



MEMORANDUM DATE: June 9, 2021

AGENDA DATE: June 16, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **224 North L Street**

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

TITLE: **HRPB Project Number 21-00100137:** Consideration of a Certificate of Appropriateness (COA) for the new construction of a ± 1,554 square foot single-family structure at **224 North L Street**; PCN #38-43-44-21-15-046-0130. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and is located within the Northeast Lucerne Local Historic District.

OWNER: Garrett Scheffler
7943 Manor Forest Boulevard
Boynton Beach, FL 33436

PROPERTY DEVELOPMENT HISTORY:

The single-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 (included as **Attachment A**) 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 October 14, 2020 HRPB meeting, 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 March 3, 2021 HRPB meeting, 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 as **Attachment C**. The demolition of the existing structure has not yet taken place and a demolition permit has not been submitted.

PROJECT DESCRIPTION:

The property owner, Garret Scheffler, is requesting approval for a new single-family structure. The subject property is a 50’ x 135’ (3,375 square foot) containing one (1) platted lot of record located on the east side of North L Street, between 2nd Avenue North and 3rd Avenue North in Lake Worth Beach. The property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and retains a Future Land Use (FLU) designation of High Density Residential (HDR).

If approved, the subject application would allow construction of a new +/- 1,554 square foot two-story single-family residence. The proposed building is designed in a contemporary architectural style with Mid-Century Modern detailing. The application will require the following approval:

1. **COA** for the new construction of a ± 1,554 square foot single-family structure

STAFF RECOMMENDATION: Staff recommends approval with conditions as provided on pages 10 and 11.

PROPERTY DESCRIPTION:

Owner	Garret Scheffler
General Location	East side of North L Street, between 2 nd Avenue North and 3 rd Avenue North
PCN	38-43-44-21-15-046-0130
Zoning	Medium Density Multi-Family Residential (MF-30)
Existing Land Use	Single-Family
Future Land Use Designation	High Density Residential (HDR)



SITE ANALYSIS:

Surrounding Properties

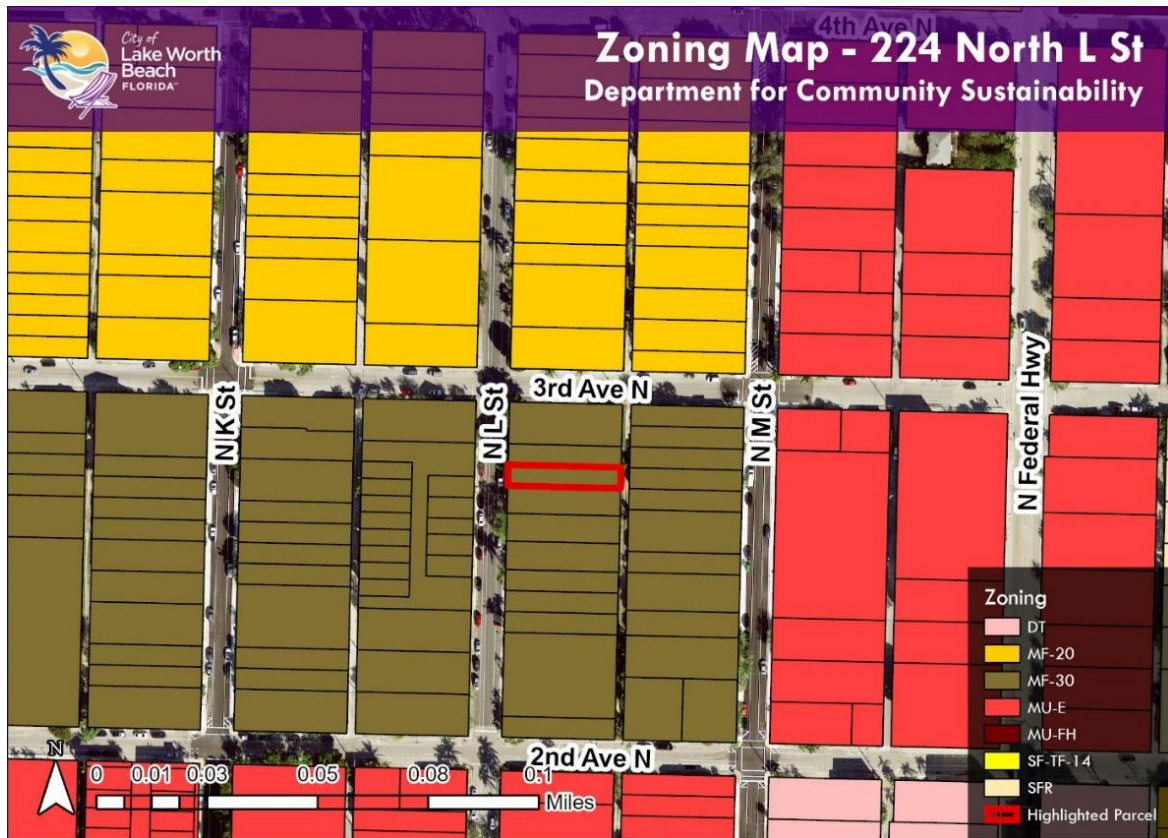
The site is surrounded by multi-family structures with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is a vacant property. This area contains a FLU designation of HDR and a zoning designation of MF-30.

