



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
BY TELECONFERENCE
WEDNESDAY, JANUARY 13, 2021 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [December 9, 2020 meeting minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [207 Ocean Breeze Proof of Publication](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. [HRPB Project Number 20-00100233](#) - A Certificate of Appropriateness for the construction of a \pm 3,685 square foot multi-family building located at **207 Ocean Breeze (Block 95, Lot 11)**, pursuant to but not limited to Sections 23.2-7, 23.3-10, and Section 23.5-4 of the Land Development Regulations. The subject property is located in the Multi-Family (MF-20) Zoning District and is located within the South Palm Park Local Historic District.
- B. [HRPB Project Number 20-001000277](#) - Consideration of a Certificate of Appropriateness for the construction of a new \pm 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**; PCN 38-43-44-21-15-104-0050. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.
- C. [HRPB Project Number 20-00100268](#) - Consideration of a Certificate of Appropriateness (COA) for roof replacement for the property located at **334 Dartmouth Drive**; PCN #38-43-

[44-15-06-005-1930. The subject property is a noncontributing resource to the College Park Local Historic District and is located within the Single-Family \(SF-R\) Zoning District.](#)

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT

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

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

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



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, DECEMBER 09, 2020 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES: Present were: William Feldkamp, Chairman; Robert D'Arinzo; Bernard Guthrie; Judith Fox; Geoffrey Harris. Absent: Judith Just.

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

PLEDGE OF ALLEGIANCE: In person quorum pledged allegiance.

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA: None

APPROVAL OF MINUTES:

A. November 18, 2020 meeting minutes

Motion: J. Fox moved to approve the minutes as presented; G. Harris 2nd.

Vote: Ayes all, unanimous.

CASES

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

PROOF OF PUBLICATION: Provided in the meeting packet.

1) LW Herald Proof - 914 North M Street

WITHDRAWALS / POSTPONEMENTS: None

CONSENT:

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. A Certificate of Appropriateness for the construction of a ± 2,354 square foot single-family residence located at **914 North M Street**. The subject property is located in the Single-Family and Two-Family Residential (SF-TF) Zoning District and is located within the Northeast Lucerne Local Historic District.

Staff: J. Hodges presents case findings and analysis. The currently vacant lot once housed a single family residence condemned in 2016 due to structural deterioration and imminent collapse. The proposed new construction meets City Code, minimum off-street parking requirements, setbacks,

impervious coverage requirements and building coverage allotments. Staff does have some concerns with the Craftsman Bungalow style proposal with regard to the brackets, tapered columns and stucco application. Conditions include the recommendations to resolve these concerns.

Applicant: Not present in person or virtually.

Board: G. Harris suggests that the bracket condition (#6) be changed to 26 inches. J. Fox inquires about the parking in the front on ribbon strips as well as in the alley. Staff confirms that is the intent, with parking on the ribbon strips in the front (side loaded as recommended guidelines, rather than directly to the front of the structure) as well as a garage and access via the rear alley. A curb-cut would be required to accomplish the off-street parking in the front. W. Feldkamp is concerned about losing street parking. B. Guthrie asks if the recommended change to the column size will impede the front door as it will essentially be twice the proposed size. Staff points out similar new construction on Ocean Breeze. Discussion ensued regarding column size and placement. Ultimately Condition #7 was revised to read "The columns shall be enlarged and reviewed by staff. B. D' Arinzo mentions that some properties typically have two (2) columns rather than 3. G. Harris asks for clarification of staff's concern with the stucco. J. Hodges states "medium rough" leaves quite a bit of room for individual interpretation, therefore staff typically asks for a sample to review the texture. W. Feldkamp would like the brackets to be moved to the center of the slope, this could be achieved during permitting; also prefers no parking in the front of the home. Staff reminds all that it is side-loaded per the Guidelines. R. D'Arinzo mentions other lots in the 700 & 800 blocks that are nicely parked in the front on ribbon strips. G. Harris does not understand the need for the curb cut or the front parking.

Motion: G. Harris moves to approve HRPB 20-00100213 with staff recommended conditions based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation Guidelines including the addition of Condition #11 (which omits the curb cut and ribbon strip parking in the front); and changing Condition #7 to increase the bracket size to a minimum of 26 inches. J. Fox 2nd.

Vote: Ayes J. Fox, G. Harris, W. Feldkamp. Nays: B. Guthrie an R. D'Arinzo

Motion carries 3/2

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: E. Sita advises the Gulfstream project will hopefully be before the Board in January.

BOARD MEMBER COMMENTS: B. Guthrie commends staff for the assistance with an unnamed neighboring project. W. Feldkamp mentions how the Historic Preservation Design Guidelines can make planning and reviewing a project so much easier for Staff and Board. B. Guthrie mentions the sideloading of front yard driveways are an allowed part of those Guidelines. B. D'Arinzo asks what the procedure would be if in the future an applicant wished to add the front parking? Would it be a staff review only? **Response:** Yes W. Feldkamp asked if the Board would be allowing parking in both the front and the rear? E.Sita mentions that the combination of meeting landscape requirements for the front yard as well as pervious requirements can make it difficult to meet all other requirements.

ADJOURNMENT: 6:42 PM

Legal Notice No. 37842

PLEASE TAKE NOTICE that due to the Novel Coronavirus Disease 2019 (COVID-19) emergency, the City of Lake Worth Beach's Historic Resources Preservation Board (HRPB) will conduct a virtual meeting on **January 13, 2021 at 6:00 pm** or soon thereafter to consider the following:

HRPB #20-00100233 and 20-01400037: A Certificate of Appropriateness and a Minor Site Plan Approval for the construction of a new \pm 3,685 square foot multi-family building located at 207 Ocean Breeze (Lot 11 of Block 95), pursuant to but not limited to Sections 23.2-7, 23.3-10, and Section 23.5-4 of the Land Development Regulations. The subject property is located within the Multi-Family Residential (MF-20) Zoning District and the South Palm Park Local Historic District. PCN #38-43-44-21-18-095-0110.

Public comment will be accommodated through the web portal: <https://lakeworth-beachfl.gov/virtual-meetings/>. If you are unable to access the web portal, please leave a message at 561-586-1687 or email pzoning@lakeworthbeachfl.gov. Written responses or comments can be sent to the Department for Community Sustainability PZHP Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

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 Board to consider a minimum of one (1) full business day prior to the date of the meeting. The affected party or applicant shall have the right to one (1) continuance provided the request is to address neighborhood concerns or new evidence, to hire legal counsel or a professional services consultant, or the applicant or affected party is unable to be represented at the hearing. For additional information, please contact City Staff at 561-586-1687.

