



MEMORANDUM DATE: April 7, 2021

AGENDA DATE: April 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **116 5th Avenue South**

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

TITLE: HRPB Project Number 21-00100069: A Certificate of Appropriateness (COA) for a ± 175 square foot addition for the single-family residence located at 116 5th Avenue South; PCN #38-43-44-21-15-165-0010. The subject property is located within the Multi-Family Residential (MF-20) Zoning District and is a contributing resource to the South Palm Park Local Historic District.

OWNER: Jonathan Stuart (Lakeside Castle LLC)
116 5th Avenue South
Lake Worth Beach, FL 33460

ARCHITECT: Living Designs Group Florida Architects, Inc.
1005 Lake Avenue
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY

Per documentation within the City's property files, the single-family structure located at 116 5th Avenue South was designed by renowned architect G. Sherman Childs in a Mediterranean Revival architectural style circa 1925. Although original architectural drawings are not available, the Florida Master Site (FMSL) and historic district designation report completed for the South Palm Park Local Historic District in 2000 capture important information about the structure's architecture. The subject property, known as the Lakeside Castle, is a high-style example of Mediterranean Revival residential architecture. The irregularly shaped house has two-stories with a three-story octagonal tower. The structure features multi-level flat and hipped roofs with clay tile and exposed pecky-cypress rafter tails. The structure's windows are set in pairs and triplets and feature divided light patterns with arched fanlights or pointed recessed arches. Stucco surrounds are articulated to mimic cut stone around the windows and doors, and cast-stone cartouches decorate the rough textured stucco walls. Elaborate Corinthian columns flank the main entry door and there are multiple chimneys found throughout the house.

City permit records indicate changes to the property over time; including the installation of a swimming pool and the construction of a carport in 1960, additions in 1997, and various roof replacements, stucco

repairs, and interior remodeling. The property file documentation is included as **Attachment A**, and photos of the existing property are included as **Attachment B**.

PROJECT DESCRIPTION

The property owner, Jonathan Stuart of Lakeside Castle LLC, is requesting approval for the construction of a ± 175 square foot addition to the single-family residence. The subject property consists of two (2) platted lots of record (Lots 1 and 3 of Block 165), located on the northeast corner of 5th Avenue South and South Palmway in Lake Worth Beach. The subject property is located within the Multi-Family Residential (MF-20) Zoning District and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

The application will require the following approval:

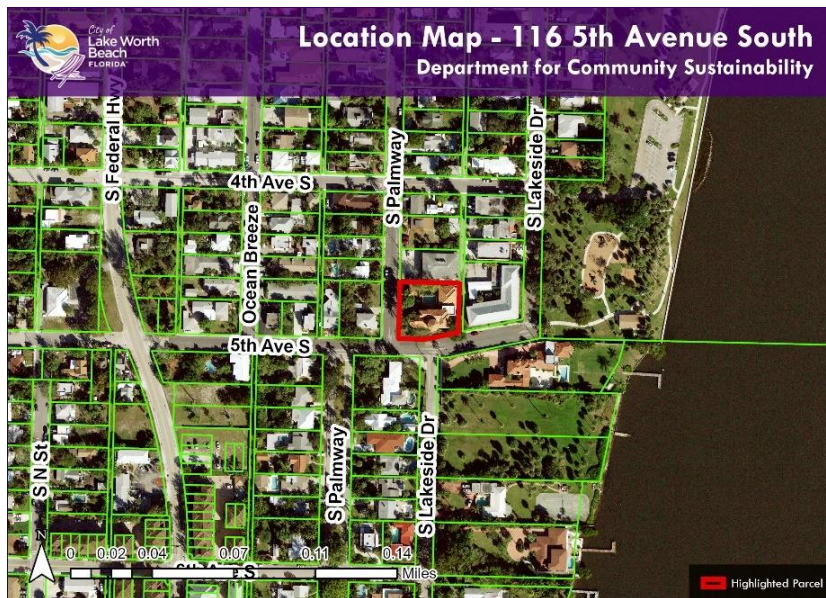
1. **COA** for a residential addition.

STAFF RECOMMENDATION

Staff recommends **approval with conditions**, provided on page 9, based on the data and analysis provided in this report that address the proposed windows and site plan of the addition.

