



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 25-00100230:** Consideration of a Certificate of Appropriateness (COA) for construction of a new two-family residential structure at 814 N J Street. The subject property is a vacant parcel which is a non-contributing resource to the Northeast Lucerne Historic District and is located in the Single-Family and Two-Family Residential (SF-TF 14) Zoning District. The future land use designation is Medium Density Residential (MDR).

**Meeting Date:** November 12, 2025

**Property Owner:** Solid Tree LLC

**Applicant:** Denise S Cravy, LCA Architecture Inc.

**Address:** 814 N J Street

**PCN:** 38-43-44-21-15-242-0040

**Size:** ±0.15 acres / 6,750 SF

**General Location:** East side of North J Street  
between 8<sup>th</sup> Avenue North and 9<sup>th</sup> Avenue North

**Existing Land Use:** Vacant

**Current Future Land Use Designation:** Medium  
Density Residential (MDR)

**Zoning District:** Single Family and Two Family  
Residential (SF-TF 14)



## RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. The proposed new duplex structure is consistent with the City's Land Development Regulations. As proposed, the structure's design is consistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines' requirements for new construction. The proposed design successfully integrates characteristic features of Bungalow style architecture and is largely in keeping with the architectural styling and scale of neighboring structures in the surrounding historic district.

## PROJECT DESCRIPTION

The applicant, Denise S Cravy, on behalf of the property owner Solid Tree LLC, is requesting approval for the construction of a new ±2,249 square foot duplex at 814 N J Street. The subject parcel is a vacant 50'x 135' lot, a survey of which is included in **Attachment A**. The parcel is located in the Single-Family and Two-Family Residential (SF-TF 14) Zoning District and has a Future Land Use (FLU) designation of Medium Density Residential (MDR).

## PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

## BACKGROUND

The property at 814 N J Street currently consists of a vacant, currently undeveloped parcel. According to the City's property files, a one-story frame vernacular residence and associated garage were previously located on the site and were demolished in approximately 2001.

The applicant's design team contacted the City's historic preservation staff in August of 2025 to discuss architectural plans for new construction of a duplex on the property. Staff met with the applicants regarding their proposed design for the structure on September 2<sup>nd</sup>, 2025. A complete COA application and plans were submitted on September 19<sup>th</sup>, 2025, and after a delay due to a missed mailing deadline the project was scheduled for the November 12<sup>th</sup> HRPB meeting.

## ANALYSIS

### Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium Density Residential FLU *"is intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household."*

**Analysis:** The Medium Density Residential FLU is primarily intended to permit the development of two-family and multi-family structures. The proposed duplex would accommodate a total of two dwelling units on the property for two separate families or households, therefore suitably utilizing the allowable density on the property.

The proposal is also consistent with Goal 3.1, which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. As the proposed duplex will create two separate dwelling units on a previously undeveloped property, this proposal promotes the City's objectives by creating new housing stock where none previously existed.

Therefore, the proposed development request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan.

### Consistency with the Land Development Regulations - Zoning

**Single-Family and Two-Family Residential (SF-TF-14):** Per LDR Section 23.3-8(a), *The "SF-TF 14 single-family and two-family residential district" is intended primarily to permit development of one (1) single-family structure, a single-family primary structure and an accessory dwelling unit, or one (1) two-family structure per lot. Single-family structures are those which provide a dwelling unit for one (1) family or household; an accessory dwelling unit shall not exceed the maximum height or unit size of the primary structure. Two-family structures are those which provide two (2) principal dwelling units, each for occupancy by one (1) family or household. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall single-family character. The "SF-TF 14 single-family and two-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan.*

Per LDR Section 23.3-8, one two-family structure may be established on a platted lot of record which meets the minimum lot area requirements within the SF-TF-14 zoning district. The property at 814 N J Street consists of a 6,750 SF vacant lot, which therefore meets the minimum lot area requirements and has the density to allow two dwelling units on the property. Therefore, the property is permitted by right to have a two-family residential structure, also referred to as a duplex.

