



MEMORANDUM DATE: April 7, 2021

AGENDA DATE: April 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **130 North Ocean Breeze**

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

TITLE: HRPB Project Number 21-00100075: A Certificate of Appropriateness (COA) for a ± 427 addition for the single-family residence located at 130 North Ocean Breeze; PCN #38-43-44-21-15-030-0080. The subject property is located within the Multi-Family Residential (MF-20) zoning district and is a contributing resource to the Old Lucerne Local Historic District.

OWNER: Rolanda Epstein
130 North Ocean Breeze
Lake Worth Beach, FL 33460

ARCHITECT: Geoffrey Harris
GBH Architecture

PROPERTY DEVELOPMENT HISTORY

Per documentation within the City's property files, the single-family structure located at 130 North Ocean Breeze was constructed in a Wood Frame Vernacular architectural style c. 1925. Property appraiser's cards from 1943 and 1956, included as **Attachment A**, indicate that the structure was designed with a concrete pier foundation, wood lap siding exterior walls, a gable roof, and wood windows and doors. A detached Mission Revival rear garage fronting 2nd Avenue North was also constructed in the early 1920's. According to the property appraiser's cards, the garage was designed to accommodate 2 vehicles and featured a concrete slab foundation, stucco exterior walls, a flat roof, and wood doors. City permit records indicate that the primary structure has had alterations over time including roof replacement, a rear screen room addition in 1982, window replacement, shutter and awning installation, electrical upgrades, and a new driveway adjacent to the garage. Photos of the existing property are included as **Attachment B**.

At the February 10, 2021 HRPB meeting, the Board approved a COA for the conversion of the existing ± 404 garage into additional living space for the single-family residence, a historic waiver for the minimum required rear setback, and a variance from base flood elevation requirements of the Florida Building Code.

PROJECT DESCRIPTION

The property owner, Rolanda Epstein, is requesting approval for the construction of a ± 427 square foot addition for the existing 1,263 square foot single-family residence. The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the southeast corner of North Ocean Breeze and 2nd Avenue North, 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 Downtown Mixed Use (DMU).

The application will require the following approval:

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

STAFF RECOMMENDATION

Staff recommends **approval with conditions**, provided on pages 8 and 9, based on the data and analysis in this report that address the proposed windows and exterior detailing of the addition.

PROPERTY DESCRIPTION

Owner	Rolanda Epstein
General Location	Southeast corner of North Ocean Breeze and 2 nd Avenue North
PCN	38-43-44-21-15-030-0080
Zoning	Multi-Family Residential (MF-20)
Existing Land Use	Single Family Residence
Future Land Use Designation	Downtown Mixed Use (DMU)



SITE ANALYSIS

Surrounding Properties

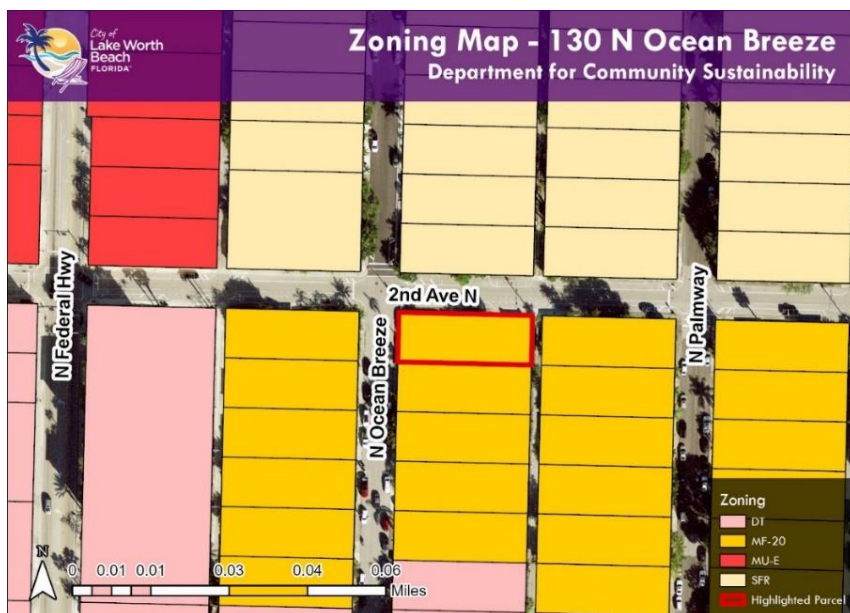
The site is surrounded by similar structures with similar zoning districts and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: North of the subject site across 2nd Avenue North is 214 2nd Avenue North, a single-family residence. This area contains a FLU designation of Single Family Residential (SFR) and is located in the Single-Family Residential (SF-R) zoning district. The structure at 214 2nd Avenue North is a non-contributing resource to the Old Lucerne Local Historic District.

