



MEMORANDUM DATE: December 9, 2020

AGENDA DATE: December 2, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **914 North M Street**

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

TITLE: **HRPB Project Number 20-00100213:** A Certificate of Appropriateness for the construction of a ± 2,354 square foot single-family residence located at **914 North M Street**, pursuant to but not limited to Sections 23.2-7, 23.3-8, and Section 23.5-4 of the Land Development Regulations. The subject property is located in the Single-Family and Two-Family Residential (SF-TF) Zoning District and is located within the Northeast Lucerne Local Historic District.

OWNER: Maday L Diaz, LLC.
Miday Diaz
408 S Florida Mando Rd.
West Palm Beach, FL 33406

PROJECT DESCRIPTION:

The property owner, Ms. Maday Diaz, is requesting approval of a Certificate of Appropriateness (COA) for the construction of a single-family residence on the vacant parcel located at 914 N M Street. The property is located within the Northeast Lucerne Local Historic District on the east side of North M Street, between 9th Avenue North and 10th Avenue North. The parcel is a vacant 50' x 135' platted lot of record and has public frontage on North M Street to the west.

In February of 2016, the City's Building Official, Luis Martinez, inspected and condemned the structure that occupied this parcel due to the possibility of imminent collapse caused by severe structural deterioration. Built in 1938, the building was a small, two-bedroom, single family residence designed in a wood frame Minimal Traditional architectural style. The original architectural drawings for this structure illustrate a modest building with shake siding, a tapered stucco chimney, recessed entry porch, galvanized shingle roof, and a frame detached garage. The HRPB was noticed of the building's condemnation at the April 13, 2016 regular meeting. The 1938 architectural drawings, Building Official's Unsafe Structure Inspection Report, and photos at the time of condemnation are provided in this report as **Attachment A**. Current photos of the parcel are provided as **Attachment B**.

The subject property is located in the Single-Family and Two-Family Residential (SF-TF) Zoning District and maintains a Future Land Use (FLU) designation Medium Density Residential.

If approved, the subject application would allow construction of a new +/- 2,354 square foot residence. The application will require the following approval:

1. **Certificate of Appropriateness (COA)** for the new construction of a +/- 2,354 square foot single-family residence at 914 North M Street.

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

PROPERTY DESCRIPTION

Owner	Maday L Diaz, LLC.
General Location	East side of North M Street, between 9 th Avenue North and 10 th Avenue North.
PCN	38-43-44-21-15-286-0040
Zoning	Single-Family and Two-Family Residential (SF-TF-14)
Existing Land Use	Vacant
Future Land Use Designation	Medium Density Residential



LAND DEVELOPMENT REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-8 (SF-TF 14)	
	Required	Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height	30'-0" (two stories)	13'-3"
Setback - Front	20'-0"	20'-0"
Setback - Side	5'-0" (10% of lot width)	9'-0" (north) 5'-0" (south)
Setback - Rear	13'-6" (10% of lot depth)	44'-0"
Setback – Rear (Accessory Structure)	5'-0"	N/A
Impermeable Surface Total ⁽¹⁾	55.0% total	41.2%
Front Yard Impermeable Surface Total	250 square foot maximum (75 % of the front yard area)	Not Provided See page 10, Conditions of Approval.
Maximum Building Coverage ⁽¹⁾	35.0% maximum	34.87%
Density/Number of Units	Up to 2 dwelling units	1 dwelling unit (single-family residence)
Floor Area Ratio ⁽¹⁾	0.55 maximum	0.35
Living Area	800 square feet	1,824 square feet
Parking	2 spaces for Single Family	4 spaces
Parking Dimensions	9'x18' perpendicular or angled	9'x18' perpendicular

(1) Medium Lot (Lots 5,000 square feet to 7,499 square feet).

(2) Semi-pervious surface: A surface covered by materials with a percolation rate of at least fifty (50) percent relative to the ground percolation rate. Semi-pervious surface may include but are not limited to permeable paving material and other semi-pervious materials such as gravel, small stone, and other substantially similar materials. For semi-pervious surfaces, two (2) square feet of semi-pervious surface shall be equivalent to one (1) square foot of impervious surface for the purpose of calculating development regulations. The semi-pervious surface credit shall not reduce the required open space and landscape area requirements.

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 C**. 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.

