



MEMORANDUM DATE: July 7, 2021

AGENDA DATE: July 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **129 South K Street**

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

TITLE: **HRPB Project Number 21-00100087:** A Certificate of Appropriateness (COA) for the construction of a new ± 4,392 square foot, 4-unit, multi-family structure located at 129 South K Street; PCN# 38-43-44-21-15-049-0310. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and is located within the Southeast Lucerne Local Historic District.

OWNER: Ebru Eroguz
23413 Water Circle
Boca Raton, FL 33486

PROJECT MANAGER: Michael Sanchez
Managed Land Entitlements
3710 Buckeye Street Suite 100
Palm Beach Gardens, FL 33410

PROPERTY DEVELOPMENT HISTORY:

In 1938, a pair of two-family structures were constructed on the property. The original architectural drawings are included as **Attachment A**. The drawings illustrate simple rectangular buildings with flat roofs and wood siding. The fenestration consisted of hung-windows and French doors with sidelights and decorative light patterns. The structures underwent many alterations overtime, including roof replacement, siding replacement, window and door replacement, and electrical and mechanical upgrades. The Southeast Lucerne Local Historic District designation report classified the structures as non-contributing, likely due to the removal original features and materials. In 2014, an emergency building permit and COA were issued for repairs associated with a vehicle that crashed into structure at the corner of South K Street and 2nd Avenue South.

On October 21, 2020, the City's Building Official (Peter Ringle) declared the structures were unsafe due to decay, deterioration and/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 within a historic district that has been condemned by the City. The demolition of the structures was approved with building permit #20-3456. Current photos of the property are included as **Attachment C**.

PROJECT DESCRIPTION:

The property owner, Ebru Eroguz, is requesting approval of a Certificate of Appropriateness (COA) for the construction of a 4-unit, multi-family structure on the vacant parcel located at 129 South K Street. The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the northwest corner of South K Street and 2nd Avenue South. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and maintains a Future Land Use (FLU) designation of High Density Residential (HDR).

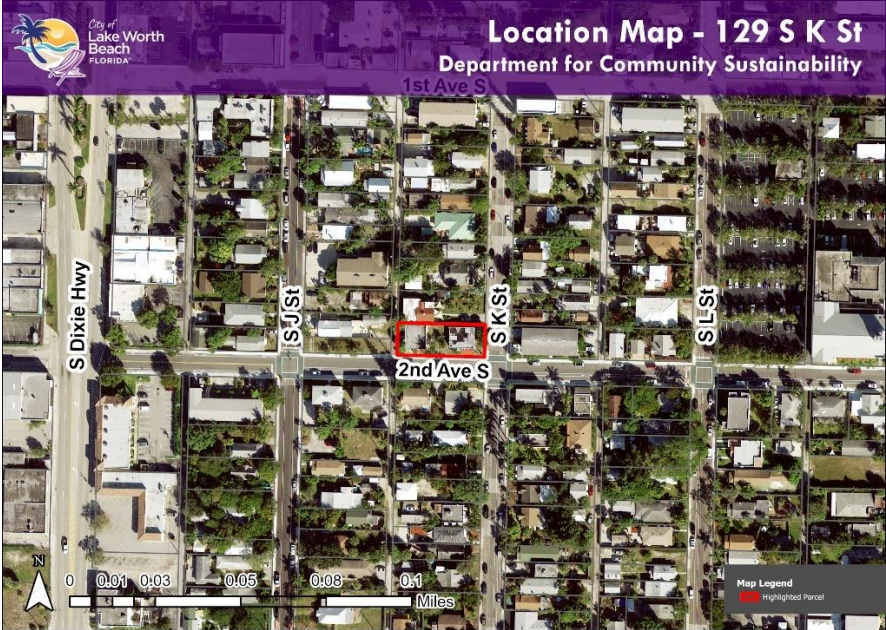
The proposed building is designed in a Mediterranean Revival architectural style. The application will require the following approval:

- 1. COA for the construction of a ± 4,392 square foot 4-unit, multi-family structure.

