



**MEMORANDUM DATE:** June 9, 2021

**AGENDA DATE:** June 16, 2021

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **431 North K Street**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 21-00100098:** Consideration of a Certificate of Appropriateness (COA) for the new construction of a  $\pm$  2,360 square foot two-family structure at **431 North K Street**; PCN #38-43-44-21-15-114-0170. The subject property is located in the Single-Family and Two-Family Residential (SF-TF 14) zoning district and the Northeast Lucerne Local Historic District.

**OWNER:** INCSAS FLORIDA LLC  
Manuel Rojas  
5786 NW 48<sup>th</sup> Ct  
Coral Springs, FL 33067

**ARCHITECT:** Denise Cravy  
LCA Architecture, Inc.  
1975 Sansbury's Way, Suite 108  
West Palm Beach, FL 33411

**PROJECT DESCRIPTION:**

The property owner, Manuel Rojas on behalf of INCSAS FLORIDA LLC, is requesting approval for a new two-family structure. The subject property is a 50' x 135' (6,750 square foot) containing two (2) platted lots of record located on the southwest corner of North K Street and 5<sup>th</sup> Avenue North in Lake Worth Beach. The vacant property is located in the Single-Family and Two-Family Residential (SF-TF 14) zoning district and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

If approved, the subject application would allow construction of a new +/- 2,360 square foot single-story two-family residence. The proposed building is designed to replicate a Wood Frame Vernacular building. The application will require the following approval:

1. **COA** for the new construction of a  $\pm$  2,360 square foot two-family structure

**STAFF RECOMMENDATION:** Staff recommends approval with conditions as provided on pages 9 and 10.

**PROPERTY DESCRIPTION:**

Owner	INCSAS FLORIDA LLC, Manuel Rojas
General Location	Southwest corner of North K Street and 5 <sup>th</sup> Avenue North
PCN	38-43-44-21-15-114-0170
Zoning	Single-Family and Two-Family Residential (SF-TF 14)
Existing Land Use	Vacant
Future Land Use Designation	Medium Density Residential (MDR)



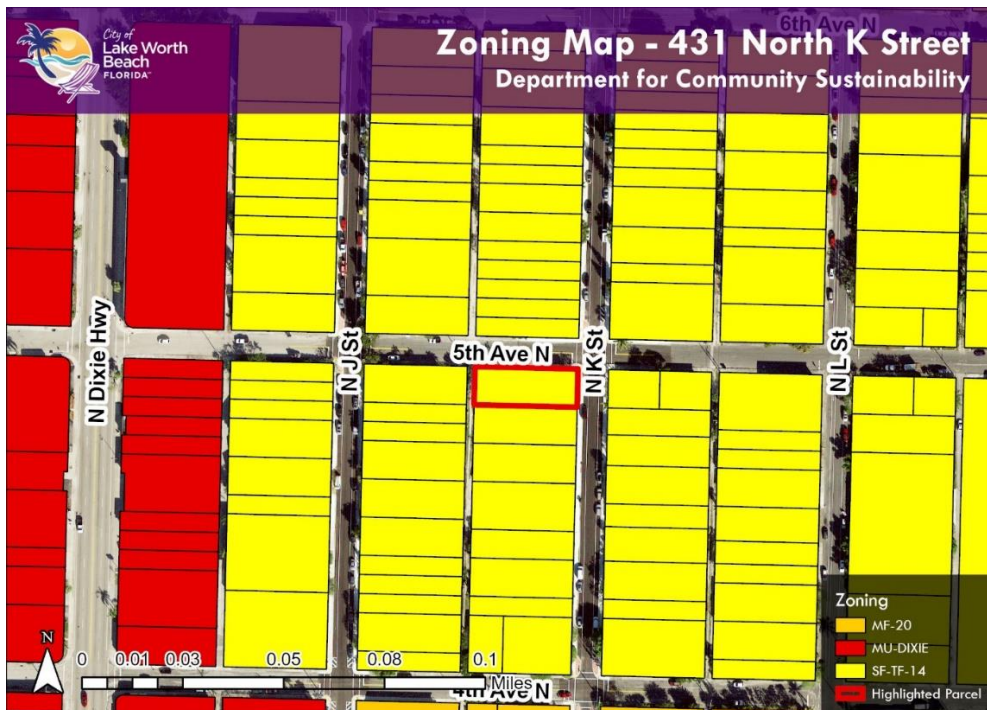
**SITE ANALYSIS:**

**Surrounding Properties**

The site is surrounded by multi-family structures with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

