



MEMORANDUM DATE: September 1, 2021

AGENDA DATE: September 8, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **307 North L Street**

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

TITLE: **HRPB Project Number 21-00100250:** Consideration of a Certificate of Appropriateness (COA) for the construction of four (4) new ± 1,489 square foot single-family structures on Lots 27, 28, 29, and 30 of Block 90 at **307 North L Street**; PCN #38-43-44-21-15-090-0270. The subject property is located in the Low-Density Multi-Family Residential (MF-20) zoning district and the Northeast Lucerne Local Historic District.

OWNER: SUNDREAM DEVELOPMENT LLC
Jeff Mercier
931 Village Blvd 905
West Palm Beach, FL 33409

APPLICANT: Antoniazzi Architecture Inc
Giorgio G. Antoniazzi
25 SE 2nd Avenue #319
Miami, FL 33131

PROPERTY DEVELOPMENT HISTORY:

The four (4) lots located at 307 North L Street (Lots 27, 28, 29, and 30 of Block 90) were developed as one 100' x 135' parcel in 1925 with a single-story single-family residence and detached garage. Although no architectural drawings of the buildings are available in the City's property files, property cards from the 1940s and 1950s (included as **Attachment A**) describe the buildings as being of frame construction on pier foundations, having gable and shed roofs, wood windows, and open porches. The detached garage was demolished in 1976, followed by the residence in 1990. The parcel has remained vacant and unimproved since the demolitions. Current photos of the property are included as **Attachment B**.

On July 15, 2021, staff issued a zoning verification letter (ZONL #21-01700054) approving a request by the property owner to separate 307 North L Street back into its four (4) original 25-foot-wide platted lots of record. Although a request has been made by the property owner, the Palm Beach County Property Appraiser's Office has not yet issued new parcel control numbers (PCNs) for the individual lots. Once issued, the property owner will be required to apply for City of Lake Worth Beach addresses for the individual parcels.

PROJECT DESCRIPTION:

The applicant, Giorgio Antoniazzi, is requesting approval for the construction of four (4) new single-family structures on the four (4) 25' x 135' (3,375 sq. ft.) platted lots of record. The lots are located on the west side of North L Street, between 3rd Avenue North and 4th Avenue North in Lake Worth Beach. The vacant properties are located in the Low-Density Multi-Family Residential (MF-20) zoning district and retain Future Land Use (FLU) designations of Medium Density Residential (MDR).

If approved, the subject application would allow the construction of four (4) new single-story single-family residences on four (4) lots. The buildings are identical in design and draw inspiration from the Streamline Moderne architectural style. The application will require the following approvals:

1. **COA** for the construction of a new ± 1,489 sf. single-family structure for Lot 27 of Block 90
2. **COA** for the construction of a new ± 1,489 sf. single-family structure for Lot 28 of Block 90
3. **COA** for the construction of a new ± 1,489 sf. single-family structure for Lot 29 of Block 90
4. **COA** for the construction of a new ± 1,489 sf. single-family structure for Lot 30 of Block 90

STAFF RECOMMENDATION: Staff recommends denial of the application as the proposed roof design of the new single-family structures is not consistent with the Streamline Moderne architectural style and the Historic Preservation Design Guidelines criteria for new construction. In addition, the repetition of four (4) identical residences is not compatible with the development history within the City’s historic districts. The item may be continued, at the Board’s discretion, to facilitate the redesign of four (4) unique residences that are consistent with the development patterns of the surrounding district.

PROPERTY DESCRIPTION:

Owner	SUNDREAM DEVELOPMENT LLC	
General Location	West side of North L Street, between 3 rd Avenue North and 4 th Avenue North	
PCN	38-43-44-21-15-090-0270	
Zoning	Low-Density Multi-Family Residential (MF-20)	
Existing Land Use	Vacant	
Future Land Use Designation	Medium Density Residential (MDR)	

SITE ANALYSIS:

Surrounding Properties

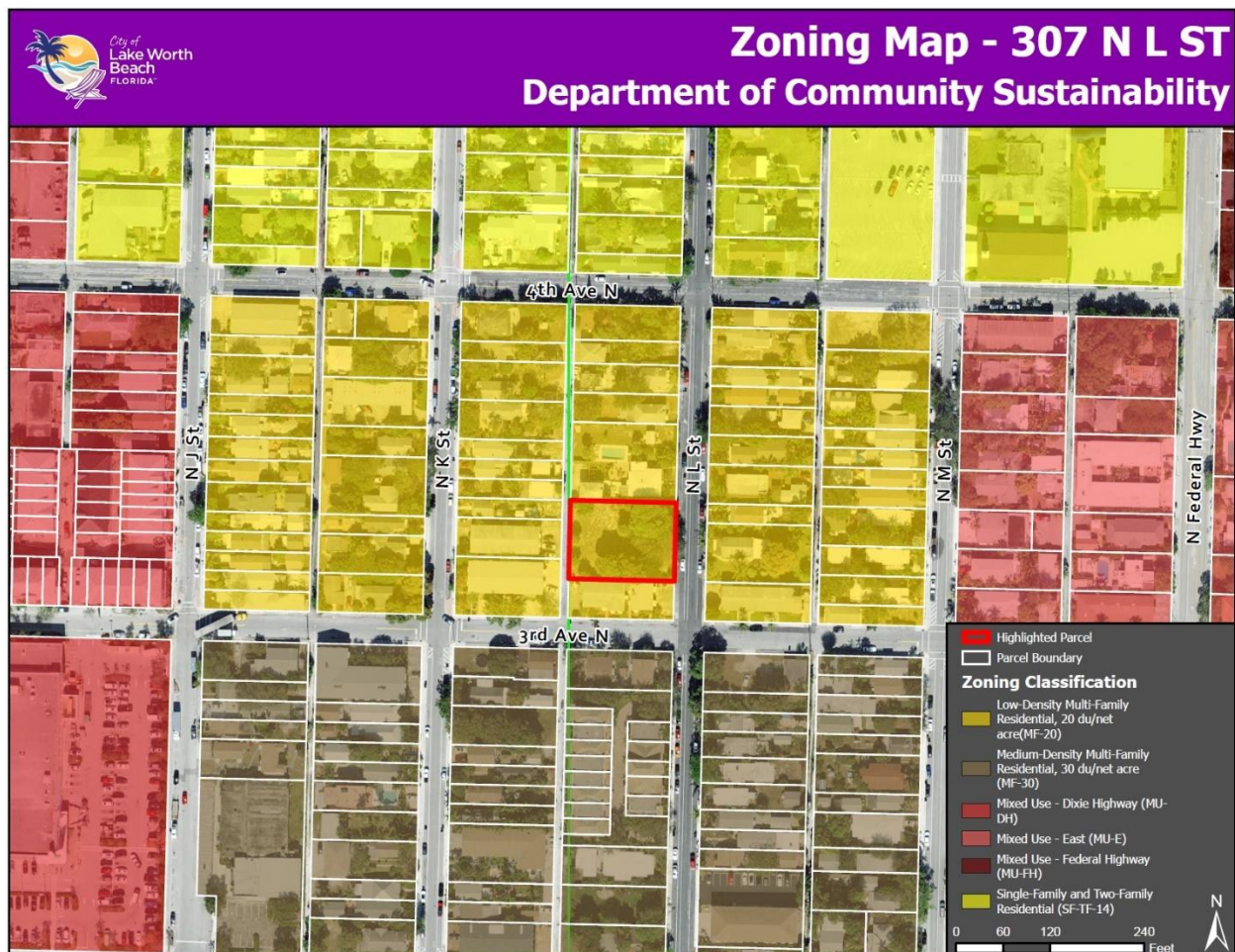
The site is surrounded by residential properties with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is a single-family structure and detached accessory dwelling unit. This parcel contains a FLU designation of MDR and a zoning designation of MF-20.

SOUTH: Immediately south of the subject site is a single-family structure. This parcel contains a FLU designation of MDR and a zoning designation of MF-20.

EAST: East of the subject site across North L Street is a single-family structure. This parcel contains a FLU designation of MDR and a zoning designation of MF-20.

WEST: West of the subject site across the rear alley is a multi-family structure. This parcel contains a FLU designation of MDR and a zoning designation of MF-20.



Consistency with the Comprehensive Plan

The subject sites are 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. As the proposed structure is a single-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 single-family structures are 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.

