



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

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [Lake Worth Herald Proof of Publication](#)
[129 South K Street](#)
[732 North Palmway](#)
[131 South Palmway](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

- A. HRPB Project Number 20-00100273:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new \pm 7,328 square foot (\pm 5,217 square feet air-conditioned) single-family structure located at **1130 South Lakeside Drive**; PCN #38-43-44-27-01-051-0010. The subject property is located in the Single-Family Residential (SF-R) zoning district and is located within the South Palm Park Local Historic District.
- B. HRPB Project Number 21-00100135:** Consideration of Certificate of Appropriateness (COA) for roof replacement and an Unreasonable Economic Hardship Application for an Income Property for the property located at **326 Columbia Drive**; PCN #38-43-44-15-06-001-0110. The subject property is a contributing resource within the College Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.

NEW BUSINESS:

- A. HRPB Project Number 21-00100087:** A Certificate of Appropriateness (COA) for the construction of a new ± 4,392 square foot, 4-unit, multi-family structure located at 129 South K Street; PCN# 38-43-44-21-15-049-0310. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and is located within the Southeast Lucerne Local Historic District.
- B. HRPB Project Number 21-00100190:** A Certificate of Appropriateness (COA) for the construction of a new ± 944 square foot accessory dwelling unit located at 131 South Palmway; PCN #38-43-44-21-15-039-0160. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and is located within the South Palm Park Local Historic District.
- C. HRPB Project Number 19-00100107:** Consideration of a Completed Work Application (Part III) for a Historic Preservation Ad Valorem Tax Exemption and a recommendation to the City Commission for a Historic Preservation Ad Valorem Tax Exemption for the subject property located at 1020 South Lakeside Drive; PCN#38-43-44-27-01-042-0010. The subject property is a contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.
- D. HRPB Project Number(s) 21-00100119 and 21-01500004:** A Certificate of Appropriateness (COA) for the additions, exterior alterations, and site improvements, and a variance from base flood elevation requirements of the Florida Building Code for the property located at 732 North Palmway; PCN #38-43-44-21-15-228-0080. The subject property is located within the Single-Family Residential (SF-R) zoning district and is a contributing resource to the Northeast Lucerne Local Historic District.

PLANNING ISSUES:

- A. A conceptual plan review for the construction of a new accessory structure and historic waiver for the square footage limitation at 226 South L Street; PCN #38-43-44-21-15-091-0040. The subject property is located in the Low-Density Multi-Family Residential (MF-20) zoning district and is located within the Southeast Lucerne Local Historic District.**

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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.

Legal Notice No. 38822

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Historic Resources Preservation Board will conduct a virtual meeting with a limited in-person capacity per the Centers for Disease Control and Prevention Coronavirus Disease 2019 (Covid-19) Guidance at 7 North Dixie Highway, Lake Worth Beach on July 14, 2021 at 6:00 pm or soon thereafter to consider the following:

HRPB Project #21-00100119 and 21-01500004: A Certificate of Appropriateness for exterior alterations and additions, the conversion of the garage into additional living space, and a Variance from base flood elevation requirements of the Florida Building Code for the property located at 732 North Palmway. The subject property is located in the Single-Family Residential (SF-R) zoning district and is located within the Northeast Lucerne Local Historic District. PCN#38-43-44-21-15-228-0080.

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

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

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Publish: The Lake Worth Herald
July 1, 2021

Legal Notice No. 38821

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HRPB Project #21-00100190: A Certificate of Appropriateness for new construction of a ± 944 square foot accessory dwelling unit located at 131 South Palmway. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and is located within the South Palm Park Local Historic District. PCN#38-43-44-21-15-039-0160.

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/>.

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Legal Notice No. 38820

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HRPB Project #21-00100087: A Certificate of Appropriateness for new construction of a ± 4,392 square foot 4-unit, multi-family structure located at 129 South K Street. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and is located within the Southeast Lucerne Local Historic District. PCN#38-43-44-21-15-049-0310.

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Publish: The Lake Worth Herald
July 1, 2021



MEMORANDUM DATE: July 7, 2021

AGENDA DATE: July 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1130 South Lakeside Drive**

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

TITLE: **HRPB Project Number 20-00100273:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new \pm 7,328 square foot (\pm 5,217 square feet air-conditioned) single-family structure located at **1130 South Lakeside Drive**; PCN #38-43-44-27-01-051-0010. The subject property is located in the Single-Family Residential (SF-R) zoning district and is located within the South Palm Park Local Historic District.

OWNER: James Ritter
1627 Dorchester Place
Wellington, FL 33141

PROJECT MANAGER: CWB Associates
Wes Blackman, AICP
241 Columbia Drive
Lake Worth Beach, FL 33460

ARCHITECT: Brower Architectural, Inc.
Kenneth Brower, AIA
1100 South Lakeside Drive
Lake Worth Beach, FL 33460

BACKGROUND:

In 1951, prominent Lake Worth Architect Edgar S. Wortman designed a Masonry Minimal Traditional residence for Mr. and Mrs. T. R. Middleton at this site. The design of the property was progressive for its time, featuring a sprawling and open floorplan with indoor and outdoor living areas, a recreation room with a built-in bar facility, and a one-hundred-gallon solar heated water cistern.

According to documentation within the City's property files, the building remained relatively unaltered until 1973, when subsequent property owners, Mr. and Mrs. VanBeck, commissioned a major renovation and residential additions. The renovation, designed by Lake Worth civil engineer Earl Martin, included

the removal of many architectural features that once characterized the structure, including the removal of the concrete tile gable roofs and the installation of a pent roof with asphalt shingles. The additions included a family room, bedroom, two bathrooms, and a den to the rear of the house. Following these renovations, the property owners acquired the neighboring 50-foot wide parcel to the north, creating a unified lot with 150 linear feet of frontage along South Lakeside Drive.

Due to the substantial alterations to the property, the structure was given a noncontributing designation status when the South Palm Park Local Historic District was surveyed. At the March 11, 2020 HRPB meeting, the Board approved a COA (HRPB #20-00100030) for the demolition of the single-family structure in a phased plan due to the property owner's intent of development the property as two (2) separate lots. On October 8, 2020, staff issued an administratively approved plat exemption and parcel split (PLT #20-01200001) for the property that permitted the creation of two (2) 75-foot wide lots.

PROJECT DESCRIPTION:

The property owner, James Ritter, is requesting approval for the construction of a new single-family residence. The subject property is a recently subdivided 75-foot wide lot located on the northeast corner of South Lakeside Drive and 12th Avenue South. A survey of the vacant property is included as **Attachment A**. Current photos of the site are included as **Attachment B**. The unimproved parcel is located in the Single-Family Residential (SF-R) zoning district and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

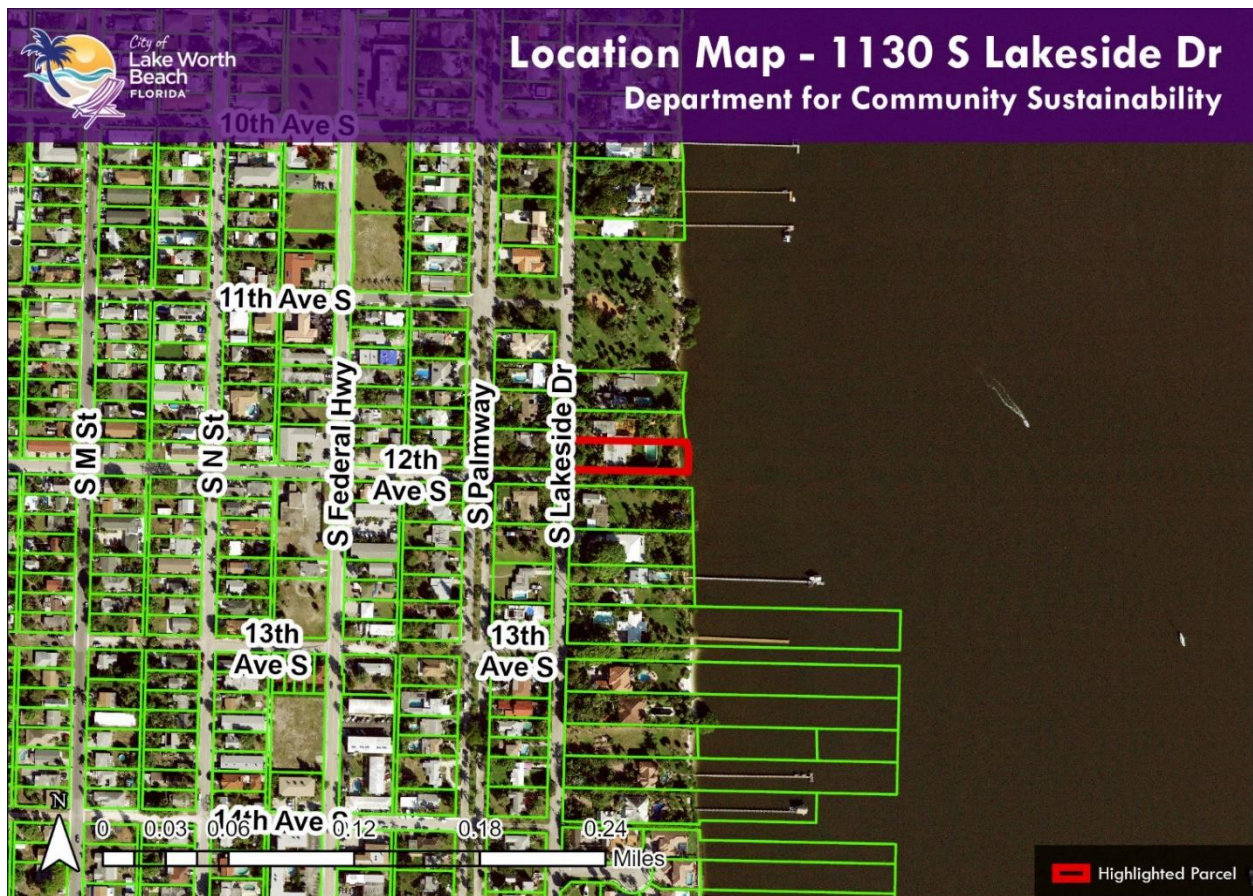
If approved, the subject application would allow construction of a new +/- 7,328 square foot single-family residence. The residence is designed in a contemporary style with elements of Art Moderne and International architecture. The application will require the following approval:

1. **COA** for the construction of a new \pm 7,328 square foot single-family residence

STAFF RECOMMENDATION: Staff recommends approval with conditions as provided on pages 11 and 12.

PROPERTY DESCRIPTION:

Owner	James Ritter
General Location	Northeast corner of South Lakeside Drive and 12 th Avenue South
PCN	38-43-44-27-01-051-0010
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Vacant
Future Land Use Designation	Single Family Residential (SFR)



SITE ANALYSIS:

Surrounding Properties

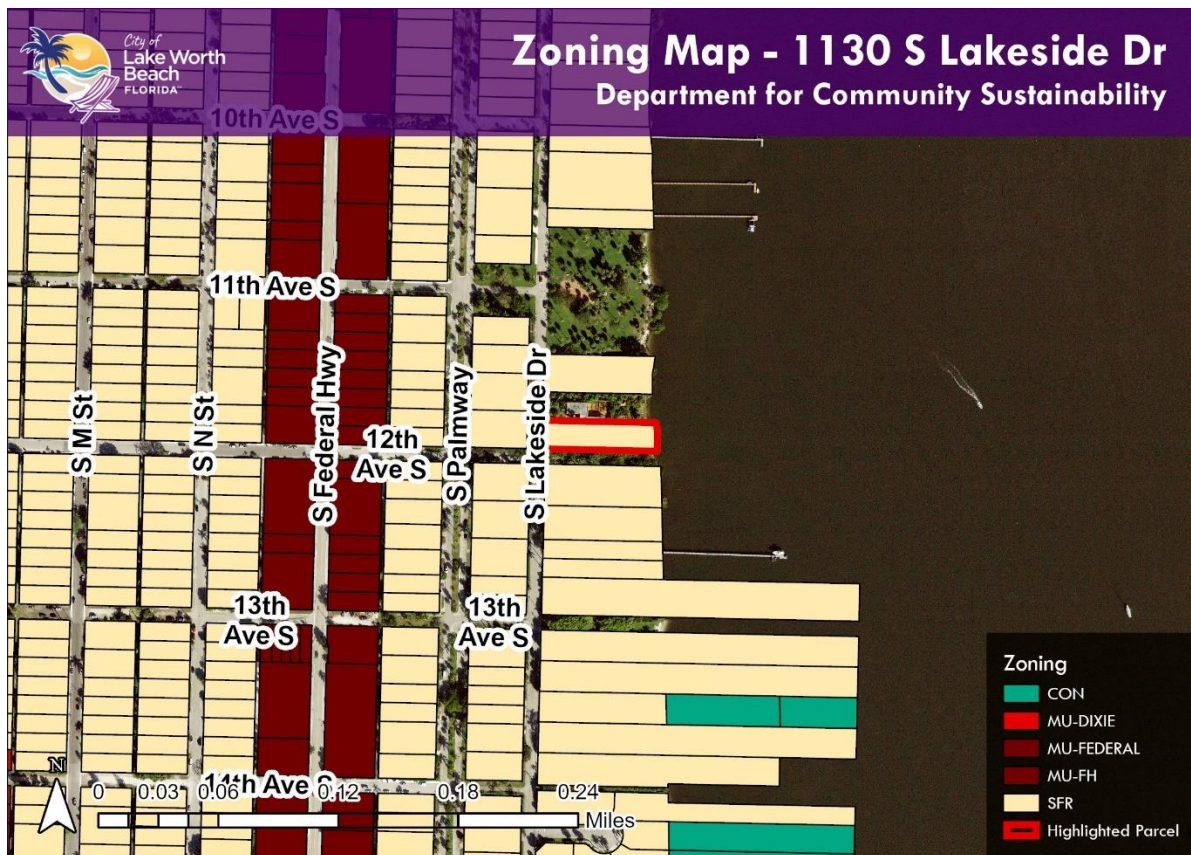
The site is surrounded by similar single-family residences with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is the newly subdivided lot. This parcel contains a FLU designation of SFR and a zoning designation of SF-R.

SOUTH: Immediately south of the subject site across the unimproved portion of 12th Avenue North is a single-family residence at 1202 South Lakeside Drive. This parcel contains a FLU designation of SFR and a zoning designation of SF-R.

EAST: East of the subject site is Lake Worth Lagoon.

