



MEMORANDUM DATE: May 6, 2020
AGENDA DATE: May 13, 2020
TO: Chair and Members of the Historic Resources Preservation Board
RE: **711 North L Street**
FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 20-00100067:** Consideration of a Certificate of Appropriateness (COA) for the new construction of a ± 2,245 square foot two-family structure at **711 North L Street**; 38-43-44-21-15-218-0140. The subject property is located in the Single-Family and Two-Family Residential (SF-TF 14) Zoning District and the Northeast Lucerne Local Historic District.

<u>OWNER:</u>	Manuel Rojas 5786 NW 48 th Ct Coral Springs, FL 33067	<u>ARCHITECT:</u>	Denise Cravy LCA Architecture, Inc. 1975 Sansbury's Way, Suite 108 West Palm Beach, FL 33411
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PROJECT DESCRIPTION:

The property owner, Manuel Rojas, is requesting approval for a new two-family structure. The subject property is a 50' x 135' (6,750 square foot) platted lot of record located at 711 North L Street, between 7th and 8th Avenue North, in Lake Worth Beach. The vacant property is located in the Single-Family and Two-Family Residential (SF-TF 14) Zoning District and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

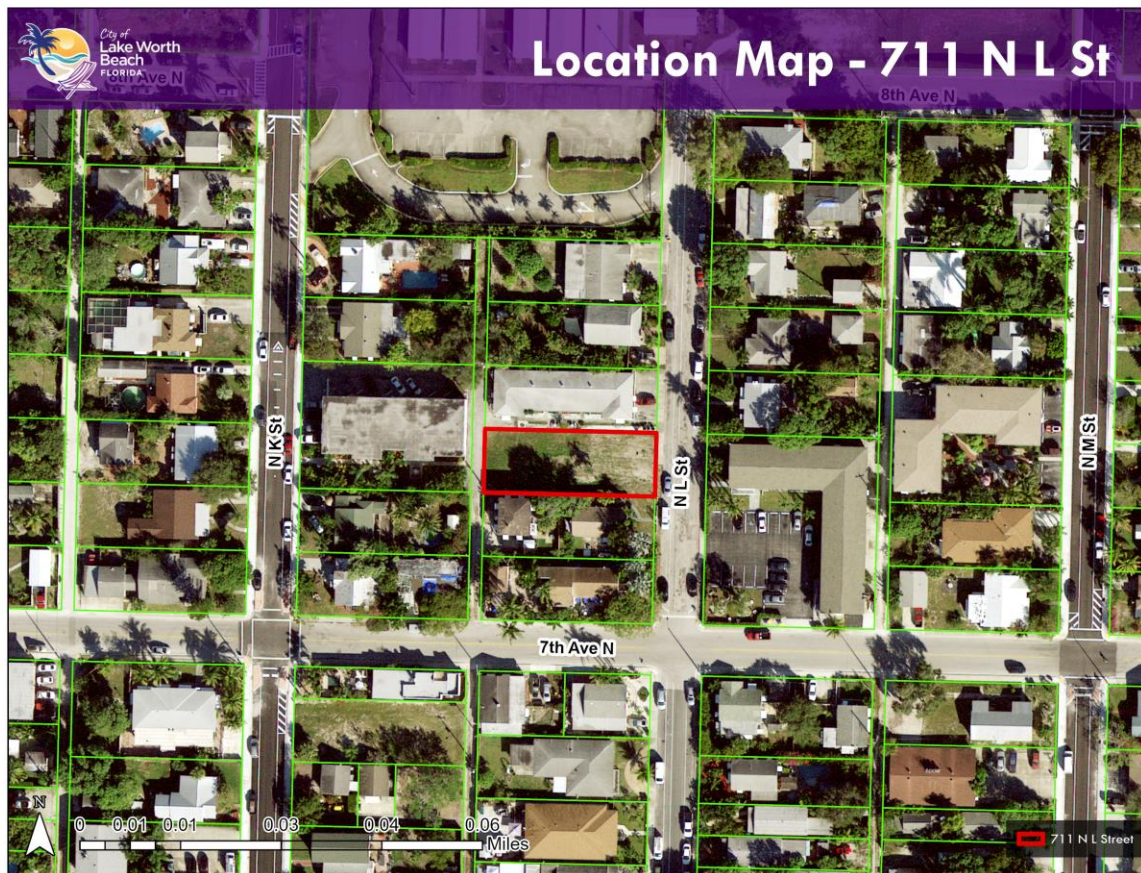
If approved, the subject application would allow construction of a new +/- 2,245 square foot single-story two-family residence. The proposed building is designed in a Wood Frame Vernacular architectural style. The application will require the following approval:

- 1. Certificate of Appropriateness (COA)** for the new construction of a ± 2,245 square foot two-family structure at 711 North L Street.

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

PROPERTY DESCRIPTION

Owner	Manuel Rojas
General Location	West side of North L Street, between 7 th and 8 th Avenue North
PCN	38-43-44-21-15-218-0140
Zoning	Single-Family and Two-Family Residential (SF-TF 14)
Existing Land Use	Vacant
Future Land Use Designation	Medium Density Residential (MDR)



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-8 (SF-TF 14); 23.4-10 (Off-street parking)	
	Required	Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height	30'-0" (2 stories)	11'-11"
Setback - Front	20'-0"	20'-0"
Setback - Side	5'-0" (10% of lot width)	5'-0"
Setback - Rear	13'-6" (10% of lot depth)	15'-0"
Impermeable Surface Total ⁽¹⁾	55.0% total	50.0%
Front Yard Impermeable Surface Total	250 square foot maximum	255 square feet
Maximum Building Coverage ⁽¹⁾	35.0% maximum	33.0%
Density/Number of Units	2 dwelling units	2 dwelling units (two-family structure)
Floor Area Ratio ⁽¹⁾	0.50 maximum	0.33
Living Area	800 square feet	1,111 square feet (unit 1) 1,127 square feet (unit 2)
Parking	4 spaces total (2 spaces per unit)	4 spaces
Parking Dimensions	9'x18' perpendicular or angled 9'x22' parallel	10'x18' perpendicular style="color: red;"> 8'x20' parallel

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

The proposed new construction project is consistent with all site data requirements in the City's Zoning Code with the exception of front yard impermeable maximum and parking dimensions for the proposed parallel parking space. There are also inconsistencies in the calculations for maximum building coverage and Floor Area Ratio on the site data table.

The Front Yard Impermeable Surface Total for the subject property is 250 square feet. The proposed site plan indicates that 255 square feet of the front yard will be impermeable. Staff has added a condition of approval so that the front yard would comply with the zoning requirement. This condition requires that a variety of pervious materials and driveway designs may be utilized to reduce the impermeable area and achieve compliance. The minimum dimensions for parallel parking spaces are 9'x22'. The proposed site plan indicates an 8'x20' parallel parking space is proposed. Staff has added a condition of approval that the rear parking space complies with the zoning requirement. There is sufficient space in the rear yard to accommodate the minimum parking dimensions. If the impermeable surface total for the lot becomes an

issue, since the additional lot coverage was not accounted for, the Applicant may utilize pervious materials to reduce the impermeable area.

