site data table, the proposed addition and accessory structure comply with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed architectural plans are provided as **Attachment C**.

Existing Non-Conformities

The existing historic structure has legal non-conforming side setbacks that do not comply with minimum setback requirements provided within Section 23.3-11 of the Lake Worth Beach Land Development Regulations. Pursuant to LDR Section 23.5-3(d), Non-conforming buildings and structures:

- 1. Nonconforming buildings and structures may be enlarged, expanded or extended subject to these LDRs, including minimum site area and dimensions of the district in which the building or structure is located. No such building or structure, however, shall be enlarged or altered in any way so as to increase its nonconformity. Such building or structure, or portion thereof, may be altered to decrease its nonconformity, except as hereafter provided.*

The proposed addition complies with current zoning requirements and does not increase the non-conforming setbacks of the existing historic structure.

Accessory Structure

Although the parcel at 122 South K Street is located within the Medium Density Multi-Family Residential Zoning District, the land development regulations require a minimum 5,000 sq. ft. lot area and a minimum lot width of 50 linear feet to be eligible for two-family or multi-family construction. As the subject parcel does not meet the lot area and width requirements, development on the parcel is limited to a single-

family residence and incidental accessory structures. The proposed accessory structure will not be eligible for a rental business license to function as an accessory dwelling unit (ADU).

HISTORIC PRESERVATION ANALYSIS

COA

All additions and 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 applicants have also provided a Justification Statement, provided in this report 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: The existing structure is a contributing resource within the Southeast Lucerne Local Historic District. The property owners are requesting to remove an existing enclosed porch to the rear of the structure and to construct a new two-story +/- 789 sq. ft. addition to the rear. A new +/- 409 sq. ft. rear detached accessory structure is also proposed.

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

Staff Analysis: Portions of the proposed work will result in direct visual effects on the surrounding properties within the Southeast Lucerne district. It is staff's analysis that the proposal will could result in adverse visual effects to the existing contributing resource and neighboring structures within the existing streetscape and surrounding district. The structures on the parcels to the north and south of the subject property are similarly designed single-story Wood Frame Vernacular buildings with forward facing gables.

- 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: 122 South K Street is an intact Wood Frame Vernacular building from the 1920's. Although physical alterations to the contributing resource are limited to the rear of the property, the second-story addition is designed in a substantially different architectural style than the existing structure and neighboring contributing properties. The change in design is stark, and the addition does not seek to blend in with surrounding properties. Staff

has concerns that the second-story addition will disrupt the existing streetscape due to incompatible massing, 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 his property.

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

Staff Analysis: The plans are feasible and could be carried out in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Staff Analysis: The design of the addition seeks to fall under Secretary of Interior Standard for Rehabilitation #9, *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

Staff supports that additions to historic properties should be differentiated from the historic portions of a building, but that those changes in design, especially for modest structures, may be slight and discreet. Additions can be differentiated from the historic portions of building through the use of compatible but different building materials. The historic structure is a typical Wood Frame Vernacular residence with a forward-facing gable and wood lap siding. Staff contends that an addition utilizing a similar roof line with a board and batten or shake siding would differentiate the addition while still being compatible with the elements of Wood Frame Vernacular architecture and the surrounding streetscape.

- 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 was designed as a Wood Frame Vernacular residence in the 1920's. Wood Frame Vernacular structures maintain common characteristics, such as wood siding, 2:1 vertically proportioned windows, forward facing gable roofs, and overhanging eaves. The portion of the addition that is visible from the street utilizes a flat roof, a single square window, and a stucco exterior finish. Staff contends that the addition could be constructed in a manner that is more compatible with the existing historic resource, resulting in less adverse visual effects. The roofline and the siding materials could be made more compatible with the Frame Vernacular style. The proposed window configuration on

the street-facing façade should also reflect the rhythm and pattern of the fenestration on the historic structure, even if an alternate architectural style is desired.

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: No change is proposed for the use of property. The addition and accessory structure will add additional living space to the existing 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.

Staff Analysis: The applicants are requesting to demolish the existing rear enclosed porch. The rear porch was constructed in a typical manner for its time of construction, with a shed roof, lap siding, and casement and hung windows.