If a person decides to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
December 31, 2020



MEMORANDUM DATE: January 6, 2021

AGENDA DATE: January 13, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **207 Ocean Breeze (Block 95, Lot 11)**

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

TITLE: **HRPB Project Number 20-00100233:** A Certificate of Appropriateness for the construction of a ± 3,685 square foot multi-family building located at **207 Ocean Breeze (Block 95, Lot 11)**, pursuant to but not limited to Sections 23.2-7, 23.3-10, and Section 23.5-4 of the Land Development Regulations. The subject property is located in the Multi-Family (MF-20) Zoning District and is located within the South Palm Park Local Historic District.

OWNER: Grandview Heights Holding, LLC.
Robert Miller
1975 Sansbury's Way Ste. 114
West Palm Beach, FL 33411

ARCHITECT: LCA Architecture, Inc.
Denise Cravy, RA, AIA, NCARB
1975 Sansbury's Way Ste. 108
West Palm Beach, FL 33411

PROPERTY DEVELOPMENT HISTORY:

The southern parcel at 207 Ocean Breeze (Block 95, Lot 11) is a 50'x135' platted lot of record that is currently vacant. From documentation available in the City's property files, the parcel was developed circa 1925 with a single-family residence and a rear garage on the southern half of the parcel, a single-family residence and a rear garage on the northern half, and a shared driveway at the center of the parcel. The structures were small frame vernacular cottages that are commonly found on the city's 25' wide lots from the 1910's and 1920's. These two residences were captured in the 1990 historic resources survey for the South Palm Park district; addressed as 209 South O Street and 211 South O Street. The 1940's property appraiser's cards and the Florida Master Site Files from the 1990 survey are included in this report as **Attachment A**.

In 2004, the HRPB approved a demolition request for all structures on this parcel under COA#04080020, as the buildings were neglected and declared as unsafe. A new construction proposal was approved for this parcel, but never constructed. The buildings were demolished four years later under demolition

permit (Permit 08-404). In January 2020, the current property owner, Robert Miller, applied for a Zoning Verification Letter requesting approval to separate the vacant parcel (Block 95, Lot 11) from the existing improved property at 207 Ocean Breeze (Block 95, Lot 10). Once received, Palm Beach County Property Appraiser approved the parcel separation and provided a new parcel control number (PCN) for the vacant lot. The vacant lot will receive a new address from the City prior to the commencement of construction. Current photos of the parcel are included in this report as **Attachment B**.

PROJECT DESCRIPTION:

The property owner, Robert Miller of Grandview Holdings, LLC., is requesting approval of a Certificate of Appropriateness (COA) for the construction of a three-unit multi-family structure on the vacant parcel located at 207 Ocean Breeze (Block 95, Lot 11), which is also described as the southern parcel. The property is located within the South Palm Park Local Historic District on the west side of Ocean Breeze, between 2nd Avenue South and 3rd Avenue South. The parcel is a vacant 50' x 135' platted lot of record. The subject property is located in the Multi-Family (MF-20) Zoning District and maintains a Future Land Use (FLU) designation Medium Density Residential.

The application will require the following approval:

1. **Certificate of Appropriateness (COA)** for the new construction of a +/- 3,685 square foot multi-family building (3 units) at 207 Ocean Breeze (Block 95, Lot 11).

STAFF RECOMMENDATION: Staff recommends approval with conditions, provided on pages 10 and 11.

PROPERTY DESCRIPTION:

Owner	Grandview Heights Holding, LLC.
General Location	West side of Ocean Breeze between 2 nd Ave. S and 3 rd Ave. S.
PCN	38-43-44-21-15-095-0100
Zoning	Multi-Family 20 (MF-20)
Existing Land Use	Vacant
Future Land Use Designation	Medium Density Residential



LAND DEVELOPMENT REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-10 (MF-20)	
	Required	Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0" linear feet	50'-0" liner feet
Building Height	30'-0" (two stories)	25'-0" (two stories)
Setback - Front	20'-0"	20'-0"
Setback - Side	5'-0" (10% of lot width)	5'-0" (north and south)
Setback - Rear	13'-6" (10% of lot depth)	55'-4"
Setback – Rear (Accessory Structure)	5'-0"	N/A
Impermeable Surface Total ⁽¹⁾	60.0% maximum	59.6%
Front Yard Impermeable Surface Total	250 square foot maximum (25 % of the front yard area)	113 square foot (11% of front yard area)
Maximum Building Coverage ⁽¹⁾	40% maximum	33%
Density/Number of Units	Up to 3 dwelling units	3 dwelling units

Floor Area Ratio ⁽¹⁾	0.75 maximum	0.55
Living Area	Min. 800 square feet	Unit #1(2-Bed): 1,058 sq. ft. Unit #2(2-Bed): 1,058 sq. ft. Unit #3(3-Bed): 1,569 sq. ft.
Parking	6 parking spaces	2 on-street spaces 4 off-street spaces
Base Flood Elevation	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	9.85' NAVD

(1) Medium Lot (Lots 5,000 square feet to 7,499 square feet).

Per LDR Sec. 23.2-30, requests for multi-family new construction under 7,500 square feet shall be reviewed administratively under a minor site plan application by the City's Site Plan Review Team (SPRT). This process consists comprehensive plan reviews by Palm Beach County Fire and the City's Building, Landscape, Planning, Historic Preservation, Urban Design, Public Works, Electric, and Water and Sewer Utilities Divisions to ensure consistency with the development requirements in the City's LDR's prior to permitting, or prior to review by the City's Historic Resource Preservation Board or Planning and Zoning Board.

The Applicant submitted the initial application on October 1, 2020 and received department comments on October 20, 2020. A resubmittal addressing items from the first review was received by staff on November 2, 2020. On December 16, 2020, the applicant was informed that all major items were sufficiently addressed, and that the application was being scheduled for the January 13, 2020 HRPB meeting.