**NORTH:** Immediately north of the subject site across 5<sup>th</sup> Avenue North is a multi-family structure. This area contains a FLU designation of MDR and a zoning designation of SF-TF 14.

- SOUTH:** Immediately south of the subject site is a single-family structure with a rear detached unit. This area contains a FLU designation of MDR and a zoning designation of SF-TF 14.
- EAST:** East of the subject site across North K Street is a two-family structure. This area contains a FLU designation of MDR and a zoning designation of SF-TF 14.
- WEST:** West of the subject site across the rear alley is a multi-family structure. This area contains a FLU designation of MDR and a zoning designation of SF-TF 14.



#### **Consistency with the Comprehensive Plan**

The subject is located in the Medium-Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.3 in the City's Comprehensive, the FLU designation allows for a maximum density of 20 per acre. The proposed density for the project is 14 units per acre. The purpose for the Medium Density Residential designation is to permit the development of two-family and multi-family structures. As the proposed structure is a two-family development and has a proposed density of less than 20 units per acre, it is consistent with the intent of the Medium Density Residential designation.

The proposed two-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 encourages architectural design that complements the City's appearance, consistent with Objective 3.2.4.

**LAND DEVELOPMENT CODE REQUIREMENTS:**

<b>Land Development Code Requirements</b>		
<b>Code References</b>	<b>23.3-8 (SF-TF 14); 23.4-10 (Off-street parking)</b>	
	<b>Required</b>	<b>Proposed</b>
Lot Area	5,000 sf.	6,750 sf.
Lot Width	50'-0"	50'-0"
Building Height	30'-0" (2 stories)	15'-10"
Setback - Front	20'-0"	24'-0"
Setback - Side	East: 5'-0" (10% of lot width) West: 5'-0" (10% of lot width)	East: 6'-0" West: 15'-9"
Setback - Rear	13'-6" (10% of lot depth)	23'-10"
Impermeable Surface Total <sup>(1)</sup>	55.0% (3,375 sf.)	43.65% (2,947 sf.)
Front Yard Impermeable Surface Total	900 sf. or 75% pervious and landscaped	95.00% (1,140 sf.)
Maximum Building Coverage <sup>(1)</sup>	35.0% maximum (2,362 sf.)	34.96% (2,360 sf.)
Density/Number of Units	2 dwelling units	2 dwelling units
Floor Area Ratio <sup>(1)</sup>	0.50 maximum (1,687 sf.)	0.35 (2,360 sf.)
Living Area	800 sf. minimum (unit 1) 400 sf. minimum (unit 2)	1,590 sf. (unit 1) 770 sf. (unit 2)
Parking	3 spaces total (1.5 spaces per unit)	3 spaces
Parking Dimensions	9'x18' perpendicular or angled off street 9'x28' perpendicular or angled off alley 9'x22' parallel	9'x28' perpendicular off alley and street 10'x22' parallel

(1)- Medium lot (lots 5,000 square feet to 7,499 square feet)

The proposed new construction project is consistent with all site data requirements in the City's zoning code. The application, as proposed, meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed site plan is included in this report as **Attachment C**. A landscape plan was also provided in the application, and the proposal will also need to comply with the City's landscape requirements, which will be reviewed at permitting.