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

Staff Analysis: The proposed addition is not visually compatible with the neighboring structures. The contributing resources at 120, 124, 126, and 128 South K Street are all single-story Wood Frame Vernacular buildings that share common characteristics indicative of the style. The addition proposed for 122 South K Street is a stark change in design, massing, and scale from neighboring structures.

- 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: The window and door openings on the existing historic resource are not proposed to 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: No applicable, the applicant is not proposing to replace existing windows and doors.

- (2) 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.

- (3) 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.

Historic Preservation Design Guidelines Analysis

Per the Historic Preservation Design Guidelines, the six historic districts in Lake Worth Beach are primarily composed of 10 historic architectural styles. Chapter 5; Architectural Styles, illustrates and describes the elements that define each style. In addition to defining the physical characteristics of each primary style, a narrative is provided that chronicles the history and context of each style. The Wood Frame Vernacular architectural style section is included as **Attachment E**. Staff also recommends that the Board read the Design Guidelines Special Considerations chapter regarding new construction and streetscapes, included as **Attachment F**.

Demolition

Staff Analysis: The proposal includes demolishing the rear enclosed porch. Per information within the City's property file, the porch took on its current form in 1948, when it was altered to house a new utility room. Per Secretary of Interior (SOI) Standard #4,

"Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved."

Staff contends that the rear porch is an important element to the existing resource. Although not original to the building, the porch was constructed more than 50 years ago in a manner that was indicative of its time of construction and complimentary to the 1920's Wood Frame Vernacular residence. The porch is to the rear of the structure and not visible from South K Street. Staff recommends that the Board discuss SOI Standard #4 and determine if the porch has gained significance over time.

Addition

Staff Analysis: The proposed addition is designed in a contemporary architectural style that utilizes a box form with sparse architectural detailing. The addition utilizes a short hyphen with glass walls and a glass roof to connect the new two-story addition to the existing historic resource. The connection is discreet, scaled appropriately, and does not visually compete with the historic structure as it is placed to the rear of the building. As illustrated in the architectural plan set, the hyphen connects to the historic structure at the fascia of the gable overhang. Staff recommends that the glass connection be placed under the overhang, connecting to the rear wall of the historic structure instead of tying into the existing roofline.

The primary massing of the addition is two stories in height and features a flat roof which is visible from South K Street. The west façade fronting South K Street features a single square window with no additional detailing. The north and south elevations feature relatively few windows with large expanses of blank façade. The rear façade features a second story projecting balcony that is supported by an organically formed wall which is integrated with a vertical wood rail system. Additions to historic buildings should generally be secondary and subordinate to the historic structure. Although the addition is two stories, it is set back from the street behind the massing of the existing building. Per the architectural drawings, the midpoint height of the gable roof of the historic structure is approximately 12', and the addition's flat roof is 20'-6" tall. Aside from the height difference, staff's primary areas of concern with the addition include its shape, fenestration, and exterior building materials. Per SOI Standard #9:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

The addition's design is starkly different than the design of the Wood Frame Vernacular residence. Although Standard #9 requires that additions be differentiated from the historic structure, the addition should also be visually compatible with the massing, size, scale, and architectural features of the designated resource to protect the building's integrity and the integrity of the streetscape. Staff agrees that additions to historic properties should be differentiated from the historic portions of the building, but the changes in design may be subtle and discreet. Additions can be differentiated from the historic portions of a building through the use of compatible, yet alternate building materials. The historic structure is a typical Wood Frame Vernacular residence with a forward-facing gable, wood lap siding, and vertically oriented windows. Staff advocates that an addition utilizing a similar roof line with similar window openings combined with a board and batten or shake siding would differentiate the addition while still remaining compatible with the signature elements of Wood Frame Vernacular architecture. It is staff's analysis that the addition, as proposed, is incompatible with the massing and architectural features of the existing historic structure and the surrounding contributing resources. Additionally, the shape and fenestration of the addition breaks the rhythm and visual continuity of the streetscape.