SOUTH: Immediately south of the subject site is 128 North Ocean Breeze, a single-family residence. This area contains a FLU designation of Downtown Mixed Use (DMU) and is located in the Multi-Family Residential (MF-20) zoning district. The structure at 128 North Ocean Breeze is a contributing resource to the Old Lucerne Local Historic District.

EAST: East of the subject site across the rear alley is 209 2nd Avenue North, a single-family residence. This area contains a FLU designation of DMU and is located in the MF-20 zoning district. The structure at 209 2nd Avenue North is a contributing resource within the Old Lucerne Local Historic District.

WEST: West of the subject site across North Ocean Breeze is 131 North Ocean Breeze, a single-family residence. This area contains a FLU designation of DMU and is located in the MF-20 zoning district. The structure at 131 North Ocean Breeze is a non-contributing resource to the Old Lucerne 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	6,750 square feet
Lot Width (min.)	50'-0"	50'-0"
Building Height (max.)	30'-0" (2 stories) maximum	12'-6" (1 story)
Setback - Front (min.)	20'-0"	Structure: 15'-4" Addition: 43'-4" ⁽³⁾
Setback - Side (min.)	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	Structure North: 23'-4" ⁽²⁾ Addition North: 14'-8" Structure South: 1'-11" Addition South: 9'-5" ⁽³⁾
Setback – Rear (min.)	13'-6" (10% of lot depth)	Structure: 80'-10" ⁽²⁾ Addition: 73'-11"
Impermeable Surface (max.) ⁽¹⁾	60.0% maximum	36% (2,410 sq. ft.)
Building Coverage (max.) ⁽¹⁾	40.0% maximum	23% (1,521 sq. ft.)
Floor Area Ratio (max.) ⁽¹⁾	0.55 maximum	0.23 (1,521 sq. ft.)
Base Flood Elevation (min.)	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	9.98' NAVD

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

(2)- Approximation based on site plan

(3)- Approximation based on survey

The applicant is requesting approval for the construction of a ± 427 square foot addition on the north side of the property. Site improvements include a new uncovered rear deck at the rear of the addition. As outlined in the site data table, the proposed addition complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposal also complies with the 9-foot NAVD base flood elevation requirement established within the Florida Building Code. The proposed architectural plans are provided as **Attachment C**.

Existing Non-Conformities

The existing structure has legal non-confirming front and side 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.

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 applicant submitted a justification statement with responses to the visual compatibility criteria, included 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 project proposes to construct a ± 427 square foot addition on the north side of the structure, fronting 2nd Avenue North to accommodate a new master bedroom suite. The 1982 rear screen room addition and concrete slab will be removed to accommodate the new addition. The main gable of the existing structure will be extended by altering the smaller gable at the rear. The addition will utilize a cross-gable design with a raised pier foundation, wood-frame construction, and cementitious lap siding. The fenestration will consist of aluminum impact single-hung windows and aluminum impact French doors. The roofing material will be a dimensional asphalt shingle to match the existing structure. A wood deck will be constructed at the rear of the addition.

