



MEMORANDUM DATE: April 7, 2021

AGENDA DATE: April 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **122 South K Street**

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

TITLE: HRPB Project Number 21-00100074: A request for a Certificate of Appropriateness (COA) for the demolition of a ±115 square foot rear enclosed porch, the construction of a new ± 789 square foot addition, and the construction of a new ± 409 square foot accessory structure for the single-family residence located at 122 South K Street; PCN #38-43-44-21-15-047-0060. The subject property is located within the Medium Density Multi-Family Residential (MF-30) zoning district and is a contributing resource to the Southeast Lucerne Local Historic District.

OWNER: Marco Grillo and Fany Adriana Rodriguez
1339 SW 44th Terrace
Deerfield Beach, FL 33442

ARCHITECT: Juan C. Contin
Contin Architecture and Design
826 S Federal Hwy #3
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY

Per documentation within the City's property files, the single-family structure located at 122 South K Street was constructed in a Wood Frame Vernacular architectural style c. 1925. A property appraiser's card from 1956, included in **Attachment A**, indicates that the structure has undergone few alterations over time. The building was constructed on a pier foundation and utilized wood frame walls, a broad gable roof, pine floors, and wood windows and doors. The building also features a small front entry stoop and a rear enclosed porch. In 1948, the rear porch was altered to house a new utility room and additional windows were installed. A small detached apartment once stood at the rear of the parcel, but was permitted to be demolished in March of 1988. The building maintains a high degree of the seven aspects of historic integrity; location, setting, design, workmanship, materials, feeling, and association.

PROJECT DESCRIPTION

The property owners, Marco Grillo and Fany Adriana Rodriguez, are requesting a COA for the demolition of a ±115 sq. ft. rear enclosed porch, the construction of a new ± 789 sq. ft. addition, and the construction of a new ± 409 sq. ft. accessory structure for the single-family residence located at 122 South K Street.

The subject property is a 25' x 135' (3,375 sq. ft.) platted lot of record located on the east side of South K Street between 1st Avenue South and 2nd Avenue South in Lake Worth Beach. The subject property is located within the Medium Density Multi-Family Residential (MF-30) Zoning District and is a contributing resource to the Southeast Lucerne Local Historic District.

The application will require the following approval:

1. **COA** for the demolition of a ± 115 sq. ft. rear enclosed porch, the construction of a new ± 789 sq. ft. addition, and the construction of a new ± 409 sq. ft. accessory structure

PROJECT BACKGROUND

At the March 10, 2021, HRPB regular meeting, the Board reviewed conceptual plans for the project, presented by Juan Contin and Faten Almosawi of Contin Architecture and Design. Primary discussion topics included the massing and visual compatibility of the second-story portion of the addition that will be visible from South K Street, the window proportions, roof design, and exterior siding materials. The Board also recommended that the project utilize a glass or transparent hyphen to connect the historic structure to the addition.

The Board looked at various example projects that utilized highly stylized modern additions to historic structures. Board member comments indicated some of the example projects were highly successful, but that the additions were generally all subordinate to the historic structures and that the historic structures provided in the examples were more elaborate and high-style than the architecture generally found in Lake Worth Beach.

