



MEMORANDUM DATE: April 4, 2022

AGENDA DATE: April 13, 2022

TO: Chair and Members of the Historic Resources Preservation Board

RE: **428 North J Street**

FROM: Department for Community Sustainability

TITLE: HRPB Project Number 22-00100146: Consideration of a Certificate of Appropriateness (COA) for the demolition of an existing structure and the construction of a ±1309 square foot single-family structure with a ±342 sf accessory structure on Lot 14, Block 114 at **428 North J Street**; PCN #38-43-44-21-15-114-0140. The subject property is located in the Single-Family/Two-Family Residential (SF-TF-14) zoning district and the Northeast Lucerne Local Historic District.

OWNER: 428 North J Street, LLC
Andrew Avitan
6586 Hypoluxo Rd. #106
Lake Worth, FL 33467

ARCHITECT: Justin Contin, Contin Architecture & Design

PROPERTY DEVELOPMENT HISTORY:

According to the property appraiser's files, a single-story Wood Frame Vernacular structure was constructed in 1936. A second story addition was permitted and completed in 1941. Vinyl siding, windows, and storm panels were added in 2002. In the adopted historical resources survey, this structure was listed as non-contributing. In the Lake Worth Historical Resources Survey Update, Phase 1 (FMSF Associated Manuscript #24385) that was conducted in 2017, the structure was identified as contributing. The property is listed on the Florida Master Site File as PB16649. However, this survey was not formally adopted and the structure is considered non-contributing in the district.

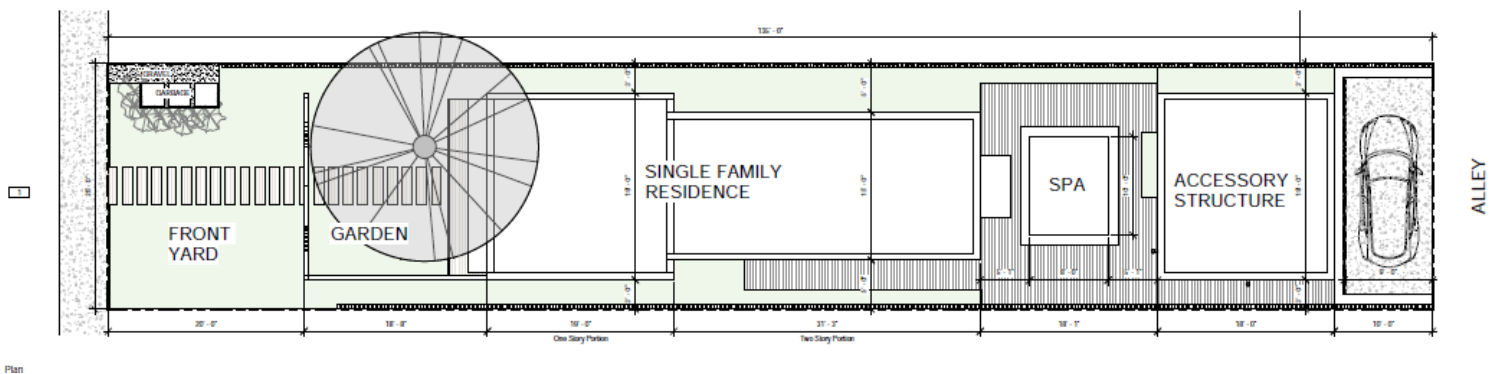
PROJECT DESCRIPTION:

The property owner, 428 North J Street, LLC, is requesting a COA for demolition of the existing two-story structure at the rear of the property and construction of a +/- 1,309 sf new single-family residence. The subject property is located on the east side of North J Street below 5th Avenue. The proposed new construction includes a patio with spa, accessory structure (+/-342 sf), and parking spot. They also propose construction of an aluminum slat facade at the front setback to create a semi-enclosed front entry garden around an existing mature mango tree (~40' tall). The proposed profile of this facade is designed to be in keeping with the historic Lake Worth Cottage aesthetic.

