

## JUSTIFICATION STATEMENT

Certificate of Appropriateness Application

[218 South K Street] – Southeast Lucerne Historic District

Lake Worth Beach, Florida

The proposed project consists of the construction of a new detached residential structure located at the rear of the property containing an existing contributing residence constructed in 1938 within the Southeast Lucerne Historic District. The existing residence is a contributing minimal traditional vernacular cottage that will remain preserved and continue to serve as the primary street-facing structure on the property.

The proposed new construction has been intentionally designed to provide compatible residential infill while preserving the historic streetscape character, scale, and visual prominence of the original residence and surrounding neighborhood context.

The design, placement, massing, architectural character, and site planning of the proposed structure have been developed in accordance with the compatibility criteria set forth in Section 23.5-4 of the City of Lake Worth Beach Land Development Regulations and the applicable Secretary of the Interior's Standards for Rehabilitation.

### **A. Effect of the Proposed Work on the Existing Property**

The proposed work preserves the existing contributing residence and maintains its prominence as the primary structure visible from the public right-of-way. The new structure is located at the rear of the property in a manner that minimizes visual impact from the street and maintains the established historic streetscape pattern of the neighborhood.

The project does not require demolition or significant alteration of the existing contributing structure. Existing mature landscaping and canopy vegetation are substantially retained where feasible. The proposal also includes the removal of invasive Australian pine trees and the introduction of additional compatible landscaping intended to complement and enhance the established tropical residential character of the property.

The project supports the continued long-term residential use and stewardship of the property while preserving the historic integrity of the site and the surrounding district.

### **B. Relationship Between the Proposed Work and Existing Structures**

The proposed structure has been designed to remain visually subordinate to the existing historic residence through its rear-yard placement, site orientation, landscaping, and screening elements.

Although the proposed structure is two stories in height, its placement at the rear of the property, combined with the existing one-story contributing structure, mature shade canopy, fencing, clusia hedging, and established landscape buffers, substantially limits visibility from the public right-of-way. The large existing shade tree located within the front yard further assists in preserving the visual prominence of the original contributing residence from the street frontage.

The project incorporates residential architectural forms and materials that are compatible with the surrounding neighborhood context, including a gable roof form consistent with the existing residence, shingle roofing, stucco exterior finishes, single-hung hurricane impact windows, and a neutral, historically appropriate color palette.

The proposal is further consistent with the established development pattern of the surrounding multifamily neighborhood, where rear residential structures and additional residential units are commonly present throughout the district, including a number of existing two-story rear structures within the surrounding area. While not predominant, such development patterns are established within the neighborhood context, and the proposed structure has been carefully designed and positioned to remain compatible with the historic streetscape and surrounding residential scale.

The placement of the proposed structure preserves open space, minimizes visibility from the street, maintains the established historic street rhythm, and follows the traditional rear-yard development pattern found throughout portions of the surrounding neighborhood.

### **C. Impact on Historic and Architectural Significance**

The proposed work preserves the historic and architectural significance of the existing contributing structure by maintaining its original placement, prominence, and relationship to the streetscape.

The proposed new construction is differentiated from the historic structure while remaining compatible in scale, massing, roof form, materials, and overall residential character. The project does not attempt to create a false historical appearance or introduce conjectural historic architectural features.

While the proposed architecture incorporates a simplified and more contemporary residential expression, the design intentionally utilizes compatible proportions, roof forms, materials, and muted colors that respect the existing architectural environment and surrounding district character.

The proposal respects the historic context of the Southeast Lucerne Historic District while allowing for appropriate and compatible residential infill development consistent with the existing zoning and neighborhood development pattern.

#### **D. Reasonable Beneficial Use of the Property**

Approval of the proposed project allows the property owner reasonable beneficial use of the property through context-sensitive residential development consistent with the underlying multifamily zoning designation and established neighborhood development pattern.

The proposal balances historic preservation objectives with the continued practical and economic residential use of the property while preserving the integrity of the contributing structure and overall historic streetscape.

#### **E. Technical Feasibility**

The proposed plans have been prepared by qualified design professionals and are technically feasible and capable of being completed within a reasonable timeframe in compliance with applicable building, zoning, landscape, and historic preservation requirements.

The site design has been carefully developed to preserve open space, minimize visual impacts, maintain appropriate site circulation, and retain substantial existing landscape character.

Parking for the proposed structure is located entirely at the rear of the property and accessed from the alley/service road, thereby preserving the historic front-yard streetscape and minimizing vehicular visual impacts from the public right-of-way. The project includes four parking spaces located at the rear of the site in a configuration consistent with the multifamily nature of the surrounding neighborhood.

#### **F. Compliance with the Secretary of the Interior's Standards**

The proposed project is consistent with the applicable Secretary of the Interior's Standards for Rehabilitation.

1. The property will continue to be used for residential purposes consistent with its historic use and neighborhood context.
2. The historic character of the property is retained through preservation of the existing contributing residence and maintenance of the established streetscape pattern.

3. The proposed work does not create a false sense of historical development or introduce conjectural historic features.
4. Existing historic site relationships and character-defining features are substantially retained.
5. Distinctive features and materials of the contributing structure are preserved.
6. The project does not require unnecessary removal of historic materials or significant alteration of the contributing structure.
7. No inappropriate chemical or abrasive treatments are proposed.
8. No known archaeological resources are anticipated to be adversely affected by the project.
9. The proposed new construction is differentiated from the historic structure while remaining compatible with the surrounding district in terms of massing, scale, roof form, architectural character, materials, and site placement.
10. The proposed improvements are designed so that future removal would not impair the essential integrity of the original contributing structure or the surrounding historic environment.

#### **G. Effect on Character-Defining Features**

The proposed project has been intentionally designed to minimize adverse impacts on the character-defining features of the property and the Southeast Lucerne Historic District.

The existing contributing residence remains the dominant visual element from the street frontage. Mature landscaping, fencing, existing canopy trees, clusia hedging, and rear-yard placement substantially reduce visibility of the proposed new construction from the public right-of-way.

The project preserves the established residential rhythm, scale, and tropical landscape character of the surrounding neighborhood while supporting compatible residential infill development.

The proposed landscape improvements retain substantial mature vegetation where feasible and replace invasive species with new landscaping intended to complement the established tropical residential character of the district.

#### **H. Supplemental Historic Compatibility Considerations**

The proposed project reflects a balanced approach to historic preservation and compatible residential development. While the proposed rear structure introduces additional residential density consistent with the multifamily zoning designation, the project has been intentionally designed to remain subordinate to the contributing historic residence through rear-yard placement, landscaping, screening, compatible roof forms, and contextual architectural materials.

The proposal is consistent with the broader historic neighborhood development pattern, which includes a mixture of detached rear residential structures and select two-story secondary buildings, while still preserving the historic streetscape character and prominence of the original contributing residence.

The overall site design prioritizes preservation of the existing contributing residence, retention of mature landscaping where feasible, rear-oriented development patterns, minimized visual impacts from the public realm, and compatibility with the architectural and environmental character of the Southeast Lucerne Historic District.

Accordingly, the applicant respectfully requests approval of the Certificate of Appropriateness application.