



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 23-00100032:** Consideration of a Certificate of Appropriateness (COA) for an addition to create a duplex at **931 North J Street**; PCN #38-43-44-21-15-278-0090. The subject property is a non-contributing resource to the Northeast Lucerne Historic District and is located in the Single-Family and Two-Family Residential (SF-TF-14) Zoning District.

**Meeting Date:** April 12, 2023

**Property Owner/Applicant:** Jonathan Texta

**Address:** 931 North J Street

**PCN:** 38-43-44-21-15-278-0090

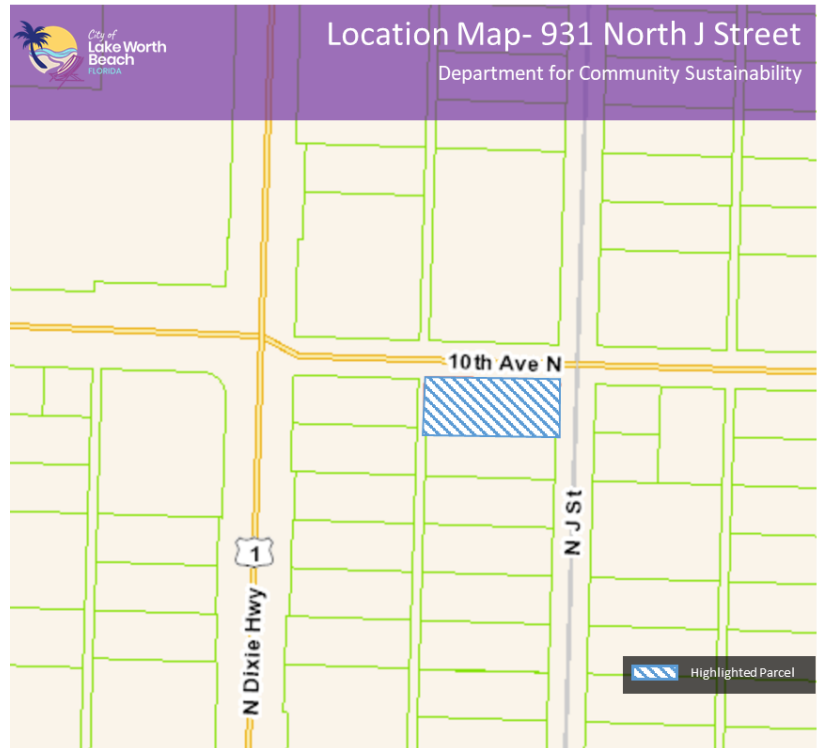
**Lot Size:** 0.15 acre /6750 sf

**General Location:** West side of North J Street between 9<sup>th</sup> Avenue North and 10<sup>th</sup> Avenue North

**Existing Land Use:** Single Family Residential

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

**Zoning District:** Single-Family and Two-Family Residential (SF-TF-14)



## RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Staff is recommending approval of the addition.

## PROJECT DESCRIPTION

The property owner, Jonathan Texta, is requesting a Certificate of Appropriateness for an addition to create a duplex at 931 North J Street. The proposed second residential unit will be attached to the existing single-family residence by a breezeway. The second unit will have a gable roof with dimensional asphalt shingles, smooth stucco wall finish, impact-rated single-hung windows with four horizontal lights, and impact-rated single-light French doors. The site will also require three parking spaces, which are proposed in the rear of the lot adjacent to the alley.

## PUBLIC COMMENT

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

## PROPERTY DEVELOPMENT HISTORY

The existing single-family house at 931 North J Street was constructed c. 1952 in the Masonry Minimal Traditional style. The front porch was added shortly after the structure was completed. A carport was added c. 1954, and was demolished in 2013.

Sometime between 1976 and 1997, siding was added to the exterior of the house. This siding, along with the window replacements and addition of the front porch, made the home appear to be a Wood Frame Minimal Traditional home rather than a Masonry Minimal Traditional home. After a vehicle ran into the building in 1997, the home underwent repairs to the north wall, siding, and interior kitchen cabinets.

The property owner contacted staff on September 16, 2022 to discuss building a new dwelling unit at 931 North J Street. In the subsequent months, staff was in consistent contact with the property owner through email, phone calls, and Zoom calls regarding zoning requirements and historic preservation design requirements. On February 22, 2023, Historic Preservation staff received a completed COA application for an addition to create a new duplex. The project was placed on the HRPB agenda for April 12, 2023.

