



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 25-00100035: Consideration of a Certificate of Appropriateness (COA) for an addition to the front façade of the primary structure, enclosure of the existing carport, and addition to the existing rear accessory structure at **516 North L Street**. The subject property is a 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: March 12, 2025

Property Owner: Lars B Bolander & Nadege Kalachnikoff

Applicant: R & Y Construction Inc.

Address: 516 North L Street

PCN: 38-43-44-21-15-156-0070

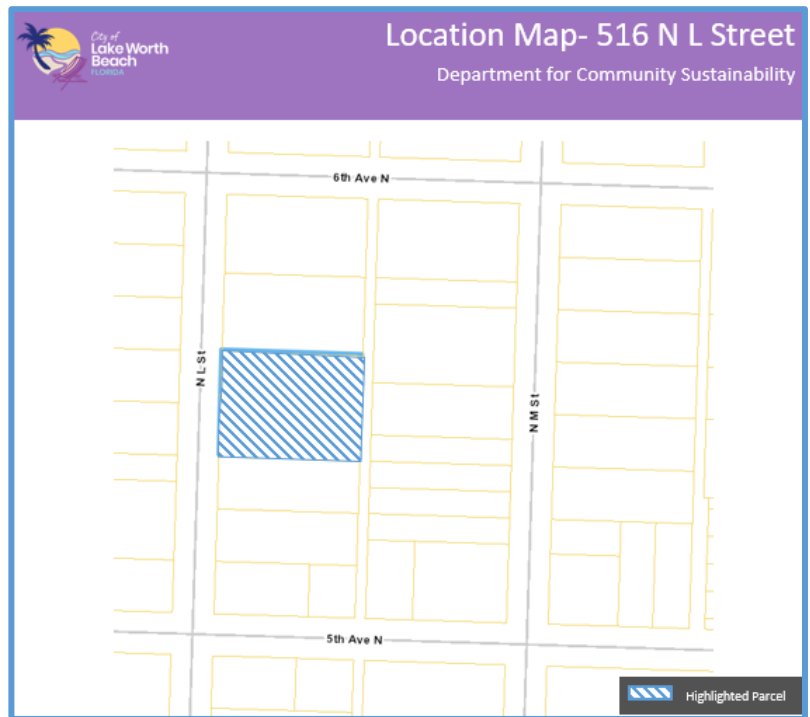
Lot Size: 0.31 acre /13,503 sf

General Location: West side of North L Street between 5th Avenue North and 6th 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 application is consistent with the City's Land Development Regulations, and the proposed carport enclosure and accessory structure addition are consistent with the requirements in the Historic Preservation Design Guidelines for additions and new construction as conditioned. The proposed front façade addition is not in keeping with the requirements in the Historic Preservation Design Guidelines and a condition has been added for the elimination of this feature. **Therefore, staff recommends approval of the application with conditions.**

PROJECT DESCRIPTION

The applicant, R & Y Construction Inc, on behalf of the property owners, Lars B. Bolander and Nadege Kalachnikoff, is requesting a Certificate of Appropriateness for an addition to the front façade of the primary structure, enclosure of the existing carport, and addition to the existing rear accessory structure.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application. Staff has received one public inquiry requesting the provided plans for this application.

PROPERTY DEVELOPMENT HISTORY

The structure at 516 North L Street is a one-story Masonry Vernacular single-family residence designed in 1941 by architect Edgar S. Wartman for Mr. and Mrs. R.C. Roberts. Character defining features of the building include a colonial revival front entryway surround, decorative brick banding, masonry construction, and an open carport.

The original architectural plans for the building are available in the City's property files. Based on the information in the City's property file, the building has undergone significant changes over time including multiple roof replacements (including changing from the original shingle to S tile roof), window and door replacement, and alterations to the front façade.

This property previously received HRPB approval (HRPB 17-00100056) for a similar project in April of 2017 in order to enclose the existing carport. In this approval, the carport was proposed to be enclosed with a faux garage door in the existing carport opening. While these plans were subsequently never carried out under prior ownership and the prior approval therefore expired, the current carport enclosure proposal is generally in keeping with the previous approval.

The applicant first contacted staff about the currently proposed project in December of 2024. After discussion, the applicant expressed their interest in pursuing HRPB approval for the front carport enclosure, front façade addition and additions to the existing accessory structure. In February of 2025, Historic Preservation staff received a completed COA application and the project was scheduled for the March 12th meeting.

The proposed 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 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 principal dwelling units, each for occupancy by one family or household. Implementing zoning districts are SF/TF-14, MF-20 and NC."*

Analysis: The Medium-Density Residential designation is primarily intended to permit development of two-family and multi-family structures. 516 North L Street is an existing single family property, and the existing use is will remain unchanged.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and policies 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.*

Per LDR Section 23.3-8, one single-family structure and a separate accessory dwelling unit may be established on a platted lot of record in the SF-TF-14 zoning district. The property at 516 North L Street consists of four platted lots of record, and has the density to allow two dwelling units on the property. Therefore, the property is permitted by right to have a single-family residential structure as is existing.

