



**MEMORANDUM DATE:** April 4, 2022

**AGENDA DATE:** April 13, 2022

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

**RE:** **1017 South Palmway**

**FROM:** Department for Community Sustainability

**TITLE:** **HRPB Project Number 22-00100147:** Consideration of a Certificate of Appropriateness (COA) for the construction of a ±3,660 square foot single-family structure on Lot 1, Block 40 at **1017 South Palmway**; PCN #38-43-44-27-01-040-0130. The subject property is located in the Single Family Residential (SFR) zoning district and the South Palm Park Local Historic District.

**OWNER:** Jens Property 1017 South Palmway, LLC  
Nestor Rivera  
1106 North G Street, Suite B  
Lake Worth, FL 33460

**ARCHITECT:** Justin Contin, Contin Architecture & Design

**PROPERTY DEVELOPMENT HISTORY:**

The previous structure was condemned and approved for demolition in April of 2021.

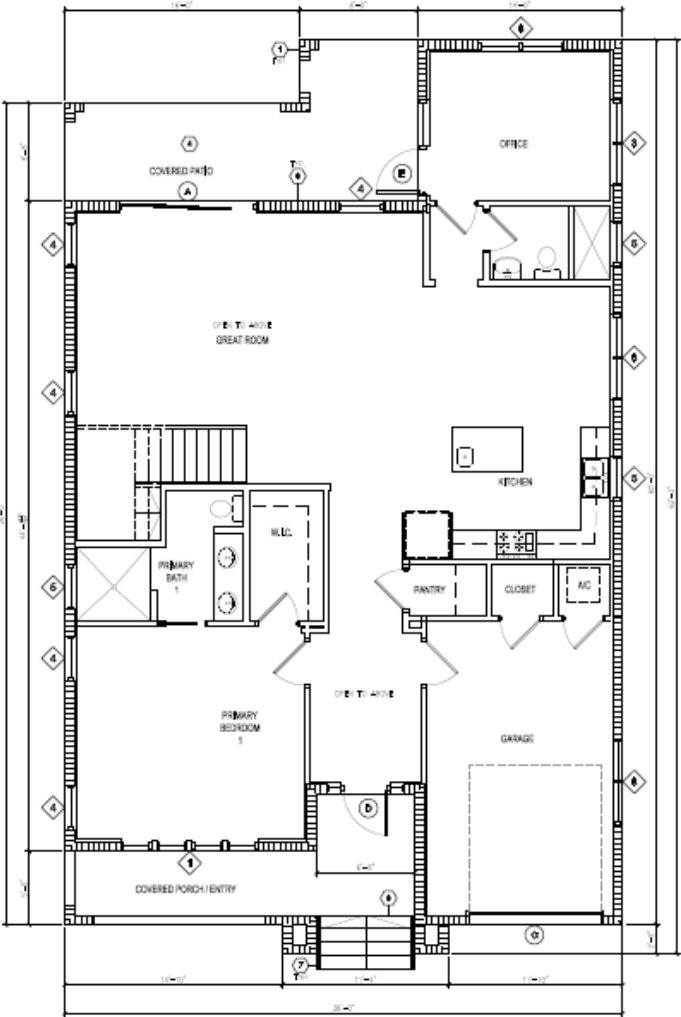
**PROJECT DESCRIPTION:**


The property owner, Jens Property 1017 South Palmway, LLC, is requesting a COA for construction of a new single-family residence. The subject property is located on the west side of South Palmway below 10<sup>th</sup> Avenue South. The proposed two-story single-family residence is designed to reflect the Prairie Style of Architecture. The Prairie Style will be a new introduction to the architectural styles in the South Palm Park Historic District. Features of this style include horizontal design elements, bands of multi-pane windows, low pitched roofs, and masonry porch posts.

