



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 22-00100384: Consideration of a Certificate of Appropriateness (COA) for the demolition of existing structures and construction of a new $\pm 2,890$ square foot single-family house at 338 Cornell Drive (West Lot). The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the College Park National and Local Historic District.

Meeting Date: January 11, 2023

Property Owner: Emerald Isle Home Builders, LLC

Project Manager: Wes Blackman, CWB Associates

Address: 338 Cornell Drive

PCN: 38-43-44-15-06-002-0990

Size: ± 0.12 acres / 5,250 sf

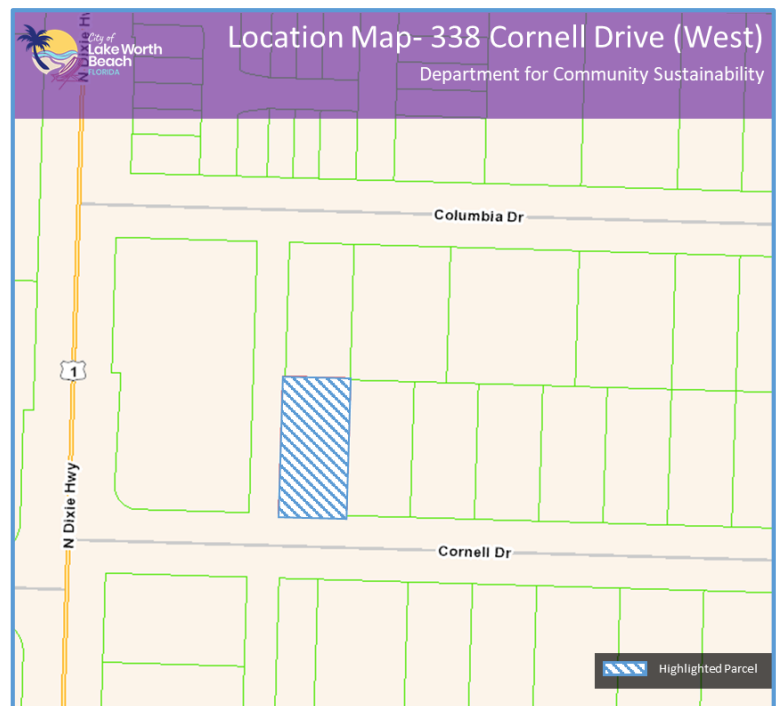
General Location: North side of Cornell Drive between North Dixie Highway and Pennsylvania Drive

Existing Land Use: Vacant

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. The proposed new single-family structure is generally consistent with the City's Land Development Regulations, but is not consistent with the requirements established in the Historic Preservation Design Guidelines with regard to the architectural style chosen for the new construction. Therefore, staff **recommends continuation of the project to allow the applicant time to redesign the proposed building consistent with staff recommendations on pages 9-10 of this report.** The conditions are located on pages 10 and 11 of this report.

PROJECT DESCRIPTION

The property owner, Emerald Isle Home Builders, LLC, is requesting approval for the demolition of the existing structure and construction of a new single-family residence at 338 Cornell (West Lot). The subject property is a 50-foot wide parcel located on the north side of Cornell Drive between North Dixie Highway and Pennsylvania Drive. A survey of the property and current photos of the site are included in **Attachment A**. The parcel is located in the Single Family Residential (SFR) zoning district and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The College Park subdivision was platted in December 1924 by the Edgeworth Realty Company, with two additions in 1925. Part of the Florida Land Boom, College Park was a speculative middle-class and upper middle-class suburb, marking a northward expansion of Lake Worth. The property that is now 338 Cornell Drive was platted in the original 1924 subdivision as four 25-foot lots. The existing Mission Revival-style home and garage on the western half of the property was built c. 1925, while the eastern half of the property remained vacant. The home's architect and builder are unknown. As described in the College Park Historic District Designation Report, most homes built in College Park in 1925 were in the Mission or Mediterranean Revival architectural styles. These styles are closely associated with the Land Boom era, as they captured "the picturesque resort image the State was promoting to its winter visitors and new residents."¹

The home has undergone several repairs and alterations throughout its history, including window replacements in 1951, 2006, and 2009; several roofing replacements; and installation of air conditioning. Per the applicant's justification statement, the home has been vacant for at least seven years. On May 31, 2022, the City's Building Official, Peter Ringle, issued a Declaration of Unsafe Conditions, condemning the building due to significant water and termite damage to structural elements.