WEST: West of the subject site across South Lakeside Drive is a single-family residence at 1126 South Palmway. This area contains a FLU designation of SFR and a zoning designation of SF-R.



Consistency with the Comprehensive Plan

The subject property is located in the Single Family Residential Future Land Use (FLU) designation. Per Policy 1.1.1.2 in the City’s Comprehensive Plan, 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 structure is a single-family residence and has a proposed density of less than 7 units per acre, it 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 encourages architectural design that complements the City’s appearance, consistent with Objective 3.2.4.

LAND DEVELOPMENT CODE REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-7 (SF-R); 23.4-10 (Off-street parking); 23.4-4 (Fences, walls, and gates); Florida Building Code	
	Required	Proposed
Lot Area	5,000 sf.	+/- 21,000 sf.
Lot Width	50’-0”	75’-0”
Height of Decorative Architectural Elements	May extend an additional 10 ft. but cannot cover cumulatively more than 10% of the roof surface (40 ft.)	30-0” Top of Railing
Building Height	30’-0” (2 stories)	26-11” Highest point of flat roof
Wall Height	Lots between 50 ft. and 100 ft. in width: 18 ft. wall height at 5’-0” setback up to 23 ft. wall height at 10’-0” setback	16’-8” Top of Wall
Setback - Front	50’-0”	50’-2”
Setback - Side	North: 7’-6” (10% of lot width) South: 7’-6” (10% of lot width)	North: 7’-8” (10% of lot width) South: 11’-10” (10% of lot width)
Setback - Rear	Primary Structure: 15’-0” (15 ft. or 10% of lot depth, whichever is less) Accessory Structure: 5’-0”	Primary Structure: 60’-0” ⁽²⁾ Accessory Structure (Pool): 47’-5”
Impermeable Surface Total ⁽¹⁾	50% (10,500 sf.)	32.12% (6,748 sf.)
Front Yard Pervious Surface Minimum	900 sf. or 75% pervious and landscaped	75.0% (2,812 sf.)
Maximum Building Coverage ⁽¹⁾	30% maximum (6,300 sf.)	28.5% (5,984 sf.)

Density/Number of Units	1 dwelling Unit	1 dwelling unit
Floor Area Ratio ⁽¹⁾	0.45 maximum (9,450 sf.)	0.35 (7,328 sf.)
Living Area	800 sf. minimum	5,217 sf.
Parking	2 spaces	2 spaces
Parking Dimensions	9'18' perpendicular or angled	9'x18' perpendicular
Site Wall Height	Front Yard: 4 ft. natural grade of the lot Side Yards: 6 ft. natural grade of the lot	Front Yard: 4 ft. natural grade Side Yards: 6 ft. natural grade
Gate Setback	Electric Gates: 25 ft from property line/right of way	25'-0"
Base Flood Elevation	10'-0" NAVD (Zone AE) (BFE 9'-0" + 12" Freeboard)	11'-0" NAVD

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

(2)- Approximation based on site plan

The proposed new construction project is consistent with all site data requirements in the City's zoning code. The application also meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, floor area ratio, and required building setbacks. The proposed site plan, architectural drawings, and landscape plan are included in this report as **Attachment C**. The landscape design will undergo final review by the City horticulturist for compliance with the City's landscape requirements at permitting. Staff has added a condition of approval regulating the use of the refuse pad in the front yard.

HISTORIC PRESERVATION ANALYSIS:

The proposed single-family residence is designed in a contemporary style with elements of Streamline Moderne and International architecture. The Streamline Moderne architectural style gained popularity in the United States in the 1930s. The style is similar to Art Deco in terms of massing and form, but utilizes a simpler approach to ornament. The primary difference between Streamline Moderne and Art Deco is that the emphasis is placed on the horizontal rather than the vertical. Flat roofs, smooth stucco, rounded corners, projecting eyebrows and large picture windows are all character-defining features of this style. The Art Moderne architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG), and that chapter is included in this report as **Attachment D**. For an analysis of the building's architectural style and compatibility with the LWBHPDG, see the Design Guidelines Analysis section on pages 10 and 11 of this report.

The residence proposed for 1130 South Lakeside Drive features a single-story attached garage placed in front of the residence at a 50'-2" setback from front property line. By placing the garage forward of the residence, the additional foundation height required for the first floor of habitable living space is largely obscured when viewed from South Lakeside Drive, which assists in maintaining visual consistency amongst neighboring properties that were constructed with shorter foundations. The difference in required floor heights for inhabitable and uninhabitable space, as required in the Florida Building Code,

is best illustrated in the section drawings provided in the architectural plan set, sheet A4.02 of **Attachment C**.

Per the streetscape elevation, sheet A0.02 of **Attachment C**, the residence is considerably taller than neighboring one-story structures to the north and south. However, the two-story portion of the structure begins over 70 feet from the front property line and the project architect has lowered ceiling heights through several rounds of revisions to reduce the structure's overall height. Due to the increase in base flood elevation requirements, proposals for new construction within flood prone areas, specifically on the south end of the city, must be constructed at substantially higher elevations than existing buildings. The design utilizes a layered and staggered west façade which sets back at every floor, further reducing the appearance of its overall height.

The building is also proposed to be constructed utilizing 3D printing, as opposed to traditional masonry construction. The project architect has supplied a link to an educational video which details the 3D printing process: <https://www.youtube.com/watch?v=qWBA-6NgJg>

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 of the criteria 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) – Review/Decision

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.

Staff Analysis: The height of the building is taller than the height of immediately adjacent buildings. Due to an increase in the base flood elevation requirements for structures in flood prone areas, the habitable living space for this residence is required to be at 10' NAVD, which is significantly higher than what was required for neighboring historic structures.

- (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 building spans roughly 47' in width across a 75'-0" wide parcel. The first habitable living floor of the residence is set back significantly from the west façade of the garage, and the second story living space is further setback from the west facade of the first floor. The building utilizes a layered and staggered façade to help offset its height.

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

Staff Analysis: The proposal is new construction and not an addition to a landmarked or contributing building, but the openings are appropriately sized and in harmony with visually related buildings.

- (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 west façade utilizes a layered setback which largely avoids expanses of black 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 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.

Staff Analysis: The proposed design obscures the front entrance porch as it is placed on the south façade of the residence. Although this is an atypical configuration for structures within the historic districts, the visual difference in door heights for entry into finished living space between this property and adjacent properties would be significantly different due to the increase in base flood elevation requirements.

- (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 will be 3D printed, but will utilize a smooth stucco texture, which is common within the South Palm Park Local 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.

Staff Analysis: The building utilizes a flat roof with a short parapet, which is a compatible roof type for many architectural styles within the South Palm Park Local 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 insure visual compatibility of the building to the buildings and places to which it is visually related.

Staff Analysis: The proposal does include masonry site walls and extensive landscaping. 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.

Staff Analysis: The building utilizes a significant amount of glazing, overhangs, and balcony railings to add visual interest and to increase visual compatibility. The design also features many blind recesses that mimic window openings. These recesses will showcase the building's 3D printed construction, providing a view of the striated layers of concrete.

(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 more substantial than neighboring properties, but the building utilizes a layered and staggered façade on the west elevation to help reduce its visual impact.

(12) 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 equipment is located on equipment pads on the north side of the property and will not be visible from South Lakeside 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.

Staff Analysis: The mechanical equipment will not be visible or destroy historic materials as the proposal is new construction.

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

Staff Analysis: The proposal includes an extensive landscape plan, included in the architectural drawings in **Attachment C**. The driveway for the structure is side-loaded to the south and the garage bays are located on the south side of the structure, obscuring its prominence.

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: Not applicable, the subject property only has street frontage on South Lakeside Drive.

Historic Preservation Design Guidelines

Each historic district in Lake Worth Beach is made of many architectural styles. These buildings and homes were built over time, with different hands, and in a manner or style that was in favor at the time. The historic districts of Lake Worth Beach are authentic and showcase a diversity of architectural styles. New construction within the districts should take the primary styles into consideration when contemplating the design of a new building. While it is understood that new buildings will not be built exactly the same way their historic neighbors were, there should be a conscious effort to be compatible with and take inspiration from the historic fabric. 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 as **Attachment D**.

The building is designed with contemporary massing and borrows design traits and stylistic forms from the Streamline Moderne architectural style. The simplified appearance of Streamline Moderne architecture was a response to the constraints of the Great Depression. Buildings became more austere in terms of ornament, but the style embraced the modernism and the mantra that “form follows function”. This style was designed to emphasize simple geometry, incorporating curvilinear forms and long horizontal lines and occasionally, nautical elements such as rooftop railings, porthole windows, and

anodized metal detailing. The European Bauhaus movement also influenced the style in the United States, which encouraged utilizing the principals of classical architecture and stripping them down to their simplest forms.

Staff Analysis: The new construction proposal at 1130 South Lakeside largely follows the tenants of Streamline Moderne architecture. Although the building is taller than neighboring structures, the design utilizes horizontal detailing and stepped massing to bring the eye down. The building features horizontal channeling along the garage walls and foundation of the building to provide visual cohesion amongst the massing elements. Deep, staggered, and cantilevered overhangs with horizontal railings are placed on the west façade which provides the appearance of stacked decks on a ship. The building utilizes smooth stucco and a regularized fenestration pattern. The fenestration utilizes many blind recesses to balance the facades, particularly on the south façade. These recesses will illustrate the building's 3D printed construction, providing a view of the horizontal layers of "printed" concrete that form the building's walls.

Curved walls are utilized at the entry point on the south façade, as well as on the cylindrical tower feature on the southeast corner of the building. It is the analysis of staff that the proposal is largely compatible with the Streamline Moderne architectural style, and conditions of approval have been included to further compatibility. Staff also provided recommendations to increase visual compatibility with the style, particularly regarding the detailing and finish materials visible from South Lakeside Drive.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed application, as conditioned, is consistent with the City's Land Development Regulations, and the structure's design is generally consistent with the Streamline Moderne architectural style and the Historic Preservation Design Guidelines requirements on site considerations. Therefore, staff recommends approval of the new single-family residence with conditions, as listed below.

Conditions of Approval

- 1) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 2) All proposed exterior entry doors shall be compatible with the Streamline Moderne architectural style, subject to staff review at permitting.
- 3) The windows shall be casement and fixed glass windows. If a muntin pattern is desired, the patterns shall be horizontal in detailing and application, and shall be reviewed by staff at permitting.
- 4) The windows shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 5) The doors may utilize clear glass, frosted, obscure glass, or glass with a Low-E coating (70% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 6) The structure shall utilize a smooth stucco exterior finish.
- 7) The exact design of the entry doors and garage doors shall be reviewed by staff at permitting. Staff recommends flush horizontal panel garage doors.

- 8) All site walls shall comply with the height and placement requirements of LDR Sec. 23.4-4, *Fences, Walls, and Gates*, subject to staff review at permitting.
- 9) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 10) The improved surfaces in the front yard shall not exceed 25% of the front yard area.
- 11) Detailed square footage calculations shall be submitted to indicate the project complies with the building lot coverage maximum, impermeable surface, and floor area ratio (FAR), subject to staff review at permitting.
- 12) The refuse pad shall not be used to maintain or store trash containers except for the periods immediately prior to collection.
- 13) Staff *recommends* that the window frames and rooftop railings have a silver or clear anodized finish, as is typical for the Streamline Modern architectural style.
- 14) Staff *recommends* that circular porthole windows be added to the west garage wall.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100173, with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a +/- 7,980 square foot single-family residence at **1130 South Lakeside Drive**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100173 for a Certificate of Appropriateness (COA) for the new construction of a +/- 7,980 square foot single-family residence at **1130 South Lakeside Drive**, 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.

ATTACHMENTS:

- A. Property Survey
- B. Current Photos
- C. Architectural Plan Set
- D. LWBHPDG Streamline Moderne
- E. Applicant Justification Statement



MEMORANDUM DATE: July 7, 2021

AGENDA DATE: July 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **326 Columbia Drive**

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

TITLE: **HRPB Project Number 21-00100135:** Consideration of Certificate of Appropriateness (COA) for roof replacement and an Unreasonable Economic Hardship Application for an Income Property located at **326 Columbia Drive**; PCN #38-43-44-15-06-001-0110. The subject property is a contributing resource to the College Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.

OWNER: Diana Mayo
325 Maryland Drive
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The single-family residence located at 326 Columbia Drive was commissioned by Mr. C. Blinn in 1947. The property was designed by local Lake Worth architect Arthur L. Weeks in a Masonry Vernacular architectural style. The architectural plan set from the building's construction is included as **Attachment A**. The Florida Master Site File for 326 Columbia Drive from the 1996 historic survey of the College Park is included as **Attachment B**. The drawings illustrate a building of block construction with an asymmetrical front façade, stucco exterior, awning windows, a decorative wrought iron porch, and a cross gable roof with shingles. The architectural drawings do not describe whether the shingles were originally asphalt or concrete, but staff was unable to locate a permit card in the property file indicating that the original roof was ever replaced. At some point in the building's history, the wrought iron front porch was converted into a partially enclosed screen room, but overall, the building maintains a high degree of the seven aspects of historic integrity: location, setting, design, workmanship, materials, feeling, and association. Current photos of the property are included as **Attachment C**.

PROJECT DESCRIPTION:

The property owner, Diana Mayo, is requesting a Certificate of Appropriateness (COA) to replace the existing flat white concrete tile roof with new dimensional asphalt shingles. The request is accompanied by an Unreasonable Economic Hardship application for an Income Property (LDR Section 23.5-4(I)(4)). The subject property is located on the north side of Columbia Drive, between Dixie Highway and North Federal Highway. The property is located in the Single-Family Residential (SF-R) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR).

The application will require the following approval:

1. **COA for roof replacement accompanied by an Unreasonable Economic Hardship Application**

PROJECT BACKGROUND:

In February of 2021, building permit application #21-646 was submitted by the applicant’s contractor for the replacement of the existing flat white concrete tile roof with a new dimensional asphalt shingle roof. On March 5, 2021, Abraham Fogel, Preservation Planner for the City of Lake Worth Beach, disapproved the permit application as the request was not in compliance with the Historic Preservation Design Guidelines section of compatible replacement options for flat white concrete tile roofs. Due to the increase in cost between a Design Guideline compliant flat white concrete tile roof and the requested asphalt shingle roof, the property owner submitted an Unreasonable Economic Hardship application on May 5, 2021. The application was then scheduled for the June 16, 2021 HRPB meeting.

At the June 16, 2021 HRPB meeting, the Board continued the item because the applicant was not in attendance to answer questions.