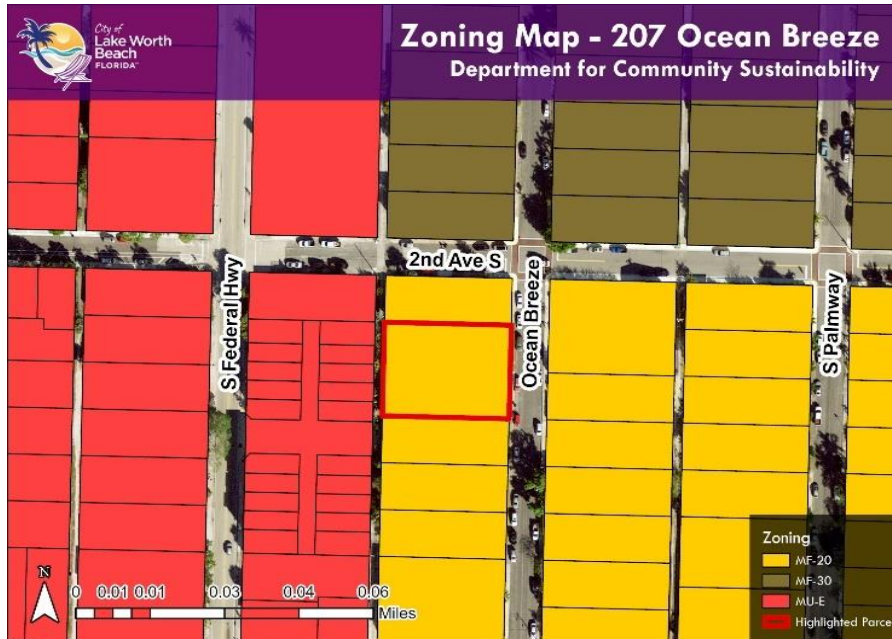
The proposed multi-family new construction project is consistent with all site data requirements in the City's Land Development Regulations. The application, as proposed, meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. On the site plan, the required number of parking spaces is not listed. Staff has added a condition of approval to address this issue. The proposed site plan, architectural, and landscape drawings are included in this report as **Attachment C**.

SITE ANALYSIS:

Surrounding Properties

The site is largely surrounded by single-family and multi-family structures with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is a multi-family structure at 207 Ocean Breeze. This parcel contains a FLU designation MDR and a Zoning designation of Multi-Family Residential (MF-20).



SOUTH: Immediately south of the subject site is a two-family structure at 215 Ocean Breeze. This parcel contains a FLU designation MDR and a Zoning designation of Multi-Family Residential (MF-20).

EAST: East of the subject site is a parcel with two residential duplexes. This parcel contains a FLU designation of MDR and a Zoning designation of Multi-Family Residential (MF-20).

WEST: West of the subject site across the alley is Kingdom Villas, a townhouse development. This area contains a FLU designation MUE and a Zoning designation of Mixed-Use East (MU-E).

The applicant is requesting approval of a new ± 3,685 square foot multi-family building that is surrounded by two-family and multi-family structures and multi-family and mixed-use zoning districts. The multi-family use of the building is compatible provided its surrounding uses are similar in scale and density.

Consistency with the Comprehensive Plan

The subject property is located within the Medium Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.3 of 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 three-unit multi-family building and has a proposed density less than 20 units per acre, it is consistent with the intent of the Multi-Family Residential designation.

The proposed single-family structure is consistent with the following goals and objectives of the Comprehensive Plan:

GOAL 3.1: 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.

Objective 3.2.4: To encourage architectural design that complements the City's appearance and considers the objectives of all facilities and services provided by the City.

The proposed development will provide additional housing and utilizes a contextually appropriate architectural design that complements the City's appearance and the density permitted in this area.

HISTORIC PRESERVATION ANALYSIS:

Proposals for new construction should take their design cues from surrounding historic structures, utilizing 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.

Staff Analysis: It is the analysis of Staff that the new construction project, subject to the conditions of approval, is compatible with the regulations set forth in the historic preservation ordinance and within the Historic Preservation Design Guidelines.

As proposed, the design utilizes the scale and design elements found in Art Deco multi-family and commercial structures that gained widespread popularity throughout the United States in the 1930s. A favored style by the Works Progress Administration, many federally funded civic buildings, hospitals, and infrastructure projects utilized Art Deco architecture and art to illustrate the modern and hopeful reconstruction of American society in the waning years of the Great Depression. Elaborate in design and economical in materials, Art Deco buildings proliferated in cities like Lake Worth and Miami Beach, providing Americans with modern, spacious, and affordable apartment buildings and hotels in urban centers along the South Florida coast.



**The Marlin Hotel ca. 1939
1200 Collins Ave, Miami Beach, FL**

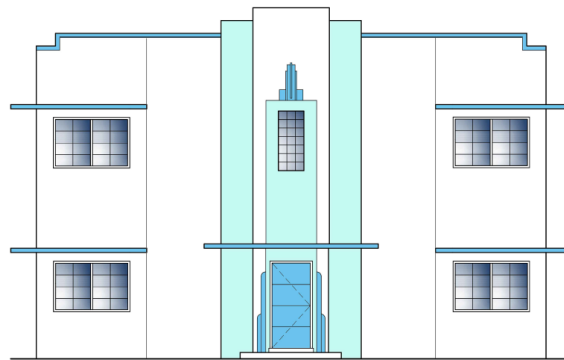
A character-defining feature for South Florida Art Deco buildings is an emphasis on verticality; most commonly achieved by utilizing a tall or projecting center stack with geometric motifs that were topped by a spire or zigzag-shaped parapet.

Other character-defining features include flat roofs with short parapets, silver casement and awning windows arranged in bands and wrapping corners, stucco facades, and deep projecting eyebrows over windows, storefronts, and entry doors. Typically painted white or in bright pastels and adorned with neon signage, Miami Beach's collection of Art Deco buildings illustrate the style at its most playful.

In Lake Worth Beach, architectural examples of the style are more subdued, but still easily identifiable. Several examples from the 1930's exist throughout the City, including numerous multi-family structures south of Lake Avenue and the Palm Beach Cultural Council at 609 Lake Avenue. The Lake Worth Beach Historic Preservation Design Guidelines includes a chapter on Art Deco architecture, provided in this report as **Attachment D**.

The proposed multi-family structure at 207 Ocean Breeze features many of the character defining architectural features commonly associated with the Art Deco style. The building is two stories in height and features a symmetrical design with a central entry point featuring a small raised stoop and projecting eyebrow. The center stack of the façade features geometric stucco reliefs and a slightly recessed doorway.

**Proposed Front Façade
207 Ocean Breeze**



**The Savannah Building
Lake Worth Beach, FL**



Additional features include pairs of compatibly sized eight light casement windows and a center glass block window on the second story. The massing of the building is typical for the style and based off of local multi-family examples from the 1930's. The secondary side and rear facades avoid large expanses of black façade with windows at regular intervals Staff does have some remaining recommendations regarding exterior detailing that have been included in the conditions of approval at the end of this report. The site plan for the proposal is generally compatible with neighboring historic structures. The structure is sited at the customary 20'-0" front setback, and features a walkway connecting the entryway to the public sidewalk. Additional site features include a rear pool and patio, and four off-street parking spaces

off of the alley. The air conditioning units have been placed on the roof of the structure, and is proposed to be screened.

It is staff's analysis that the proposal responds adequately to the lot size, shape, and configuration, and respects the development pattern in the district. The design does not seek to fully replicate the historic architectural style; but nods to the Art Deco aesthetic with massing, material choices, and exterior detailing.

