



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100141: Consideration of a Certificate of Appropriateness (COA) for the conversion of a detached carport to an enclosed storage space at 809 North Ocean Breeze. The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Northeast Lucerne Historic District.

Meeting Date: July 12, 2023

Property Owner: Sue Carstens

Address: 809 North Ocean Breeze

PCN: 38-43-44-21-15-234-0140

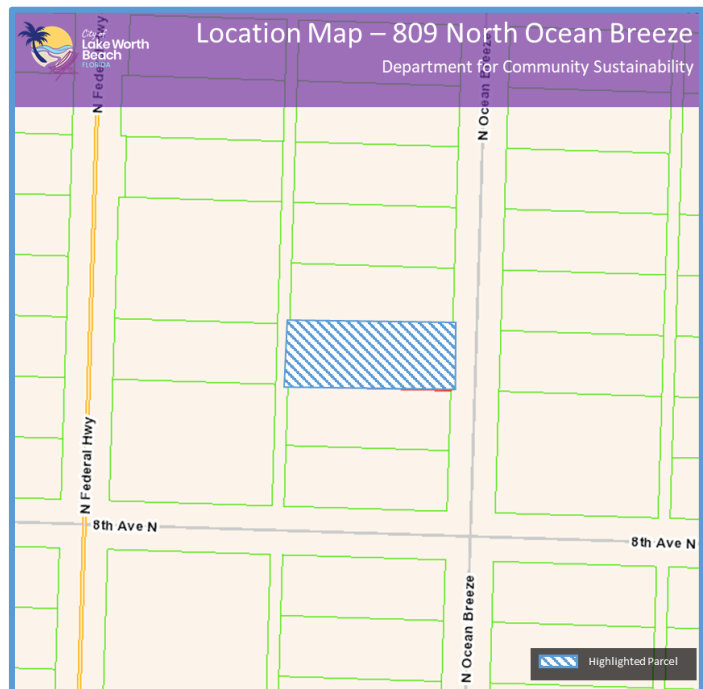
Size: ±0.15 acres / 6,750 sf

General Location: West side of North Ocean Breeze between 8th Avenue North and 9th Avenue North

Existing Land Use: Single Family Residential

Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. The proposed new construction application is consistent with the City's Land Development Regulations. Staff contends that as proposed, the structure's enclosure constitutes an incompatible alteration to a character-defining feature of the historic property. Staff recommends that the Board carefully review the COA request to determine whether the proposed alteration will adversely affect the visual qualities of this property.

PROJECT DESCRIPTION

The property owner, Sue Carstens, is requesting approval for the enclosure and conversion of an existing detached carport to be used as storage space at 809 North Ocean Breeze. The subject property is a 50-foot wide parcel located on the west side of North Ocean Breeze between 8th Avenue North and 9th Avenue North. A survey of the property is included in **Attachment A**. The parcel is located in the Single Family Residential (SFR) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR).

PUBLIC COMMENT

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

BACKGROUND

The principal structure at 809 North Ocean Breeze was constructed in 1951 in the Mid-Century Modern architectural style. Designed by Arthur L. Weeks, the house was constructed with stucco exterior walls, flat and shed roofs, awning windows, jalousie and 3-light doors, as well as decorative plaster banding on the front elevation and porthole openings on the front porch wall. The accessory carport and storage space were constructed in 1953. The carport and concrete block storage area share a simple flat roof with exposed rafter tails. Simple pipe columns, also called lally columns, stand at the corners of the carport.

The roofing on the house and accessory structure has been replaced multiple times (1985, 1990, 2004, 2014, 2018). The front door was approved for replacement in 2023. The windows on the primary structure were replaced without permits sometime between 2011 and 2014, removing the original awning windows and replacing them with architecturally incompatible single-hung and horizontal roller windows. A decorative vent in the accessory structure was also replaced with a single-hung window without permits, likely at the same time the house's windows were replaced.