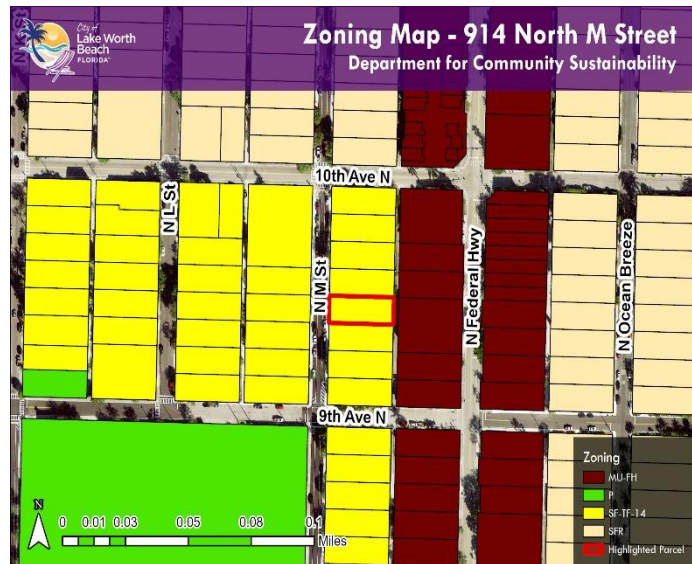
SITE ANALYSIS

Surrounding Properties

The site is largely surrounded by single-family and multi-family structures 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. This area contains a FLU designation MDR and a Zoning designation of Single-Family and Two-Family Residential (SF-TF-14).

SOUTH: Immediately south of the subject site is a single-family structure. This area contains a FLU designation MDR and a Zoning designation of Single-Family and Two-Family Residential (SF-TF-14).



EAST: East of the subject site is the Capri Apartments on North Federal Highway. This area contains a FLU designation of MU-E (Mixed-Use East) and a Zoning designation of MU-GH (Mixed-Use Federal Highway).

WEST: West of the subject site across North M Street is a single-family structure. This area contains a FLU designation MDR and a Zoning designation of Single-Family and Two-Family Residential (SF-TF-14).

The applicant is requesting approval of a new +/- 2,354 square foot single-family residence. The design of the proposed single-family residence is largely compatible with that of neighboring single-story residential structures. The site plan, elevations, and streetscape elevations are included in this report as **Attachment C**.

Consistency with the Comprehensive Plan

The subject property is located within the Medium Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.3 of the City's Comprehensive Plan, the FLU designation allows for a maximum density of 20 dwelling units per acre. The purpose for the Single-Family Two-Family (SF/TF-14) Residential district is to permit the development of single-family and two-family structures within the same district as a buffer between single-family zoning districts and higher density multi-family districts. Single family structures are designed for occupancy by one family or household, and two-family structures are those

that provide two principal dwelling units, each for occupancy by one family or household. As the proposed structure is a single-family residence and has a proposed density of less than 14 units per acre, it is consistent with the intent of the Single-Family and Two-Family Residential designation.

The proposed single-family structure is consistent with the following goals and objectives of the Comprehensive Plan:

GOAL 3.1: 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.

Objective 3.2.4: To encourage architectural design that complements the City's appearance and considers the objectives of all facilities and services provided by the City.

The proposed development will provide additional housing and utilizes a contextually appropriate architectural design that complements the City's appearance.

HISTORIC PRESERVATION ANALYSIS

Proposals for new construction should take their design cues from surrounding historic structures, utilizing 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 Analysis: It is the analysis of Staff that the new construction project as proposed is generally compatible with the regulations set forth in the historic preservation ordinance and within the Historic Preservation Design Guidelines.

As proposed, the design is a modernized version of the Craftsman Bungalow that gained widespread popularity throughout the United States between the 1910s and the 1930s. In Lake Worth Beach, our most notable remaining example of this style is a single-family residence located at 512 South Palmway; constructed ca. 1925. *(Pictured Left).*

Per the Lake Worth Beach Historic Preservation Design Guidelines, character-defining features of this style include broad gable roofs with deep overhanging eaves, vertically proportioned double-hung windows

with divided lights, and deep covered front porches or stoops. Prominent siding materials include wood lap or shake siding and/or medium to rough texture stucco. Bungalows prominently feature large and regularized window openings for natural light and cross ventilation, and commonly feature decorative brackets, gable vents, and tapered porch columns made of wood. Roofing materials typically consisted of wood shingles or shakes, metal shingles, or asphalt shingles. The Lake Worth Beach Historic Preservation Design Guidelines chapter on Bungalows is included in this report as **Attachment D**.

The proposed front façade features an asymmetrical appearance with the primary mass under a broad gable roof, and a covered porch under a subordinate gable roof. The porch roof is supported by three slightly tapered columns clad in smooth stucco. The façade features large bays of single-hung windows with compatible divided light patterns and appropriately proportioned window trim and sills. The design features two exterior cladding materials; wood lap siding below the gable ends and a medium to rough stucco application on the walls, which is appropriate for the style. The roof features dimensional asphalt shingles and exposed rafter tails along the north and south facades, and decorative brackets on the east and west facades.

The site plan for the proposal is generally compatible with neighboring historic structures. The structure is sited at the customary 20'-0" front setback, and features a walkway connecting the front porch to the public sidewalk. The front yard also features a paver ribbon-driveway which is side-loaded to the north of the structure. Additional parking is provided to the rear of the structure by way of a 44'-0" driveway and a rear integral single car garage.