Staff has added a recommendation to the conditions of approval that the building be named. It was typical for Art Deco multi-family structures from the 1930's to have a name featured on the building's front façade above the entry door. The signage shall comply with LDR Section 23.5-1 and the lettering shall be compatible with the Art Deco architectural style section of the city's Design Guidelines.

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

- A. In approving or denying applications for certificates of appropriateness for new construction and additions (as applicable), the city shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:
- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district. **Staff Analysis: The height of the proposed structure is visually compatible and in harmony with the height of existing multi-family buildings in the South Palm Park Local Historic District.**
 - (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district. **Staff Analysis: The width and height of the front elevation of the proposed building are in scale with the surrounding properties.**
 - (3) The openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district. **Staff Analysis: The proposed drawings indicate large pairs of eight light casement windows, which are visually compatible with the architectural style and with neighboring structures.**
 - (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. **Staff Analysis: The front façade of the structure has a regular rhythm of solids to voids, and generally avoids long expanses of blank façade. Staff has coordinated with the Applicant on window sizes and locations on 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. **Staff Analysis: The proposed building adheres to setback requirements within the current zoning code and is generally compatible and in harmony with the relationships of buildings elsewhere in the districts.**

- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district. **Staff Analysis: The proposed design utilizes an entry stoop with a projecting eyebrow, a readily visible front door, and a walkway connecting the entryway to the public sidewalk, which is common in the districts.**
- (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. **Staff Analysis: The building features smooth stucco and silver casement windows, which is visually compatible and in harmony with the materials of visually related buildings.**
- (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 district. **Staff Analysis: The structure utilizes a flat roof with a stepped parapet, which is common for the architectural 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 insure visual compatibility of the building to the buildings and places to which it is visually related. **Staff Analysis: New six-foot-tall wood privacy fences are proposed on the side and rear yards and extensive landscaping is proposed on the landscape plan.**
- (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. **Staff Analysis: The structure's size and mass in relation to its architectural features are generally compatible.**
- (11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional. **Staff Analysis: The applicant has provided a streetscape showing the building in relation to those to either side of it. The building's height and massing are visually compatible with other residential structures on Ocean Breeze.**
- (12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history. **Staff Analysis: The building is inspired by the Art Deco architectural style. However, it does not seek to replicate an existing historic structure since it utilizes a custom design with modern construction materials and impact products.**
- (13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:
 - (a) Retain and repair, where possible, historic mechanical systems in their original location, where possible. **Staff Analysis: 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. **Staff Analysis: The mechanical systems are located on the roof and appropriately screened.**

(c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features. **Staff Analysis: The new mechanical systems are roof-mounted and will be screened with opaque metal panels to ensure they are not be visible from the street. Staff has drafted conditions requiring the screening material and height be subject to staff review at permitting.**

(14)The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures. **Staff Analysis: The proposed new construction project is consistent with all site data requirements in the City's Zoning Code and is compatible with visually related buildings and structures.**

B. In considering certificates of appropriateness for new buildings or structures, which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade. **Staff Analysis: Staff's comments, conditions of approval, and synopsis of the project are primarily focused on the front façade facing Ocean Breeze.**

PUBLIC COMMENT:

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

CONCLUSION:

The proposed application, as conditioned, is consistent with the City's Land Development Regulations and the structure's design and site plan are consistent with the Historic Preservation Ordinance and the Lake Worth Beach Historic Preservation Design Guidelines. Therefore, staff recommends approval with the conditions listed below to allow construction of the new single-family residence.

Conditions of Approval:

1. The windows and doors shall be aluminum, steel, or fiberglass, subject to Staff review at permitting. All proposed exterior entry doors shall be compatible with the Art Deco architectural style, subject to Staff review at permitting.
2. The windows shall utilize clear-anodized frames.
3. The windows shall be recessed a minimum of three inches (3") as measured from the finished face of the exterior wall to the glass. Windows shall not be installed flush with the exterior wall.
4. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass must have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
5. The divided-light patterns on the front façade shall be corrected to match the window and door elevations on sheet SP.3.
6. All window and door divided light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grids between the glass" shall not be used.
7. Detail drawings shall be submitted for the decorative Art Deco elements on the front façade, subject to Staff review at permitting.
8. On the site data table, the required parking shall be revised to list the total number of required parking spaces.

9. The materials used for rooftop screening shall be compatible with the architectural style, color, and materials of the principal building, subject to Staff review at permitting.
10. The minimum height of the rooftop screening shall be equal to the highest point of the systems/equipment, subject to staff review at permitting.
11. The space between the bottom of the projecting eyebrows and the window lintels shall be no greater than six inches (6”).
12. The building shall be named, and that the name be featured on the building’s front façade above the entry door, as typical for multifamily structures from the period. All signage shall comply with LDR Section 23.5-1 and the lettering shall be compatible with the Art Deco architectural style section of the city’s Design Guidelines.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100233 with staff recommended conditions ± 3,685 square foot multi-family building located at **207 Ocean Breeze (Block 95, Lot 11)**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 20-00100233 with staff recommended conditions ± 3,685 square foot multi-family building located at **207 Ocean Breeze (Block 95, Lot 11)**, because the Applicant has not established by competent substantial evidence that the application is consistent with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans
- D. Historic Preservation Design Guidelines – Art Deco (Excerpt)



MEMORANDUM DATE: January 6, 2021

AGENDA DATE: January 13, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **418 North Ocean Breeze**

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

TITLE: **HRPB Project Number 20-001000277:** Consideration of a Certificate of Appropriateness for the construction of a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**; PCN 38-43-44-21-15-104-0050. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.

OWNER: Hilka Horvat and Kristina Horvat
418 North Ocean Breeze
Lake Worth Beach, FL 33460

PROJECT MANAGER: Scott Ehrenberg
Berg Design

PROPERTY DEVELOPMENT HISTORY:

The structure was constructed c. 1938 in a Frame Minimal Traditional architectural style. The original architectural drawings are located within the City's property files and are included in this report as **Attachment A**. The plans illustrate a building of wood frame construction, with wood lap siding, metal shingle roofing, as well as casement and sash windows. The structure's character-defining features include an integral porch under the main gable roof, one-car front-facing garage, decorative wood shutters, and a triplet of 8-light casement windows on the front porch. Current photos of the structure are included as **Attachment B**.

City permit records indicate the structure had alterations over time, including a rear residential addition in 1954, siding replacement, electrical upgrades, and shed installation.

PROJECT DESCRIPTION:

The property owners, Hilka Horvat and Kristina Horvat, are requesting approval for a new ± 619 square foot accessory structure on the east side of the property. The subject property is a 50' x 135' (6,750

square foot) platted lot of record located on the east side of North Ocean Breeze, between 4th and 5th Avenue North. The property is located in the Single-Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

The application will require the following approval:

1. **Certificate of Appropriateness (COA)** for the construction of a new ± 619 square foot accessory building that contains an open living space, bedroom, and kitchenette.

STAFF RECOMMENDATION:

Staff recommends approval with conditions, listed on page 9.

PROPERTY DESCRIPTION:

Owner	Hilka Horvat and Kristina Horvat
General Location	East side of North Ocean Breeze, between 4 th and 5 th Avenue North
PCN	38-43-44-21-15-104-0050
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)

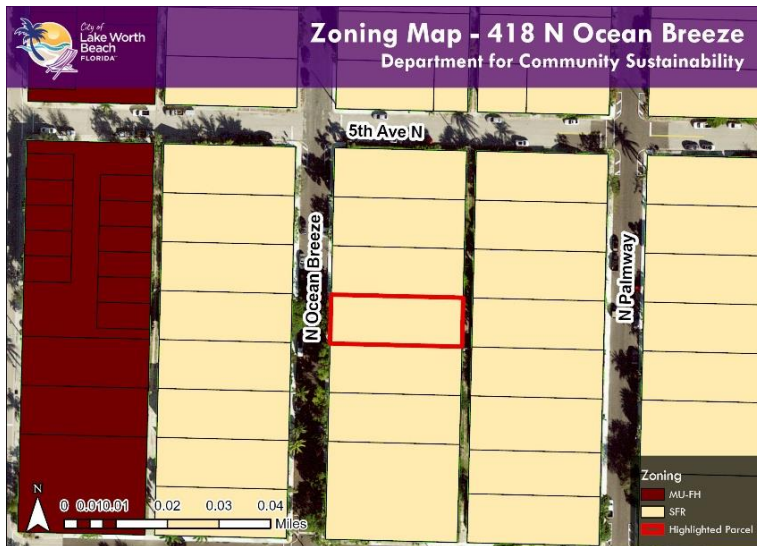


SITE ANALYSIS:

Surrounding Properties

The site is surrounded by similar structures with similar zoning and FLU designations. Therefore, the proposed accessory building is compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

- NORTH:** Immediately north of the subject site is 424 North Ocean Breeze, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R.
- SOUTH:** Immediately north of the subject site is 414 North Ocean Breeze, a single-family residence with an accessory structure. This area contains a FLU designation of SFR and a Zoning designation of SF-R.
- EAST:** East of the subject site across the rear alley is 419 North Palmway, a single-family residence with an accessory structure. This area contains a FLU designation of SFR and a Zoning designation of SF-R.
- WEST:** West of the subject site across North Ocean Breeze is 419 North Ocean Breeze, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R.



LAND DEVELOPMENT CODE REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-7 (SF-R); Florida Building Code	
	Required	Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height – Accessory Structure	24'-0" (2 stories)	17'-9"
Setback - Side	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	North: 10'-0" South: 17'-6"
Setback - Rear	5'-0" (for accessory structures)	5'-0"

Impermeable Surface Total ⁽¹⁾	55.0% total (3,712.5 square feet)	50.11% (3,383 square feet)
Maximum Building Coverage ⁽¹⁾	35.0% maximum (2,362.5 square feet)	33.40% (2,254.8 square feet)
Accessory Structure Limitation	40% of the principal structure area or 1,000 square feet, whichever is less (Principal Structure: 1,556 square feet)	39.76% (618.8 square feet)
Base Flood Elevation	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	10'-0" NAVD

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

The proposed accessory building is consistent with all site data requirements in the City's Zoning Code. The application, as proposed, complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed site plan and architectural plans are included in this report as **Attachment C**. Site features include a new driveway with vehicular access from the alley, pool, as well as pool decking and walkways.

Use Analysis

The Applicant is proposing to construct a new rear accessory structure. The floor plan of the accessory structure contains an open living space, bedroom, and kitchenette. According to the Applicant, the accessory building will be used by family members that occupy the existing residence. The subject property is zoned Single Family Residential (SF-R) and is subject to the requirements of LDR Section 23.3-7.

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. However, the SF-R Zoning District does allow customary accessory buildings which are defined in LDR Section 23.1-12 as:

"A building, structure, or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building, structure, or use. Examples would include detached garages or tool sheds. Accessory buildings shall count toward overall floor area ratio (FAR) and lot coverage. Such buildings must maintain the same setback or greater from public streets as the principal structure and may not be constructed between any principal structure and a public street right-of-way."

Accessory structures are customarily incidental and subordinate to the principal building or use. Examples of accessory structures include but are not limited to a detached garage, tool shed, pool house (cabana), and guesthouse. Based on Staff's analysis, the proposed accessory structure is allowed in the Single-Family (SF-R) Zoning District. Its use as a guesthouse or additional living space is incidental and subordinate to the proposed single-family structure. Staff has included the following conditions of approval to prevent the accessory building from being utilized as an additional dwelling unit on the single-family property:

- *The rear accessory structure shall not be utilized as an accessory dwelling unit (ADU), as ADUs are not allowed in the Single-Family Residential Zoning District.*
- *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.*
- *The rear accessory structure shall not be granted an additional meter from the Public Utilities Department and shall not be issued a rental license from the Business License Department.*

Consistency with the Comprehensive Plan

The subject is located in the Single Family Residential Future Land Use (FLU) designation. Per Policy 1.1.1.2 in the City's Comprehensive, the FLU designation allows for a maximum density of 7 dwelling units per acre. The purpose for the Single-Family Residential designation is to permit the development of single-family structures designed for occupancy by one family or household. As the proposed accessory building will be utilized by the family or household living in the single-family residence, therefore it is consistent with the intent of the Single-Family Residential designation.

The proposed single-family structure is consistent with the following objective of the Comprehensive Plan:

Objective 3.2.4: To encourage architectural design that complements the City's appearance and considers the objectives of all facilities and services provided by the City.

The proposed development will utilize a Minimal Traditional design that complements the City's appearance and is compatible with the existing residence on the lot.

HISTORIC PRESERVATION ANALYSIS:

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.

Staff Analysis: The proposed accessory building has taken design cues from the existing single-family residence on the property. A rectangular floor plan is proposed with an integral corner screened porch and a side gable roof with a cross gable above the feature window on the west elevation. Cementitious lap siding is proposed to replicate the lap siding utilized on the existing structure and a metal roof with a mill finish will be installed to match the roof on the single-family residence. Single-hung windows with decorative light-patterns and historically appropriate trim and sill details and sliding glass doors are also proposed.