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

PROPERTY DESCRIPTION:

Owner	Ebru Eroguz
General Location	Northwest corner of South K Street and 2 nd Avenue South
PCN	38-43-44-21-15-049-0310
Zoning	Medium Density Multi-Family Residential (MF-30)
Existing Land Use	Vacant
Future Land Use Designation	High Density Residential (HDR)



SITE ANALYSIS:

Surrounding Properties

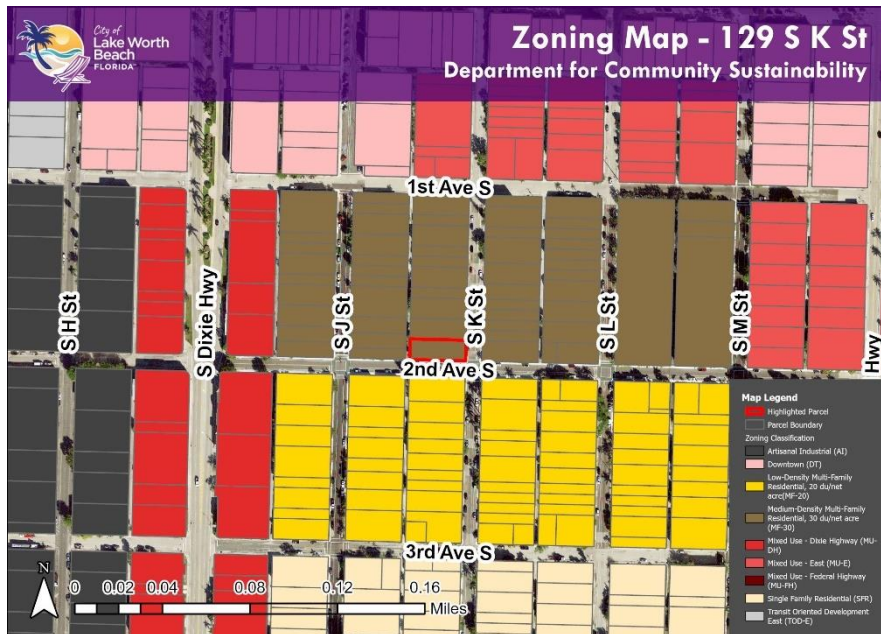
The site is largely surrounded by single-family and multi-family structures with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is a single-family structure at 127 South K Street. This parcel contains a FLU designation HDR and a zoning designation of MF-30.

SOUTH: Immediately south of the subject site across 2nd Avenue South is a two-family structure and detached dwelling unit at 707 2nd Avenue South. This parcel contains a FLU designation MDR and a zoning designation of MF-20.

EAST: East of the subject site across South K Street is a multi-family structure at 612 2nd Avenue South. This parcel contains a FLU designation HDR and a zoning designation of MF-30.

WEST: West of the subject site across the alley is a vacant parcel at 132 South J Street. This parcel contains a FLU designation HDR and a zoning designation of MF-30.



Consistency with the Comprehensive Plan

The subject property is located in the High-Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.4 in the City's Comprehensive Plan, the FLU designation allows for a maximum density of 40 per acre. The proposed density for the project is 4 units. As the proposed project is a multi-family

structure, it is consistent with the intent of the High-Density Residential designation to develop lots with occupancy by more than one family.

The proposed multi-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. The project encourages architectural design that complements the City’s appearance, consistent with Objective 3.2.4.

LAND DEVELOPMENT REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-11 (MF-30) 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)	25'-8" (top of parapet)
Setback - Front	20'-0"	20.6'
Setback - Side	5'-0" (10% of lot width)	9'
Setback – Street Side	10'-0" up to 22'-0"	10.3'
Setback - Rear	13'-6" (10% of lot depth)	33'
Impermeable Surface Total ⁽¹⁾	60.0% total (4,050 sf.)	59.9% (4,040 sf.)
Front Yard Pervious Surface Minimum	900 sf. or 75% pervious and landscaped	84.5% (845 sf.) ⁽²⁾
Maximum Building Coverage ⁽¹⁾	40.0% maximum (2,700 sf.)	32.5% (2,191 sf.)
Unit Size	750 sf. 2-bedroom	1,006 sf.
Density/Number of Units	4 dwelling units	4 dwelling units
Floor Area Ratio ⁽¹⁾	0.75 maximum (5,062.5 sf.)	0.65 (4,392 sf.)
Parking	1.75 spaces per unit (2-bedroom), 7 spaces total	4 spaces off-street 3 spaces on-street
Parking Dimensions	9'x18' perpendicular or angled off street 9'x28' perpendicular or angled off alley 12' wide ADA space w/ 5' min. aisle (per Florida Statute)	9'x18' perpendicular or angled off street 9'x28' perpendicular or angled off alley 12' wide ADA space w/ 5' min. aisle

