



**MEMORANDUM DATE:** September 1, 2021

**AGENDA DATE:** September 8, 2021

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

**RE:** **617 North K Street**

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

**TITLE:** **HRPB Project Number 21-00100182:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new ± 1,462 square foot single-family structure and a ± 650 square foot accessory structure at **617 North K Street**; PCN #38-43-44-21-15-178-0240. 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:** Jarkko Vainio  
P. O. Box 682200  
Park City, UT 84068

**APPLICANT:** Pamela Russell  
P. O. Box 682200  
Park City, UT 84068

**PROPERTY DEVELOPMENT HISTORY:**

A single-story single-family residence was constructed c.1925 in a Wood Frame Vernacular architectural style at 617 North K Street. 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 foundation, having a gable composition and roll roof, wood windows, and a porch.

**PROJECT DESCRIPTION:**

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 March 3, 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. The demolition of the structure was approved with building permit #21-893. Current photos of the property are included as **Attachment C**.

The applicant, Pamela Russell, is requesting approval for a new single-family structure and accessory structure. The subject property is a 37.5'x135' (5,062.5 square feet) containing one and a half platted lots of record located on the west side of North K Street, between 6<sup>th</sup> Avenue North and 7<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).

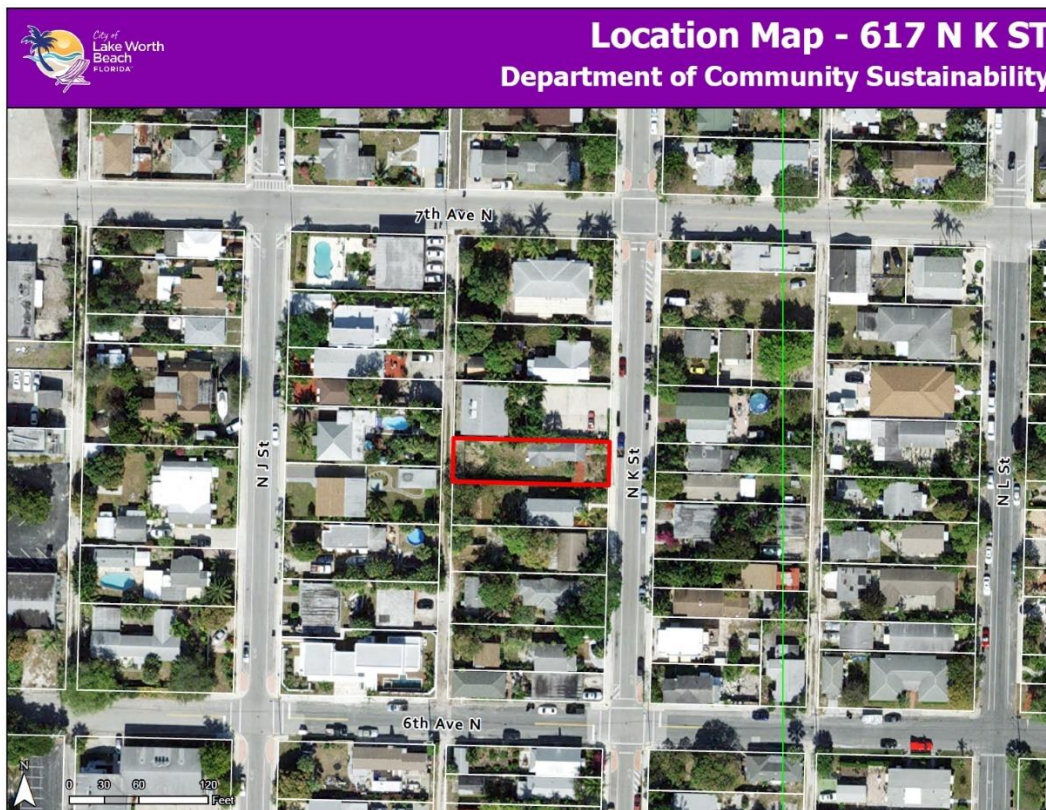
If approved, the subject application would allow the construction of a new single-story single-family residence. The proposed building is designed to replicate a Wood Frame Vernacular building. The application will require the following approval:

1. **COA** for the new construction of a ± 1,462 square foot single-family structure and a ± 650 square foot accessory structure

**STAFF RECOMMENDATION:** Staff recommends approval with conditions as provided on page 10.

**PROPERTY DESCRIPTION:**

Owner	Jarkko Vainio
General Location	West side of North K Street, between 6 <sup>th</sup> Avenue North and 7 <sup>th</sup> Avenue North
PCN	38-43-44-21-15-178-0240
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**

