



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100078: Consideration of a Certificate of Appropriateness (COA) for the demolition of the existing structure and construction of a new ±3,360 square foot single-family house at 711 South Palmway. 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 South Palm Park Historic District.

Meeting Date: June 14, 2023

Property Owner: Edmund Deveaux

Address: 711 South Palmway

PCN: 38-43-44-27-01-013-0110

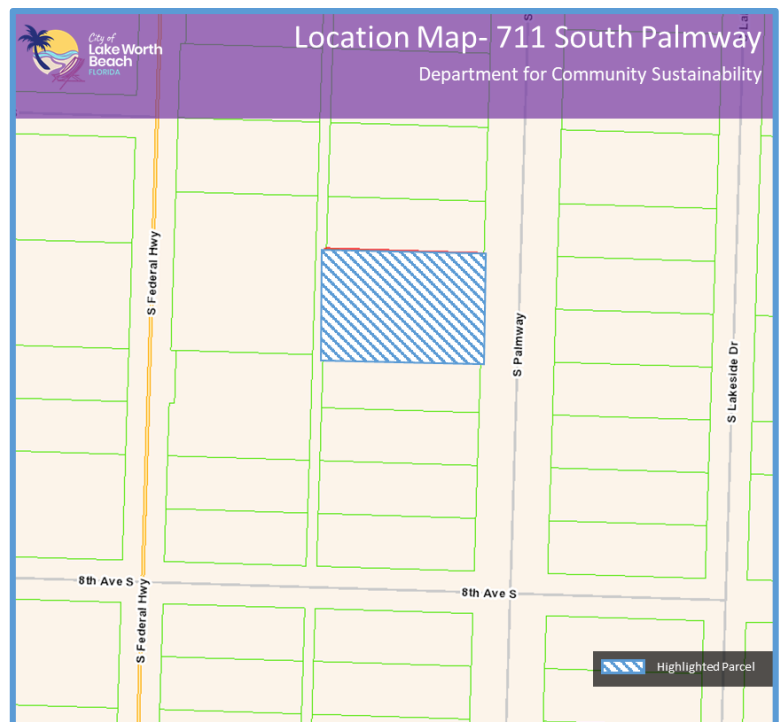
Size: ±0.34 acres / 15,000 sf (existing parcel)
±0.17 acres / 7,500 sf (proposed parcel split)

General Location: West side of South Palmway
between 6th Avenue South and 8th Avenue South

Existing Land Use: Single Family Residential

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

Zoning District: Single Family Residential (SFR)



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. While the proposed new single-family structure is generally consistent with the City's Land Development Regulations, the demolition request is not consistent with the criteria established in the Historic Preservation Ordinance. The existing house at 711 South Palmway is one of the few surviving examples of the work of the state's first registered female architect (Agnes Ballard), and has been recommended to be re-designated as a contributing resource in the historic district in the 2020 Historic Resources Survey. No evidence of disrepair that would necessitate demolition has been provided to staff. Therefore, staff **recommends denial of the requested demolition and new construction.**

PROJECT DESCRIPTION

The property owner, Edmund Deveaux, is requesting approval for the demolition of the existing single-family house and construction of a new single-family house at 711 South Palmway. The requested demolition would enable a parcel split, dividing the existing parcel into two 50-foot wide parcels; the proposed new construction would occur on the new north parcel. A survey of the property and current photos of the site are included in **Attachment B**. 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 existing single-family, Ranch-style house was built at 711 South Palmway in 1956. The house was designed by architect Agnes Ballard, Florida's first female registered architect. The house was designed with an L-shaped layout with stucco exterior walls, concrete tile roofing on the intersecting gable roofs, and architectural detailing including ornamental gable vents and decorative porch and carport columns (see **Attachment A**).

The property has undergone several alterations throughout its history. Most notably, a pool and large screen enclosure were constructed at the rear of the building in 1959, and additional rear patio awning was added in 1964, two accessory utility buildings were constructed in 1971 and 1981, and the original concrete tile roofing was replaced with shingles in 1988. Based on documentation in the property file, the open front porch was enclosed with screening and the carport was enclosed to become a garage sometime between 1960 and 2007.



Existing Structure (above)

On August 2, 2022, the applicant received a Zoning Verification Letter (#22-01700038) from the City of Lake Worth Beach. The applicants requested permission to split the 100-foot parcel at 711 South Palmway into two 50-foot parcels, with the intention to develop a single-family structure on each new parcel. Per the zoning letter, the request was deemed potentially feasible subject to demolition and new construction approval by the Historic Resources Preservation Board as the structure is a non-contributing resource in the South Palm Park Historic District.