If a contemporary addition is desired, elements of the design can still be sympathetic to the surrounding historic architecture. Visible fenestration can utilize the 2:1 vertically oriented window proportions and

placement rhythms appropriate for the surrounding Frame Vernacular architecture. As proposed, there are no shared architectural design elements between the historic structure and the addition. The proposed addition is differentiated from the historic resource, but it is not compatible with the massing, size, scale, or architectural features that were responsible for this structure's historic designation.

Accessory Structure

Staff Analysis: The proposed accessory structure is designed as a single-story building with a flat roof with similar detailing to the proposed addition. The north, south, and east facades feature a combination of slender vertical, horizontal, and square windows, and the west elevation fronting the rear of the addition features a vertical plank façade with a projected organically shaped wall that connects to the building's façade via a flat roof. The building's height is proposed at 10'-0" and the structure is placed at an 18' setback from the rear property. Although the design of the structure is contemporary and its massing is atypical amongst the surrounding Frame Vernacular contributing buildings, it is placed at the rear of the parcel and is not visible from a public street.

PUBLIC COMMENT

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

CONCLUSION

It is the analysis of staff that the proposed application is not consistent with the City's Historic Preservation Ordinance, the Secretary of Interior Standards, or the Lake Worth Beach Historic Preservation Design Guidelines. Staff recommends that the Board **deny the COA request as currently proposed, or continue the project with direction by the HRPB** to facilitate a redesign to address compatibly concerns outlined in the Historic Preservation Analysis.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 21-00100074, a COA for the demolition of a ±115 sq. ft. rear enclosed porch, the construction of a new ± 789 sq. ft. addition, and the construction of a new ± 409 sq. ft. accessory structure for the single-family residence located at **122 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 21-00100074, a COA for the demolition of a ±115 sq. ft. rear enclosed porch, the construction of a new ± 789 sq. ft. addition, and the construction of a new ± 409 sq. ft. accessory structure for the single-family residence located at **122 South K Street**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans
- D. Applicant Justification Statement
- E. LWB HP Design Guidelines Section: Wood Frame Vernacular

F. LWB HP Design Guidelines Section: Special Considerations



MEMORANDUM DATE: April 7, 2021

AGENDA DATE: April 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **130 North Ocean Breeze**

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

TITLE: HRPB Project Number 21-00100075: A Certificate of Appropriateness (COA) for a ± 427 addition for the single-family residence located at 130 North Ocean Breeze; PCN #38-43-44-21-15-030-0080. The subject property is located within the Multi-Family Residential (MF-20) zoning district and is a contributing resource to the Old Lucerne Local Historic District.

OWNER: Rolanda Epstein
130 North Ocean Breeze
Lake Worth Beach, FL 33460

ARCHITECT: Geoffrey Harris
GBH Architecture

PROPERTY DEVELOPMENT HISTORY

Per documentation within the City's property files, the single-family structure located at 130 North Ocean Breeze was constructed in a Wood Frame Vernacular architectural style c. 1925. Property appraiser's cards from 1943 and 1956, included as **Attachment A**, indicate that the structure was designed with a concrete pier foundation, wood lap siding exterior walls, a gable roof, and wood windows and doors. A detached Mission Revival rear garage fronting 2nd Avenue North was also constructed in the early 1920's. According to the property appraiser's cards, the garage was designed to accommodate 2 vehicles and featured a concrete slab foundation, stucco exterior walls, a flat roof, and wood doors. City permit records indicate that the primary structure has had alterations over time including roof replacement, a rear screen room addition in 1982, window replacement, shutter and awning installation, electrical upgrades, and a new driveway adjacent to the garage. Photos of the existing property are included as **Attachment B**.

At the February 10, 2021 HRPB meeting, the Board approved a COA for the conversion of the existing ± 404 garage into additional living space for the single-family residence, a historic waiver for the minimum required rear setback, and a variance from base flood elevation requirements of the Florida Building Code.

PROJECT DESCRIPTION

The property owner, Rolanda Epstein, is requesting approval for the construction of a ± 427 square foot addition for the existing 1,263 square foot single-family residence. The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the southeast corner of North Ocean Breeze and 2nd Avenue North, in Lake Worth Beach. The subject property is located within the Multi-Family Residential (MF-20) zoning district and retains a Future Land Use (FLU) designation of Downtown Mixed Use (DMU).

