



**MEMORANDUM DATE:** September 8, 2021

**AGENDA DATE:** September 15, 2021

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

**RE:** **220 South L Street**

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

**TITLE:** **HRPB Project Number 21-00100216:** A Certificate of Appropriateness (COA) for the construction of a new ± 540 square foot accessory dwelling unit located at 220 South L Street; PCN #38-43-44-21-15-091-0070. The subject property is located in the Low-Density Multi-Family Residential (MF-20) zoning district and is a contributing resource to the Southeast Lucerne Local Historic District.

**OWNER(S):** Benjamin Lubin and Tiasha Palikovic  
2275 S Ocean Blvd Apt 305N  
Palm Beach, FL 33480

**ARCHITECT:** Geoffrey B. Harris  
Geoffrey B. Harris Architecture

**PROPERTY DEVELOPMENT HISTORY:**

Documentation available in the structure's property file indicates that the building was constructed circa 1924 in a Wood Frame Vernacular architectural style. Although the original architectural drawings are not available, property cards from 1944 and 1956 (included as **Attachment A**) indicate that the property was originally developed with a single-family structure and rear detached garage. Both structures utilized frame construction with wood siding, gable roofs, and wood windows. City permit records indicate the structure has had additional improvements, including the construction of a rear addition in the 1940s, partial window replacements, installation of Bahama shutters over openings in the enclosed front porch, roof replacement, and fencing. Due to the minimal alterations over time, the single-family structure has a high degree of integrity of setting, materials, design, location, workmanship, feeling, and association.

The property owners requested that the City's Building Official inspect the detached garage to determine if unsafe conditions warranted condemnation. On March 3, 2021, the City's Building Official, Peter Ringle, declared the garage was unsafe due to decay, deterioration or dilapidation, and was likely to fully or partially collapse. The condemnation letter is included as **Attachment B**. Pursuant to Land Development Regulation (LDR) Section 23.5-4(m)(3), a COA is not required for the demolition of a building that has been condemned by the City. The demolition of the structure was approved with building permit #21-253. Current photos of the property are included as **Attachment C**.

**PROJECT DESCRIPTION:**

The property owners, Benjamin Lubin and Tiasha Palikovic, are requesting approval for a new accessory dwelling unit (ADU). The subject property is a 50'x135' (6,750 square foot) parcel containing two (2) platted lots of record located on the east side of South L Street, between 2<sup>nd</sup> Avenue South and 3<sup>rd</sup> Avenue South in Lake Worth Beach. The property is located in the Low-Density Multi-Family Residential (MF-20) zoning district and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

If approved, the subject application would allow construction of a new +/- 540 square foot single-story ADU. The building is designed to replicate a detached Wood Frame Vernacular apartment. The application will require the following approval:

1. COA for the new construction of a ± 540 square foot ADU

**STAFF RECOMMENDATION:** Staff recommends approval with conditions as provided on pages 9 and 10.

**PROPERTY DESCRIPTION:**

Owner	Benjamin Lubin and Tiasha Palikovic
General Location	East side of South L Street, between 2 <sup>nd</sup> Avenue South and 3 <sup>rd</sup> Avenue South
PCN	38-43-44-21-15-091-0070
Zoning	Low Density Multi-Family Residential (MF-30)
Existing Land Use	Single-Family Residence
Future Land Use Designation	Medium Density Residential (MDR)