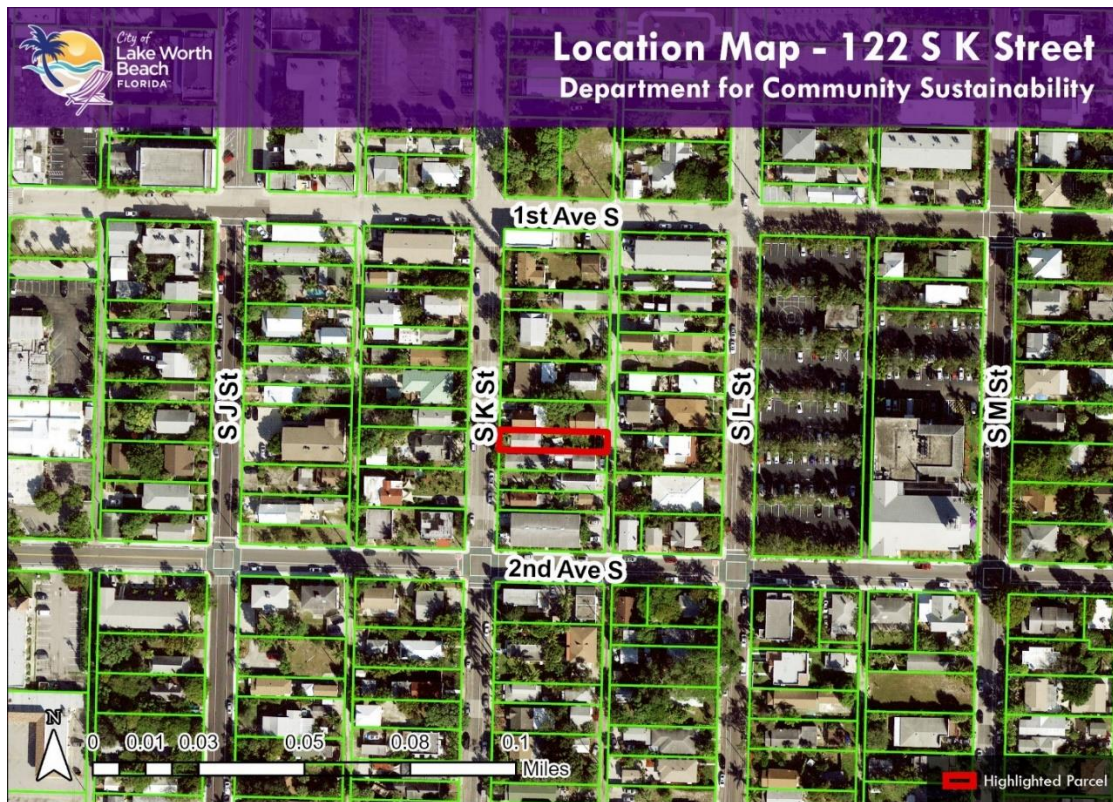
Staff received the formal application for the item on March 18, 2021. Based on a review of Board member comments and the original presentation, alterations to the project include the addition of a transparent hyphen connecting the addition to the rear of the historic structure and the alteration to a window on the west façade.

STAFF RECOMENDATION

Staff recommends the Board **deny the COA request as currently proposed, or continue the project for a redesign** based on the Historic Preservation Design Guidelines requirements and the data and analysis outlined in this report on pages 6-11 of this report.

PROPERTY DESCRIPTION

Owner	Marco Grillo and Fany Adriana Rodriguez
General Location	South K Street between 1 st Avenue South and 2 nd Avenue South
PCN	38-43-44-21-15-047-0060
Zoning	Medium Density Multi-Family Residential (MF-30)
Existing Land Use	Single Family Residence
Future Land Use Designation	High Density Residential (HDR)



SITE ANALYSIS

Surrounding Properties

The site is surrounded by similar structures with similar zoning districts and future land use (FLU) designations, and thus, is 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:

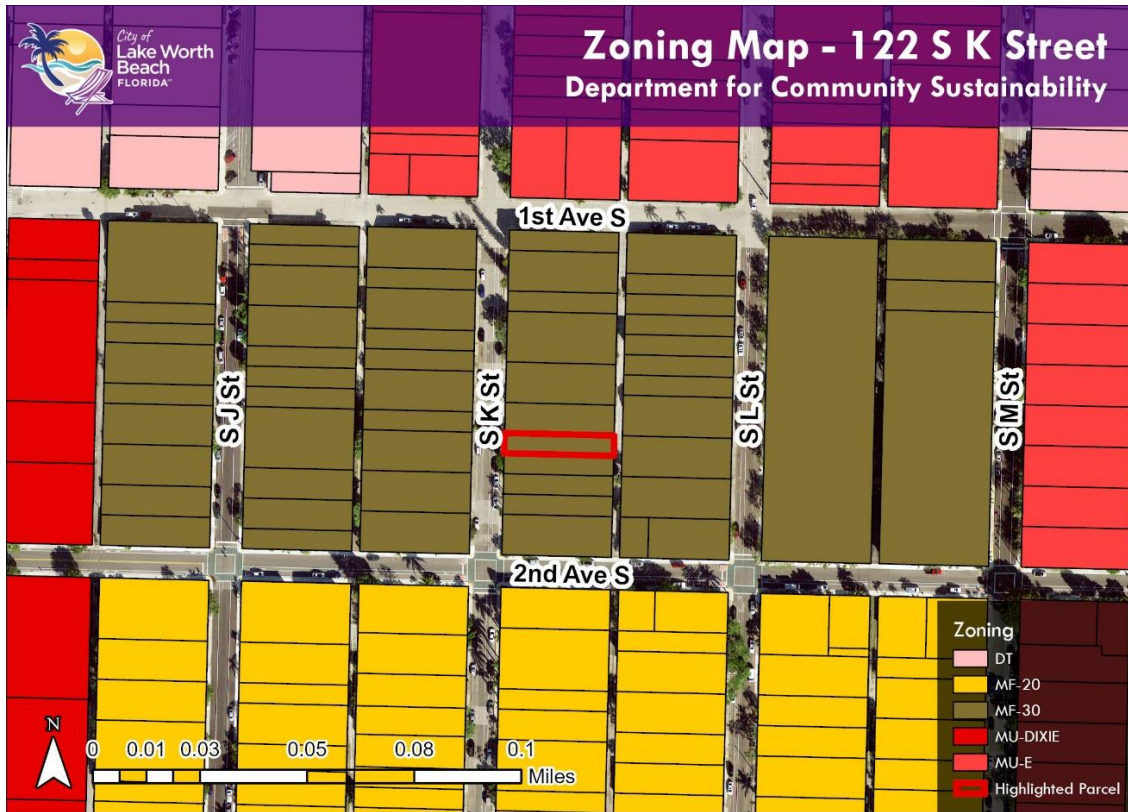
NORTH: North of the subject site is 120 South K Street, a single-family residence with a detached accessory structure. This parcel contains a FLU designation of HDR and is located in the MDR zoning district. The structure at 120 South K Street is also a contributing resource to the Southeast Lucerne Local Historic District.

