



MEMORANDUM DATE: December 9, 2021

AGENDA DATE: December 15, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **226 North K Street**

FROM: Department for Community Sustainability

TITLE: HRPB Project Number 21-01400023: Consideration of a Certificate of Appropriateness (COA) for the construction of (1) new \pm 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street. The subject property is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and the Northeast Lucerne Local Historic District.

OWNER: 226 North K Street, LLC
1199 South Federal Highway Suite 359
Boca Raton, FL 33432

APPLICANT: Contin Architecture and Design
Faten Almosawi
826 S. Federal Highway
Lake Worth, FL 33460

APPLICATION REVIEW HISTORY:

This application received a conceptual review by the HRPB on 11/17/2021. The HRPB provided feedback primarily regarding minor design modifications to the front and side elevations. The applicant resubmitted on 11/30/2021 with plans that reflected the input from the HRPB.

PROPERTY DEVELOPMENT HISTORY:

The subject property is vacant

PROJECT DESCRIPTION:


The applicant, Contin Architecture and Design, is requesting approval for the construction of one (1) new \pm 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street. The lots are located on east side of North K Street, between 3rd Avenue North and 2nd Avenue North. The subject property is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and the Northeast Lucerne Local Historic District and has a Future Land Use (FLU) designation of High Density Residential (HDR).

If approved, the subject application would allow the construction of one (1) new \pm 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street. The application will require the following approvals:

1. **COA** for the construction of one (1) new ± 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street.

STAFF RECOMMENDATION: Staff recommends that the Board discuss the three (3) proposed front facades for the building and select either Option A or Option C on page A203 of the attached plan set. Option B is not consistent with front setback requirements as proposed. Staff also recommends that the Board discuss the amount of fenestration on the front façade and recommends additional fenestration on that facade. The proposed project is generally consistent with the City’s Land Development Regulations and Historic Preservation Design Guidelines.

PROPERTY DESCRIPTION:

| | | |
|------------------------------------|--|---|
| Owner | SUNDREAM DEVELOPMENT LLC |  |
| General Location | East side of North K Street, between 3 rd Avenue North and 2 nd Avenue North | |
| PCN | 38-43-44-21-15-048-0120 | |
| Zoning | Medium-Density Multi-Family Residential (MF-30) | |
| Existing Land Use | Vacant | |
| Future Land Use Designation | High Density Residential (HDR) | |

SITE ANALYSIS:

Surrounding Properties

The site is surrounded by residential properties 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 parcel contains a FLU designation of HDR and a zoning designation of MF-30.

SOUTH: Immediately south of the subject site is a single-family structure. This parcel contains a FLU designation of HDR and a zoning designation of MF-30.

EAST: East of the subject site across North K Street is a single-family structure with detached accessory structure and a multi-family structure. These parcels contain a FLU designation of HDR and a zoning designation of MF-30.

WEST: West of the subject site across the rear alley is a multi-family structure. This parcel contains a FLU designation of HDR and a zoning designation of MF-30.

Consistency with the Comprehensive Plan

The subject site is located in the High-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 30 per acre. As the proposed structure is a multi-family development with a proposed density of less than 30 units per acre, it is consistent with the intent of the High Density Residential designation.

The proposed multi-family structure is also consistent with Goal 3.1, which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.

LAND DEVELOPMENT CODE REQUIREMENTS:

| Land Development Code Requirements | | |
|---|--|--|
| Code References | 23.3-11 (MF-30); 23.4-10 (Off-street parking) | |
| | Required | Proposed – Site Plan |
| Lot Area | 5,000 sf. | 6,750 sf. |
| Lot Width | 50’-0” | 50’-0” |
| Building Height | 30’-0” (2 stories) | 24’-4” |
| Setback - Front | 20’-0” | 20’-0” |
| Setback - Side | 10% of lot width, 3’ min. 5’ min for two stories | North: 11’-0” South: 10’-0” |
| Setback - Rear | 15 ft or 10% of lot depth | 28’ |
| Impermeable Surface Total (1) | 60% | 59% |
| Front Yard Impermeable Surface Total | 900 sf. or 75% pervious and landscaped | In compliance as proposed, to be reviewed at landscape permit |
| Maximum Building Coverage (1) | 40% | 39.5% |

| | | |
|---------------------------------|---|---|
| Density/Number of Units | 4 dwelling units | 4 dwelling unit |
| Floor Area Ratio ⁽¹⁾ | 0.75 max. | 0.61 |
| Living Area | 600 sf. Minimum – 1 bedroom 750 sf – 2 bedrooms | 600 sf – 1 bedroom > 1,100 sf per 2-bedroom unit |
| Parking | 7 spaces | 7 spaces (4 on-site/2 on-street/1 bike rack) |
| Parking Dimensions | 9’x18’ perpendicular or angled off street with 10’ backout on alley | 9’x18’ perpendicular off alley with an additional 10’ backout |

The proposed site plan is included in this report as **Attachment A**. The plans are generally consistent with all site data requirements in the City’s zoning code. A landscape plan was also provided in the application which will be reviewed at permitting for compliance with the City’s landscape requirements. The proposed site plan is being concurrently administratively reviewed.

Site Design Qualitative Standards

The intent of the City’s site design qualitative standards is to minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping, and other site improvements.

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.

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

A. In approving or denying applications for certificates of appropriateness for new construction and additions (as applicable), the city shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property’s historic district:

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

Staff Analysis: The height of the proposed buildings is visually compatible and in harmony with the heights of surrounding buildings.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.

Staff Analysis: The width and height of the front elevation of the proposed building are in scale with the surrounding properties.

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

Staff Analysis: The proposed window openings on the front facades are narrow with a smaller window on the second floor. Board members provided feedback at the November conceptual review that additional fenestration on this façade should be considered.

- (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 elevations generally avoid long expanses of blank façade.

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

Staff Analysis: The proposed siting of the buildings is generally appropriate and visually compatible with the spatial relationships found between neighboring and similar buildings throughout the district.

- (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 entrances are side loaded as is typical of this multi-family development pattern in the area.

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

Staff Analysis: The façade of the building will be stucco on a masonry building. These materials are generally appropriate and found throughout 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 proposed flat roof shape is compatible with the architectural design of the building.

- (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 building placement and façade is visually compatible with buildings in the area.

- (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 and mass of the buildings 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.

Staff Analysis: The proposal is compatible with the development patterns of the neighborhood, which feature a broad array of architectural styles, building materials, and site plans.

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

Staff Analysis: The design of the structure is consistent with current trends in modern building design.

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

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

Staff Analysis: This requirement is not applicable to 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: Staff will condition the project so that all mechanical equipment be located within the side or back yards and outside of required 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.

Staff Analysis: This requirement is not applicable to the new construction project on a vacant property.

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

Staff Analysis: The proposed new construction project is generally consistent with all site data requirements in the City's Zoning Code. The proposed site design, including off-street parking, fencing, gates, and walkways are generally compatible with the surrounding neighborhood. This project is being processed for a concurrent minor site plan amendment as it is 3 units or more.

B. In considering certificates of appropriateness for new buildings or structures, which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade.

Staff Analysis: The visual compatibility standards have only been applied to portions that will be visible from North K Street. The current proposal features is in a distinctive modern architectural style, which are not featured in the Historic Preservation Design Guidelines.

New Construction:

Per the LWBHPDG pg. 216; *"New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style."*

Per the LWBHPDG pg. 218; *“When building a new structure within a historic district, the owner should consider the variety of historic styles in Lake Worth beach, choose one, and design a structure consistent with the details provided in this guide.”*

Staff Analysis: The building’s flat roofline and façade design is most commonly associated with the design of City’s collection of modern architectural styles.

PUBLIC COMMENT:

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

CONCLUSION:

Staff recommends approval of the application.

Conditions of Approval

- 1) All proposed exterior entry doors shall be compatible with the Modern architectural style, and shall be subject to Staff review at permitting.
- 2) The doors may utilize clear glass, frosted, obscure glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 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 windows shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 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 stucco texture shall be smooth, as proposed.
- 6) All improved surfaces shall be setback a minimum of 1’-0” from property lines to allow for adequate water runoff within the property boundary.
- 7) All mechanical equipment shall be located to the side and rear of the property and outside of required setbacks.
- 8) All fencing and gate locations, heights, and materials shall be reviewed by staff at permitting. Staff recommends horizontal fencing in a modern aesthetic.
- 9) A minimum of 1 shade tree shall be required in the front yard. Landscaping shall be reviewed for compliance with the City’s landscape requirements at permit.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-01400023 with staff recommended conditions for a Certificate of Appropriateness (COA) for the construction of (1) new ± 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North **226 N K Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-01400023 for a Certificate of Appropriateness (COA) the construction of (1) new ± 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of

Block 48 at **226 N K 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. Applicant's Plans & Supporting Documentation