The applicant's design team contacted the City's historic preservation staff in January 2023 to discuss architectural plans for new construction on the property. Staff and the applicant's design team met on January 10, 2023 and discussed requirements for demolition and new construction in the City's historic districts, as well as Base Flood Elevation requirements for new construction. Staff provided additional pre-application architectural review on January 30th. After an incomplete COA application on April 12, 2023, a complete COA application for HRPB review of demolition and new construction was received on May 3rd, and the project was scheduled for the June HPRB meeting.

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. However, as a request for demolition of a structure within a historic district, the proposal is not consistent with Objectives 1.4.2 and 3.4.1, which seek to provide for the protection, preservation, or sensitive reuse of historic resources

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. 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 B**.

Development Standard		Base Zoning District Single-Family Residential (SFR)	Provided
Lot Size (min)		5,000 sf	7,500 sf
Lot Width (min)		50'	50'
Setbacks	Front	20'	32.4'
	Rear	15'	41'
	Side	5'	5.7'
Impermeable Surface Coverage (max)		50%	46%
Structure Coverage (max)		30%	29.4%
Front Yard		75% permeable & landscaped	77%
Density (max)		7 du/acre X 0.17 ac = 1 du	1 du
Building Height (max)		30'	26.1'
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	10' @ 5.7' setback 21' @ 9' setback
Floor Area Ratio (FAR) (max)		0.45	0.448
Parking		2 spaces	2 spaces

Consistency with the Land Development Regulations – Demolition in Historic Districts

All requests for demolition of structures (with the exception of condemned, locally-listed structures) within historic districts require a certificate of appropriateness from the HRPB. The decision-making criteria for demolitions within the City's historic districts are located in Section 23.5-4(k)(4) of 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 in **Attachment D**.

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 currently designated as a non-contributing resource to the South Palm Park Historic District, although the 2020 Historic Resources Survey recommended that the property's designation be changed to contributing. 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. However, the structure does qualify to become a contributing structure in the local district.

- (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 Ranch architecture in the city. However, there are few remaining examples of Agnes Ballard’s designs, the state’s first registered female architect.

- (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: Staff contends that retaining the structure in the context of the larger South Palm Park Historic District exemplifies the development history of the City of Lake Worth Beach, particularly in the post-war era. Furthermore, the house is one of few known surviving examples of Agnes Ballard’s designs, and therefore provides a unique opportunity to study local architecture.

- (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; staff has concerns about the proposed new construction’s height, exterior materials, and window proportions, as detailed in the new construction section of this staff report.

- (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 would be a significant loss for the South Palm Park Historic District, as it is a potentially contributing resource to the district, illustrating the changes in architectural design and residential development throughout the City’s history. Additionally, the loss of this structure would be significant for the City and the County, as 711 South Palmway is a rare surviving example of Agnes Ballard’s architecture. According to a 2016 article in the Palm Beach Post, there is only one other known example of her designs that remains today – another Ranch-style house in the Old Northwood neighborhood of West Palm Beach.¹

- (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: There are definite plans for the immediate reuse of half of the property. Should the demolition of the structure be approved by the HRPB, it is the property owner’s intention to reestablish a residential structure on the north half of the existing parcel. The property owner has also indicated that they would split the property into two parcels, with the intention of building another single-family house on the south half of the exiting parcel sometime in the future. The HRPB will determine if the proposed new construction is visually compatible with the neighboring structures, and the South Palm Park Historic District as a whole.

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

Analysis: Staff contends that the existing single-family house is capable of earning reasonable economic return on its value. The applicant has not submitted any documentation to support arguments that the existing structure cannot provide return on its value.

¹ Marshall, Barbara. “Palm Beach County Woman was Political Trailblazer Long Before Hillary,” Palm Beach Post (July 8, 2016).

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

Analysis: Staff contends that denial of demolition would not result in unreasonable economic hardship. The applicant has not submitted any documentation for an unreasonable economic hardship claim.

(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: While the existing structure is currently designated as a non-contributing resource within the South Palm Park Historic District, the updated Historic Resources Survey in 2020 recommended that the structure's designation be updated to contributing. This updated designation reflects both the structure's age, as it now fulfills the typical 50-year threshold for historic designation, as well as an increased appreciation for and interest in preserving structures built in the post-WWII building boom, including Ranch-style architecture. Staff contends that the existing building currently contributes to the historic character of the South Palm Park Historic District. The South Palm Park Historic District Designation report notes that the area was developed as one of the City's first speculative neighborhoods, and continued to develop through the Florida Land Boom era, the Great Depression, World War II, and the post-war era, uniquely enabling the district to reflect the evolving nature of development, planning, and architecture in the City.² The existing house at 711 South Palmway, built c. 1956, is associated with the end of the post-war housing boom of the 1940s and 1950s, as well as with the rise of the Ranch style, which dominated American housing from the 1950s to the 1970s.