The architectural plans and survey are included as **Attachment A**, and photographs of the site are included as **Attachment B**.

## ANALYSIS

### *Consistency with the Comprehensive Plan*

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium-Density Residential category is *“intended primarily to permit development of two-family structures and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more dwelling units, each for occupancy by one family or household. Implementing zoning districts are SF/TF-14, MF-20 and NC.”*

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

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

#### Consistency with the Land Development Regulations – Zoning

**Single-Family and Two-Family Residential (SF-TF-14):** Per LDR Section 23.3-8(a), the "SF-TF 14 single-family and two-family residential district" is intended primarily to permit development of one (1) single-family structure, a single-family primary structure and an accessory dwelling unit, or one (1) two-family structure per lot. Single-family structures are those which provide a dwelling unit for one (1) family or household; an accessory dwelling unit shall not exceed the maximum height or unit size of the primary structure. Two-family structures are those which provide two (2) principal dwelling units, each for occupancy by one (1) family or household. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall single-family character. The "SF-TF 14 single-family and two-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan.

The proposed project is consistent with all site data requirements in the City's Land Development Regulations except for the required parking space back-out and the location of new mechanical equipment. Per LDR Section 23.4-9(b)1.A., parking provided off an alley shall maintain a 20-foot back-out, which includes the width of the alley. This requirement means that standard parking spaces off an alley need to provide 28 feet in length; the spaces as shown on the current site plan are 18 feet in length. Staff suggests reducing the length of the breezeway and shifting the proposed addition to the east to provide additional space for the required back-out, and has added a condition of approval to increase the length of the parking spaces. Mechanical equipment for new structures must be placed outside the required setbacks. As currently proposed, the air conditioning equipment for the second dwelling unit is encroaching the south side setback. Staff has added a condition of approval to relocate this equipment outside the setbacks.

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

Development Standard		SF-TF-14 Zoning District	Provided
Lot Size (min)		5,000 sf	6,750 sf (0.155 acres)
Lot Width (min)		50'	50'
Setbacks	Front (min build-to line)	20'	26'8"
	Rear (min)	13'	28'
	Side (min)	5'	5'
Impermeable Surface Coverage (max)		55%	48.3%
Structure Coverage (max)		35%	34.8%
Front Yard		750 SF Permeable and landscaped	921.34 SF
Density (max)		14 du/acre (2 du total)	12.9 du/acre (2 du total)
Building Height (max)		30'	13'4"
Maximum Wall Height at Side Setback		18' @ 5' setback	13'4" @ 5' setback
Floor Area Ratio (FAR) (max)		0.50	0.32
Parking		3 spaces	3 spaces*

\*required back-out shall be provided per Staff's suggested conditions of approval

### **Consistency with the Land Development Regulations – Historic Preservation**

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

The applicant has also submitted a Justification Statement, provided in this report in **Attachment D**.

#### **Section 23.5-4(k)2 – Additional guidelines for alterations and additions, noncontributing structures.**

- A. Is this a change to the primary façade?

**Analysis:** While the addition will not affect the primary façade of the existing structure, it will be visible from 10<sup>th</sup> Avenue North.

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

**Analysis:** Yes, the proposed addition is visually compatible with the Masonry Minimal Traditional architectural style of the structure and with other structures of similar architectural styles in the neighboring properties.

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

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

**Analysis:** Both the existing structure and the proposed new unit are one story tall, as are many other buildings in the surrounding 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.

**Analysis:** The width and height of the front elevation is visually compatible and in harmony with the surrounding properties as the scale and massing of the proposed structure is consistent with existing structures in the vicinity, which are single-story and oriented east to west.

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

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

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

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

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

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

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

**Analysis:** The proposed design places the entrance on the west elevation facing the alley, which provides future tenants easy access to the second unit's entrance. The addition follows the same east-west orientation as the existing structure, with the side elevations of both structures facing 10<sup>th</sup> Avenue North. The surrounding homes have a variety of entrance and porch configurations, and the proposed design is in harmony with the surrounding district.

