



Hist

MEMORANDUM DATE: May 5, 2021

AGENDA DATE: May 12, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **122 South K Street | Continuance from April HRPB Meeting**

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 \pm 115 square foot rear enclosed porch and the construction of a new +/- 1,234 sq. ft. addition 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 \pm 115 sq. ft. rear enclosed porch and the construction of a new \pm 1,234 sq. ft. addition 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 \pm 115 sq. ft. rear enclosed porch and the construction of a new \pm 1,234 sq. ft. addition

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 a second-story portion of the addition that would 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.

The request was formally reviewed by the HRPB at the April 14, 2021 regular meeting. It was the analysis of staff that the proposed application was not consistent with the City's Historic Preservation Ordinance, the Secretary of Interior Standards, or the Lake Worth Beach Historic Preservation Design Guidelines, as the project's massing, materials, and fenestration were not visually compatible with the existing historic structure or the surrounding streetscape when viewed from South K Street. The HRPB echoed similar concerns, and the item was continued to the May meeting in order to facilitate a redesign addressing staff and HRPB member comments.

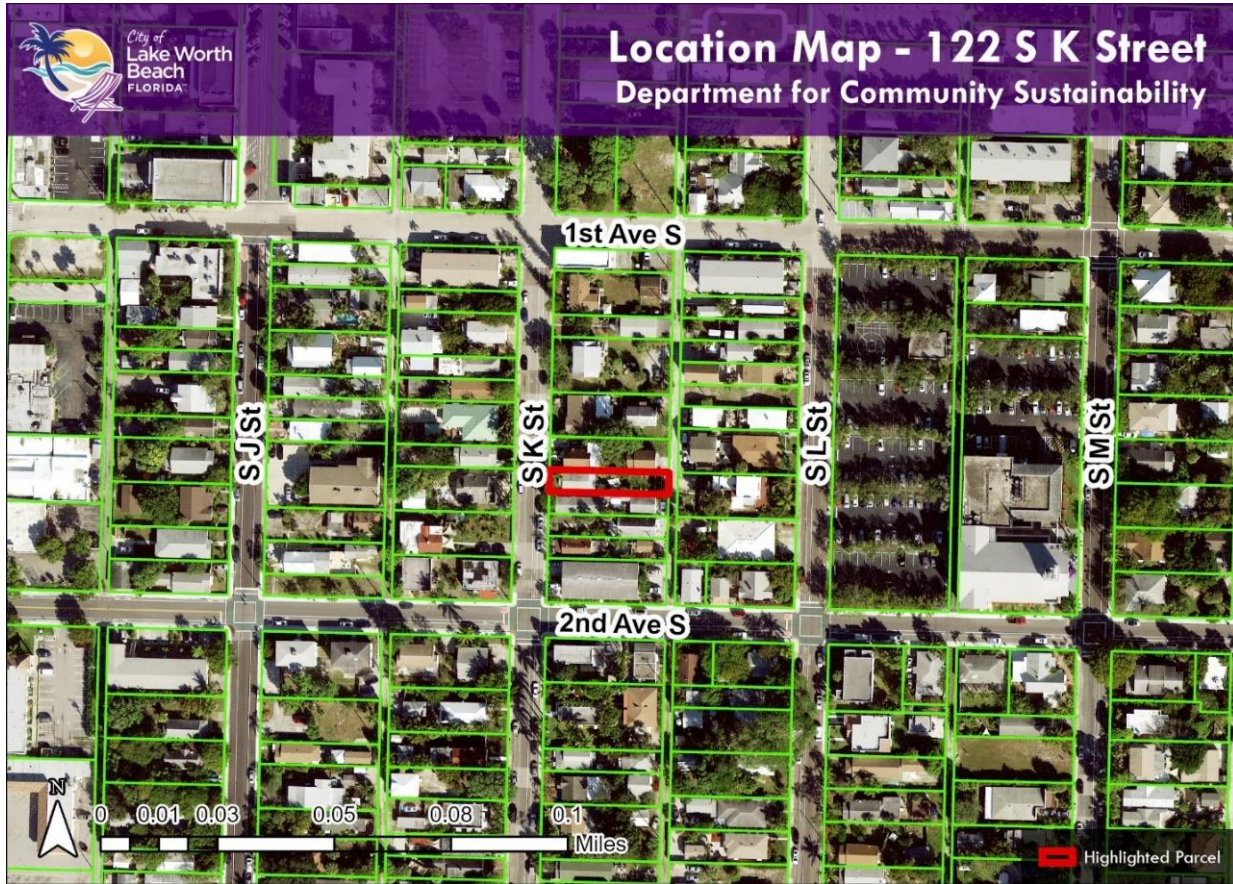
STAFF RECOMMENDATION

Staff recommends that the Board determine if the demolition of the rear enclosed porch is warranted for the construction of the addition. Should the Board approve the demolition of the enclosed porch, staff recommends approval of the addition, with conditions, provided on page 10 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)
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Consistency with the Comprehensive Plan