STAFF RECOMMENDATION:

The request is not in compliance with the Lake Worth Beach Historic Preservation Design Guidelines criteria for compatible roof replacement. Staff recommends that the Board review the criteria and documentation supplied by the applicant to determine if replacing the roof with a new Design Guidelines compliant roof would pose an unreasonable economic hardship for the property owner.

PROPERTY DESCRIPTION:

Owner	Diana Mayo
General Location	North side of Columbia Drive between Dixie Highway and North Federal Highway
PCN	38-43-44-15-06-001-0110
Zoning	Single Family Residential (SF-R)
Existing Land Use	Single-Family Residence
Future Land Use Designation	Single Family Residential (SFR)



Consistency with the Comprehensive Plan

The proposed project is not in compliance with Policy 3.4.2.1 which 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 contributing resource at 326 Columbia Drive currently has a flat white concrete tile roof which appears to be original to the structure.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines Analysis

The City's Historic Preservation Design Guidelines provide a guide for compatible roof replacement for structures within the historic districts based on the structure's architectural style. Replacement products for historic structures should match the original features in design, color, texture, and other visual qualities and, where possible, materials. Pages 53-64 of the City's Historic Preservation Design Guidelines, included as **Attachment D**, provide a guide for compatible roof types for Masonry Vernacular Structures. Per the Design Guidelines, Masonry Vernacular roofs for buildings constructed after 1930 were typically flat white concrete tile, or occasionally asbestos shingle or white glazed barrel tile.

Pages 205 and 206 of the Design Guidelines, included as **Attachment E**, provide a guide for roof replacement. Examples are provided of *successful*, *less successful*, and *unsuccessful* replacement:



Roof material is an important character-defining feature for a historic property. Per the Design Guidelines, new flat white concrete tiles are the only successful replacement options for original flat white tile roofs. 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 could negatively affect the historic character of the property. Masonry Vernacular residential structures throughout Lake Worth Beach were designed with an emphasis placed on horizontality. This style of architecture primarily used flat white concrete tiles as a roofing material. The buildings are typically linear in appearance, often one story, and utilized horizontal details in the 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. Asphalt shingles are labeled as an unsuccessful replacement option for original concrete tiles, as the proportions, dimensions, material, and related visual qualities are not consistent with tiles.

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. The HRPB, as tasked in the LDR Sec. 23.2-7(C)(7), shall review the request and supporting exhibits to determine if a COA may be granted. 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 applicant has submitted a request for a COA for the replacement of the existing flat white concrete tile roof with a new dimensional asphalt shingle roof. The request is accompanied by a request for relief through an Unreasonable Economic Hardship application.

- 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, but could impact the character of the surrounding 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 structure currently has a flat white concrete tile roof, which is a character defining roof material for Masonry Vernacular residences. The request to install a new asphalt shingle roof will alter the design, arrangement, texture, material, and potentially color, of the contributing resource's roof.

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

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

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

Staff Analysis: Yes, the applicant's plans can be carried out in a reasonable time frame.

- 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 compatible roofing materials and roof replacement. A request for an asphalt shingle roof does not satisfy the requirements of the Historic Preservation Design Guidelines or the Secretary of Interior Standards as this material is not a visually compatible replacement option for flat white concrete tiles.

- 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 building has a high level of historic integrity and maintains many of its original character-defining features. Replacing the existing flat white concrete tile roof with a new asphalt shingle roof does not pose the least possible adverse effect, as the roof could be replaced in-kind with a new flat concrete tile in white.

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 existing character-defining flat white concrete tile roof would be removed if the application is approved.

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

Staff Analysis: Many masonry structures from the 1940's and 1950's on Columbia Drive have lost their concrete tile roofs over time. They have largely been replaced with asphalt shingles. A change from flat white concrete tiles to asphalt shingles would not be visually incompatible with neighboring properties.

UNREASONABLE ECONOMIC HARDSHIP ANALYSIS:

LDR Section 23.5-4 (I)

According to the City of Lake Worth Beach, Land Development Regulations, Section, 23.5-4(I)(1), no decision of the development review officer, HRPB, or the city commission shall result in an unreasonable economic hardship for the property owner. The HRPB shall have the authority to determine the existence of an unreasonable economic hardship in accordance with the criteria set forth in this section. The applicant shall have the burden of proving by substantial competent evidence that denial of a certificate of appropriateness or imposition of conditions on a certificate of appropriateness have caused or will cause an unreasonable economic hardship for the owner of the property. The following addresses the submission of evidence with respect to the applicant's requested economic hardship.

City of Lake Worth Land Development Regulation Section 23.5-4(I), *Supplemental standards to determine if unreasonable economic hardship exists*, has been included in this staff report as **Attachment F**. The applicant's COA Application, Unreasonable Economic Hardship Affidavit, Justification Statement, and supporting materials are included in this report as **Attachment G**.

LDR Section 23.5-4(I)(3): *Evidence considered for all property*

- A. Whether the owner knew or should have known of the landmark or historic district designation at the time of acquisition and whether the structure or district was designated subsequent to acquisition.

Staff Response: Per the applicant’s affidavit, she did not know at the time of acquisition that the property was located within a historic district. The property’s ownership was transferred in May of 2018 from parent to daughter through a quit claim deed and there was no payment or financing.

- B. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between seller and buyer.

Staff Response: Per the applicant’s affidavit, the property’s ownership was transferred in May of 2018 from parent to daughter through a quit claim deed and there was no payment or financing.

- C. The form of ownership of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture or other form, and whether or not it is a homestead property.

Staff Response: Per the applicant’s affidavit, the property is owned in a sole proprietorship with the intended use as a rental property, not a homesteaded property.

- D. An estimate of the cost of the proposed construction, alteration, demolition or removal.

Staff Response: Per the applicant’s affidavit, roof replacement proposals from two (2) different companies are provided in the application, **Attachment G**.

Per staff’s review of the materials, two companies, Master Contractors, Inc. and Total Home Roofing provided estimates for replacing the roof with flat white concrete tiles and asphalt shingles (as identified in the chart below).

CONTRACTOR	MATERIAL	QUOTE
Master Contractors, Inc.	GAF Timberline Asphalt Shingle	\$9,200.00
Master Contractors, Inc.	Boral Flat Tile (or equivalent)	\$16,800.00
Total Home Roofing	Architectural Asphalt Lifetime Shingles	\$13,890.00
Total Home Roofing	Tile	\$19,800.00

- E. The assessed value of the property according to the two (2) most recent assessments.

Staff Response: Per Palm Beach County Property Appraiser, in 2020 the property had an assessed land value of \$130,000 and an improvement value of \$164,952 with a total market value of \$294,952. In 2019, the property had an assessed land value of \$120,000 and an improvement value of \$153,170 with a total market value of 273,170.

- F. The real estate taxes for the previous two (2) years.

Staff Response: Per the Palm Beach County Constitutional Tax Collector, the real estate taxes totaled \$7,445.53 in 2020 and \$6,980.49 in 2019.

- G. Annual debt service or mortgage payments if any, for the previous two (2) years.

Staff Response: Per the applicant's affidavit, there was no mortgage payments made over the previous two (2) years.

- H. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property.

Staff Response: Not applicable, item E indicates the most recent assessments of the property's value.

- I. Any information that the property is not marketable or able to be sold, considered in relation to any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years, including testimony and relevant documents regarding:
- (a) Any real estate broker or firm engaged to sell or lease the property.
 - (b) Reasonableness of the price or rent sought by the applicant.
 - (c) Any advertisements placed for the sale or rent of the property.

Staff Response: Not applicable. The applicant does not intend on selling the property.

- J. Any Phase I or any other environmental analysis prepared for the site.

Staff Response: Not Applicable.

- K. Any information regarding the unfeasibility of adaptive or alternative uses for the property that can earn a reasonable economic return for the property as considered in relation to the following:

(a) A report from a professional engineer registered in the State of Florida or an architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.

Staff Response: Not provided by the applicant. The structural soundness of the structures is not in question.

(b) An estimate of the costs of construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendation and decision of the HRPB concerning the appropriateness of the proposed alterations.

Staff Response: Staff directs attention to criterion D and evidence submitted in **Attachment G**.

(c) The estimated market value of the property in its current condition, after completion of the demolition, after completion of the proposed construction and after renovation of the existing property for continued use.

Staff Response: Per the applicant’s affidavit, “I have provided an assessment issued by the city for estimated market value. I’m not sure of the after-construction market value.”

(d) In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

Staff Response: Per the applicant’s affidavit, “We provided them as previously mentioned.”

(e) Financial documentation of the ability to complete the replacement project, which may include, but is not limited to, a performance bond, a letter of credit or a letter of commitment from a financial institution.

Staff Response: Per the applicant’s affidavit, “We would not be applying for financial assistance.”

(f) The fair market value of the property, as determined by at least two (2) independent certified appraisals.

Staff Response: Per the applicant’s affidavit, “We’re not able to afford two independent appraisals at this time.”

L. Any state or federal income tax returns relating to the property or the owner for the past two (2) years. These forms may be redacted for confidentiality purposes.

Staff Response: A Schedule 1 Form 1040 from 2019 was provided and is included in **Attachment G**.

M. Any other information considered necessary by the HRPB in making its determination.

Staff Response: Per the applicant’s affidavit, “Only applicable if the HRPB requests additional information.”

LDR Section 23.5-4(l)(4): Evidence considered for income property (actual or potential)

- A. Annual gross income from the property, if any, for the previous two (2) years.

Staff Response: Per the applicant’s affidavit addendum, “\$4,200 for 2019 and \$14,600 collected for 2019. A total of \$18,800.

- B. Depreciation deductions and annual cash flow, if any, for the previous two (2) years, before and after debt service.

Staff Response: Per the applicant’s affidavit addendum, “N/A”.

- C. Status of leases, rentals or sales for the previous two (2) years

Staff Response: Per the applicant’s affidavit addendum, “1/2019 through 3/2019 (tenant’s name), property remained vacant till end of 2019. New tenant least 1/2020 through 12/2020 (tenant’s name – they fell \$8,400 behind during Pandemic).” See **Attachment G**, Unreasonable Economic Hardship Affidavit Addendum for full details.

- D. Itemized operating and maintenance expenses for the previous two (2) years, including proof that adequate and competent management procedures were followed.

Staff Response: The applicant provided a list of operating and maintenance expenses for the property. See **Attachment G**, Unreasonable Economic Hardship Affidavit Addendum for full details.

- E. Any other information considered necessary by the HRPB in making its determination as to whether or not the property does yield or may reasonably yield a reasonable economic return to the owners.

Staff Response: Per the applicant’s affidavit addendum, “No other information to add.”

- F. Any state or federal income tax returns relating to the property for the past two (2) years. These returns may be redacted for confidentiality purposes.

Staff Response: Per the applicant’s affidavit addendum, “I have attached Reference #F (Supplemental Income & Loss)”. See **Attachment G**, Unreasonable Economic Hardship Affidavit Addendum and supporting materials for full details.

Alternative remedies per LDR Section 23.5-4(l)(7)

If the HRPB determines that the applicant has proved that an unreasonable economic hardship exists, it shall consider whether other relief is available that will not result in unreasonable economic hardship but which will provide the least adverse effect on the site or its historic, architectural, archeological or cultural features. If found, and within its power, the HRPB may grant this relief, or grant the requested relief with appropriate conditions attached thereto, so as to insure the least possible adverse effect on the historic property which does not result in unreasonable economic hardship.

Staff Response: Staff defers to the Board to determine if there are alternative remedies that will not result in unreasonable economic hardship and will have the least adverse effect on the contributing resource.

Issuance of certificate per LDR Section 23.5-4(l)(8):

If, after full consideration of all other possible relief, the HRPB determines that unreasonable economic hardship shall result unless the specific relief requested is granted, the HRPB shall promptly grant the certificate of appropriateness for such relief.

PUBLIC COMMENT:

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

CONCLUSION:

The request is not in compliance with the Lake Worth Beach Historic Preservation Design Guidelines criteria for compatible roof replacement. The City’s historic preservation ordinance tasks the Board to review the criteria and documentation supplied by the applicant and determine if replacing the roof with a new Design Guidelines compliant roof would pose an unreasonable economic hardship for the property owner. Should the Board determine that replacing the roof with a Design Guidelines complaint roof would cause an unreasonable economic hardship, staff has included conditions of approval to help mitigate the visual impact.

Conditions of Approval

1. The replacement roof shall utilize dimensional or architectural asphalt shingles. Three-tab shingles shall not be approved.
2. The asphalt shingles shall be white, or light grey if white is not available.

POTENTIAL MOTIONS:

I MOVE TO **APPROVE** HRPB Project Number 21-00100135 for a Certificate of Appropriateness (COA) for roof replacement with asphalt shingles due to an unreasonable economic hardship for the property located at **326 Columbia 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 21-00100135 for a Certificate of Appropriateness (COA) for roof replacement with asphalt shingles for the property located at **326 South Lakeside 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 and

because replacing the roof with a Design Guidelines compliant roof does not pose an unreasonable economic hardship.

ATTACHMENTS:

- A. Property File Documentation
- B. 1996 Historic Survey Report
- C. Current Photos
- D. LWBHPDG Masonry Vernacular
- E. LWBHPDG Roof Replacement
- F. Sec. 23.5-4(L) Economic Hardship
- G. Economic Hardship Application and Supporting Materials



MEMORANDUM DATE: July 7, 2021

AGENDA DATE: July 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **129 South K Street**

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

TITLE: **HRPB Project Number 21-00100087:** A Certificate of Appropriateness (COA) for the construction of a new ± 4,392 square foot, 4-unit, multi-family structure located at 129 South K Street; PCN# 38-43-44-21-15-049-0310. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and is located within the Southeast Lucerne Local Historic District.

OWNER: Ebru Eroguz
23413 Water Circle
Boca Raton, FL 33486

PROJECT MANAGER: Michael Sanchez
Managed Land Entitlements
3710 Buckeye Street Suite 100
Palm Beach Gardens, FL 33410

PROPERTY DEVELOPMENT HISTORY:

In 1938, a pair of two-family structures were constructed on the property. The original architectural drawings are included as **Attachment A**. The drawings illustrate simple rectangular buildings with flat roofs and wood siding. The fenestration consisted of hung-windows and French doors with sidelights and decorative light patterns. The structures underwent many alterations overtime, including roof replacement, siding replacement, window and door replacement, and electrical and mechanical upgrades. The Southeast Lucerne Local Historic District designation report classified the structures as non-contributing, likely due to the removal original features and materials. In 2014, an emergency building permit and COA were issued for repairs associated with a vehicle that crashed into structure at the corner of South K Street and 2nd Avenue South.

