



MEMORANDUM DATE: June 2, 2022

AGENDA DATE: June 8, 2022

TO: Chair and Members of the Historic Resources Preservation Board

RE: **201 Ocean Breeze**

FROM: Department for Community Sustainability

TITLE: HRPB Project Number 21-00100148: Consideration of a Certificate of Appropriateness (COA) for a second-floor addition, new wrap around porch, and new detached garage including an accessory dwelling unit (ADU) above it for a building located at 201 Ocean Breeze; PCN# 38-43-44-21-15-095-0090. The subject property is a contributing resource within the South Palm Park Historic District. The property is located in the Multi-family Residential (MF-20) zoning district.

OWNER(S): Aimee Jones and Matt Palmer
201 Ocean Breeze
Lake Worth Beach, FL 33460

Architect: Geoffrey B. Harris
215 Wenonah Place
West Palm Beach, FL 33405

PROPERTY DEVELOPMENT HISTORY:

According to the City's historical property files the original structure was built in 1940. The Florida Master Site File defines the architectural style as a mixture of Tudor and Colonial Revival, with no dominant style. Modifications have been minimal; a 16' x 10' greenhouse was constructed in 1961 and a 20' x 20' patio was demolished and removed in 2001.

PROJECT DESCRIPTION:

The property owners, Aimee Jones and Matt Palmer, are requesting a COA to remodel and add a detached garage, accessory building, and accessory dwelling unit (ADU) to the property. The modification will include an addition to expand the existing master bedroom to the east above the existing one-story Florida room. It will also create a new wrap-around first-floor porch. The ADU will create a new two-story structure with a two-car garage on the ground floor and a two-bedroom apartment above. The subject property is located at 201 Ocean Breeze on the corner of Ocean Breeze and 2nd Avenue South. The application as proposed would require a historic waiver to LDR Section 23.4-1 to allow for the accessory dwelling unit (ADU) with garage to exceed 60% of the total square footage of the principal structure allowed for ADUs.