The application will require the following approval:

1. **COA** for a residential addition.

STAFF RECOMMENDATION

Staff recommends **approval with conditions**, provided on pages 8 and 9, based on the data and analysis in this report that address the proposed windows and exterior detailing of the addition.

PROPERTY DESCRIPTION

Owner	Rolanda Epstein
General Location	Southeast corner of North Ocean Breeze and 2 nd Avenue North
PCN	38-43-44-21-15-030-0080
Zoning	Multi-Family Residential (MF-20)
Existing Land Use	Single Family Residence
Future Land Use Designation	Downtown Mixed Use (DMU)



SITE ANALYSIS

Surrounding Properties

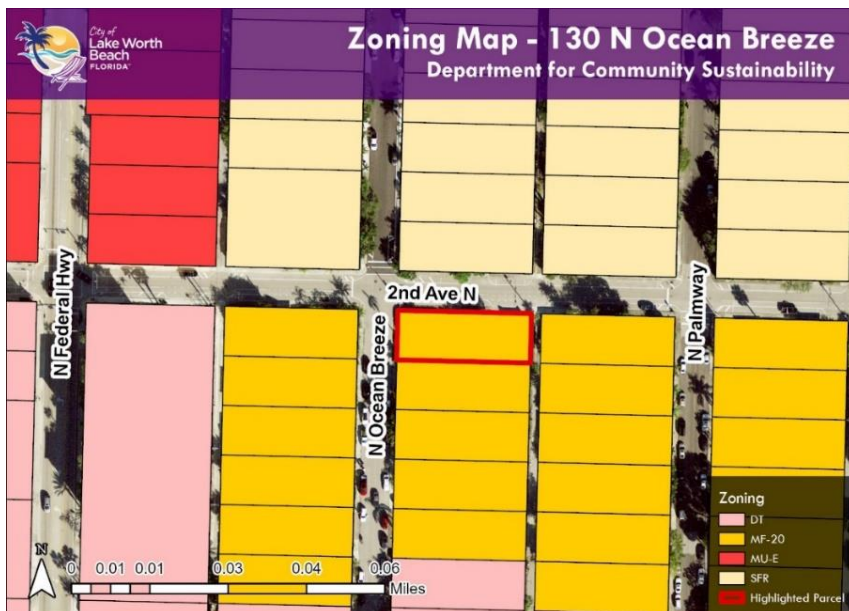
The site is surrounded by similar structures with similar zoning districts and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: North of the subject site across 2nd Avenue North is 214 2nd Avenue North, a single-family residence. This area contains a FLU designation of Single Family Residential (SFR) and is located in the Single-Family Residential (SF-R) zoning district. The structure at 214 2nd Avenue North is a non-contributing resource to the Old Lucerne Local Historic District.

SOUTH: Immediately south of the subject site is 128 North Ocean Breeze, a single-family residence. This area contains a FLU designation of Downtown Mixed Use (DMU) and is located in the Multi-Family Residential (MF-20) zoning district. The structure at 128 North Ocean Breeze is a contributing resource to the Old Lucerne Local Historic District.

EAST: East of the subject site across the rear alley is 209 2nd Avenue North, a single-family residence. This area contains a FLU designation of DMU and is located in the MF-20 zoning district. The structure at 209 2nd Avenue North is a contributing resource within the Old Lucerne Local Historic District.

WEST: West of the subject site across North Ocean Breeze is 131 North Ocean Breeze, a single-family residence. This area contains a FLU designation of DMU and is located in the MF-20 zoning district. The structure at 131 North Ocean Breeze is a non-contributing resource to the Old Lucerne Local Historic District.