On October 21, 2020, the City's Building Official (Peter Ringle) declared the structures were unsafe due to decay, deterioration and/or dilapidation, and was likely to fully or partially collapse. The condemnation letter is included as **Attachment B**. Pursuant to Land Development Regulation (LDR) Section 23.5-4(m)(3), a COA is not required for the demolition of a building within a historic district that has been condemned by the City. The demolition of the structures was approved with building permit #20-3456. Current photos of the property are included as **Attachment C**.

PROJECT DESCRIPTION:

The property owner, Ebru Eroguz, is requesting approval of a Certificate of Appropriateness (COA) for the construction of a 4-unit, multi-family structure on the vacant parcel located at 129 South K Street. The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the northwest corner of South K Street and 2nd Avenue South. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and maintains a Future Land Use (FLU) designation of High Density Residential (HDR).

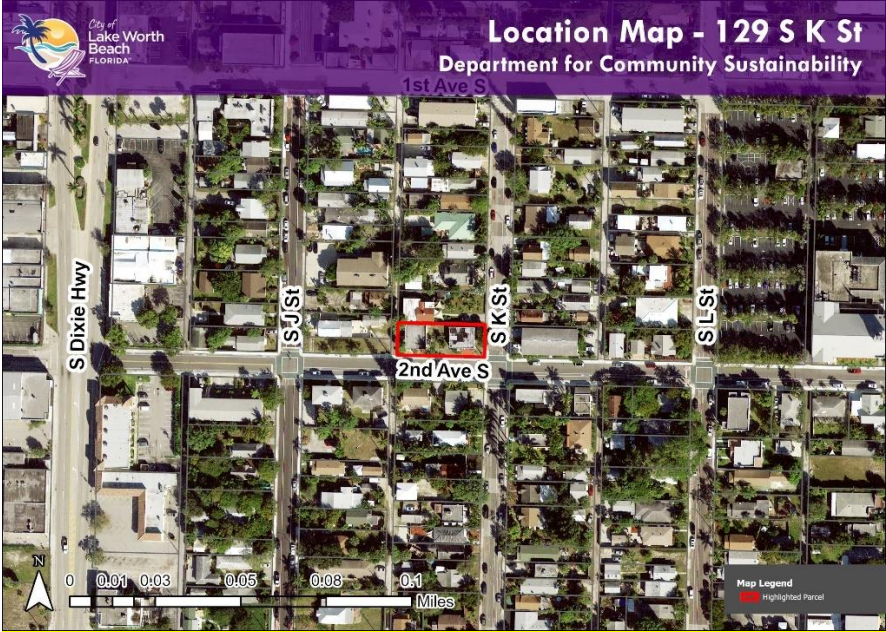
The proposed building is designed in a Mediterranean Revival architectural style. The application will require the following approval:

- 1. COA for the construction of a ± 4,392 square foot 4-unit, multi-family structure.

STAFF RECOMMENDATION: Staff recommends approval with conditions, provided on page 10.

PROPERTY DESCRIPTION:

Owner	Ebru Eroguz
General Location	Northwest corner of South K Street and 2 nd Avenue South
PCN	38-43-44-21-15-049-0310
Zoning	Medium Density Multi-Family Residential (MF-30)
Existing Land Use	Vacant
Future Land Use Designation	High Density Residential (HDR)



SITE ANALYSIS:

Surrounding Properties

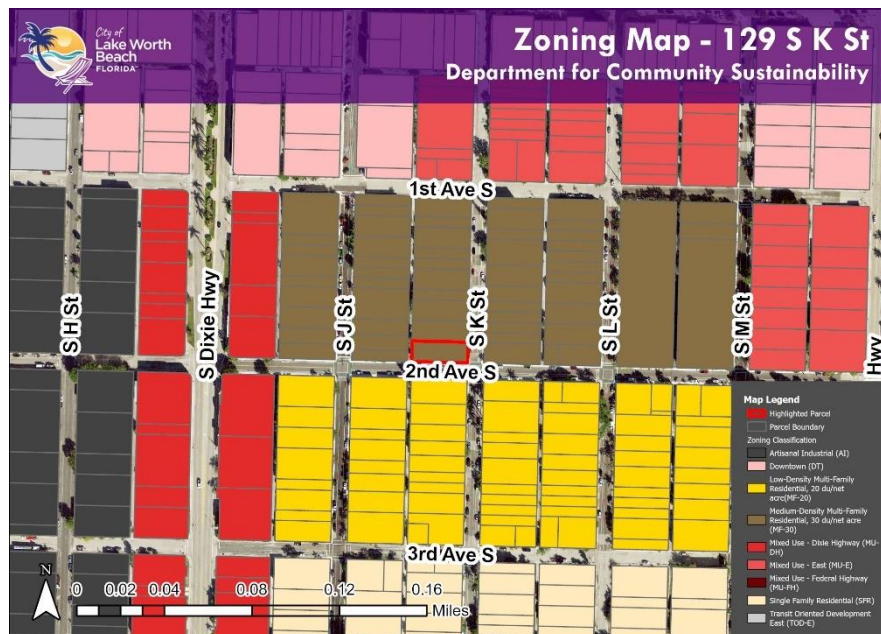
The site is largely surrounded by single-family and multi-family structures with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is a single-family structure at 127 South K Street. This parcel contains a FLU designation HDR and a zoning designation of MF-30.

SOUTH: Immediately south of the subject site across 2nd Avenue South is a two-family structure and detached dwelling unit at 707 2nd Avenue South. This parcel contains a FLU designation MDR and a zoning designation of MF-20.

EAST: East of the subject site across South K Street is a multi-family structure at 612 2nd Avenue South. This parcel contains a FLU designation HDR and a zoning designation of MF-30.

WEST: West of the subject site across the alley is a vacant parcel at 132 South J Street. This parcel contains a FLU designation HDR and a zoning designation of MF-30.



Consistency with the Comprehensive Plan

The subject property is located in the High-Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.4 in the City’s Comprehensive Plan, the FLU designation allows for a maximum density of 40 per acre. The proposed density for the project is 4 units. As the proposed project is a multi-family

structure, it is consistent with the intent of the High-Density Residential designation to develop lots with occupancy by more than one family.

The proposed multi-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.

LAND DEVELOPMENT REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-11 (MF-30) and 23.4-10 (Off-street parking)	
	Required	Proposed
Lot Area	5,000 sf.	6,750 sf.
Lot Width	50'-0"	50'-0"
Building Height	24'-0" (2 stories)	25'-8" (top of parapet)
Setback - Front	20'-0"	20.6'
Setback - Side	5'-0" (10% of lot width)	9'
Setback – Street Side	10'-0" up to 22'-0"	10.3'
Setback - Rear	13'-6" (10% of lot depth)	33'
Impermeable Surface Total ⁽¹⁾	60.0% total (4,050 sf.)	59.9% (4,040 sf.)
Front Yard Pervious Surface Minimum	900 sf. or 75% pervious and landscaped	84.5% (845 sf.) ⁽²⁾
Maximum Building Coverage ⁽¹⁾	40.0% maximum (2,700 sf.)	32.5% (2,191 sf.)
Unit Size	750 sf. 2-bedroom	1,006 sf.
Density/Number of Units	4 dwelling units	4 dwelling units
Floor Area Ratio ⁽¹⁾	0.75 maximum (5,062.5 sf.)	0.65 (4,392 sf.)
Parking	1.75 spaces per unit (2-bedroom), 7 spaces total	4 spaces off-street 3 spaces on-street
Parking Dimensions	9'x18' perpendicular or angled off street 9'x28' perpendicular or angled off alley 12' wide ADA space w/ 5' min. aisle (per Florida Statute)	9'x18' perpendicular or angled off street 9'x28' perpendicular or angled off alley 12' wide ADA space w/ 5' min. aisle

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

(2) Approximation based on site plan

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 of 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 March 24, 2021 and received a completeness review letter on March 25, 2021. On March 30, 2021, the applicant submitted additional items identified in the completeness letter and the project was routed to the SPRT divisions. Comprehensive department comments were issued on April 21, 2021. A resubmittal addressing items from the first review was received by staff on May 18, 2021. On June 17, 2021, the applicant was informed that all major items were sufficiently addressed, and that the application was being scheduled for the July 14, 2021 HRPB meeting. The Minor Site Plan approval letter (SPR #20-01400044) is included as **Attachment D**.

The proposed multi-family 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. Pursuant to LDR Section 23.4-10(k)(2), developments in multi-family zoning districts may provide up to 50% of the required parking on street. The project provides 3 on-street parking spaces that are within the allowable limitation. The proposed site plan, architectural, and landscape drawings are included in this report as **Attachment E**.

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.

The two-story multi-family structure is proposed in a Mediterranean Revival architectural style. The structure is designed with distinct facades on South K Street and 2nd Avenue South. The South K Street façade (east elevation) features a two-story porch designed with a barrel tile shed roof with exposed rafter tails, decorative masonry accents, and alternating column types. The façade also replicates the appearance of a carriage door opening on the ground floor, which was common amongst Mediterranean and Moorish Revival multi-family structures of the period, with some remaining examples found in the Southeast Lucerne and College Park Local Historic Districts.

The 2nd Avenue South façade features the entrances to the units. Two units are located on the first floor and the second-floor units are accessed through an exterior staircase. The second-floor entrances feature a bracketed barrel roof overhang, decorative barrel tile scuppers, and a decorative parapet. Additional features include decorative tile work and faux openings with a closed shutter design with wood surrounds.

The structure is designed utilizing concrete block construction finished with smooth stucco exterior walls. The fenestration incorporates 2/1 single-hung windows with historically compatible trim details. Simulated plank doors and sliding glass doors with decorative light patterns are proposed for each façade. Site features include wood fences, landscaping, walkways, a ribbon-style driveway off of South K Street, and a parking pad that provides vehicular access from the alley.

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 Southeast Lucerne 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 show 2/1 single-hung windows with historically compatible trim details. Simulated plank doors and sliding glass doors with decorative light patterns are proposed for each façade. These fenestration patterns are visually compatible with the Mediterranean Revival 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 façades on South K Street and 2nd Avenue North of the structure have a regular rhythm of solids to voids, and generally avoid long expanses of blank 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 structure is designed with distinct facades on South K Street and 2nd Avenue South. The 2nd Avenue South façade features the entrances to the units. Two units are located on the first floor and the second-floor units are accessed through an exterior staircase. Walkways on the first floor connect the entryways 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 a smooth stucco exterior finish, a primary flat roof with decorative parapets, secondary barrel tile shed roofs above entrances and balconies, and Mediterranean Revival detailing 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 decorative parapet and barrel tile shed roofs, 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 6' high wood fencing and extensive landscaping is proposed, as depicted in the landscape plan (refer to **Attachment E**).

- (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 with other multi-family structures.

(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 multi-family residential structures on South K Street and 2nd Avenue North. Although the area is characterized by one-story single-family structures, two-story multi-family structures are a common building typology on corner parcels within the City's historic districts.

(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 Mediterranean Revival 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 a 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 ground-mounted and will be screened by landscaping and fencing.

(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 will be ground-mounted and are located on the north side of the property where it is the least visible from the street.

(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: The subject property has two (2) primary facades on South K Street and 2nd Avenue South. Staff's analysis of visual compatibility standards was applied to both facades.

Historic Preservation Design Guidelines (Mediterranean Architectural Style)

The City's Historic Preservation Design Guidelines provide a guide to architectural styles found within the historic districts. The proposal generally adheres to the design features of Mediterranean Revival structures. An excerpt of the Mediterranean Revival architectural style section of the Design Guidelines has been included as **Attachment F**. This architectural style is described as not an actual replication of any particular style found elsewhere, but tends to be the result of architects blending elements of architecture from Spain, France, Morocco, and Italy. Mediterranean Revival buildings feel very solid due to thick walls that are covered with stucco, which can be smooth or have a rough finish. One of the most recognizable features of this style is the use of clay barrel tile as a roofing material. Roofs are typically gabled or cross-gabled and can have multiple roof levels. Circular or square entrance towers and bell towers help create the feeling of grandeur, and large wooden front doors often have cast concrete pediments or stone door surrounds over them. Windows are almost always casement windows with this style, though some do have double hung sash, and most originally were all made of wood.

There is a heavy use of the arch; for doorways, interior wall openings, arcades, and colonnaded courtyards. Columns are also very prominent, and often are seen as twisted columns between arches or engaged columns on either side of a doorway. What sets this style apart from anything previous in South Florida architecture is the use of ornamentation on the building. Building elements were made out of a variety of materials including terra cotta, cast stone, and wood. The use of glazed ceramic tiles, wrought iron balconies and railings were common, and fountains, pergolas and trellises were often found within courtyards or in the surrounding landscape.

Staff Analysis: The proposed design utilizes regularized window sizes, appropriate material usage, and has a balanced layout. The structure as designed utilizes elements of Mediterranean Revival architecture commonly found in early twentieth-century residential structures throughout Lake Worth Beach and the

resulting drawings propose a compatible design for the Southeast Local Historic District. Staff has recommended several standard conditions of approval to further ensure visual compatibility.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed application, as conditioned, is consistent with the City's Land Development Regulations and the structure's design is 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 multi-family structure.

Conditions of Approval:

- 1) The windows shall utilize a historically compatible sill detail, subject to staff review at permitting.
- 2) All proposed exterior entry doors shall be compatible with the Mediterranean Revival architectural style, subject to staff review at permitting.
- 3) The windows shall be recessed a minimum of three inches (3") in the wall, and shall not be installed flush with the exterior wall.
- 4) All divided-light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
- 5) The windows shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 6) The doors may utilize clear glass, frosted, obscure glass, or glass with a Low-E coating (70% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 7) The columns, beams, rafter tails, and decorative surrounds shall be constructed out of wood or a wood-look material and shall be compatible with the Mediterranean Revival architectural style, subject to staff review at permitting.
- 8) The railings shall be constructed out of metal or wrought iron and shall be compatible with the Mediterranean Revival architectural style, subject to staff review at permitting.
- 9) The structure shall utilize a smooth or rough stucco texture. The applicant shall be responsible for contacting Historic Preservation staff to review and inspect a portion of siding prior to completion.
- 10) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 11) The pavers shall have a percolation rate of at least 50% relative to the ground percolation rate.
- 12) The faux openings shall be recessed within the wall, utilize trim and sill details, and match the proportions of the other visually related window openings.
- 13) The faux garage door shall be recessed within the wall and shall utilize a recessed panel or vertical plank design compatible with the Mediterranean Revival architectural style, subject to staff review at permitting.
- 14) The barrel tiles shall utilize a variegated color finish. A brochure image of the proposed tile finish shall be submitted and reviewed by staff at permitting.
- 15) The project shall comply with the conditions of approval for the minor site plan approval (SPR #20-01400044).