SOUTH: Immediately south of the subject site is a single-family structure. This area contains a FLU designation of HDR and a zoning designation of MF-30.

EAST: East of the subject site across the rear alley is a single-family structure with a rear dwelling unit. This area contains a FLU designation of HDR and a zoning designation of MF-30.

WEST: West of the subject site across North L Street is a townhouse development. This area contains a FLU designation of HDR and a zoning designation of MF-30.



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 30 per acre. The proposed density for the project is 13 units per acre. As the proposed structure has a proposed density of less than 30 units per acre, it is consistent with the intent of the Medium Density Multi-Family Residential designation.

The proposed single-family structure is also consistent with Goal 3.1 which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. The project encourages architectural design that complements the City's appearance, consistent with Objective 3.2.4.

LAND DEVELOPMENT CODE REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-11 (MF-30); 23.4-10 (Off-street parking)	
	Required	Proposed
Lot Area	5,000 sf.	3,375 sf. (platted lot of record)
Lot Width	50'-0"	25'-0" (platted lot of record)
Building Height	30'-0" (2 stories)	21'-5"
Setback - Front	20'-0"	20'-0"
Setback - Side	North: 3'-0" (10% of lot width) South: 5'-0" (2-stories)	North: 3'-0" (1-story portion) North: 5'-0" (2-story portion) South: 5'-0" (2-story portion)
Setback - Rear	13'-6" (10% of lot depth)	37'-0"
Impermeable Surface Total ⁽¹⁾	65.0% (2,193 sf.)	64.15% (2,165 sf.)
Front Yard Impermeable Surface Total	900 sf. or 75% pervious and landscaped	69.00% (345 sf.)
Maximum Building Coverage ⁽¹⁾	45.0% (1,518 sf.) maximum	34.96% (2,360 sf.)
Maximum Wall Heights at Side Setback	22 ft. wall height at 3'-0" setback up to 26 ft. wall height at 5'-0" setback	10'-3" (3'-0" setback) 19'-0" (5'-0" setback)
Density/Number of Units	1 dwelling unit	1 dwelling unit
Floor Area Ratio ⁽¹⁾	0.80 maximum (2,700 sf.)	0.46 (1,554 sf.)
Living Area	800 sf.	1,554 sf.
Parking	1 space	1 space
Parking Dimensions	9'x18' perpendicular or angled 9'x22' parallel	9'x19' perpendicular

(1)- Small lot (lots up to 4,999 square feet)

The proposed new construction project is consistent with all site data requirements in the City's zoning code with the exception of the front yard impermeable surface total. Pursuant to LDR Section 23.3-11(c)(5), the lesser of 900 square feet or 75% of the front yard area shall remain **pervious and be landscaped**. Although pervious/permeable pavers are proposed, which receive a 50% lot coverage credit, the material does not supersede the requirement of maintaining 75% of front yard pervious and landscaped. Staff has included a condition of approval that the improved surfaces in the front yard shall not exceed 25% of the front yard area.

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 D**. 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.

Existing Non-Conformities

The existing property 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.

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.

Staff Analysis: New construction in the City’s historic districts is not limited to any particular architectural style, but staff always recommends that the design professional design solely within one architectural style. It is the analysis of staff that the new construction project, as proposed, is generally compatible with the regulations set forth in the historic preservation ordinance, and that the design of the structure displays architectural features and materials that are consistent with contemporary architecture and Mid-Century Modern detailing. Staff has included the Design Guidelines section on Mid-Century Modern architecture as **Attachment E**. The roof design, corner windows, and breezeblock walls, in particular, are character-defining features of this architectural style. Adding contemporary structures into historic districts creates an architectural record for present styles, which can add to the unique character and to the chronology of building styles constructed throughout the city’s history.