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-10 (MF-20)	
	Required	Existing/Proposed
Lot Area (min.)	5,000 square feet	6,750 square feet
Lot Width (min.)	50'-0"	50'-0"
Building Height (max.)	30'-0" (2 stories) maximum	12'-6" (1 story)
Setback - Front (min.)	20'-0"	Structure: 15'-4" Addition: 43'-4" ⁽³⁾
Setback - Side (min.)	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	Structure North: 23'-4" ⁽²⁾ Addition North: 14'-8" Structure South: 1'-11" Addition South: 9'-5" ⁽³⁾
Setback – Rear (min.)	13'-6" (10% of lot depth)	Structure: 80'-10" ⁽²⁾ Addition: 73'-11"
Impermeable Surface (max.) ⁽¹⁾	60.0% maximum	36% (2,410 sq. ft.)
Building Coverage (max.) ⁽¹⁾	40.0% maximum	23% (1,521 sq. ft.)
Floor Area Ratio (max.) ⁽¹⁾	0.55 maximum	0.23 (1,521 sq. ft.)
Base Flood Elevation (min.)	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	9.98' NAVD

(1)- Medium lot (lots 5,000 square feet to 7,499 square feet)

(2)- Approximation based on site plan

(3)- Approximation based on survey

The applicant is requesting approval for the construction of a ± 427 square foot addition on the north side of the property. Site improvements include a new uncovered rear deck at the rear of the addition. As outlined in the site data table, the proposed addition complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposal also complies with the 9-foot NAVD base flood elevation requirement established within the Florida Building Code. The proposed architectural plans are provided as **Attachment C**.

Existing Non-Conformities

The existing structure has legal non-confirming front and side setbacks that do not comply with minimum setback requirements provided within Section 23.3-10 of the Lake Worth Beach Land Development Regulations. Pursuant to LDR Section 23.5-3(d), Non-conforming buildings and structures:

1. *Nonconforming buildings and structures may be enlarged, expanded or extended subject to these LDRs, including minimum site area and dimensions of the district in which the building or structure is located. No such building or structure, however, shall be enlarged or altered in any way so as to increase its nonconformity. Such building or structure, or portion thereof, may be altered to decrease its nonconformity, except as hereafter provided.*

The proposed addition complies with current zoning requirements and does not increase the non-conforming setbacks of the existing structure.

HISTORIC PRESERVATION ANALYSIS

COA

All additions and 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 submitted a justification statement with responses to the visual compatibility criteria, 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: The project proposes to construct a ± 427 square foot addition on the north side of the structure, fronting 2nd Avenue North to accommodate a new master bedroom suite. The 1982 rear screen room addition and concrete slab will be removed to accommodate the new addition. The main gable of the existing structure will be extended by altering the smaller gable at the rear. The addition will utilize a cross-gable design with a raised pier foundation, wood-frame construction, and cementitious lap siding. The fenestration will consist of aluminum impact single-hung windows and aluminum impact French doors. The roofing material will be a dimensional asphalt shingle to match the existing structure. A wood deck will be constructed at the rear of the addition.

- 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 work will not have a direct visual effect on the surrounding properties within the district. It is staff's analysis that the proposal will not adversely affect the existing contributing resource or neighboring structures within the district.

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

Staff Analysis: The applicant is proposing work that will alter the appearance rear roof gable to extend the larger gable over the main massing of structure. The cross-gable connection between the addition and the existing structure is also atypical as it intersects the gable end above and below while leaving the existing ridge exposed. However, the gable connection is to the rear of the structure in a non-visible corner.

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

Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of his property.

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

Staff Analysis: The plans are feasible and could be carried out in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Staff Analysis: The design of the addition generally complies with the City of Lake Worth Beach Design Guidelines. The fenestration, roof design, and exterior finishes of the addition are generally compatible for Wood Frame Vernacular architecture. Please refer to page 8 of this report for the Historic Preservation Design Guidelines Analysis.

- 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 was designed as a Wood Frame Vernacular structure. The addition has taken design cues from the existing structure and proposes generally compatible massing, design, and exterior finishes that are consistent with the Wood Frame Vernacular architectural style.

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: No change is proposed for the use of property. The addition is proposed to provide a new master suite for the single-family residence.

- 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 addition, as proposed, extends the original roofline and alters the small roof gable at the rear of 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 addition is visually compatible with neighboring properties in the Old Lucerne Local Historic District.

- 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: The window and door openings on the addition are appropriately sized and compatible with the existing structure.

- (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: No applicable, the applicant is not requesting to utilize less expensive windows and doors.

- (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 aluminum impact single-hung windows and French seek to replicate the original fenestration designs of the Wood Frame Vernacular architectural style.

- (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 is not requesting to be availed of this paragraph.

