



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100112: Consideration of a Certificate of Appropriateness (COA) for the construction of a new $\pm 1,881$ square foot single-family house and a new ± 693 square foot detached garage at 224 North L Street. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and has a future land use designation of High Density Residential (HDR). The property is a contributing resource in the Northeast Lucerne Historic District.

Meeting Date: June 14, 2023

Property Owner: Garrett Scheffler

Address: 224 North L Street

PCN: 38-43-44-21-15-046-0130

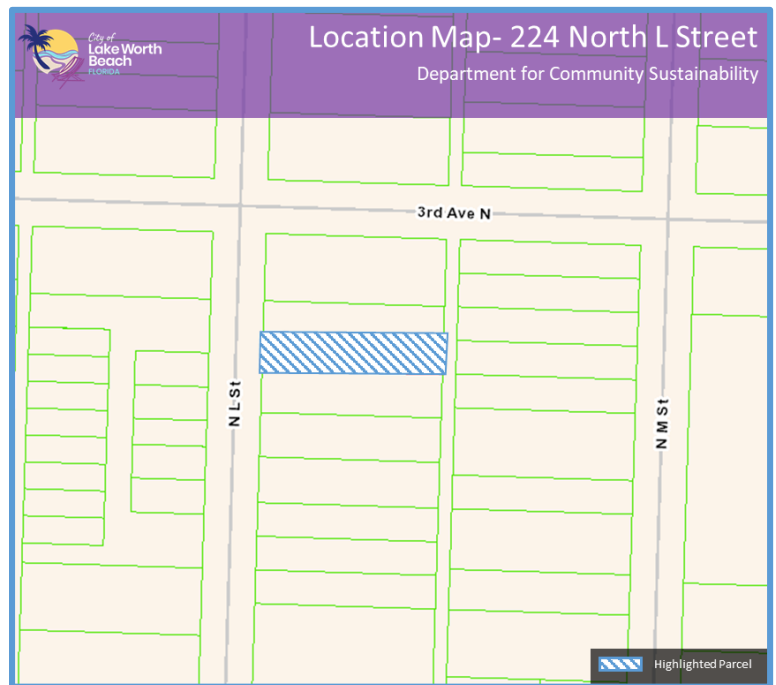
Size: ± 0.077 acres / 3,375 sf

General Location: East side of North L Street
between 2nd Avenue North and 3rd Avenue North

Existing Land Use: Single Family Residential (HRPB
notified of condemnation on June 16, 2021)

Future Land Use Designation: High Density
Residential (HDR)

Zoning District: Medium-Density Multi-Family
Residential (MF-30)

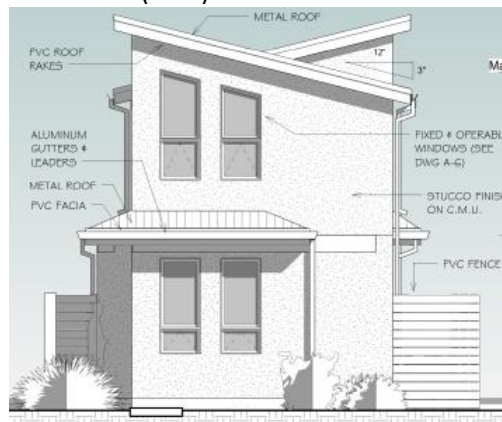


RECOMMENDATION

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. As proposed, the structure's design is not consistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines requirements for new construction. Staff contends that the current design does not appropriately convey either the Mid-Century Modern architectural style or the Contemporary architectural style. Therefore, staff recommends that the HRPB **continue this project, allowing for the applicant to revise the design and incorporate staff-recommended conditions and board member comments.**

PROJECT DESCRIPTION

The property owner, Garrett Scheffler, is requesting approval for the construction of a new single-family residence and detached garage structure at 224 North L Street. The subject property is a 25-foot wide parcel located on the east side of North L Street between 2nd Avenue North and 3rd Avenue North. A survey of the property is included in **Attachment A**. The parcel is located in the Medium Density Multi-Family Residential (MF-30) zoning district and has a Future Land Use (FLU) designation of High Density Residential (HDR).



