



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100248: Consideration of a Certificate of Appropriateness (COA) for an addition on the northwest corner of the existing principal structure (Phase I) and demolition of the existing garage to build a new two (2) story accessory structure (Phase II) at **403 South Ocean Breeze**. The subject property is a contributing resource to the South Palm Park District and is located in the Multi-Family Residential (MF-20) Zoning District.

Meeting Date: March 13, 2023

Property Owner: Aaron Hassinger

Applicant: Jay Cunningham, Cairn Construction, LLC

Address: 403 South Ocean Breeze

PCN: 38-43-44-21-15-161-0080

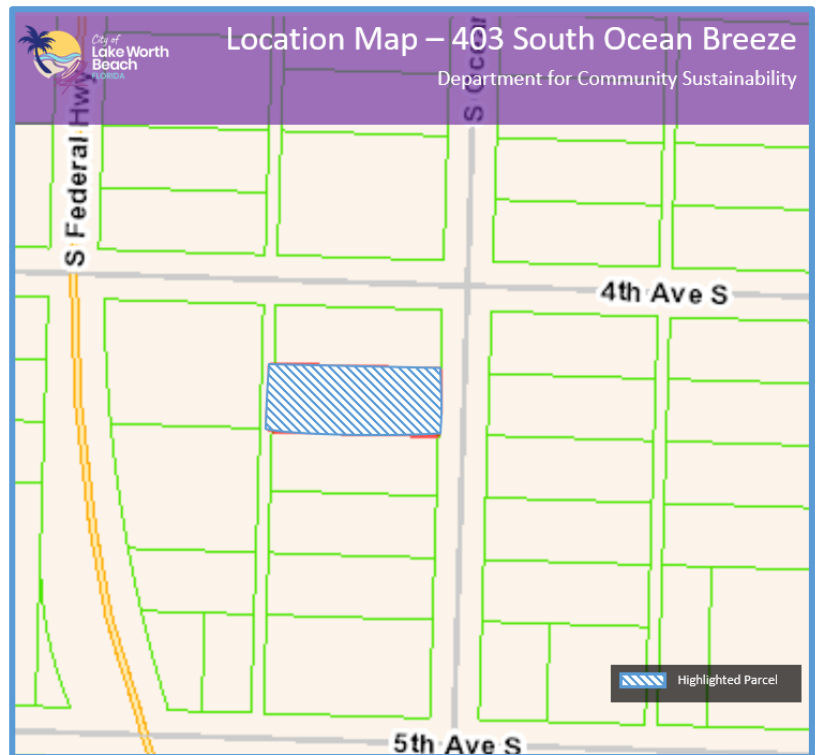
Lot Size: 0.155 acre /6,750 sf

General Location: West side of South Ocean Breeze between 5th Avenue South and 4th Avenue South

Existing Land Use: Two-Family Residential

Current Future Land Use Designation: Medium Density Residential (MDR)

Zoning District: Multi-Family Residential (MF-20)



RECOMMENDATION

The application is consistent with the City's Land Development Regulations, with the exception of the required back out and surface material for the off-street parking spaces. The proposed addition and new accessory structure are consistent with the requirements in the Historic Preservation Design Guidelines for additions and new construction, and staff contends that the proposed demolition of the existing accessory structure meets the required criteria in the Historic Preservation Ordinance. **Therefore, staff recommends approval of the application with conditions.**

PROJECT DESCRIPTION

The applicant, Jay Cunningham of Cairn Construction, LLC, on behalf of the property owner, Aaron Hassinger, is requesting a Certificate of Appropriateness for a phased project. Phase I proposes an addition on the northwest corner of the existing structure primary structure to add a master suite. Phase II proposes to demolish the existing accessory structure (garage) to construct a new two (2) story accessory structure, serving as a carport and guest house.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The existing duplex at 403 South Ocean Breeze was constructed as a single-family house c. 1925 in the Bungalow architectural style; while the exact date of the structure's conversion to a duplex is unknown, based on the Property Appraiser's records the structure was converted between 1956 and 1977. The existing garage was built c. 1956. The primary structure's defining architectural features are its porch with tapered columns, second-floor dormer, jerkinhead gable roof shape, stuccoed exterior wall finish, and four-over-one single hung windows.

