



MEMORANDUM DATE: June 28, 2022

AGENDA DATE: July 13, 2022

TO: Chair and Members of the Historic Resources Preservation Board

RE: **427 South K Street**

FROM: Department for Community Sustainability

TITLE: HRPB Project Number 22-00100258: Consideration of a Certificate of Appropriateness (COA) for a new detached accessory structure with a two-car garage and additional living space on the second floor for the property located at 427 South K Street; PCN# 38-43-44-21-15-153-0300. The subject property is a contributing resource within the Southeast Lucerne Historic District. The property is located in the Single Family Residential (SFR) zoning district. The future land use designation is Medium Density Residential (MDR). A historic waiver is required to allow the accessory structure to exceed 40% of the principal structure.

OWNER(S): Erin Crawford
427 South K Street
Lake Worth Beach, FL 33460

CONTRACTOR: Alexander Viani
Palm Beach Gardens Contracting Inc.
Dba Home Renovation Solutions
211 2nd Court
Palm Beach Gardens, FL 33410

PROPERTY DEVELOPMENT HISTORY:

According to the City's historical property files the original structure was built in 1925. The Florida Master Site File has assigned the identification code PB06880 to this structure and defines the architectural style as Mediterranean/Mission Revival. Modifications have been minimal. The existing condemned garage was built in 1961 and repaired in 1986.

PROJECT DESCRIPTION:

The property owner, Erin Crawford, is requesting a COA for the construction of a 942 SF two-story, two car garage with living space on the second floor to replace the existing condemned garage for the building located at 427 South K Street. The subject property is located on the west side of South K Street between 4th Avenue South and 5th Avenue South.

Exhibit 1 – Condemned Garage



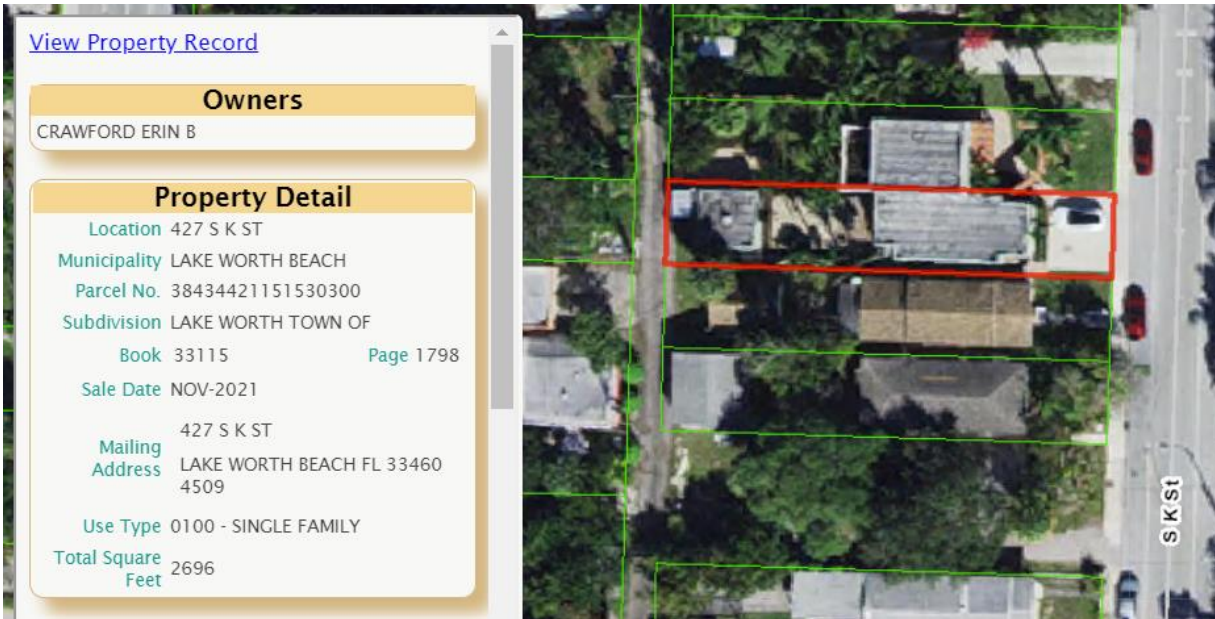
Exhibit 2 – Proposed Accessory Structure with Garage and Living Space



STAFF RECOMMENDATION: Staff recommends approval of the proposed new construction with conditions, including the condition that the side setback of the accessory structure along the southern property line shall be increased to 10 feet. The proposed accessory structure with two-car garage and additional living space on the second floor is designed with materials and detailing that are consistent with the existing structure. However, the proposed accessory is slightly larger than what is permitted in the City’s Land Development Regulations in the Single Family Residential (SF-R) zoning district. The calculation of the size of the 942-sf accessory structure does not appear to be accurate and also excluded the exterior roofed porch (+/- 30 sf) and the roofed exterior stair landing. Therefore, staff is recommending that the HRPB discuss if the proposed accessory structure, which is approximately 43 sf larger than what is permitted, is contextually appropriate within the district and if a waiver is appropriate. With these criteria in mind, staff contend that these modifications are successful in complying with the City’s design guidelines and historic preservation ordinance.