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

Analysis: No, the structure has not been inspected or condemned by the City's Building Official, nor has the applicant submitted any structural engineering reports to document unsafe conditions.

(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 Land Development Regulations – New Construction in Historic Districts

The proposed single-family residence, as described by the applicant, is designed as a modern interpretation of the Wood Frame Vernacular architectural style. Wood Frame Vernacular architecture describes the wood frame buildings that were common in early construction in South Florida from the 1890s until the 1930s, with limited construction of this style into the 1940s. These structures were built by local craftsmen, and typically had very little ornamental detailing. Covered front stoops or front porches were common, and windows were tall, typically with a 1:2 vertical proportion. Common, simple forms of architectural detailing included exposed rafter ends, decorative brackets under roof eaves, accented shingles, decorative gable vents, or ornamental porch columns. The Wood Frame Vernacular 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 are located in Section 23.5-4(k)(3)(A) of the

² *Local Register of Historic Places Designation Report: South Palm Park Historic District*, Preservation Resource, Inc. (October 2000), 21.

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 in **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: The height of the proposed building is taller than the height of most of the neighboring structures. Generally, this area of South Palmway is characterized by low, one-story houses. Among the 28 existing houses on South Palmway along the extended block from 6th Avenue South to 8th Avenue South, only six are built at 1.5 or 2 stories. Of those six, three are partially 2 stories tall, and one is entirely 2 stories tall. As the proposed new construction at 711 South Palmway is 2 stories tall, its height is not in harmony with the majority of the existing buildings in the surrounding neighborhood.

Address	Height
731 South Palmway	1-1.5 stories tall (only the rear section of the building over the garage is 1.5 stories tall)
705 South Palmway	1.5 stories tall (split level)
610 South Palmway	Half the building is 1 story tall, the other half is 2 stories tall
630 South Palmway	Most of the building is 1 story tall, but a portion on the rear is 2 stories tall
706 South Palmway	Half the building is 1 story tall, the other half is 2 stories tall
613 South Lakeside	2 stories tall (note: this property is on the same block as the rest of the properties, but has a non-conforming design that orients the house towards South Lakeside Drive instead of South Palmway. Landscaping obscures the building from view along South Palmway.)

- (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: While the width of the front elevation is in scale with the surrounding properties, the two-story height of the proposed new construction creates a different relationship between the building's width and height than many of its surrounding neighbors. Whereas most of the existing buildings nearby are wider than they are tall, emphasizing horizontality, the proposed new construction is both tall and wide, and has a greater emphasis on verticality.

- (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 design and proportion of the 15-light French doors and 8-light fixed windows are appropriate for the Wood Frame Vernacular style and are compatible with other neighboring Wood Frame Vernacular, Bungalow, and Wood Frame Minimal Traditional houses. The proposed 8-light horizontal roller windows are somewhat successful in imitating paired 8-light casement windows, but are slightly more horizontal in proportion than traditional Wood Frame Vernacular windows, which were typically vertically oriented with a 1:2 proportion.

- (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 (east) elevation largely avoids expanses of blank 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 front entrance and porch towards the north side of the front elevation. The surrounding homes have a variety of entrance and porch configurations; most utilize a front-facing entry door and many have narrow open-air entry porches. While covered stoops were most common on Wood Frame Vernacular houses, front porches across the full length of the house were also occasionally used. The proposed simple porch columns are also appropriate for the architectural style.

- (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 Hardie lap siding with a 6-inch reveal, which imitates the historic wood lap siding used on most Wood Frame Vernacular structures and is in harmony with other nearby structures in the 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 hip roof, which is a compatible roof type for multiple architectural styles within the South Palm Park Historic District as well as for the Wood Frame Vernacular 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 the majority of the neighboring properties. The building also utilizes glazing and a large front porch to add visual interest and increase visual

compatibility. However, as previously discussed, the proportions of the horizontal roller windows are not visually compatible with historic Wood Frame Vernacular structures.

(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 the majority of the immediately neighboring properties.

(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 Wood Frame Vernacular style. The Wood Frame Vernacular style is generally compatible with the surrounding district. However, as detailed in the responses above and in the Design Guidelines section, staff has concerns about the architectural compatibility of the proposed roofing material, horizontal roller window proportions, and height and massing of the structure.

(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 and will not be visible from South Palmway.

(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 proposed parking ribbons in the front yard are side-loaded. Side-loaded ribbon driveways are common among all the City's historic districts, including South Palm Park. 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 Wood Frame Vernacular 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**.

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 architecture and Wood Frame Vernacular detailing; in particular, the hipped roof, the eight-light fixed windows, lap siding, and large front porch are character-defining features of the Wood Frame Vernacular style present in the proposed design. However, staff has remaining concerns about the structure’s height and massing, proposed roofing material, and horizontal roller window proportions. Staff has included the Design Guidelines section on Wood Frame Vernacular architecture as **Attachment C**.