The proposed project is consistent with Goal 1.4 of the Comprehensive Plan, which encourages preservation and rehabilitation of historic resources. Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. The proposal seeks to rehabilitate the interior and add additional square footage via a rear addition. The alterations to the property will bring the historic structure further into accordance with modern housing expectations, thereby increasing its viability and sustained preservation.

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

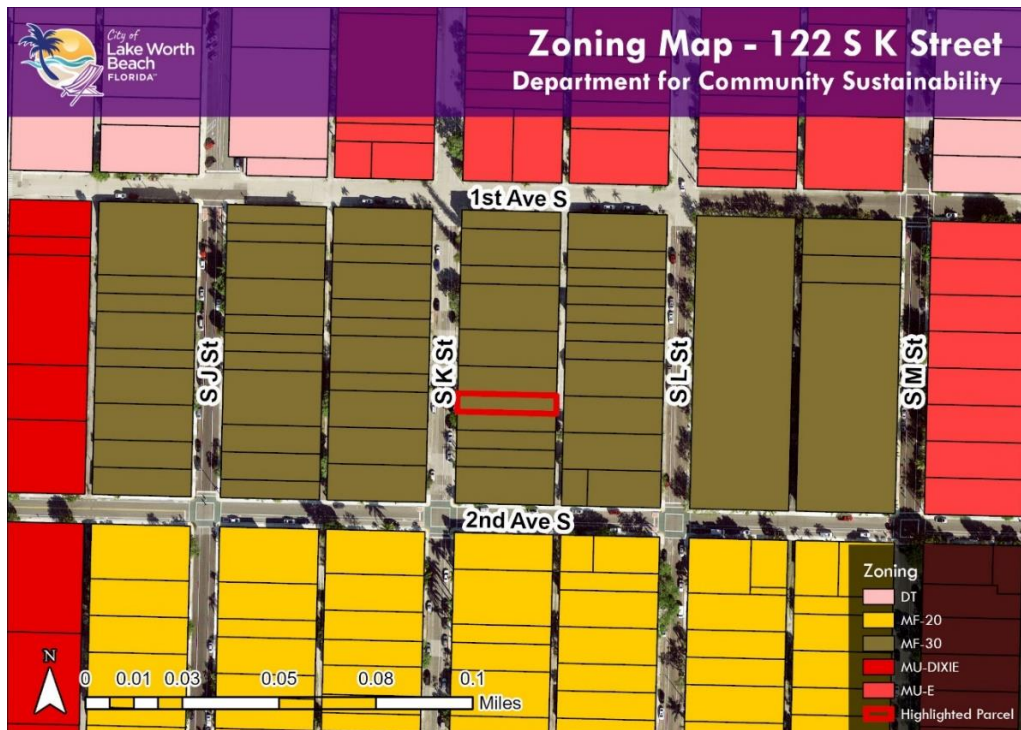
subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

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)	Single Story: 10'-6" Second Story: 20'-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: 3'-0" 5'-0" for Two Story Existing South: 1'-10" Addition South: 10'-11" 5'-0" for Two Story
Setback – Rear (min.)	13'-6" (10% of lot depth)	20'-5"
Impermeable Surface (max.) ⁽¹⁾	65.0% (2,194 sq. ft.)	56% (1,894 sq. ft.)
Building Coverage (max.) ⁽¹⁾	45.0% (1,518 sq. ft.)	44.8% (1,515 sq. ft.)
Floor Area Ratio (max.) ⁽¹⁾	0.80 (2,700 sq. ft.)	0.52 (1,773 sq. ft.)

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

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 site plan also adds one parallel parking space off of the ally, which brings the property into compliance with current parking regulations for 25' wide lots. The proposed architectural plans are provided as **Attachment C**.

As the proposal seeks to maximize the allowed building coverage, staff has included a condition of approval that a detailed breakdown of the square footage calculations is provided at permitting to ensure zoning requirements have been satisfied.

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.

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 ± 1,234 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: No work is being proposed to visible facades of the historic structure. The visible two-story portion of the addition is set back to the rear of the property, which should not result in substantial adverse effects to the streetscape or surrounding historic structures.