Development Standard		Single Family and Two Family Residential (SF-TF 14)	Provided
Lot Size (min)		5,000 SF	6,750 SF
Lot Width (min)		50'	50'
Setbacks	Front	20'	20'
	Rear	13.5'	15'
	Side	5'	7.5'
Impermeable Surface Coverage (max)		55%	50% (3,360 SF)
Structure Coverage (max)		35%	35% (2,361 SF)
Front Yard		75% permeable & landscaped	75% (751 SF)
Building Height (max)		30' principal structure (2 stories)	11.9'
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	8.3'
Floor Area Ratio (FAR) (max)		0.5	0.33 (2,249 SF)
Parking		1.5/unit (3 spaces total)	4 spaces

#### Consistency with the Land Development Regulations – Historic Preservation

The proposed duplex residence is designed as a contemporary interpretation of Bungalow style architecture, which is common in Lake Worth Beach. This architectural style gained popularity in the United States between 1910-1930 and featured rectangular massing, prominent front porches and architectural details such as brackets, tapered columns, and attic vents. Fenestration patterns are typically vertically proportioned, usually feature sash windows with divided lites and often feature shutters. For visual reference, the Bungalow architectural style is mentioned in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

All new construction within a designated historic district shall be visually compatible. 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. The visual compatibility criteria for new construction within the city's historic districts is located in [Section 23.5-4\(k\)\(3\)\(A\)](#) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement, provided in this report as **Attachment D**.

**Section 23.5-4(k)3.A – Additional Guidelines for New Construction:** *In approving or denying applications for certificates of appropriateness for new construction, 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.*

**Analysis:** The surrounding structures in the general vicinity of this property are generally one story, with low rooflines and square or rectangular massing. The height of the structure is very much in keeping with these surrounding structures and is not substantially larger or smaller in scale than its surroundings.

- (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.*

**Analysis:** The width of the front elevation is visually compatible with the surrounding structures and does not appear to be overly wide or tall in comparison. The massing is broken up substantially by the differing rooflines staggering of the two units, which lessens the visual impact of the blank walls of the rear of each adjoining unit on the front of the structure. Most homes in the surrounding neighborhood are low, horizontally oriented one-story structures similar to the proposed structure.

- (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.*

**Analysis:** The proposed design is new construction and therefore the requirements for landmarked or contributing buildings do not apply. The proposed structure features a multiple fenestration types, with a mixture of 6/1 single hung windows and smaller 3/3 single hung windows. As proposed, the sizing and patterning of the proposed windows and doors for the structure are visually compatible with other existing contributing bungalow-style structures in the district and the city at large.

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.*

**Analysis:** The front elevation of the structure successfully avoids expanses of blank façade by adding a projecting covered front porch feature and setting the intersection of the two units a significant distance from the front of the property. The offset façade features a faux shuttered window which further breaks up the expanse and creates a pleasing visual rhythm.

- (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.*

**Analysis:** The proposed building adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings. The location of the structure will generally follow the rhythms and setbacks of the surrounding structures and create an appropriate visual relationship between the proposed duplex and the surrounding context.

- (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.*

**Analysis:** The proposed design features matching front and rear elevations for each “front entrance” of the separate sections of the duplex. While most structures in the surrounding area are front accessed rather than providing a front entrance off of the alleyway, this design is successful as it creates the visual appearance of a single family home from the true front on North J Street while incorporating two units rather than one.

- (7) *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.*

**Analysis:** The proposed building will have a mixture of smooth stucco, textured stucco and simulated stucco siding as the exterior finish. While stucco and siding are traditional materials used in the construction of similar historic bungalow structures, the finish material should be consistent among all facades of the structure rather than changing from medium texture to smooth on the offset portion of the front façade. A condition has been added to address this.

- (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.*

**Analysis:** The proposed new structure will be roofed with a hipped roof with gable ends on the front and rear elevation. Both hip and gable roof types are typical roof shapes within the surrounding historic district and the proposed design is therefore compatible with the district as a whole.

- (9) *Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.*

**Analysis:** The site features are appropriate for the structure and its context in the neighborhood.

- (10) *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.*

**Analysis:** The size and mass of the proposed building are similar to the majority of the neighboring properties, which are one story. The proportions of window and door openings are visually compatible with the surrounding neighborhood as well, and are sized appropriately in scale to the structure itself and its surroundings.

- (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.*

**Analysis:** While the proposed new structure is somewhat more wide than it is tall, the rear wall of the adjoining unit is set back significantly and staggered in footprint to visually create harmony with neighboring structures and lessens the visual impact of the overall width of the structure.

- (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.*

**Analysis:** The proposed new structure is designed as a contemporary iteration of the Bungalow style. This style is frequently found in Lake Worth Beach, including in the surrounding district. The contemporary styling and utilization of more modern finish materials such as smooth stucco visually differentiates the structure from a historic bungalow and avoids creating a false sense of development in the area; the structure is clearly identifiable as being a new structure while still incorporating styling cues from a traditional architectural style.

