



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JANUARY 11, 2023 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [November 30, 2022 HRPB Regular Meeting Minutes](#)
[December 7, 2022 HRPB Regular Meeting Minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [338 Cornell Drive](#)
[339 Cornell Drive](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

- A. [HRPB Project Number 22-00100321: Consideration of a Certificate of Appropriateness \(COA\) for the construction of a new ± 4,135 square foot single-family structure with a Sustainable Bonus Program Incentive request for additional FAR located at 324 North K Street; PCN #38-43-44-21-15-090-0120. The subject property is located in the Multi-Family Residential \(MF-20\) zoning district and is a non-contributing property in the Northeast Lucerne Local Historic District. The future land use is Medium-Density Residential \(MDR\).](#)

NEW BUSINESS:

- A. [HRPB Project Number 22-00100224: Consideration of a Certificate of Appropriateness for exterior alterations and two historic waivers to exceed the accessory structure size limitation and the minimum required side setback for the rear accessory structure located at 314 South K Street. The subject property is located within the Single Family Residential \(SFR\) zoning district and has a](#)

future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Southeast Lucerne Historic District.

B. HRPB Project Number 22-00100384: Consideration of a Certificate of Appropriateness (COA) for the demolition of existing structures and construction of a new ±2,890 square foot single-family house at 338 Cornell Drive (West Lot). The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the College Park National and Local Historic District.

C. HRPB Project Number 22-00100413: Consideration of a Certificate of Appropriateness (COA) for the construction of a new ±2,834 square foot single-family house at 338 Cornell Drive (East Lot). The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a non-contributing resource in the College Park National and Local Historic District.

PLANNING ISSUES:

A. Conceptual Review for potential new additions and new construction of a guesthouse at 302 Fordham Drive.

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, DECEMBER 07, 2022 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES: Present were: Stephen Pickett, Chairman; Bernard Guthrie, Vice-Chair; Robert D'Arinzo; Mariana Gonzalez. Absent: Tricia Hallison-Mischler; Nadine Heitz; Jamie Foreman. Also present were: Annie Greening, Senior Preservation Planner; Yeneneh Terefe, Historic Planner; Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES: None

CASES

SWEARING IN OF STAFF AND APPLICANTS None

PROOF OF PUBLICATION

- 1) Ordinance 2022-21

WITHDRAWALS / POSTPONEMENTS Planning Issues Item A Conceptual review request to postpone to the next meeting as the Architect did not have plans ready for presentation.

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. Ordinance 2022-21 (PZHP 22-03100006):** Consideration of an ordinance amending Chapter 23 "Land Development Regulations," Article 3 "Zoning Districts," Division 2 "Residential Districts," Section 23.3-7 "SFR – Single-family residential," Section 23.3-8 "SFTF – Single-family and two family residential," Section 23.3-10 "MF-20 – Multifamily residential," Section 23.3-11 "MF-30 – Medium density multi-family residential," and Section 23.312 "MF-40 – High density multi-family residential," to reduce the minimum side setback requirement for lots over 50 feet to a minimum of five (5) feet allowing additional flexibility in the placement of accessory structures and pools.

Board Attorney: Reads the proposed Ordinance by Title.

Staff: Predominantly for pools, shed, pool-house and to make it easier to move structures around in the yard. It doesn't allow uses in districts where uses are not allowed. If an existing unit, mechanical equipment can already go in the side setback.

Motion: R. D'Arinzo moves to recommend approval of Ordinance 2022-21 (PZHP 22-03100006) to the City Commission; M. Gonzales 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES:

- A. Conceptual Review for potential new additions and new construction of a guesthouse at 302 Fordham Drive and 312 Fordham Drive. (See postponement above)

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS:

- A. Notification of the condemnation and future demolition of an addition and accessory garage structure located at 1125 North K Street.

Staff: Y. Terefe explains the condemnation by the City Building Official on November 8, 2022 due to termites and water rot damage.

Board: Addition is attached to the primary structure? Yes. Will there be a set of plans showing how the new will be attached to the primary? Yes, staff is working with the applicant.

BOARD MEMBER COMMENTS:

ADJOURNMENT: 6:20 pm



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, NOVEMBER 30, 2022 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Stephen Pickett, Chairman; Bernard Guthrie, Vice-Chair; Robert D'Arinzo; Nadine Heitz; Tricia Hallison-Mischler. Absent: Mariana Gonzales, Jamie Foreman. Also present were: Annie Greening, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

Continuation- Item C to January 2023. The mailer was not sent timely.

APPROVAL OF MINUTES:

- A. September 14, 2022 Regular Meeting Minutes
- B. September 21, 2022 Regular Meeting Minutes
- C. October 12, 2022 Regular Meeting Minutes

Motion: B. Guthrie moves to approve three sets of Minutes as presented; T. Hallison-Mischler
2nd.

Vote: Ayes all, unanimous

CASES

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

PROOF OF PUBLICATION Provided in the meeting packet.

- 1) 324 North K Street
1120 South Lakeside Dr
504 3rd Ave South

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. HRPB Project Number 22-00100376: Consideration of a Certificate of Appropriateness (COA) for front door replacement for a single family house located at 432 South L Street; PCN# 38-43-44-21-15-157-0010. The subject property is a contributing resource within the Southeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Medium Density Residential (MDR).

Staff: A. Greening revisits the details from the previous meeting on September 14, 2022. Staff has determined the proposed front door on the contributing property does not meet Historic Guidelines with regard to the style of the house. The tongue and groove style is more appropriate for Mission Revival rather than Frame Vernacular. Raised panels are not appropriate. Staff has been working with the applicant and has recommended specific doors. The plain panel design has been offered. It is up to the Board to decide if more concessions can be made.

Applicant: Dave Battle-Insists upon the HVHZ rated door as approved for Miami-Dade and Broward. Believes the insurance company will have the last say. Does not want to pay restocking fee as the door was purchased prior to approval. Applicant presents a handout with different door styles with excerpts from the Historic Design Guidelines. One staff recommended door was \$2700.00. Cites various hurricanes as reason for needing the HVHZ rated door.

Handout provided to the Board, by the applicant.

Staff: Explains the difference between recessed panels and raised panel doors.

Applicant: States he proposed to cover the tongue and groove portion of the door. Staff was not apprised of that willingness until this moment.

Board: Tricia Hallison-Mischler inquires as to whether the modification of the door would invalidate the warranty thus affecting the insurance?

Applicant responds it will not invalidate the warranty, he is not drilling into the door. The muntins will be applied.

Public Comment: - James Rockwell recommends the Board set a precedent (sp?-precedent) and override staff recommendations and historic guidelines especially when they don't make sense. Whether or not it matches the architectural profile is just silly. Staff doesn't have a vested interest as they live elsewhere, and Board members should advocate for neighbors.

Motion: N. Heitz moves to approve HRPB 22-00100376, including Board direction to do as the applicant proposed by modifying the bottom panel to smooth it out (minus tongue and grooves), muntins required on upper portion; based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; R. D'Arinzo 2nd.

B. HRPB Project Number 22-00100370: Consideration of a Certificate of Appropriateness (COA) for the demolition of an existing structure and construction of a new ± 6,145 square foot single-family residence located at 1120 South Lakeside Drive; PCN #38-43-44-27-01-051-0021. The subject property is located in the Single Family Residential (SFR) zoning district and is a non-contributing property in the South Palm Park Local Historic District. The future land use is Single Family Residential (SFR).

Staff: A. Greening- On March 11, 2020 the phased demolition was approved this is the final phase of demolition. The neighboring structure to the south is the similar in massing and height.

Terracing or gentle sloping would mitigate the height. It is proposed to setback sixty (60) feet from the street. The style is contemporary/mid-century.

Peter Ringle City Building Official and Certified Flood Plain Manager. Map proposed by FEMA not yet adopted. Once the new map is adopted, a habitable structure will be three (3) feet above the current, existing flood maps. The property is located within three (3) zones AE-6 (shallow flooding); AE-7 (shallow flooding); V8 (nearest the intracoastal with wave action). NAVD (9.5 feet above King Tide) requires the finished floor to be at 13 feet which is significantly higher than what was once required of the surrounding historic properties on the Intracoastal. Structural fill will not be allowed. Wave action is typically responsible for damage.

Staff: E. Sita- Discussion of the height of the fence on top of the fill between neighbor and structure. Fence height is measured from the natural grade, not from the top of fill.

Once the walking surface with an elevation change in excess of 30 inches, a handrail is required. Handrails are 36 inches in height.

Applicant/Project Manager/Owner: Wes Blackman, AICP; Neighbors have reached out to the applicant regarding potential landscape issues at the SE and NE edges of the property as well as providing information to interested neighbors. Decided not to come to a conceptual meeting in June. July and August Board meetings were not held, September brought the decision to move forward with a formal submittal. November was Hurricane Nicole. Ken Brower, northern neighbor, would like the wall to move south by one foot, a ten-foot setback. The owner is in agreement.

Agent for Applicant: Code only speaks to fence on property line, it does not speak to a fence not on the property line. Fence height limitation should not apply as it is not on the property line. The new natural grade would be with the fill.

Staff: Staff does not agree with the interpretation. The determination of whether it is a fence or structure. If a fence is a fence, it must meet height restrictions (six feet from natural grade); if a fence is not on the line as a fence then it is a structure and must meet setback requirements.