On October 4, 2022, the applicants received a Zoning Verification Letter (#22-01700051) from the City of Lake Worth Beach. The applicants requested permission to split the 100-foot parcel at 338 Cornell into two 50-foot parcels and develop a single-family structure on each new parcel. Per the zoning letter, the request was deemed feasible subject to demolition and new construction approval by the Historic Resources Preservation Board.

The property came before the HRPB on September 14, 2022 for conceptual review of the proposed new construction. Board member comments included differentiating the structure from the new construction on the east lot of 338 Cornell in style and massing, diminishing the appearance of the garage door by adding glazing, and making the front door more prominent.

¹ *Local Register of Historic Places Designation Report: College Park Historic District*, Janus Research (October 1998), 26.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single-Family Residential category is *"intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes or modular units."*

Analysis: The proposed structure is a single-family residence and has a proposed density of fewer than 7 units per acre, and is consistent with the intent of the Single-Family Residential designation. The proposed single-family structure is also consistent with Goal 3.1 which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. The project's architectural design complements the City's appearance as consistent with Objective 3.2.4.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan.

Consistency with the Land Development Regulations - Zoning

Single-Family Residential (SFR): Per LDR Section 23.3-7(a), *the "SF-R single-family residential district" is intended primarily to permit development of one (1) single-family structure per lot. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall single-family residential character. The "SF-R single-family residential district" implements the "single-family residential" land use category of the Lake Worth Comprehensive Plan.*

The proposed new construction project is consistent with all site data requirements in the City's Land Development Regulations except for the proposed Floor Area Ratio (FAR) and size of the parking spaces provided in the garage. The applicant has chosen to obtain an additional 0.05 FAR by obtaining LEED or Florida Green Building certification, as described in LDR Section 23.3-7(c)7.D. The application meets complies with all impermeable surface requirements, building coverage allotments, and required setbacks.

The minimum off-street parking requirements are met based on the driveway spaces provided. The garage as currently proposed is too small on the interior to accommodate the length of a car, and therefore cannot be considered functional parking spaces. Staff has added a condition of approval to increase the interior length of the garage to at least 18 feet to make functional parking spaces. The interior width of the proposed two-car garage is also not functional, as the width is too thin to allow for a car's doors to open if two cars are parked inside. The garage could be used as a one-car garage, with the second stall used as storage, or the garage configuration could be altered to provide a single garage door at the width of 1.5 garage stalls.

Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan, architectural drawings, and landscape plan are included in this report in **Attachment A**.

Development Standard		Base Zoning District Single-Family Residential (SFR)	Provided
Lot Size (min)		5,000 sf	5,250 sf
Lot Width (min)		50'	50'
Setbacks	Front	20'	20'
	Rear	10.5'	19.81'
	Side	5'	6.9'
Accessory Structure Setbacks (Pool)	Front	20'	n/a
	Rear	5'	5' pool deck, 6' pool edge
	Side	5'	6' pool deck, 9' pool edge
Impermeable Surface Coverage (max)		55%	47.3%
Structure Coverage (max)		35%	34.2%
Front Yard		75% impermeable & landscaped	75%
Density (max)		7 du/acre	1 du
Building Height (max)		30'	22'
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	22' @ 10.54' setback
Floor Area Ratio (FAR) (max)		0.50 0.55 with LEED/Florida Green Building	0.55*
Parking		2 spaces	2 spaces

*Additional FAR obtained through LEED/Florida Green Building certification.