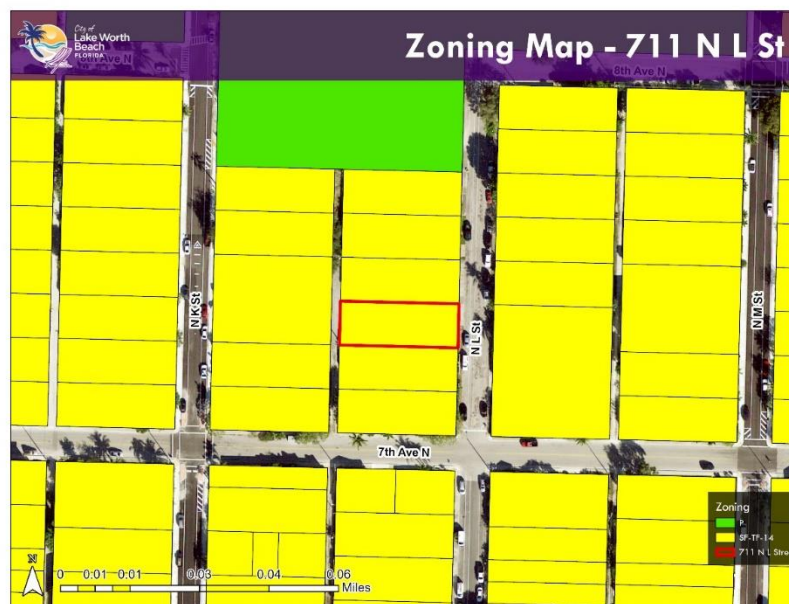
Pursuant to LDR Section 23.1-12, Definitions, a pervious surface is defined as “any surface that is capable of being penetrated by water. For semi-pervious surface materials, two (2) square feet of semi-pervious surface shall be equivalent to one (1) square foot of impervious surface for the purpose of calculating development regulation requirements for permitted, administrative or conditional uses. Percolation (perc) rate of the semi-pervious material must be fifty (50) percent relative to the ground perc rate. Semi pervious material may include but is not limited to pervious pavers, pervious concrete, grasscrete and substantially similar materials.”

SITE ANALYSIS

Surrounding Properties

The site is surrounded by 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. This area contains a FLU designation of MDR and a Zoning designation of SF-TF 14.
- SOUTH:** Immediately south of the subject site is a single-family structure with a rear 2-unit building. This area contains a FLU designation of MDR and a Zoning designation of SF-TF 14.
- EAST:** East of the subject site across North L Street are condominium apartments. This area contains a FLU designation of MDR and a Zoning designation of SF-TF 14.
- WEST:** West of the subject site across the rear alley is a multi-family structure. This area contains a FLU designation of MDR and a Zoning designation of SF-TF 14.



The applicant is requesting approval of a new +/- 2,245 square foot one-story two-family residence. A site plan and architectural drawings are included in this report as **Attachment E**. The subject parcel is well-suited for the proposed development as it provides for the type of development envisioned within the ST-TF 14 zoning designation.

Consistency with the Comprehensive Plan

The subject is located in the Medium-Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.3 in the City's Comprehensive, the FLU designation allows for a maximum density of 20 per acre. The proposed density for the project is 13 per acre. The purpose for the Medium Density Residential designation is to permit the development of two-family and multi-family structures. As the proposed structure is a two-family development and has a proposed density of less than 20 units per acre, it is consistent with the intent of the Medium Density Residential designation.

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

GOAL 3.1: To achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.

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

The proposed development should provide for housing in the workforce or affordable range and utilizes a Wood Frame Vernacular architectural design that complements the City's appearance.

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 single-story two-family structure is proposed with identical facades that front North L Street and the rear alley. Each façade features a covered entry with railings and a gable roof. The structure is designed utilizing concrete block construction finished with stucco simulated wood lap siding on the exterior walls and vertical siding on the smaller roof gables. The roof design features dimensional asphalt shingles and bracketed overhanging eaves. The fenestration incorporates 6/1 aluminum impact single-hung windows with historically compatible window trim, sill, and mullion details. French (glazed) and recessed panel doors are proposed for each façade. Proposed site features include wood fences, landscaping, paver walkways, and paver parking pads in the front yard and rear of the property.

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 single-story buildings surrounding the property, and is in harmony with the height of other historic properties in the 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) 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, French (glazed) doors, and recessed panel 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: The south massing of the front façade features a long unbroken façade. To satisfy this requirement, Staff has added a condition of approval that compatibly sized windows or faux openings featuring recessed shutters shall be added to the front elevation to avoid a long expanse 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.