Board: B. Guthrie asks if structure is proposed to be built on structural fill? **Response:** Elevation drawings are designed to meet the proposed map changes, if structural fill cannot be used it will not be used, they are building for the future.

Board: The larger issue is dealing with the flood plain, fill, and impacts of several lots being filled. What are the effects of the displacement with no place for the water to go?

Building Official: Reason for LiMWA and VE Zone wave action or scour is the reason for no fill. The seabed/offshore topography is different from the Gulf Coast to the Atlantic Coast. The raising of a lot will not significantly cause the Intracoastal waterway to raise. Changing the natural grade with fill is concerning for drainage. The outfall drains have flaps which close when tide rises and the flaps remain closed until the tide goes out and drainage can occur.

Staff: If no part of the structure touches the VE zone it could use structural fill. Changes to the FEMA flood map would put the entire structure in the LiMWA (limited moderate wave action) zone disallowing structural fill.

Architect for applicant: Tom Benedict – the structure could shift to the south, with north setback meeting code but the shift would cause the second story on the south side to encroach on the setback/height. The applicant is willing to reduce the square footage on the 2nd floor in order to meet the wall height setback.

Board: The slope, possible terracing and drainage retention on-site, along with lower fill could be evaluated at time of permit by staff. The proposed structure is setback sixty (60) feet from the front property line.

Public Comment: Jimmy Kelly Sr 1202 S. Lakeside Drive- Has concerns with construction dust and debris during demolition; drainage should not flow on to surrounding properties, the outfall on 12th Avenue South is constrained by barnacles and sand; lastly any seawall should not cause erosion of surrounding properties.

Ken Brower-1100 S. Lakeside Drive- has concerns about the fill and wall footer affecting the royal palms roots on his property. Believes the condition that staff will review at time of permit takes away the public ability to comment on the solution. Inquires about what happens when there are two walls back to back, such as a retaining wall?

Building Official: It is no longer a retaining wall when there is fill on both sides.

Greg Richter – 1202 S Palmway- The structure is not compatible with the neighborhood. Both lots will have big square footages unlike what was there. The bottom of the front door will be even with the roof of the adjacent homes.

Staff suggests that portion of the proposal (conceptually) could be brought back before the Board on the following Wednesday. Board would really only like to see again if the streetscape is significantly changed.

Architect for applicant states the client is ready for permit and prefers a Condition over return to the Board.

Motion: B. Guthrie moves to approve HRPB 22-00100370 with staff recommended Conditions of Approval, including Board direction to soften the transition of fill and bring back informational updates as needed at subsequent meetings, 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; N. Heitz 2nd.

Vote: Ayes all, unanimous.

C. HRPB Project Number 22-00100321: Consideration of a Certificate of Appropriateness (COA) for the construction of a new ± 4,135 square foot single-family structure with a Sustainable Bonus Program Incentive request for additional FAR located at 324 North K Street; PCN #38-43-44-21-15-090-0120. The subject property is located in the Multi-Family Residential (MF-20) zoning district and is a non-contributing property in the Northeast Lucerne Local Historic District. The future land use is Medium-Density Residential (MDR).

Motion: B. Guthrie moves to continue HRPB 22-00100321 to the January 2023 meeting; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

D. HRPB Project Number 22-01500005: A request for a variance to allow a generator in the front yard along South M Street for the property located at 504 3rd Avenue South; PCN #38-43-44-21-15-091-0300. The subject property is a non-contributing resource within the Southeast Lucerne Local Historic District and is located in the Multi-Family Residential (MF-20) zoning district. The future land use designation Medium Density Residential (MDR).

Staff: A. Greening present case findings and analysis. As a nursing home, the State of Florida requires a permanent emergency generator. Although the entrance is on 3rd Ave S.,

the legal frontage is along South M Street. City Code does not permit the installation of generators in the front yard. Siting of the generator is further limited by the small setbacks between the property line and structure. As the four variance criteria are met, staff is recommending approval based upon consistency with the variance requirements found in Code Section 23.2-26(b). Missing and dead vegetation and walking path must be re-established.

Board: No other suitable location can be found. The backyard does not have enough space; the side yard is utilized as the only outdoor area available to residents as well as being adjacent to a single-family dwelling. The generator will only run during an emergency and for testing the system.

Public Comment: None

Motion: N. Heitz moves to approve HRPB 22-01500005 with staff recommended Conditions of Approval for location #2 (in front yard), including the provision the walking path be re-constructed and the generator is fully screened as seen from the roadway, as the variance criteria based on data and analysis in the staff report are met; T. Hallison-Mischler 2nd.

Vote: Ayes all, unanimous

PLANNING ISSUES:

A. Conceptual Review for potential demolition of an existing garage and construction of a new accessory structure with a garage and an apartment unit above. A multi-unit building in the Mixed-Use East zoning district.

Staff: 122 North L Street, as the applicant is not seeking condemnation, the Board would determine if the structure could be demolished.

Applicant: James Paine is wanting a similar size and style to the front structure. States the slab is in poor shape and floods on occasion. The request for condemnation is an extra step.

Board is cautious about the possible demolition of a contributing structure. The Building Official will check to see if the structure can be condemned (possible termites).

Applicant: Suggests that it is speculation that it may or may not be contributing. There is no evidence. It's a moot point.

Staff: Reminder that part of this conceptual review is to gauge Board concerns and gather additional information through the Building Official to understand the condition of the building.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Chair believes we are now seeing how lots will look in the future. B. Guthrie likes the new construction in a Historic District, but has heard comments contrary to that opinion. Staff cautions against false mimicking of style versus complimentary styles. What will be contributing within the next 50 years as indicative of this period? Board should ensure projects are true, authentic and high quality style to continue and uphold the districts. Infill discussion and adaptation issues in coming years regarding height of adjacent properties, massing, and natural grade. Brief discussion on Design Awards and Historic markers with City of Lake Worth Beach.

ADJOURNMENT 8:32 pm

Legal Notice No. 41456

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Historic Resources Preservation Board (HRPB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on **January 11, 2023 at 6:00 pm** or soon thereafter to consider the following:

HRPB Project #22-00100413: Consideration of a Certificate of Appropriateness (COA) for the construction of a new ±2,834 square foot single-family house at 338 Cornell Drive (East Lot). The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a non-contributing resource in the College Park National and Local Historic District. PCN #38-43-44-15-06-002-1010.

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

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

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

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Publish: The Lake Worth Herald
December 29, 2022

Legal Notice No. 41455

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HRPB Project #22-00100384: Consideration of a Certificate of Appropriateness (COA) for the demolition of existing structures and construction of a new ±2,890 square foot single-family house at 338 Cornell Drive (West Lot). The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the College Park National and Local Historic District. PCN #38-43-44-15-06-002-0990.

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Publish: The Lake Worth Herald
December 29, 2022



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 22-00100321: Consideration of a Certificate of Appropriateness (COA) for the construction of a new ± 4,342 square foot single-family structure with a Sustainable Bonus Program Incentive request for additional FAR located at **324 North K Street**. The subject property is located in the Multi-Family Residential (MF-20) zoning district and is a non-contributing property in the Northeast Lucerne Local Historic District. The future land use is Medium-Density Residential (MDR).

Meeting Date: January 11, 2023

Property Owner: Maxime Fortune

Architect: Giorgio Antoniazzi, Antoniazzi Architecture, Inc.

Address: 324 North K Street

PCN: 38-43-44-21-15-090-0120

Size: ±0.15 acres / 6,750 sf

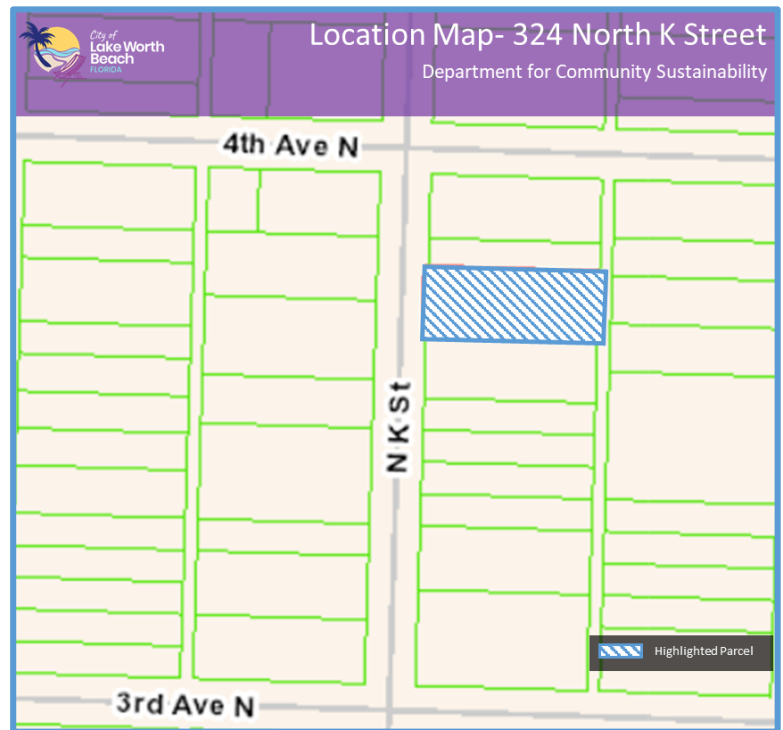
General Location: East side of North K Street between 3rd Avenue North and 4th Avenue North

Existing Land Use: Vacant

Current Future Land Use Designation: Medium Density Residential (MDR)

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

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. The proposed new single-family structure is consistent with the City's Land Development Regulations, and the structure's design is generally consistent with the Historic Preservation Design Guidelines requirements for new construction and site considerations. Staff recommends **approval with conditions** as provided on pages 7 and 8 of this report, which includes a condition requiring the addition of two windows on the front façade of the single-family structure.