Proposed Front Elevation

PUBLIC COMMENT

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

BACKGROUND

The one-story single-family residence located at 224 North L Street was constructed c.1925 in a Wood Frame Vernacular architectural style. Although no architectural drawings of the building are available in the City's property files, property cards from the 1940s and 1950s describe the structure as being of wood frame construction on a pier and slab foundation, having a gable composition and asphalt shingle roof, wood windows, and two porches. The rear porch was originally constructed in 1953 with a shed roof and screened openings. City permit records indicate the structure had alterations over time, including permits for roof replacement, window replacement, and electrical upgrades.

At the HRPB meeting on October 14, 2020, the Board considered a COA request for exterior alterations (HRPB #20-00100186). The application proposed a reconfiguration of the original window openings to accommodate new impact single-hung and fixed glass windows. In addition, the application proposed to replace the front and rear doors. The Board continued the request due to concerns related to fire separation on the south side of the structure where openings were being reconfigured. This portion of the structure encroaches into the required side setback.

At the HRPB meeting on March 3, 2021, the Board reviewed conceptual plans for new construction. The property owner had concerns about the structure's integrity and sought the Board's feedback for a new single-family structure. The

Board recommended vertically-oriented windows that are compatible with the historic district and a simplified roof design.

The property owner requested that the City's Building Official inspect the property to determine if there were unsafe conditions that would warrant condemnation. On April 19, 2021, the City's Building Official (Peter Ringle) declared the structure was unsafe due to decay, deterioration or dilapidation, and was likely to fully or partially collapse. The condemnation letter is included as **Attachment B**. Pursuant to Land Development Regulation (LDR) Section 23.5-4(m)(3), a COA is not required for the demolition of a contributing building that has been condemned by the City. Current photos of the property are included in **Attachment B**. The Board was notified of the condemnation and future demolition of the structure and given opportunity to comment on the demolition at the June 16, 2021 HRPB meeting. The demolition of the existing structure has not yet taken place and a demolition permit has not been submitted.

At the HRPB meeting on June 16, 2021, the Board approved a COA for new construction of a ±1,554 square foot single family structure on the property (HRPB #21-00100137). The Development Order for that new construction project expired on June 16, 2022.



Previous design for 224 North L Street, approved by the HRPB in 2021

Per a conversation with the property owners in February 2023, they chose not to extend the Development Order, as they decided to propose a different architectural design than what was previously approved by the HRPB. Historic preservation staff provided pre-application zoning and design review on March 8, 2023, and April 12, 2023, and met with the applicants via Zoom on April 17, 2023. The property owners submitted for HRPB review on May 16th and were subsequently scheduled for the June HRPB meeting.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of High Density Residential (HDR). Per policy 1.1.1.4, the High Density Residential category is *"intended to permit development of multi-family structures. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household."*

Analysis: While the High-Density Residential designation is primarily intended to permit development of structures with three or more dwelling units, the implementing MF-30 zoning district allows for the development of single-family structures as a use that is permitted by right. 224 North L Street is a nonconforming lot of record that does not comply with the minimum lot area and lot width provided within Section 23.3-11 of the Lake Worth Beach Land Development Regulations. Pursuant to LDR Section 23.5-3(c), Nonconforming lots of record:

A nonconforming lot of record is a platted lot which by width, depth, area, dimension or location does not meet current standards set forth in these LDRs. In any zoning district in which single-family dwelling units are permitted, notwithstanding limitations imposed by other provisions of these LDRs, a single-family dwelling unit and customary accessory buildings may be erected on any single nonconforming lot of record so platted on or before January 5, 1976.

The subject property was platted prior to January 5, 1976. Therefore, single-family development is permitted and is consistent with the implementing zoning district for the High Density Residential FLU 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.

