



**MEMORANDUM DATE:** June 28, 2022

**AGENDA DATE:** July 13, 2022

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

**RE:** **315 North Ocean Breeze**

**FROM:** Department for Community Sustainability

**TITLE:** **HRPB Project Number 22-00100169:** Consideration of a Certificate of Appropriateness (COA) for a new attached 1-car garage and a new 2-story wood-framed accessory building with a covered patio for a building located at 315 North Ocean Breeze; PCN# 38-43-44-21-15-096-0130. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Single Family Residential (SFR). A historic waiver is required to allow the accessory structure to exceed 40% of the principal structure.

**OWNER(S):** Brian Sher  
315 North Ocean Breeze  
Lake Worth Beach, FL 33460

**ARCHITECT:** Geoffrey B. Harris  
215 Wenonah Place  
West Palm Beach, FL 33405

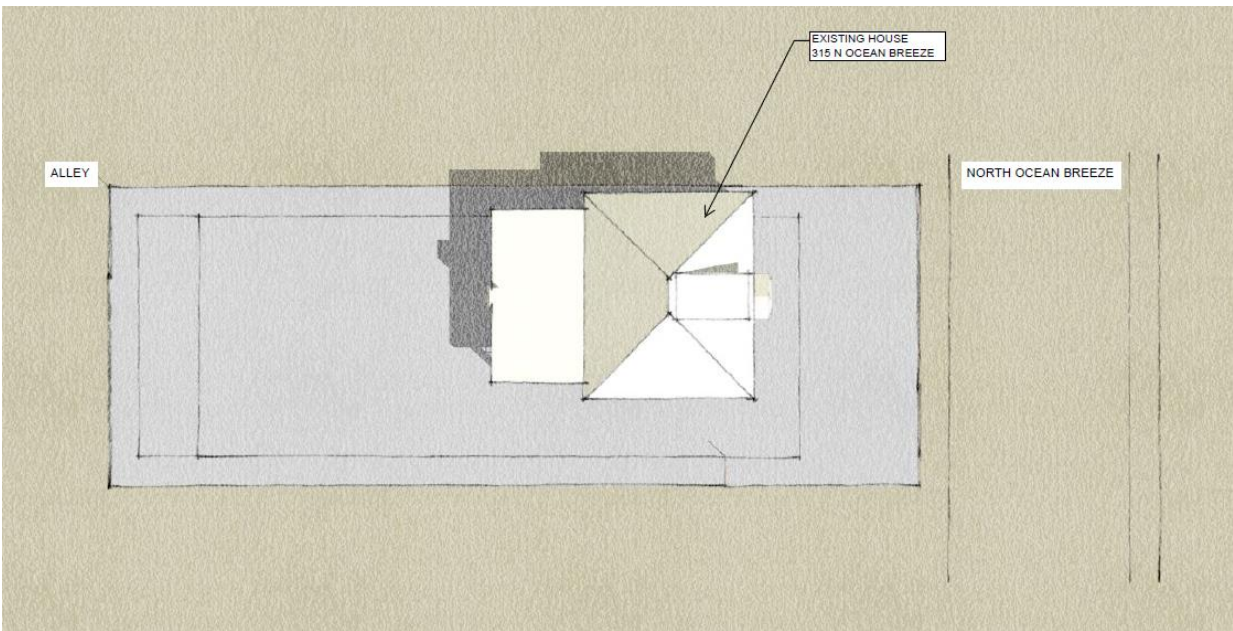
**PROPERTY DEVELOPMENT HISTORY:**

According to the City's historical property files the original structure was built in 1929. The Florida Master Site File has assigned the structure the identification number PB19661 and defines the architectural style as Bungalow. Modifications have been minimal with a 26' x 16' rear porch addition constructed in 1949.