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100087 with staff recommended for the new construction of a ± 4,392 square foot 4-unit, multi-family structure located at **129 South K Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100087 with staff recommended conditions for the new construction of a ± 4,392 square foot 4-unit, multi-family structure located at **129 South K Street**, 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. Condemnation Letter
- C. Current Photos
- D. Minor Site Plan Approval Letter
- E. Proposed Architectural Plans
- F. LWBHPDG – Mediterranean Revival



MEMORANDUM DATE: July 7, 2021

AGENDA DATE: July 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **131 South Palmway**

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

TITLE: **HRPB Project Number 21-00100190:** A Certificate of Appropriateness (COA) for the construction of a new ± 944 square foot accessory dwelling unit located at 131 South Palmway; PCN #38-43-44-21-15-039-0160. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and is located within the South Palm Park Local Historic District.

OWNER(S): Thomas Forlenza and Danielle Hartman
131 South Palmway
Lake Worth Beach, FL 33460

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

PROPERTY DEVELOPMENT HISTORY:

The single-story single-family residence located at 131 South Palmway was constructed c.1925 in a Wood Frame Vernacular architectural style. 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 being of wood frame construction on a continuous wall foundation, having a gable wood shingle roof, wood windows, and two porches. The property cards also indicate that a detached garage was constructed c.1925 to the rear of the parcel. The garage was built with wood framing, a continuous wall foundation, and a gable roll and composition roof. In 1947, the single-family residence was remodeled. The front porch was enclosed and a new addition and porch were constructed to the rear of the structure. A historically insensitive renovation occurred in 1992, which included window replacement and a stucco application over the wood lap siding. The South Palm Park Local Historic District designation report classifies that primary residence as non-contributing, likely due to the removal original features and materials. City permit records indicate the structure has had additional alterations over time, including roof replacement, shed installation, door replacement, mechanical and electrical upgrades.

The property owners requested that the City’s Building Official inspect the detached garage to determine if there were unsafe conditions that would warrant condemnation. On July 8, 2021, the City’s Building Official, Peter Ringle, declared the garage was unsafe due to decay, deterioration or dilapidation, and was likely to fully or partially collapse. The condemnation letter is included as **Attachment B**. Pursuant to Land Development Regulation (LDR) Section 23.5-4(m)(3), a COA is not required for the demolition of a building that has been condemned by the City. Current photos of the property are included as **Attachment C**. The demolition of the existing structure has not yet taken place and a demolition permit has not been submitted.

PROJECT DESCRIPTION:

The property owners, Thomas Forlenza and Danielle Hartman, are requesting approval for a new accessory dwelling unit (ADU). The subject property is a 50’ x 135’ (6,750 square foot) platted lot of record located on the northwest corner of South Palmway and 2nd Avenue South in Lake Worth Beach. The property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and retains a Future Land Use (FLU) designation of High-Density Residential (HDR).

If approved, the subject application would allow construction of a new +/- 944 square foot two-story ADU. The building is designed to replicate a two-story detached Wood Frame Vernacular garage apartment. The application will require the following approval:

1. **COA** for the new construction of a ± 944 square foot ADU.

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



PROPERTY DESCRIPTION:

Owner	Thomas Forlenza and Danielle Hartman
General Location	Northwest corner of South Palmway and 2 nd Avenue South
PCN	38-43-44-21-15-039-0160
Zoning	Medium Density Multi-Family Residential (MF-30)
Existing Land Use	Single-Family
Future Land Use Designation	High Density Residential (HDR)

SITE ANALYSIS:

Surrounding Properties

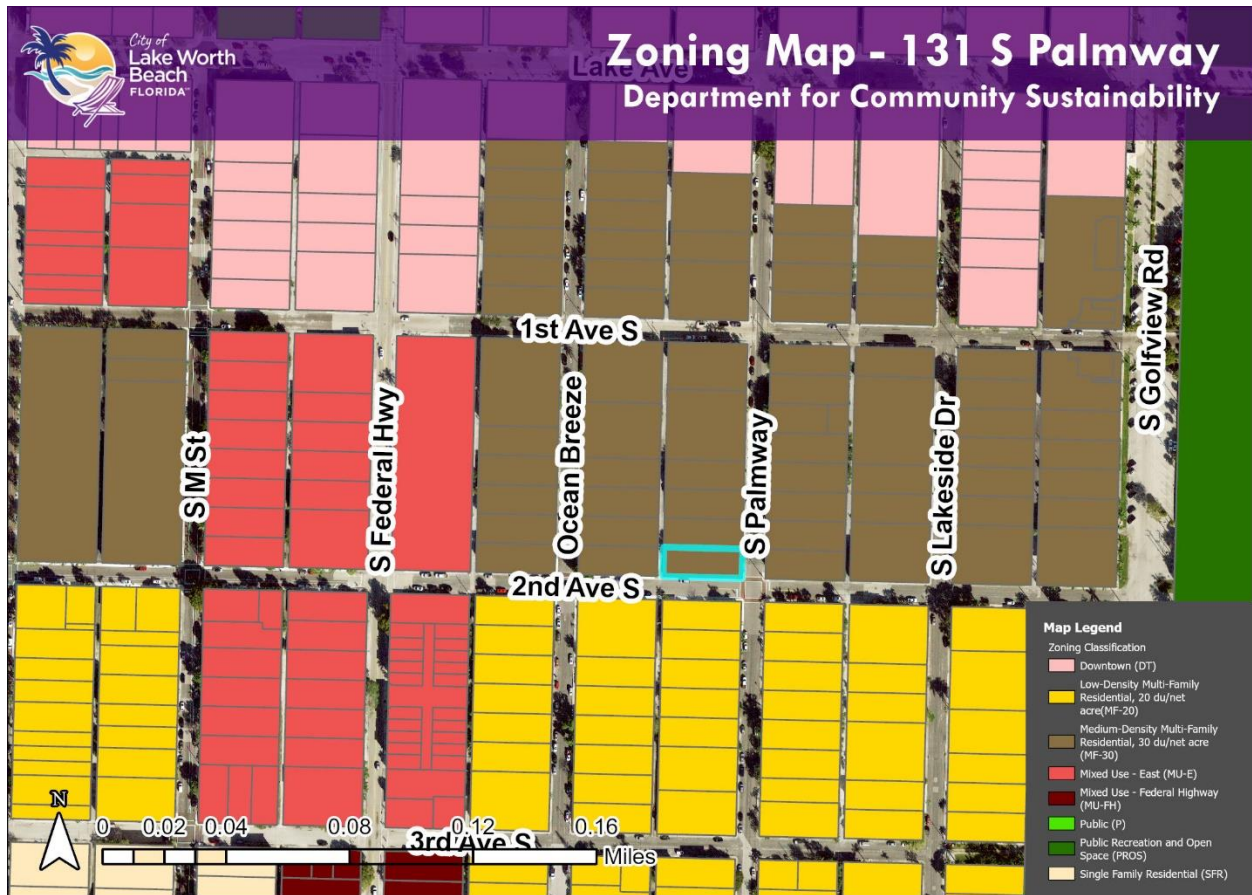
The site is surrounded by single-family and multi-family structures with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is a multi-family structure at 125 South Palmway. This parcel contains a FLU designation of HDR and a zoning designation of MF-30.

SOUTH: Immediately south of the subject site across 2nd Avenue South is a single-family structure with a rear detached unit at 707 2nd Avenue South. This parcel contains a FLU designation of MDR and a zoning designation of MF-20.

EAST: East of the subject site across South Palmway is a multi-family structure at 130 South Palmway. This parcel contains a FLU designation of HDR and a zoning designation of MF-30.

WEST: West of the subject site across the rear alley is a single-family structure with a rear two-family structure at 130 Ocean Breeze. This parcel contains a FLU designation of HDR and a zoning designation of MF-30.



Consistency with the Comprehensive Plan

The subject parcel is located in the High-Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.4 in the City's Comprehensive Plan, the FLU designation allows for a maximum density of 40 units per acre. The proposed density for the project is 2 units. As the proposed project will increase the density of the property with a new ADU, it is consistent with the intent of the High-Density Residential designation to develop lots with occupancy by more than one family.

The proposed ADU 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.

LAND DEVELOPMENT CODE REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-11 (MF-30); 23.4-1 (ADU); and 23.4-10 (Off-street parking)	
	Required	Proposed
Lot Area	5,000 sf.	6,750 sf.
Lot Width	50'-0"	50'-0"
Building Height	24'-0" (2 stories)	23'-6"
Setback - Front	20'-0"	18.33 to 18.50' (non-conforming primary structure)
Setback - Side	5'-0" (Min. for 2-story ADU)	5'-0"
Setback – Street Side	10'-0" up to 22'-0"	23'-0"
Setback - Rear	10'-0" (Min. for 2-story ADU)	10'-0"
Distance Between Structures	10'-0"	23'-6" ⁽²⁾
Impermeable Surface Total ⁽¹⁾	60.0% total (4,050 sf.)	39.21% (2,674 sf.)
Front Yard Pervious Surface Minimum	900 sf. or 75% pervious and landscaped	86.70% (802 sf.) ⁽²⁾
Maximum Building Coverage ⁽¹⁾	40.0% maximum (2,700 sf.)	30.29% (2,045 sf.)
Unit Size	60% of habitable floor area of the primary structure (945 sf.)	59.89% (944 sf.)
Density/Number of Units	2 dwelling units	2 dwelling units
Floor Area Ratio ⁽¹⁾	0.75 maximum (5,062.5 sf.)	0.37 (2,476 sf.)
Living Area	400 sf. minimum	400 sf.
Parking	3 spaces total (1.5 spaces per unit)	4 spaces (2 spaces garage) (2 spaces driveway)
Parking Dimensions	9'x18' perpendicular or angled off street	9'x18' perpendicular or angled off street

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

(2)- Approximation based on site plan

The proposed ADU is consistent with all site data requirements in the City's zoning code. 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. The proposed site plan is included in this report as **Attachment D**. Landscaping will be reviewed at permitting to ensure the proposal complies with the City's landscape requirements.

Existing Non-Conformities – Buildings and Structures

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

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

The proposed ADU will comply with current zoning requirements and does not increase the existing non-conforming setback of the existing structure since it is a detached structure at the rear of the property.

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.

The front façade of the ADU, fronting 2nd Avenue South, will feature a pair of flush panel garage doors on the first floor, a second-story balcony, and a side-loaded exterior staircase. The two-story ADU is designed utilizing concrete block construction and finished with a smooth stucco on the first floor and stucco that simulates wood lap siding on the second floor. The roof design features a broad gable that emulates the roof design of the primary structure. A narrow cross gable covers the entrance to the ADU on the second floor. The fenestration incorporates 6/1 aluminum impact single-hung windows with historically compatible window trim, sill, and mullion details. French (glazed) doors with a 15-light pattern are also proposed. Exterior detailing includes decorative vents beneath the gable ends, wood railings for the balcony, second-floor entry, and exterior staircase, as well as wood columns. Site features include a new driveway leading to the first-floor garage, walkways connecting the ADU to the primary residence, fencing and, a rolling gate.

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

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.

Staff Analysis: The proposed building is consistent with the height of other two-story buildings surrounding the property, and is in harmony with the height of other historic properties in the district. The two-family structure, located across the alley, has a similar height to the proposed ADU as depicted in the streetscape elevation.

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

Staff Analysis: The proposed single-hung windows and French (glazed) doors are compatible in height and width with the typical windows and doors on the 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: Each façade features a rhythm of solids to voids with window and door openings that avoid long, unbroken walls with the exception of the west elevation. This façade does not have window and door openings. However, this issue is partly mitigated with the change of siding (smooth stucco to simulated wood lap siding) and the detailing of the integral balcony on the second floor.

- (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 complies with setback requirements in LDR Section 23.4-1, secondary accessory dwelling unit regulations.

- (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: Although the entrance to the ADU is side loaded, the structure features a second-story balcony that creates a connection to 2nd Avenue South.

- (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 Northeast Lucerne Local Historic District.

Staff Analysis: The building will utilize concrete block construction finished with a smooth stucco on the first floor and stucco that simulates wood lap siding on the second floor. This is a common and compatible façade material for new construction proposals within the historic districts and is also compatible with the primary residence on the lot. Staff has added a condition of approval to add the stucco lap siding in the south gable end.

- (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: The gable metal roof with a mill finish is consistent with Wood Frame Vernacular style structures in Lake Worth Beach.

- (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: Landscaping and fencing will be reviewed at permitting for compliance with the LDRs. Staff has included conditions of approval regarding the location of the new fencing and rolling gate.

- (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 size, massing, and other visual qualities of the proposed new ADU are compatible and in harmony with visually related properties.

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

Staff Analysis: The applicant has provided a streetscape showing the building in relation to those to either side of it. The building's height and massing are compatible with other residential structures on the block.

(12) 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 ADU.

- (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 shall be reviewed at permitting to ensure this requirement is satisfied.

- (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 shall be ground-mounted and shall be reviewed at permitting.

(13) 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 proposal complies with maximum lot coverage and impermeable surface totals for the MF-30 zoning district. Parking is proposed in the new driveway and garage fronting 2nd Avenue South. The lot historically accommodated parking inside the garage fronting 2nd Avenue South. Although it is preferable to locate parking with vehicular access from the alley, the proposed parking configuration is consistent with original site layout. Overall, the design of the proposed structure and site are compatible with visually related properties in the South Palm Park Local Historic District.

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: Not applicable, the ADU only has one primary façade fronting 2nd Avenue South.

Historic Preservation Design Guidelines (Wood Frame Vernacular Architectural Style)

The City's Historic Preservation Design Guidelines provide a guide to architectural styles found within the historic districts. The proposal generally adheres to the design features of Wood Frame Vernacular

structures. An excerpt of the Wood Frame Vernacular architectural style section of the Design Guidelines has been included as **Attachment E**. This architectural style was described as being built by local craftsman, using locally available materials, and were built to take advantage of (or protect from) the specific environment in which they were built. Ultimately, this meant that the buildings were utilitarian in nature and had very little ornamentation or detailing, other than those elements that had an actual use.