PROPERTY DESCRIPTION

Owner	Jonathan Stuart of Lakeside Castle LLC
General Location	Northeast corner of 5 th Avenue South and South Palmway
PCN	38-43-44-21-15-165-0010
Zoning	Multi-Family Residential (MF-20)
Existing Land Use	Single Family Residence
Future Land Use Designation	Medium Density Residential (MDR)



SITE ANALYSIS

Surrounding Properties

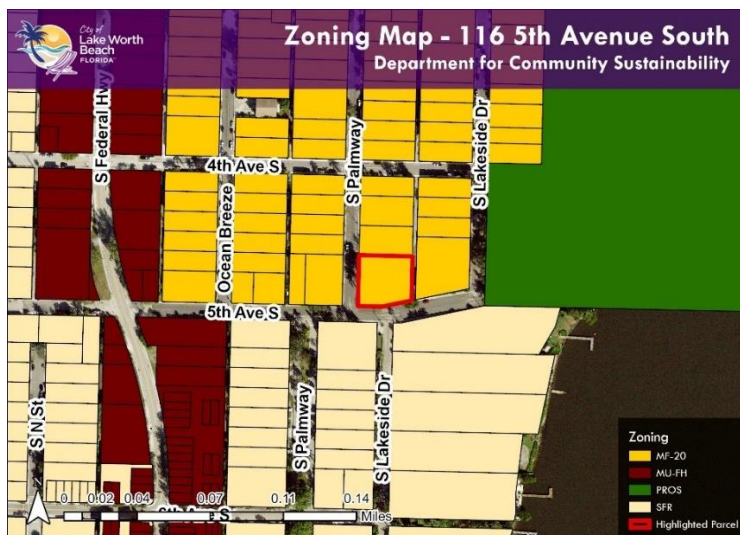
The site is surrounded by similar structures with similar zoning districts and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is 412 South Palmway, a multi-family structure. This parcel contains a FLU designation of MDR and is located in the MF-20 zoning district. The structure at 412 North Palmway is a noncontributing resource to the South Palm Park Local Historic District.

SOUTH: South of the subject site across 5th Avenue South is 1 5th Avenue South, a single-family residence also designed by G. Sherman Childs. This parcel contains a FLU designation of SFR and is located in the Single-Family Residential (SF-R) zoning district. The structure at 1 5th Avenue South is a contributing resource to the South Palm Park Local Historic District.

EAST: East of the subject site across the rear alley is 421 South Lakeside Drive, a multi-family structure. This parcel contains a FLU designation of MDR and is located in the MF-20 zoning district. The structure at 421 South Lakeside Drive is a noncontributing resource within the South Palm Park Local Historic District.

WEST: West of the subject site across 5th Avenue South is 202 5th Avenue South, a single-family residence. This parcel contains a FLU designation of MDR and is located in the MF-20 zoning district. The structure at 202 5th Avenue South is a contributing resource to the South Palm Park Local Historic District.



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-10 (MF-20)	
	Required	Existing/Proposed
Lot Area (min.)	5,000 square feet	16,710 square feet
Lot Width (min.)	50'-0"	135'-0"
Building Height (max.)	30'-0" (2 stories)	12'-6" (1 story)
Setback - Front (min.)	20'-0"	Structure: 22'-3" Addition: 31'-4"
Setback - Side (min.)	North: 12'-10" (10% of lot width) South: 12'-10" (10% of lot width)	Structure North: 10'-0" Addition North: 62'-9" Structure South: 13'-0" Addition South: 51'-8"
Setback – Rear (min.)	13'-6" (10% of lot depth)	Structure: 10'-5" Addition: 90'-6"
Impermeable Surface (max.) ⁽¹⁾	55.0%	50.7% (8,482 sq. ft.)
Building Coverage (max.) ⁽¹⁾	35.0%	32.0% (5,336 sq. ft.)
Base Flood Elevation (min.)	10'-0" NAVD (Zone AE) (BFE 9'-0" + 12" Freeboard)	7.05' NAVD

(1)- Large lot (7,500 square feet and greater)

The applicant is requesting approval for the construction of a ± 175 square foot addition on the west side of the property. As outlined in the site data table, the proposed addition complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed architectural plans are provided as **Attachment C**.

Pursuant to LDR Section 23.1-12, the lot’s legal frontage is the narrowest width abutting a public street. South Palmway has the narrowest width fronting a street at 128.28 feet, whereas the frontage on 5th Avenue South is 135 feet. Staff has included a condition of approval (#8) that the site plan and table be revised to show South Palmway as the legal frontage, 5th Avenue as the street side, the north property line as the interior side, and the east property line as the rear. Additionally, Staff has included a condition of approval (#9) that the maximum building lot coverage calculations only include the footprint of the structures (first floor) on the property per LDR Section 23.1-12.