The applicant first contacted staff about the project in February 2023 and expressed their interest in pursuing HRPB approval for the addition and construction of a new accessory structure. In June 2023 and November 2023, the applicant provided incomplete COA submittals. In December 2023, Historic Preservation staff received a completed COA application for an addition on the northwest corner of the main structure, demolition of the existing garage, and construction of a new accessory structure. The project was placed on the HRPB agenda for February 14, 2024; however, as the applicants did not meet the courtesy notice requirements for that meeting, the project was re-scheduled for the March 13th meeting.

The proposed architectural plans and survey are included as **Attachment A**, and photographs of the site are included as **Attachment B**.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium Density Residential category is *"intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household. Implementing zoning districts are SF/TF-14, MF-20 and NC."*

Analysis: The Medium-Density Residential designation is primarily intended to permit development of two-family and multi-family structures. 403 South Ocean Breeze is an existing two-family property; no change of use or density is proposed for the property.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan.

Consistency with the Land Development Regulations – Zoning

Multi-Family Residential (MF-20): Per LDR Section 23.3-10(a), the "MF-20 low-density multiple-family residential district" is intended to permit development of multiple-family structures. It is also intended to permit development of one-family and two-family structures. Provision is made for a variety of dwelling unit types in multiple-family structures on lots which meet minimum lot size requirements for multiple-family structures. Permitted dwelling unit types include efficiency, one-bedroom, two-bedroom and larger types. Provision is also made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall residential character. The "MF-20 multiple-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan."

Analysis: Per LDR Section 23.3-10(b), a two-family structure on a platted lot of record is permitted by right in the MF-20 zoning district. The parcel at 403 South Ocean Breeze is a platted lot of record; therefore, the property is permitted by right to have a two-family residential structure with an accessory structure.

Per LDR Section 23.4-10(f)(1), duplex uses are required to provide 1.5 off-street parking spaces per unit, for a total of three spaces. The off-street parking at 403 South Ocean Breeze is an existing non-conformity, as the property currently only has one off-street parking space (existing garage structure). Although the two new parking spaces in the site plan will not bring the property into full compliance with the off-street parking requirements, they will reduce the existing non-conformity. Furthermore, per LDR Section 23.4-10(f)(2), additional parking is not required for remodeling of existing buildings that are designated as contributing structures in one of the City's historic districts, and, per LDR Section 23.4-10(k), properties within multi-family residential zoning districts may utilize on-street parking spaces to count towards up to fifty percent of their required off-street parking spaces.

Per LDR Section 23.4-10(b)(1)(A)(1)), parking accessed from an alley shall maintain a twenty-foot back out in addition to the standard parking space dimensions. The alley constitutes ten feet of that backout area, and the other 10 feet must be provided on the subject site. As they are currently proposed, the rear parking spaces at 403 South Ocean Breeze only provide seven additional feet of back out. Additionally, parking spaces are required to be located on an improved surface (pavers, asphalt, concrete, gravel, etc.). The current site plan depicts a parking space on a non-improved surface. Staff has added conditions of approval to revise the site plan at permit to meet the parking requirements for alley back out and surface material.

Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		Medium Density Multi-Family Residential (MF-20)	Provided
Lot Size (min)		5,000 sf	6,750 sf
Lot Width (min)		50'	50'
Density		20 du/acre x 0.155 ac = 3 du	2 du
Principal Structure Setbacks	Front	20'	17.91' (existing non-conformity)
	Rear	13.5'	33.43'
	Side	5'	5.5'
Accessory Structure Setbacks	Front	n/a	n/a
	Rear	5'	5.23'
	Side	5'	5.5'
Impermeable Surface Coverage (max)		60%	estimated 48.7% with required adjustments to rear parking spaces

Structure Coverage (max)	40%	35.9%
Building Height (max)	Principal: 30' Accessory: 24'	Principal: 17.14' Accessory: 20.79'
Front Yard	75% permeable & landscaped	92.6%
Accessory Structure Gross Floor Area	40% of principal structure's floor area	33.4%
Maximum Wall Height at Side Setback (Primary structure addition)	18' @ 5' setback Up to 23' at 10' setback	8.5' @ 5.5' setback
Maximum Wall Height at Side Setback (Accessory structure)	26' @ 5' setback Up to 31' at 10' setback	18.4' @ 5.5' setback
Floor Area Ratio (FAR) (max)	0.55	0.53
Parking	1.5 spaces/unit x 2 units = 3 spaces	2 spaces*

*see analysis above regarding off-street parking requirements, required back out area, and surface material for parking spaces.