- 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. The request includes removing a rear enclosed porch that was constructed in the 1940's and constructing a new ± 1,234 addition. The addition is designed in a contemporary architectural style, but it is largely obscured from view due to an increased setback of the

two-story portion. The addition utilizes smooth stucco, large full-view windows, and contemporary massing to differentiate the addition from the historic structure.

- 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."*

The addition is differentiated from the historic structure through the use of alternate building materials, massing, and fenestration. The addition's placement, scale, and massing are generally appropriate for the parcel and the historic structure. The addition's second story portion is set back from the historic structure and connected by a low flat roof connection that will not be visible from South K Street.

- 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 proposed addition is a break in design with the elements of the historic resource, but the addition's massing and scale is staggered to have a modest effect on the structure when viewed from South K Street. The addition's fenestration adheres to a regular rhythm and the window openings are vertically oriented and similar in size and scale to the historic structure.

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 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. The applicants contend that keeping the porch is impractical and that placing an addition onto the rear porch would create a difficult transition between the two structures.

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

Staff Analysis: The proposed addition will not be fully visible from South K Street. 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 second story addition proposed for 122 South K Street is placed to the rear of the parcel and would not have a substantial impact on the existing streetscape.

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."

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. The applicants contend that utilizing the rear porch as a transition to the new addition would not be practical and that retaining the porch would not enhance the overall design.

Addition

Staff Analysis: The revised addition is designed in a contemporary architectural style that utilizes a staggered box form with sparse architectural detailing. The addition's walls are set back from the side

walls of the historic structure and utilizes floor to ceiling glazing at the connection point to create a contemporary transition. The addition utilizes three staggered and stacked box forms with appropriate setbacks and placement for the configuration of the parcel.

The middle massing of the addition contains a utility space and an open kitchen and living room. The north wall features regularly placed vertically oriented windows and the south wall features expansive sliding glass doors that open onto an exterior deck which provides a circulation path via an exterior staircase to the second level. The first floor of the two-story massing features two master bedrooms and a rear patio. The second story portion of the addition features a rooftop landing terrace and an open concept artists loft.

The massing of the addition is largely compatible with the historic structure. The two-story portion of the addition is placed to the rear of the lot. When viewed from South K Street, the two-story portion will appear separated enough from the historic structure to read as a separate building. There are numerous examples throughout Lake Worth Beach's historic districts where two-story garage apartments or related accessory buildings were constructed to the rear of the parcel utilizing a different architectural style. The proposed addition is a modern interpretation of that model, while being designed as a single structure. Staff does have remaining concerns regarding the second story rear façade of the addition, which does not include any fenestration. Staff has added a condition of approval addressing this issue, requesting an additional window or windows to the blank façade.

The addition utilizes low flat roofs, regularly placed and compatibly sized full-view windows, and appropriate height and massing. The addition's placement allows the streetscape to remain relatively unchanged, as the two-story portion is back approximately 87 feet from the front property line and placed behind an outdoor rooftop terrace with glass railings. The project architects have also provided two additional options for exterior wall treatments for the second story portion of the addition to limit its visibility, including a faux ivy on an expandable metal mesh or an expandable metal mesh for live growth. Renderings of these options have been included on sheets A206 and A208 of the architectural plan set, provided as **Attachment C**. Staff recommends the Board review the options provided and determine the compatibility of the proposed treatments.

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 addition is generally consistent with the City's Historic Preservation Ordinance, the Secretary of Interior Standards, and the Lake Worth Beach Historic Preservation Design Guidelines. Should the Board determine that the demolition of the rear enclosed porch is warranted for the construction of the addition, staff recommends approval with conditions listed below.

Conditions of Approval

1. The windows shall be installed recessed in the jambs and not installed flush with the exterior face of the wall.

2. All window and door 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.
3. The east wall of the historic structure shall have new lap siding installed that replicates the existing siding profile. The new siding shall blend seamlessly with the historic siding.
4. Additional fenestration shall be added to the second story portion of the rear façade, subject to staff review at permitting.
5. Detailed square footage calculations shall be submitted to indicate the project complies with the building lot coverage maximum, subject to staff review at permitting.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 21-00100074, with staff recommended conditions, for a COA for the demolition of a \pm 115 sq. ft. rear enclosed porch and the construction of a new \pm 1,234 sq. ft. addition, 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 \pm 115 sq. ft. rear enclosed porch and the construction of a new \pm 1,234 sq. ft. addition for the single-family residence located at **122 South K Street**, as 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