LAND DEVELOPMENT CODE REQUIREMENTS:

Land Development Code Requirements			
Code References	23.3-10 (MF-20); 23.4-10 (Off-street parking)		
	Required	Proposed – Site Plan A	Proposed – Site Plan B
Lot Area	5,000 sf.	3,375 sf. Lot of Record	3,375 sf. Lot of Record
Lot Width	50’-0”	25’-0” Lot of Record	25’-0” Lot of Record
Building Height	30’-0” (2 stories)	17-8”	14-1”
Setback - Front	20’-0”	20’-0”	20’-0”
Setback - Side	North: 3’-0” (10% of lot width, 3’ min.) South: 3’-0” (10% of lot width, 3’ min.)	North: 3’-0” South: 3’-0”	North: 3’-0” South: 3’-0”
Setback - Rear	13’-6” (10% of lot depth)	13’-6”	13’-6”
Impermeable Surface Total ⁽¹⁾	65% (2,193.75 sf.)	63.49% (2,143 sf.)	65% (2,194 sf.)
Front Yard Impermeable Surface Total	900 sf. or 75% pervious and landscaped	74.80% (374 sf.)	74.80% (374 sf.)
Maximum Building Coverage ⁽¹⁾	45.0% maximum (1,518.75 sf.)	44.11% (1,489 sf.)	44.11% (1,489 sf.)
Density/Number of Units	6 dwelling units	1 dwelling unit	1 dwelling unit
Floor Area Ratio ⁽¹⁾	0.60 maximum (2,025 sf.)	0.44 (1,489 sf.)	0.44 (1,489 sf.)
Living Area	800 sf. minimum	1,489 sf.	1,489 sf.
Parking	Single-family detached on lot less than fifty (50) feet wide - One (1) space per unit	2 spaces	1 space

Parking Dimensions	9'x18' perpendicular or angled off street 9'x28' perpendicular or angled off alley 9'x22' parallel	9'x28' perpendicular off alley	9'x22' parallel
--------------------	--	--------------------------------	-----------------

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

The proposed site plan is included in this report as **Attachment C**. The proposal features two site plan options that are depicted as Site Plan A and Site Plan B, which may be utilized interchangeably amongst the four parcels depending on the development objective for each site. The plans are generally consistent with all site data requirements in the City’s zoning code. Both site plan options meet the minimum off-street parking requirements and comply with all building coverage allotments and required building setbacks, with the exception of the maximum impermeable surface in Site Plan B. The site plan shall be revised to ensure all impermeable surfaces do not exceed 65%. A landscape plan was also provided in the application which will be reviewed at permitting for compliance with the City’s landscape requirements.

Existing Non-Conformities

The existing property is a nonconforming lot of record that does not comply with the minimum lot width and lot area provided within Section 23.3-10 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 properties were platted prior to January 5, 1976. Therefore, single-family development is permitted.

Site Design Qualitative Standards

The intent of the City’s site design qualitative standards is to minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping, and other site improvements. Per Section 23.2-31(d)(5), Buildings, generally:

Look-alike buildings shall not be allowed, unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development, where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.

The request involves the construction of four identical single-family residences that are not part of a planned development application. The repetition of four identical buildings is not in character with the

development patterns of the surrounding neighborhood. The built environment in this area is diverse and building types vary widely in height, massing, exterior finish materials, and architectural styling. The HRPB does have the right to waive this requirement if, in the opinion of the Board, the properties maintain sufficient separation to preserve the character of the neighborhood.

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 issued preliminary design review comments on July 19, 2021, which are included as **Attachment D**. The applicant provided responses to the design review comments and a Justification Statement, provided in this report as **Attachment E**.

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

A. In approving or denying applications for certificates of appropriateness for new construction and additions (as applicable), 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 height of the proposed buildings is visually compatible and in harmony with the heights of surrounding buildings.

- (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 on 25' wide parcels.

- (3) 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 window openings on the front facades are atypical for the shape of the building. The massing of the front facades is made up of an unbroken wall from the foundation to the top of the gable. The design's narrow façade and prominent gable most closely resemble the massing of a Frame Vernacular building, which utilized slender vertically oriented windows in a 2:1 proportion. The proposal utilizes wide tri-part corner windows, which are atypical for the style and inconsistent with surrounding buildings.

