



**MEMORANDUM DATE:** February 5, 2020

**AGENDA DATE:** February 12, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **403 South M Street**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 20-00100006:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. single-family structure at **403 South M Street**; PCN# 38-43-44-21-15-157-0180. The subject property is a vacant lot located in the Single-Family Residential (SF-R) Zoning District and the Southeast Lucerne Local Historic District.

**OWNERS:** Daniel Walesky  
Royal Building Group, LLC  
9100 Belvedere Rd., Suite 105  
Royal Palm Beach, FL 33411

**PARCEL BACKGROUND:**

The subject property is a vacant lot measuring 50' x 135' in the Southeast Lucerne Local Historic District. The property has public frontage on South M Street to the east.

**PROJECT BACKGROUND:**

In July of 2017, the current Applicant requested a Certificate of Appropriateness for the new construction of a single-family residence on the parcel located at 403 South M Street. The Historic Resources Preservation Board denied the request as it was found not to be in compliance with the City's LDR Sec. 23.5-4(k)3 "Additional guidelines for new construction; visible compatibility" and the City's Comprehensive Plan. A revised proposal for the single-family residence was brought before the HRPB at the December 12, 2017 meeting. The revised proposal was approved with conditions and the Department for Community Sustainability (DCS) issued a Development Order for the project. The Development Order and approved architectural plans have been included in this report as **Attachment B**.

On December 12, 2018, DCS received a request from the Applicant for a six (6) month time extension for the project to provide sufficient time for the Applicant to submit the necessary building permit applications. On June 13, 2019, a second request for a six (6) month extension was submitted by the Applicant and administratively approved by Staff. This approval has been included in this report as **Attachment C**.

On December 12, 2019, the Applicant requested an additional COA extension, which Staff was unable to grant due to the provisions of Sec. 23.5-4(j).

**REQUEST:**

The Applicant has resubmitted plans for the construction of a new one-story, single family, +/- 2,361 sq. ft. residential structure, included in this report as **Attachment D**. The building is generally the same as it was when presented to the HRPB in 2017. The building will have public frontage on South M Street to the east. The building is not designed in a distinguishable style of architecture, though it may be considered contemporary. The building is proposed to be constructed of concrete block walls with a stucco finish, and a Boston-hip style roof in the front and a broad gable roof in the rear. Other proposed features for the exterior of the building include an integral front facing garage, aluminum horizontal slider windows, a full light French door, and covered front and rear entry porches. The Applicant has chosen to alter the initial design by upgrading the roofing material from a dimensional asphalt shingle to a flat concrete tile.

The property is Zoned Single Family Residential (SF-R).

<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"	20'-0"
Side setback	10% of lot width = 5'-0" each side	North Property Line - 5'-0" South Property Line - 5'-0"
Rear setback	15'-0" or 10% of lot depth = 13'-5"	46'-4" from the rear covered patio
Height	30' for primary structure, 24' for accessory, 2 stories	12'-0"
F.A.R. <sup>1</sup>	0.50 (3,375 sq. ft.)	0.23 (1,580 sq. ft.)
Max. Building Coverage <sup>2</sup> for a Medium Lot	35% max. (2,362.5 sq. ft.)	34.98% (2,361 sq. ft.)
Impermeable surface	55% max. = 3,712.5 sq. ft.	45.57% = 3,076 sq. ft.
Front yard impermeable surface	25% max. = 250 sq. ft. within the 20' front setback	25% = 250 sq. ft.

<sup>1</sup> *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.

<sup>2</sup> *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.

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**ANALYSIS:**

*New Construction:*  
Zoning and Comprehensive Plan Consistency

The proposed new construction project is consistent with all site data requirements in the City's Land Development Regulations and Comprehensive Plan. The proposed building includes a front porch that allows the building to adhere to the customary 20' front setback in the historic district. The proposal also meets all off-street parking requirements.