PROJECT DESCRIPTION

The property owner, Maxime Fortune, is requesting approval for the construction of a new single-family residence. The applicant is also requesting an increase in the total Floor Area Ratio (FAR) through the Sustainable Bonus Program from a 0.55 FAR maximum to 0.64. The subject property is a 50-foot wide lot located on the east side of North K Street between 3rd Avenue North and 4th Avenue North. A survey of the vacant property is included as **Attachment A**. A current photo of the site is included as **Attachment B**. The vacant parcel is located in the Multi-Family Residential (MF-20) zoning district and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

PUBLIC COMMENT

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

BACKGROUND

According to documentation in the City's property files and the Florida Master Site File, a one-story Wood Frame Vernacular home and one-car garage were built on the property c. 1924. The home was a front-gabled wood structure with a prominent brick chimney. The front stoop was enclosed in 1946, and some of the windows were replaced in 1962. The building underwent major remodeling in 2004, including door and window replacements, new flooring, and new drywall.

In the 2001-2002 survey, the property was given a contributing designation status in the Northeast Lucerne Local Historic District. The property was condemned by the City on February 22, 2022, due to significant termite and water damage that rendered the building likely to fully or partially collapse. The City issued a demolition permit for the structure on April 5, 2022. As the structure was condemned and was not part of a National Register Historic District, the demolition did not require HRPB approval. The property is now vacant, and due to the loss of the historic structure the property is now a non-contributing resource in the historic district.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site is located in the Medium Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.3 in the City's Comprehensive Plan, the FLU designation allows for a maximum density of 20 dwelling units per acre. As the proposed structure is a single-family development and has a proposed density of fewer than 20 units per acre, it is consistent with the intent of the Medium Density Residential designation.

Analysis: The proposed structure is a single-family development and has a proposed density of fewer than 20 units per acre, and is consistent with the intent of the Medium Density Residential designation. The proposed single-family structure is also consistent with Goal 3.1 which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. The project encourages architectural design that complements the City's appearance, consistent with Objective 3.2.4.

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

Consistency with the Land Development Regulations – Zoning

Multi-Family Residential (MF-20): Per LDR Section 23.3-10(a), the "MF-20 low-density multiple-family residential district" is intended to permit development of multiple-family structures. It is also intended to permit development of one-family and two-family structures. Provision is made for a variety of dwelling unit types in multiple-family structures on lots which meet minimum lot size requirements for multiple-family structures. Permitted dwelling unit types include efficiency, one-bedroom, two-bedroom and larger types. Provision is also made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall residential character. The "MF-20 multiple-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan.

The proposed new construction project is consistent with all site data requirements in the City's Land Development Regulations. The application also meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The Floor Area Ratio exceeds the allowed maximum for the district, but the excess FAR will be accounted for at building permit through the Sustainable Bonus Incentive Program (SBIP). Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan, architectural drawings, and renderings are included in this report as **Attachment C**.

Development Standard		Base Zoning District Multi-Family Residential (MF-20)	Provided
Lot Size (min)		5,000 sf	6,750 sf
Lot Width (min)		50'	50'
Setbacks	Front	20'	20'
	Rear	13'6"	15'
	Side	5'	5'
Impermeable Surface Coverage (max)		60%	58%
Structure Coverage (max)		40%	32%
Front Yard		75% impermeable & landscaped	76.67%
Building Height (max)		30'	23'
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	19'8" at 6'8" setback 21' at 8' setback
Floor Area Ratio (FAR) (max)		0.55 1.05 with Sustainable Bonus	0.64*
Parking		2 spaces	3 spaces

*Additional FAR will be requested through the Sustainable Bonus Incentive Program.

Consistency with the Land Development Regulations – Historic Preservation

The proposed single-family residence is designed in a contemporary style with elements of Mid-Century Modern architecture. The Mid-Century Modern architectural style gained popularity in the United States in the 1950s. Elements such as angled rooflines, geometric shapes in railings, glass curtain walls, projecting sills or eyebrows, and the use of multiple wall materials are all character-defining features of the style. The Mid-Century Modern architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment D**.

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements

that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district. The visual compatibility criteria for new construction within the city's historic districts is located in Section 23.5-4(k)(3)(A) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement and has provided answers to the new construction criteria, provided in this report as **Attachment E**.

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

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

Analysis: The height of the building is taller than the height of immediately adjacent buildings, all of which are one story tall. However, the height of the building is similar to that of two (2) two-story multi-family buildings south of the site, as well as the two-story multi-family structures directly across the street from the subject site.

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

Analysis: The width of the front elevation is in scale with the surrounding properties. The height of the front elevation is taller than many of the surrounding properties but is in harmony with other two-story properties nearby.

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

Analysis: The proposal is new construction and not a landmarked or contributing building, but the openings are generally visually compatible and in harmony with visually related buildings in the Northeast Lucerne Historic District.

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

Analysis: The front (west) elevation does have some expanses of blank façade. Therefore, staff has proposed a condition of approval to add two small windows to the front façade.

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

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

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

Analysis: The proposed design places the garage towards the front of the property and places the front entrance further back on a secondary façade. Although this is an atypical configuration for structures within the Northeast Lucerne Historic District, it does enable the part of the building that is nearest to the public right-of-way to be thinner which is more in harmony with existing structures in the district.

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

Analysis: The proposed building will utilize a smooth stucco texture and composite siding. Smooth stucco is common for Mid-Century Modern and Contemporary buildings in the Northeast Lucerne Historic District.

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

Analysis: The building utilizes a “skillion and lean-to” roof, which is visually compatible with other buildings of a similar style in the Northeast Lucerne Historic District and is in harmony with the surrounding buildings, most of which have a gabled roof.

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

Analysis: The proposal does include masonry site walls. The site features are generally appropriate for the structure and its context in the neighborhood.

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

Analysis: The size and mass of the proposed building is generally appropriate for the surrounding neighborhood.

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

Analysis: The applicant has provided a streetscape showing the building in relation to neighboring buildings on the street. The building’s height is more substantial than that of immediately neighboring properties, but its height is in harmony with that of other nearby two-story buildings.

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

Analysis: Although the design of the structure is modern in nature, it does incorporate elements of the Mid-Century Modern style and is compatible with other buildings in the historical district.

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

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

Analysis: This requirement is not applicable to the new construction project on a vacant property.

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

Analysis: Staff will condition the project so that all mechanical equipment is located outside of required setbacks and not visible from primary facades.

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

Analysis: This requirement is not applicable to the new construction project on a vacant property.

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

Analysis: The proposal does not include a landscape plan; a landscape plan will be required at building permit. The driveway for the structure is side-loaded to the south and the garage bays are located in such a way that they do not face the street, obscuring the garage's prominence. The proposed site design, including off-street parking, fencing, gates, and walkways, is generally compatible with the surrounding neighborhood. If approved by the Board, staff has included a condition that final site plan review and approval will occur at building permit.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, *"New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style."* The Mid-Century Modern architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment D**.

Analysis: New construction in the City's historic districts is not limited to any particular architectural style, but staff always recommends that projects are designed solely within one architectural style. Staff contends that the new construction project, as proposed, is generally compatible with the regulations set forth in the historic preservation ordinance and that the design of the structure displays massing and materials that are consistent with contemporary architecture and Mid-Century Modern features. Staff has included the Design Guidelines section on Mid-Century Modern architecture as **Attachment D**. The "skillion and lean-to" roof design, wall materials, and large fixed-pane windows, in particular, are character-defining features of the Mid-Century Modern style present in the proposed design. The proposed home is designed as a contemporary iteration of a Mid-Century Modern home and the window placement and fenestration pattern, as conditioned, generally avoids long expanses of blank façade facing the public right-of-way. Adding contemporary structures into historic districts creates an architectural record for present styles, which can add to the unique character and to the chronology of building styles constructed throughout the city's history.

Section 23.2-33(c) – Sustainable Bonus Incentive Program (SBIP)

The City of Lake Worth Beach Sustainable Bonus Incentive Program (SBIP) is intended to implement Objective 1.2.3 of the City's Comprehensive Plan, which states the City shall establish incentives to help support the creation of a compact, sustainable, community-oriented development by implementing a Sustainable Bonus Incentive Program. The Program offers the opportunity to attain an option for increased intensity (measured by floor area ratio) in exchange for the incorporation of sustainable design features, community-based improvements, and overall design excellence as part of a development proposal.

Analysis: Per LDR Section 23.3-10, an additional FAR of 0.50 may be granted by the HRPB through the Sustainable Bonus Incentive Program in the MF-20 Zoning District. The proposed FAR is 0.64, which equates to an additional 638 square feet. Per LDR Section 23.2-33, the required incentive award value for this additional square footage is \$4,785 (638 sf X \$7.50). Fifty percent (50%) of the incentive award value (\$2,392.50) is required to be paid to the City. The remaining award value can be provided through qualifying improvements or through payment of the remaining incentive value to the City. The applicant did not provide qualifying improvement prior to the publication of the staff report. Therefore, the total payment by the applicant to the City for the FAR is \$4,785.