**HISTORIC PRESERVATION ANALYSIS:**

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 single-story two-family structure is proposed with distinct facades on North K Street and 5<sup>th</sup> Avenue North. The North K Street façade features the entrance to unit #1 with a stoop and gable roof covering with posts. The 5<sup>th</sup> Avenue North façade features the entrance to unit #2 with a stoop and a bracketed shed roof overhang. The structure is designed utilizing concrete block construction finished with stucco to simulate wood lap siding and board and batten on the exterior walls. The roof design features gables with dimensional asphalt shingles and bracketed overhanging eaves. The fenestration incorporates 6/1 and 3/3 aluminum impact single-hung windows with historically compatible window trim, sill, and mullion details. French (glazed) and recessed panel doors are proposed for each façade. Site features include wood fences, landscaping, paver and patios walkways, and paver parking pads in the front yard and rear of the property.

#### **Section 23.5-4(k)(3)(A) – Review/Decision**

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.

**Staff Analysis:** The proposed building is consistent with the height of other single-story buildings surrounding the property, and is in harmony with the height of other historic properties in the district.

- (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.

**Staff Analysis:** The width and height of the front elevation of the proposed building are in scale with the surrounding properties.

- (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.

**Staff Analysis:** The proposed single-hung windows, French (glazed) doors, and recessed panel doors are compatible in height and width with the typical windows and doors on the neighboring structures.

- (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.

**Staff Analysis:** Each façade features a rhythm of solids to voids with window and door openings that avoid long, unbroken walls.

- (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.

**Staff Analysis:** The proposed building adheres to setback requirements within the current zoning code. The North K Street façade is setback 24 feet, whereas 20 feet is required, to accommodate a front stoop and roof covering.

- (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.

**Staff Analysis:** Each unit features a walkway connecting the stoop to the street. As a result, there is a pedestrian connection between the front door and street.

- (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 Northeast Lucerne Local Historic District.

**Staff Analysis:** The building will utilize concrete block construction finished with simulated stucco wood lap and board and batten siding. This is a common and compatible façade material for new construction proposals within the historic districts.

- (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 Northeast Lucerne Local Historic District.

**Staff Analysis:** The gable roof with dimensional asphalt shingles and bracketed overhangs are common for Wood Frame Vernacular style 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 insure visual compatibility of the building to the buildings and places to which it is visually related.

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**Staff Analysis:** The new wood fences are setback from the front façade, which creates visual compatibility with the new structure and overall streetscape.

(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.

**Staff Analysis:** The size, massing, and other visual qualities of the proposed new construction are compatible and in harmony with visually related properties.

(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.

**Staff 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 compatible with other residential structures on the block.

(12)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.

**Staff 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.

**Staff Analysis:** The mechanical systems associated with this property are located on the side yards behind a fence, not visible from North K Street and 5<sup>th</sup> Avenue North.

(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.

**Staff Analysis:** The new mechanical systems are ground-mounted and not visible from street.

(13)The site should take into account the compatibility of landscaping, 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.

**Staff Analysis:** The proposal complies with maximum lot coverage and impermeable surface totals for the SF-TF 14 zoning district. Parking is proposed in the backyard of the property with vehicular access from 5<sup>th</sup> Avenue North and the alley. Overall, the design of the proposed structure and site are compatible with visually related properties in the Northeast Lucerne Local Historic District. A preliminary landscape plan is included in **Attachment C**. However, additional landscape in the proposed parking area is necessary for visual compatibility. Staff has proposed a condition of approval for additional screening of the parking area, including a medium to large shade tree. The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of LDR Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

B. In considering certificates of appropriateness for new buildings or structures, which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade.

**Staff Analysis:** The subject property has two (2) primary facades on North K Street and 5<sup>th</sup> Avenue North. Staff's analysis of visual compatibility standards was applied to both facades.

#### **Historic Preservation Design Guidelines (Wood Frame Vernacular Architectural Style)**

The City's Historic Preservation Design Guidelines provide a guide to architectural styles found within the historic districts. The proposal generally adheres to the design features of Wood Frame Vernacular structures. This architectural style was described as being built by local craftsman, using locally available materials, and were built to take advantage of (or protect from) the specific environment in which they were built. Ultimately, this meant that the buildings were utilitarian in nature and had very little ornamentation or detailing, other than those elements that had an actual use.