- (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: The elevations generally avoid long expanses of blank façade. The south elevations only feature two window openings, but they are supplemented by two false recesses of the same opening size.

- (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 siting of the buildings is generally appropriate and visually compatible with the spatial relationships found between neighboring and similar buildings throughout the district.

- (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 recessed entryways that are visible from North L Street. The recessed entryways are connected to the public sidewalk via a paver walkway. The entryway is proposed as a transparent corner on the southeast edges of the building, featuring a corner floor to ceiling window, a full-view glazed door, and a full height sidelight.

- (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.

Staff Analysis: The building will be constructed of concrete block and finished with smooth stucco and a dimensional asphalt shingle roof. These materials are generally appropriate and found throughout 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 proposed roof shape is not compatible with the architectural design of the building. Per staff's analysis and the project architect's Justification Statement, the design utilizes common design traits from the Streamline Moderne architectural style, such as corner windows, overhanging eyebrows, and horizontal detailing around the recessed porch. Streamline Moderne

buildings utilized flat roofs almost exclusively. See the Historic Preservation Design Guidelines Analysis for a more detailed examination.

(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 site plan includes aluminum perimeter fencing with a masonry gate surrounds along North L Street. The design is generally compatible and complimentary to the surrounding environment.

(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 and mass of the buildings are generally appropriate for the surrounding neighborhood.

(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 proposal includes four (4) identical buildings placed along North L Street on 25' wide lots. The repetition of the buildings is atypical for the development patterns of the neighborhood, which features a broad array of architectural styles, building materials, and site plans. Staff has concerns that the cluster of identical buildings will draw unnecessary prominence to the grouping, while new construction within historic districts should seek to blend into the surrounding environment.

(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.

Staff Analysis: The design of the structures hybridizes architectural styles; mainly the massing and roof type of a Frame Vernacular, mixed with the exterior finish material, fenestration, and detailing of a Streamline Moderne building. Staff recommends that buildings be designed true to a style, while also not attempting to replicate an existing building.

(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.

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: Staff will condition the project so that all mechanical equipment be located within the back yard and outside of required setbacks.

(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: This requirement is not applicable to the new construction project on a vacant property.

(14)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 proposed new construction project is generally consistent with all site data requirements in the City's Zoning Code. The proposed site design, including off-street parking, fencing, gates, and walkways are generally compatible with the surrounding neighborhood. If approved by the Board, staff has included a condition that the impermeable surface calculations be revised at permitting for compliance with the LDRs.

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 visual compatibility standards have only been applied to portions that will be visible from North L Street.

Historic Preservation Design Guidelines (Streamline Moderne Architectural Style)

Each historic district in Lake Worth Beach is made of many architectural styles. These buildings and homes were built over time, with different hands, and in a manner or style that was in favor at the time. The historic districts of Lake Worth Beach are authentic and showcase a diversity of architectural styles. New construction within the districts should take the primary styles into consideration when contemplating

the design of a new building. While it is understood that new buildings will not be built exactly the same way their historic neighbors were, there should be a conscious effort to be compatible with and take inspiration from the historic fabric. The Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG) chapter on Streamline Moderne architecture is included as **Attachment F**, and the chapter on considerations for New Construction is provided as **Attachment G**.

Streamline Moderne Architectural Style:

The simplified appearance of Streamline Moderne architecture was a response to the constraints of the Great Depression in the 1920's and 1930's. Buildings became more austere in terms of ornament, but the style embraced the materials of the era and the mantra that "form follows function". This style was designed to emphasize simple geometry and incorporated curvilinear forms and long horizontal lines. Occasionally, nautical elements such as rooftop railings, porthole windows, and anodized metal detailing were utilized.

Per the LWBHPDG, buildings of the Streamline Moderne style were generally one or two stories and utilized smooth stucco walls with rounded corners, horizontal detailing, and rounded corners. For windows; porthole, casement, and fixed pane windows were the most common, with some windows wrapping the corners of the building. The buildings generally sit on a raised masonry or slab foundation, and utilized flat roofs almost exclusively.