The front façade features an entry porch with simple columns. The structure is designed with James Hardie “Artisan” style lap siding, with a 6-inch reveal. The main massing of the structure utilizes intersecting hip roofs, as well as hipped porch roofs over the building’s first story. The design proposes to use 5V crimp metal roofing. Per the Design Guidelines, historic roofing materials for the Wood Frame Vernacular style were typically wood shingles, metal shingles, or occasionally rolled roofing; appropriate modern materials would be asphalt shingles or metal shingles. Furthermore, 5V crimp metal roofs typically are not allowed within the City’s historic districts.

The fenestration incorporates both 8-light fixed windows and 8-light horizontal roller windows as well as 15-light paired French doors and 8-light sliding glass doors. As previously mentioned, the proposed design and proportion of the 15-light French doors and 8-light fixed windows are appropriate for the Wood Frame Vernacular style and are compatible with other neighboring Wood Frame Vernacular, Bungalow, and Wood Frame Minimal Traditional houses. The proposed 8-light horizontal roller windows are somewhat successful in imitating paired 8-light casement windows, but are slightly more horizontal in proportion than traditional Wood Frame Vernacular windows, which were typically vertically oriented with a 1:2 proportion. Additionally, the 8-light configuration on the proposed sliding glass doors is atypical for the architectural style; fully-glazed Wood Frame Vernacular doors typically had at least a 10-light muntin configuration. The window placement and fenestration pattern generally avoids long expanses of blank façade, although the north elevation does have a few blank areas.

Finally, staff contends that the scale, height, and massing of the proposed new construction are out of character for the surrounding neighborhood. As described in the Historic Preservation Design Guidelines, *“Few things can disrupt a historic street and district more than new construction that is out of scale, too tall, and simply overwhelms its lot. ... Even if the zoning code allows a two-story structure; on a street made of one-story historic structures, a two-story structure may not be appropriate.”* As discussed in the previous section, the 2-story height of the proposed building is taller than the height of most of the neighboring structures. Generally, this area of South Palmway is characterized by low, one-story houses. Among the existing houses on South Palmway along the extended block from 6th Avenue South to 8th Avenue South, only one is entirely 2 stories tall. Furthermore, while the width of the front elevation is in scale with the surrounding properties, the two-story height of the proposed new construction creates a different relationship between the building’s width and height than many of its surrounding neighbors. Whereas most of the existing buildings nearby are wider than they are tall, emphasizing horizontality, the proposed new construction is both tall and wide, and has a greater emphasis on verticality.

The applicant has revised their initial design to make the front portion of the home narrower to reduce the impact of the incompatible massing. Staff contends that a one or 1.5 story house would be most appropriate for the neighborhood. However, revising the design to recess the 2-story portion of the house to the rear of the property, as that would diminish the adverse impact of the out-of-character height and massing. 731 South Palmway and 630 South Palmway are nearby examples of houses with rear portions that are taller than the front section of the house.

CONCLUSION AND CONDITIONS

While the proposed application for new construction is consistent with the City's Land Development Regulations, staff contends that the demolition request does not meet the criteria established in the Historic Preservation Ordinance. Therefore, staff recommends **denial of the proposed demolition and new construction requests**.

Should the HRPB move to approve the demolition and new construction requests, staff has drafted conditions of approval, including conditions regarding documentation of the existing structure.

Conditions of Approval:

- 1) If the demolition is approved, 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.
- 2) The design of the structure shall be revised to mitigate the incompatible height. Staff recommends lowering the height of the structure's front portion to one story tall.
- 3) The proportions of the horizontal roller windows shall be revised to have a 1:2 proportion for each pane.
- 4) The muntins on the sliding glass doors shall use 10-light, 12-light, or 15-light grid configurations.
- 5) 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.
- 6) 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.
- 7) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 8) All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.
- 9) The exact design of the windows and doors shall be reviewed by staff at permitting.
- 10) The structure shall utilize cementitious lap siding (often called Hardie siding) with a 6-inch reveal.
- 11) The roofing material shall be asphalt shingles or metal shingles.
- 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) Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
- 15) 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.
- 16) 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.
- 17) A permit for new construction shall be submitted concurrently with the demolition permit.

BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** HRPB Project Number 23-00100078 for a Certificate of Appropriateness (COA) for the demolition of the existing structure and construction of a new ±3,360 square foot single-family house at **711 South Palmway (North 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 23-00100078 with staff recommended conditions for the demolition of the existing structure and construction of a new ±3,360 square foot single-family house at **711 South Palmway (North 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. Original Architectural Drawings
- B. Plan Set, Survey, and Photos
- C. Historic Preservation Design Guidelines – Wood Frame Vernacular
- D. Applicant's Justification Statement