Existing Non-Conformities




The existing structure has legal non-confirming side and rear setbacks that do not comply with minimum setback requirements provided within Section 23.3-10 of the Lake Worth Beach Land Development Regulations. Pursuant to LDR Section 23.5-3(d), Non-conforming buildings and structures:

1. *Nonconforming buildings and structures may be enlarged, expanded or extended subject to these LDRs, including minimum site area and dimensions of the district in which the building or structure is*

located. No such building or structure, however, shall be enlarged or altered in any way so as to increase its nonconformity. Such building or structure, or portion thereof, may be altered to decrease its nonconformity, except as hereafter provided.

The proposed addition complies with current zoning requirements and does not increase the non-conforming setbacks of the existing structure.

The existing structure does not comply with the current base flood elevation (BFE) requirements. Pursuant to FEMA’s Home Builder’s Guide to Coastal Construction (P-499);

Coastal Construction Requirements and Recommendations				
	V Zone 	Coastal A Zone 	A Zone 	Additional Resources
Repairs, Remodeling, and Additions [See Fact Sheet No. 9.1]				
Lateral Additions That Do Not Constitute Substantial Improvement NFIP 60.3(e)(5) and 60.3(c)(5)	<p>Recommendation: Make addition compliant with current NFIP requirements for V Zone construction.</p> <p>Requirements: Post-FIRM existing building – the addition must meet NFIP requirements in effect at time the building was originally constructed. Pre-FIRM existing building – NFIP requirements concerning new construction are not triggered (see Fact Sheet Nos. 1d, 1e, 2b, 3a, 3e, 8a, 8c)</p>	<p>Recommendation: Follow V Zone requirement for building elevation and open foundations for the addition and the existing building.</p> <p>Requirements: Post-FIRM existing building – the addition must meet NFIP requirements in effect at the time the building was originally constructed (see Fact Sheet Nos. 1d, 1e, 2b, 3a, 3e, 8a, 8c). Pre-FIRM existing building -- NFIP requirements concerning new construction are not triggered.</p>	<p>Recommendation: Elevate bottom of lowest horizontal structural member to or above BFE (same for existing building if it is elevated) (see Fact Sheet No. 1d)</p> <p>Requirements: Post-FIRM existing building – the addition must meet NFIP requirements in effect at the time the building was originally constructed (see Fact Sheet Nos. 1d, 1e, 2b, 3a, 3e, 8a, 8c). Pre-FIRM existing building -- NFIP requirements concerning new construction are not triggered.</p>	<p>BC: 3403.2, 3412.2.3, 3405.3 IRC: R322.3.1 ASCE: ASCE 7 Sec. 1.6 Other: FEMA TB #1, FEMA TB #5, FEMA TB #9, FEMA 550</p>

As indicated in the table above, lateral additions that do not constitute a substantial improvement in Pre-Firm existing buildings (in the A Zone) are not required to meet current BFE requirements. FIRM stands for Flood Insurance Rate Map, the first FIRM became effective December 31, 1974. The subject property is Pre-Firm as it was constructed in 1925. The Building Official utilized the 2020 Palm Beach County Property Appraiser’s assessed improvement value to determine the substantial improvement threshold. The 2020 assessed value for the structure was \$602,042. The estimated cost of the project is \$50,000,

which does constitute a substantial improvement (50% of assessed value). Therefore, the addition is allowed to be constructed at a BFE of 7.05' to match the existing structure.

HISTORIC PRESERVATION ANALYSIS

Certificate of Appropriateness

All additions and exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. 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.

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: A ± 175 square foot addition on the west side of the structure is proposed to accommodate a new bathroom and closet for an existing bedroom. The addition will utilize masonry construction with a stucco exterior finish and a flat roof with a simple parapet design. A repurposed pair of 3/3 double-hung windows will be installed on the west elevation of the addition. A new impacted rated 3-light casement window is proposed on the north elevation of the addition. The floor plan contains a notch to conceal the downspout and emergency overflow from view.

- 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 work will not have a direct visual effect on the surrounding properties within the district. It is staff's analysis that the proposal will not adversely affect the existing contributing resource or neighboring structures within the district.

