



MEMORANDUM DATE: March 3, 2020

AGENDA DATE: March 10, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1209 North L Street**

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

TITLE: HRPB Project Number 21-00100031: A Certificate of Appropriateness (COA) for the partial enclosure of a carport, construction of a new +/- 72 square foot carport extension, construction of a new +/- 90 addition, and window and door replacement for the single-family residence at 1209 North L Street; PCN #38-43-44-21-15-372-0140. The subject property is located within the Single-Family Residential (SF-R) Zoning District and is a contributing resource to the Northeast Lucerne Local Historic District.

OWNER: Anthony Moran
1209 North L Street
Lake Worth Beach, FL 33460

PROJECT MANAGER: Martin Guethler
LynnAlan Construction

PROPERTY DEVELOPMENT HISTORY

Per documentation within the City's property files, the single-family structure at 1209 North L Street was designed by locally-renowned architect Edgar S. Wortman in a Mid-Century Modern architectural style. The 1950 original architectural drawings are included as **Attachment A**. The architectural drawings for the structure illustrate a single-story residence of masonry construction with a smooth stucco exterior finish, built-up shed and flat roofs, carport with exposed block columns, steel 8-light and 6-light casement windows, and jalousie doors. The entry features trapezoidal-shaped steps with a mirroring overhang and raised planter beds. City permit records indicate the building has had alterations over time, including permits for the installation of concrete slabs, roof replacement, fencing, and electrical upgrades. In 1959, eight (8) awning windows were installed. In 1992, a flat roof covering was installed over the concrete slab on the south side of the property. Photos of the existing property are included as **Attachment B**.

PROJECT DESCRIPTION

The property owner, Anthony Moran, is requesting approval for the partial enclosure of the carport to accommodate a new master suite, construction of a new +/- 72 square foot carport extension, construction of a new +/- 90 dining room addition, and window and door replacement for the single-family residence. The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the west side of North Ocean Breeze, between 12th Avenue North and 13th Avenue North Lake Worth

Beach. The subject property is located within 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:

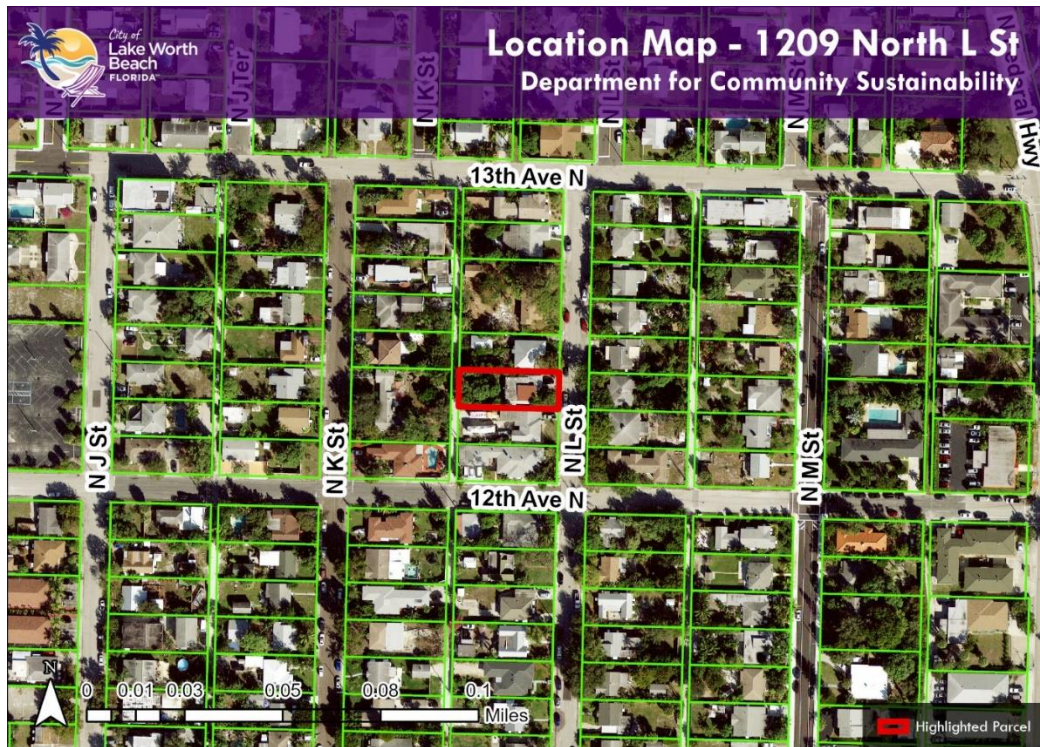
1. **Certificate of Appropriateness (COA)** for the partial enclosure of the carport, additions, and window and door replacement.