As proposed, the design is generally compatible with the Frame Minimal Traditional architectural style of the existing residence. However, Staff has remaining concerns about the feature window on the west elevation, the accessory building's roof design and overall height, and door design.

A broad fanlight window is proposed on the west elevation above a pair of 2/2 single-hung windows. Fanlight windows are atypical for this architectural style and period. Staff has added a condition of approval that the fanlight window be changed to a 4-light transom that is more compatible with the Minimal Traditional architectural style.

Within the City's historic districts, accessory structures must be secondary and subordinate to the historic building and shall not overwhelm the original building. The proposed accessory building is higher than the existing residence and could be visible from the street although located to the rear of the property. Staff has added conditions of approval that the height of the accessory structure be lower than or equal to the height of the primary structure. This can be achieved by lowering the overall height and matching the roof pitch of the existing residence.

The elevation drawings also show a single French door as the entry door from the screen porch, however the Applicant has selected a steel raised panel door with decorative leaded glass inserts. Staff recommends that the Applicant utilize a style of entry door found in the Minimal Traditional section of the City's Historic Preservation Design Guidelines. These doors include French doors or recessed panel doors with varying light sizes and panel configurations. The proposed doors use highly ornate leaded glass inserts that were not utilized on economical frame residential structures in South Florida. The Applicant's proposed door is included in this report as **Attachment D**. The Minimal Traditional style section of the City's Historic Preservation Design Guidelines is included as **Attachment E**.

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

- A. In approving or denying applications for certificates of appropriateness for new construction and additions (as applicable), the city shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:
- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district. **Staff Analysis: The height of the proposed accessory building is not secondary and subordinate to the existing residence on the lot. The resulting design is not compatible with the historic structure and the project has been conditioned so the height of the accessory structure is lower than or equal to the height of the residence.**
 - (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district. **Staff Analysis: The width and height of the front elevation of the proposed accessory building is not in scale with historic properties. The overall height and atypical roof pitch have resulted in a front façade with incompatible proportions.**
 - (3) The openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows

and doors in a building shall be visually compatible with buildings within the district. **Staff Analysis: The proposed windows and doors create a pattern that largely avoids large expanses of blank façade. Staff has added conditions of approval to ensure the fanlight on the west elevation is replaced with a compatible 4-light transom and that the doors are consistent with the Minimal Traditional architectural style.**

- (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. **Staff Analysis: This requirement has been met, the front façade has a compatible relationship of solids to voids that is in harmony with the existing residence and other historic structures in the neighborhood.**
- (5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district. **Staff Analysis: The proposed accessory building adheres to setback requirements within the current zoning code.**
- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district. **Staff Analysis: The proposed accessory building is located on the east side of the property (rear). However, a side-loaded integral screened porch is proposed with is visually compatible with the Minimal Traditional architectural style.**
- (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. **Staff Analysis: Cementitious lap siding is proposed to replicate the lap siding utilized on the existing structure. A metal roof with a mill finish will be installed to match the roof on the single-family residence. Single-hung windows with decorative light-patterns and historically appropriate trim and sill details are proposed.**
- (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 Northeast Lucerne Local Historic District. **Staff Analysis: Although gable roof design with minimal overhangs are consistent with the Minimal Traditional architectural style, an atypical 9/12 pitch was chosen to accommodate a lofted storage space. The pitch of the existing residence would ensure visual compatibility on the property.**
- (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 insure visual compatibility of the building to the buildings and places to which it is visually related. **Staff Analysis: New fences and landscaping are not proposed in this application. At permitting, the City's Horticulturalist will determine if the property meets the minimum requirements of LDR Section 23.6-1, Landscape Regulations.**
- (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. **Staff Analysis: A rectangular floor plan is proposed with a side-loaded integral screened porch, gable roof with a cross gable above a feature window on the west**

elevation. The size and mass in relation to its architectural features are generally compatible, with the exceptions of the roof design and overall height.

- (11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional. **Staff Analysis: It is atypical for a one-story accessory building to be visible from the street when located behind an existing residence. If the height of the accessory structure is lower than or equal to the height of the primary structure, visual compatibility with the streetscape on North Ocean Breeze will be achieved. Staff has proposed a condition of approval requiring the height of the proposed accessory structure be less than or equal to the height of the existing primary structure.**
- (12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history. **Staff Analysis: The design of the structure displays architectural features and materials that are consistent with Minimal Traditional architecture style. The proposed accessory building has taken design cues from the existing residence which ensures visual compatibility on the property.**
- (13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:
- (a) Retain and repair, where possible, historic mechanical systems in their original location, where possible. **Staff Analysis: This requirement is not applicable to the new accessory building.**
 - (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades. **Staff Analysis: At permitting, Staff will the plans for compliance with this requirement.**
 - (c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features. **Staff Analysis: At permitting, Staff will the plans for compliance with this requirement.**
- (14) The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures. **Staff Analysis: The proposed new construction project is consistent with all site data requirements in the City's Zoning Code. Site features include a new driveway with vehicular access from the alley, pool, as well as pool decking and walkways.**

PUBLIC COMMENT:

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

CONCLUSION:

The proposed accessory building is designed in a historically compatible manner which generally compliments the existing structure and adheres to the recommendations provided within the City's Historic Preservation Design Guidelines **as conditioned**. Staff recommends approval with conditions for the request for a Certificate of Appropriateness for the construction of the new accessory building.

Conditions of Approval:

1. The windows and doors shall be wood, wood-clad, aluminum, vinyl, or fiberglass, subject to Staff review at permitting.
2. The windows shall be recessed in the walls of the addition to the same depth as they are on the existing historic structure.
3. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass must have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
4. All window divided light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grids between the glass" shall not be used. Please ensure that the proposed vinyl window can accommodate an exterior raised muntin profile.
5. The door may utilize clear glass, frosted, obscure glass, or glass with a clear Low-E coating (that has a minimum 70% VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
6. If a panel design is proposed for the new doors, it shall utilize recessed panels.
7. The metal roof shall utilize a mill finish to match the roof of the existing residence.
8. The cementitious siding shall utilize a profile, design, trim, and sill details that are compatible with the existing residence, subject to Staff review at permitting.
9. The fanlight window on the west façade shall be altered to a four-light transom, subject to Staff review at permitting.
10. The height of the accessory structure be lower than or equal to the height of the primary structure.
11. The new rear driveway shall be setback a minimum of 1' from the side property line.
12. The accessory structure shall not be utilized as an accessory dwelling unit (ADU), as ADUs are not allowed in the Single-Family Residential Zoning District.
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. A kitchen is defined in LDR Sec. 23.1-12 as a "Facility within a dwelling unit inclusive of all of the following; cooling and food preparation appliances, cold storage, plumbing and ventilation. A microwave, sink, and refrigerator shall not constitute a kitchen."
15. 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.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-001000277, with staff recommended conditions for a Certificate of Appropriateness for a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 20-001000277, with staff recommended conditions for a Certificate of Appropriateness for a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans
- D. Applicant's Proposed Doors
- E. Historic Preservation Design Guidelines: Minimal Traditional



MEMORANDUM DATE: January 6, 2021

AGENDA DATE: January 13, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **334 Dartmouth Drive**

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

TITLE: **HRPB Project Number 20-00100268:** Consideration of a Certificate of Appropriateness (COA) for roof replacement for the property located at **334 Dartmouth Drive**; PCN #38-43-44-15-06-005-1930. The subject property is a noncontributing resource to the College Park Local Historic District and is located within the Single-Family (SF-R) Zoning District.