Consistency with the Land Development Regulations – Historic Preservation

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The applicant has also submitted a Justification Statement, provided in this report in **Attachment D**.

Section 23.5-4(k)2 – Additional guidelines for alterations and additions, contributing structures.

- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Analysis: Not applicable; no change to the use of the property is proposed.

- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Analysis: The proposed addition will not destroy any distinguishing original qualities or characteristics of the building. They will differentiate from, yet be compatible with, the structure's original characteristics.

- C. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

Analysis: Yes, the addition is visually compatible with the neighboring properties as viewed from the public right-of-way.

- D. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:

1. The work to be performed will conform to the original door and window openings of the structure; and
2. That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

3. That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.
4. If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

Analysis: Not applicable – No windows or doors are being replaced.

Section 23.5-4(k)(4)A) – Additional requirements for demolition: 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?

Analysis: The accessory garage structure is unlikely to fulfill the criteria for designation as an individual landmark on the National Register of Historic Places.

- 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?

Analysis: This structure could be reproduced using modern building materials.

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

Analysis: No, there are other remaining examples of mid-century accessory structures throughout the City's historic districts.

- 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?

Analysis: The existing accessory structure would not necessarily provide an exemplary opportunity to study local history or design.

- 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?

Analysis: Yes, the application proposes simultaneous demolition and new construction for the accessory structure. The proposed new construction is compatible with its surroundings, as established in this report.

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

Analysis: While all demolition within historic districts constitutes loss of a potential resource, it is staff's analysis that the demolition of the structure would not result in an irreparable loss of a significant historic resource. The

existing accessory structure is non-contributing, does not display a unique example of fine craftsmanship, and does not have other unique ties to the history or culture of the City.

- 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?

Analysis: Yes, the applicants are proposing to build a new accessory structure with a carport. The proposed plan will not have a detrimental impact on the historical, archaeological or environmental character of the surrounding area or district.

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

Analysis: This criterion is not applicable to an accessory garage structure.

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

Analysis: No, the denial of the demolition will not result in an unreasonable economic hardship.

- 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?

Analysis: No, the accessory structure is currently non-contributing to the South Palm Park historic district and has not been recommended to be re-designated as contributing in the updated historic resources survey.

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

Analysis: No, the garage structure has not been condemned or ordered for demolition by any agency.

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

Analysis: It appears that reasonable measures have been taken to secure the property.

Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility: *In approving or denying applications for certificates of appropriateness for new construction and additions, 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.

Analysis:

- Addition: The proposed addition is smaller in scale and size to the existing principal structure, and it is visually compatible in height of existing buildings within South Palm Park.
- Accessory structure: While the proposed accessory structure is slightly taller than the existing principle structure by an estimated 2.5 feet, the difference in height will have minimal visual impact as viewed from the public right-of-way, and the proposed height is visually compatible with existing buildings within South Palm Park.

- 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.

Analysis:

- Addition: Not applicable as the addition is on the rear elevation of the structure.
- Accessory structure: This requirement is not applicable as the front elevation is not visible from the public right-of-way.

- 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.

Analysis:

- Addition: The openings for the proposed addition are in harmony in width and length with the existing structure and the Bungalow architectural style.
- Accessory structure: The openings for the proposed accessory structure are in harmony in width and length with the existing structure 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.

Analysis:

- Addition: Although the proposed addition is not on the front façade of the principal structure, the small area of the addition that may be visible from the public right-of-way avoids expanses of blank façade.
- Accessory structure: The portion of the accessory structure's façade which may be visible from the public right-of-way avoids 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.

Analysis:

- Addition: The proposed addition adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings.
- Accessory structure: The proposed accessory structure adheres to setback requirements with the current zoning code and is spaced appropriately in relation to neighboring buildings.

- 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.

Analysis:

- Addition: This requirement is not applicable since the entrance to the primary structure is not changing and the addition is on the rear elevation.
- Accessory structure: This requirement is not applicable since the accessory structure's primary entrance is not visible from the public right-of-way.

- 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.