STAFF RECOMMENDATION

Staff recommends **approval with conditions, provided on page 9**, based on the data and analysis in this report.

PROPERTY DESCRIPTION

Owner	Anthony Moran
General Location	West side of North Ocean Breeze, between 12 th Avenue North and 13 th Avenue North
PCN	38-43-44-21-15-372-0140
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single-Family Residential (SFR)



SITE ANALYSIS

Surrounding Properties

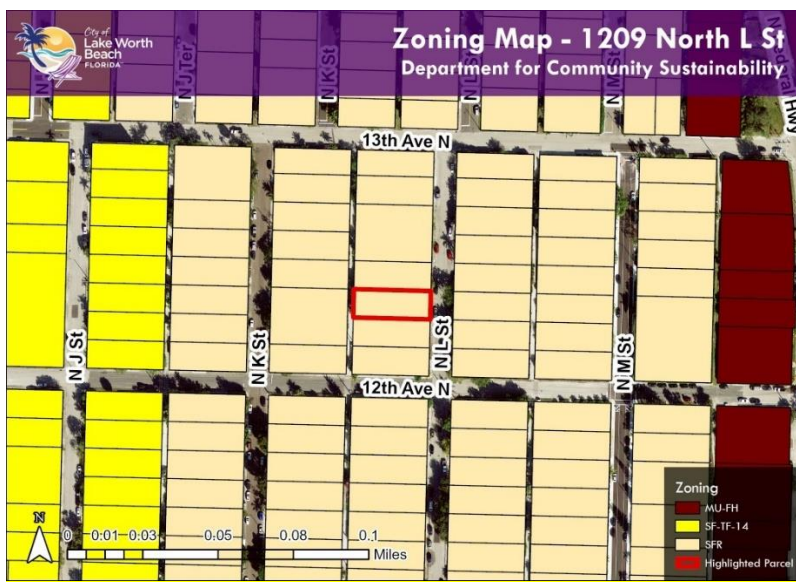
The site is surrounded by similar structures with similar Zoning and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is 1215 North L Street, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R. The structure located at 1215 North L Street is a contributing resource to the Northeast Lucerne Local Historic District.

SOUTH: Immediately south of the subject site is 1205 North L Street, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R. The structure located at 1205 North L Street is a non-contributing resource to the Northeast Lucerne Local Historic District.

EAST: East of the subject site across North L Street is 1212 North L Street, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R. The structure located at 1206 North K Street is a contributing resource to the Northeast Lucerne Local Historic District.

WEST: West of the subject site across the rear alley is 1206 North K Street, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R. The structure located at 1206 North K Street is a contributing resource to the Northeast Lucerne Local Historic District.



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-7 (SF-R); 23.4-10 (Off street parking)	
	Required	Existing/Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height	30'-0" (2 stories)	12'-0" (1 story)
Setback - Front	20'-0"	20'-6"
Setback - Side	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	North: 8'-0" South: 5'-0"
Setback - Rear	13'-6" (10% of lot depth)	65'-0"
Impermeable Surface Total ⁽¹⁾	55.0% total	42.30% (2,855 sf.)
Maximum Building Coverage ⁽¹⁾	35.0% maximum	19.05% (1,286 sf.)
Front Yard Impermeable	900 square feet or 75%	72.5% (725 sf.) Existing
Parking	Two (2) off-street spaces	Two (2) spaces

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

The proposed partial enclosure of the existing carport and additions are consistent with all site data requirements in the City’s Land Development Regulations. The application, as proposed, meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The existing driveway in the front yard is non-conforming with the front yard impermeable surface limitation. This application does not propose any modifications to the existing driveway. The proposed site plan and architectural drawings are included in this report as **Attachment C**.

Parking

As depicted on the site plan, a new 9’x28’ driveway is proposed at the rear of the property with vehicular access from the alley to replace the parking space that is being removed in the carport conversion. Pursuant to LDR Section 23.4-10 (b)(1)(A), parking provided off of an alley shall maintain a 20’ back-out, which includes the width of the alley. As the existing alley is 10’ wide, the rear driveway was designed with a length of 28’ to provide the necessary backout. The existing driveway in the front yard of the property shall remain and can accommodate a 9’x18’ perpendicular parking space that meets the minimum dimensions required per LDR Section 23.4-10(j)(1).

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: It is the analysis of staff that the partial enclosure of the existing carport for the single-family structure located at 1209 North L Street will result in an important change to the structure's appearance. However, the construction of a new +/- 72 square foot carport extension fronting North L Street mitigates the visual impacts of enclosing the original carport. The 1992 flat roof covering and masonry site wall on the south side of the property will be removed to accommodate a new +/- 90 dining room addition. The existing replacement windows (awning and single-hung) will be removed to accommodate new full-view aluminum impact casement and horizontal sliding windows. The existing exterior doors will be removed to accommodate new PVC impact French doors. A window opening will be expanded to accommodate a pair of PVC impact French doors on the rear (west) façade. In addition, a window opening on the south façade will be reduced to avoid conflict with the new kitchen countertop and cabinets that are 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: 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 of the character-defining open carport, which was a common and prominent element of Mid-Century Modern structures built during this time period in Lake Worth Beach. The additions will obscure original window and door openings within the carport, however, the carport extension helps mitigate the visual impacts of the partial carport enclosure and the additions are designed to be compatible with the architectural style of the structure.

- A. 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 additions generally complies with the City of Lake Worth Beach Design Guidelines. The proposed French doors successfully replicate the jalousie doors shown in the original architectural drawings. However, the proposed full-view casement and horizontal sliding windows do not seek to replicate the original 8-light and 6-light casement windows or replacement awning windows that are appropriate for Mid-Century Modern architecture.

- 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 to alter the structure's character-defining carport into enclosed living space is a significant departure from its initial design, intended use, and historic visual qualities. The proposal will alter features, spaces, and spatial relationships of the carport. The applicant has taken consideration of these concerns into account and has worked closely with staff to arrive at the current design, which minimizes the visual impact of the proposal. The applicant proposes to construct a new carport extension with masonry columns, and a flat roof the same height as the existing carport. The proposal does not remove or destroy historic materials and the proposed additions could be reversed at a later date, returning the enclosed space back into a functioning carport. The structure no longer retains original windows; therefore, the window replacement does not require removal of original features.

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 additions are proposed in conjunction with a new floor plan configuration that allows open-living space 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 carport will be partially enclosed, a window opening on the rear (west) façade will be enlarged to accommodate a new pair of PVC impact French doors, and a window opening will be reduced to accommodate a new casement window on the south façade. The original masonry site wall with decorative breeze-block on the south side of the property will be removed entirely. A compatible carport extension fronting North L Street is proposed which will mitigate the visual impact of the changes to the character-defining feature. Also, the proposed French doors on the rear (west) façade and the casement window on the south façade are compatible with the architecture of the structure. The window replacement will not require removal of historic materials as the existing windows are replacement products.

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

Staff Analysis: The proposed carport extension will maintain the vehicular access to the property from North L Street, where it was historically located. The proposed additions are visually compatible with neighboring properties in the Northeast 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 applicant is proposing a new opening size on the rear (west) façade to accommodate a new pair of PVC impact French doors. A new opening size is also proposed on the south façade to accommodate a casement window. The other windows and doors will be replaced within original opening sizes. The window openings on the additions are appropriately sized and compatible.

- (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: Staff defers to Applicant.

- (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 PVC impact French doors seek to replicate the original jalousie doors. However, the proposed window replacement with full-view casement and horizontal sliding windows do not seek to replicate the original 8-light or 6-light casement windows or replacement awning windows.

- (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 boast a total of 10 primary 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 Mid-Century Modern architectural style section is included as **Attachment D**.

Partial Carport Enclosure and Carport Extension

Staff Analysis: The partial enclosure of the existing will result in an important change to the structure's appearance. However, the construction of a new +/- 72 square foot carport extension fronting North L Street mitigates the visual impacts of enclosing the original carport. The new carport extension with masonry columns, and a flat roof the same height as the existing carport. An appropriately-sized horizontal sliding window is proposed on the east wall of the enclosed carport, fronting North L Street, and a new full French door is proposed on the north façade. The design of the newly enclosed space and carport extension are generally compatible with the structure's Mid-Century Modern architectural style.

Dining Room Addition

Staff Analysis: The proposed dining room addition will be setback 6" from the front façade of the structure to differentiate the old from the new, as recommended by the Secretary of the Interior's Standards for Rehabilitation. A flat roof is proposed that will create differentiation from the shed roof

over the main massing of the structure. An appropriately-sized casement window is proposed on the east and west wall of the addition. A vertical wood-screen feature is proposed on the east wall of the addition, a common character-defining feature for Mid-Century Modern structures. The existing masonry site wall with a decorative breeze-block header course will be demolished.

Window and Door Replacement

Staff Analysis: The proposed window replacement includes full-view aluminum impact casement and horizontal sliding windows. As proposed, the products do not successfully replicate the original 8-light and 6-light windows or the replacement awning windows. Staff has included a recommended window replacement plan as **Attachment E**. The proposed door replacement includes PVC impact full-view French doors that successfully replicate the original jalousie doors. The proposed product information is included as **Attachment F**.

Site Modifications

Staff Analysis: As depicted on the site plan, a new 9'x28' driveway is proposed at the rear of the property with vehicular access from the alley to replace the parking space that is being removed in the carport conversion. The new parking space location is appropriately located on the least visible portion of the property.

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 partial enclosure of the carport, additions, and window and door replacement.

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 existing windows and shall not utilize a sill as illustrated in the elevation drawings.
3. 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.
4. The windows and doors shall be replaced in their original openings, and the openings shall not be made smaller by building in the framing or made larger by expanding the opening, unless otherwise stated in the proposed plans and approved by the HRPB.
5. The full view French doors shall utilize clear, frosted, or obscure glass, or glass with a clear Low-E coating that has a minimum 70% visible light transmittance (VLT). Tinted, highly reflective, etched, or leaded glass shall not be used. Alternate exterior door designs shall be subject to staff review at permitting.

6. The stucco utilized on the additions shall match the smooth texture on the existing structure, subject to staff review during construction.
7. Detailed drawings shall be submitted for the vertical wood-screen feature, subject to staff review at permitting.
8. The rear driveway shall maintain a minimum 1-foot setback from side property lines.
9. The site data table shall be revised with required, existing, and proposed columns to demonstrate how development standards have been satisfied.
10. Staff recommends that the windows utilize divided lights patterns to replicate 8-light and 6-light casements or 4-light and 3-light awning windows, subject to staff review at permitting. All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or “grills between the glass” shall not be permitted.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 21-00100031, with staff recommended conditions for a Certificate of Appropriateness (COA) for the partial enclosure of the carport, construction of a new +/- 72 square foot carport extension, construction of a new +/- 90 dining room addition, and window and door replacement for the single-family residence at **1209 North L 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 21-00100031, with staff recommended conditions for a Certificate of Appropriateness (COA) for the partial enclosure of the carport, construction of a new +/- 72 square foot carport extension, construction of a new +/- 90 dining room addition, and window and door replacement for the single-family residence at 1209 North L Street, because the applicant has not established by competent substantial evidence that the application is in compliance 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: Mid-Century Modern
- E. Staff Recommended Window Replacement Plan
- F. Proposed Product Information