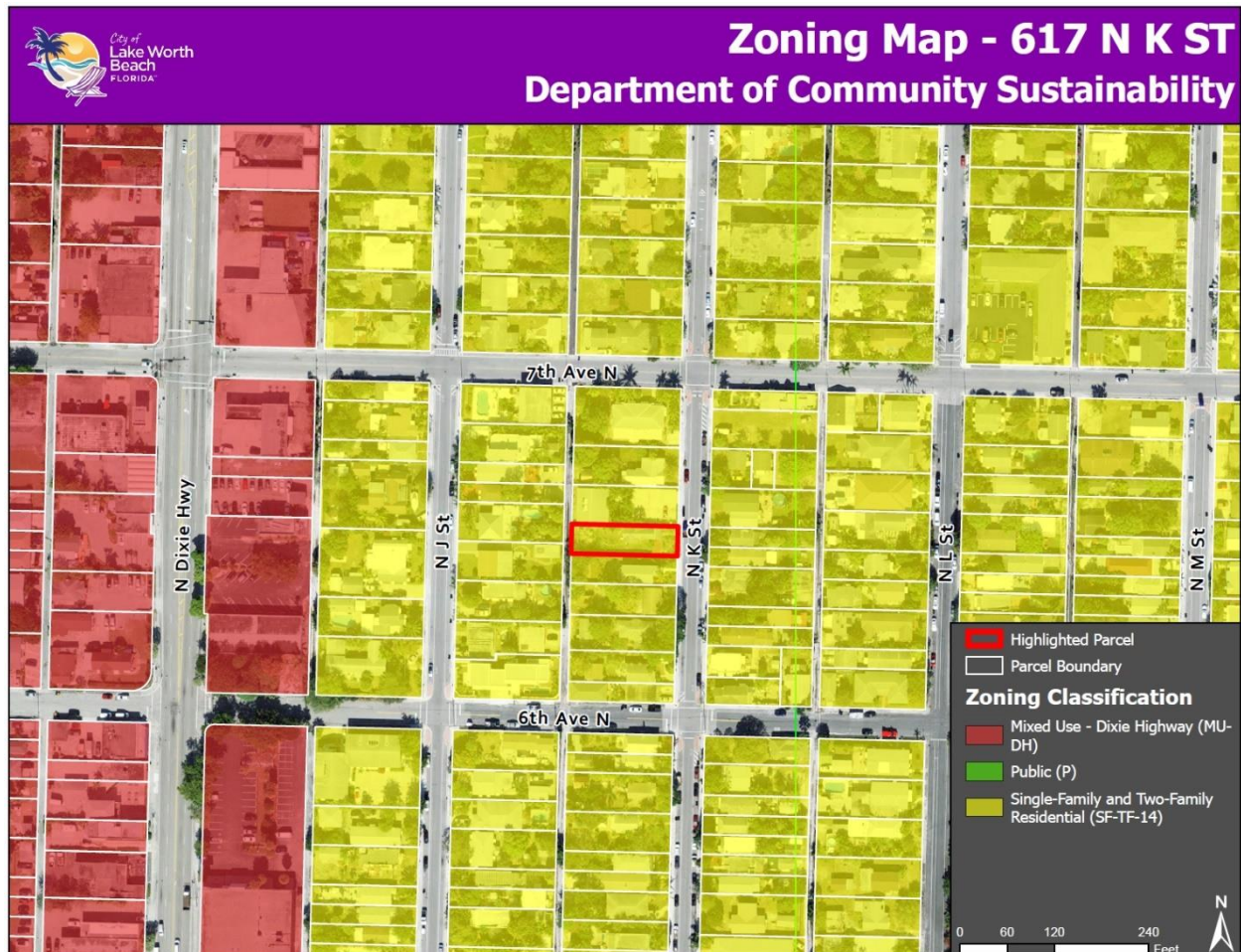
The site is surrounded by residential properties with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

**NORTH:** Immediately north of the subject site is a 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. This area contains a FLU designation of MDR and a zoning designation of SF-TF 14.