In Lake Worth Beach, Wood Frame Vernacular structures were typically one or two stories, and were built on a foundation of multiple masonry piers. The siding could be horizontal (shiplap, clapboard, weatherboard, single) or vertical (board on batten, weatherboard). Roof types were front gable, side gable, or hipped roofs that were clad in wood shingles, composition shingles, or metal shingles. Roof overhangs generally extended past the walls of the house to provide shade from the sun. Exposed rafter ends and brackets under the eaves were common.

A front porch occasionally extended across the length of the house. Wood doors generally featured glazed panels. Windows were either casement or double-hung sash and made of wood and usually had multiple lights (window panes) in both the top and bottom sash. Windows were often large for maximum ventilation and had plain wood window surrounds, with sills that sloped away from the house to shed water and ornamentation was limited to those elements that were actually used as part of the structure: shingle accents or a slotted vent in the gable end, porch columns, roof brackets or braces.

Staff Analysis: The proposed design utilizes regularized window sizes, appropriate material usage, and has a balanced layout. The ADU as designed utilizes elements of Wood Frame Vernacular architecture commonly found in early twentieth-century residential structures throughout Lake Worth Beach and the resulting drawings propose a compatible design for the South Palm Park Local Historic District. Staff has recommended several conditions of approval to further ensure visual compatibility.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed application, as conditioned, is consistent with the City's Land Development Regulations and the structure's design is generally consistent with the Wood Frame Vernacular architectural style and the Historic Preservation Design Guidelines requirements. Therefore, staff recommends approval with conditions, listed below, to allow construction of a new ADU.

Conditions of Approval

- 1) The windows shall utilize a historically compatible trim, sill, and mullion details, subject to staff review at permitting.
- 2) All proposed exterior entry doors shall be compatible with the Wood Frame Vernacular architectural style, subject to staff review at permitting.
- 3) All paired windows shall utilize a 4"-6" wide mullion between windows. Wood trim, fiber-cement trim, or simulated stucco trim shall be utilized to replicate the appearance of historic window details.

- 4) The windows shall be recessed a minimum of three inches (3") in the wall, and shall not be installed flush with the exterior wall.
- 5) The 6/1 divided light patterns on the proposed single-hung windows shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
- 6) The windows shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 7) The doors may utilize clear glass, frosted, obscure glass, or glass with a Low-E coating (70% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 8) The porch post and beam details, columns, and decorative vents shall be constructed out of wood or a wood-look material and shall be compatible with the Wood Frame Vernacular architectural style, subject to staff review at permitting.
- 9) The stucco lap siding on the second floor shall have a texture and profile that is compatible with wood lap siding commonly found on Wood Frame Vernacular style structures and shall have no more than a six inch (6") reveal. The applicant shall be responsible for contacting Historic Preservation staff to review and inspect a portion of siding prior to completion.
- 10) The south façade shall utilize stucco lap siding in the gable end.
- 11) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 12) Detailed square footage calculations shall be submitted to indicate the project complies with the building lot coverage maximum, ADU size limitations, impermeable surface, and floor area ratio (FAR), subject to staff review at permitting.
- 13) The pavers shall have a percolation rate of at least 50% relative to the ground percolation rate.
- 14) A landscape plan shall be submitted at permitting, subject to staff review.
- 15) Fencing along 2nd Avenue South shall have a maximum height of 6 feet and must be setback a minimum of 30 inches from the property line providing a landscape screen maintained at a minimum height of 24 inches. Fencing with a maximum height 4 feet may be allowed along the property line.
- 16) The proposed rolling gate shall be manually operated. If an electric gate is proposed it shall be located a minimum of 25 feet from the property line/right of way to prevent the stacking of vehicles, subject to staff review at permitting.
- 17) The garage doors shall utilize a flush panel, recessed panel, or vertical plank design, subject to staff review at permitting.
- 18) Staff *recommends* additional fenestration on the west elevation to avoid long expanses of blank façade.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100190 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a ± 944 square foot accessory dwelling unit located at **131 South Palmway**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100190 for a Certificate of Appropriateness (COA) for the new construction of a ± 944 square foot accessory dwelling unit located at **131 South Palmway**, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Condemnation Letter
- C. Current Photos
- D. Proposed Architectural Plans
- E. LWBHPDG – Wood Frame Vernacular



MEMORANDUM DATE: July 7, 2021

AGENDA DATE: July 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1020 South Lakeside Drive**

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

TITLE: **HRPB Project Number 19-00100107:** Consideration of a Completed Work Application (Part III) for a Historic Preservation Ad Valorem Tax Exemption and a recommendation to the City Commission for a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **1020 South Lakeside Drive**; PCN#38-43-44-27-01-042-0010. The subject property is a contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.

OWNER: Lewis Makepeace and Nathalie Makepeace
1020 South Lakeside Drive
Lake Worth Beach, FL 33460

PROJECT BACKGROUND

The single-family structure at 1020 South Lakeside Drive was constructed c. 1956 in a Masonry Vernacular architectural style with Mid-Century detailing and a Ranch style floor plan. The structure was designed by architect Ames Bennett at a cost of \$19,400. The property has public frontage on South Lakeside Drive to the east and South Palm Park to the south. The original architectural drawings are located within the City's property files and are included as **Attachment A**. The architectural drawings for the structure illustrate a single-story residence of masonry construction with a smooth stucco exterior finish, cast aluminum columns, flat white concrete tile hip roof, and aluminum awning windows. Portions of the structure are detailed with decorative stucco quoins. In 1972, a bedroom addition was constructed at the rear of the structure.

At the September 11, 2019 HRPB meeting, the property received approval for a COA for an addition and exterior alterations, a Base Flood Elevation (BFE) variance as a result of a substantial improvement, and a Pre-Construction approval for a Historic Preservation Ad Valorem Tax Exemption. The stamped permitting plans and HRPB Development Order for COA#19-00100107 are included as **Attachment B**. Photos of the structure prior to the rehabilitation are included as **Attachment C**. The Completed Work (Part III) application for a Historic Preservation Ad Valorem Tax Exemption is included as **Attachment D**, and current photos of the property illustrating the completed work are included as **Attachment E**. An analysis of the scope of work approved by the HRPB and completed by the applicant can be found on pages 3-6 of this report.

PROJECT REQUEST

The application will require the following approval:

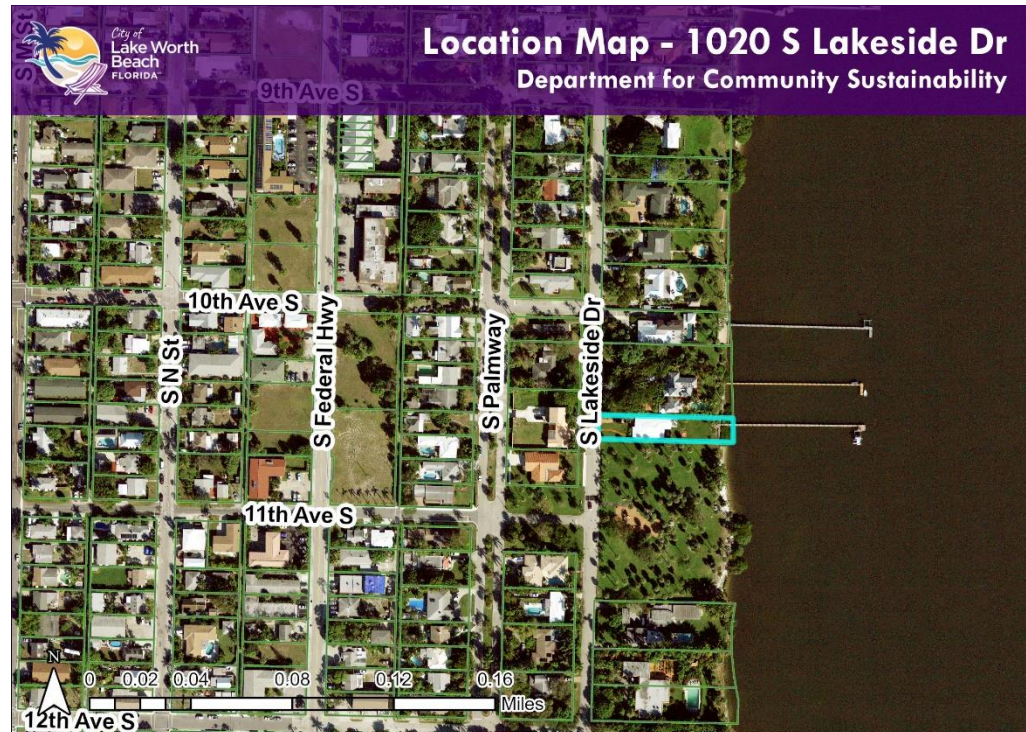
1. Approval of a **Completed Work Application (Part III)** for a Historic Preservation Ad Valorem Tax Exemption and a **recommendation to the City Commission** of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **1020 South Lakeside Drive**.

STAFF RECOMMENDATION

Staff recommends the Board review the Completed Work Application and supporting attachments to determine if the project was completed in a manner consistent with the HRPB Development Order and the intent of the Secretary of Interior Standards, in particular the window and door replacement. If the Board moves to certify the completed work, staff recommends that HRPB recommend approval of the Historic Preservation Ad Valorem Tax Exemption to the Lake Worth Beach City Commission.

PROPERTY DESCRIPTION

Owners	Lewis and Nathalie Makepeace
General Location	East side of South Lakeside Drive directly north of South Palm Park
PCN	38-43-44-27-01-042-0010
Zoning	Single Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)



COMPREHENSIVE PLAN ANALYSIS

The HRPB determined at the September 11, 2019 regular meeting that the project complies with Objective 3.4.2, which encourages the identification of historically significant resources, and to promote their preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted by the City of Lake Worth Beach. The project was also determined to be consistent with Policy 3.4.2.1 of the Comprehensive Plan, which encourages the preservation of historic, architectural, cultural, or aesthetic resources through the enforcement of the City's Historic Preservation Ordinance.

COMPLETED WORK ANALYSIS

COA#19-00100107: Pre-Construction Scope of Work

The HRPB reviewed and approved a proposal for an addition and exterior alterations to the contributing resource at the September 11, 2019, regular meeting. The general scope of work for COA#19-00100107 was approved as follows;

The applicant was approved for alterations to the structure as follows:

1. Remove all existing bronze framed awning windows and replace them with new impact aluminum single-hung, horizontal slider, casement, and fixed windows with bronze frames and divided light patterns to replicate the existing windows.
2. Install a new flat white concrete tile roof to match original roofing material.
3. Replace exterior doors with new impact French, sliding, and solid doors.
4. Replace the garage door with a new impact flush panel door.
5. Construct a new +/- 760 square foot single-story addition to the rear of the existing structure.
6. Install a new pool, paver deck, and walkways to the rear of the property.

In addition to the scope of work covered in the COA application, the project also included a full interior renovation, including new electrical, plumbing, and mechanical systems.

COA#19-00100107: Pre-Construction Scope of Work Compliance Review

Per a review of the Completed Work application, the approved scope of work was generally adhered to and the completed building reflects the exterior alterations proposed by the applicant at the September 11, 2019 meeting.

COA#19-00100107: HRPB Conditions of Approval Compliance Review

The HRPB included nine (9) conditions of approval in the COA Development Order for the project, and three (3) conditions of approval for the Historic Preservation Ad Valorem Tax Exemption. Listed below are the conditions of approval and Staff's compliance review for each condition.

1. All proposed exterior entry doors shall be aluminum impact full-view French and sliding doors, and shall utilize clear glass, frosted glass, obscure glass, or glass with a clear Low-E coating. **Tinted, highly reflective, etched, or leaded glass shall not be used.**

Staff Analysis: The condition is not met. The door types utilized on the project are correct, but the glazing appears to have a tint or dark grey Low-E treatment. See Historic Preservation Analysis, pgs. 5-6.

2. The proposed windows shall be aluminum impact single-hung, casement, horizontal sliding, and fixed windows with a bronze or clear-anodized silver-mill finish and shall utilize clear glass, or glass with a clear Low-E coating. **Tinted, grey, mirrored, or colored glass shall not be used.**

Staff Analysis: The condition is not met. The window types utilized on the project are correct, but the glazing appears to have a tint or dark grey Low-E treatment. See Historic Preservation Analysis, pgs. 5-6.

3. All divided light patterns shall be created utilizing **exterior raised applied triangular muntins**. External flat muntins or “grills between the glass” shall not be permitted.

Staff Analysis: The condition is not met. The windows were installed with external flat muntins. See Historic Preservation Analysis, pgs. 5-6.

4. The windows and doors shall be replaced in their original openings, and the openings shall not be made smaller by building in the framing or made larger by expanding the opening, except for the openings on the south elevation (as included on the plans).

Staff Analysis: The condition is met. The windows were installed in the existing openings, except where otherwise specified on the plans.

5. The windows shall be installed recessed a minimum of two inches (2”) in the jambs, and shall not be installed flush with the exterior wall.

Staff Analysis: The condition is met. The windows are recessed in the jambs.

6. The replacement garage door shall be a flush panel style door.

Staff Analysis: The condition is met. A flush panel garage door was installed.

7. The addition’s stucco shall match the smooth stucco on the existing historic structure. The Applicant shall be responsible for contacting staff for an on-site inspection prior to stucco completion.

Staff Analysis: The condition is met. The new portions of stucco match the stucco texture on the historic structure.

8. The roofing material shall be a flat white concrete tile, as proposed.

Staff Analysis: The condition is met. A new flat white concrete tile roof was installed.

9. The Site Data Table shall be revised (sheet A-1) at permitting to ensure consistency with the site plan measurements.

Staff Analysis: The condition is met. The Site Data Table was revised at permitting.

Historic Preservation Ad Valorem Tax Exemption Conditions of Approval

- 1) All work shall be conducted per the submitted and approved COA for exterior alterations, including all conditions of approval included in the Development Order. Any revisions or changes to this approval shall be reported to Staff and may require additional Staff or HRPB approvals.

Staff Analysis: The condition is not met. Staff worked with the applicant on the selection of a solid pedestrian door and a garage door while the project was being permitted. Staff found the products to be consistent with the architectural style of the property and they were approved administratively. The glazing utilized on the windows and glazed doors are not in compliance with the conditions of approval included in the Development Order. See Historic Preservation Analysis, pgs. 5-6.

- 2) All work shall be conducted in accordance with the Secretary of the Interior's Standards.

Staff Analysis: Staff defers to the Board to determine if the intent of the Secretary of Interior Standards have been met. See Historic Preservation Analysis, pgs. 5-6.

- 3) The applicant shall be responsible for fully documenting the rehabilitation process so that the Board will have sufficient documentation to evaluate the completed work to make a recommendation on the tax exemption application to City Commission.