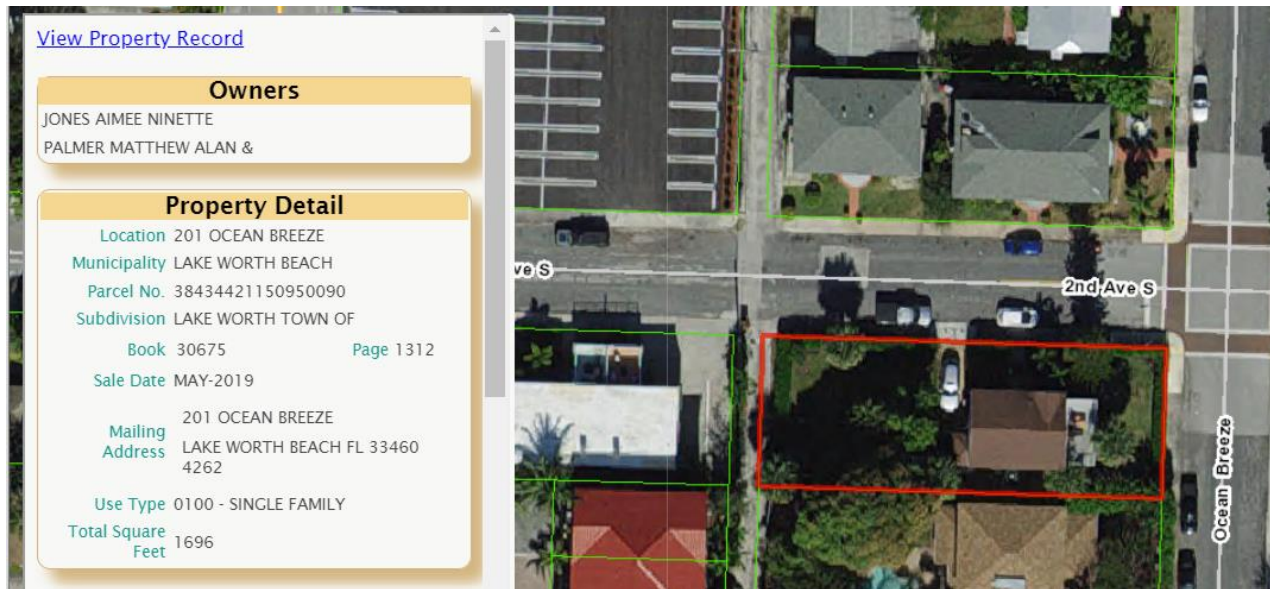
Exhibit 1 – Proposed Modifications



STAFF RECOMMENDATION: Staff recommends approval of the proposed exterior alterations. The proposed second story extension and proposed first-floor wrap-around porch will provide additional living space and exterior space with materials and detailing that are consistent with the existing structure and require minimal modification. The new accessory building / ADU is designed to reflect the “Tudor Revival” component of the existing structure with a masonry base capped by timbered stucco. However, the proposed accessory is larger than what is permitted in the City’s Land Development Regulations in the MF-20 zoning district. Therefore, staff is recommending that the HRPB discuss if the larger accessory structure is contextually appropriate within the district and if a waiver is appropriate. With these criteria in mind, staff contend that these modifications are successful in complying with the City’s design guidelines and historic preservation ordinance.

Owner	Aimee Jones and Matt Palmer
General Location	The Corner of Ocean Breeze and 2 nd Avenue South
PCN	38-43-44-21-15-095-0090
Zoning	South Palm Park
Existing Land Use	Low Density Multi-family (MF-20)
Future Land Use Designation	Medium Density Residential (MDR)

LOCATION MAP:



Consistency with the Comprehensive Plan

The subject site is located in the Low Density Multi-family (MF-20) designation. The future land use designation is Medium Density Residential (MDR). The new addition to the second-floor master bedroom above the existing Florida room, the construction of a new wood-frame wrap around porch, and the construction of a new wood-frame detached garage with a new second story accessory dwelling unit (ADU) are consistent with this designation.

Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. Per the City’s Historic Preservation Ordinance (LDR Sec. 23.5-4), the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation, changes to the exterior of contributing structures must ensure that the setbacks, height, mass, bulk, and orientation to a public street are compatible with neighboring properties within the historic district. Building materials and details of architectural style and their preservation or replacement shall consider the integrity of overall architectural style and materials. The new addition to the second-floor master bedroom above the existing Florida room, the construction of a new wood-frame wrap around porch, and the construction of a new wood-frame detached garage with a new second story accessory dwelling unit are designed with these criteria in mind and meet the intent of the policy.

ZONING ANALYSIS:

The subject application was reviewed for general consistency with the requirements of LDR Section 23.3-1- MF-20. The proposed project appears to be generally consistent with the requirements of the zoning district, except that the proposed application exceed the maximum square footage allowed for an accessory structure. Approval of the application as proposed would require a historic waiver allowing for the proposed ADU structure with garage to exceed 60% of the principal structure, or 1,179 sf. Formal and

complete review for compliance with the City’s Land Development Regulations, including landscaping and fencing/walls, will be conducted at building permit review. Therefore, staff has drafted a condition of approval clarifying that review and approval for zoning compliance shall occur at building permit review.

Development Standard		MF-20 Zoning District	Provided
Setbacks	Front (min build-to line)	20'	+/- 30'
	Rear (min)	15' Principal Structure 10' ADU	11'
	Street Side (min)	5'	5'
	Interior Side (min)	5'	5'
Impermeable Surface Coverage (maximum)		60%	60%
Structure Coverage (max)		40%	30%
ADU with garage (max)		60% of structure (1,179 sf)	73.6% (1,358 sf)
Building Height (max)		30' Principal Structure 24' Accessory Structure	Not provided (existing)/ 19'8" ADU
Maximum Wall Height at Side Setback		18'	17'
Floor Area Ratio (FAR) (max)		0.55	0.49
Parking		3 spaces	2 spaces in garage 1 space on-street

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City’s Historic Preservation Design Guidelines provide standards and recommendations for rehabilitation of historic buildings. New exterior additions to historic buildings expand and change the building’s footprint and profile.

New additions should be designed and constructed so that the character defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. New additions should be differentiated from, yet compatible with, the old so that the addition does not appear to be part of the historic fabric.

Staff Analysis: The proposed second story extension and proposed first-floor wrap-around porch will provide additional living space and exterior space with materials and detailing that are consistent with the existing structure and require minimal modification. The new accessory building / ADU is designed to reflect the “Tudor Revival” component of the existing structure with a masonry base capped by timbered stucco. With these criteria in mind, staff contend that these modifications are successful in complying with the City’s design guidelines and historic preservation ordinance.