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

Staff Analysis: The proposed design utilizes a covered porch with a walkway connecting the porch to the driveway. Historically, walkways provided a pedestrian connection between the front door and street. The proposed entrance to the structure is not compatible or in harmony with the prevalent entrances. To satisfy this requirement, Staff has added a condition of approval that a walkway connecting the front door with sidewalk be added.

- (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 be concrete block finished with stucco simulated wood lap siding. This is a common and compatible façade material for new construction proposals within the historic districts.

- (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 roof with dimensional asphalt shingles and bracketed overhangs are common for 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: The new wood fences are setback from the front façade, which creates visual compatibility with the new structure and overall streetscape.

- (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 construction 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 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 associated with this property are located on the side yards behind a fence, not visible from North L Street.

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

Staff Analysis: The new mechanical systems are ground-mounted or installed on elevations not visible from street.

(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 complies with maximum lot coverage and impermeable surface totals for the SF-TF 14 Zoning District. Parking is proposed side-loaded to the front façade and in the rear with vehicular access from the alley. Overall, the design of the proposed structure and site are compatible with visually related properties in the Northeast Lucerne Local Historic District. A preliminary landscape plan is included in **Attachment E**. The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of LDR Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

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: This requirement is not applicable to the subject property with one primary façade on North L Street.

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 adheres to the design features of Wood Frame Vernacular structures. 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 hip roof 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 had 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. 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 structure 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 Northeast Lucerne Local Historic District. Staff has recommended several standard conditions of approval to further ensure visual compatibility, specifically in regards to material choices for the exterior.

PUBLIC COMMENT

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

CONCLUSION

The proposed application is consistent with the City's Land Development Regulations as conditioned and the structure's design and site plan are generally consistent with the Wood Frame Vernacular architectural style and the Historic Preservation Design Guidelines requirements on site considerations. Therefore,

staff recommends approval with conditions, listed below, to allow construction of a new ± 2,245 square foot two-family structure.

Conditions of Approval:

- 1) The windows and doors shall be wood, wood-clad, aluminum, or fiberglass, and the windows shall utilize a historically compatible sill detail, subject to Staff review at permitting. All proposed exterior entry doors shall be compatible with the Wood Frame Vernacular architectural style, and shall be subject to Staff review at permitting.
- 2) All paired windows shall utilize a 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.
- 3) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 4) 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. The smaller single-hung windows utilized for bathrooms and utility rooms have a 3/3 divided-light pattern.
- 5) The windows shall utilize clear glass or glass with a clear Low-E coating. Tinted, highly reflective, grey, or colored glass shall not be used.
- 6) The doors may utilize clear glass, frosted, obscure glass, or glass with a clear Low-E coating. Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 7) The porch post and beam details, bracketed overhangs, and faux vents shall be constructed out of wood or a wood-look material and shall be compatible with the Wood Frame Vernacular architectural style and shall be subject to Staff review at permitting.
- 8) The stucco lap siding 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.
- 9) Compatibly sized windows or faux openings utilizing closed shutters shall be added to the south massing of the front elevation to avoid a long expanse of blank façade. If faux window openings are utilized, they shall be recessed within the wall, utilize trim and sill details, and match the proportions of the other visually related window openings.
- 10) A walkway connecting the front door with sidewalk shall be added. Adjustments to the material or design of the front yard may be required to ensure front yard impermeable surface totals are not exceeded.
- 11) The site plan shall be revised to comply with the front yard impermeable maximum.
- 12) The rear parallel parking space shall be revised to meet the minimum required dimensions.
- 13) The site data table shall be revised to ensure all calculations are consistent and reflect the conditions depicted on the site plan.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100067 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a ± 2,245 square foot two-family

structure at **711 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 **DENY** HRPB Project Number 20-00100067 for a Certificate of Appropriateness (COA) for the new construction of a ± 2,245 square foot two-family structure at **711 North L Street**, 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. Current Property Survey
- B. Current Photos
- C. Proposed Architectural Plans
- D. Historic Preservation Design Guidelines – Wood Frame Vernacular (Excerpt)