CONCLUSION AND CONDITIONS

The proposed application is consistent with the City's Land Development Regulations, as conditioned, and the structure's design is generally consistent with the Historic Preservation Design Guidelines requirements on new construction and site considerations. Therefore, staff recommends approval with conditions of the new construction with the sustainable bonus request, as listed below. A condition was added to require two windows to be added on the front façade of the single-family structure.

Conditions of Approval:

- 1) Two (2) small windows shall be added to the front façade: one above and centered over the garage window and one below and centered on the bedroom window.
- 2) The front door and bathroom windows may utilize clear glass, frosted glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 3) The windows and doors (excluding the bathroom windows and front door) shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 4) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 5) The structure shall utilize smooth stucco and composite siding exterior finishes.
- 6) The exact design of the windows, entry doors, and garage doors shall be reviewed by staff at building permit.
- 7) All site walls shall comply with the height and placement requirements of LDR Sec. 23.4-4, Fences, Walls, and Gates, and will be reviewed at building permit.
- 8) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 9) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks. Mechanical equipment shall be screened from rights-of-way and adjacent properties.
- 10) The applicant shall apply for the City's Sustainable Bonus Incentive Program at building permit to accommodate additional floor area ratio (FAR), per LDR Section 23.2-33(c).
- 11) Fifty percent of the sustainable bonus award value (\$2,392.50) shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first, as required by Resolution 23-2021.
- 12) The remaining fifty percent (50%) of the sustainable bonus award value (\$2,392.50) shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first.

- 13) This development order shall expire if payment of the sustainable bonus award value and all related program fees are not completed within one (1) year of the issuance of this development order.
- 14) A Landscape Plan shall be required at building permit. Landscaping shall be reviewed for compliance with the City's landscape requirements at permit.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100321 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction a ± 4,342 square foot single-family structure with a Sustainable Bonus Program Incentive request for additional FAR at **324 North K Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 22-00100321 for a Certificate of Appropriateness (COA) for the new construction a ± 4,342 square foot single-family structure with a Sustainable Bonus Program Incentive request for additional FAR at **324 North K Street**, as the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

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

ATTACHMENTS

- A. Property Survey and Flood Map
- B. Current Photo
- C. Architectural Plan Set
- D. Historic Preservation Design Guidelines – Mid-Century Modern
- E. Application and Justification Statement
- F. NOAs for Proposed Materials



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 22-00100224: Consideration of a Certificate of Appropriateness for exterior alterations and two historic waivers to exceed the accessory structure size limitation and the minimum required side setback for the rear accessory structure located at 314 South K Street. The subject property is located within the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Southeast Lucerne Historic District.

Meeting Date: January 11, 2023

Property Owner/Applicant: Michael Styer

Address: 314 South K Street

PCN: 38-43-44-21-15-113-0091

Lot Size: 0.09 acre / 4,050 sf

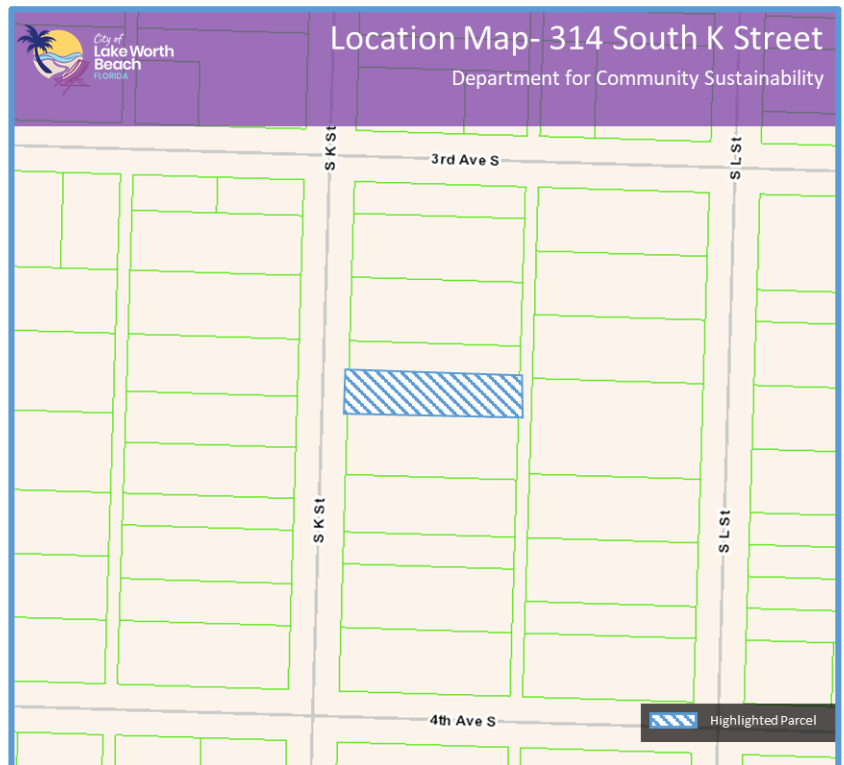
General Location: East side of South K Street between 3rd Avenue South and 4th Avenue South

Existing Land Use: Single Family Residential

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

Zoning District: Single Family Residential (SFR)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan. Staff recommends approval with conditions, listed on page XX, for the Certificate of Appropriateness for exterior alterations and historic waivers for the minimum required side setback and accessory structure size.

PROJECT DESCRIPTION

The property owner, Michael Styer, is requesting two historic waivers for the existing ±740 square foot rear accessory structure at 314 South K Street. The property owner plans to renovate the historic accessory structure as a guest house. The City Building Official has determined that over 50% of the structural members will be replaced in the proposed renovation. Per the Building Code and Land Development Regulations (LDRs), the extent of the proposed renovations triggers the requirements that the structure be brought into compliance with the current Building Code and LDRs.

The accessory structure does not comply with the current LDRs due to the size of the structure and the 3.1-foot side setback. The waivers, if approved, would allow the structure to exceed the accessory structure square footage limitation and the minimum side setback requirement.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The single-family house and rear accessory structure at 314 South K Street were constructed c.1925 in the Wood Frame Vernacular architectural style. The accessory structure was originally used as a garage, and was converted to an apartment unit in 1952. Both buildings have undergone alterations over time, including window, door, and roof replacement. The principal structure was approved for rehabilitation in 2017 (HRPB #17-00100081).

On June 6, 2022, a COA was issued for window, door, and siding replacement on the rear accessory structure. Staff met with the applicant on September 20, 2022, and October 4, 2022, to discuss zoning issues regarding the use of the structure as an accessory dwelling unit (ADU). As the property is located in the Single-Family Residential zoning district and the accessory structure had not been used as an ADU for about 10 years, the structure lost its non-conformity of use and could no longer be used as a rental unit. After those meetings, the applicant changed the project's scope of work to use the accessory structure as a guest house for the primary structure, rather than as a rental unit.

In his review of the proposed project on December 7, 2022, Peter Ringle, the City's Building Official, determined that over 50% of the structural members will be replaced in the proposed renovation. Per the Building Code and Land Development Regulations (LDRs), the extent of the proposed renovations triggers the requirements that the structure be brought into compliance with the current Building Code and LDRs. Historic preservation staff, Mr. Ringle, and Michael McCarroll, one of the City's building inspectors, met with the applicant on December 14th to discuss the project and the potential for historic waivers to resolve zoning issues with setback and structure size. After discussions with the applicant, the project was placed on the HRPB agenda for January 11, 2023.

A survey of the property is included as **Attachment A**, current photos of the property are included as Attachment B, and the submitted plans for the renovations are included as **Attachment C**.

ANALYSIS

[Consistency with the Land Development Regulations - Zoning](#)

Section 23.5-4(r)2. Waiver or Modification of Certain Land Development Regulations

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r) *Incentives for improvements to designated landmark and contributing properties:*

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

Waiver Requests		
LDR Citation	Required	Proposed
Minimum Side Setback (Section 23.3-7(c)3.B(2))	Two-story buildings shall have side set back of five (5) feet minimum.	Existing 3.1' setback for a 2-story, 17.2' tall building
Accessory Structure Size (Section 23.3-7(c)8.)	Shall not exceed forty (40) percent of the gross floor area of the principal structure or one thousand (1,000) square feet, whichever is less	Existing accessory structure is 94.4% of the gross floor area of the principal structure

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r)(2), the HRPB may grant historic waivers if the requests meet the criterion listed in the section below. Staff has listed each criterion and provided responses for the two historic waiver requests. Due to the building's contributing status to the Southeast Lucerne Local Historic District, the application is eligible for relief from the land development requirements of Section 23.3-7, should the Board determine that the criterion is sufficiently met. The applicant has provided a Justification Statement for the requests and has provided responses for each request. The applicant's justification statement is included in **Attachment D**.