SOUTH: Immediately south of the subject site is 124 South K Street, a single-family residence with a detached accessory structure. This parcel contains a FLU designation of HDR and is located in the MDR zoning district. The structure at 124 South K Street is also a contributing resource to the Southeast Lucerne Local Historic District.

EAST: East of the subject site across the rear alley is 123 South L Street, a single-family residence. This parcel contains a FLU designation HDR and is located in the MDR zoning

district. The structure at 123 South L Street is also a contributing resource to the Southeast Lucerne Local Historic District.

WEST: West of the subject site across South K Street is 123 South K Street, a single-family residence with a detached accessory structure. This parcel contains a FLU designation of HDR and is located in the MDR zoning district. The structure at 123 South K Street is also a contributing resource to the Southeast Lucerne Local Historic District.



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-11 (MF-30)	
	Required	Existing/Proposed
Lot Area (min.)	5,000 square feet	3,375 square feet
Lot Width (min.)	50'-0"	25'-0"
Building Height (max.)	Primary: 30'-0" (2 stories) Accessory: 24'-0"	Proposed: 20'-8" 11'-0"

Setback - Front (min.)	20'-0"	Existing: 18.2'
Setback -Side (min.)	Single story: 10% of lot width, min. 3'-0" Two story on a 25' wide lot: 5'-0"	Existing North: 2'-10" Addition North: 5'-0" Accessory North: 3'-0" Existing South: 1'-10" Addition South: 5'-0" Accessory South: 3'-0"
Setback – Rear (min.)	Primary: 13'-6" (10% of lot depth) Accessory: 5'-0"	Primary: 56'-10" Accessory: 18'-0"
Impermeable Surface (max.) ⁽¹⁾	65.0% (2,194 sq. ft.)	50.5% (1,707 sq. ft.)
Building Coverage (max.) ⁽¹⁾	45.0% (1,518 sq. ft.)	44.4% (1,501 sq. ft.)
Floor Area Ratio (max.) ⁽¹⁾	0.80 (2,700 sq. ft.)	0.51 (1,738 sq. ft.)
Accessory Structure Limitation (max.)	40% of principal structure area or 1,000 sq. ft, whichever is less 40% of 1332 sq. ft. (533 sq. ft.)	 30.7% (409 sq. ft.)

(1)- Small lot (lots up to 4,999 square feet)

As outlined in the site data table, the proposed addition and accessory structure comply with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed architectural plans are provided as **Attachment C**.

Existing Non-Conformities

The existing historic structure has legal non-conforming side setbacks that do not comply with minimum setback requirements provided within Section 23.3-11 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 historic structure.

