



JANUARY 21, 2021 – STAFF REPORT

MEMORANDUM DATE: January 6, 2020

AGENDA DATE: January 13, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **418 North Ocean Breeze**

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

TITLE: **HRPB Project Number 20-001000277:** Consideration of a Certificate of Appropriateness for the construction of a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**; PCN 38-43-44-21-15-104-0050. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.



MEMORANDUM DATE: February 3, 2021

AGENDA DATE: February 10, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **418 North Ocean Breeze**

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

TITLE: **HRPB Project Number 20-001000277:** Consideration of a Certificate of Appropriateness for the construction of a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**; PCN 38-43-44-21-15-104-0050. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.

OWNER: Hilka Horvat and Kristina Horvat
418 North Ocean Breeze
Lake Worth Beach, FL 33460

PROJECT MANAGER: Scott Ehrenberg
Berg Design

PROPERTY DEVELOPMENT HISTORY:

The structure was constructed c. 1938 in a Frame Minimal Traditional architectural style. The original architectural drawings are located within the City's property files and are included in this report as **Attachment A**. The plans illustrate a building of wood frame construction, with wood lap siding, metal shingle roofing, as well as casement and sash windows. The structure's character-defining features include an integral porch under the main gable roof, one-car front-facing garage, decorative wood shutters, and a triplet of 8-light casement windows on the front porch. Current photos of the structure are included as **Attachment B**.

City permit records indicate the structure had alterations over time, including a rear residential addition in 1954, siding replacement, electrical upgrades, and shed installation.

PROJECT DESCRIPTION:

The property owners, Hilka Horvat and Kristina Horvat, are requesting approval for a new ± 619 square foot accessory structure on the east side of the property. The subject property is a 50' x 135' (6,750

square foot) platted lot of record located on the east side of North Ocean Breeze, between 4th and 5th Avenue North. The property is located in the Single-Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

The application will require the following approval:

1. **Certificate of Appropriateness (COA)** for the construction of a new ± 619 square foot accessory building that contains an open living space, bedroom, and kitchenette.

STAFF RECOMMENDATION:

Staff recommends approval with conditions, listed on page 9.

PROPERTY DESCRIPTION:

Owner	Hilka Horvat and Kristina Horvat
General Location	East side of North Ocean Breeze, between 4 th and 5 th Avenue North
PCN	38-43-44-21-15-104-0050
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)



SITE ANALYSIS:

Surrounding Properties

The site is surrounded by similar structures with similar zoning and FLU designations. Therefore, the proposed accessory building is compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

- NORTH:** Immediately north of the subject site is 424 North Ocean Breeze, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R.
- SOUTH:** Immediately north of the subject site is 414 North Ocean Breeze, a single-family residence with an accessory structure. This area contains a FLU designation of SFR and a Zoning designation of SF-R.
- EAST:** East of the subject site across the rear alley is 419 North Palmway, a single-family residence with an accessory structure. This area contains a FLU designation of SFR and a Zoning designation of SF-R.
- WEST:** West of the subject site across North Ocean Breeze is 419 North Ocean Breeze, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R.



LAND DEVELOPMENT CODE REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-7 (SF-R); Florida Building Code	
	Required	Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height – Accessory Structure	24'-0" (2 stories)	17'-9"
Setback - Side	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	North: 10'-0" South: 17'-6"
Setback - Rear	5'-0" (for accessory structures)	5'-0"

Impermeable Surface Total ⁽¹⁾	55.0% total (3,712.5 square feet)	50.11% (3,383 square feet)
Maximum Building Coverage ⁽¹⁾	35.0% maximum (2,362.5 square feet)	33.40% (2,254.8 square feet)
Accessory Structure Limitation	40% of the principal structure area or 1,000 square feet, whichever is less (Principal Structure: 1,556 square feet)	39.76% (618.8 square feet)
Base Flood Elevation	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	10'-0" NAVD

(1)- Medium lot (lots 5,000 square feet to 7,499 square feet)

The proposed accessory building is consistent with all site data requirements in the City's Zoning Code. The application, as proposed, complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed site plan and architectural plans are included in this report as **Attachment C**. Site features include a new driveway with vehicular access from the alley, pool, as well as pool decking and walkways.

Use Analysis

The Applicant is proposing to construct a new rear accessory structure. The floor plan of the accessory structure contains an open living space, bedroom, and kitchenette. According to the Applicant, the accessory building will be used by family members that occupy the existing residence. The subject property is zoned Single Family Residential (SF-R) and is subject to the requirements of LDR Section 23.3-7.

The Single-Family Residential category is intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. However, the SF-R Zoning District does allow customary accessory buildings which are defined in LDR Section 23.1-12 as:

"A building, structure, or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building, structure, or use. Examples would include detached garages or tool sheds. Accessory buildings shall count toward overall floor area ratio (FAR) and lot coverage. Such buildings must maintain the same setback or greater from public streets as the principal structure and may not be constructed between any principal structure and a public street right-of-way."