The front façade features a single-story side-loaded porch with breezeblock walls. The structure is designed utilizing concrete block with smooth stucco exterior finish. The main massing of the structure utilizes a “skillion and lean to” roof design. The fenestration incorporates full-view vinyl impact turn-style and fixed glass windows, glazed and flush panel doors, and a flush-panel garage door with glazing. Proposed site features include fences, landscaping, paver walkways and patios in the front yard and rear

of the property. The side elevations feature window placement and orientation that is atypical for buildings within the historic districts. However, the proposed is designed as a contemporary iteration of a Mid-Modern home and the window placement and fenestration pattern generally avoids long expanses of blank façade.

The applicant has submitted two (2) options for the roof design. Option 1 features a shed roof for the side-loaded front porch (1/12 pitch) and a “skillion and lean to” for the main massing of the structure (1/12 pitch). Option 2 utilizes a flat/low slope roof for the side-loaded front porch (0.25/12 pitch) and a “skillion and lean to” for the main massing of the structure (0.25/12 pitch). For both options, a rubber membrane will be utilized as the roof covering. It is staff’s analysis that both options are compatible with the contemporary proposal. However, option 2 addresses the Board’s recommendation given at the conceptual review at the March 3, 2021 HRPB meeting to utilize a simplified roofline.

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 two-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 turn-style 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.

- (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.

- (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: The proposed design utilizes a covered side porch with a walkway to the public sidewalk. The structure as proposed is visually compatible and in harmony with other structures within the district.

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

Staff Analysis: The building will be concrete block finished with a smooth stucco exterior finish. This is a common and compatible façade material for contemporary 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 structure utilizes a “skillion and lean to” roof design for the main massing and a shed roof for the side-loaded porch. The roof design is compatible contemporary and Mid-Century Modern structure 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.

Staff Analysis: The new fencing is 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 majority of neighboring historic structures are one-story. However, a new proposal on the adjacent property to the north will feature 2 stories and the townhome development across North L Street also has 2 stories. The windows and fenestration patterns on the side elevations could be improved to create a more harmonious cohesion with other structures in the historic district but the most visible openings are consistent with the proposed architectural style. Overall, 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. Although not yet constructed, the streetscape elevation shows an approved project that will be constructed at 230 North L Street, which further increases visual compatibility in terms of height and massing.

(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 yard behind a fence, not 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.

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 designed 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 MF-30 zoning district. Staff has included a condition of approval to ensure the front yard is maintained 75% pervious and landscaped. Parking is the rear integral garage with vehicular access from 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 D**. 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: Not applicable, the subject property only has street frontage on North L Street.

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 contemporary 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 ± 1,554 square foot single-family structure.

Conditions of Approval

- 1) All proposed exterior entry doors shall be compatible with the Mid Century Modern architectural style, subject to staff review at permitting.
- 2) The windows shall be recessed a minimum of two inches (2”) in the wall, and shall not be installed flush with the exterior wall.
- 3) 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.
- 4) 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.
- 5) The stucco texture shall be smooth.
- 6) The corner windows on the front elevation shall utilize a structural mullion as proposed.

- 7) The exact design of the breezeblock shall be selected and a sample provided to staff to review prior to permitting.
- 8) The garage door design shall be subject to staff review at permitting.
- 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 improved surfaces in the front yard shall not exceed 25% of the front yard area.
- 11) The pavers shall have a percolation rate of at least 50% relative to the ground percolation rate.
- 12) In accordance with the City Building Official's condemnation letter, a demolition permit shall be submitted prior to or concurrently with the new construction building permit.
- 13) Staff recommends that the rubber membrane roofing utilize a white or light gray finish for energy conservation purposes.
- 14) Staff recommends that the walkways and patios utilize semi-pervious such as pavers to increase drainage on the lot.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100137 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a ± 1,554 square foot single-family structure 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.

I MOVE TO **DENY** HRPB Project Number 21-00100137 for a Certificate of Appropriateness (COA) for the new construction of a ± 1,554 square foot single-family structure 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.

ATTACHMENTS:

- A. Property File Documentation
- B. Condemnation Letter
- C. Current Photos
- D. Proposed Architectural Plans
- E. Historic Preservation Design Guidelines – Mid-Century Modern (Excerpt)