Staff Analysis: The condition is met. The applicants submitted a Part III application and staff conducted a site visit after the work was completed to photograph the completed work.

HISTORIC PRESERVATION ANALYSIS

The work completed at the property is largely compliant with COA#19-00100107, with the exception of the window and door glazing, which is in conflict with conditions of approval one and two, and the muntin profile, which is in conflict with condition of approval three.

Glazing Standard

This project was approved and conditioned prior to the adoption of the current glazing standard, which requires a visual light transmittance of 70% or greater. This standard affectively prohibits Low-E treatments which turn glazing shades of grey and/or green. The current glazing standard was researched and instituted due to inconsistent industry standards between manufacturers as to what constitutes "clear Low-E glazing". Per the applicant's Part III application (**Attachment D**), "Low-E windows were selected to protect the interior materials from the harsh exposed southern, eastern, and western exposures of the home" and "Bronze window frames and tinted glass were selected to provide the best match for the existing windows that were tinted bronze glass with bronze frames."

Per a review of the pre-construction photos (**Attachment C**), the original window glazing appears to have a tint application. Staff recommends that the Board review the pre-construction and post-construction photos to determine if the glazing that was utilized successfully replicates the original products. Staff reviewed the permitting documentation for the project, and a glass specification was not provided by the contractor at the time of permit review. The work at the property passed a window bucking inspection on April 24, 2020, and a window final inspection on December 17, 2020. Although the window and door glazing is not in compliance with conditions of approval in the HRPB Development Order, the in-progress inspections were approved by a Building Division representative. The HRPB conditions of approval were pasted onto the approved architectural plan set (**Attachment B**), printed on the permit card, and included in the HRPB Development Order, which was mailed to the applicants and attached to the architectural plan set. The completed renovation has not yet received a final inspection.

Muntin Profile

Raised profile triangular muntins applied to the exterior of the glazing are generally always required for window replacement projects within the City's historic districts. The applicants contend in their Part III application that because their original windows were awning windows with flat exterior framing, the raised triangular profiles would not be suitable, as they do not successfully replicate the design and profile of the original product. Staff agrees with the applicant's assessment that an exterior flat profile is a suitable alternative when replicating awning windows. Staff requests that the Board discuss the muntin profiles, and determine if the exterior flat profiles meet the intent of the Secretary of Interior Standards when replicating the design of an awning window.

PUBLIC COMMENT

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

CONCLUSION

According to Lake Worth Beach Building Division records, the rehabilitation of the property was completed under building permit #19-2561 with a declared valuation of \$251,955.00. The applicant submitted a Completed Work (Part III) application to the Department of Community Sustainability and provided photo documentation of the completed work.

Should the Board determine that the qualifying improvements were successfully completed in accordance with the pre-construction application and recommends approval for the completed work application, Staff will forward the application to the Lake Worth Beach City Commission for final approval. Once the application has been approved by the City Commission, it will be forwarded to Palm Beach County for processing and approval by the County Board of Commissioners.

The HRPB made findings at the September 11, 2019 regular meeting that the property was eligible for the exemption and that the proposal was in keeping with the Secretary of Interior Standards for Rehabilitation and the requirements set forth in Sec. 23.5-5 of the Lake Worth Beach Land Development Regulations. Staff has reviewed the documentation and materials provided in this application and has performed a site visit to the property. It is staff's analysis that the work performed at the property generally follows the scope of work approved in the Pre-Construction Application and complies with the conditions of approval included in the Certificate of Appropriateness Development Order, with the exception of conditions one

and two, which required clear glass or glass with a clear Low-E coating, and condition three, which requires raised triangular muntins.

Staff recommends the Board review the Completed Work Application and supporting attachments to determine if the project was completed in a manner consistent with the HRPB Development Order and the intent of the Secretary of Interior Standards. If the Board moves to certify the completed work, staff recommends that the HRPB recommend approval of the Historic Preservation Ad Valorem Tax Exemption to the Lake Worth Beach City Commission. Alternatively, the HRPB may move to certify the majority of the Completed Work Application, but may exclude components not deemed to be consistent with the Development Order and the intent of the Secretary of Interior Standards.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 19-00100107 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 1020 South Lakeside Drive, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements. Further, I MOVE TO **RECOMMEND** to the Lake Worth Beach City Commission this application and its approval.

I MOVE TO **DENY** HRPB Project Number 19-00100107 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 1020 South Lakeside Drive, because the Applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

ATTACHMENTS

- A. Property File Documentation
- B. HRPB Development Order and Approved Architectural Plans
- C. 2019 (Pre-Construction) Photos
- D. Completed Work Application (Part III)
- E. 2021 (Post-Construction) Photos



MEMORANDUM DATE: July 7, 2020

AGENDA DATE: July 14, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **732 North Palmway**

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

TITLE: HRPB Project Number(s) 21-00100119 and 21-01500004: A Certificate of Appropriateness (COA) for the additions, exterior alterations, and site improvements, and a variance from base flood elevation requirements of the Florida Building Code for the property located at 732 North Palmway; PCN #38-43-44-21-15-228-0080. The subject property is located within the Single-Family Residential (SF-R) zoning district and is a contributing resource to the Northeast Lucerne Local Historic District.

OWNER: James Murphy
719 Claremore Drive
West Palm Beach, FL 33401

ARCHITECT: Jeremy K. Walter Architects
601 Heritage Drive, Ste. 105
Jupiter, FL 33458

PROPERTY DEVELOPMENT HISTORY:

Per documentation within the City's property files, the single-family structure at 732 North Palmway was designed by Sea-Crest Homes for Mr. Walter Eisenberg in 1949. The building displays many of the character-defining features associated with Masonry Minimal Traditional post-war design and construction. Although the property has a North Palmway address, the residence was designed to front 8th Avenue North. The original building permit, architectural plans, and property appraiser's cards from 1956 are included as **Attachment A**. The plans illustrate a building of masonry construction with a smooth stucco finish, an asymmetrical façade, cement shingle roof, and steel casement windows. A single car detached garage with a decorative site wall was constructed at the same time as the residence on the east side of the parcel. City permit records indicate that the property has undergone alterations over time, including replacement of the concrete tile roof with asphalt shingles in 1981 and the construction of a masonry perimeter wall. The residence maintains a high degree of the seven aspects of historic integrity: location, setting, design, workmanship, materials, feeling, and association. Current photos of the property are included as **Attachment B**.

PROJECT DESCRIPTION:

The property owner, James Murphy, is requesting approval for the following:

- Three (3) additions to the residence (± 869 square feet)
- Window and door replacement
- Conversion of the existing garage into additional habitable living space (pool cabana)
- Site improvements (driveways, walkways, and pool)
- Variance from base flood elevation requirements of the Florida Building Code due to substantial improvements

The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the southeast corner of North Palmway and 8th Avenue North, in Lake Worth Beach. The subject property is located within 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 approvals:

1. **Certificate of Appropriateness (COA)** for additions, exterior alterations, and site improvements
2. **Variance from Base Flood Elevation (VAR)** from the Florida Building Code

STAFF RECOMMENDATION:

Staff recommends approval with conditions, listed on pages 14 and 15, for the Certificate of Appropriateness for additions, exterior alterations, and a variance from base flood elevation requirements within the Florida Building Code for the single-family structure. Staff has remaining concerns that the proposed alterations to the detached garage, specifically regarding the wall height and roofline, will substantially alter the structure enough to impact its status as a designated contributing resource to the Northeast Lucerne Local Historic District. Staff also recommends that the Board discuss the compatibility of the proposed driveway placement in the front yard of the property.

PROPERTY DESCRIPTION:

Owner	James Murphy
General Location	Southeast corner of North Palmway and 8 th Avenue North
PCN	38-43-44-21-15-228-0080
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)

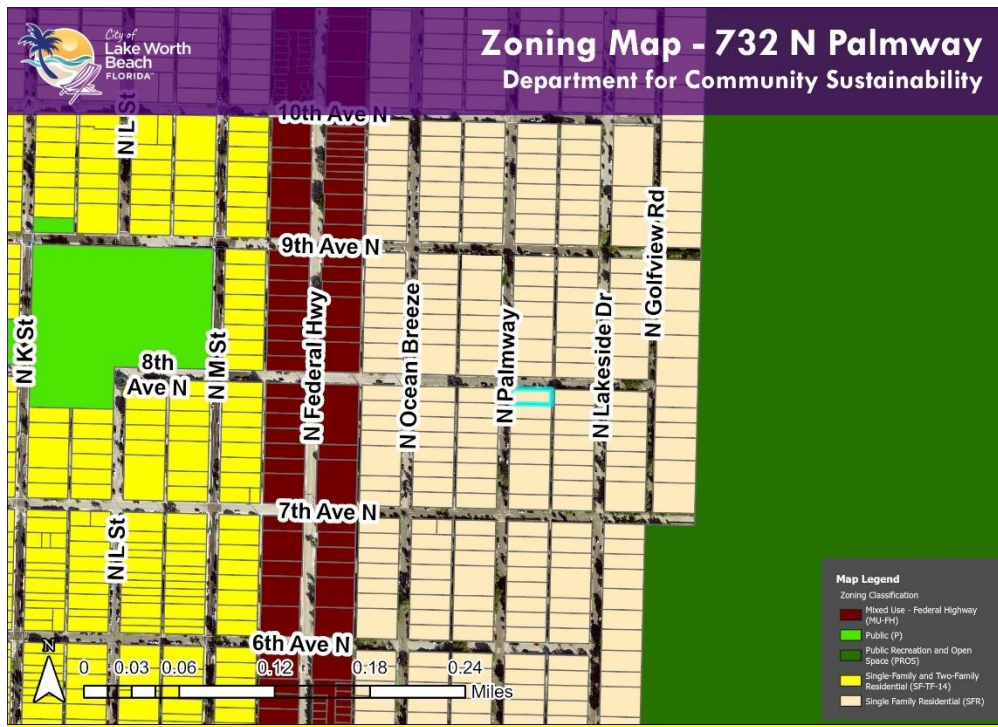


SITE ANALYSIS:

Surrounding Properties

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

- NORTH:** North of the subject site across 8th Avenue North is a single-family residence at 802 North Palmway. This parcel contains a FLU designation of SFR and a Zoning designation of SF-R.
- SOUTH:** Immediately south of the subject site is a single-family residence at 726 North Palmway. This parcel contains a FLU designation of SFR and a Zoning designation of SF-R.
- EAST:** East of the subject site across the rear alley is a single-family residence at 729 North Lakeside Drive. This parcel contains a FLU designation of SFR and a Zoning designation of SF-R.
- WEST:** West of the subject site across North Palmway is a single-family residence at 729 North Palmway. This parcel contains a FLU designation of SFR and a Zoning designation of SF-R.



Consistency with the Comprehensive Plan

The subject property is located in the Single-Family Residential Land Use (FLU) designation. Per Policy 1.1.1.2 in the City’s Comprehensive Plan, 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 project proposes improvements to the single-family residence, it is consistent with the intent of the Single-Family Residential designation. Staff has included conditions of approval to ensure the accessory structure is not utilized as an additional dwelling unit which is not consistent with the parcel’s FLU designation.

The project also encourages architectural design that complements the City’s appearance, consistent with Objective 3.2.4.

LAND DEVELOPMENT CODE REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-7 SF-R; Florida Building Code	
	Required	Existing/Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height	30'-0" 2 stories (Primary Structure) 24'-0" 2 stories (Accessory Structure)	13'-2" Single-Family 14'-3" Accessory

Setback - Front	20'-0" (North Palmway for Primary Structure)	<u>Single-Family</u> Existing: 34'-7" Proposed: 20'-4"
Setback - Side	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	<u>Single-Family</u> North: 5'-1" South: 5'-1" <u>Accessory Structure</u> North: 8'-0" South: 18'-0"
Setback - Rear	13'-6" (10% of lot depth for Primary Structure) 5'-0" (for accessory structures)	<u>Single-Family</u> 32'-2½" <u>Accessory Structure</u> 5'-11"
Impermeable Surface Total ⁽¹⁾	55.0% total (3,712 sf.)	52.62% (3,552 sf.)
Front Yard Pervious Surface Minimum	900 sf. or 75% pervious and landscaped	78.4% (784 sf.) ⁽²⁾
Maximum Building Coverage ⁽¹⁾	35.0% maximum (2,362 sf.)	34.96% (2,360 sf.)
Floor Area Ratio ⁽¹⁾	0.50 maximum (3,375 sf.)	0.35 (2,360 sf.)
Parking	2 spaces	2 spaces
Parking Dimensions	9'x18' perpendicular or angled off street	9'x18' perpendicular
Base Flood Elevation	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	Existing: 6.3' NAVD Residence 4.0' NAVD Garage Proposed: 6.3' NAVD Residence 4.33' NAVD Garage

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

(2)- Approximation based on site plan

The applicant is requesting approval for three (3) additions, totaling roughly +/- 869 square feet of additional under-air living space. The request also includes the conversion of the existing garage into a pool cabana and additional site improvements. The request is consistent with all site data requirements in the City's zoning code. The application also meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, floor area ratio, and required building setbacks. A survey of the existing property is included as **Attachment C**. The proposed site plan and architectural drawings are included in this report as **Attachment D**.

Per FEMA regulations and local ordinance, a *substantial improvement* may occur when planned improvements exceed 50% of the appraised value of the pre-improved structure. When the substantial improvement threshold is crossed, the entire building must be brought into compliance with the building

code, including base flood elevation requirements. The Palm Beach County Property Appraiser's 2020 assessed improvement value for the existing structure is \$124,106, which provides \$62,053 of improvement value before the project will be considered a substantial improvement. The project architect submitted a project valuation estimate, included in this report as **Attachment E**, which estimates the improvement value of the project at \$135,990.

As the proposal is deemed a substantial improvement, the entire structure and additions must be raised to meet the current 9-foot NAVD base flood elevation requirement established within the Florida Building Code. The current floor elevation of the primary structure is listed as 6.3' NAVD and the garage structure is listed at 4' NAVD, per an elevation certificate provided by the applicant, included as **Attachment F**.

As the structures are contributing resources within the Northeast Lucerne Local Historic District, the property owner has applied for a variance from the base flood elevation requirements of the Florida Building Code per Sec. 23.7-7 of the Lake Worth Beach Land Development Regulations. The variance request is analyzed in the section below.