Accessory structures are customarily incidental and subordinate to the principal building or use. Examples of accessory structures include but are not limited to a detached garage, tool shed, pool house (cabana), and guesthouse. Based on Staff's analysis, the proposed accessory structure is allowed in the Single-Family (SF-R) Zoning District. Its use as a guesthouse or additional living space is incidental and subordinate to the proposed single-family structure. Staff has included the following conditions of approval to prevent the accessory building from being utilized as an additional dwelling unit on the single-family property:

- *The rear accessory structure shall not be utilized as an accessory dwelling unit (ADU), as ADUs are not allowed in the Single-Family Residential Zoning District.*
- *The accessory structure shall not have kitchen facilities as defined in the City's Land Development Regulations. Future alterations that would lead to the conversion of the structure to an accessory dwelling unit (ADU) shall be prohibited. The accessory structure shall function as an extension of and subordinate to the single-family use.*
- *The rear accessory structure shall not be granted an additional meter from the Public Utilities Department and shall not be issued a rental license from the Business License Department.*

Consistency with the Comprehensive Plan

The subject is located in the Single Family Residential Future Land Use (FLU) designation. Per Policy 1.1.1.2 in the City's Comprehensive, the FLU designation allows for a maximum density of 7 dwelling units per acre. The purpose for the Single-Family Residential designation is to permit the development of single-family structures designed for occupancy by one family or household. As the proposed accessory building will be utilized by the family or household living in the single-family residence, therefore it is consistent with the intent of the Single-Family Residential designation.

The proposed single-family structure is consistent with the following objective of the Comprehensive Plan:

Objective 3.2.4: To encourage architectural design that complements the City's appearance and considers the objectives of all facilities and services provided by the City.

The proposed development will utilize a Minimal Traditional design that complements the City's appearance and is compatible with the existing residence on the lot.

HISTORIC PRESERVATION ANALYSIS:

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.

Staff Analysis: The proposed accessory building has taken design cues from the existing single-family residence on the property. A rectangular floor plan is proposed with an integral corner screened porch and a side gable roof with a cross gable above the feature window on the west elevation. Cementitious lap siding is proposed to replicate the lap siding utilized on the existing structure and a metal roof with a mill finish will be installed to match the roof on the single-family residence. Single-hung windows with decorative light-patterns and historically appropriate trim and sill details and sliding glass doors are also proposed.

As proposed, the design is generally compatible with the Frame Minimal Traditional architectural style of the existing residence. However, Staff has remaining concerns about the feature window on the west elevation, the accessory building's roof design and overall height, and door design.

A broad fanlight window is proposed on the west elevation above a pair of 2/2 single-hung windows. Fanlight windows are atypical for this architectural style and period. Staff has added a condition of approval that the fanlight window be changed to a 4-light transom that is more compatible with the Minimal Traditional architectural style.

Within the City's historic districts, accessory structures must be secondary and subordinate to the historic building and shall not overwhelm the original building. The proposed accessory building is higher than the existing residence and could be visible from the street although located to the rear of the property. Staff has added conditions of approval that the height of the accessory structure be lower than or equal to the height of the primary structure. This can be achieved by lowering the overall height and matching the roof pitch of the existing residence.

The elevation drawings also show a single French door as the entry door from the screen porch, however the Applicant has selected a steel raised panel door with decorative leaded glass inserts. Staff recommends that the Applicant utilize a style of entry door found in the Minimal Traditional section of the City's Historic Preservation Design Guidelines. These doors include French doors or recessed panel doors with varying light sizes and panel configurations. The proposed doors use highly ornate leaded glass inserts that were not utilized on economical frame residential structures in South Florida. The Applicant's proposed door is included in this report as **Attachment D**. The Minimal Traditional style section of the City's Historic Preservation Design Guidelines is included as **Attachment E**.

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

- 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 height of the proposed accessory building is not secondary and subordinate to the existing residence on the lot. The resulting design is not compatible with the historic structure and the project has been conditioned so the height of the accessory structure is lower than or equal to the height of the residence.**
 - (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 accessory building is not in scale with historic properties. The overall height and atypical roof pitch have resulted in a front façade with incompatible proportions.**
 - (3) 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 create a pattern that largely avoids large expanses of blank façade. Staff has added conditions of approval to ensure the fanlight on the west elevation is replaced with a compatible 4-light transom and that the doors are consistent with the Minimal Traditional architectural style.**