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 criteria is provided in **Attachment E** and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

It is the analysis of Staff that the proposed new construction project is minimally compatible with the regulations set forth in the historic preservation ordinance and the historic preservation design guidelines. The proposed design features minimal architectural detailing and does not utilize a distinguishable style architecture.

The proposed elevations depict long expanses of unbroken façades, particularly on the north and south facades, which have very few windows. Neighboring historic structures utilize many windows at regular intervals for light and ventilation into the structure. Staff has recommended that the Applicant add additional windows or details in order to avoid the long expanses of unbroken façades. The front porch on the drawings also has an atypical capital and base detail for the district. Staff recommends revised details for these decorative elements. The porch also could utilize railings or breezeblock accents for more detailing. The design does include a basic water table detail around the building; however, this detail is not a common façade feature in the districts.

The proposal includes an oversized forward facing 1.5 car garage door on the south end of the front elevation that takes up nearly half of the front façade and is atypical for this district. Integral car garages are typically found on Masonry Vernacular or Masonry Minimal Traditional residences in the districts, but they are generally only 9'-0" wide, and are accompanied by other features that delineate these home styles; such as low-sloped hipped roofs, recessed front porches, divided light windows, and balanced facades. The current driveway is also 12'-6" wide, which maxes out the impermeable surface provision for the front yard. Staff recommends that the driveway be reduced in size so that a walkway connecting the house to the street can be included.

The relationship of the building's width to its roof type is also somewhat atypical for the historic districts. The base of the structure is 40' wide and the predominate roofline is a Boston-hip design. Most single-

story, masonry residential buildings in the districts have a series of low hipped roofs over the different passing elements, or low side gable roofs.

The structure's concrete block construction and stucco application is vaguely reminiscent of the Masonry Vernacular or Masonry Minimal Traditional style, but the proposal is still lacking general features of any discernable architectural style.

#### Public Comment

At the time of publication of the agenda, Staff has not received any public comments regarding this project.

#### **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.

#### **RECOMMENDATION:**

Based on the decision criteria for new construction, Staff's analysis is that the proposal is minimally compatible with the historic district. Staff recommends that the Board review the proposal and the decision making criteria for new construction. Should the Board approve the request, Staff has included conditions of approval to increase visual compatibility.

- 1) The porch columns shall be revised to utilize a design that does not interrupt the supporting beam, and the simplified column capital and base shall utilize historically compatible proportions and detailing, subject to staff review at permitting.
- 2) The garage door shall have a flush panel or recessed panel design, and shall not utilize raised panels.
- 3) The windows shall be recessed a minimum of 2" in the wall, and shall not be installed flush with the exterior face of the wall.
- 4) The windows, doors, and French doors shall be wood, wood-clad, fiberglass or aluminum, and the windows shall utilize the water table as a sill or a historically compatible sill detail, subject to Staff review at permitting.
- 5) All window glass shall be clear or have a clear Low-E coating. Tinted, grey, colored, or mirrored glass shall not be utilized.
- 6) The proposed flat concrete tile shall be finished in white or light grey.
- 7) Prior to permitting, the Applicant shall provide a Unity of Title document verifying the unification of the two lots.
- 8) Compatibly sized windows shall be added to the north and south facades to avoid the long expanses of blank façade.
- 9) The driveway shall be reduced in size so that a walkway connecting the front door with sidewalk can be added without going over the front yard impermeable surface provision.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB 20-00100006: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. structure at **403 South M 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 and the Lake Worth Beach Historic Preservation Design Guidelines.

I MOVE TO **DENY** HRPB 20-00100006: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. structure at **403 South M 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, the Lake Worth Beach Historic Preservation Design Guidelines, and the City's Comprehensive Plan.

**ATTACHMENTS:**

- A. Project Location Map
- B. HRPB Development Order – COA #17-00100298 and Approved Architectural Drawings
- C. Project Time Extension Letter – COA #17-00100298
- D. Proposed Architectural Drawings
- E. Decision Making Criteria – New Construction
- F. Current Photos

ATTACHMENT A