In Lake Worth Beach, Wood Frame Vernacular structures were typically one or two stories, and were built on a foundation of multiple masonry piers. The siding could be horizontal (shiplap, clapboard, weatherboard, single) or vertical (board on batten, weatherboard). Roof types were front gable, side gable, or hipped roofs that were clad in wood shingles, composition shingles, or metal shingles. Roof overhangs generally extended past the walls of the house to provide shade from the sun. Exposed rafter ends and brackets under the eaves were common.

A front porch occasionally extended across the length of the house. Wood doors generally featured glazed panels. Windows were either casement or double-hung sash and made of wood and usually had multiple lights (window panes) in both the top and bottom sash. Windows were often large for maximum ventilation and had plain wood window surrounds, with sills that sloped away from the house to shed water and ornamentation was limited to those elements that were actually used as part of the structure: shingle accents or a slotted vent in the gable end, porch columns, roof brackets or braces.

**Staff Analysis:** The proposed design utilizes regularized window sizes, appropriate material usage, and has a balanced layout. The structure as designed utilizes elements of Wood Frame Vernacular architecture commonly found in early twentieth-century residential structures throughout Lake Worth Beach and the resulting drawings propose a compatible design for the Northeast Lucerne Local Historic



District. Staff has recommended several standard conditions of approval to further ensure visual compatibility.

**PUBLIC COMMENT:**

At the time of publication of the agenda, Staff has received no public comment.

**CONCLUSION:**

The proposed application is consistent with the City's Land Development Regulations as conditioned and the structure's design and site plan are generally consistent with the Wood Frame Vernacular architectural style and the Historic Preservation Design Guidelines requirements on site considerations. Therefore, staff recommends approval with conditions, listed below, to allow construction of a new ± 2,360 square foot two-family structure.

**Conditions of Approval**

- 1) The windows and doors shall be wood, wood-clad, aluminum, or fiberglass and the windows shall utilize a historically compatible sill detail, subject to Staff review at permitting. All proposed exterior entry doors shall be compatible with the Wood Frame Vernacular architectural style, and shall be subject to Staff review at permitting.
- 2) All paired windows shall utilize a 6" wide mullion between windows. Wood trim, fiber-cement trim, or simulated stucco trim shall be utilized to replicate the appearance of historic window details.
- 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 6/1 divided light patterns on the proposed single-hung windows shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be permitted. The smaller single-hung windows utilized for bathrooms and utility rooms have a 3/3 divided-light pattern.
- 5) The windows shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 6) The doors may utilize clear glass, frosted, obscure glass, or glass with a Low-E coating (70% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 7) The porch post and beam details, bracketed overhangs, and faux vents shall be constructed out of wood or a wood-look material and shall be compatible with the Wood Frame Vernacular architectural style and shall be subject to Staff review at permitting.
- 8) The stucco lap siding shall have a texture and profile that is compatible with wood lap siding commonly found on Wood Frame Vernacular style structures and shall have no more than a six inch (6") reveal. The Applicant shall be responsible for contacting Historic Preservation staff to review and inspect a portion of siding prior to completion.
- 9) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 10) The pavers shall have a percolation rate of at least 50% relative to the ground percolation rate.
- 11) Landscape screening of the rear parking area shall be provided in the NW corner of the site to be approved by staff at permit. Such screening shall be continuous and comprised of native and drought tolerant species with an average minimum planting height of 24". Landscaping installed in the site

triangle shall not exceed 30” in height. Further, a small to medium species of shade tree shall be planted at a minimum planting height of 10’ to 12’ in the general area north of the alleyway parallel parking space and south of the site triangle area provided that there are not utility conflicts as determined by Public Works and Electric Utilities staff.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 21-00100098 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a ± 2,360 square foot two-family structure at **431 North K Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100098 for a Certificate of Appropriateness (COA) for the new construction of a ± 2,360 square foot two-family structure at **431 North K 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.

**ATTACHMENTS:**

- A. Property Survey
- B. Current Photos
- C. Proposed Architectural Plans
- D. Historic Preservation Design Guidelines – Wood Frame Vernacular (Excerpt)