Consistency with the Land Development Regulations – Historic Preservation

The proposed single-family residence, as described by the applicant, is designed as a modern interpretation of the Mission Revival architectural style. The Mission Revival style gained popularity in the 1910s and 1920s, inspired by California's Spanish colonial history. In Florida, the Mission Revival style shares characteristics with the Mediterranean Revival style, but generally has simpler construction and less ornamentation than the Mediterranean style. Elements such as parapets, stucco wall finishes, scuppers, prominent arched front porches, and chimneys with decorative chimney caps are all character-defining features of the style. The Mission Revival architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district. The visual compatibility criteria for new construction within the city's historic districts is located in Section 23.5-4(k)(3)(A) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement and has provided answers to the demolition and new construction criteria, provided in this report as **Attachment C**.

In addition to concerns about visual compatibility, staff noted that the proposed building design does not appear to have a laundry room or linen closets. While neither of these elements are necessities, the lack of these design elements would make life more difficult for the building's future residents.

Section 23.5-4(k)3.A – Additional Guidelines for New Construction: *In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:*

- (1) *The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.*

Analysis: The height of the proposed building is taller than the height of its immediate neighbors, but is the same height as the existing building on the west lot. Furthermore, the height of the proposed building is in harmony with other buildings on the 300 block of Cornell Drive, including 309, 318, 322, and 331 Cornell Drive.

- (2) *The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.*

Analysis: The width of the front elevation is in scale with the surrounding properties. The height of the front elevation is taller than some of the surrounding properties, but is in harmony with other two-story properties nearby.

- (3) *For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.*

Analysis: Although the existing building is a contributing structure, the new construction (if approved) would be a non-contributing structure in the College Park Historic District. The openings on the proposed new construction are atypical in size and proportion for a Mission Revival home. Historic Mission Revival homes would not have windows that extend from the floor to the ceiling; openings that large would have been used as doors rather than windows. Additionally, the windows on the second story of a home would typically be smaller than those on the first story, whereas the windows proposed at 338 Cornell are the same size on both stories.

- (4) *The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.*

Analysis: The front (west) elevation largely avoids expanses of blank façade. However, the window openings on the façade are larger than many similar structures, and staff has concerns about the shape of the entry arches. Additionally, the window above the garage doors is not centered in relationship to the garage doors. To correct this, staff suggests shifting the structure further east on the property, extending the western exterior wall across the façade, and pushing the western balcony a few feet back so that it is not visible from the front of the house. This re-arrangement would allow the front window to be centered above the garage door, creating the symmetry that would have been present in a historic Mission Revival house.

- (5) *The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.*

Analysis: The proposed building adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings.

- (6) *The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.*

Analysis: The proposed design places the front entrance and porch towards the side of the front (south) elevation, which is in harmony with other nearby buildings and other Mission Revival buildings in the district. Staff contends that the entrance porch should have smaller, rounded arches and a taller parapet to better emulate historic Mission Revival designs.

- (7) *The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.*

Analysis: The proposed building will utilize a smooth stucco wall texture. Smooth stucco is common within the College Park Historic District, and is an appropriate exterior material and texture for the Mission Revival style.

- (8) *The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.*

Analysis: The building utilizes a flat roof with a short parapet, which is a compatible roof type for many architectural styles within the College Park Local Historic District as well as for the Mission Revival style.

- (9) *Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.*

Analysis: The site features are largely appropriate for the structure and its context in the neighborhood.

- (10) *The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.*

Analysis: The size and mass of the proposed building are more substantial than some of the neighboring properties, but are in harmony with other two-story buildings on the block and are generally appropriate for the surrounding neighborhood. The building also utilizes glazing, a recessed entrance, and a chimney to add visual interest and increase visual compatibility. However, as previously discussed, the proportions of the windows are not visually compatible with historic Mission Revival structures. Staff also has concerns (discussed in guidelines #4 and #6) about the western balcony's impact on the symmetry of the windows and garage door openings of the front façade as well as the size and shape of the arches on the entry porch.