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

Analysis: Due to the historic nature of the parcel's development over time, the existing two-story accessory structure, built c. 1925, currently encroaches on the north side setback. Inconsistencies with current setback requirements are common in the surrounding historic districts due to different development standards and practices in place over the course of the city's development. The accessory structure's size is indicative of many two-story rear accessory structures established during the City's early development in the 1920's. The proposed renovation and repairs will not further the deficiencies in setback and size as the proposed work will take place within the existing footprint of the structure. One-story and two-story rear accessory structures are common within the surrounding neighborhood and the Southeast Lucerne Historic District, and the existing accessory structure is in harmony with the general appearance and character of the district. **Meets Criterion.**

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

Analysis: The project proposes to renovate and repair the existing accessory structure for use as a guest house, while maintaining and restoring the exterior appearance of the structure. It is staff's analysis that the project returns the structure to a safe, usable condition while maintaining its historic appearance. The design and arrangement of the building does not have a substantial aural or visual impact on adjacent properties; the building has existed in this size and location for nearly 100 years. **Meets Criterion.**

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

Analysis: Maintaining the accessory structure in its current location will not be detrimental to public health, safety, or welfare. **Meets Criterion.**

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

Analysis: Staff contends that the historic waivers requested are the minimum adjustment necessary to allow the proposed reasonable use of the existing accessory building as while maintaining its historic attributes. **Meets Criterion.**

CONCLUSION AND CONDITIONS

The proposed renovation project is designed to return the rear accessory structure at 314 South K Street to its historic appearance and adheres to the recommendations provided within the City's Historic Preservation Design Guidelines. Staff recommends approval for the request for a Certificate of Appropriateness for exterior alterations and for the historic waivers as the contributing structure meets the eligibility requirements for these requests and the proposed exterior alterations would not preclude the continuation of the structure's contributing designation.

Conditions of Approval:

1. The historic waiver to allow the existing structure to maintain the legal non-conforming 3.1' north side setback shall be project specific, and shall only apply to the scope of work approved under this application. Should any structures on the parcel be destroyed, moved, or demolished, any future development for the parcel shall adhere to the current City of Lake Worth Beach Land Development Regulations.
2. The historic waiver to allow an accessory structure at 94.4% of the square footage area of the principal structure shall be project specific, and shall only apply to the scope of work approved under this application. Should any structures on the parcel be destroyed, relocated, or demolished, any future development for the parcel shall adhere to the current City of Lake Worth Beach Land Development Regulations.
3. All windows except one second floor window on the east elevation shall be replaced with impact rated Marvin single hung windows with exterior, raised, triangular shaped muntins to replicate a three (3) over one (1) divided light pattern.
4. One second floor window on the east elevation shall be replaced with a casement window to meet egress requirements. The casement window shall have muntins to match the muntin patten on the single hung windows.
5. The rear (west) door shall be a three panel Eurowall sliding glass door system
6. The front (east) door shall be a single light French door
7. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
8. All divided light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grids between the glass" shall not be used.
9. All windows and/or doors shall be install recessed in the jambs and shall not be installed flush with the exterior wall.
10. All windows and/or doors shall be installed in their existing openings. Openings shall not be filled in or made larger to accommodate alternately sized products.
11. All termite damaged or rotten siding shall be replaced with custom milled siding to replicate the original.
12. The accessory structure shall not be utilized as an accessory dwelling unit (ADU).

13. The accessory structure shall not have kitchen facilities as defined in the City's Land Development Regulations. Future alterations that would lead to the conversion of the structure to an accessory dwelling unit (ADU) shall be prohibited. The accessory structure shall function as an extension of and subordinate to the single-family use.
14. The accessory structure shall not be granted an additional utility meter from the Public Utilities Department and shall not be issued a rental license from the Lake Worth Beach Business License Division.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100224 with staff recommended conditions for a Certificate of Appropriateness for exterior alterations and two historic waivers to exceed the accessory structure size limitation and the minimum required side setback for the rear accessory structure located at 314 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 **DISAPPROVE** HRPB Project Number 22-00100224 for a Certificate of Appropriateness for exterior alterations and two historic waivers to exceed the accessory structure size limitation and the minimum required side setback for the rear accessory structure located at 314 South K Street, because the applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

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

ATTACHMENTS

- A. Property Survey
- B. Photos
- C. Plan Set
- D. Application and Justification Statement

HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 22-00100384: Consideration of a Certificate of Appropriateness (COA) for the demolition of existing structures and construction of a new ±2,890 square foot single-family house at 338 Cornell Drive (West Lot). The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the College Park National and Local Historic District.

Meeting Date: January 11, 2023

Property Owner: Emerald Isle Home Builders, LLC

Project Manager: Wes Blackman, CWB Associates

Address: 338 Cornell Drive

PCN: 38-43-44-15-06-002-0990

Size: ±0.12 acres / 5,250 sf

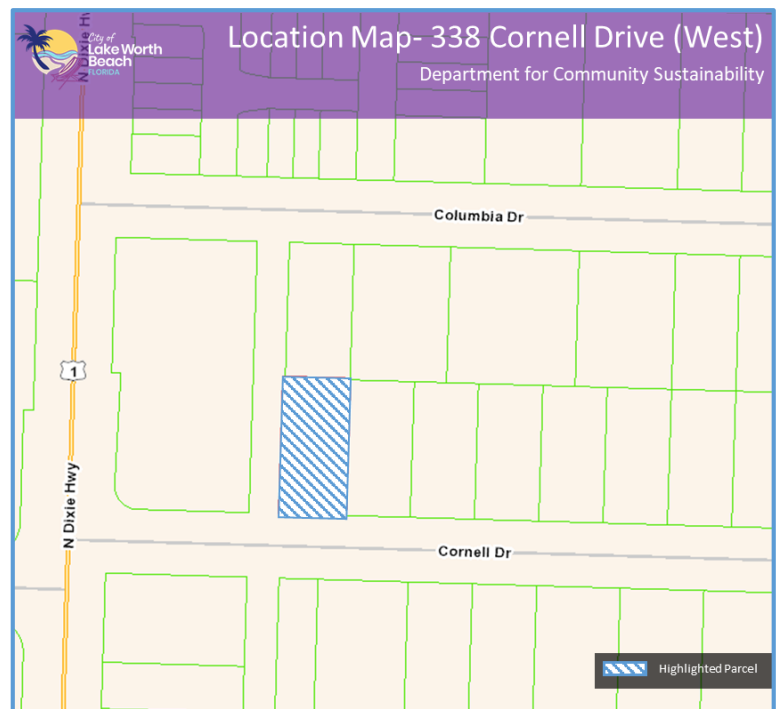
General Location: North side of Cornell Drive between North Dixie Highway and Pennsylvania Drive

Existing Land Use: Vacant

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

Zoning District: Single Family Residential (SFR)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. The proposed new single-family structure is generally consistent with the City's Land Development Regulations, but is not consistent with the requirements established in the Historic Preservation Design Guidelines with regard to the architectural style chosen for the new construction. Therefore, staff **recommends continuation of the project to allow the applicant time to redesign the proposed building consistent with staff recommendations on pages 9-10 of this report.** The conditions are located on pages 10 and 11 of this report.

PROJECT DESCRIPTION

The property owner, Emerald Isle Home Builders, LLC, is requesting approval for the demolition of the existing structure and construction of a new single-family residence at 338 Cornell (West Lot). The subject property is a 50-foot wide parcel located on the north side of Cornell Drive between North Dixie Highway and Pennsylvania Drive. A survey of the property and current photos of the site are included in **Attachment A**. The parcel is located in the Single Family Residential (SFR) zoning district and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The College Park subdivision was platted in December 1924 by the Edgeworth Realty Company, with two additions in 1925. Part of the Florida Land Boom, College Park was a speculative middle-class and upper middle-class suburb, marking a northward expansion of Lake Worth. The property that is now 338 Cornell Drive was platted in the original 1924 subdivision as four 25-foot lots. The existing Mission Revival-style home and garage on the western half of the property was built c. 1925, while the eastern half of the property remained vacant. The home's architect and builder are unknown. As described in the College Park Historic District Designation Report, most homes built in College Park in 1925 were in the Mission or Mediterranean Revival architectural styles. These styles are closely associated with the Land Boom era, as they captured "the picturesque resort image the State was promoting to its winter visitors and new residents."¹

The home has undergone several repairs and alterations throughout its history, including window replacements in 1951, 2006, and 2009; several roofing replacements; and installation of air conditioning. Per the applicant's justification statement, the home has been vacant for at least seven years. On May 31, 2022, the City's Building Official, Peter Ringle, issued a Declaration of Unsafe Conditions, condemning the building due to significant water and termite damage to structural elements.

On October 4, 2022, the applicants received a Zoning Verification Letter (#22-01700051) from the City of Lake Worth Beach. The applicants requested permission to split the 100-foot parcel at 338 Cornell into two 50-foot parcels and develop a single-family structure on each new parcel. Per the zoning letter, the request was deemed feasible subject to demolition and new construction approval by the Historic Resources Preservation Board.

The property came before the HRPB on September 14, 2022 for conceptual review of the proposed new construction. Board member comments included differentiating the structure from the new construction on the east lot of 338 Cornell in style and massing, diminishing the appearance of the garage door by adding glazing, and making the front door more prominent.

¹ *Local Register of Historic Places Designation Report: College Park Historic District*, Janus Research (October 1998), 26.

ANALYSIS

Consistency with the Comprehensive Plan

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

Analysis: The proposed structure is a single-family residence and has a proposed density of fewer than 7 units per acre, and is consistent with the intent of the Single-Family Residential designation. The proposed single-family structure is also consistent with Goal 3.1 which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. The project's architectural design complements the City's appearance as consistent with Objective 3.2.4.

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

Consistency with the Land Development Regulations - Zoning

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

The proposed new construction project is consistent with all site data requirements in the City's Land Development Regulations except for the proposed Floor Area Ratio (FAR) and size of the parking spaces provided in the garage. The applicant has chosen to obtain an additional 0.05 FAR by obtaining LEED or Florida Green Building certification, as described in LDR Section 23.3-7(c)7.D. The application meets complies with all impermeable surface requirements, building coverage allotments, and required setbacks.