809 North Ocean Breeze was given a Stop Work Order (also known as a "red tag") by the City's Building Department on November 15, 2022, for work without permit. Per photographs from the building inspector, the applicant was constructing walls to enclose the carport without proper building permits or COA approval. The property applied for permits and a COA on January 4, 2023. The permit application was disapproved by historic and zoning on January 17th for missing a property survey, architectural plans, and information about proposed windows and doors; the property owner was also advised that enclosure of a historic carport would likely require HRPB approval. Staff provided additional review comments and met with the property owner to discuss design revisions and the HRPB approval process. The project submittal was determined to be complete on June 15th and was subsequently scheduled for the July HRPB meeting.

ANALYSIS

Consistency with the Comprehensive Plan

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

Analysis: The existing principal structure is a single-family house, and is consistent with the intent of the Single-Family Residential designation. The proposed carport enclosure will not add any additional dwelling units to the property. However, the proposal is inconsistent with Objectives 1.4.2 and 3.4.1, which seek to provide for the protection, preservation, or sensitive reuse of historic resources.

Consistency with the Land Development Regulations – Zoning

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

The proposed carport enclosure is consistent with all site data requirements in the City's Land Development Regulations, including LDR Section 23.3-7 for the SFR zoning district. The application complies with all impermeable surface requirements, building coverage allotments, and required setbacks. Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review. The proposed architectural drawings are included in this report in **Attachment A**.

Development Standard		Single Family Residential (SFR)	Provided
Lot Size (min)		5,000 sf	6,750 sf
Lot Width (min)		50'	50'
Principal Structure Setbacks	Front	20'	19.9' (existing non-conformity)
	Rear	13.5'	69'
	Side	5'	4.4' (existing non-conformity)
Accessory Structure Setbacks	Front	n/a	n/a
	Rear	5'	40'
	Side	5'	5.5'
Impermeable Surface Coverage (max)		55%	47%
Structure Coverage (max)		35%	22.8%
Front Yard		75% permeable & landscaped	76.4%
Building Height (max)		24' accessory structure	9.2' accessory structure
Accessory Structure Size Limitation		40% of primary structure	26.8%
Maximum Wall Height at Side Setback (accessory structure)		18' @ 5' setback up to 23' @ 10' setback	8.5' @ 5.5' setback
Floor Area Ratio (FAR) (max)		0.50	0.226
Parking		2 spaces	2 spaces (driveway)

Consistency with the Land Development Regulations – Historic Preservation

The existing single-family residence is designed in the Mid-Century Modern style. The Mid-Century Modern architectural style gained popularity in the United States in the 1950s. Elements such as angled and flat rooflines, projecting sills or eyebrows, and the use of multiple wall materials are all character-defining features of the style. The Mid-Century Modern architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

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. Staff has reviewed the

criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement, provided in this report as **Attachment C**.

Section 23.5-4(k)(1) – General Guidelines for Granting Certificates of Appropriateness:

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

Analysis: Staff contends that the proposed carport enclosure is would adversely alter the appearance of the historic resource, as the open carport is a character-defining feature of this Mid-Century Modern historic resource. The applicant has agreed to include a large window on the front of the enclosed structure to mitigate some of the adverse impact of enclosing a previously open carport. Staff recommends that the window have horizontal muntins added to imitate a pair of awning windows, which were the original window style for the house at 809 North Ocean Breeze.

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

Analysis: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Northeast Lucerne Local Historic District. However, the carport enclosure will have an indirect visual effect on the 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?*

Analysis: The Applicant is proposing work that will alter the appearance of the character defining open carport, which was a common and prominent element of Mid-Century Modern structures built during this time period in Lake Worth Beach. Based on information in the property file, the carport has existed on the property in its current design since 1953. Therefore, conversion to enclosed storage space will have a major effect on the property's historic architectural design.

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

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?*

Analysis: Yes, the applicant's plans can be completed 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?*

Analysis: Staff contends that the proposed carport enclosure will be a major alteration for the visual appearance, design, and function of the carport. However, based on the plans provided, the carport enclosure will retain the historic roofing design, which helps to mitigate the alterations to the character-defining carport.