It is staff's analysis that the proposal responds adequately to the lot size, shape, and configuration, development pattern in the district. The design does not seek to fully replicate the historic architectural style; but nods to the Bungalow aesthetic with material choices and exterior detailing. Staff does have some remaining concerns regarding exterior detailing; most notably the brackets, tapered columns, and stucco application. Staff has conditioned that the Applicant enlarge the decorative brackets to a minimum of 24"x24", and that the brackets slightly extend past the fascia of the gable ends, as depicted in the Bungalow section of the Historic Preservation Design Guidelines. Staff has also conditioned that the base of the tapered columns be enlarged from 8"x8" to 16"x16", which taper to 8"x8" at the column capital. Additionally, the column base shall be no taller than 42". A comprehensive list of conditions of approval can be found on page 10 of this report.

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 structure is visually compatible and in harmony with the height of existing buildings in the historic district. This property was not affected by the recent change in FEMA base flood elevation requirements, as the property is located west of the City's flood zones.

- (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) 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 drawings indicate large vertically oriented single-hung windows at regularized rhythms, which is compatible within the district and the Bungalow architectural style.

- (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 front façade of the structure has a regular rhythm of solids to voids, and generally avoids long expanses of blank façade. At staff's request, the project architect added faux shuttered openings on the north and south façade to avoid expanses of blank wall where the homeowner did not wish to install functioning windows. Conditions of approval have been added to regulate the design and material used in the faux openings.

- (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 and is generally compatible and in harmony with the relationships of buildings elsewhere in the districts.

- (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 broad front porch, a readily visible front door, and a walkway connecting the entryway to the public sidewalk, which is common in the districts.

- (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 features textured stucco on the exterior walls as well as wood lap siding in the gable ends, which is compatible with the architectural style of the structure and the surrounding properties.

- (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 structure utilizes a broad forward-facing gable roof which is common amongst Bungalows within the historic districts, and visually related properties within the district.

- (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 wood fences with human gates are proposed. The fences are setback 1'-0" from the front façade of the structure, which is common amongst visually related structures.

- (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 structure's size and mass in relation to its architectural features are generally compatible, with the exceptions of the tapered columns and bracketed gables. Staff has included conditions of approval to enlarge these features to be more visually compatible.

- (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 visually compatible with other residential structures on the North M Street.

- (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 building is inspired by the Craftsman Bungalow architectural style, but it does not seek to replicate a historic structure.

(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: The mechanical systems associated with this property are located in the side yard behind a fence, not visible from North M 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: The new mechanical systems are ground-mounted and will not be visible from the street.

(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 consistent with all site data requirements in the City's Zoning Code and is compatible with visually related buildings and structures.

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: Staff's comments, conditions of approval, and synopsis of the project are primarily focused on the front façade facing North M Street.

PUBLIC COMMENT

At the time of publication of the agenda, Staff has received no 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 Historic Preservation Ordinance and the Lake Worth Beach Historic Preservation Design Guidelines. Therefore, staff recommends approval with conditions, listed below, to allow construction of the new single-family residence.

Conditions of Approval:

- 1) The windows and doors shall be wood, wood-clad, aluminum, or fiberglass, subject to Staff review at permitting. All proposed exterior entry doors shall be compatible with the Bungalow architectural style, and shall be subject to Staff review at permitting.
- 2) The windows shall be recessed a minimum of three inches (3") as measured from the finished face of the exterior wall to the glass. Windows shall not be installed flush with the exterior wall.
- 3) All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass must have a minimum 70% 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 window divided light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grids between the glass" shall not be used.
- 5) Prior to permitting, a calculation of the front yard impermeable surface shall be included on the site data table. All front yard impermeable surfaces shall equate to or be less than the 250 square foot maximum allowed by Code.
- 6) The brackets on the gable ends shall be a minimum of 24"x24", and that the brackets slightly extend past the fascia of the gable ends, as depicted in the Bungalow section of the Historic Preservation Design Guidelines, subject to Staff review at permitting.
- 7) The base of the tapered columns be enlarged from 8"x8" to 16"x16", and shall taper to 8"x8" at the column capital. Additionally, the column base shall be no taller than 42", subject to Staff review at permitting.
- 8) A 24"x24" stucco sample shall be reviewed by Historic Preservation Staff prior to stucco application. The Applicant shall be responsible for contacting Staff for the stucco inspection.
- 9) The faux window openings shall be recessed openings, and the shutters shall be recessed a minimum of 1" beyond the plane of the window trim. The shutters may be constructed of wood, metal, a wood-look composite, or stucco, but shall not be vinyl. The shutters shall be installed at time of final inspection.
- 10) The fence along the front building setback line shall be recessed a minimum of 1'-0" from the front façade, as depicted on the site plan.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100213 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a +/- 2,354 square foot single-family structure at **914 N M 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 20-00100213 for a Certificate of Appropriateness (COA) for the new construction of a +/- 2,354 square foot single-family structure at **914 N M Street**, because the Applicant has not established by competent substantial evidence that the application is consistent 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. LWB Historic Preservation Design Guidelines; Bungalow Architecture