**SITE ANALYSIS:**

**Surrounding Properties**

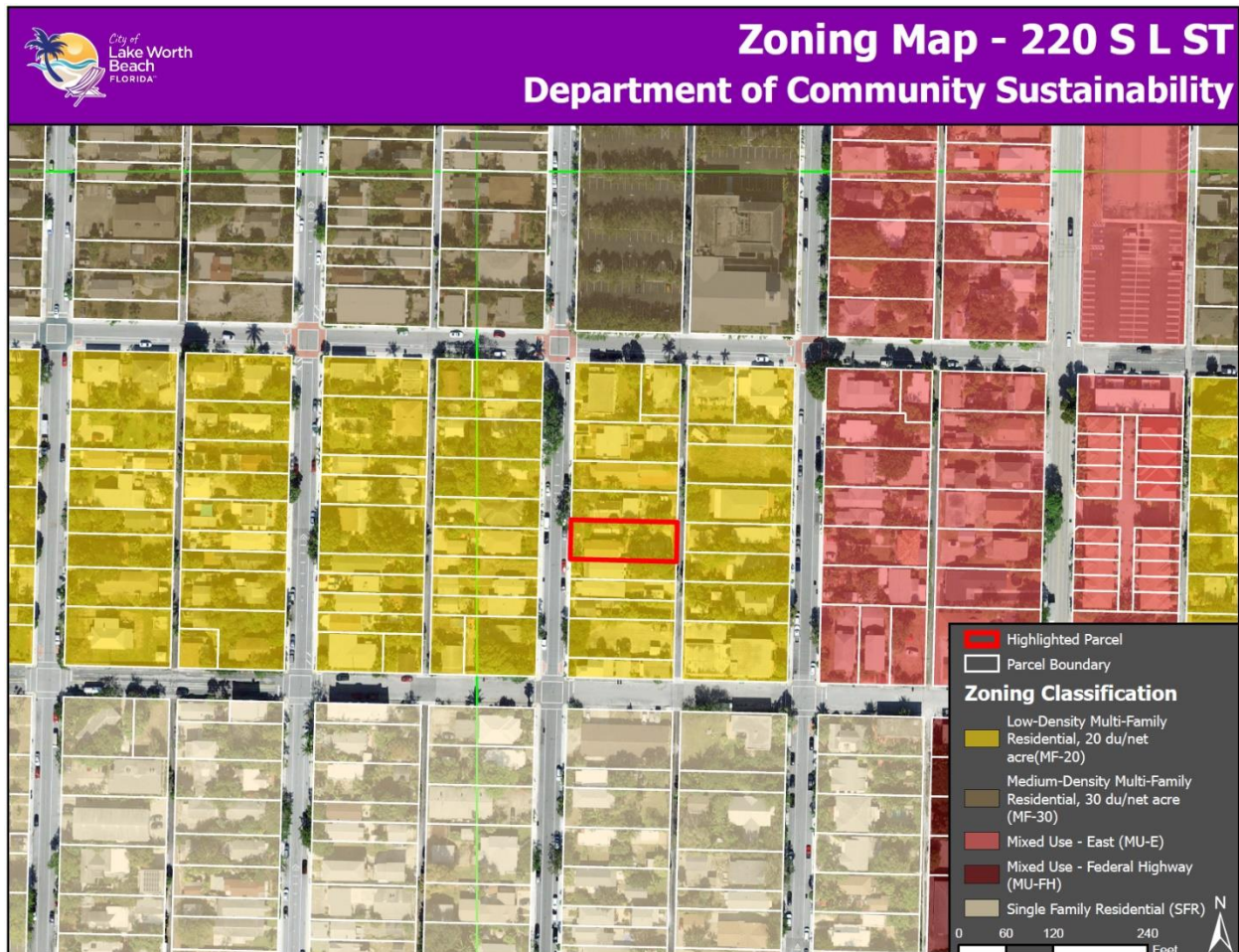
The site is surrounded by residential properties with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

**NORTH:** Immediately north of the subject site is a single-family structure. This area contains a FLU designation of MDR and a zoning designation of MF-20.

**SOUTH:** Immediately south of the subject site is a single-family structure. This area contains a FLU designation of MDR and a zoning designation of MF-20.

**EAST:** East of the subject site across the rear alley is a single-family structure and a detached ADU. This area contains a FLU designation of MDR and a zoning designation of MF-20.

**WEST:** West of the subject site across South L Street is a single-family structure. This area contains a FLU designation of MDR and a zoning designation of MF-20.



**Consistency with the Comprehensive Plan**

The subject parcel is located in the High-Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.3 in the City’s Comprehensive Plan, the FLU designation allows for a maximum density of 20 units per acre. The proposed density for the project is 2 units. As the proposed project will increase the density of the property with a new ADU, it is consistent with the intent of the Medium Density Residential designation to develop lots with occupancy by more than one family.

The proposed ADU is also consistent with Goal 3.1, which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. The project encourages architectural design that complements the City’s appearance, consistent with Objective 3.2.4.

**LAND DEVELOPMENT CODE REQUIREMENTS:**

Land Development Code Requirements		
Code References	23.3-10 (MF-20); 23.4-1 (ADU); and 23.4-10 (Off-street parking)	
	Required	Proposed
Lot Area	5,000 sf.	6,750 sf.
Lot Width	50'-0"	50'-0"
Building Height	24'-0" (2 stories)	10'-6"
Setback - Front	20'-0"	<b>19.6'</b> <b>(non-conforming primary structure)</b>
Setback - Side	North: 3'-0" South: 3'-0"	North: 7'-6" South: 11'-0"
Setback - Rear	5'-0"	13'-6"
Distance Between Structures	10'-0"	26'-6" <sup>(2)</sup>
Impermeable Surface Total <sup>(1)</sup>	60.0% total (4,050 sf.)	31.02% (2,094 sf.)
Front Yard Pervious Surface Minimum	900 sf. or 75% pervious and landscaped	94.80% (948 sf.) <sup>(2)</sup>
Maximum Building Coverage <sup>(1)</sup>	40.0% maximum (2,700 sf.)	23.62% (1,595 sf.)
Unit Size	60% of habitable floor area of the primary structure (max.) (547 sf.)	59.14% (540 sf.) 684 sf. (including covered terrace)
Density/Number of Units	3 dwelling units	2 dwelling units
Floor Area Ratio <sup>(1)</sup>	0.75 maximum (5,062.5 sf.)	0.24 (1,595 sf.)
Living Area	400 sf. minimum	540 sf.

