



MEMORANDUM DATE: December 31, 2019

AGENDA DATE: January 8, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **417 South J Street (Lot 24)**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 19-00100258:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot single-family residence at **417 South J Street (Lot 24)**; PCN#38-43-44-21-15-151-0240. The subject property is located in the Single-Family Residential (SFR) Zoning District and the Southeast Lucerne Local Historic District.

APPLICANT/OWNER: Nestor Rivera
JENS Properties LLC
1027 South Palmway
Lake Worth Beach, FL 33460

BACKGROUND:

The subject property is a 25' x 135' vacant platted lot of record located in the Single-Family Residential (SFR) Zoning District and the Southeast Lucerne Local Historic District.

PROJECT HISTORY:

At the August 14, 2019, Historic Resources Preservation Board (HRPB) meeting, a Variance was approved to allow a 2.3' side setback, compared to the required 3'-0" side setback, between the primary structure and the north property line on Lot 25. The Variance allowed the Applicant to proceed with a lot separation request from the Palm Beach County Property Appraiser to separate Lot 24 and Lot 25 back to two platted lots of record.

REQUEST:

The Applicant has submitted plans for the construction of a new +/- 1,495 square foot two-story single-family residence to be constructed on the lot. The Applicant has provided proposed architectural plans for the building, including a site plan, floor plan, landscape plan, and elevations. The proposed building is designed in a Wood Frame Vernacular architectural style.

The building is proposed to be built utilizing wood frame construction with a smooth stucco finish on the ground floor and a fiber-cementitious lap siding on the second floor (alternate option: simulated stucco lap siding) and a galvalume metal roof (alternate option: dimensional asphalt shingles) with bracketed

overhanging eaves. A single-story side covered porch is proposed with cedar balusters, decorative wood railings, and a shed roof with exposed rafter tails that replicates the appearance of a gable roof on the front façade. The building is designed with full-view aluminum impact single-hung windows with historically compatible window trim, sill, and mullion details. Proposed site features include concrete walkways and a rear-parking pad that provides vehicular access to the structure from the alley.

The property is zoned Single-Family Residential (SFR) and is subject to the requirements of LDR Section 23.3-7.

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. ft.	3,375 sq. ft. (existing platted lot of record)
Lot width	50'-0"	25'-0" (existing platted lot of record)
Lot depth	n/a	135'-0"
Front setback	20'-0"	20'-0"
Side setback	10% of lot width (min. 3') = 3'-0" each side <i>Two-story buildings shall be set back a minimum of 5'-0"</i>	3'-0" (one-story elements) 5'-0" (two-story elements)
Rear setback	10% of lot depth for primary structures = 13'-6"	65'-0"
Height (SFR zoning)	30' for primary structure	Approx. 19'-1½"
F.A.R. ¹ for a Small Lot	0.55 max. (1,856 sq. ft.)	0.44 = (1,495 sq. ft.)
Max. Building Coverage ² for a Small Lot	40% max. (1,350 sq. ft.)	23.6% = (785 sq. ft.)
Impermeable surface for a Small Lot	60% max. (2,025 sq. ft.)	43.6% = (1,472 sq. ft.)

¹ *Floor area ratio*: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

² *Building lot coverage*: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

ANALYSIS:

New Construction:

Zoning and Comprehensive Plan Consistency

The proposed new construction project is consistent with all site data requirements in the City's Zoning Code and Comprehensive Plan. The application as proposed meets the minimum off-street parking requirements (one space for a single-family dwelling on a 25' wide lot) and is in compliance with all impermeable surface requirements.

A landscape plan is included in **Attachment D**. The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City's historic preservation regulations. This criterion is provided in **Attachment B** and include Staff's response to each criterion. The criteria deal primarily with massing, scale, materials, and design compatibility with the surrounding historic district.

After reviewing the decision making criteria, it is the analysis of Staff that the new construction project as proposed is generally compatible with the regulations set forth in the historic preservation ordinance and the City of Lake Worth Beach Historic Preservation Design Guidelines portions on new construction and site plan considerations.

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 complimentary and compatible design for the Southeast Lucerne Local Historic District.

Overall, the proposed design responds to the lot's size, shape, and configuration, and respects the lot development pattern in the neighborhood. The massing and height of the structure, although taller than its immediate neighbors to the north and south, is visually compatible to nearby two-story buildings. Staff has recommended several standard conditions of approval to further ensure visual compatibility, specifically material choices for the exterior of the new single-family structure.

Public Comment

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

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.3 To preserve and enhance the City's community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Goal 3.1 To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

If the Board chooses to approve the application, Staff suggests the following conditions:

- 1) All proposed exterior entry doors shall be compatible with the Wood Frame Vernacular architectural style, and shall be subject to Staff review at permitting. 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.
- 2) All paired windows shall utilize a 6" wide mullion between windows. Wood trim, fiber-cement trim, or simulated wood stucco trim shall be applied to the exterior of mullion to replicate the appearance of a historic wood mullion.
- 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 clear glass or glass with a clear Low-E coating. Tinted, highly reflective, grey, or colored glass shall not be used.
- 5) 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.
- 6) The porch balusters and beam details shall be constructed out of wood and shall be compatible with the Wood Frame Vernacular architectural style and shall be subject to Staff review at permitting.
- 7) The second-floor siding shall have a texture, reveal, and profile that is compatible with wood lap siding commonly found on Wood Frame Vernacular style structures. Staff shall review and inspect a portion of siding prior to completion.
- 8) Staff *recommends* that the Board select a siding material for the second-floor or approve both proposed options:
 - a. Fiber-cementitious lap siding
 - b. Simulated stucco lap siding
- 9) Staff *recommends* that the Board select a roofing material or approve both proposed options:
 - a. Galvalume metal roof
 - b. Dimensional asphalt shingles

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 19-00100258: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot two-story single-family residence at **417 South J Street (Lot 24)**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations, Section 23.5-4.