Analysis:

- Addition: The proposed addition will match the existing primary structure in materials, texture, and color.
- Accessory structure: The proposed accessory structure will match the existing primary structure in materials, texture, and color.

- 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 historic district.

Analysis:

- Addition: The proposed addition utilizes a jerkinhead gable roof shape and shingles to match the existing roof style and material. Gable roofs with shingles are a visually compatible roof shape and material for many architectural styles within the South Palm Park historic district.
- Accessory structure: The proposed accessory structure also utilizes a jerkinhead gable roof shape and shingles to match the existing primary structure's roof style and material. Gable roofs with shingles are a visually compatible roof shape and material for many architectural styles within the South Palm Park historic 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 ensure visual compatibility of the building to the buildings and places to which it is visually related.

Analysis:

- Addition: The site features are largely appropriate for the structure and its context in the neighborhood. Landscaping will be reviewed at permit.
- Accessory structure: The site features are largely appropriate for the structure and its context in the neighborhood. Landscaping will be reviewed at permit.

- 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.

Analysis:

- Addition: The proposed addition is compatible in size and massing both with the existing principal structure and the surrounding neighborhood.
- Accessory structure: The size and mass of the proposed accessory structure are in harmony with other residential properties on the block and 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.

Analysis:

- Addition: The applicant has provided a streetscape showing 403 South Ocean Breeze with the proposed addition and accessory structure in relation to other existing properties to either side of the subject property, as viewed from South Ocean Breeze. The proposed one-story addition is visually compatible in height and massing to neighboring structures.
- Accessory structure: The applicant has provided a streetscape showing 403 South Ocean Breeze with the proposed addition and accessory structure in relation to other existing properties to either side of the

subject property, as viewed from South Ocean Breeze. The proposed two-story accessory structure is visually compatible in height and massing to neighboring two-story structures.

- 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.

Analysis:

- Addition: The addition design successfully incorporates elements of the Bungalow architectural style present in the existing structure, and is visually compatible with the existing structure and surrounding district.
- Accessory structure: The design of the accessory structure successfully incorporates elements of the Bungalow architectural style present in the existing principal structure, and is visually compatible with the principal structure and the surrounding historic 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.

Analysis:

- Addition: The applicant has not provided mechanical plans for staff review. Staff will review mechanical system locations at building permit.
- Accessory structure: Not applicable.

- (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

Analysis:

- Addition: The applicant has not provided mechanical plans for staff review. Staff has included a condition that all new mechanical systems shall not be visible from the public right-of-way or placed on primary facades.
- Accessory structure: Staff has included a condition that all mechanical systems shall not be visible from the public right-of-way or placed on primary facades.

- (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.

Analysis:

- Addition: The applicant has not provided mechanical plans for staff review. Should the HRPB move to approve the additions, staff will recommend a condition that all mechanical systems shall be installed so as to cause the least damage to the structure's historic fabric.
- Accessory structure: Not applicable to the new accessory structure.

- 14) The site should take into account the compatibility of 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.

Analysis: The site plan includes two off-street parking spaces accessed from the alley. Parking accessed from an alley is a common and compatible parking configuration within the City's historic districts. As currently proposed, the parking spaces do not meet the 20-foot back out requirement or the parking surface material requirements. Staff has added a condition of approval to revise the site plan at permit to comply with the parking dimension and material requirements in LDR Section 23.4-10.

Consistency with the Historic Preservation Design Guidelines: Addition

The City's Historic Preservation Design Guidelines provide standards and recommendations for rehabilitation of historic buildings, including new additions. New additions should be designed and constructed so that the character defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. New additions should be differentiated from, yet compatible with, the old so that the addition does not appear to be part of the historic fabric. The Bungalow architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

Analysis: The proposed addition is designed with materials and detailing that are consistent with the Bungalow architectural style. The design uses many elements from the existing structure, including asphalt shingle roofing, a jerkinhead gable roof shape, stucco exterior wall finishes, exposed rafter tails and decorative brackets, and four-over-one single hung windows. Faux shutters are used on the west elevation to break up expanses of blank wall space. The addition is also appropriately placed on the rear elevation of the structure so as to minimize its visual impact to the historic building.

While many of the architectural design features on the addition mimic those of the historic structure, the addition differentiates itself from the historic fabric by offsetting the new portions of the building, creating a different setback for the addition as compared to the historic house. The doors and columns for the rear open porch on the addition are also differentiated from those on the existing structure.