Parking	3 spaces total (1.5 spaces per unit)	3 spaces
Parking Dimensions	9'x18' perpendicular or angled off street 9'x28' perpendicular or angled off alley 9'x22' parallel	9'x20' perpendicular off street 9'x30' perpendicular off alley 9'x24' parallel

(1)- Medium lot (lots 5,000 square feet to 7,499 square feet)

(2)- Approximation based on site plan

The proposed ADU is consistent with all site data requirements in the City’s zoning code. The application, as proposed, meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed site plan is included in this report as **Attachment D**. Landscaping will be reviewed at permitting to ensure the proposal complies with the City’s landscape requirements.

**Existing Non-Conformities – Buildings and Structures**

The existing primary residence has a legal non-conforming front setback that does not comply with minimum setback requirements provided within Section 23.3-10 of the Lake Worth Beach Land Development Regulations (LDRs). Pursuant to LDR Section 23.5-3(d), Non-conforming buildings and structures:

1. *Nonconforming buildings and structures may be enlarged, expanded or extended subject to these LDRs, including minimum site area and dimensions of the district in which the building or structure is located. No such building or structure, however, shall be enlarged or altered in any way so as to increase its nonconformity. Such building or structure, or portion thereof, may be altered to decrease its nonconformity, except as hereafter provided.*

The proposed ADU will comply with current zoning requirements and does not increase the existing non-conforming setback of the existing structure since it is a detached structure at the rear of the property.

**HISTORIC PRESERVATION ANALYSIS:**

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district.

The design of the single-story ADU is inspired by the garage structure that was demolished. The project architect developed a linear plan closely sited in the location of the garage and added a cross gable massing and a covered terrace to mimic additions that would take place over time. The exterior finishes include dimensional asphalt shingles, cementitious lap siding, and cementitious trim and sill detailing. Fenestration consists of French doors, wood or wood-look slat doors, and single-hung, fixed, and

casement windows. Site features include three (3) new parking spaces with vehicular access from the alley. Overall, the design of the ADU relates to the primary residence by the use of similar exterior wall materials, window types, door and window trim and sill detailing, roofing materials and roof pitch, arranged to be compatible with the Wood Frame Vernacular architectural style.

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

In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:

- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.

**Staff Analysis:** The proposed building is consistent with the height of other single-story buildings surrounding the property, and is in harmony with the height of other historic properties in the district.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.

**Staff Analysis:** The width and height of the front elevation is in scale with the surrounding properties.

- (3) For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.

**Staff Analysis:** The proposed French doors, wood or wood-look slat doors, single-hung, fixed glass, and casement windows are compatible in height and width with the typical windows and doors on the neighboring structures.

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.

**Staff Analysis:** Each façade features a rhythm of solids to voids with window and door openings that avoid long, unbroken walls.

- (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 complies with setback requirements in LDR Section 23.4-1, secondary accessory dwelling unit regulations.

- (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 ADU is proposed at the rear of the property, however the front façade is designed to engage South L Street with a covered terrace and entrance doors.

- (7) The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the Northeast Lucerne Local Historic District.

**Staff Analysis:** The building will utilize a cementitious material that simulates wood lap siding. This is a common and compatible façade material for new construction proposals within the historic districts and is also compatible with the primary residence on the lot.

- (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 gable roof with dimensional asphalt shingles is consistent with Wood Frame Vernacular style structures in Lake Worth Beach.

- (9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to insure visual compatibility of the building to the buildings and places to which it is visually related.

**Staff Analysis:** Landscaping and fencing will be reviewed at permitting for compliance with the LDRs.

- (10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.

**Staff Analysis:** The size, massing, and other visual qualities of the proposed new ADU are compatible and in harmony with visually related properties.

- (11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.

**Staff Analysis:** The applicant has provided renderings showing the ADU in relation to the existing residence. The ADU's height and massing is compatible with the existing residence and other residential structures on the block.