The minimum off-street parking requirements are met based on the driveway spaces provided. The garage as currently proposed is too small on the interior to accommodate the length of a car, and therefore cannot be considered functional parking spaces. Staff has added a condition of approval to increase the interior length of the garage to at least 18 feet to make functional parking spaces. The interior width of the proposed two-car garage is also not functional, as the width is too thin to allow for a car's doors to open if two cars are parked inside. The garage could be used as a one-car garage, with the second stall used as storage, or the garage configuration could be altered to provide a single garage door at the width of 1.5 garage stalls.

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

Development Standard		Base Zoning District Single-Family Residential (SFR)	Provided
Lot Size (min)		5,000 sf	5,250 sf
Lot Width (min)		50'	50'
Setbacks	Front	20'	20'
	Rear	10.5'	19.81'
	Side	5'	6.9'
Accessory Structure Setbacks (Pool)	Front	20'	n/a
	Rear	5'	5' pool deck, 6' pool edge
Side		5'	6' pool deck, 9' pool edge
Impermeable Surface Coverage (max)		55%	47.3%
Structure Coverage (max)		35%	34.2%
Front Yard		75% impermeable & landscaped	75%
Density (max)		7 du/acre	1 du
Building Height (max)		30'	22'
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	22' @ 10.54' setback
Floor Area Ratio (FAR) (max)		0.50 0.55 with LEED/Florida Green Building	0.55*
Parking		2 spaces	2 spaces

*Additional FAR obtained through LEED/Florida Green Building certification.

Consistency with the Land Development Regulations – Historic Preservation

The proposed single-family residence, as described by the applicant, is designed as a modern interpretation of the Mission Revival architectural style. The Mission Revival style gained popularity in the 1910s and 1920s, inspired by California's Spanish colonial history. In Florida, the Mission Revival style shares characteristics with the Mediterranean Revival style, but generally has simpler construction and less ornamentation than the Mediterranean style. Elements such as parapets, stucco wall finishes, scuppers, prominent arched front porches, and chimneys with decorative chimney caps are all character-defining features of the style. The Mission Revival architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district. The visual compatibility criteria for new construction within the city's historic districts is located in Section 23.5-4(k)(3)(A) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement and has provided answers to the demolition and new construction criteria, provided in this report as **Attachment C**.

In addition to concerns about visual compatibility, staff noted that the proposed building design does not appear to have a laundry room or linen closets. While neither of these elements are necessities, the lack of these design elements would make life more difficult for the building's future residents.

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

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

Analysis: The height of the proposed building is taller than the height of its immediate neighbors, but is the same height as the existing building on the west lot. Furthermore, the height of the proposed building is in harmony with other buildings on the 300 block of Cornell Drive, including 309, 318, 322, and 331 Cornell Drive.

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

Analysis: The width of the front elevation is in scale with the surrounding properties. The height of the front elevation is taller than some of the surrounding properties, but is in harmony with other two-story properties nearby.

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

Analysis: Although the existing building is a contributing structure, the new construction (if approved) would be a non-contributing structure in the College Park Historic District. The openings on the proposed new construction are atypical in size and proportion for a Mission Revival home. Historic Mission Revival homes would not have windows that extend from the floor to the ceiling; openings that large would have been used as doors rather than windows. Additionally, the windows on the second story of a home would typically be smaller than those on the first story, whereas the windows proposed at 338 Cornell are the same size on both stories.

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

Analysis: The front (west) elevation largely avoids expanses of blank façade. However, the window openings on the façade are larger than many similar structures, and staff has concerns about the shape of the entry arches. Additionally, the window above the garage doors is not centered in relationship to the garage doors. To correct this, staff suggests shifting the structure further east on the property, extending the western exterior wall across the façade, and pushing the western balcony a few feet back so that it is not visible from the front of the house. This re-arrangement would allow the front window to be centered above the garage door, creating the symmetry that would have been present in a historic Mission Revival house.

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

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

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

Analysis: The proposed design places the front entrance and porch towards the side of the front (south) elevation, which is in harmony with other nearby buildings and other Mission Revival buildings in the district. Staff contends that the entrance porch should have smaller, rounded arches and a taller parapet to better emulate historic Mission Revival designs.

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

Analysis: The proposed building will utilize a smooth stucco wall texture. Smooth stucco is common within the College Park Historic District, and is an appropriate exterior material and texture for the Mission Revival style.

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

Analysis: The building utilizes a flat roof with a short parapet, which is a compatible roof type for many architectural styles within the College Park Local Historic District as well as for the Mission Revival style.

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

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

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

Analysis: The size and mass of the proposed building are more substantial than some of the neighboring properties, but are in harmony with other two-story buildings on the block and are generally appropriate for the surrounding neighborhood. The building also utilizes glazing, a recessed entrance, and a chimney to add visual interest and increase visual compatibility. However, as previously discussed, the proportions of the windows are not visually compatible with historic Mission Revival structures. Staff also has concerns (discussed in guidelines #4 and #6) about the western balcony's impact on the symmetry of the windows and garage door openings of the front façade as well as the size and shape of the arches on the entry porch.

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

Analysis: The applicant has provided a streetscape showing the building in relation to those to either side of it. The building's height and massing are more substantial than some of the immediately neighboring properties, but the building is similar in height and massing to existing two-story homes in the neighborhood.

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

Analysis: The proposed new structure is designed as a contemporary iteration of the Mission Revival style. The Mission Revival style is highly compatible with the surrounding district, as many of College Park's original homes were built in the Mission and Mediterranean Revival styles. While the proposed new construction does incorporate elements of the Mission Revival style, staff contends that the overall design is unsuccessful, as it tries to combine too many contemporary elements and proportions that are not correct for the Mission Revival style. These concerns are described in the responses above as well as below in the Design Guidelines analysis.

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

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

Analysis: This requirement is not applicable to the proposed new construction project, as the applicant is requesting to demolish the existing historic structure.

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

Analysis: In the submitted site plan, all mechanical equipment is placed outside the required side setbacks. The mechanical equipment will not be visible from Cornell Drive.

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

Analysis: This requirement is not applicable to the proposed new construction project, as the applicant is requesting to demolish the existing historic structure.

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

Analysis: The proposal includes a landscape plan, which is part of the architectural drawings in **Attachment C**. The garage and driveway are side-loaded. Although some of the neighboring houses do not have an integrated garage, garages and driveways in the neighborhood are nearly always side-loaded. However, as previously mentioned, the interior space of the garage should be increased to make the spaces functional for parking. The proposed site design is generally compatible with the surrounding neighborhood.

Section 23.5-4(k)4.A – Additional Requirements for Demolitions: *All requests for demolition shall require a certificate of appropriateness. No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a landmark building or structure, the HRPB shall, at a minimum, consider the following additional decision-making criteria and guidelines:*

(1) Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?

Analysis: The existing structure is a contributing structure to the College Park National and Local Historic District. Based on the information currently available about the structure, staff analysis is that the structure is unlikely to qualify as an individual landmark on the National Register of Historic Places.

- (2) *Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?*

Analysis: It is the analysis of Staff that a historically accurate version of the building could be reconstructed using materials available today.

- (3) *Is the structure one of the few remaining examples of its kind in the city?*

Analysis: No, there are other remaining examples of Mission Revival architecture in the city.

- (4) *Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?*

Analysis: Yes, the Florida Land Boom development patterns of the City of Lake Worth Beach and the architectural design and construction techniques utilized from this period are both exemplified in this structure.

- (5) *Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?*

Analysis: The application does propose simultaneous demolition and new construction. The Historic Resources Preservation Board will determine the compatibility of the new construction as part of this application.

- (6) *Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?*

Analysis: The loss of this structure will be a significant loss for the College Park Historic District, as it is a prominent residence built during the first wave of construction in the College Park subdivision. Per the applicant's justification statement, the property owner has agreed to document the physical characteristics of the historic building prior to its demolition if the HRPB approves the demolition request.

- (7) *Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?*

Analysis: Yes. Should the demolition of the property be approved by the HRPB, it is the property owner's intention to reestablish a residential structure on the parcel. The HRPB will determine if the proposed new construction is visually compatible with the neighboring structures, and the College Park Historic District as a whole.

- (8) *Is the building or structure capable of earning reasonable economic return on its value?*

Analysis: Staff defers to the Applicant.

- (9) *Would denial of demolition result in an unreasonable economic hardship for the property owner?*

Analysis: Staff defers to the Applicant.

(10) *Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?*

Analysis: The existing structure is a contributing resource within the College Park National and Local Historic District. Staff contends that despite its current state of disrepair, the building still contributes to the historic character of the district, particularly since the Florida Land Boom residential development and associated architecture was a major factor in the College Park Historic District's designation.

(11) *Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?*

Analysis: The structure was condemned by the City's Building Official, Peter Ringle, on May 31, 2022.

(12) *Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?*

Analysis: It appears that reasonable measures have been taken to secure the property.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, "New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. **It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style.**" The Mission Revival architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment D**.