OWNER: Patti Layton
6005 Pine Drive
Lake Worth, FL 33462

PROPERTY DEVELOPMENT HISTORY:

The structure at 334 Dartmouth Drive was constructed c. 1951 in a Masonry Minimal Traditional architectural style with elements of Mid-Century Modern design. Although no architectural drawings of the building are available in the City's property files, property cards from the 1940s and 1950s (included as **Attachment A**) describe the structure as a building of masonry construction with a smooth stucco exterior finish and a flat concrete tile gable roof. The structure's character-defining features include a flat-roof open-air front porch, decorative masonry eyebrow and column on the front façade, raised planter beds, and steel casement windows. In 1955, an addition was constructed on the north side of the property, behind the flat-roof front porch. City permit records indicate the structure has had minor alterations over time. In 2011, a renovation was completed for air-conditioning, plumbing, and electrical upgrades.

HISTORIC CLASSIFICATION:

The 1999 Designation Report for the College Local Historic District classifies the property as a noncontributing resource. In 2019, College Park was resurveyed utilizing a Florida Department of State Historic Preservation Small-Matching Grant, grant number 19.H.SM.200.080. After the completion of this survey, the property located at 334 Dartmouth Drive was deemed eligible for reclassification as a contributing resource. Changing the design of a character-defining feature such as the flat white concrete tiles may jeopardize the structure's eligibility to be reclassified as a contributing resource.

Incentives for Contributing Resources

The City, in conjunction with Palm Beach County, offers a 10-year Ad Valorem Property Tax Abatement, which applies to qualifying rehabilitation projects for contributing historic properties. The Florida Building Code also offers flexible provisions for contributing historic structures when permitting modifications. In addition, the HRPB may waive or modify certain land development regulation requirements for contributing structures when in harmony with the general appearance and character of the neighborhood.

PROJECT DESCRIPTION:

The property owner, Patti Layton, is requesting a Certificate of Appropriateness to replace the existing flat white concrete tile roof with new dimensional asphalt shingles in white. The subject property is located on the north side of Dartmouth Drive, between North Dixie Highway and Pennsylvania Drive. The property is located in the Single-Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single-Family Residential (SFR).

The application will require the following approval:

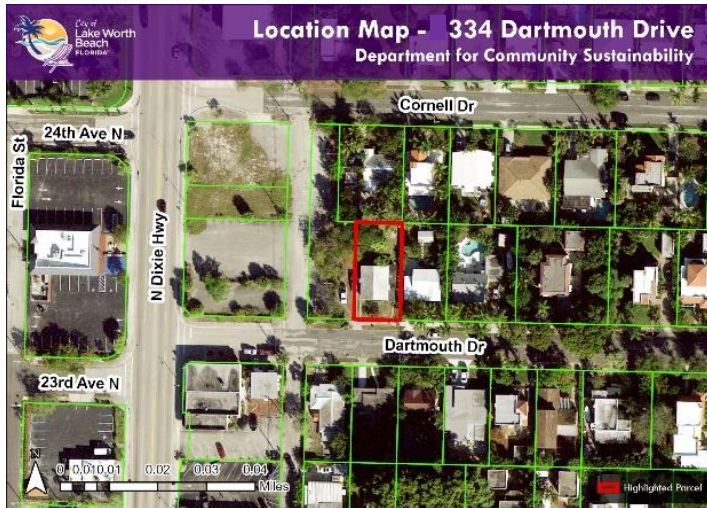
1. **Certificate of Appropriateness (COA)** for roof replacement for dimensional asphalt shingles in white.

STAFF RECOMMENDATION:

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

PROPERTY DESCRIPTION:

Owner	Patti Layton
General Location	North side of Dartmouth Drive, between North Dixie Highway and Pennsylvania Drive
PCN	38-43-44-15-06-005-1930
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single-Family
Future Land Use Designation	Single-Family Residential (SFR)



Consistency with the Comprehensive Plan

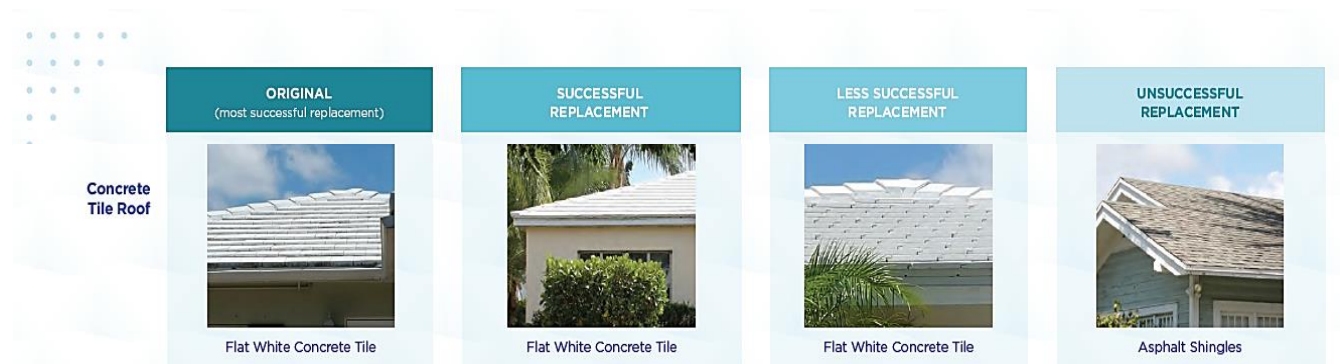
The proposed project is not consistent with Goal 1.4 of the Comprehensive Plan, which encourages preservation and rehabilitation of historic resources, as the character-defining flat white concrete tile roof will be removed and replaced with dimensional asphalt shingles in white. The proposed project is also not in compliance with Policy 3.4.2.1 requires that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. Per the City’s Historic Preservation Ordinance (LDR Sec. 23.5-4), the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation, the replacement of features should be substantiated by documentary, physical, or pictorial evidence. The existing flat white concrete tile roof can be replicated utilizing modern roofing materials that match its appearance.