- 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 appearance rear roof gable to extend the larger gable over the main massing of structure. The cross-gable connection between the addition and the existing structure is also atypical as it intersects the gable end above and below while leaving the existing ridge exposed. However, the gable connection is to the rear of the structure in a non-visible corner.

- 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. The fenestration, roof design, and exterior finishes of the addition are generally compatible for Wood Frame Vernacular architecture. Please refer to page 8 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 structure was designed as a Wood Frame Vernacular structure. The addition has taken design cues from the existing structure and proposes generally compatible massing, design, and exterior finishes that are consistent with the Wood Frame Vernacular architectural style.

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 is proposed to provide a new master suite for the 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: The addition, as proposed, extends the original roofline and alters the small roof gable at the rear of the structure.

- 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 Old Lucerne 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 and door 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: No applicable, the applicant is not requesting to utilize 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 aluminum impact single-hung windows and French seek to replicate the original fenestration designs of the Wood Frame Vernacular architectural style.

- (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 Wood Frame Vernacular architectural style section is included as **Attachment E**.

Addition

Staff Analysis: The addition's scale, massing, configuration, and placement on the parcel is largely compatible with other cross gable Wood Frame Vernacular buildings of the period. The proposed window opening sizes, opening locations, and trim detailing are also visually compatible with the existing architectural elements of the historic structure. Staff does have remaining concerns regarding the addition's exterior detailing.

The existing structure features a historic wood lap siding that will remain. The addition is proposed to be clad in cementitious lap siding. Although the two sidings will have roughly the same reveal, the historic wood siding has more contour and variation, which provides deeper shadow lines and a more irregular appearance. The cementitious lap siding has a more regulated and flat appearance. As the two sidings are meeting in a visible corner, staff maintains that the two profiles are too similar, while also not being close enough to be an exact match. Staff recommends that an alternate siding material compatible with Wood Frame Vernacular buildings would be more appropriate, such as a staggered shingle or board-and-batten. A compatible alternate siding material would further differentiate the addition as separate from the historic structure, while remaining visually compatible and appropriate for the architectural style. Staff has included a condition of approval (#11) regarding the siding profile. Also, staff has included a condition of approval (#10) that the pier foundation utilizes lattice screens to match the existing structure.

On the west elevation of the addition, a triplet of windows is proposed. Staff has included a condition of approval (#3) that the openings be separated by historically-appropriate mullions encased in cementitious material with a minimum width of 4 inches. Also, windows of similar proportions were typically 4-light casement windows in Wood Frame Vernacular structures. Staff has included a condition of approval (#5) that these openings utilize single-hung windows with a 2/2 divided-light pattern or casement, awning, fixed, or hopper windows with a 4-light pattern.

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 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 to the same depth as the windows on the existing structure.
3. Pairs and triplets of windows shall utilize a minimum four inch (4") wide mullion. If aluminum structural mulls are used, the exterior shall be encased in a cementitious or similar wood-look material to replicate a historic wood mullion.
4. 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.
5. The triplet of square windows on the west façade of the addition shall be utilize a single-hung window with a 2/2 divided-light pattern or casement, awning, fixed, or hopper windows with a 4-light pattern.
6. The roof overhangs of the addition shall match the depth of the overhangs of the existing structure, subject to staff review at permitting.
7. The cementitious 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 new dimensional asphalt shingles shall blend seamlessly with the existing roof.
9. Detailed specifications shall be submitted for the proposed wood deck to identify if a pervious or semi-pervious surface is proposed underneath the deck. The site data table calculations, shall be revised at permitting if necessary.
10. The pier foundation utilizes lattice screens to match the existing structure.
11. The addition's siding utilizes a board-and-batten or staggered shingle design instead of the proposed lap siding.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 21-00100075, with staff recommended conditions for a COA for the construction of a new +/- 427 square foot addition for the single-family residence at **130 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 21-00100075, with staff recommended conditions for a COA for the construction of a new +/- 427 square foot addition for the single-family residence at **130 North Ocean Breeze**, 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. Proposed Product Information