Accessory Structure

Although the parcel at 122 South K Street is located within the Medium Density Multi-Family Residential Zoning District, the land development regulations require a minimum 5,000 sq. ft. lot area and a minimum lot width of 50 linear feet to be eligible for two-family or multi-family construction. As the subject parcel does not meet the lot area and width requirements, development on the parcel is limited to a single-

family residence and incidental accessory structures. The proposed accessory structure will not be eligible for a rental business license to function as an accessory dwelling unit (ADU).

HISTORIC PRESERVATION ANALYSIS

COA

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. The applicants have also provided a Justification Statement, provided in this report as **Attachment D**.

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 existing structure is a contributing resource within the Southeast Lucerne Local Historic District. The property owners are requesting to remove an existing enclosed porch to the rear of the structure and to construct a new two-story +/- 789 sq. ft. addition to the rear. A new +/- 409 sq. ft. rear detached accessory structure is also proposed.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Staff Analysis: Portions of the proposed work will result in direct visual effects on the surrounding properties within the Southeast Lucerne district. It is staff's analysis that the proposal will could result in adverse visual effects to the existing contributing resource and neighboring structures within the existing streetscape and surrounding district. The structures on the parcels to the north and south of the subject property are similarly designed single-story Wood Frame Vernacular buildings with forward facing gables.

- 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: 122 South K Street is an intact Wood Frame Vernacular building from the 1920's. Although physical alterations to the contributing resource are limited to the rear of the property, the second-story addition is designed in a substantially different architectural style than the existing structure and neighboring contributing properties. The change in design is stark, and the addition does not seek to blend in with surrounding properties. Staff

has concerns that the second-story addition will disrupt the existing streetscape due to incompatible massing, design, and materials.

- 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 seeks to fall under Secretary of Interior Standard for Rehabilitation #9, *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

Staff supports that additions to historic properties should be differentiated from the historic portions of a building, but that those changes in design, especially for modest structures, may be slight and discreet. Additions can be differentiated from the historic portions of building through the use of compatible but different building materials. The historic structure is a typical Wood Frame Vernacular residence with a forward-facing gable and wood lap siding. Staff contends that an addition utilizing a similar roof line with a board and batten or shake siding would differentiate the addition while still being compatible with the elements of Wood Frame Vernacular architecture and the surrounding streetscape.

- 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 was designed as a Wood Frame Vernacular residence in the 1920's. Wood Frame Vernacular structures maintain common characteristics, such as wood siding, 2:1 vertically proportioned windows, forward facing gable roofs, and overhanging eaves. The portion of the addition that is visible from the street utilizes a flat roof, a single square window, and a stucco exterior finish. Staff contends that the addition could be constructed in a manner that is more compatible with the existing historic resource, resulting in less adverse visual effects. The roofline and the siding materials could be made more compatible with the Frame Vernacular style. The proposed window configuration on

the street-facing façade should also reflect the rhythm and pattern of the fenestration on the historic structure, even if an alternate architectural style is desired.

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 addition and accessory structure will add additional living space to the existing structure.

- 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 applicants are requesting to demolish the existing rear enclosed porch. The rear porch was constructed in a typical manner for its time of construction, with a shed roof, lap siding, and casement and hung windows.

- 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 not visually compatible with the neighboring structures. The contributing resources at 120, 124, 126, and 128 South K Street are all single-story Wood Frame Vernacular buildings that share common characteristics indicative of the style. The addition proposed for 122 South K Street is a stark change in design, massing, and scale from neighboring structures.

- 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 and door openings on the existing historic resource are not proposed to be altered.

- (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: No applicable, the applicant is not proposing to replace existing windows and doors.

- (2) 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.

- (3) 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.

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 Wood Frame Vernacular architectural style section is included as **Attachment E**. Staff also recommends that the Board read the Design Guidelines Special Considerations chapter regarding new construction and streetscapes, included as **Attachment F**.

Demolition

Staff Analysis: The proposal includes demolishing the rear enclosed porch. Per information within the City's property file, the porch took on its current form in 1948, when it was altered to house a new utility room. Per Secretary of Interior (SOI) Standard #4,

"Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved."

Staff contends that the rear porch is an important element to the existing resource. Although not original to the building, the porch was constructed more than 50 years ago in a manner that was indicative of its time of construction and complimentary to the 1920's Wood Frame Vernacular residence. The porch is to the rear of the structure and not visible from South K Street. Staff recommends that the Board discuss SOI Standard #4 and determine if the porch has gained significance over time.