Analysis: New construction in the City's historic districts is not limited to any particular architectural style, but staff always recommends that projects are designed solely within one architectural style. Truth in architecture is of paramount importance with the City's Historic Districts. Staff contends that the new construction project, as proposed, hybridizes the Mission Revival style with contemporary architecture and the resulting design is not authentic to the Mission Revival style. New construction in historic districts should seek "truth in architecture" – a single style should be emulated in a building, and the design should incorporate the correct fenestration, massing, proportions, symmetry, materials, and characteristics of that style. While the flat roof and parapet, stucco wall finish, chimney, decorative stucco medallions, and scuppers are character-defining features of the Mission Revival style present in the proposed design, the proposed proportions of windows and doors, symmetry within bays, and arches are atypical for the Mission Revival style. Staff has included the Design Guidelines section on Mission Revival architecture as **Attachment D**.

As mentioned in the new construction analysis, the proposed windows are out of proportion for the Mission Revival style. Historic windows in this style were not floor-to-ceiling openings; where openings were that large, they functioned as doorways rather than windows. Additionally, the windows on the second story would have been smaller than those of the first story. The first story windows would have had a 1:2 proportion, while the second story windows would have had a proportion of 1:1.67 or ratios similar to these. In addition, the muntin pattern of 2 over 4 is atypical. One over one, 6 over one, 4 verticals over one and 6 over 6 based on the proposed width of the windows are typical glazing arrangements.

The proposed proportion of the first and second stories is also atypical for the Mission Revival style and creates a “top-heavy” appearance. Historically, the first floor would have been taller than the second floor. To better emulate these proportions, staff recommends shifting some of the overall height to the first story. Currently, both floors are 10 feet high; staff recommends that the second story be reduced to 9 feet so that the first story can be increased to 11 feet while retaining the proposed height of the structure.

As for symmetry within the bays of the structure, the chimney on the east elevation should be centered between the two nearby windows. The western balcony disrupts the symmetry of the openings on the front façade: the balcony extends less than halfway over the western garage door and pushes the front window to the east, meaning that the window is not centered over the garage. To correct this while retaining the balcony, staff suggests shifting the structure further east on the property, extending the western exterior wall across the façade, and pushing the western balcony a few feet back so that it is not visible from the front of the house. This re-arrangement would allow the front window to be centered above the garage door, creating the symmetry that would have been present in a historic Mission Revival house.

The proposed entry porch does not utilize appropriate proportions in the relationship between the top of the arches and the bottom of the parapet. The space between the arches and the parapet is too thin; this thin space does not match the designs on other historic Mission Revival structures and does not match the proportions between other openings and parapets on the rest of the proposed structure. Staff recommends that the entry porch parapet be extended upwards. This extension would correct the proportion issues and would imitate a typical balcony style for Mission Revival homes.

Staff also has concerns regarding the shape of the arches used on multiple facades of the building. Most of the proposed arches are somewhat similar to segmental arches with but have a flat and “squared-off” appearance. The most typical arch shapes for Mission Revival architecture are semi-circular or true segmental arches; while there are examples of flat arches in Mission Revival buildings, they are often related to vehicular portions of buildings, such as garages and carports. Staff recommends that the arches on the front porch be revised to have equally-sized, rounded openings. Staff has provided examples of semicircular and segmental arches, as well as an example of the suggested revision to the porch arches in **Attachment E**. The applicant has provided examples of arch shapes similar to those they are proposing as part of **Attachment A**.

CONCLUSION AND CONDITIONS

The proposed application for new construction is generally consistent with the City’s Land Development Regulations; however, the structure’s design is not consistent with the Historic Preservation Design Guidelines requirements for new construction. Staff contends that the proportions of multiple building elements, symmetry within bays, and arch shapes are not authentic to the Mission Revival style. Therefore, staff recommends that the HRPB **continue this project to another meeting**. This would allow the applicant to redesign the structure and implement staff recommendations before returning to the HRPB for approval.

Should the HRPB move to approve the project, staff has also drafted conditions of approval, including conditions regarding documentation of the historic structure and LEED or Florida Green Building Certification.

Conditions of Approval:

- 1) Proposed arched openings on the entry porch shall be revised to provide a more rounded arch shape and consistently-sized arches.
- 2) The chimney on the east elevation shall be centered between the surrounding windows.
- 3) The windows on the second story shall be revised to be smaller in proportion than the first story windows. Staff recommends a proportion of 1:2 on the first story and a proportion of 1:1.67 on the second story.
- 4) The parapet of the entry porch shall be extended upwards to imitate a second story balcony and match the proportions of openings to parapets on the rest of the structure.

- 5) The window on the western side of the façade shall be centered over the garage.
- 6) The western balcony shall be shifted back and the façade shall be extended west so that the balcony is not visible on the façade.
- 7) As mitigation for the loss of a contributing historic structure, the applicant shall submit documentation of the existing historic structure prior to demolition for the City's records. The Applicant shall be required to submit an updated site file form with the State of Florida Division of Historic Resources Florida Master Site File.
- 8) The front door and bathroom windows may utilize clear glass, frosted glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 9) The windows and doors (excluding the bathroom windows and front door) shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 10) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 11) The structure shall utilize a smooth stucco exterior finish.
- 12) The exact design of the windows, entry doors, and garage doors shall be reviewed by staff at permitting.
- 13) The garage's interior length shall be increased to meet the required 18' minimum length for parking spaces.
- 14) The garage's interior width shall be increased to functionally accommodate two automobiles, or the garage doors shall be revised to function as a one-car garage with space for storage.
- 15) Prior to the issuance of a Certificate of Occupancy, documentation that the new single-family home has a LEED or Florida Green Building certification is required. Prior to the issuance of building permit, documentation related to the application for this certification shall be required.
- 16) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 17) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks.
- 18) All fencing and gate locations, heights, and materials shall comply with the height and placement requirements of LDR Sec. 23.4-4 and shall be reviewed by staff at building permit.
- 19) In addition to a Landscape Plan, a tree survey and disposition plan shall be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.
- 20) A permit for new construction shall be submitted concurrently with the demolition permit.

BOARD POTENTIAL MOTION:

I MOVE TO **CONTINUE** HRPB Project Number 22-00100384 for a Certificate of Appropriateness (COA) for the demolition of the existing structures and construction of a new ±2,890 square foot single-family house **338 Cornell Drive (West Lot)**, pending the Applicant's redesign of the proposed new construction, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Historic Preservation requirements. [Board member please state the meeting date to which the project will be continued].

I MOVE TO **DISAPPROVE** HRPB Project Number 22-00100384 for a Certificate of Appropriateness (COA) for the demolition of the existing structures and construction of a new ±2,890 square foot single-family house **338 Cornell Drive (West Lot)**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

I MOVE TO **APPROVE** HRPB Project Number 22-00100384 with staff recommended conditions for the demolition of the existing structures and construction of a new ±2,890 square foot single-family house **338 Cornell Drive (West Lot)**, 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.

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

ATTACHMENTS

- A. Plan Set, Survey, and Photos
- B. Historic Preservation Design Guidelines – Mission Revival
- C. Application and Justification Statement
- D. Applicant's Exhibits
- E. Mission Revival Arch Examples



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 22-00100413: Consideration of a Certificate of Appropriateness (COA) for the construction of a new ±2,834 square foot single-family house at 338 Cornell Drive (East Lot). The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a non-contributing resource in the College Park National and Local Historic District.

Meeting Date: January 11, 2023

Property Owner: Emerald Isle Home Builders, LLC

Project Manager: Wes Blackman, CWB Associates

Address: 338 Cornell Drive

PCN: 38-43-44-15-06-002-0990

Size: ±0.12 acres / 5,250 sf

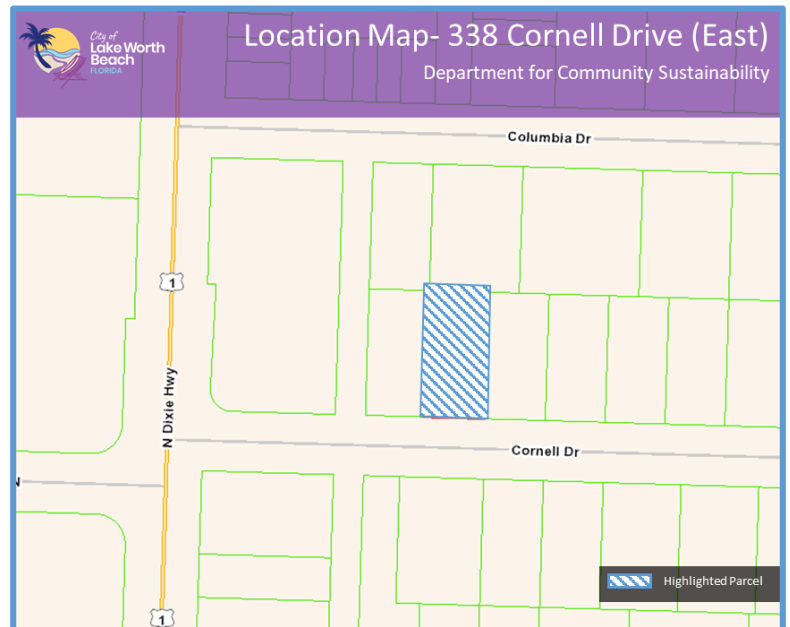
General Location: North side of Cornell Drive between North Dixie Highway and Pennsylvania Drive

Existing Land Use: Vacant

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

Zoning District: Single Family Residential (SFR)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. The proposed new single-family structure is consistent with the City's Land Development Regulations, and the structure's design is generally consistent with the Historic Preservation Design Guidelines requirements for new construction and site considerations. Therefore, a **recommendation of approval with conditions** is provided to the HRPB. The conditions are located on page 7 of this report.