Existing Flat Concrete Tile Roof

HISTORIC PRESERVATION ANALYSIS:

The City’s Historic Preservation Design Guidelines provide a guide for compatible roof replacement for historic structures within the historic districts. Replacement products for historic structures should match the original features in design, color, texture, and other visual qualities and, where possible, materials. Pages 205 and 206 of the City’s Historic Preservation Design Guidelines, included as **Attachment B**, provide a guide for roof replacement. Examples are provided of *successful*, *less successful*, and *unsuccessful* replacement:



As indicated on page 206 of the Historic Preservation Design Guidelines, flat white concrete tile roofs should only be replaced by concrete tile roofs that match the original. The proposed dimensional asphalt shingles in white are an unsuccessful replacement of the existing character-defining roof.

Review

The National Park Service and Secretary of the Interior’s Standards have specific criteria regarding replacement of historic materials. Specifically, Standards 2, 3, 5, and 6 apply in this situation:

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

Standard 3 - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6 - Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

According to the Secretary of the Interior’s Standards and the City of Lake Worth Beach Design Guidelines, distinctive materials that characterize a property shall be preserved, or replaced in-kind. If a distinctive feature must be replaced, the new feature should match the old in design, color, texture, and materials where possible. The roof material is an important character-defining feature of a historic property. Flat white concrete tiles that replicate historic tile profiles and dimensions are still in production today, and could be utilized as the replacement roofing material.

It is the analysis of Staff that the proposed change to dimensional asphalt shingles in white could negatively affect the character-defining feature of the property. This style of architecture primarily used flat white concrete tiles as a roofing material, and occasionally used an asbestos shingle, asphalt shingle, or rolled roofing. The Historic Preservation Architectural Style Section for Minimal Traditional Structures is included as **Attachment C**. Utilizing dimensional asphalt shingles in white on a Masonry Minimal Traditional structure is a significant departure in profile and design. Masonry residential structures throughout Lake Worth Beach were designed with an emphasis placed on horizontality. The buildings are typically linear in appearance, often one story, and utilized horizontal details in windows and doors. The roofing materials for these buildings continued this theme, with thick concrete tiles laid in horizontal rows creating a visually stepped appearance towards the high point of the roof.

The National Park Service Preservation Brief #4 “*Roofing for Historic Buildings*” has been included as **Attachment D**. This Brief discusses the issues and options for the repair and replacement of historic roofing materials. Under the “Alternative Materials” section of the Brief, Staff would like to draw special attention to this paragraph:

*“In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But **the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building.** If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But **if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.**”*

As indicated in National Park Service Preservation Brief #4 “*Roofing for Historic Buildings*”, the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. The Applicant’s Justification Statement is included as **Attachment E**. Flat white concrete tiles that replicate historic tile profiles and dimensions are still in production today, and could be utilized as the replacement roofing material. Product information for the requested dimensional asphalt shingles has also been included as **Attachment G**.

Certificate of Appropriateness

Exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. The Applicant has requested approval for dimensional asphalt shingles in white. Staff was unable to find a white shingle option from the manufacturer (GAF) of the proposed product. However, light gray

options are offered. The HRPB, as tasked in the LDR Sec. 23.2-7(C)(7), shall review the request and supporting exhibits to determine if a Certificate of Appropriateness for roof replacement to the noncontributing resource may be granted with a light gray or white option.

This Application does not claim economic hardship. Staff informed Ms. Layton of the required items to process an economic hardship request in conjunction with the COA Application. The Applicant chose to proceed with the COA request without economic hardship considerations.

Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below.

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

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:
 - A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done? **Staff Analysis: The proposed dimensional asphalt shingles in white will result in a substantial change to the structure's appearance. The proposal is unsuccessful in replicating the existing flat white concrete tiles and may jeopardize the structure's eligibility to be reclassified as a contributing resource.**
 - B. What is the relationship between such work and other structures on the landmark site or other property in the historic district? **Staff Analysis: The roof replacement will have no direct physical effect on any surrounding properties within the surrounding College Park Local Historic District.**
 - C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected? **Staff Analysis: The proposed dimensional asphalt shingles in white are unsuccessful in replicating the appearance of the existing flat white concrete tiles.**
 - D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property? **Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property.**
 - E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time? **Staff Analysis: Yes, the roof replacement is feasible and could be carried out in a reasonable timeframe.**
 - F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect? **Staff Analysis: The City's Historic Preservation Design Guidelines place significant importance on successful roof replacement. The proposal is not in compliance with the Design Guidelines as the**

replacement product does not seek to replicate the existing roof. The proposed dimensional asphalt shingles in white do not comply with the Secretary of the Interior's Standards for Rehabilitation or the City's Land Development Regulations, Historic Preservation Ordinance, §23.5-4(k).

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features? **Staff Analysis: The structure's existing flat white concrete tiles will be removed to allow installation of new dimensional asphalt shingles. The proposed roof replacement utilizes a product that is incompatible in profile, scale, texture, and design. The least possible adverse effect would be to maintain the existing roof or propose replacement with a product that replicates the existing roof.**

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

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures*:
- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose? **Staff Analysis: Not applicable; no change to the use of the property is proposed.**
- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible. **Staff Analysis: The proposed roof replacement requires removal of the existing flat white concrete tiles. Replicating the appearance of the existing roof can help maintain original qualities or character of the structure.**
- C. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street? **Staff Analysis: No, the proposed dimensional asphalt shingles in white are not compatible with neighboring Masonry Minimal Traditional properties that retain their original flat white concrete tile roofs (330 Dartmouth Drive and 339 Dartmouth Drive).**

PUBLIC COMMENT:

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

CONCLUSION:

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

POTENTIAL MOTIONS:

I MOVE TO **APPROVE** HRPB Project Number 20-00100268 for a Certificate of Appropriateness (COA) for roof replacement with new dimensional asphalt shingles in white for the property located at **334 Dartmouth Drive**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 20-00100268 for a Certificate of Appropriateness (COA) roof replacement with new dimensional asphalt shingles in white for the property located at **334 Dartmouth Drive**, because the Applicant has not established by competent substantial evidence that the request is consistent with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Historic Preservation Design Guidelines – Minimal Traditional (Excerpt)
- C. Historic Preservation Design Guidelines – Roof Replacement (Excerpt)
- D. The National Park Service Preservation Brief #4 “*Roofing for Historic Buildings*”
- E. Applicant Justification Statement
- F. Current Photos
- G. Proposed Product Information