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

(2) Approximation based on site plan

Per LDR Sec. 23.2-30, requests for multi-family new construction under 7,500 square feet shall be reviewed administratively under a minor site plan application by the City's Site Plan Review Team (SPRT). This process consists of comprehensive plan reviews by Palm Beach County Fire and the City's Building, Landscape, Planning, Historic Preservation, Urban Design, Public Works, Electric, and Water and Sewer Utilities Divisions to ensure consistency with the development requirements in the City's LDR's prior to permitting, or prior to review by the City's Historic Resource Preservation Board or Planning and Zoning Board.

The applicant submitted the initial application on March 24, 2021 and received a completeness review letter on March 25, 2021. On March 30, 2021, the applicant submitted additional items identified in the completeness letter and the project was routed to the SPRT divisions. Comprehensive department comments were issued on April 21, 2021. A resubmittal addressing items from the first review was received by staff on May 18, 2021. On June 17, 2021, the applicant was informed that all major items were sufficiently addressed, and that the application was being scheduled for the July 14, 2021 HRPB meeting. The Minor Site Plan approval letter (SPR #20-01400044) is included as **Attachment D**.

The proposed multi-family project is consistent with all site data requirements in the City's Land Development Regulations. 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. Pursuant to LDR Section 23.4-10(k)(2), developments in multi-family zoning districts may provide up to 50% of the required parking on street. The project provides 3 on-street parking spaces that are within the allowable limitation. The proposed site plan, architectural, and landscape drawings are included in this report as **Attachment E**.

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 two-story multi-family structure is proposed in a Mediterranean Revival architectural style. The structure is designed with distinct facades on South K Street and 2nd Avenue South. The South K Street façade (east elevation) features a two-story porch designed with a barrel tile shed roof with exposed rafter tails, decorative masonry accents, and alternating column types. The façade also replicates the appearance of a carriage door opening on the ground floor, which was common amongst Mediterranean and Moorish Revival multi-family structures of the period, with some remaining examples found in the Southeast Lucerne and College Park Local Historic Districts.

The 2nd Avenue South façade features the entrances to the units. Two units are located on the first floor and the second-floor units are accessed through an exterior staircase. The second-floor entrances feature a bracketed barrel roof overhang, decorative barrel tile scuppers, and a decorative parapet. Additional features include decorative tile work and faux openings with a closed shutter design with wood surrounds.

The structure is designed utilizing concrete block construction finished with smooth stucco exterior walls. The fenestration incorporates 2/1 single-hung windows with historically compatible trim details. Simulated plank doors and sliding glass doors with decorative light patterns are proposed for each façade. Site features include wood fences, landscaping, walkways, a ribbon-style driveway off of South K Street, and a parking pad that provides vehicular access from the alley.

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 multi-family buildings in the Southeast Lucerne Local Historic 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 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 show 2/1 single-hung windows with historically compatible trim details. Simulated plank doors and sliding glass doors with decorative light patterns are proposed for each façade. These fenestration patterns are visually compatible with the Mediterranean Revival architectural style and with 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: The front façades on South K Street and 2nd Avenue North of the structure have a regular rhythm of solids to voids, and 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 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 structure is designed with distinct facades on South K Street and 2nd Avenue South. The 2nd Avenue South façade features the entrances to the units. Two units are located on the first floor and the second-floor units are accessed through an exterior staircase. Walkways on the first floor connect the entryways 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 a smooth stucco exterior finish, a primary flat roof with decorative parapets, secondary barrel tile shed roofs above entrances and balconies, and Mediterranean Revival detailing which is visually compatible and in harmony with the materials of visually related buildings.

- (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 district.

Staff Analysis: The structure utilizes a flat roof with a decorative parapet and barrel tile shed roofs, which is common for the architectural style.

- (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: New 6' high wood fencing and extensive landscaping is proposed, as depicted in the landscape plan (refer to **Attachment E**).

- (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 other multi-family structures.

(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 multi-family residential structures on South K Street and 2nd Avenue North. Although the area is characterized by one-story single-family structures, two-story multi-family structures are a common building typology on corner parcels within the City's historic districts.