PROJECT DESCRIPTION

The property owner, Emerald Isle Home Builders, LLC, is requesting approval for the construction of a new single-family residence at 338 Cornell (East Lot). The subject property is a 50-foot wide parcel located on the north side of Cornell Drive between North Dixie Highway and Pennsylvania Drive. A survey of the property is included in **Attachment A**. The parcel is located in the Single Family Residential (SFR) zoning district and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

PUBLIC COMMENT

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

BACKGROUND

The College Park subdivision was platted in December 1924 by the Edgeworth Realty Company, with two additions in 1925. Part of the Florida Land Boom, College Park was a speculative middle-class and upper middle-class suburb, marking a northward expansion of Lake Worth. The property that is now 338 Cornell Drive was platted in the original 1924 subdivision as four 25-foot lots. The existing Mission Revival-style home and garage on the western half of the property was built c. 1925, while the eastern half of the property remained vacant.

On October 4, 2022, the applicants received a Zoning Verification Letter (#22-01700051) from the City of Lake Worth Beach. The applicants requested permission to split the 100-foot parcel at 338 Cornell into two 50-foot parcels and develop a single-family structure on each new parcel. Per the zoning letter, the request was deemed feasible subject to demolition and new construction approval by the Historic Resources Preservation Board. The property came before the HRPB on September 14, 2022 for conceptual review of the proposed new construction.

Although 338 Cornell Drive as a whole is a contributing property to the College Park National and Local Historic District, when the property is divided into two 50-foot parcels the eastern parcel will become a non-contributing vacant property.

ANALYSIS

Consistency with the Comprehensive Plan

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

Analysis: The proposed structure is a single-family residence and has a proposed density of fewer than 7 units per acre, and is consistent with the intent of the Single-Family Residential designation. The proposed single-family structure is also consistent with Goal 3.1 which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. The project's architectural design complements the City's appearance as consistent with Objective 3.2.4.

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

Consistency with the Land Development Regulations – Zoning

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

The proposed new construction project is consistent with all site data requirements in the City's Land Development Regulations except for the proposed Floor Area Ratio (FAR) and size of the parking spaces provided in the garage. The applicant has chosen to obtain an additional 0.05 FAR by obtaining LEED or Florida Green Building certification, as described in LDR Section 23.3-7(c)7.D. The application meets complies with all impermeable surface requirements, building coverage allotments, and required setbacks.

The minimum off-street parking requirements are met based on the driveway spaces provided. The garage as currently proposed is too small on the interior to accommodate the length of a car, and therefore cannot be considered functional parking spaces. Staff has added a condition of approval to increase the interior length of the garage to at least 18 feet to make functional parking spaces.

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

Development Standard		Base Zoning District Single-Family Residential (SFR)	Provided
Lot Size (min)		5,000 sf	5,250 sf
Lot Width (min)		50'	50'
Setbacks	Front	20'	20.6'
	Rear	10.5'	26.2'
	Side	5'	5.2'
Accessory Structure	Front	20'	n/a
	Rear	5'	5' pool deck, 6' pool edge
Setbacks (Pool)	Side	5'	7' pool deck, 10' pool edge
Impermeable Surface Coverage (max)		55%	46.7%
Structure Coverage (max)		35%	34.1%
Front Yard		75% impermeable & landscaped	75.4%
Density (max)		7 du/acre	1 du
Building Height (max)		30'	22.5'
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	22.5' @ 10.4' setback
Floor Area Ratio (FAR) (max)		0.50 0.55 with LEED/Florida Green Building	0.54*
Parking		2 spaces	2 spaces

*Additional FAR obtained through LEED/Florida Green Building certification.

Consistency with the Land Development Regulations – Historic Preservation

The proposed single-family residence is designed in a contemporary style with elements of Streamline Moderne architecture. The Streamline Moderne architectural style gained popularity in the United States in the 1930s. The style utilizes a simple approach to architectural ornamentation, and emphasizes horizontality. Flat roofs, smooth stucco, curved corners, projecting eyebrows and large picture windows are all character-defining feature of this style. The Art Moderne architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district. The visual compatibility criteria for new construction within the city's historic districts is located in Section 23.5-4(k)(3)(A) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement and has provided answers to the new construction criteria, provided in this report as **Attachment C**.

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

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

Analysis: The height of the proposed building is taller than the height of its immediate neighbors, but is only 6 inches taller than the height of the existing building on 338 Cornell Drive's west lot. Furthermore, the height of the proposed building is in harmony with other buildings on the 300 block of Cornell Drive, including 309, 318, 322, and 331 Cornell Drive.

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

Analysis: The width of the front elevation is in scale with the surrounding properties. The height of the front elevation is taller than some of the surrounding properties, but is in harmony with other two-story properties nearby.

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

Analysis: The proposal is new construction and not a landmarked or contributing building, but the openings are appropriately sized and in harmony with visually related buildings in the College Park Historic District.

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

Analysis: The front (west) elevation largely avoids expanses of black façade, and the relationship of solids to voids is in harmony with neighboring buildings.

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

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

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

Analysis: The proposed design places the entrance and stoop towards the west side of the front elevation. The surrounding homes have a variety of entrance and porch configurations, and the proposed design is in harmony with the surrounding district.

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

Analysis: The proposed building will utilize a smooth stucco wall texture and horizontal wood tile on elements of the front and rear elevations. Smooth stucco is common for Streamline Moderne and Contemporary architecture, and is also common within the College Park Historic District.

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

Analysis: The building utilizes a flat roof with a short parapet, which is a compatible roof type for many architectural styles within the College Park Historic District.

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

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

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

Analysis: The size and mass of the proposed building are more substantial than some of the neighboring properties, but are in harmony with other two-story buildings on the block and are generally appropriate for the surrounding neighborhood. The building also utilizes glazing, overhangs, and balconies to add visual interest and increase visual compatibility.

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

Analysis: The applicant has provided a streetscape showing the building in relation to those to either side of it. The building's height and massing are more substantial than some of the immediately neighboring properties, but the building is similar in height and massing to existing two-story homes in the neighborhood.

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

Analysis: Although the design of the structure is modern in nature, it does incorporate elements of the Streamline Moderne style and is visually compatible with other buildings in the historical district.

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

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

Analysis: This requirement is not applicable to the new construction project on a vacant property.

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

Analysis: In the submitted site plan, all mechanical equipment is placed outside the required side setbacks. The mechanical equipment will not be visible from Cornell Drive.

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

Analysis: This requirement is not applicable to the new construction project on a vacant property.

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

Analysis: The proposal includes a landscape plan, which is part of the architectural drawings in **Attachment A**. The garage and driveway are side-loaded. Although some of the neighboring houses do not have an integrated garage, garages and driveways in the neighborhood are nearly always side-loaded. The proposed site design is generally compatible with the surrounding neighborhood.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, *“New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style.”* The Streamline Moderne architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

Analysis: New construction in the City’s historic districts is not limited to any particular architectural style, but staff always recommends that projects are designed solely within one architectural style. Staff contends that the new construction project, as proposed, is generally compatible with the regulations set forth in the historic preservation ordinance and that the design of the structure displays architectural features and materials that are consistent with contemporary architecture and Streamline Moderne detailing. Staff has included the Design Guidelines section on

Streamline Moderne architecture as **Attachment B**. The flat roof design, projecting eyebrows, and porthole window, in particular, are character-defining features of the Streamline Moderne style present in the proposed design. The proposed home is designed as a contemporary iteration of a Streamline Moderne home and the window placement and fenestration pattern generally avoids long expanses of blank façade facing the public right-of-way. Adding contemporary structures into historic districts creates an architectural record for present styles, which can add to the unique character and to the chronology of building styles constructed throughout the city's history.

CONCLUSION AND CONDITIONS

The proposed application is consistent with the City's Land Development Regulations, and the structure's design is generally consistent with the Historic Preservation Design Guidelines requirements for new construction and site considerations. Therefore, a recommendation of approval with conditions is provided to the HRPB with the following conditions:

Conditions of Approval:

- 1) The front door and bathroom windows may utilize clear glass, frosted glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 2) The windows and doors (excluding the bathroom windows and front door) shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 3) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 4) The structure shall utilize smooth stucco and wood tile exterior finishes.
- 5) The exact design of the windows, entry doors, and garage doors shall be reviewed by staff at permitting.
- 6) Prior to the issuance of a Certificate of Occupancy, documentation that the new single-family home has a LEED or Florida Green Building certification is required. Prior to the issuance of building permit, documentation related to the application for this certification shall be required.
- 7) The garage's interior length shall be increased to meet the required 18' minimum length for parking spaces.
- 8) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 9) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks.
- 10) All fencing and gate locations, heights, and materials shall comply with the height and placement requirements of LDR Sec. 23.4-4 and shall be reviewed by staff at building permit.
- 11) In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100413 with staff recommended conditions for the construction of a new ±2,834 square foot single-family house **338 Cornell Drive (East Lot)**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 22-00100384 for a Certificate of Appropriateness (COA) for the construction of a new ±2,834 square foot single-family house **338 Cornell Drive (East Lot)**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

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

ATTACHMENTS

- A. Plan Set and Survey
- B. Historic Preservation Design Guidelines – Streamline Moderne
- C. Application and Justification Statement
- D. Applicant's Exhibits