Addition

Staff Analysis: The proposed addition is designed in a contemporary architectural style that utilizes a box form with sparse architectural detailing. The addition utilizes a short hyphen with glass walls and a glass roof to connect the new two-story addition to the existing historic resource. The connection is discreet, scaled appropriately, and does not visually compete with the historic structure as it is placed to the rear of the building. As illustrated in the architectural plan set, the hyphen connects to the historic structure at the fascia of the gable overhang. Staff recommends that the glass connection be placed under the overhang, connecting to the rear wall of the historic structure instead of tying into the existing roofline.

The primary massing of the addition is two stories in height and features a flat roof which is visible from South K Street. The west façade fronting South K Street features a single square window with no additional detailing. The north and south elevations feature relatively few windows with large expanses of blank façade. The rear façade features a second story projecting balcony that is supported by an organically formed wall which is integrated with a vertical wood rail system. Additions to historic buildings should generally be secondary and subordinate to the historic structure. Although the addition is two stories, it is set back from the street behind the massing of the existing building. Per the architectural drawings, the midpoint height of the gable roof of the historic structure is approximately 12', and the addition's flat roof is 20'-6" tall. Aside from the height difference, staff's primary areas of concern with the addition include its shape, fenestration, and exterior building materials. Per SOI Standard #9:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

The addition's design is starkly different than the design of the Wood Frame Vernacular residence. Although Standard #9 requires that additions be differentiated from the historic structure, the addition should also be visually compatible with the massing, size, scale, and architectural features of the designated resource to protect the building's integrity and the integrity of the streetscape. Staff agrees that additions to historic properties should be differentiated from the historic portions of the building, but the changes in design may be subtle and discreet. Additions can be differentiated from the historic portions of a building through the use of compatible, yet alternate building materials. The historic structure is a typical Wood Frame Vernacular residence with a forward-facing gable, wood lap siding, and vertically oriented windows. Staff advocates that an addition utilizing a similar roof line with similar window openings combined with a board and batten or shake siding would differentiate the addition while still remaining compatible with the signature elements of Wood Frame Vernacular architecture. It is staff's analysis that the addition, as proposed, is incompatible with the massing and architectural features of the existing historic structure and the surrounding contributing resources. Additionally, the shape and fenestration of the addition breaks the rhythm and visual continuity of the streetscape.

If a contemporary addition is desired, elements of the design can still be sympathetic to the surrounding historic architecture. Visible fenestration can utilize the 2:1 vertically oriented window proportions and

placement rhythms appropriate for the surrounding Frame Vernacular architecture. As proposed, there are no shared architectural design elements between the historic structure and the addition. The proposed addition is differentiated from the historic resource, but it is not compatible with the massing, size, scale, or architectural features that were responsible for this structure's historic designation.

Accessory Structure

Staff Analysis: The proposed accessory structure is designed as a single-story building with a flat roof with similar detailing to the proposed addition. The north, south, and east facades feature a combination of slender vertical, horizontal, and square windows, and the west elevation fronting the rear of the addition features a vertical plank façade with a projected organically shaped wall that connects to the building's façade via a flat roof. The building's height is proposed at 10'-0" and the structure is placed at an 18' setback from the rear property. Although the design of the structure is contemporary and its massing is atypical amongst the surrounding Frame Vernacular contributing buildings, it is placed at the rear of the parcel and is not visible from a public street.

PUBLIC COMMENT

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

CONCLUSION

It is the analysis of staff that the proposed application is not consistent with the City's Historic Preservation Ordinance, the Secretary of Interior Standards, or the Lake Worth Beach Historic Preservation Design Guidelines. Staff recommends that the Board **deny the COA request as currently proposed, or continue the project with direction by the HRPB** to facilitate a redesign to address compatibly concerns outlined in the Historic Preservation Analysis.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 21-00100074, a COA for the demolition of a ±115 sq. ft. rear enclosed porch, the construction of a new ± 789 sq. ft. addition, and the construction of a new ± 409 sq. ft. accessory structure for the single-family residence located at **122 South K 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 **DENY** HRPB Project Number 21-00100074, a COA for the demolition of a ±115 sq. ft. rear enclosed porch, the construction of a new ± 789 sq. ft. addition, and the construction of a new ± 409 sq. ft. accessory structure for the single-family residence located at **122 South K Street**, 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. Applicant Justification Statement
- E. LWB HP Design Guidelines Section: Wood Frame Vernacular

F. LWB HP Design Guidelines Section: Special Considerations