- 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?*

Analysis: Staff contends that the proposal to alter the character defining carport into enclosed storage space would be a significant departure from its initial design, intended use, and historic visual qualities. The applicant's proposal does utilize the existing carport roof and will maintain the historic depth of the roof overhang. The proposed enclosure would likely be able to be reversed at a later date, returning the enclosed space back into a functioning carport.

Section 23.5-4(k)(2) – Additional Guidelines for Alterations and Additions, Landmark and Contributing Structures: In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines:

- 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: No change is proposed for the use of the property as a whole (single-family residential). The use of the carport to storage space, which requires enclosure of the carport area, requires significant alteration to the design of the accessory structure.

- 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: Based on the plans provided, most of the historic materials will be retained in the carport enclosure, although the intended use of the open vehicular carport will change to enclosed storage space.

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

Analysis: Staff contends that enclosure of the carport for storage space is not visually compatible with neighboring structures when viewed from the street. There are a variety of architectural styles in this section of North Ocean Breeze; similar Mid-Century Modern and Masonry Vernacular houses in the area typically retain their historic carports or garages. In some cases, historic carports may have been converted to garages over time, but generally retain their historic opening size on the front façade of the converted carport, and retain their original use as parking areas.

- 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: This section is not applicable to the subject COA request, as the proposal is not a window and/or door replacement project.

Consistency with the Historic Preservation Design Guidelines

The Mid-Century Modern architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

Analysis: Per the Design Guidelines for Mid-Century Modern architecture, carports were a common character-defining feature of the style. Simple pipe columns and flat roofs, such as those on the existing carport, were a common feature of Mid-Century carports. Staff contends that the proposal to enclose the historic carport is a significant departure from its initial design, intended use, and visual appearance. Most significantly, the open, airy quality of the historic carport will be drastically altered by the proposed enclosure.

The proposed full-light doors on the north side of the enclosed carport are architecturally appropriate. The original house design used jalousie doors on the rear elevation; full-light doors are the accepted equivalent for jalousie doors in the City's Design Guidelines. The wide, short full-light window on the south elevation is atypical for the property, as the home's window designs are much more vertical in proportion. However, as this elevation of the enclosed carport will have more limited visibility from the street, staff is willing to provide compromise on this window opening.

The front (east) elevation of the enclosed carport is of primary concern for staff, as this elevation has the greatest visibility from the street. Staff contends that the front elevation should have large expanse(s) of glazing to retain some of the open, airy feeling of the original carport. The applicant has agreed to place a large horizontal roller window on the front elevation of the carport. Staff recommends adding two horizontal rollers to each sash of the window; this will help the window imitate a pair of 3-light awning windows, which was the original window style of the historic house at 809 North Ocean Breeze.

CONCLUSION AND CONDITIONS

The proposed new construction application is consistent with the City's Land Development Regulations. Staff contends that as proposed, the structure's enclosure constitutes an incompatible alteration to a character-defining feature of the historic property. Staff recommends that the Board carefully review the COA request to determine whether the proposed alteration will adversely affect the visual qualities of this property.

If the HRPB moves to approve the carport enclosure, staff has drafted conditions of approval:

Conditions of Approval:

- 1) The window on the east (front) elevation shall be a horizontal roller window with two horizontal muntins added to each sash to imitate a pair of 3-light awning windows.
- 2) The window on the south elevation shall be a fixed-light window.
- 3) The doors on the north elevation shall be a pair of full-light doors.
- 4) The windows and doors shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 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) The structure shall utilize a smooth stucco finish to match the existing house.
- 7) The structure shall not be rented out or used as an Accessory Dwelling Unit.
- 8) Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100141 with staff recommended conditions for the conversion of a detached carport to an enclosed storage space at **809 North Ocean Breeze**, based upon the competent substantial

evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 23-00100141 for a Certificate of Appropriateness (COA) for the conversion of a detached carport to an enclosed storage space at **809 North Ocean Breeze**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

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

ATTACHMENTS

- A. Plans, Survey, and Photos
- B. Historic Preservation Design Guidelines – Mid-Century Modern
- C. Applicant's Justification Statement