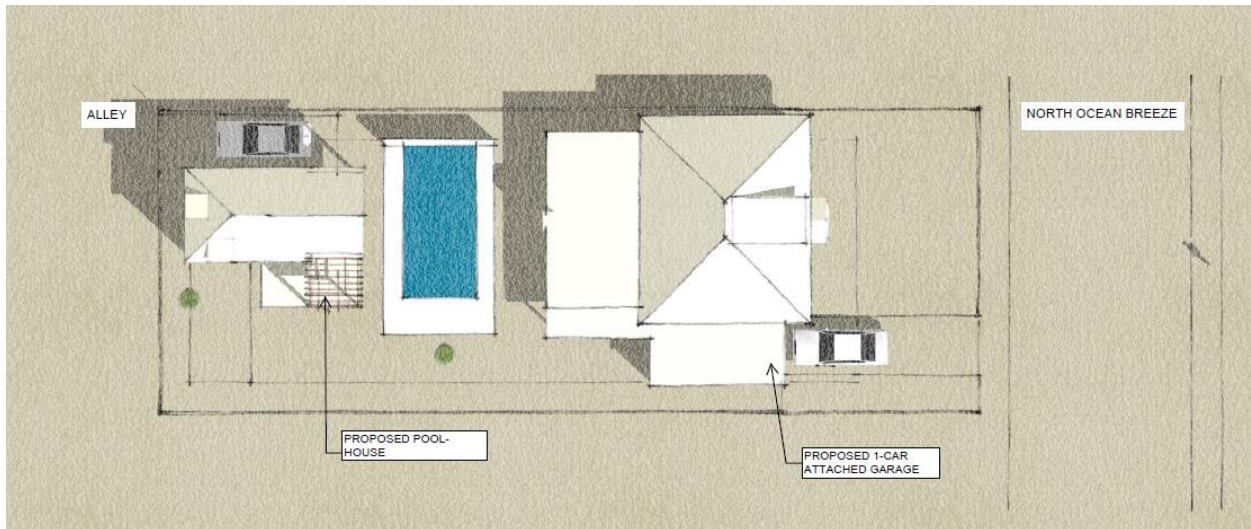
**PROJECT DESCRIPTION:**

The property owner, Brian Sher, is requesting a COA for the addition of a new 248 SF wood-framed, single car attached garage along with a new covered loggia extending from the garage. In addition, he is requesting the construction of a new 555 sf two-story wood-framed accessory building including a new 370 SF covered patio for the building located at 315 North Ocean Breeze. The Accessory Building will create a new two-story Pool House with a covered patio. The subject property is located on west side of North Ocean Breeze between 3rd Avenue North and 4th Avenue North.

**Exhibit 1 – Existing Site Conditions**



**Exhibit 2 – Proposed Additions**



**STAFF RECOMMENDATION:** Staff recommends approval of the proposed exterior alterations and new construction. The proposed single car garage, loggia, and new 2-story accessory building is designed with materials and detailing that are consistent 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. However, staff recommends the removal of the lattice-roof balcony on the south end of the proposed accessory structure, as this portion of the balcony is visible from the

street and contributes to the accessory structure exceeding the 40% limit imposed in the Land Development Regulations.

Owner	Bryan Sher
General Location	W. Side of N. Ocean Breeze Between 3 <sup>rd</sup> Ave. N. and 4 <sup>th</sup> Ave. N.
PCN	38-43-44-21-15-096-0130
Zoning	Old Lucerne
Existing Land Use	Single Family Residential (SFR)
Future Land Use Designation	Single Family Residential (SFR)

**LOCATION MAP:**

[View Property Record](#)

**Owners**

SHER BRYAN &  
VICKOVICH JACQUELINE

**Property Detail**

**Location** 315 N OCEAN BREEZE

**Municipality** LAKE WORTH BEACH

**Parcel No.** 38434421150960130

**Subdivision** LAKE WORTH TOWN OF

**Book** 33487 **Page** 1463

**Sale Date** MAR-2022

**Mailing Address** 1029 N PALMWAY  
LAKE WORTH BEACH FL 33460  
2313

**Use Type** 0100 - SINGLE FAMILY

**Total Square Feet** 1175

**Consistency with the Comprehensive Plan**

The subject site is located in the Single Family Residential (SFR) designation. The future land use designation is Single Family Residential (SFR). The proposed single car garage, loggia, and new 2-story accessory building are 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 single car garage, loggia, and new 2-story accessory building are designed to be compatible with and complement the Bungalow 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. 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 613 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) +/- 5' (Accessory Structure)
	Street Side (min)	5'	N/A
	Interior Side (min)	5'	5'
Impermeable Surface Coverage (maximum)		55%	38%
Structure Coverage (max)		35%	30%
Accessory structure - living space & garage (max)		40% of 1532 sf structure (613 sf max)	63% (963sf) *Waiver proposed
Building Height (max)		30' Principal Structure 24' Accessory Structure	14'6" / +/- 18'2"
Maximum Wall Height at Side Setback		18' 24" at 10' setback	+/- 17' at 5' setback
Floor Area Ratio (FAR) (max)		0.5	.029
Parking		2 spaces	1 space in garage 1 space in rear

\*Accessory structure calculation and proposed waiver includes the full balcony as proposed by the applicant, not the reduced balcony size that staff recommends.