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

**Analysis:** The proposed building will utilize a smooth stucco wall texture and single-hung windows with four horizontal lights. Smooth stucco is common for Masonry Minimal Traditional architecture, and is also common within the Northeast Lucerne Historic District.

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

**Analysis:** The building utilizes a dimensional shingle roof, which is a compatible roof type for many architectural styles within the Northeast Lucerne Historic District.

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

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

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

**Analysis:** The size and mass are in harmony with other two-family residential properties on the block and are generally appropriate for the surrounding neighborhood.

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

**Analysis:** The applicant has provided a streetscape showing the building in relation to those to either side of it, as viewed from 10<sup>th</sup> Avenue North. The building is similar in height and massing to existing two-story homes in the neighborhood.

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

**Analysis:** The design incorporates elements of the Masonry Minimal Traditional and is visually compatible with other buildings in the historical district.

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

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

**Analysis:** This requirement is not applicable to the construction of the new residential unit; the mechanical systems for the existing historic structure will not be affected.

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

**Analysis:** Staff has added a condition of approval that the new unit's mechanical equipment must be placed outside of the setbacks.

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

**Analysis:** This requirement is not applicable to this project.

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

**Analysis:** The site plan includes a three parking spaces, which is included in **Attachment A**. The parking spaces are in the rear of the lot adjacent to the alley, but do not meet the required 20-foot back-out. Staff has added a condition of approval requiring the back-out to be depicted on the site plan prior to the issuance of a building permit. Further, the condition also suggests that the length of the breezeway be shortened to provide additional space for the back-out.

### **Consistency with the Historic Preservation Design Guidelines**

The City's Historic Preservation Design Guidelines provide standards and recommendations for rehabilitation of historic buildings, including new additions. New additions should be designed and constructed so that the character defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. New additions should be differentiated from, yet compatible with, the old so that the addition does not appear to be part of the historic fabric. The Minimal Traditional architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

**Analysis:** The proposed addition to create a duplex is designed with materials and detailing that are consistent with the Masonry Minimal Traditional architectural style. As previously discussed, the existing house was originally designed in the Masonry Minimal Traditional style; although alterations over time have obscured the original architectural style, the proposed addition's design reflects the historic style of the original home. The proposed addition also differentiates itself from the historic structure through its exterior wall finish and window styles, as well as through the open breezeway separating the two units.

## **CONCLUSION AND CONDITIONS**

The proposed structure's design is consistent with the Historic Preservation Design Guidelines requirements. The application is also consistent with the City's Land Development Regulations, with the exception of the required parking space back-out and the location of new mechanical equipment. Therefore, staff recommends approval of the application with the conditions outlined below, including conditions to bring the parking spaces into compliance with Section 23.4-10(b) and bring the mechanical equipment locations into compliance with section 23.3-8(c).

### **Conditions of Approval:**

1. Door 1 shall be clear single-light French door.
2. Windows A, B, C, and D shall be clear four (4) light single hung windows to imitate awning windows.
3. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.



4. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
5. The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
6. On the north elevation facing 10<sup>th</sup> Avenue North, a decorative vent shall be added to the gable end of the new addition. The proposed elevation architectural drawings shall be modified to depict the decorative vent prior to the issuance of a building permit.
7. The exterior wall surface shall be smooth stucco.
8. The roof shall use dimensional asphalt shingles.
9. Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
10. The parking spaces provided off the alley shall provide the additional required 20-foot (20') backout, including the width of the alley. The proposed site plan shall be modified to depict the required backout prior to the issuance of a building permit.
11. All improved surfaces shall be set back a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary. The proposed site plan shall be modified to depict the required 1"-0" from property lines for improved surfaces prior the issuance of a building permit.
12. All mechanical equipment shall be located outside of required setbacks. The proposed site plan shall be modified to depict the mechanical equipment outside the required setbacks prior the issuance of a building permit.
13. In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.
14. The applicant shall coordinate with Public Works to determine if improvements to the adjacent alley are required.

#### BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100032 with staff-recommended conditions for a Certificate of Appropriateness (COA) for an addition for the property located at **931 North J 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 23-00100032 for a Certificate of Appropriateness (COA) for an addition for the property located at **931 North J Street**, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

#### ATTACHMENTS

- A. Plans and Survey
- B. Photos
- C. Minimal Traditional Design Guidelines
- D. Application and Justification Statement