Staff Analysis: The current proposal features many of the design traits associated with Streamline Moderne architecture, including corner fixed and casement windows, horizontal eyebrows and channel detailing around the entryway, and a smooth stucco exterior finish. Staff's primary concerns come from the gable roofline, which is atypical for the style, as flat roofs are most compatible. The mixing of architectural detailing and massing elements is dissuaded in the Design Guidelines, as explained in the section below.

New Construction:

Per the LWBHPDG pg. 216; *"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."*

Per the LWBHPDG pg. 218; *"When building a new structure within a historic district, the owner should consider the variety of historic styles in Lake Worth beach, choose one, and design a structure consistent with the details provided in this guide."*

Staff Analysis: The building's prominent gable roofline is most commonly associated with the design of City's collection of 1920's Frame Vernacular cottages, which feature wood clapboard siding, vertically oriented windows, and slender rectilinear plans. Building's that primarily utilize architectural materials and design elements of a particular architecture should also utilize the roof type most compatible with

that style. As such, staff recommends that the gable rooflines be changed to flat roofs with short parapets with minimal detailing.

Staff also has concerns that the repetition of four identical buildings will detract from the varied and diverse development patterns of the streetscape and surrounding historic district. While structures from similar architectural styles share design elements, such as roof shapes, window proportions, and porch arrangements, it is rare that independent neighboring structures are identical. New construction within historic districts should seek to blend in with their surroundings as historic districts are intended to preserve, showcase, and promote historic buildings. While new construction and alterations to buildings should always be carefully promoted, development within Lake Worth Beach's historic districts should embrace and enhance the eclectic, diverse, and wide-ranging architectural environment. Staff contends that the construction of four identical structures is not in keeping with the surrounding built environment.

PUBLIC COMMENT:

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

CONCLUSION:

Staff recommends denial of the application as the proposed roof design of the new single-family structures is not consistent with the Streamline Moderne architectural style and the Historic Preservation Design Guidelines criteria for new construction. In addition, the repetition of four (4) identical residences is not compatible with the development history within the City's historic districts. The item may be continued, at the Board's discretion, to facilitate the redesign of four (4) unique residences that are consistent with the development patterns of the surrounding district.

Should the Board consider approving the request, Staff recommends that the rooflines be altered to flat roofs with short parapets that are more in keeping with the Streamline Moderne architectural style. Staff has included additional conditions of approval for further visual compatibility, provided below for the Board's consideration.

Conditions of Approval

- 1) Prior to obtaining building permits, all four parcels shall be assigned parcel control numbers (PCNs) by the Palm Beach County Property Appraiser.
- 2) Prior to obtaining building permits, the four parcels shall be assigned addresses by the City of Lake Worth Beach.
- 3) All proposed exterior entry doors shall be compatible with the Streamline Moderne architectural style, and shall be subject to Staff review at permitting.
- 4) The doors may utilize clear glass, frosted, obscure glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 5) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 6) 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 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 corner windows on the northeast corner of the structures shall be joined with a metal structural mull and not out of a masonry column.
- 8) The windows shall utilize white or clear anodized frames.
- 9) The stucco texture shall be smooth, as proposed.
- 10) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 11) All mechanical equipment shall be located to the rear of the property and outside of required setbacks.
- 12) All fencing and gate locations, heights, and materials shall be reviewed by staff at permitting. Staff recommends horizontal fencing as opposed to the vertical slat aluminum fencing.
- 13) The roof type shall be altered from a gable configuration to a flat roof with a short parapet, subject to staff review at permitting.
- 14) A sample piece of the faux wood planks proposed for the entryway detail and the site wall shall be submitted to staff at permitting. Staff recommends planks with a minimum one inch (1") depth to provide for adequate shadow lines.
- 15) All impermeable surface calculations shall be revised for compliance with LDR Section 23.3-10, subject to staff review at permitting.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100250 with staff recommended conditions for a Certificate of Appropriateness (COA) for the construction of four (4) new \pm 1,489 square foot single-family structures at **307 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 21-00100250 for a Certificate of Appropriateness (COA) the construction of four (4) new \pm 1,489 square foot single-family structures at **307 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. Current Photos
- C. Proposed Architectural Plans
- D. Staff Review Comments (Issued 7-19-2021)
- E. Applicant Justification Statement and Staff Review Responses
- F. LWBHPDG Streamline Moderne
- G. LWBHPDG New Construction Considerations