Consistency with the Historic Preservation Design Guidelines: New Construction

Per the Lake Worth Beach Historic Guidelines, *"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."* The Bungalow architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

Analysis: The proposed new accessory structure is designed with materials and detailing that are consistent with the Bungalow architectural style. The design uses many elements from the existing principal structure, including asphalt shingle roofing, a jerkinhead gable roof shape, stucco exterior wall finishes, decorative brackets, and four-over-one single hung windows. Faux shutters are used on the west and north elevations to break up expanses of blank wall space.

While the proposed new accessory structure is slightly taller than the existing principal structure, the accessory structure is sited so as to minimize visibility from the public right-of-way and the overall height is compatible with other structures in the surrounding neighborhood. In addition to differentiation through its height, the proposed accessory structure uses horizontal stucco banding and columns that match the addition on the principal structure to further differentiate the new construction from the historic principal structure.

CONCLUSION AND CONDITIONS

The proposed addition and new accessory structure are consistent with the requirements in the Historic Preservation Design Guidelines for additions and new construction. Based on the criteria provided in the Historic Preservation

Ordinance and analysis provided in this staff report, staff also contends that the proposed demolition of the existing accessory structure meets the required criteria. The application is also consistent with the City's Land Development Regulations, with the exception of the required back out and surface material for the off-street parking spaces. Therefore, staff recommends approval of the application with the conditions outlined below.

Conditions of Approval – Addition (Phase I):

1. The windows and doors shall be compatible with Bungalow architectural style, subject to staff review at permitting.
2. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.
3. All glazing shall be 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 windows and doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
5. Decorative (faux) shutters shall be appropriately proportioned to match the window sizes.
6. The roofing shall use dimensional asphalt shingles.
7. The addition shall utilize a stucco finish to match the existing structure.
8. Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
9. In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.
10. All mechanical equipment shall be located outside of required setbacks, shall not be placed on the primary façade, and shall be installed so as to minimize damage to the structure's historic fabric.

Conditions of Approval – New Accessory Structure (Phase II):

1. Within one (1) year of receiving the Certificate of Occupancy for Phase I, the applicant shall submit permits for Phase II.
2. The accessory structure shall not be utilized as an accessory dwelling unit (ADU).
 - a. The accessory structure shall not have kitchen facilities as defined in the City's Land Development Regulation (LDR) Section 23.1-12: "Facility within a dwelling unit inclusive of all the following: cooling and food preparation appliances, cold storage, plumbing, and ventilation. A microwave, sink, and refrigerator shall not constitute a kitchen." Future alterations that would lead to the conversion of the structure to an accessory dwelling unit (ADU) shall be prohibited. The accessory structure shall function as an extension of and subordinate to the two-family residence at 403 South Ocean Breeze.
 - b. The accessory structure shall not be granted an additional utility meter from the Public Utilities Department and shall not be issued a rental license from the Lake Worth Beach Business License Division.
3. The windows and doors shall be compatible with Bungalow architectural style, subject to staff review at permitting.
4. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.
5. All glazing shall be 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.
6. All windows and doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.

7. Decorative (faux) shutters shall be appropriately proportioned to match the window sizes.
8. The roofing shall use dimensional asphalt shingles.
9. The accessory structure shall utilize a stucco finish to match the existing structure.
10. The site plan shall be revised at permit to accurately depict the required twenty-foot (20') backout for parking spaces provided off the alley, as well as the impermeable or semi-permeable surfaces for the parking spaces.
11. All improved surfaces shall be set back a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
12. All mechanical equipment shall be located outside of required setbacks.
13. Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
14. In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100248 for a Certificate of Appropriateness (COA) for an addition to the existing primary structure, demolition of the existing accessory structure, and construction of a new accessory structure for the property located at **403 South Ocean Breeze**, 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 23-00100248 for a Certificate of Appropriateness (COA) for an addition to the existing primary structure, demolition of the existing accessory structure, and construction of a new accessory structure for the property located at **403 South Ocean Breeze**, because [Board member please state reasons].

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the addition, demolition, and new accessory structure construction. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Plan Set and Survey
- B. Photos
- C. Design Guidelines – Bungalow Style, Additions, and New Construction
- D. Applicant's Justification Statement