I MOVE TO **DENY** HRPB Project Number 19-00100258: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot two-story single-family residence at **417 South J Street (Lot 24)**, 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 Regulations Section 23.5-4 and the City's Comprehensive Plan.

ATTACHMENTS:

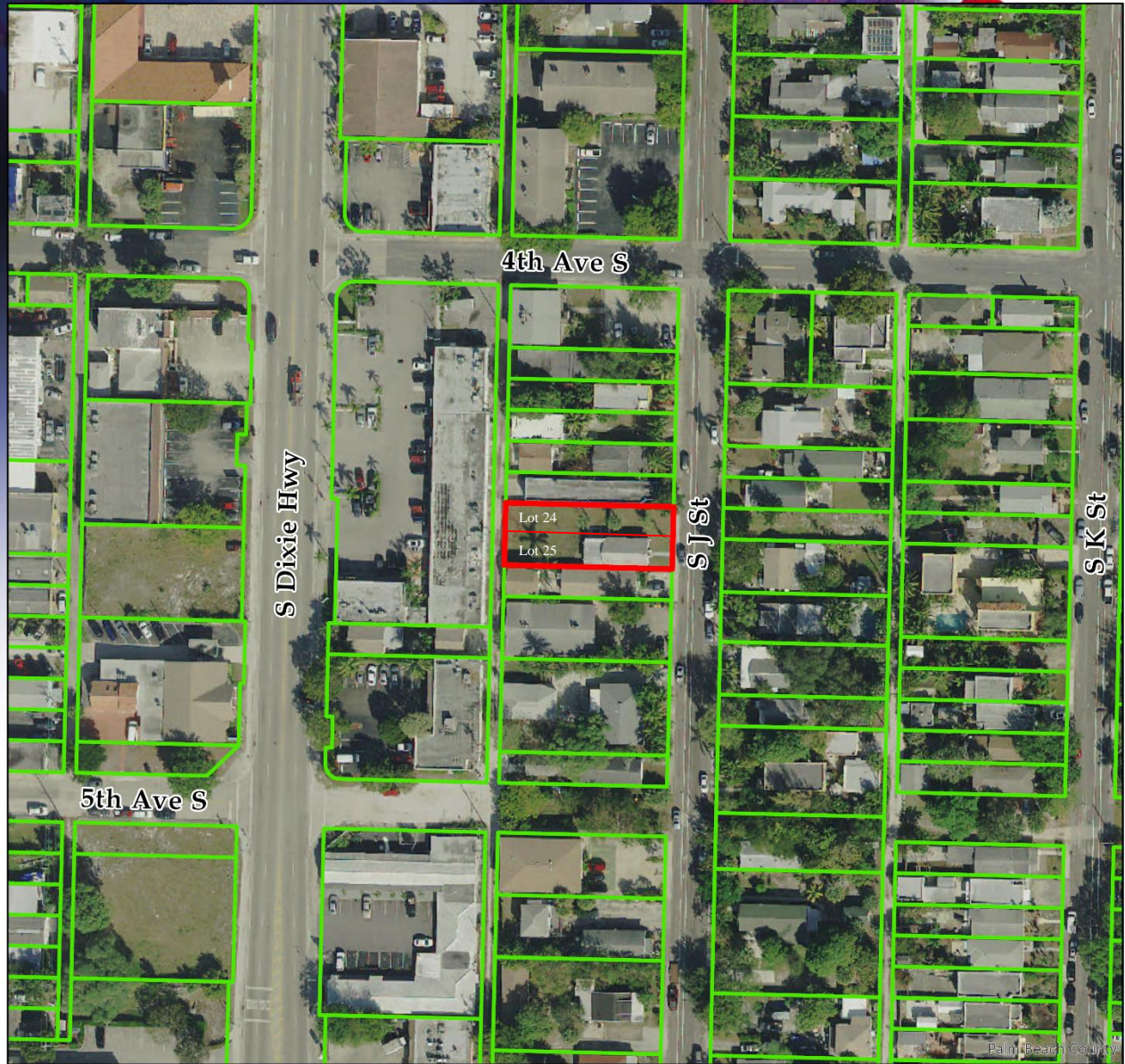
- A. Location Map – 417 South J Street (Lot 24)
- B. Decision Criteria – New Construction
- C. Current Photos
- D. Proposed Architectural Plans
- E. Proposed Product Information

ATTACHMENT A



Location Map: 417 South J Street

Department for Community Sustainability
Planning, Zoning & Historic Preservation



Map Legend

 417 South J Street

0 62.5 125 250 Feet

