DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 22-00100413: Consideration of a Certificate of Appropriateness (COA) for the construction of a new ±2,834 square foot single-family house at 338 Cornell Drive (East 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 non-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

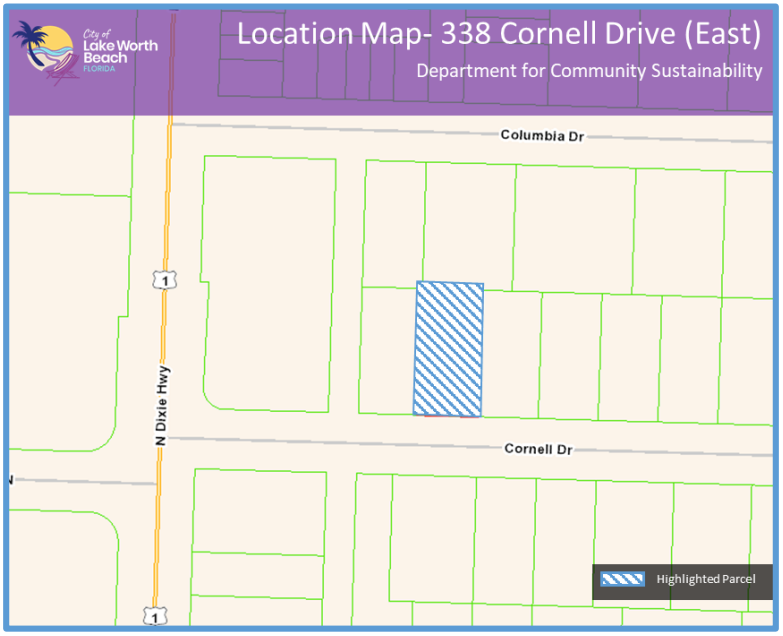
General Location: North side of Cornell Drive between North Dixie Highway and Pennsylvania Drive

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 consistent with the City's Land Development Regulations, and the structure's design is generally consistent with the Historic Preservation Design Guidelines requirements for new construction and site considerations. Therefore, a **recommendation of approval with conditions** is provided to the HRPB. The conditions are located on page 7 of this report.

PROJECT DESCRIPTION

The property owner, Emerald Isle Home Builders, LLC, is requesting approval for the construction of a new single-family residence at 338 Cornell (East 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 is 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.

BACKGROUND

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.

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.

Although 338 Cornell Drive as a whole is a contributing property to the College Park National and Local Historic District, when the property is divided into two 50-foot parcels the eastern parcel will become a non-contributing vacant property.

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.

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'	20.6'
	Rear	10.5'	26.2'
	Side	5'	5.2'
Accessory Structure Setbacks (Pool)	Front	20'	n/a
	Rear	5'	5' pool deck, 6' pool edge
	Side	5'	7' pool deck, 10' pool edge
Impermeable Surface Coverage (max)		55%	46.7%
Structure Coverage (max)		35%	34.1%
Front Yard		75% impermeable & landscaped	75.4%
Density (max)		7 du/acre	1 du
Building Height (max)		30'	22.5'
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	22.5' @ 10.4' setback
Floor Area Ratio (FAR) (max)		0.50 0.55 with LEED/Florida Green Building	0.54*
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 is designed in a contemporary style with elements of Streamline Moderne architecture. The Streamline Moderne architectural style gained popularity in the United States in the 1930s. The style utilizes a simple approach to architectural ornamentation, and emphasizes horizontality. Flat roofs, smooth stucco, curved corners, projecting eyebrows and large picture windows are all character-defining feature of this style. The Art Moderne 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 new construction criteria, provided in this report as **Attachment C**.

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 only 6 inches taller than the height of the existing building on 338 Cornell Drive's 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: The proposal is new construction and not a landmarked or contributing building, but the openings are appropriately sized and in harmony with visually related buildings in the College Park Historic District.

(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 black façade, and the relationship of solids to voids is in harmony with neighboring buildings.

(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 entrance and stoop towards the west side of the front elevation. The surrounding homes have a variety of entrance and porch configurations, and the proposed design is in harmony with the surrounding district.

(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 and horizontal wood tile on elements of the front and rear elevations. Smooth stucco is common for Streamline Moderne and Contemporary architecture, and is also common within the College Park Historic District.

(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 Historic District.

(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, overhangs, and balconies to add visual interest and increase visual compatibility.

(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: Although the design of the structure is modern in nature, it does incorporate elements of the Streamline Moderne style and is visually compatible with other buildings in the historical district.

(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 new construction project on a vacant property.

(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 new construction project on a vacant property.

(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 A**. 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. The proposed site design is generally compatible with the surrounding neighborhood.

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 Streamline Moderne 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**.

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. Staff contends that the new construction project, as proposed, is generally compatible with the regulations set forth in the historic preservation ordinance and that the design of the structure displays architectural features and materials that are consistent with contemporary architecture and Streamline Moderne detailing. Staff has included the Design Guidelines section on

Streamline Moderne architecture as **Attachment B**. The flat roof design, projecting eyebrows, and porthole window, in particular, are character-defining features of the Streamline Moderne style present in the proposed design. The proposed home is designed as a contemporary iteration of a Streamline Moderne home and the window placement and fenestration pattern generally avoids long expanses of blank façade facing the public right-of-way. Adding contemporary structures into historic districts creates an architectural record for present styles, which can add to the unique character and to the chronology of building styles constructed throughout the city's history.

CONCLUSION AND CONDITIONS

The proposed application is consistent with the City's Land Development Regulations, and the structure's design is generally consistent with the Historic Preservation Design Guidelines requirements for new construction and site considerations. Therefore, a recommendation of approval with conditions is provided to the HRPB with the following conditions:

Conditions of Approval:

1) 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.
2) 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.
3) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
4) The structure shall utilize smooth stucco and wood tile exterior finishes.
5) The exact design of the windows, entry doors, and garage doors shall be reviewed by staff at permitting.
6) 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.
7) The garage's interior length shall be increased to meet the required 18' minimum length for parking spaces.
8) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
9) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks.
10) 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.
11) In addition to a Landscape Plan, a tree survey and disposition plan shall also 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.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100413 with staff recommended conditions for the construction of a new ±2,834 square foot single-family house **338 Cornell Drive (East 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 22-00100384 for a Certificate of Appropriateness (COA) for the construction of a new ±2,834 square foot single-family house **338 Cornell Drive (East 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.

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

ATTACHMENTS

A. Plan Set and Survey
B. Historic Preservation Design Guidelines – Streamline Moderne
C. Application and Justification Statement
D. Applicant's Exhibits