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

Consistency with the Land Development Regulations – Zoning

Medium Density Multi-Family Residential (MF-30): Per LDR Section 23.3-11(a), the "MF-30 medium-density multiple-family residential district" is intended to permit development of multiple-family structures. It is also intended to permit development of one-family and two-family structures. Provision is made for a variety of dwelling unit types in multiple-family structures on lots which meet minimum lot size requirements for multiple-family structures. Permitted dwelling unit types could include efficiency, one-bedroom, two-bedroom and larger types. Provision is also 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 residential character. The "MF-30 medium-density multiple-family residential district" implements the "high-density multiple-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, including LDR Section 23.3-11 for the MF-30 zoning district. The application complies with all impermeable surface requirements, building coverage allotments, and required setbacks. 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		Medium Density Multi-Family Residential (MF-30)	Provided
Lot Size (min)		5,000 sf	3,375 sf (existing non-conformity)
Lot Width (min)		50'	25' (existing non-conformity)
Setbacks	Front	20'	20'
	Rear	13.5'	55'
	Side	3'	3'
Accessory Structure	Front	n/a	n/a
	Rear	5'	12'
Setbacks (Pool)	Side	3'	3'
Impermeable Surface Coverage (max)		65%	57.9%
Structure Coverage (max)		45%	40.3%

Front Yard	75% permeable & landscaped	83%
Building Height (max)	30' principal structure 24' accessory structure	About 20.3' principal* 18.8' accessory*
Accessory Structure Size Limitation	40% of primary structure	37%
Maximum Wall Height at Side Setback (primary structure)	22' @ 3' setback up to 26' @ 5' setback	9.33' @ 3' setback 21.2' @ 5' setback
Maximum Wall Height at Side Setback (accessory structure)	22' @ 3' setback up to 26' @ 5' setback	9.33' @ 3' setback 16.84' @ 5' setback
Floor Area Ratio (FAR) (max)	0.80	0.765
Parking	1 space	1 space

*Per LDR Section 23.1-12, Building height: The vertical distance measured from the minimum required floor or base flood elevation or twelve (12) inches above the crown of the road, whichever is greater, to ... (c) the average height between eaves and ridge for gable, hip, and gambrel roofs, (d) the average height between high and low points for a shed roof...

Consistency with the Land Development Regulations – Historic Preservation

The proposed single-family residence is designed in a Contemporary style with elements of Mid-Century Modern architecture. The Mid-Century Modern architectural style gained popularity in the United States in the 1950s. Elements such as angled and flat rooflines, projecting sills or eyebrows, and the use of multiple wall materials are all character-defining features of the style. The Mid-Century Modern 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 C**.

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, provided in this report as **Attachment D**.

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: While the height of the proposed building is taller than the height of its immediate neighbors to the south, it is in harmony with a number of other nearby 2-story residential buildings, including 210, 219, 231, 301, and 302 North L Street, as well as the potential new construction at 230 North L Street (design approved by the HRPB in 2020, currently in the permitting process).

- (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. However, the relationship of the width to the height is different from many of the surrounding properties. Because of the small lot width and the two-story height, the proposed new construction is much more vertical in appearance than nearby structures, which tend to either be one-story residences on small lots or wide, two story residential structures on larger lots.

- (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 therefore will not be a landmarked or contributing building. The proposed single-light awning and fixed glass windows, glazed and flush panel doors are compatible with the contemporary style of the structure and properties in the Northeast Lucerne Local Historic District that utilize masonry construction. However, the side elevations feature window placement and orientation that is atypical for buildings within the historic districts, particularly the small size and asymmetric placement of many of the windows on the side elevations. The windows on the side elevations should be centered and symmetrically placed within the bays of the elevation.

- (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 mostly avoids expanses of black façade, and the relationship of solids to voids is generally 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 on a side elevation rather than on the front elevation, with a covered side porch and walkway to the public sidewalk. The surrounding homes have a variety of entrance and porch configurations, with front doors and front porches placed both on the front and the side of nearby homes. Unlike neighboring properties with entrances oriented to the side, staff contends that the proposed design does not provide sufficient detailing or architectural features; as a result, the front of the building reads as a side elevation facing the street rather than as the primary façade. Furthermore, the porch roofs over the first story of the main house and accessory structure should be revised to be flat roofs, which are more appropriate for the Contemporary architectural style; the porch roof eaves should also be adjusted so that they are the same depth along all elevations of the structure.