Owner	Erin Crawford
General Location	W. Side of S. K St. Between 4 th Ave. S. and 5 th Ave. S.
PCN	38-43-44-21-15-153-0300
Zoning	Southeast Lucerne
Existing Land Use	Single Family Residential (SFR)
Future Land Use Designation	Medium Density Residential (MDR)

LOCATION MAP:



Consistency with the Comprehensive Plan

The subject site is located in the Single Family Residential (SFR) designation. The future land use designation is Medium Density Residential (MDR). The proposed accessory structure with a two-car garage and additional living space on the second floor is consistent with this designation.

Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. Per the City’s Historic Preservation Ordinance (LDR Sec. 23.5-4), the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation, changes to the exterior of contributing structures must ensure that the setbacks, height, mass, bulk, and orientation to a public street are compatible with neighboring properties within the historic district. Building materials and details of architectural style and their preservation or replacement shall consider the integrity of overall architectural style and materials. The proposed accessory structure with two-car garage and additional living space on the second floor is designed to be compatible with and complement the Mediterranean/Mission Revival architectural style found in the existing structure. With these criteria in mind the proposed alterations are consistent with the intent of the policy.

ZONING ANALYSIS:

The subject application was reviewed for general consistency with the requirements of LDR Section 23.3-7- SF-R. The proposed project appears to be generally consistent with the requirements of the zoning district, except that the proposed application exceed the maximum square footage allowed for an accessory structure and is exceeds the maximum wall height at the side setback. Staff is recommending

a condition of approval increase the side setback of the new accessory structure along the southern property to 10 feet to comply with the LDR requirements. Further, approval of the application as proposed would require a historic waiver allowing for the proposed accessory structure to exceed 40% of the principal structure, or 942 sf. Formal and complete review for compliance with the City’s Land Development Regulations, including landscaping and fencing/walls, will be conducted at building permit review. Therefore, staff has drafted a condition of approval clarifying that review and approval for zoning compliance shall occur at building permit review.

Development Standard		SFR Zoning District	Provided
Setbacks	Front (min build-to line)	20'	+/- 23' (Principal Structure)
	Rear (min)	15' Principal Structure 5' Accessory Structure	+/- 53' (Principal Structure) +/- 8' (Accessory Structure)
	Street Side (min)	5'	N/A
	Interior Side (min)	5'	5'
Impermeable Surface Coverage (maximum)		55%	54.9%
Structure Coverage (max)		35%	33.86%
Accessory structure - living space & garage (max)		40% of 2356 sf structure (942 sf max)	41.8% (985 sf) *Waiver required
Building Height (max)		30' Principal Structure 24' Accessory Structure	Not provided (existing)/ 23'4"
Maximum Wall Height at Side Setback		18' 24" at 10' setback	23'6" at 5' setback *Condition of Approval proposed to increase setback to 10'
Floor Area Ratio (FAR) (max)		0.5	0.494
Parking		2 spaces	2 spaces in garage 2 spaces in front driveway

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City’s Historic Preservation Design Guidelines provide standards and recommendations for new construction. New construction, defined as a new structure within a historic district, should be carefully planned and designed so that it is compatible with neighboring structures. It is very important that the construction of new structures adhere to certain principles that are vital to the health and longevity of the historic district, including style, the street, scale, height, massing, building placement and orientation, as well as materials and details.

Staff Analysis: The proposed accessory structure with a two-car garage and additional living space on the second floor is designed with material and detailing that differentiate from, but are compatible with, the existing structure. With these criteria in mind, staff contend that these modifications are successful in complying with the City’s design guidelines and historic preservation ordinance.

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

Certificate of Appropriateness

All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City’s Historic Preservation Ordinance, detailed in the section below. The Mediterranean/Mission Revival architectural style sections of the City’s Historic Preservation Design Guidelines are available on the webpage: <https://lakeworthbeachfl.gov/community-sustainability/historic-preservation/>

Section 23.5-4(K)(1) *General guidelines for granting certificates of appropriateness*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Staff Analysis: The proposed accessory structure with a two-car garage and additional living space on the second floor is designed to complement the architectural style of the main structure and will not detract from the historic significance of the original building. Based on the direction provided in the City’s Historic Preservation Design Guidelines, staff contend that the proposal is *successful* in complimenting the existing architectural style.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Staff Analysis: The proposed modifications will have no direct physical effect on any surrounding properties within the Southeast Lucerne Historic District. The proposed work is complementary to other existing structures on the street.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Staff Analysis: The proposed new construction complements the historic and architectural significance of the subject property. The design, arrangement, texture, materials, and color of the modifications compliment the original features of the structure.

- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property. However, the existing garage has been condemned and demolished, and denial will leave the homeowner without a replacement structure.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: Yes, the applicant's plans can be completed in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Staff Analysis: The proposed modifications are in compliance with the City's Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the City's Historic Preservation Ordinance (LDR Sec. 23.5-4).

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Staff Analysis: The structure is designated as a contributing resource within a local historic district. The proposed modifications will have no adverse effects on the structure's features which serve as the basis for its contributing designation.

Section 23.5-4(k)(3) Additional guidelines for new construction and for additions (as applicable); visual compatibility

1. All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. The HRPB may adopt additional guidelines to help define visual compatibility, which shall be available at the department for community sustainability. 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.

- 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 proposed structure is compatible with the height of other accessory structures 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 is 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 windows and doors are compatible height and width with the typical windows and doors on the neighboring structures.

4. The relationship of solids to voids in the front façade of a building or structure shall be visually compatible and in harmony with the front façades of historic buildings or structures located within the historic district. A long, unbroken façade 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 proposal largely avoids long expanses of unbroken façade, and the overall design and configuration complements the existing landscape.

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 as conditioned.

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: Not applicable.

7. For landmarks and contributing buildings and structures, 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 proposed structure will utilize a textured stucco finish, similar to that of the condemned garage on the property and matching the color of the existing historic residence. This is a compatible material for the district.

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 historic district.

Staff Analysis: The proposed structure is designed with a flat roof and decorative parapet, which is similar to that of the condemned garage on the property and is in harmony with Mission/Mediterranean Revival structures and visually compatible with the surrounding neighborhood.

9. Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building façades, 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: Not applicable.

10. For landmarks and contributing buildings and structures, 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 generally 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 structure's height and massing are compatible with other buildings and accessory structures on the block.

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 structure is designed with elements of Mission/Mediterranean Revival architecture. The structure is generally compatible with the district, but does not attempt to replicate any historic structures.

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: Not applicable.

- b. New mechanical systems shall be placed on secondary façades only and shall not be placed on, nor be visible from, primary façades.

Staff Analysis: Not applicable.

- 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: Not applicable.

14. The site should take into account the compatibility of 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 overall design of the proposed structure and site are compatible with visually related properties and the hardscape surfaces are compatible in the district.

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

Staff Analysis: Not applicable.

Section 23.5-4.r) Incentives for improvements to designated landmark and contributing properties.

2. Waiver or modification of certain land development regulations. In addition, the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards. Before granting a waiver or modification, the HRPB must find that:

- (A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.

Staff Analysis: The proposed waiver would allow for an additional accessory structure in the single-family zoning district in a manner that would minimize the addition of square footage to the principal contributing historic structure.

(B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

Staff Analysis: The larger accessory structure is located to the rear of the project and is separate from the principal structure as to be visually distinct.

(C) The waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare.

Staff Analysis: Not applicable.

(D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes

Staff Analysis: The accessory structure with two-car garage and additional living space could be reduced; the request is not the minimum to allow reasonable use of the property.

PUBLIC COMMENT:

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

CONCLUSION:

The new detached accessory structure with a two-car garage and additional living space on the second floor is designed with material and detailing that differentiate from, but are compatible with, the existing structure. With these criteria in mind, staff contend that these modifications are successful in complying with the City's design guidelines and historic preservation ordinance.

Conditions of Approval

- 1) The existing trim shall remain where applicable. If any element is too deteriorated for continued use, it shall be replaced in-kind, subject to staff review at permitting.
- 2) New doors and windows shall be recessed within the wall, and shall not be installed flush with the exterior wall.
- 3) All divided-light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
- 4) All glazing shall be 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) Doors and windows to be reviewed at time of permit for consistency with the HRPB approval and Design Guidelines.

- 6) Zoning compliance for the proposed project shall be determined at building permit review.
- 7) Landscaping shall be reviewed for compliance with the City's landscape requirements at permit.
- 8) The side setback along the southern property line shall be increased to 10 feet to comply with the maximum height at side setback requirement.
- 9) A minimum of 1 shade tree shall be required and invasive plant and tree species shall be removed, if applicable. Landscaping shall be reviewed for compliance with the City's landscape requirements at permit.
- 10) The property shall not be used as a rental unit, including a short term / vacation rental, unless the City's Land Development Regulations are amended to allow said use.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100258 with staff recommended conditions for a Certificate of Appropriateness (COA) for a new detached accessory structure with a two-car garage and additional living space on the second floor at the property located at **427 South 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 22-00100258 for a Certificate of Appropriateness (COA) for a new detached accessory structure with a two-car garage and additional living space on the second floor at the property located at **427 South 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:

- Applicant Supporting Documentation