- (11) *A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.*

Analysis: The applicant has provided a streetscape showing the building in relation to those to either side of it. The building's height and massing are more substantial than some of the immediately neighboring properties, but the building is similar in height and massing to existing two-story homes in the neighborhood.

- (12) *The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.*

Analysis: The proposed new structure is designed as a contemporary iteration of the Mission Revival style. The Mission Revival style is highly compatible with the surrounding district, as many of College Park's original homes were built in the Mission and Mediterranean Revival styles. While the proposed new construction does incorporate elements of the Mission Revival style, staff contends that the overall design is unsuccessful, as it tries to combine too many contemporary elements and proportions that are not correct for the Mission Revival style. These concerns are described in the responses above as well as below in the Design Guidelines analysis.

(13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

(a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

Analysis: This requirement is not applicable to the proposed new construction project, as the applicant is requesting to demolish the existing historic structure.

(b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

Analysis: In the submitted site plan, all mechanical equipment is placed outside the required side setbacks. The mechanical equipment will not be visible from Cornell Drive.

(c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

Analysis: This requirement is not applicable to the proposed new construction project, as the applicant is requesting to demolish the existing historic structure.

(14) The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis: The proposal includes a landscape plan, which is part of the architectural drawings in **Attachment C**. The garage and driveway are side-loaded. Although some of the neighboring houses do not have an integrated garage, garages and driveways in the neighborhood are nearly always side-loaded. However, as previously mentioned, the interior space of the garage should be increased to make the spaces functional for parking. The proposed site design is generally compatible with the surrounding neighborhood.

Section 23.5-4(k)4.A – Additional Requirements for Demolitions: *All requests for demolition shall require a certificate of appropriateness. No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a landmark building or structure, the HRPB shall, at a minimum, consider the following additional decision-making criteria and guidelines:*

(1) Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?

Analysis: The existing structure is a contributing structure to the College Park National and Local Historic District. Based on the information currently available about the structure, staff analysis is that the structure is unlikely to qualify as an individual landmark on the National Register of Historic Places.

- (2) *Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?*

Analysis: It is the analysis of Staff that a historically accurate version of the building could be reconstructed using materials available today.

- (3) *Is the structure one of the few remaining examples of its kind in the city?*

Analysis: No, there are other remaining examples of Mission Revival architecture in the city.

- (4) *Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?*

Analysis: Yes, the Florida Land Boom development patterns of the City of Lake Worth Beach and the architectural design and construction techniques utilized from this period are both exemplified in this structure.

- (5) *Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?*

Analysis: The application does propose simultaneous demolition and new construction. The Historic Resources Preservation Board will determine the compatibility of the new construction as part of this application.

- (6) *Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?*

Analysis: The loss of this structure will be a significant loss for the College Park Historic District, as it is a prominent residence built during the first wave of construction in the College Park subdivision. Per the applicant's justification statement, the property owner has agreed to document the physical characteristics of the historic building prior to its demolition if the HRPB approves the demolition request.

- (7) *Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?*

Analysis: Yes. Should the demolition of the property be approved by the HRPB, it is the property owner's intention to reestablish a residential structure on the parcel. The HRPB will determine if the proposed new construction is visually compatible with the neighboring structures, and the College Park Historic District as a whole.

- (8) *Is the building or structure capable of earning reasonable economic return on its value?*

Analysis: Staff defers to the Applicant.

- (9) *Would denial of demolition result in an unreasonable economic hardship for the property owner?*

Analysis: Staff defers to the Applicant.

