



MEMORANDUM DATE: February 5, 2020

AGENDA DATE: February 12, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **703 North K Street**

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

TITLE: **HRPB Project Number 20-00100008:** Consideration of a request for a Certificate of Appropriateness (COA) for exterior alterations and construction of a +/- 443 square foot residential addition to convert the existing single-family structure to a two-family structure for the structure located at 703 North K Street; PCN# 38-43-44-21-15-216-0160. The subject property is located in the Single-Family Two-Family Residential (SF-TF 14) Zoning District and the Northeast Lucerne Local Historic District.

<u>Owner:</u>	Michael Coyle 703 North K Street Lake Worth Beach, FL 33460	<u>Agent:</u>	Wes Blackman, AICP CWB Associates 241 Columbia Drive Lake Worth Beach, FL 33460
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BACKGROUND:

The single-family structure located at 703 North K Street was constructed c. 1946 in a Masonry Minimal Traditional architectural style. The structure is located on a corner lot, and has frontage on North K Street to east and 7th Avenue North to the south. Although the architect is unknown, the building was constructed by the original owner, Mr. William T. Ritney. The original architectural drawings are located within the City's property files and are included in this report in **Attachment C**. The architectural drawings for the structure illustrate a one-story residence of masonry construction with a smooth stucco finish, asbestos shingle gable roof, and steel divided light casement windows. The front façade featured a recessed front porch and a shallow roof overhang, which are typical features of Masonry Minimal Traditional structures. The original architectural plans also indicate the structure was designed with a rear porch that connected the main structure to a rear two-car garage. City permit records indicate substantial alterations to the structure over time, including permits for a roof replacement with asphalt shingles, garage door replacement, screening of the front porch, and window and door replacement. The structure was captured in the 2003 Northeast Lucerne Designation Report and classified as a non-contributing resource. Overall, the structure retains a moderate degree of historic integrity of location, setting, and design, and a moderate to low degree of historic materials.

REQUEST:**Certificate of Appropriateness: Addition and Exterior Alterations**

The Applicant has submitted plans to enclose the existing two-car garage and construct a +/- 443 square foot 2nd-story addition to convert the existing single-family structure to a two-family structure. The proposed exterior alterations and addition are designed to be visually compatible with the existing structure by utilizing similar exterior finishes and openings. The converted garage and addition will utilize a smooth stucco exterior finish, aluminum impact single-hung, awning, and fixed windows with divided-light patterns, a French entry door, and an asphalt shingle gable roof with projecting dormers that utilize roll roofing due to the low slope. Site features will include a new fence and patio area fronting 7th Avenue North and four new parking spaces that will be accessed from the alley.

The property is located in the Single-Family Two-Family Residential (SF-TF 14) Zoning District.

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. ft.	6,750 sq. ft.
Lot width	50'-0"	50'-0"
Lot depth	n/a	135'-0"
Front setback	20'-0"	Existing: 30.8'
Side setback	10% of lot width = 5'-0" each side	North Existing: 10'-2" South Existing: 17'-8"
Rear setback	10% of lot depth = 13'-6"	Existing: 20'-0"
Height (SF-TF 14 Zoning)	30'-0"	Existing: 17'-8" Proposed: 18'-6"
F.A.R. ¹	0.50 max. (3,375 sq. ft.)	Proposed: 0.42 (2,802 sq. ft.)
Max. Building Coverage ² for a Medium Lot	35.00% max. (2,363 sq. ft.)	35.95% (2,359 sq. ft.)
Impermeable Surface	55.00% (3,713 sq. ft.)	40.64% (2,743 sq. ft.)
Living Area	2 nd dwelling unit shall be equal to or less square feet than first dwelling unit but at least 400 square feet	1,069 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.

Pursuant to LDR Section 23.4-10(f) Minimum parking requirements by use.

<u>Principal Use</u>	<u>Minimum Number of Parking Spaces</u>	<u>Proposed</u>
Two-Family Dwelling	2 spaces per unit Total of 4 Parking Spaces	4 (Off-Street) Parking Spaces

COMPREHENSIVE PLAN CONSISTENCY:

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

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)

Staff response: The proposed project will adaptively re-use a single-family structure and convert it to a two-family structure. The proposal will preserve the existing structure and propose exterior alterations that are compatible with the Masonry vernacular architectural style and the Northeast Lucerne Local Historic District. In addition, the second unit will add to the City’s housing stock.

ANALYSIS:

Zoning and Comprehensive Plan Consistency

The proposed addition is consistent with all site data requirements in the City’s Land Development Regulations and Comprehensive Plan. The addition as proposed would be conforming and meets the minimum off-street parking requirements, and would not require any variances. A determination to see if a landscape review will be required will be performed at permitting. The conversion of the single-family structure to a two-family structure also is permitted in the Single-Family Two-Family Residential (SF-TF 14) Zoning District.

Historic Preservation

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

The proposed alterations enclose the existing two-car garage and add +/- 443 square feet of living space in a second-story addition. The converted garage will accommodate a new living room, kitchen, and bathroom for the second unit. The existing enclosed rear porch will be converted to a dining area for the new unit, and the second story addition will contain two bedrooms and a bathroom. In total, the second unit will provide 1,069 square feet of living area.

The proposed design of the addition is a change in design from the existing structure, specifically in regards to the roofline but features compatible materials and treatments. The addition requires removal of the garage's existing roof to construct the addition. The orientation of the gable roof will be altered, resulting in a design where the gable end will front 7th Avenue North. The roof design is compatible with other Minimal Traditional structures found within the City's historic districts, which feature second-story dormers. The converted garage and addition will utilize a compatible stucco exterior finish, and compatible windows, doors, and roofing materials.

The project architect has largely responded to Staff's requests and has altered the design to ensure compatible openings were added to avoid long expanses of blank façade. Staff has included recommendations to further increase the overall visual compatibility of the project and consistency with the City's Historic Preservation Ordinance and the Historic Preservation Design Guidelines.

Public Comment

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

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.

Certificate of Appropriateness

If the Board chooses to approve the request for the **Certificate of Appropriateness** for exterior alterations and the residential addition, Staff suggests the following conditions:

- 1) All proposed exterior entry doors shall be compatible with the Masonry Minimal Traditional 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) The windows shall be recessed in the wall, and shall not be installed flush with the exterior wall.
- 3) 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.
- 4) 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.
- 5) The addition's smooth stucco shall match the stucco on the existing structure in application, coarseness, and texture.
- 6) The addition roof material shall match the dimensional asphalt shingles on the existing structure. The dormers may utilize roll roofing due to the low slope.

POTENTIAL MOTIONS:

I MOVE TO **APPROVE** HRPB Project Number 20-00100008: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and construction of a +/- 443 square foot residential addition to convert the existing single-family structure to a two-family structure located at **703 North K Street**, 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 20-00100008: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and construction of a +/- 443 square foot residential addition to convert the existing single-family structure to a two-family structure located at **703 North K 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 Regulations Section 23.5-4, the Secretary of the Interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

- A. Location Map – 703 North K Street
- B. Decision Criteria for Additions
- C. Property File Documentation
- D. Current Photos
- E. Proposed Architectural Plans
- F. Applicant Justification Statement
- G. Proposed Product Information

ATTACHMENT A