(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 Mediterranean Revival architectural style. However, it does not seek to replicate an existing historic structure since it utilizes a custom design with modern construction materials and impact products.

(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 a 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 are ground-mounted and will be screened by landscaping and fencing.

(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 will be ground-mounted and are located on the north side of the property where it is the least 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: The subject property has two (2) primary facades on South K Street and 2nd Avenue South. Staff's analysis of visual compatibility standards was applied to both facades.

Historic Preservation Design Guidelines (Mediterranean 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 Mediterranean Revival structures. An excerpt of the Mediterranean Revival architectural style section of the Design Guidelines has been included as **Attachment F**. This architectural style is described as not an actual replication of any particular style found elsewhere, but tends to be the result of architects blending elements of architecture from Spain, France, Morocco, and Italy. Mediterranean Revival buildings feel very solid due to thick walls that are covered with stucco, which can be smooth or have a rough finish. One of the most recognizable features of this style is the use of clay barrel tile as a roofing material. Roofs are typically gabled or cross-gabled and can have multiple roof levels. Circular or square entrance towers and bell towers help create the feeling of grandeur, and large wooden front doors often have cast concrete pediments or stone door surrounds over them. Windows are almost always casement windows with this style, though some do have double hung sash, and most originally were all made of wood.

There is a heavy use of the arch; for doorways, interior wall openings, arcades, and colonnaded courtyards. Columns are also very prominent, and often are seen as twisted columns between arches or engaged columns on either side of a doorway. What sets this style apart from anything previous in South Florida architecture is the use of ornamentation on the building. Building elements were made out of a variety of materials including terra cotta, cast stone, and wood. The use of glazed ceramic tiles, wrought iron balconies and railings were common, and fountains, pergolas and trellises were often found within courtyards or in the surrounding landscape.

Staff Analysis: The proposed design utilizes regularized window sizes, appropriate material usage, and has a balanced layout. The structure as designed utilizes elements of Mediterranean Revival architecture commonly found in early twentieth-century residential structures throughout Lake Worth Beach and the

resulting drawings propose a compatible design for the Southeast Local Historic District. Staff has recommended several standard 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 consistent with the Historic Preservation Ordinance and the Lake Worth Beach Historic Preservation Design Guidelines. Therefore, staff recommends approval with the conditions listed below to allow construction of the new multi-family structure.

Conditions of Approval:

- 1) The windows shall utilize a historically compatible sill detail, subject to staff review at permitting.
- 2) All proposed exterior entry doors shall be compatible with the Mediterranean Revival architectural style, subject to staff review at permitting.
- 3) The windows shall be recessed a minimum of three inches (3") in the wall, and shall not be installed flush with the exterior wall.
- 4) 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.
- 5) 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 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.
- 6) The doors may utilize clear glass, frosted, obscure glass, or glass with a Low-E coating (70% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 7) The columns, beams, rafter tails, and decorative surrounds shall be constructed out of wood or a wood-look material and shall be compatible with the Mediterranean Revival architectural style, subject to staff review at permitting.
- 8) The railings shall be constructed out of metal or wrought iron and shall be compatible with the Mediterranean Revival architectural style, subject to staff review at permitting.
- 9) The structure shall utilize a smooth or rough stucco texture. The applicant shall be responsible for contacting Historic Preservation staff to review and inspect a portion of siding prior to completion.
- 10) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 11) The pavers shall have a percolation rate of at least 50% relative to the ground percolation rate.
- 12) The faux openings shall be recessed within the wall, utilize trim and sill details, and match the proportions of the other visually related window openings.
- 13) The faux garage door shall be recessed within the wall and shall utilize a recessed panel or vertical plank design compatible with the Mediterranean Revival architectural style, subject to staff review at permitting.
- 14) The barrel tiles shall utilize a variegated color finish. A brochure image of the proposed tile finish shall be submitted and reviewed by staff at permitting.
- 15) The project shall comply with the conditions of approval for the minor site plan approval (SPR #20-01400044).

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100087 with staff recommended for the new construction of a ± 4,392 square foot 4-unit, multi-family structure located at **129 South K 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 21-00100087 with staff recommended conditions for the new construction of a ± 4,392 square foot 4-unit, multi-family structure located at **129 South K 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. Condemnation Letter
- C. Current Photos
- D. Minor Site Plan Approval Letter
- E. Proposed Architectural Plans
- F. LWBHPDG – Mediterranean Revival