(10) *Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?*

Analysis: The existing structure is a contributing resource within the College Park National and Local Historic District. Staff contends that despite its current state of disrepair, the building still contributes to the historic character of the district, particularly since the Florida Land Boom residential development and associated architecture was a major factor in the College Park Historic District's designation.

(11) *Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?*

Analysis: The structure was condemned by the City's Building Official, Peter Ringle, on May 31, 2022.

(12) *Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?*

Analysis: It appears that reasonable measures have been taken to secure the property.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, "New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. **It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style.**" The Mission Revival architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment D**.

Analysis: New construction in the City's historic districts is not limited to any particular architectural style, but staff always recommends that projects are designed solely within one architectural style. Truth in architecture is of paramount importance with the City's Historic Districts. Staff contends that the new construction project, as proposed, hybridizes the Mission Revival style with contemporary architecture and the resulting design is not authentic to the Mission Revival style. New construction in historic districts should seek "truth in architecture" – a single style should be emulated in a building, and the design should incorporate the correct fenestration, massing, proportions, symmetry, materials, and characteristics of that style. While the flat roof and parapet, stucco wall finish, chimney, decorative stucco medallions, and scuppers are character-defining features of the Mission Revival style present in the proposed design, the proposed proportions of windows and doors, symmetry within bays, and arches are atypical for the Mission Revival style. Staff has included the Design Guidelines section on Mission Revival architecture as **Attachment D**.

As mentioned in the new construction analysis, the proposed windows are out of proportion for the Mission Revival style. Historic windows in this style were not floor-to-ceiling openings; where openings were that large, they functioned as doorways rather than windows. Additionally, the windows on the second story would have been smaller than those of the first story. The first story windows would have had a 1:2 proportion, while the second story windows would have had a proportion of 1:1.67 or ratios similar to these. In addition, the muntin pattern of 2 over 4 is atypical. One over one, 6 over one, 4 verticals over one and 6 over 6 based on the proposed width of the windows are typical glazing arrangements.

The proposed proportion of the first and second stories is also atypical for the Mission Revival style and creates a “top-heavy” appearance. Historically, the first floor would have been taller than the second floor. To better emulate these proportions, staff recommends shifting some of the overall height to the first story. Currently, both floors are 10 feet high; staff recommends that the second story be reduced to 9 feet so that the first story can be increased to 11 feet while retaining the proposed height of the structure.

As for symmetry within the bays of the structure, the chimney on the east elevation should be centered between the two nearby windows. The western balcony disrupts the symmetry of the openings on the front façade: the balcony extends less than halfway over the western garage door and pushes the front window to the east, meaning that the window is not centered over the garage. To correct this while retaining the balcony, staff suggests shifting the structure further east on the property, extending the western exterior wall across the façade, and pushing the western balcony a few feet back so that it is not visible from the front of the house. This re-arrangement would allow the front window to be centered above the garage door, creating the symmetry that would have been present in a historic Mission Revival house.

The proposed entry porch does not utilize appropriate proportions in the relationship between the top of the arches and the bottom of the parapet. The space between the arches and the parapet is too thin; this thin space does not match the designs on other historic Mission Revival structures and does not match the proportions between other openings and parapets on the rest of the proposed structure. Staff recommends that the entry porch parapet be extended upwards. This extension would correct the proportion issues and would imitate a typical balcony style for Mission Revival homes.

Staff also has concerns regarding the shape of the arches used on multiple facades of the building. Most of the proposed arches are somewhat similar to segmental arches with but have a flat and “squared-off” appearance. The most typical arch shapes for Mission Revival architecture are semi-circular or true segmental arches; while there are examples of flat arches in Mission Revival buildings, they are often related to vehicular portions of buildings, such as garages and carports. Staff recommends that the arches on the front porch be revised to have equally-sized, rounded openings. Staff has provided examples of semicircular and segmental arches, as well as an example of the suggested revision to the porch arches in **Attachment E**. The applicant has provided examples of arch shapes similar to those they are proposing as part of **Attachment A**.