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		Single-Family and Two-Family Residential (SF-TF-14)	Provided
Lot Size (min)		5,000 sf	13,503 sf
Lot Width (min)		50'	100'
Density		2 du	1 du
Principal Structure Setbacks	Front	20'	33.2' (existing)
	Rear	13.5'	33.43'
	Side	10'	8.2', 41.8' (existing)
Accessory Structure Setbacks	Front	n/a	n/a
	Rear	5'	8.7'
	Side	5'	32.4', 45'
Impermeable Surface Coverage (max)		50%	29%
Structure Coverage (max)		30%	19%
Building Height (max)		Principal: 30' Accessory: 24'	Principal: 13' (existing) Accessory: 13'
Front Yard		75% permeable & landscaped	79% (estimated existing)
Accessory Structure Gross Floor Area		40% of principal structure's floor area	286 SF (12.8%)
Maximum Wall Height at Side Setback (Primary structure addition)		Up to 23' at 10' setback	Principal: 10.3' (existing) Accessory: 8'
Floor Area Ratio (FAR) (max)		0.45	0.19
Parking		2 spaces	2 spaces*

**To be verified at the time of permitting*

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, 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?

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.

Analysis: The proposed front “bump out” addition will destroy the existing form of the structure and be detrimental to the historic character of the structure, particularly the front roofline. Staff therefore is not supportive of this alteration, as the applicant could locate this addition to the rear of the structure instead.

While the carport is an original character defining feature of the property and carport enclosures are strongly discouraged on historic structures, the applicant has proposed an enclosure that generally retains the original opening sizes of the existing carport. Staff has concerns regarding the removal of the existing brick knee wall which is a character defining feature, and recommends that this feature be retained with the enclosure.

While the proposed addition to the accessory structure is more significant in scale, the proposed alterations are in keeping with the architectural character of the primary structure and the existing accessory structure. The applicant has proposed to incorporate detailing on the cabana which echoes the primary structure including decorative banding and a tile roof.

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

Analysis: With the exception of the proposed front addition, the proposed carport enclosure and accessory structure addition are visually compatible with the neighboring properties as viewed from the public right-of-way.

- 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
 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

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.
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.

Analysis: Not applicable – No windows or doors are being replaced.

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: The proposed additions to both the main structure and the accessory structure are in keeping with the height of existing buildings located within the historic district and are not substantially different from the existing height.

- 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: Both the proposed primary and accessory structure additions are in keeping with the width and height of both the existing structure and other structures in the district.

- 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 proposed carport enclosure is somewhat visually compatible with the existing carport openings as proposed. While enclosing a carport is generally not an appropriate alteration, staff is supportive of the carport enclosure given that the applicant received prior approval for a carport enclosure and has proposed to retain the existing carport openings. The openings should be altered to remove any lite divisions and keep a more open appearance.
 - Addition: The proposed front addition is not in harmony with the with the relationship of windows and doors on the existing structure. While the applicant proposes to replicate the existing (non-original) window opening on the new front addition, the shift forward creates an inappropriate visual symmetry with the existing large single hung window on the front façade. Therefore, the front addition should be eliminated; the proposed addition should instead be placed on the rear or side elevation of the structure.
 - Accessory structure: The openings for the proposed accessory structure are largely in keeping with the existing architectural style of the structure. Staff suggests that for additional visual compatibility the fenestration on the accessory structure should be single hung windows rather than full lite fixed and casement windows as proposed.
- 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 proposed carport enclosure is generally in keeping with the existing rhythm of solids to voids on the structure. While carport enclosures are generally heavily discouraged from a historic perspective in order to avoid altering the existing open visual appearance of a carport, the applicant's proposal includes infilling the existing openings with large expanses of windows, therefore retaining the visual appearance of an open carport. This is an improvement on the previous approval which proposed to enclose the carport with a faux garage door. However, staff has some concerns regarding the proposed fenestration. As proposed, the carport would be enclosed with a series of 4 lite windows. Staff recommends a condition of approval in which the carport is enclosed with larger expanses of undivided windows, which would more closely maintain the appearance of an open carport.
- The proposed expansion on the front façade next to the front entryway is not generally in keeping with the existing rhythm of solids to voids. While the applicant proposes to replicate the existing fenestration on the new front addition, the expansion of this area of the structure creates a long, unbroken expanse on the front façade with no planar breaks. Therefore, staff strongly recommends eliminating this portion of the front addition.
- Accessory structure: No portion of the accessory structure will be visible from the public right of way, and the proposed additions generally avoid large unbroken expanses of façade.

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

Analysis:

The proposed carport addition is within the footprint of the existing carport, and the proposed addition to the accessory structure does not substantially alter the relationship of structures on site and within the district as a whole. The proposed front façade addition does not impact the open space between the existing and adjoining 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 front addition is not in keeping with the existing entrance and porch configuration. Extending the front façade into one continuous expanse alters the visual prominence of the existing front entryway, and removes the planar differentiation and symmetrical appearance of the two front gabled features. Therefore, staff has added a condition that the front façade shall not be added on to and any further addition shall be to the side or rear in keeping with Historic Preservation best practices.
- Accessory structure: This requirement is not applicable since the accessory structure's primary entrance is not visible from the public right-of-way.