Exhibit A: Proposed New Construction – Street View



Exhibit B: Proposed New Construction – Plan View

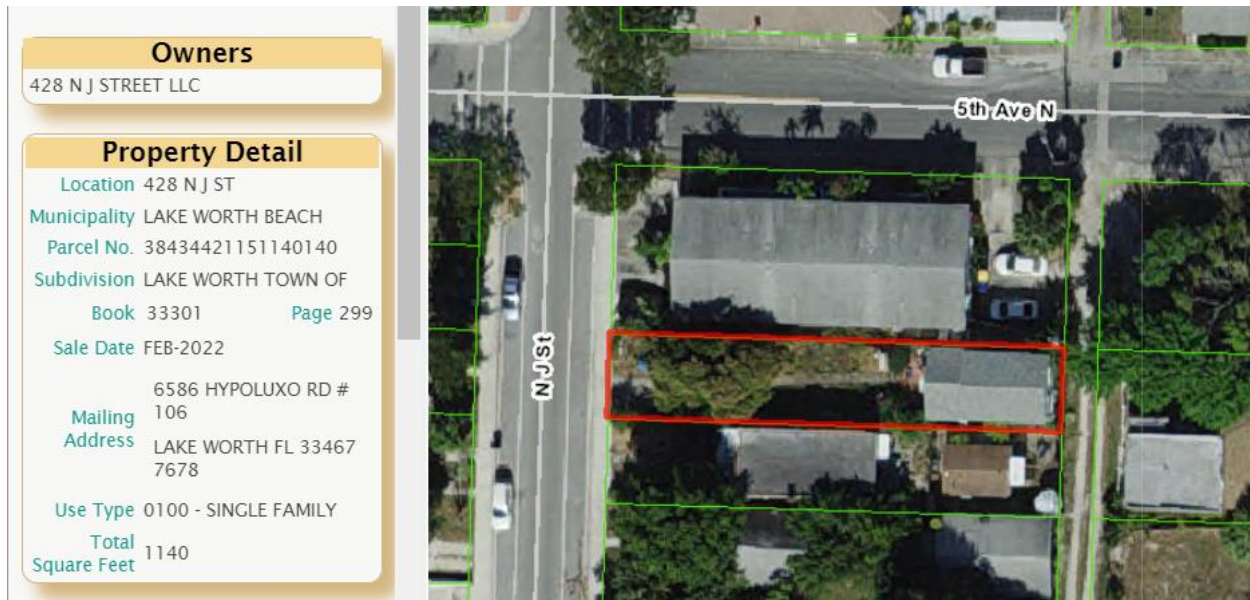


STAFF RECOMMENDATION: Staff recommends that the Board discuss the demolition of the existing non-contributing structure and whether the proposed building design is consistent with the previous direction by the HRPB. Further, the HRPB is also tasked in the City's Land Development Regulations (LDRs) to 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. Staff is recommending approval of the proposed application.

PROPERTY DESCRIPTION:

Owner	428 North J Street, LLC
General Location	East side of North J Street below 5 th Ave
PCN	38-43-44-21-15-114-0140
Zoning	Single-Family/Two-Family Residential (SF-TF-14)
Existing Land Use	Single Family Residential (SFR)
Future Land Use Designation	Medium-Density Residential (MDR)

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 Multi-Dwelling Unit (MDU). As the proposed structure is a single-family, it is consistent with the intent of the Multi-Dwelling Unit 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 23.3-8. - SF-TF 14—Single-family and two-family residential. The proposed project appears

to be generally consistent with the requirements of the zoning district. However, formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. Further, the replacement structure would reduce existing non-conformities in setback of the existing property.

HISTORIC PRESERVATION ANALYSIS

Proposed demolitions and new construction are required to be reviewed for consistency with the historic preservation review criteria (Section 23.5-4). Further, 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 following sections of this report analyze the proposed application's compliance with the decision criteria for both the demolition and new construction.

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

A. All requests for demolition shall require a certificate of appropriateness. No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a landmark building or structure, the HRPB shall, at a minimum, consider the following additional decision-making criteria and guidelines:

(1) Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?

Staff Analysis: No, the structure is not of such an interest or quality to qualify for landmark designation.

(2) Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?

Staff Analysis: No, the structure is not of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense.

(3) Is the structure one of the few remaining examples of its kind in the city?

Staff Analysis: No, the structure is not the only one of its or one of the few remaining examples.

(4) Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?

Staff Analysis: No, the structure is not significant to the promotion of the general welfare of the city.

(5) Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?

Staff Analysis: The new structure is compatible with its surroundings, is of more substantial architectural interest, and would reduce non-conformities with the zoning code with regards to setbacks.

(6) Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?

Staff Analysis: No, demolition of the structure and the replacement with the proposed structure does not represent an irreparable loss to the city of a significant historic resource.

(7) Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?

Staff Analysis: There are plans for immediate reuse of the property. Staff has recommended a condition of approval requiring the concurrent application of the demolition permit with the building permit for new construction.

(8) Is the building or structure capable of earning reasonable economic return on its value?

Staff Analysis: The proposed building and the new development are consistent with this criterion.

9) Would denial of demolition result in an unreasonable economic hardship for the property owner?

Staff Analysis: No, denial of the demolition would not result in an unreasonable economic hardship for the property owner.

(10) Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?

Staff Analysis: No, the structure does not contribute significantly to the historic character of the designated district or to the overall ensemble of buildings. The structure has been modified overtime and does not meet current code requirements. Further, the rear addition does not have glazing typical of the architectural style on the second floor and the condition of the historic siding is unknown under the vinyl siding.

(11) Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?

Staff Analysis: No, it has not.

(12) Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?

Staff Analysis: This criterion is not applicable to the subject application.

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 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 window openings on the front facades are typical for the shape of the building. The design's narrow façade, flat roof lines, and windows most closely resemble the massing of an international building, which utilize a simplistic structure with a noted lack of ornamentation.

- (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 a unique aluminum slat façade to enclose the front garden. This façade merges the traditional design elements of the neighborhood with the more modern international design of the new construction. The entryways are connected to the public sidewalk via a 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 flat 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 unique aluminum slat façade to enclose the front garden. 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 design of the structure is modern in nature, it is compatible with other buildings in the historical 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 consider 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 final site plan review and approval will occur at building permit.

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 J Street.

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 modern in nature, 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 demolition of the existing 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.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100146 with staff recommended conditions for a Certificate of Appropriateness (COA) for the demolition of an existing structure and the construction of a ± 1309 square foot single-family structure and accessory structure for the property located at **428 North**

J 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 22-00100146 for a Certificate of Appropriateness (COA) for the demolition of an existing structure and the construction of a ± 1309 square foot single-family structure and accessory structure for the property located at **428 North J 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:

Applicant's plans and supporting materials