CONCLUSION AND CONDITIONS

The proposed application for new construction is generally consistent with the City’s Land Development Regulations; however, the structure’s design is not consistent with the Historic Preservation Design Guidelines requirements for new construction. Staff contends that the proportions of multiple building elements, symmetry within bays, and arch shapes are not authentic to the Mission Revival style. Therefore, staff recommends that the HRPB **continue this project to another meeting**. This would allow the applicant to redesign the structure and implement staff recommendations before returning to the HRPB for approval.

Should the HRPB move to approve the project, staff has also drafted conditions of approval, including conditions regarding documentation of the historic structure and LEED or Florida Green Building Certification.

Conditions of Approval:

- 1) Proposed arched openings on the entry porch shall be revised to provide a more rounded arch shape and consistently-sized arches.
- 2) The chimney on the east elevation shall be centered between the surrounding windows.
- 3) The windows on the second story shall be revised to be smaller in proportion than the first story windows. Staff recommends a proportion of 1:2 on the first story and a proportion of 1:1.67 on the second story.
- 4) The parapet of the entry porch shall be extended upwards to imitate a second story balcony and match the proportions of openings to parapets on the rest of the structure.

- 5) The window on the western side of the façade shall be centered over the garage.
- 6) The western balcony shall be shifted back and the façade shall be extended west so that the balcony is not visible on the façade.
- 7) As mitigation for the loss of a contributing historic structure, the applicant shall submit documentation of the existing historic structure prior to demolition for the City's records. The Applicant shall be required to submit an updated site file form with the State of Florida Division of Historic Resources Florida Master Site File.
- 8) The front door and bathroom windows may utilize clear glass, frosted glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 9) The windows and doors (excluding the bathroom windows and front door) shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% 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.
- 10) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 11) The structure shall utilize a smooth stucco exterior finish.
- 12) The exact design of the windows, entry doors, and garage doors shall be reviewed by staff at permitting.
- 13) The garage's interior length shall be increased to meet the required 18' minimum length for parking spaces.
- 14) The garage's interior width shall be increased to functionally accommodate two automobiles, or the garage doors shall be revised to function as a one-car garage with space for storage.
- 15) Prior to the issuance of a Certificate of Occupancy, documentation that the new single-family home has a LEED or Florida Green Building certification is required. Prior to the issuance of building permit, documentation related to the application for this certification shall be required.
- 16) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 17) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks.
- 18) All fencing and gate locations, heights, and materials shall comply with the height and placement requirements of LDR Sec. 23.4-4 and shall be reviewed by staff at building permit.
- 19) In addition to a Landscape Plan, a tree survey and disposition plan shall be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.
- 20) A permit for new construction shall be submitted concurrently with the demolition permit.

BOARD POTENTIAL MOTION:

I MOVE TO **CONTINUE** HRPB Project Number 22-00100384 for a Certificate of Appropriateness (COA) for the demolition of the existing structures and construction of a new ±2,890 square foot single-family house **338 Cornell Drive (West Lot)**, pending the Applicant's redesign of the proposed new construction, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Historic Preservation requirements. [Board member please state the meeting date to which the project will be continued].

I MOVE TO **DISAPPROVE** HRPB Project Number 22-00100384 for a Certificate of Appropriateness (COA) for the demolition of the existing structures and construction of a new ±2,890 square foot single-family house **338 Cornell Drive (West Lot)**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

I MOVE TO **APPROVE** HRPB Project Number 22-00100384 with staff recommended conditions for the demolition of the existing structures and construction of a new ±2,890 square foot single-family house **338 Cornell Drive (West Lot)**, 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.

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the demolition and new construction. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Plan Set, Survey, and Photos
- B. Historic Preservation Design Guidelines – Mission Revival
- C. Application and Justification Statement
- D. Applicant's Exhibits
- E. Mission Revival Arch Examples