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

Certificate of Appropriateness

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City’s Historic Preservation Ordinance, detailed in the section below. While the mixed Tudor Revival/Modified Colonial architectural style is not defined directly in the City’s Historic Preservation Design Guidelines, recommendations for rehabilitation of historic buildings are included and applicable to all architectural styles. The Design guidelines are available on the City’s webpage located here: <https://lakeworthbeachfl.gov/community-sustainability/historic-preservation/>

Section 23.5-4(K)(1) *General guidelines for granting certificates of appropriateness*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Staff Analysis: Based on the direction provided in the City’s Historic Preservation Design Guidelines, staff contend that the proposal is *successful* in complimenting the existing architectural style.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Staff Analysis: The proposed modifications will have no direct physical effect on any surrounding properties within the South Palm Park Historic District.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Staff Analysis: The proposed modifications compliment the historic and architectural, significance of the subject property. The design, arrangement, texture, materials and color of the modifications compliment the original features of the structure.

- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: Yes, the applicant’s plans can be completed in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Staff Analysis: The proposed modifications are in compliance with the City's Historic Preservation Design Guidelines Design Guidelines, Secretary of the Interior's Standards for Rehabilitation, and the City's Land Development Regulations, Historic Preservation Ordinance (LDR Sec. 23.5-4).

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Staff Analysis: The structure is designated as a contributing resource within a local historic district. The proposed modifications will have no adverse effects on the structure's features which serve as the basis for its contributing designation.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.*

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures:*

- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Staff Analysis: Not applicable; no change to the use of the property is proposed.

- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Staff Analysis: The proposed modifications will not destroy any distinguishing original qualities or characteristics of the building. They will differentiate from, yet be compatible with, the structure's original characteristics.

Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

Staff Analysis: Yes, the proposed modifications will be visually compatible with neighboring properties.

- C. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25)

percent above the owner's original cost. The owner shall be required to demonstrate to the city that:

- (1) The work to be performed will conform to the original door and window openings of the structure; and

Staff Analysis: Not applicable.

- (2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

Staff Analysis: Not applicable. The applicant has not requested replacement with windows and doors that are less expensive than what is being proposed.

- (3) That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.

Staff Analysis: Not applicable.

- (4) If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

Staff Analysis: Not applicable. The applicant has not requested to be availed of this paragraph.

Section 23.5-4.r) Incentives for improvements to designated landmark and contributing properties.

2. Waiver or modification of certain land development regulations. In addition, the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards. Before granting a waiver or modification, the HRPB must find that:

- (A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.

Staff Analysis: The proposed waiver would allow for additional larger dwelling unit in the multi-family zoning district in a manner that would minimize the addition square footage to the principal contributing historic structure.

(B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

Staff Analysis: The larger accessory structure is located to the rear of the project and is separate from the principal structure as to be visually distinct.

(C) The waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare.

Staff Analysis: Not applicable.

(D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes

Staff Analysis: The accessory structure and garage could be reduced; the request is not the minimum to allow reasonable use of the property.

PUBLIC COMMENT:

At the time of publication of the agenda, staff has not received written public comment.

CONCLUSION:

The new accessory building (ADU) is designed to reflect the “Tudor Revival” component of the existing structure with a masonry base capped by timbered stucco. The proposed modifications differentiated from, yet are compatible with, the original structure’s design elements. In this way the addition will complement the original structure without appearing to be part of the historic fabric.

However, the proposed accessory is larger than what is permitted in the City’s Land Development Regulations in the MF-20 zoning district. Should the HRPB determine that the larger accessory structure is contextually appropriate within the district and a waiver is appropriate, staff contend that these modifications are successful in complying with the City’s design guidelines and historic preservation ordinance.

Conditions of Approval

- 1) The existing trim shall remain where applicable. If any element is too deteriorated for continued use, it shall be replaced in-kind, subject to staff review at permitting.
- 2) New doors and windows shall be recessed within the wall, and shall not be installed flush with the exterior wall.
- 3) All divided-light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grills between the glass” shall not be permitted.

- 4) All glazing shall be 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.
- 5) Zoning compliance for the proposed project shall be determined at building permit review.
- 6) A minimum of 1 shade tree shall be required and invasive plant and tree species shall be removed, including the umbrella plant (cyperus prolifer). Landscaping shall be reviewed for compliance with the City's landscape requirements at permit.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100148 with staff recommended conditions for a Certificate of Appropriateness (COA) for door replacement for the property located at **201 Ocean Breeze**, 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 21-00100148 for a Certificate of Appropriateness (COA) for door replacement for the property located at **201 Ocean Breeze**, 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:

- Applicant's Supporting Documentation