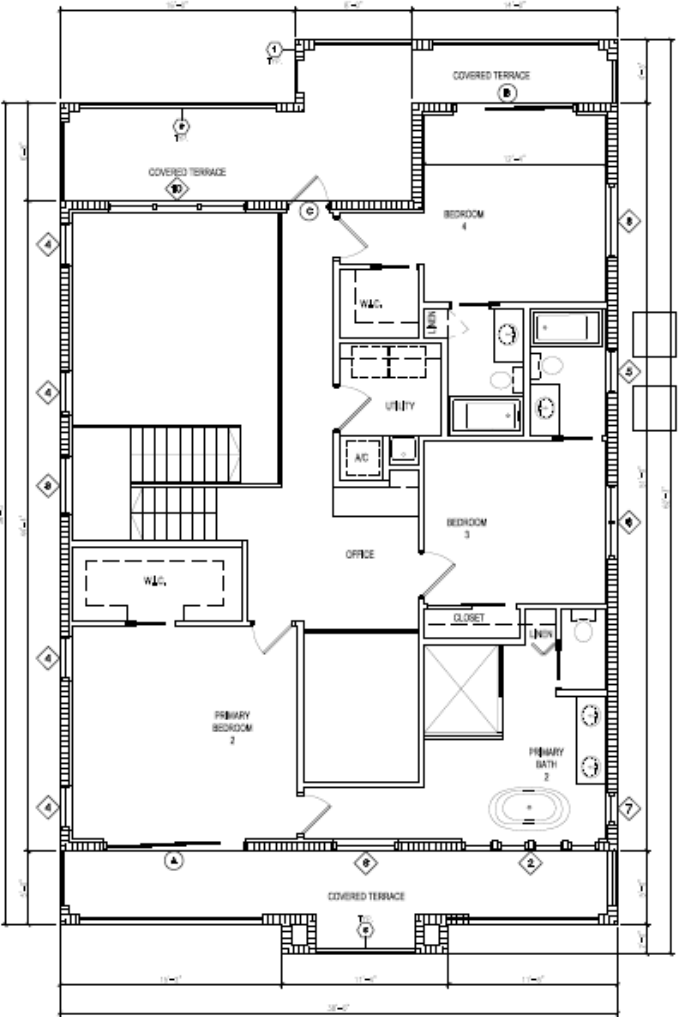
**Exhibit A: Proposed New Construction – Street View**




Exhibit B: Proposed New Construction – Plan View



 **FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"



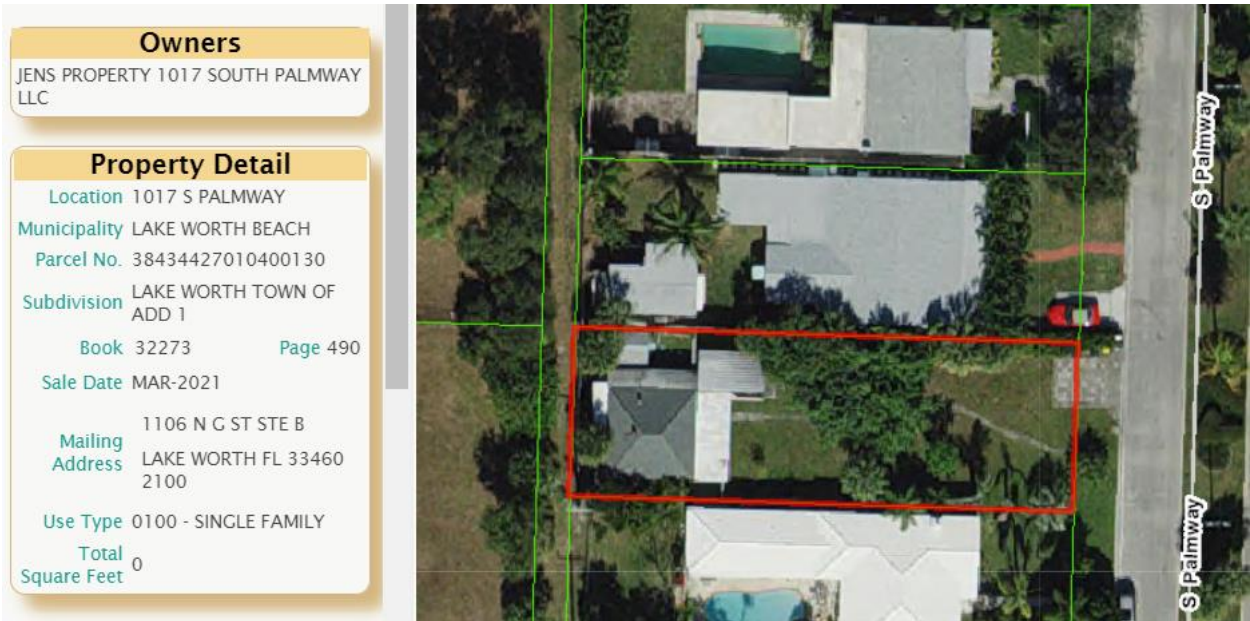
 **SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**STAFF RECOMMENDATION:** Staff recommends that the Board discuss whether the proposed building design is consistent with the previous direction by the HRPB, including compatibility with height and massing. Further, the HRPB is also tasked in the City’s Land Development Regulations (LDRs) to determine if the new single-family structure is consistent with the Historic Preservation Design Guidelines criteria for new construction. The proposed single-family site plan is generally consistent with the LDRs and will be reviewed for final approval at building permit for each lot.