- (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 be concrete block with a smooth stucco exterior finish. This is a common and compatible façade material for Contemporary and Mid-Century new construction proposals within the City's historic districts. Staff also suggests using a secondary exterior wall finish to add visual interest and further embrace the Contemporary design aesthetic. For example, on the main house, the front and rear sections could

use smooth stucco, while the middle section uses another exterior finish such as brick facing, wood-look materials, implied siding, or stone.

- (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 primary structure proposes to use shed rooflines, with the middle section of the structure at an opposing angle from that of the front and rear of the structure. The detached garage proposes to use a gable roof. The design also proposes a hipped roof above the first story on both the primary and accessory structures. Staff recommends revising the roofline of the primary structure to be a shed roof with a single slope (this would require some alterations to the proposed windows on the second floor) or to change the middle section's shed roof to a flat roof. Staff also recommends revising the hip roof above the first floor to be a simple, flat roof above any porches or areas that the second story is recessed from the first story's exterior walls. The first-floor porch roofs should also be revised so that their eaves are the same depth across all elevations. The gable roof on the rear accessory structure should be revised to be a simple flat roof or a shed roof with the same slope as the primary structure.

These revisions would simplify the design, make its Contemporary influence clearer, and, in the case of the flat first-story roof, would help emphasize horizontality in the design, which was common in Mid-Century and Contemporary architecture. The proposed revisions to the roof design would also make the buildings more compatible with other Contemporary and Mid-Century Modern structures in Lake Worth Beach.

- (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. The proposed breeze-block wall near the front entrance of the house is a common feature of the Mid-Century Modern architectural style.

- (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 height of the proposed building is more substantial than some of the neighboring properties, but is in harmony with other two-story buildings on the block, including a proposed residential structure on the adjacent property to the north as well as the townhome development across North L Street. The fenestration patterns on the side elevations should be revised so that the openings are centered within the structures' bays and are more symmetrical.

- (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 to existing two-story residential structures 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 design of the structure is modern in nature, incorporating elements of the Mid-Century Modern and Contemporary architectural styles. However, as currently proposed, the purity of the modern style is not reading clearly in the architectural design. Other architectural styles may read better on the proposed plan. If the applicants want to pursue a Contemporary design, staff contends that changes to the design are needed to properly convey that architectural style.

(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.

(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 and will not be visible from North L Street.

(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.

(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 garage and driveway are located at the rear of the property with access from the alley, which is the typical configuration for other single-family houses on narrow lots along North L Street. The proposed site design is generally compatible with the surrounding neighborhood; in addition to a landscape plan, a tree survey and disposition plan shall be required at building permit.

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 Mid-Century Modern 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 C**. Contemporary architecture is not included as a primary style in the Design Guidelines.

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 design of the structure displays some architectural features and materials that are consistent with Contemporary and Mid-Century Modern architecture; the shed roof, the fixed and single-light awning window styles, and breeze block wall are character-defining features of the Contemporary and Mid-Century Modern styles present in the design. However, staff contends

that the overall design does not clearly read as Contemporary architecture, and revisions to the proposed rooflines, front façade design, fenestration pattern, and proposed roofing material are necessary for the structure to appropriately convey a Contemporary design.

The front façade features a side-loaded entry porch with a breeze block wall on the side property line. The structure is designed utilizing concrete block with smooth stucco exterior finish. As previously mentioned, staff recommends adding a secondary exterior wall finish to the design for visual interest. The use of multiple exterior finishes was common in both the Mid-Century Modern and Contemporary styles.