- (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. **Staff Analysis: This requirement has been met, the front façade has a compatible relationship of solids to voids that is in harmony with the existing residence and other historic structures in the neighborhood.**
- (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 accessory 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 proposed accessory building is located on the east side of the property (rear). However, a side-loaded integral screened porch is proposed with is visually compatible with the Minimal Traditional architectural style.**
- (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. **Staff Analysis: Cementitious lap siding is proposed to replicate the lap siding utilized on the existing structure. A metal roof with a mill finish will be installed to match the roof on the single-family residence. Single-hung windows with decorative light-patterns and historically appropriate trim and sill details are proposed.**
- (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 Northeast Lucerne Local Historic District. **Staff Analysis: Although gable roof design with minimal overhangs are consistent with the Minimal Traditional architectural style, an atypical 9/12 pitch was chosen to accommodate a lofted storage space. The pitch of the existing residence would ensure visual compatibility on the property.**
- (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 insure visual compatibility of the building to the buildings and places to which it is visually related. **Staff Analysis: New fences and landscaping are not proposed in this application. At permitting, the City's Horticulturalist will determine if the property meets the minimum requirements of LDR Section 23.6-1, Landscape Regulations.**
- (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. **Staff Analysis: A rectangular floor plan is proposed with a side-loaded integral screened porch, gable roof with a cross gable above a feature window on the west**

elevation. The size and mass in relation to its architectural features are generally compatible, with the exceptions of the roof design and overall height.

- (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: It is atypical for a one-story accessory building to be visible from the street when located behind an existing residence. If the height of the accessory structure is lower than or equal to the height of the primary structure, visual compatibility with the streetscape on North Ocean Breeze will be achieved. Staff has proposed a condition of approval requiring the height of the proposed accessory structure be less than or equal to the height of the existing primary 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. **Staff Analysis: The design of the structure displays architectural features and materials that are consistent with Minimal Traditional architecture style. The proposed accessory building has taken design cues from the existing residence which ensures visual compatibility on the property.**
- (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: This requirement is not applicable to the new accessory building.**
 - (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades. **Staff Analysis: At permitting, Staff will the plans for compliance with this requirement.**
 - (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: At permitting, Staff will the plans for compliance with this requirement.**
- (14) The site should take into account the compatibility of landscaping, 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 proposed new construction project is consistent with all site data requirements in the City's Zoning Code. Site features include a new driveway with vehicular access from the alley, pool, as well as pool decking and walkways.**

PUBLIC COMMENT:

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

CONCLUSION:

The proposed accessory building is designed in a historically compatible manner which generally compliments the existing structure and adheres to the recommendations provided within the City's Historic Preservation Design Guidelines **as conditioned**. Staff recommends approval with conditions for the request for a Certificate of Appropriateness for the construction of the new accessory building.

Conditions of Approval:

1. The windows and doors shall be wood, wood-clad, aluminum, vinyl, or fiberglass, subject to Staff review at permitting.
2. The windows shall be recessed in the walls of the addition to the same depth as they are on the existing historic structure.
3. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass must have a minimum 70% 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.
4. All window divided light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grids between the glass" shall not be used. Please ensure that the proposed vinyl window can accommodate an exterior raised muntin profile.
5. The door may utilize clear glass, frosted, obscure glass, or glass with a clear Low-E coating (that has a minimum 70% VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
6. If a panel design is proposed for the new doors, it shall utilize recessed panels.
7. The metal roof shall utilize a mill finish to match the roof of the existing residence.
8. The cementitious siding shall utilize a profile, design, trim, and sill details that are compatible with the existing residence, subject to Staff review at permitting.
9. The fanlight window on the west façade shall be altered to a four-light transom, subject to Staff review at permitting.
10. The height of the accessory structure be lower than or equal to the height of the primary structure.
11. The new rear driveway shall be setback a minimum of 1' from the side property line.
12. The accessory structure shall not be utilized as an accessory dwelling unit (ADU), as ADUs are not allowed in the Single-Family Residential Zoning District.
13. The accessory structure shall not have kitchen facilities as defined in the City's Land Development Regulations. Future alterations that would lead to the conversion of the structure to an accessory dwelling unit (ADU) shall be prohibited. The accessory structure shall function as an extension of and subordinate to the single-family use.
14. A kitchen is defined in LDR Sec. 23.1-12 as a "Facility within a dwelling unit inclusive of all of the following; cooling and food preparation appliances, cold storage, plumbing and ventilation. A microwave, sink, and refrigerator shall not constitute a kitchen."
15. The accessory structure shall not be granted an additional utility meter from the Public Utilities Department and shall not be issued a rental license from the Lake Worth Beach Business License Division.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-001000277, with staff recommended conditions for a Certificate of Appropriateness for a new ± 619 square foot accessory building for the single-family residence at **418 North 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 20-001000277, with staff recommended conditions for a Certificate of Appropriateness for a new ± 619 square foot accessory building for the single-family residence at **418 North 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:

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans
- D. Applicant's Proposed Doors
- E. Historic Preservation Design Guidelines: Minimal Traditional
- F. Additional Materials Requested by the HRPB at the January 21, 2021 Meeting