- 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 applicant is proposing work that will alter the west elevation of the structure, fronting South Palmway. An existing window opening and the base of a chimney will be obscured by the addition. However, the addition is designed with compatible detailing for the architectural style of the structure and repurposes the pair of 3/3 double-hung windows that would otherwise have been removed.

- 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 his property.

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

Staff Analysis: The plans are feasible and could be carried out 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 design of the addition generally complies with the City of Lake Worth Beach Design Guidelines, Preservation Ordinance, and the Secretary of Interior Standards. The fenestration, roof design, and exterior finishes of the addition are appropriate for Mediterranean Revival architecture. Please refer to pages 8 and 9 of this report for the Historic Preservation Design Guidelines Analysis.

- 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 proposal will alter the west elevation. The addition has taken design cues from the existing structure and proposes generally compatible massing, design, and exterior finishes that are consistent with the Mediterranean Revival architectural style and seek to have the least possible adverse effect on the structure.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.*

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: No change is proposed for the use of property. The structure is proposed to be utilized as a single-family residence.

- 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: An existing window opening and the base of a chimney will be obscured by the addition. However, the original wood double-hung windows will be repurposed on the west elevation of the addition.

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

Staff Analysis: The proposed addition is visually compatible with neighboring properties in the South Palm Park Local Historic District.

- D. 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: The window openings on the addition are appropriately sized and compatible with the existing structure.

- (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 is not requesting less expensive windows and doors.

- (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: The proposed impact rated 3-light casement window on the north elevation of the addition is consistent with the Mediterranean Revival architectural style. The windows on the west elevation are original wood double-hung windows repurposed from the structure.

- (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 is not requesting to be availed of this paragraph.

Historic Preservation Design Guidelines Analysis

Per the Historic Preservation Design Guidelines, the six historic districts in Lake Worth Beach are primarily composed of 10 historic architectural styles. Chapter 5; Architectural Styles, illustrates and describes the elements that define each style. In addition to defining the physical characteristics of each primary style, a narrative is provided that chronicles the history and context of each style. The Mediterranean architectural style section is included as **Attachment D**.

Addition

Staff Analysis: The addition's scale, massing, configuration, and placement on the parcel is compatible with the existing Mediterranean Revival structure. The proposed window opening sizes, opening locations, and exterior detailing are also visually compatible with the existing architectural elements of the historic structure. As discussed in the property development history section (page 1), the structure is characterized by multi-level flat and hipped roofs. The flat roof design of the addition successfully differentiates the old from the new while maintaining visual compatibility. Staff has included standard conditions of approval to ensure the addition is constructed to reflect the proposed plans. The applicant submitted a justification statement included as **Attachment E**.

PUBLIC COMMENT

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

CONCLUSION

The proposed application, as conditioned, is consistent with the City's Land Development Regulations, Historic Preservation Ordinance, and the Lake Worth Beach Historic Preservation Design Guidelines. Therefore, staff recommends approval with the conditions listed below to allow the construction of the addition.

Conditions of Approval

1. The new window shall be wood, wood-clad, aluminum, vinyl, or fiberglass subject to staff review at permitting.
2. The west elevation shall utilize the original 3/3 wood double-hung windows. If the existing windows are damaged during removal or determined to be too deteriorated for continued use, they shall be repaired or replaced utilizing the Design Guideline's current standards for window replacement for historic structures.
3. The windows shall be recessed in the walls to the same depth as the windows on the existing structure.
4. All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or "grills between the glass" shall not be permitted.
5. The windows shall have frames that match the colors of the historic windows on the structure.
6. All glazing shall be clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall 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.
7. The trim, sill, and mullion details shall match the profile, size, and design of the detailing on the existing structure, subject to staff review at permitting.

8. The site plan and table shall be revised to show South Palmway as the legal frontage, 5th Avenue as the street side, the north property line as the interior side, and the east property line as the rear.
9. The maximum building lot coverage calculations only include the footprint of the structures (first floor) on the property.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 21-00100069, with staff recommended conditions for a COA for the construction of a new +/- 175 square foot addition for the single-family residence at **116 5th Avenue South**, 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 21-00100075, with staff recommended conditions for a COA for the construction of a new +/- 175 square foot addition for the single-family residence at **116 5th Avenue South**, because the applicant has not established by competent substantial evidence that the application is compliant 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. LWB HP Design Guidelines Section: Mediterranean Revival
- E. Applicant Justification Statement