Variance from Base Flood Elevation of the Florida Building Code

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

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

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

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

Staff Analysis: The applicant is proposing a substantial improvement to the property, which involves three (3) additions to the primary structure and converting the detached garage into additional living space for the existing single-family residence. The current floor height of the primary structure is 6.3' NAVD. The

current slab height of the detached garage is 4' NAVD, but the plan involves raising the floor height in the garage by 4", bringing the proposed floor height to 4.33' NAVD. The existing Federal Emergency Management Agency (FEMA) Flood Map indicates the property is located in Zone AE, which requires an 8'-0" elevation for finished floors for habitable living spaces. The Florida Building Code also requires finished floors be constructed an additional 12" above the base flood elevation. **Therefore, the required elevation for the structures are 9'-0" NAVD, which is 2.3' above the proposed finished floor of the primary structure, and 4.67' for the detached accessory structure.**

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

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

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

Staff Analysis (Primary Structure): As a contributing resource to the Northeast Lucerne Local Historic District, the existing residence is eligible for the exception to the flood resistant construction requirements of the Florida Building Code. It is staff's analysis that the proposed additions and exterior alterations to the residence will not preclude the continuation of the structure's contributing designation, as the proposed improvements are generally compatible with the existing structure and the Masonry Minimal Traditional architectural style, as defined in the Lake Worth Beach Historic Preservation Design Guidelines. For a more in-depth visual compatibility analysis, refer to the Historic Preservation Analysis, pgs. 8-11, and the Design Guidelines Analysis, pgs. 11-12.

Staff Analysis (Accessory Structure): As a contributing resource to the Northeast Lucerne Local Historic District, the detached garage is eligible for the exception to the flood resistant construction requirements of the Florida Building Code. It is staff's analysis that the proposed exterior alterations may preclude the continuation of the structure's contributing designation, as the proposed improvements will substantially alter the existing height, massing, and visual qualities of the structure. For a more in-depth visual compatibility analysis, refer to the Historic Preservation Analysis, pgs. 8-11, and the Design Guidelines Analysis, pgs. 11-12.

Pursuant to City of Lake Worth Beach LDR Section 23.7-7(g)(2), variances to flood-resistant construction requirements have specific variance criteria. Provided below are the variance criteria and Staff's responses. The applicant has also responded to these criteria, included in this report as **Attachment G**.

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

- A. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

Staff Analysis (Primary Structure): Staff contends that complying with the strict interpretation of the Florida Building Code could result in a disruption to the structure's historic appearance. Raising the finish floor elevation of the residence an additional 2.3' could disrupt the foundation and wall proportions and general height of the buildings when compared to neighboring Minimal Traditional resources.

Staff Analysis (Accessory Structure): Staff contends that complying with the strict interpretation of the Florida Building Code could result in a disruption to the structure's historic appearance. Raising the finish floor elevation of the converted garage an additional 4.67' could disrupt the foundation and wall proportions and general height of the buildings when compared to neighboring Minimal Traditional resources. However, the garage conversion includes raising the beam height 4'-0", which will alter the height and massing of the structure. If the Board deems the proposed height alterations to the accessory structure visually compatible, a variance may not be required to accommodate the adaptive reuse of the space as living area because the floor could be raised to current requirements due to the additional interior height.

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

Staff Analysis (Primary Structure and Accessory Structure): It is staff's analysis that allowing the residence and garage structure to remain below the required base flood elevation will not increase flood heights, cause additional threats to public safety, public expense, or create a nuisance. The proposal is in compliance with the impermeable surface requirements in the LDRs and there are pervious buffers around the property lines.

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

Staff Analysis (Primary Structure): The variance is the minimum necessary to allow for a substantial improvement without having to raise the residence to meet current base flood elevation requirements. It is staff's analysis that the proposed improvements to the residence may allow for its continued designation as a contributing resource as it generally complies with design and material guidelines found within the City's Historic Preservation Ordinance, the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation.

Staff Analysis (Accessory Structure): The variance is likely not the minimum necessary to allow use of the detached garage as additional living area. If the Board determines that the height alterations (as proposed) are visually compatible, the conversion of the detached garage could take place without a variance as there will be enough headspace to accommodate the required finished floor elevation. It is staff's analysis that the proposed improvements to the detached garage may preclude its designation as a contributing resource due to the substantial alterations to the original massing, height, and roof design.

HISTORIC PRESERVATION ANALYSIS:

Certificate of Appropriateness

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

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

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

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

Staff Analysis: The proposed work consists of three separate additions to the existing residence, window and door replacement, the conversion of the existing garage into habitable living space and various site improvements. The additions will create a new front façade facing North Palmway, as the structure currently faces 8th Avenue North.

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

Staff Analysis: The proposed alterations to the residence are generally compatible with the Masonry Minimal Traditional architectural style. The window replacement proposal accurately replicates the original products, and the addition's scale, massing, and roof design are complimentary to the existing building. The request also includes a variance to allow the structure and proposed additions to be maintained at the existing floor height. Raising the building could result in adverse visual impacts as the building's current elevation is similar to visually contributing resources.

- 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 arrangement of the building's west façade will be significantly altered. The proposal places an addition with a new front entry door and covered porch facing North

Palmway. The building's front façade was originally designed to face 8th Avenue North. Although this is a substantial alteration, the existing entryway off of 8th Avenue North is largely obscured by a 7'-8' tall masonry site wall and the building's west façade does not currently engage North Palmway.

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

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

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

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

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

Staff Analysis: The proposed exterior alterations and additions for the residence are generally in compliance with the City of Lake Worth Beach Design Guidelines. The addition's massing, roof shape, and exterior finish materials are appropriate for the style of structure. Staff does have some remaining concerns regarding the proposed roof height of the detached garage structure, which is to be converted into additional living space. The garage conversion includes raising the beam height 4'-0", which will alter the massing and spatial relationship between the two buildings.

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Staff Analysis: The proposal includes adding a new primary entrance on the west façade, which does alter the massing, design, and original configuration of the building. Staff has worked closely with the project architect to arrive at a design that is complimentary to the existing structure and compatible with the Minimal Traditional architectural style.

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

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

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

Staff Analysis: The use of the property will remain that of a single-family residence. The proposal does convert the existing detached garage into habitable living space, which involves raising the beam height of the ceiling 4' from its current position.

- 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 proposal does include removing the original steel casement windows. The request proposes a combination of new aluminum impact casement and horizontal roller windows that replicate the design and visual qualities of the windows being removed.

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

Staff Analysis: The parcel has dual frontage on North Palmway to the west and 8th Avenue North to the north. The property was designed to front 8th Avenue North. The current request involves the construction of an addition to the west façade that incorporates a new covered entryway, pedestrian walkway, and new driveway. The new front entryway is designed in a compatible manner and utilizes materials and massing that are common to neighboring properties.

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

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

Staff Analysis: The replacement windows largely conform to the original opening sizes.

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

Staff Analysis: Not applicable, the applicant did not request to replace the windows and doors with less expensive materials.

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

Staff Analysis: The replacement windows replicate the design of the original casement windows and could be approved administratively, per the Design Guidelines.

- (4) If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

Staff Analysis: Not applicable, the applicant is not requesting to be availed of this paragraph.

Historic Preservation Design Guidelines Analysis

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

Additions

The proposal requests the construction of three additions to the property, including;

- A ± 273 square foot addition to the west façade including a covered porch, a foyer, and an office/den;
- A ± 196 square foot addition to the south façade including two bathrooms and closets for existing bedrooms; and,
- A ± 400 square foot addition to the east façade including a new master bedroom suite

The additions are designed utilizing a stucco exterior and a combination of gable and hip rooflines utilizing dimensional asphalt shingles. Compatible opening sizes for windows and doors are also used at regular intervals to create balanced facades. Additional detailing, such as wood shutters, decorative circle attic vents, and typical window sill details are also included to marry the additions with the existing historic structure. The design and detailing are all generally compatible with the Design Guidelines portion on Masonry Minimal Traditional buildings.

The building is located on a corner lot and was designed to face 8th Avenue North, although the legal and typical front of this parcel faces North Palmway. The west façade of the existing building is a side façade which does have a pedestrian entry point. The proposal's addition to the west façade features a staggered wall and gable design and includes a new covered entryway addressing North Palwmay.

Window and Door Replacement

The structure retains its original steel casement windows. Per the Design Guidelines section on window replacement, historic casement windows are best replicated when utilizing new casement and/or horizontal roller windows. The proposal utilizes a majority of casement windows with decorative divided light patterns that match the existing windows. A three part (1/3-1/3-1/3) horizontal roller window is proposed for the large three part opening on the north façade. With the standard window conditions of approval, provided on pg. 13, the window replacement proposal could be approved administratively.

The request also proposes to retain the existing three-light entry door on the north façade, but to replace and/or install new 8-light French doors on the west, south, and east elevations. Per the original drawings, the building was designed with 5-light French doors. Staff has added a condition of approval that the light design in the doors be modified to a 5-light pattern.

Garage Conversion

The existing single bay garage is proposed to be converted into a new pool cabana featuring a full bathroom, living room area, and kitchenette. The garage door on the north façade is proposed to be removed and infilled with three doors utilizing recessed panels and 4-light windows. The doors will be mulled together in the existing opening, with two being fixed doors and one being operable.

The garage conversion also includes raising the beam height of the building by 4'-0" and changing the roof type from a hip configuration to a gable configuration. Staff does have remaining concerns regarding the additional height and change in roof design. The building was designated as a contributing accessory structure on the property, and single-bay, single-story garages were historically designed to be secondary and subordinate to the residence in prominence. The additional height proposed for the garage increases its roof height above that of the residence, which is atypical for detached garages from the period. Staff recommends that the Board discuss the proposed alterations to the garage and determine if the increase in height and change in roof design is necessary and/or appropriate for the building.

Site Improvements

As the west addition creates a new pedestrian entrance to the building, a new walkway is proposed for the front yard. The applicant's have also proposed a new ribbon-style parking spot off of North Palwmay in the front yard. Per the Design Guidelines section on Site Considerations, *"Traditional one-car wide ribbon driveways (two strips of poured concrete to accommodate car tires), are the most common type of historic driveway and result in more permeable areas for water to percolate into the soil. Driveways should be located to the side of the house, unless leading directly to a carport or garage. It is rarely appropriate for a driveway to terminate at the front façade of the house."*

The parcel must retain two off-street parking locations per the zoning code, and with the conversion of the garage into living space, a new space must be created elsewhere on the property. While the ribbon-style design of the driveway is encouraged by the Design Guidelines, its placement directly in front of the front façade is in conflict. Staff recommends that the Board discuss the driveway location to determine if its placement is appropriate, or if the parking spot should be located elsewhere on the parcel.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed additions and exterior alterations requested in the Certificate of Appropriateness application are generally compatible with the existing resource and the Historic Preservation Design Guidelines. Staff recommends approval of the variance from base flood elevation requirements from the Florida Building Code as the structure meets the eligibility requirements and as the proposed improvements would not preclude the continuation of the residence's contributing designation. Staff recommends that the Board discuss the compatibility of the new driveway placement, the proposed alterations to the garage's wall height and roofline, and the variance from base flood elevation requirements from the Florida Building Code as the detached garage to determine if the proposed improvements would preclude the continuation of the accessory structure's contributing designation.

CONDITIONS OF APPROVAL:

Certificate of Appropriateness

COA#21-00100119

1. The exact window and door product selection shall be reviewed by staff at permitting. The triplet of doors for the garage bay shall utilize a recessed panel or vertical plank design.
2. The windows shall be installed recessed in the jambs to the same depth as they are on the existing historic structure and shall not be installed flush with the exterior face of the wall.
3. All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or "grills between the glass" shall not be permitted.
4. All glazing shall be clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 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 window shutters shall utilize a vertical plank design and shall be created out of wood, a composite wood-look material, or fiberglass. The exact shutter design and material shall be reviewed by staff at permitting and they shall be installed by final inspection.
6. The shutters over the faux window openings on the north elevation shall be installed recessed in the wall and shall not be applied to the wall's exterior surface.
7. The single French doors on the west, east, and south elevations shall utilize 5 horizontal lights, as depicted in the original architectural drawings.
8. The roofing material shall be a dimensional asphalt shingle or flat white concrete tile, subject to staff review at permitting. Staff recommends white or light grey for asphalt shingles.
9. The accessory structure shall not be utilized as an accessory dwelling unit (ADU).
10. 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.

11. 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.
12. Detailed square footage calculations shall be submitted to indicate the project complies with the building lot coverage maximum and impermeable surface, subject to staff review at permitting.
13. Staff recommends that the height of the accessory structure is not raised above the existing residence.

Variance from Florida Building Code (Base Flood Elevation)

HRPB#21-01500004

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

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number(s) 21-00100119 and 21-01500004, with staff recommended conditions, for a Certificate of Appropriateness for three additions, exterior alterations, and site improvements, and a variance from base flood elevation requirements of the Florida Building Code for the property located at **732 North Palmway**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number(s) 21-00100119 and 21-01500004, for a Certificate of Appropriateness for three additions, exterior alterations, and site improvements, and a variance from base flood elevation requirements of the Florida Building Code for the property located at **732 North Palmway**, 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.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. Property Survey
- D. Architectural Plan Set
- E. Project Valuation
- F. Elevation Certificate
- G. Variance Justification Statement
- H. LWBHPDG Minimal Traditional



HRPB Conceptual Review for a new accessory structure at 226 South L Street

The property at **226 South L Street** is a contributing resource within the Southeast Lucerne Local Historic District and is located in the Low-Density Multi-Family Residential (MF-20) zoning district, and therefore subject to the requirements of [LDR Sec. 23.3-10](#). Although the property is zoned multi-family, the parcel does not meet the minimum lot width or area provisions required to accommodate more than a single-family structure and an accessory structure. 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. **The total area for accessory structures is limited in LDR. Sec. 23.3-10 to 40% of the principal structure or 1,000 square feet, whichever is less.**

The property owner is proposing an accessory structure that exceeds the size limitations provided in the zoning code. To allow the project, as proposed, a relief request is required to waive the area requirements that limit an accessory structure's size to 40% of the principal structure. The applicant has submitted a Justification Statement providing a rationale for the request and architectural drawings illustrating the proposed construction at the property.

The criteria for granting historic waivers is provided in [LDR Sec. 23.5-4\(r\)\(2\)](#). Historic Waivers provide incentives for improvements to designated landmarks and contributing properties and can waive or modify certain land development regulations.

Per LDR Sec. 23.5-4(r)(2), the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. **Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards. Before granting a waiver or modification, the HRPB must find that:**

- (A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.
- (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.
- (C) The waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare.
- (D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes.

The HRPB has only previously permitted Historic Waivers when a waiver was necessary to rehabilitate a historic structure.