**PROPERTY DESCRIPTION:**

Owner	Jens Property
General Location	West side of South Palmway below 10 <sup>th</sup> Avenue South
PCN	38-43-44-27-01-040-0130.
Zoning	Single Family Residential (SFR)
Existing Land Use	Single Family Residential (SFR)
Future Land Use Designation	Single Family Residential (SFR)

**LOCATION MAP:**



**Consistency with the Comprehensive Plan**

The subject site is located in the Single-Family Residential (SFR) designation. The future land use designation is also Single-Family Residential (SFR). As the proposed structure is a single-family, it is consistent with the intent of the Single-Family Residential (SFR) 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.

**ZONING ANALYSIS:** The subject application was reviewed for general consistency with the requirements of LDR Section 23.3-7 - SF-R—Single-family residential. The proposed project appears to be generally consistent with the requirements of the zoning district. 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. However, it should be noted that the walls/fencing depicted in the rendering is not consistent with the City’s Land Development Regulations. Fence and wall height are measured from

the grade of the adjacent property. Therefore, staff has drafted a condition of approval clarifying that review and approval of fencing material shall occur at building permit. The applicant is also proposing to utilize the provision in Section 23.3-7 to increase the property's Floor Area Ratio (FAR) by 0.05, which is permitted for single-family homes that are certified Florida Green Buildings.

### **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.

#### **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:** New construction in a FEMA flood zone is required to meet minimum base flood elevation requirements. For a two-story home, the height of the proposed buildings is visually compatible and in harmony with the heights of surrounding buildings as the low hip roof design minimizes the potential impact of the difference in height attributed to FEMA requirements.

- (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 similar 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 two-story single-family residence is designed to reflect the Prairie Style of Architecture. The Prairie Style will be a new introduction to the architectural styles in the South Palm Park Historic District.

- (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.

- (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 building 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 front porches and recessed entryways that are visible from South Palmway. The entryways are connected to the public sidewalk via a concrete paver walkway.

- (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, siding and a low hip 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 compatible with the architectural design of the building.

- (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 a stucco and rail enclosure with horizontal rail gates for detailing. 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 proposed building is visually compatible and in harmony with the buildings and places to which it is visually related in its directional character.

(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:** Although the Prairie Architectural Style is a new introduction to the South Palm Park Historic district it is compatible with and compliments the adjacent homes within the district.

(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, and walkways are generally compatible with the surrounding neighborhood. If approved by the Board, staff has included a condition that final site plan review and approval will occur at building permit for each lot. However, the proposed fencing/walls depicted in the applicant’s rendering would need to be modified at building permit 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 South Palmway.

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:** Although the design of the structure is new to the South Palm Park Historic District, it is compatible with other buildings in the historical district.

**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 requirements for new construction in historic districts. If the Board determines that the structure complies with the City’s Historic Preservation requirements, staff has provided conditions for the new construction below:



### **Conditions of Approval**

- 1) 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.
- 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 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.
- 4) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 5) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks.
- 6) A minimum of 1 shade tree shall be required in the front yard of each 25' lot. Landscaping shall be reviewed for compliance with the City's landscape requirements at permit.
- 7) Zoning compliance for the proposed single-family shall be determined at building permit review.
- 8) A permit for new construction shall be submitted concurrently with the demolition permit.
- 9) 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. Fence and wall height are required to be measured from the grade of the adjacent property.
- 10) A minimum of 1 shade tree shall be required in the front yard of each 25' lot. Landscaping shall be reviewed for compliance with the City's landscape requirements at permit.
- 11) Prior to the issuance of a Certificate of Occupancy, documentation that the new single-family home has a Florida Green Building certification is required. Prior to the issuance of building permit, documentation related to the application for this certification shall be required.

### **POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 22-00100147 with staff recommended conditions for a Certificate of Appropriateness (COA) for new construction for the property located at **1017 South Palmway**, 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 22-00100147 for a Certificate of Appropriateness (COA) for new construction for the property located at **1017 South Palmway**, 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 plans and supporting documents