**EAST:** East of the subject site across the rear alley is a single-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 North K Street is a single-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. 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 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	23.3-8 (SF-TF 14); 23.4-10 (Off-street parking)	
	Required	Proposed
Lot Area	5,000 sf.	5,062.5 sf.
Lot Width	50'-0"	37'-6"
Building Height	30'-0" (2 stories) – Primary structure 24'-0" (2 stories) – Accessory structure	18.7' – Primary structure 18.6' – Accessory structure
Setback - Front	20'-0"	20'-0"
Setback - Side	North: 3.75' (10% of lot width) South: 3.75' (10% of lot width)	<u>Primary Structure</u> North: 3'-9" South: 3'-9" <u>Accessory Structure</u> North: 3'-9" South: 11'-1"
Setback - Rear	13'-6" (10% of lot depth) – Primary structure 5'-0" – Accessory structure	58'-6" – Primary structure 13'-6" Accessory structure
Impermeable Surface Total <sup>(1)</sup>	55.0% (2,784.4 sf.)	54.23% (2,754.5 sf.)
Front Yard Impermeable Surface Total	900 sf. or 75% pervious and landscaped	92.45% (693.4 sf.)
Maximum Building Coverage <sup>(1)</sup>	35.0% maximum (1,771.9 sf.)	33.48% (1,695 sf.)
Accessory Structure Limitations	40% of the primary structure area or 1,000 sf., whichever is less	38.35% (650 sf.)
Density/Number of Units	1 dwelling unit	1 dwelling unit
Floor Area Ratio <sup>(1)</sup>	0.50 maximum (2,531.3 sf.)	0.29 (1,462 sf.)

Living Area	800 sf. minimum	1,462 sf.
Parking	Single-family detached on lot less than 50 ft. wide: 1 space per unit	1 space
Parking Dimensions	9'x18' perpendicular or angled off street	9'x18' perpendicular off street

(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 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 width provided within Section 23.3-8 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 with a customary accessory building.

**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 front façade of the new residence features a front porch with decorative railings, posts, and beams that lead to a pair of French doors with decorative light patterns. The front doors are flanked by pairs of single-hung windows with decorative light patterns. The structure is designed utilizing concrete block construction finished with stucco to simulate wood lap siding on the exterior walls. A hip design roof is utilized with dimensional asphalt shingles. The fenestration incorporates single-hung windows with historically compatible window trim, sill, and mullion details. Site features include fences, landscaping, a front walkway, and a rear driveway.

A detached garage is also proposed with the same detailing and exterior finishes as the new residence. A side-loaded porch is proposed on the east elevation of the structure. Recessed panel garage doors are proposed for the vehicular and boat bays. Accessory structures, such as garages, are typically secondary and subordinate to residences in the City's historic districts. However, there are several examples of accessory dwelling units and garage apartments that are two stories in height. The proposed garage has an atypical wall height for a single-story structure because it will accommodate a boat. It's been designed to not exceed the ridge height of the residence which helps mitigate its appearance as visible from the street. The LDRs have regulations that limit height at side setbacks and assist in safeguarding against high continuous walls. Staff has included a condition of approval has been added that the garage shall comply with the maximum wall regulations set forth in LDR Section 23.3-7(c), subject to staff review at permitting.

#### **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 and French (glazed) 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 with the exception of the north elevation. The proposal includes a faux shuttered opening on the north elevation of the residence, but the north elevation of the garage lacks fenestration. Staff has included a condition of approval that additional windows or faux openings are added.

- (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 new residence features a walkway connecting the front porch 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. 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 hip roof with dimensional asphalt shingles is 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.

**Staff Analysis:** The new fencing shall be reviewed at permitting to ensure compliance with the current zoning code.

(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:** At permitting, staff will review the location of the mechanical systems to ensure they are not visible from the 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:** At permitting, staff will review the location of the mechanical systems to ensure they are ground mounted.

(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 SF-TF 14 zoning district. Parking is proposed in the backyard of the property 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**.

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 structure only has one primary façade fronting North K Street.

#### **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, an excerpt of the Historic Preservation Design Guidelines is included as **Attachment E**. 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 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 not received written 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 ± 1,462 square foot single-family structure and a ± 650 square foot accessory structure.

### **Conditions of Approval**

- 1) The windows shall utilize a historically compatible sill detail, subject to staff review at permitting.
- 2) All proposed exterior entry doors shall be compatible with the Wood Frame Vernacular architectural style, and shall be subject to Staff review at permitting.
- 3) 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.
- 4) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 5) All divided-light 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.
- 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 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.
- 8) The porch post and beam details 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.
- 9) 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.
- 10) The rear 9'x18' driveway shall be extended an additional 10 feet to provide the required backout.
- 11) The garage shall comply with the maximum wall regulations set forth in LDR Section 23.3-7(c), subject to staff review at permitting.
- 12) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 13) Staff recommends that the north elevation of the garage utilize additional windows or faux shuttered openings to avoid a long expanse of blank façade.

### **POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 21-00100182 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a ± 1,462 square foot single-family structure and a ± 650 square foot accessory structure at **617 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 21-00100182 for a Certificate of Appropriateness (COA) for the new construction of a ± 1,462 square foot single-family structure and a ± 650 square foot accessory structure at **617 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 File Documentation
- B. Condemnation Letter – 617 North K Street
- C. Current Photos
- D. Proposed Architectural Plans
- E. Historic Preservation Design Guidelines – Wood Frame Vernacular (Excerpt)