- 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 addition to the primary structure is in keeping with the existing materials on the structure. Staff recommends that the existing brick knee wall is retained on the carport enclosure. The accessory structure addition is similarly proposed to incorporate elements of the existing structure, and is visually in keeping with the existing primary structure.

- 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:

- While the proposed addition largely retains the existing roofline of the structure, the portion of the front façade that is proposed to be expanded forward alters the roofline inappropriately. The proposed addition creates a more complicated and visually unappealing intersection of rooflines, and eliminates the visual impact of the two matching hipped rooflines. Therefore, the proposed addition should be redesigned in order to retain the existing roofline.
- Accessory structure: The proposed accessory structure roofline is a change from a hipped roof to a gable roof, however, gable roofs are common in this district and visually compatible with the existing structure.

- 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: No site work is proposed as a component of this application. Any applicable site work will be reviewed in accordance with the Land Development Regulations at time of building permitting.

- 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 massing of the primary structure is largely unchanged and therefore visually compatible in size and massing. However, the proposed front addition alters the massing of the structure negatively and therefore should be eliminated, with any additions made to the rear of the structure instead. The accessory structure is proposed to increase in size, however, the proposed massing is still compatible with the existing structure.

- 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 proposed additions to the primary and accessory structure are generally compatible with the neighboring structures.

- 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 additions to the primary and accessory structure are stylistically in keeping with the architectural style of the existing structure. However, the proposed front façade extension creates a false visual sense of history by altering the original configuration of the structure, and should therefore be eliminated or moved to the rear of the structure.

- 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: The applicant has not provided mechanical plans for staff review. Staff will review mechanical system locations at building permit.

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

Analysis: The applicant has not provided mechanical plans for staff review. Staff has included a condition that all new mechanical systems shall not be visible from the public right-of-way or placed on primary facades.

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

Analysis: The applicant has not provided mechanical plans for staff review. Should the HRPB move to approve the project, staff will recommend a condition that all mechanical systems shall be installed so as to cause the least damage to the structure's historic fabric.

- 14) The site should take into account the compatibility of 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.

Analysis: The applicant is not proposing any alterations to the existing site paving or walkways. Any further proposed alterations to the site circulation shall be permitted in keeping with the City's Land Development Regulations.

Consistency with the Historic Preservation Design Guidelines: Addition

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 Masonry Vernacular 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 carport enclosure is designed with materials and detailing that are consistent with the existing structure's architectural style, including retaining most of the existing opening sizes for the carport. The proposed windows on the carport enclosure should be adjusted such that they appear more as one visual unbroken expanse rather than multiple openings, and the existing brick knee wall retained in order to be more visually compatible.

The design of the accessory structure similarly incorporates many elements from the existing structure, including tile roofing, stucco exterior wall finishes and decorative banding.

The addition to the primary structure should be redesigned to be placed on the rear elevation of the structure so as to minimize its visual impact to the historic building. As designed, the front addition is not sufficiently differentiated from the existing historic footprint of the structure; therefore, staff does not recommend approval of the front façade addition.

CONCLUSION AND CONDITIONS

The proposed carport enclosure and addition accessory structure are generally consistent with the requirements in the Historic Preservation Design Guidelines for additions as conditioned below. The proposed front façade addition is not consistent with the requirements in the Historic Preservation Design Guidelines and therefore a condition has been added to eliminate this feature. The application is also consistent with the City's Land Development Regulations, although a full review will be done at the time of permitting. Therefore, staff recommends approval of the application with the conditions outlined below.

Conditions of Approval:

1. The proposed front "bump out" addition on the front façade of the principal structure shall be eliminated in favor of an addition to the rear of the structure.
2. All windows on the carport enclosure shall be revised to be full lite fixed windows rather than 4 lite as shown.
3. The existing brick knee wall and banding on the carport shall be retained, as conditioned in HRPB 17-00100056.
4. The windows on the accessory structure shall be revised to single hung to match the existing.
5. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.
6. 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.
7. All windows and doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
8. The roofing on the accessory structure shall be a true barrel tile.
9. The carport enclosure and addition to the accessory structure shall utilize a stucco finish to match the existing structure.
10. Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
11. In addition to a Landscape Plan, a tree survey and disposition plan may 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.
12. All mechanical equipment shall be located outside of required setbacks, shall not be placed on the primary façade, and shall be installed so as to minimize damage to the structure's historic fabric.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 25-00100035 for a Certificate of Appropriateness (COA) for an enclosure of the existing carport and addition to the existing rear accessory structure **at 516 North L Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100035 for a Certificate of Appropriateness (COA) for an addition to the front façade of the primary structure, enclosure of the existing carport, and addition to the existing rear accessory structure **at 516 North L Street**, because [Board member please state reasons].

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the proposed additions to the primary and accessory structure. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Plan Set and Photos
- B. Design Guidelines – Masonry Vernacular Style and Additions
- C. Applicant's Justification Statement