HISTORIC PRESERVATION ANALYSIS:

**Historic Preservation Design Guidelines**

The City’s Historic Preservation Design Guidelines provide standards and recommendations for new construction and alterations to historic buildings. New exterior additions to historic buildings expand and change the building’s footprint and profile. New additions should be designed and constructed so that the character defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. New additions should be differentiated from, yet compatible with, the old so that the addition does not appear to be part of the historic fabric. 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 single car garage, loggia, and new 2-story accessory building are 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. However, staff recommends the removal of the lattice-roof balcony on the south end of the proposed accessory structure, as this portion of the balcony is visible from the street and contributes to the accessory structures exceeding the 40% limit imposed in the Land Development Regulations.

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

**Certificate of Appropriateness**

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. 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 Bungalow architectural style section of the City’s Historic Preservation Design Guidelines 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 new garage is set back from the street elevation to be secondary to the existing structure, and incorporates a low slope shed roof to avoid competing with the existing hip roof. The materials and detailing will be consistent with the existing structure. The new accessory building is consistent with the bungalow style of the existing structure. The accessory building’s roof will reflect the pitch of the existing house and will be clad with dimensional composition shingles to match the existing house. 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 addition and new construction will have no direct physical effect on any surrounding properties within the Old Lucerne Historic District. The proposed work is complementary to and in scale with 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 addition and new construction compliment the historic and architectural significance of the subject property. The design, arrangement, texture, materials, and color of the addition and new construction 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.

- 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 addition and new construction 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 addition and new construction will have no adverse effects on the structure's features which serve as the basis for its contributing designation.

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures*:

A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

**Staff Analysis:** Not applicable; no change to the use of the property is proposed.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

**Staff Analysis:** The proposed addition will not destroy any distinguishing original qualities or characteristics of the building. It will differentiate from, yet be compatible with, the structure's original characteristics.

Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

**Staff Analysis:** Yes, the proposed addition will be visually compatible with neighboring properties.

C. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:

(1) The work to be performed will conform to the original door and window openings of the structure; and

**Staff Analysis:** Not applicable.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

**Staff Analysis:** Not applicable. The applicant has not requested replacement with windows and doors that are less expensive than what is being proposed.

(3) That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.

**Staff Analysis:** Not applicable.

- (4) If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

**Staff Analysis:** Not applicable. The applicant has not requested to be availed of this paragraph.

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 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.

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 structure as proposed is visually compatible and in harmony with other structures in the district.

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 either wood siding to match the existing historic residence OR stucco on the first story and wood siding on the second story to match the existing historic residence. These are compatible materials 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 front-gabled roof with dimensional composition shingles to match the roofing material of the existing historic residence. The roof shape and material are 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. However, staff recommend the removal of the lattice-roof balcony on the south end of the proposed accessory structure, as this portion of the balcony is directly visible from the street and contributes to the accessory structure exceeding the 40% limit imposed in the Land Development Regulations.

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 Bungalow 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.

**PUBLIC COMMENT:**

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

**CONCLUSION:**

The proposed single car garage, loggia, and new 2-story accessory building are 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) The railing system used on the accessory structure's porches and balconies shall be architecturally consistent with the existing structure, subject to staff review at permitting.
- 3) New doors and windows shall be recessed within the wall, and shall not be installed flush with the exterior wall.

- 4) All divided-light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grills between the glass” shall not be permitted.
- 5) 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.
- 6) Doors and windows to be reviewed at time of permit for consistency with the HRPB approval and Design Guidelines.
- 7) Zoning compliance for the proposed project shall be determined at building permit review.
- 8) Landscaping shall be reviewed for compliance with the City’s landscape requirements at permit.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 22-00100169 with staff recommended conditions for a Certificate of Appropriateness (COA) for a new attached 1-car garage and a new 2-story wood-framed accessory building with a covered patio for the property located at **315 N Ocean Breeze**, 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 22-00100169 for a Certificate of Appropriateness (COA) for a new attached 1-car garage and a new 2-story wood-framed accessory building with a covered patio for the property located at **315 Ocean Breeze**, 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