The main massing of the structure utilizes multiple shed roofs in contrasting angles, and the detached garage utilizes a gable roof. Both structures proposed hipped roofs above the first story of the buildings. Staff contends that these proposed rooflines create a confusing, cluttered design and do not successfully emulate a Contemporary design. Staff recommends revising the roofline of the primary structure to be a shed roof with a single slope (this would require some alterations to the proposed windows on the second floor), or changing the middle section of the roofline from a shed roof to a flat roof. Staff also recommends revising the hipped roof above the first floor to be a simple, flat roof above any porches or areas that the second story is recessed from the first story's exterior walls. Additionally, the depth of the first-story roofs should be revised so that it is consistent across the structures' elevations. The proposed gable roof on the accessory structure should be changed to a simple flat roof or a shed roof to match that of the primary structure. These revisions would simplify the design, make its Contemporary influence clearer, and, in the case of the flat first-story roof, would help emphasize horizontality in the design, which was common in Contemporary and Mid-Century Modern architecture.

Additionally, the design proposes to use metal roofing on the shed roofs, hip roofs, and gable roof. Metal roofing is atypical for Mid-Century Modern architecture, which most often uses flat roofing materials, asphalt shingles, or occasionally concrete tile roofing. Furthermore, 5V crimp and standing seam metal roofs typically are not allowed within the City's historic districts.

The fenestration incorporates both full-view vinyl impact awning and fixed glass windows, glazed and flush panel doors, and a flush-panel garage door. The side elevations feature window placement and orientation that is atypical for buildings within the historic districts. While the fenestration pattern generally avoids long expanses of blank façade, the openings should be revised so that they are centered within the structures' bays and are symmetrical in their placement.

Finally, staff has concerns about the proposed design of the front façade. Staff contends that the current design reads more like the side of a building facing the street, rather than the front of a house. While some homes nearby have their primary entrances on the side of the building, they all have sufficient detailing and architectural features to read as the front façade. Staff recommends that the applicant either revise the proposed design to place the entry door on the front façade, or add architectural interest to better emphasize the front façade.

CONCLUSION AND CONDITIONS

The proposed new construction application is consistent with the City's Land Development Regulations. As proposed, the structure's design is not consistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines requirements for new construction. Staff contends that the current design does not appropriately convey either the Mid-Century Modern architectural style or the Contemporary architectural style. Therefore, staff recommends that the HRPB continue this project, allowing time for the applicant to revise the design to more fully embrace the Contemporary style and incorporate staff-recommended conditions and board member comments.

If the HRPB moves to approve the new construction request, staff has drafted conditions of approval:

Conditions of Approval:

- 1) The main roofline of the primary structure shall be revised to make the middle section a flat roof, or to make the entire roof a shed roof with a single slope.

- 2) The accessory structure shall be revised to have a flat roof.
- 3) The first-story roofline over porches and recessed areas of the primary structure and accessory structure shall be revised to be a flat roof, with eaves of equal depth on all elevations.
- 4) The front façade of the primary structure shall be revised to include the entry door and/or architectural detailing to emphasize it as the main façade of the building.
- 5) The fenestration pattern on the side elevations shall be revised so that openings are centered within the bays and are symmetrical.
- 6) 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.
- 7) 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.
- 8) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 9) The roofing shall be flat roofing material and/or asphalt shingles.
- 10) The structure shall utilize a smooth stucco finish. Staff recommends adding a secondary exterior wall finish to add visual interest and increase compatibility with the Contemporary architectural style.
- 11) The exact design of the windows, entry doors, and garage doors shall be reviewed by staff at permitting.
- 12) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 13) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks.
- 14) A gravel stabilization plan shall be submitted at building permit, noting how the gravel will be maintained so that it stays out of the right-of-way, alley, and storm water systems.
- 15) Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
- 16) 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.
- 17) 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 **CONTINUE** HRPB Project Number 23-00100112 for the construction of a new single-family house and detached garage at **224 North L Street**, 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 23-00100112 for a Certificate of Appropriateness (COA) for the construction of a new single-family house and detached garage at **224 North L Street**, 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 23-00100112 with staff recommended conditions for the construction of a new single-family house and detached garage at **224 North L Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

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, Survey, and Photos
- B. Unsafe Declaration
- C. Historic Preservation Design Guidelines – Mid-Century Modern
- D. Applicant's Justification Statement

CONCEPTUAL ROOFLINE AND FAÇADE REVISIONS

Front (West) Elevation:

