



**MEMORANDUM DATE:** March 4, 2020

**AGENDA DATE:** March 11, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **1209 N Lakeside Drive**

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

**TITLE:** **HRPB Project Number 20-00100028:** Consideration of a request for a Certificate of Appropriateness (COA) for exterior alterations and additions to the existing single-family structure located at **1209 N Lakeside Drive**; PCN# 38-43-44-21-15-362-0142. The subject property is located in the Single-Family Residential (SF-R) Zoning District and is a Non-Contributing resource to the Northeast Lucerne Local Historic District.

**Owner:** Jeffery Arnold  
1209 N Lakeside Drive  
Lake Worth Beach, FL 33460

**BACKGROUND:**

Architect Gerhard Selzer designed the single-family structure located at 1209 N Lakeside Drive in 1980. The structure has frontage on North Lakeside Drive to the east. The original architectural drawings are located within the City's property files and are included in this report in **Attachment C**. The architectural drawings illustrate a single-story residence of masonry construction with a smooth stucco finish, an asphalt shingle side gable roof, and aluminum horizontal roller windows. The front façade featured large picture window, a central front door, and a large sliding glass door. The architectural plans also indicate that the structure was designed with a rear facing two-car integral garage and additional sliding glass doors. City permit records indicate minor alterations to the structure over time, including permits for a roof replacement with asphalt shingles and partial window and door replacement in 2012. At some point in time, the structure's front door facing North Lakeside Drive was removed and replaced with a circular fixed window. The structure was captured in the 2003 Northeast Lucerne Designation Report and classified as a non-contributing resource. Photos of the property are included in this report as **Attachment D**.

**REQUEST:**

**Certificate of Appropriateness: Addition and Exterior Alterations**

Per the Certificate of Appropriateness Approval Matrix, additions and alterations to non-contributing structures that are not visible from a public street do not require a Certificate of Appropriateness and are reviewed only for consistency with the Zoning Code. The proposed architectural plans are include in this

report at **Attachment E**. The Applicant has submitted plans for the following scope of work for the non-contributing structure:

Not Visible from a public street (Zoning Review)

- Demolish the rear sunroom (150 sqft.) and construct a new (140 sqft.) family room
- Demolish half (180 sqft.) of the existing two-car garage
- Reconfigure rear driveway with new pavers and add a new paver patio
- Construct a new inground pool and outdoor shower

Visible from a public street (Certificate of Appropriateness and Zoning Review)

- Construct a front addition (110 sqft.) containing a seating area and walk-in closet for the existing master bedroom
- Construct an elevated covered front porch (116 sqft.)
- Front door installation
- Window Replacement
- Paver walkway installation

The property is located in the Single-Family Residential (SF-R) Zoning District.

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. ft.	6,750 sq. ft.
Lot width	50'-0"	50'-0"
Lot depth	n/a	135'-0"
Front setback	20'-0"	Existing: 50'-0" Proposed: 44.4'
Side setback	10% of lot width = 5'-0" each side	North Existing: 5'-0" North Proposed: 5'-0" South Existing: 5'-0" South Proposed: 5'-0"
Rear setback	10% of lot depth = 13'-6"	Existing: 17.2' Proposed: 17.2'
F.A.R. <sup>1</sup>	0.50 max.	Proposed: 0.35

<sup>1</sup> *Floor area ratio*: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

Max. Building Coverage <sup>2</sup> for a Medium Lot	35.00% max. (2,362 sq. ft.)	34.9% (2,359 sq. ft.)
Impermeable Surface	55.00% (3,713 sq. ft.)	54% (3,650 sq. ft.)

**COMPREHENSIVE PLAN CONSISTENCY:**

The project, as proposed, is generally consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

**Goal 1.4** Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

*Staff Response:* The proposal does not destroy or damage existing historic resources. The property is designated as a non-contributing resource to the Northeast Lucerne Local Historic District.

**ANALYSIS:**

Zoning and Comprehensive Plan Consistency

The proposed addition and exterior alterations are consistent with all site data requirements in the City’s Zoning Code and Comprehensive Plan. The additions as proposed would be conforming and would not require any variances from the zoning code and adequate parking has been provided for the property. A determination to see if a landscape review will be required will be performed at permitting.

Historic Preservation

Per the Certificate of Appropriateness Approval Matrix, additions and alterations to non-contributing structures that are not visible from a public street do not require a Certificate of Appropriateness and are only reviewed for their consistency with the Zoning Code. Therefore, only the exterior alterations and additions visible from the street are subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City’s historic preservation regulations. This criterion is provided in **Attachment B** and include Staff’s response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

The proposed front addition and exterior alterations are generally compatible with the existing structure and the surrounding historic properties. The structure as it is today does not display character-defining features that are typically associated with the front facades of surrounding properties. The structure does not have a prominent front entryway, covered porch, balanced façade, or a recognizable rhythm of fenestration. The front addition creates a prominent cross gable with a projecting mass, which is common among surrounding masonry residential structures. The addition of the raised porch and entryway door also helps establish a customary “front façade” facing North Lakeside Drive. The exterior building materials are also appropriate for visual compatibility with surrounding properties.

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<sup>2</sup> *Building lot coverage:* The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

Staff does have some remaining concerns regarding window placement and the stucco banding on the new front addition and front porch wall. The design of the addition features a new horizontal sliding window and a circular faux window on the east façade. The use of the two window types and their placement has an unbalancing effect on the addition. Staff has recommended utilizing two equally spaced and sized windows, or utilizing a larger window centered under the gable peak for a more symmetrical appearance. Staff also recommends utilizing a divided light pattern in the windows of the front façade for additional detailing.

The design also features a two inch recessed stucco panel under the new addition and new front porch addition. Per the Applicant, these recesses are incorporated into the design to accommodate new vegetation (ivy), which is planned to fill in around the foundation of the structure. Although this detail is atypical amongst surrounding contributing resources, the building is non-contributing and Staff defers to the Board to determine if the recesses are compatible with the new design.

#### Public Comment

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

#### **CONSEQUENT ACTION:**

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

#### **RECOMMENDATION:**

Staff recommends that the Board discuss the visual compatibility of the two proposed windows on the east facing addition, and determine if the recessed stucco panels are appropriate for the structure. Staff has included standard conditions of approval to ensure visual and material compatibility with neighboring structures in the district.

#### **Certificate of Appropriateness**

Should the Board choose to approve the request for the **Certificate of Appropriateness** for exterior alterations and additions, Staff suggests the following conditions:

- 1) The new windows shall have aluminum frames and shall be recessed a minimum of two inches (2") in the window jambs, and shall not be installed flush with the exterior face of the wall.
- 2) The windows shall utilize clear glass or clear Low-E glass. Tinted, grey, mirrored, or colored glass shall not be used.
- 3) Should simulated divided light patterns be utilized, they shall be exterior raised applied triangular muntins. Flat muntins or "grids between the glass" shall not be used.
- 4) The exact design of the front door shall be provided to Staff and be reviewed at permitting.
- 5) The asphalt shingles on the additions shall match in color and design of the existing asphalt shingle. Should the Applicant choose to shingle the entire roof, the shingles shall be dimensional asphalt shingles. Staff recommends white or light grey for increased energy efficiency.
- 6) The new stucco shall match the existing stucco in texture, application, and coarseness.

**POTENTIAL MOTIONS:**

I MOVE TO **APPROVE** HRPB Project Number 20-00100028: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and additions to the existing single-family structure located at **1209 N Lakeside Drive**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations, Section 23.5-4, the City's Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

I MOVE TO **DENY** HRPB Project Number 20-00100028: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and the construction of a +/- 366 square foot addition to the existing single-family structure located at **1209 N Lakeside Drive**, 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 Regulations Section 23.5-4, the City's Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

**ATTACHMENTS:**

- A. Location Map – 1209 North Lakeside Drive
- B. Decision Making Criteria - Additions
- C. Property File Documentation
- D. Current Photos
- E. Proposed Architectural Plans



ATTACHMENT A