(12) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

- (a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

**Staff Analysis:** This requirement is not applicable to the new ADU.

- (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 shall be reviewed at permitting to ensure this requirement is satisfied.

- (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 shall be ground-mounted and shall be reviewed at permitting.

(13) The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in keeping visually with related buildings and structures.

**Staff Analysis:** The proposal complies with maximum lot coverage and impermeable surface totals for the MF-20 zoning district. Parking is proposed at the rear of the property with vehicular access from the alley. In historic districts, this is the preferable location for parking where it is the least visible from the street. In addition, the parking configuration is consistent with the original site layout. Overall, the design of the proposed structure and site are compatible with visually related properties in the Southeast Local Historic District.

B. In considering certificates of appropriateness for new buildings or structures, which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade.



**Staff Analysis:** Not applicable, the ADU only has one primary façade fronting South L Street.

**Historic Preservation Design Guidelines (Wood Frame Vernacular Architectural Style)**

The City’s Historic Preservation Design Guidelines provide a guide to architectural styles found within the historic districts. The proposal generally adheres to the design features of Wood Frame Vernacular structures. An excerpt of the Wood Frame Vernacular architectural style section of the Design Guidelines has been included as **Attachment E**. This architectural style was described as being built by local craftsman, using locally available materials, and were built to take advantage of (or protect from) the specific environment in which they were built. Ultimately, this meant that the buildings were utilitarian in nature and had very little ornamentation or detailing, other than those elements that had an actual use.

In Lake Worth Beach, Wood Frame Vernacular structures were typically one or two stories, and were built on a foundation of multiple masonry piers. The siding could be horizontal (shiplap, clapboard, weatherboard, single) or vertical (board on batten, weatherboard). Roof types were front gable, side gable, or hipped roofs that were clad in wood shingles, composition shingles, or metal shingles. Roof overhangs generally extended past the walls of the house to provide shade from the sun. Exposed rafter ends and brackets under the eaves were common.

A front porch occasionally extended across the length of the house. Wood doors generally featured glazed panels. Windows were either casement or double-hung sash and made of wood and usually had multiple lights (window panes) in both the top and bottom sash. Windows were often large for maximum ventilation and had plain wood window surrounds, with sills that sloped away from the house to shed water and ornamentation was limited to those elements that were actually used as part of the structure: shingle accents or a slotted vent in the gable end, porch columns, roof brackets or braces.

**Staff Analysis:** The proposed design utilizes regularized window sizes, appropriate material usage, and has a balanced layout. The ADU as designed utilizes elements of Wood Frame Vernacular architecture commonly found in early twentieth-century residential structures throughout Lake Worth Beach and the resulting drawings propose a compatible design for the South Palm Park Local Historic District. Staff has recommended several conditions of approval to further ensure visual compatibility.

**PUBLIC COMMENT:**

At the time of publication of the agenda, staff has not received written public comment.

**CONCLUSION:**

The proposed application, as conditioned, is consistent with the City’s Land Development Regulations and the structure’s design is generally consistent with the Wood Frame Vernacular architectural style and the Historic Preservation Design Guidelines requirements. Therefore, staff recommends approval with conditions, listed below, to allow construction of a new ADU.

**Conditions of Approval**

- 1) The windows shall utilize historically compatible trim, sill, and mullion details, subject to staff review at permitting.

- 2) All proposed exterior entry doors shall be compatible with the Wood Frame Vernacular architectural style, subject to staff review at permitting.
- 3) All paired windows shall utilize a 4"-6" wide mullion between windows. Wood or cementitious trim shall be utilized to replicate the appearance of historic window details.
- 4) The windows shall be recessed a minimum of three inches (3") in the wall, and shall not be installed flush with the exterior wall.
- 5) All divided-light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
- 6) The windows shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 7) The doors may utilize clear glass, frosted, obscure glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 8) The porch posts, decorative vents, and panels shall be constructed out of wood or a wood-look cementitious material and shall be compatible with the Wood Frame Vernacular architectural style, subject to staff review at permitting.
- 9) All improved surfaces shall be setback a minimum of 1'-0" from side property lines to allow for adequate water runoff within the property boundary.
- 10) A landscape plan shall be submitted at permitting, subject to staff review.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 21-00100216 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a ± 540 square foot accessory dwelling unit located at **220 South L Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100216 for a Certificate of Appropriateness (COA) for the new construction of a ± 540 square foot accessory dwelling unit located at **220 South L Street**, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

**ATTACHMENTS:**

- A. Property File Documentation
- B. Condemnation Letter
- C. Current Photos
- D. Proposed Architectural Plans
- E. LWBHPDG – Wood Frame Vernacular