*(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.*

**Analysis:** This requirement is not applicable to the new construction project.

*(b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.*

**Analysis:** In the submitted site plan, all mechanical equipment is placed outside the required setbacks and is placed so as to be unobtrusive to the general design of the structure and site layout. Any additional proposed mechanical equipment shall be subject to review at the time of building permitting, and shall be appropriately screened.

*(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.*

**Analysis:** This requirement is not applicable to the proposed new construction project.

*(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.*

**Analysis:** The site plan proposes to provide separate access to each unit. The front unit provides a two car paver driveway accessed from North J Street, as well as a paver walkway to the front entry and a stepping stone path leading to the rear unit. The rear unit features alley accessed parking in an L shape, providing one parallel and one conventional parking spot accessed via a paver pathway to the rear unit's covered porch. The proposed site plan is visually in keeping with the patterning of access pathways and driveways along North J Street and provides adequate parking and outdoor spaces for both units without an overwhelming visual impact as might be expected with a two unit structure. In addition to a landscape plan, a tree survey and disposition plan shall be required at building permit.

#### **Consistency with the Historic Preservation Design Guidelines**

Per the Lake Worth Beach Historic Guidelines, *"New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style."* The Bungalow architectural style is covered in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.



**Analysis:** New construction in the City's historic districts is not limited to any particular architectural style, but typically should align with one architectural style consistently rather than utilizing elements from many different styles. The proposed design is generally in keeping with Bungalow style architecture, featuring a prominent front gabled porch entrance on each of the two front facades, stucco exterior finish material and sash windows with appropriately featured lite patterns as fenestration.

The structure proposes a combination gable and hip roof with gable ends on the two front facades and porch projections, finished with architectural shingles. While hipped roofs are not typical on bungalow style structures, the gable ends create a visual effect of a traditional straight gable roof while allowing for hipped returns at the offset of the two units. Therefore, the proposed roof materials and design are appropriate for the proposed design style.

The fenestration on the structure features a mixture of proportional sash windows in 6/6 and 3/3 lite patterns. The structure features a ¼ lite 2 panel door on the front entrances of both units, and a multi lite French door for side yard access. Each unit also features a faux window designed to appear as a closed shuttered window in order to break up the expanse of the portion of the façade set to the rear. The fenestration pattern features an appropriate pattern of solids to voids on all elevations and is appropriate stylistically for the bungalow inspired design.

## CONCLUSION AND CONDITIONS

The proposed new construction application is consistent with the City's Land Development Regulations. As proposed, the structure's design is consistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines' requirements for new construction. The proposed design successfully creates a contemporary interpretation of a Bungalow style home and fits within the general streetscape as a whole by appearing as a single family rather than a duplex structure. The proposed structure will be generally compatible with the surrounding neighborhood and Northeast Lucerne Historic District as a whole. If the HRPB moves to approve the new construction request, staff has drafted conditions of approval below.

### Conditions of Approval:

- 1) All shutters proportions shall be sized to correspond to their openings and shall be affixed to the window casing rather than the exterior wall surface.
- 2) All decorative outlookers shall be composed of wood or composite material.
- 3) The front door and bathroom windows may utilize clear glass, frosted glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 4) The windows and doors (excluding the bathroom windows and front door) shall utilize glazing that is 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) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 6) All divided light patterns shall be created utilizing exterior raised applied muntins with a pyramid or ogee profile. Exterior flat muntins or "grids between the glass" shall not be used.
- 7) The roofing shall use a light grey asphalt shingle roof material.
- 8) The structure shall utilize either smooth or medium texture stucco for the exterior wall finish rather than mixing the two textures as depicted in the provided elevations.
- 9) Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
- 10) All improved surfaces shall be setback a minimum of 18" from property lines to allow for adequate water runoff within the property boundary.
- 11) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks.

- 12) In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.

#### BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 25-00100230 with staff recommended conditions for the construction of a new two-family structure at **814 N J 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 **DISAPPROVE** HRPB Project Number 25-00100230 for a Certificate of Appropriateness (COA) for the construction of a new two-family structure at **814 N J 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.

**Consequent Action:** *The Historic Resources Preservation Board's decision will be final decision for the new construction. The Applicant may appeal the Board's decision to the City Commission.*

#### ATTACHMENTS

- A. Plan Set and Survey
- B. Photos
- C. Historic Preservation Design Guidelines – Bungalow Style and New Construction
- D. Applicant's Justification Statement