Historic Preservation Design Guidelines Analysis

Per the Historic Preservation Design Guidelines, the six historic districts in Lake Worth Beach are primarily composed of 10 historic architectural styles. Chapter 5; Architectural Styles, illustrates and describes the elements that define each style. In addition to defining the physical characteristics of each primary style, a narrative is provided that chronicles the history and context of each style. The Wood Frame Vernacular architectural style section is included as **Attachment E**.

Addition

Staff Analysis: The addition's scale, massing, configuration, and placement on the parcel is largely compatible with other cross gable Wood Frame Vernacular buildings of the period. The proposed window opening sizes, opening locations, and trim detailing are also visually compatible with the existing architectural elements of the historic structure. Staff does have remaining concerns regarding the addition's exterior detailing.

The existing structure features a historic wood lap siding that will remain. The addition is proposed to be clad in cementitious lap siding. Although the two sidings will have roughly the same reveal, the historic wood siding has more contour and variation, which provides deeper shadow lines and a more irregular appearance. The cementitious lap siding has a more regulated and flat appearance. As the two sidings are meeting in a visible corner, staff maintains that the two profiles are too similar, while also not being close enough to be an exact match. Staff recommends that an alternate siding material compatible with Wood Frame Vernacular buildings would be more appropriate, such as a staggered shingle or board-and-batten. A compatible alternate siding material would further differentiate the addition as separate from the historic structure, while remaining visually compatible and appropriate for the architectural style. Staff has included a condition of approval (#11) regarding the siding profile. Also, staff has included a condition of approval (#10) that the pier foundation utilizes lattice screens to match the existing structure.

On the west elevation of the addition, a triplet of windows is proposed. Staff has included a condition of approval (#3) that the openings be separated by historically-appropriate mullions encased in cementitious material with a minimum width of 4 inches. Also, windows of similar proportions were typically 4-light casement windows in Wood Frame Vernacular structures. Staff has included a condition of approval (#5) that these openings utilize single-hung windows with a 2/2 divided-light pattern or casement, awning, fixed, or hopper windows with a 4-light pattern.

PUBLIC COMMENT

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

CONCLUSION

The proposed application, as conditioned, is consistent with the City's Land Development Regulations, Historic Preservation Ordinance, and the Lake Worth Beach Historic Preservation Design Guidelines. Therefore, staff recommends approval with the conditions listed below to allow the construction of the addition.

Conditions of Approval

1. The windows and doors shall be wood, wood-clad, aluminum, vinyl, or fiberglass subject to staff review at permitting.
2. The windows shall be recessed in the walls to the same depth as the windows on the existing structure.
3. Pairs and triplets of windows shall utilize a minimum four inch (4") wide mullion. If aluminum structural mulls are used, the exterior shall be encased in a cementitious or similar wood-look material to replicate a historic wood mullion.
4. All glazing shall be clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% 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 triplet of square windows on the west façade of the addition shall be utilize a single-hung window with a 2/2 divided-light pattern or casement, awning, fixed, or hopper windows with a 4-light pattern.
6. The roof overhangs of the addition shall match the depth of the overhangs of the existing structure, subject to staff review at permitting.
7. The cementitious trim, sill, and mullion details shall match the profile, size, and design of the detailing on the existing structure, subject to staff review at permitting.
8. The new dimensional asphalt shingles shall blend seamlessly with the existing roof.
9. Detailed specifications shall be submitted for the proposed wood deck to identify if a pervious or semi-pervious surface is proposed underneath the deck. The site data table calculations, shall be revised at permitting if necessary.
10. The pier foundation utilizes lattice screens to match the existing structure.
11. The addition's siding utilizes a board-and-batten or staggered shingle design instead of the proposed lap siding.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 21-00100075, with staff recommended conditions for a COA for the construction of a new +/- 427 square foot addition for the single-family residence at **130 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 **DENY** HRPB Project Number 21-00100075, with staff recommended conditions for a COA for the construction of a new +/- 427 square foot addition for the single-family residence at **130 North Ocean Breeze**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans
- D. Applicant Justification Statement
- E. LWB HP Design Guidelines Section: Wood Frame Vernacular
- F. Proposed Product Information