



MEMORANDUM DATE: July 7, 2021

AGENDA DATE: July 14, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1130 South Lakeside Drive**

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

TITLE: **HRPB Project Number 20-00100273:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new \pm 7,328 square foot (\pm 5,217 square feet air-conditioned) single-family structure located at **1130 South Lakeside Drive**; PCN #38-43-44-27-01-051-0010. The subject property is located in the Single-Family Residential (SF-R) zoning district and is located within the South Palm Park Local Historic District.

OWNER: James Ritter
1627 Dorchester Place
Wellington, FL 33141

PROJECT MANAGER: CWB Associates
Wes Blackman, AICP
241 Columbia Drive
Lake Worth Beach, FL 33460

ARCHITECT: Brower Architectural, Inc.
Kenneth Brower, AIA
1100 South Lakeside Drive
Lake Worth Beach, FL 33460

BACKGROUND:

In 1951, prominent Lake Worth Architect Edgar S. Wortman designed a Masonry Minimal Traditional residence for Mr. and Mrs. T. R. Middleton at this site. The design of the property was progressive for its time, featuring a sprawling and open floorplan with indoor and outdoor living areas, a recreation room with a built-in bar facility, and a one-hundred-gallon solar heated water cistern.

According to documentation within the City's property files, the building remained relatively unaltered until 1973, when subsequent property owners, Mr. and Mrs. VanBeck, commissioned a major renovation and residential additions. The renovation, designed by Lake Worth civil engineer Earl Martin, included

the removal of many architectural features that once characterized the structure, including the removal of the concrete tile gable roofs and the installation of a pent roof with asphalt shingles. The additions included a family room, bedroom, two bathrooms, and a den to the rear of the house. Following these renovations, the property owners acquired the neighboring 50-foot wide parcel to the north, creating a unified lot with 150 linear feet of frontage along South Lakeside Drive.

Due to the substantial alterations to the property, the structure was given a noncontributing designation status when the South Palm Park Local Historic District was surveyed. At the March 11, 2020 HRPB meeting, the Board approved a COA (HRPB #20-00100030) for the demolition of the single-family structure in a phased plan due to the property owner's intent of development the property as two (2) separate lots. On October 8, 2020, staff issued an administratively approved plat exemption and parcel split (PLT #20-01200001) for the property that permitted the creation of two (2) 75-foot wide lots.

PROJECT DESCRIPTION:

The property owner, James Ritter, is requesting approval for the construction of a new single-family residence. The subject property is a recently subdivided 75-foot wide lot located on the northeast corner of South Lakeside Drive and 12th Avenue South. A survey of the vacant property is included as **Attachment A**. Current photos of the site are included as **Attachment B**. The unimproved parcel is located in the Single-Family Residential (SF-R) zoning district and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

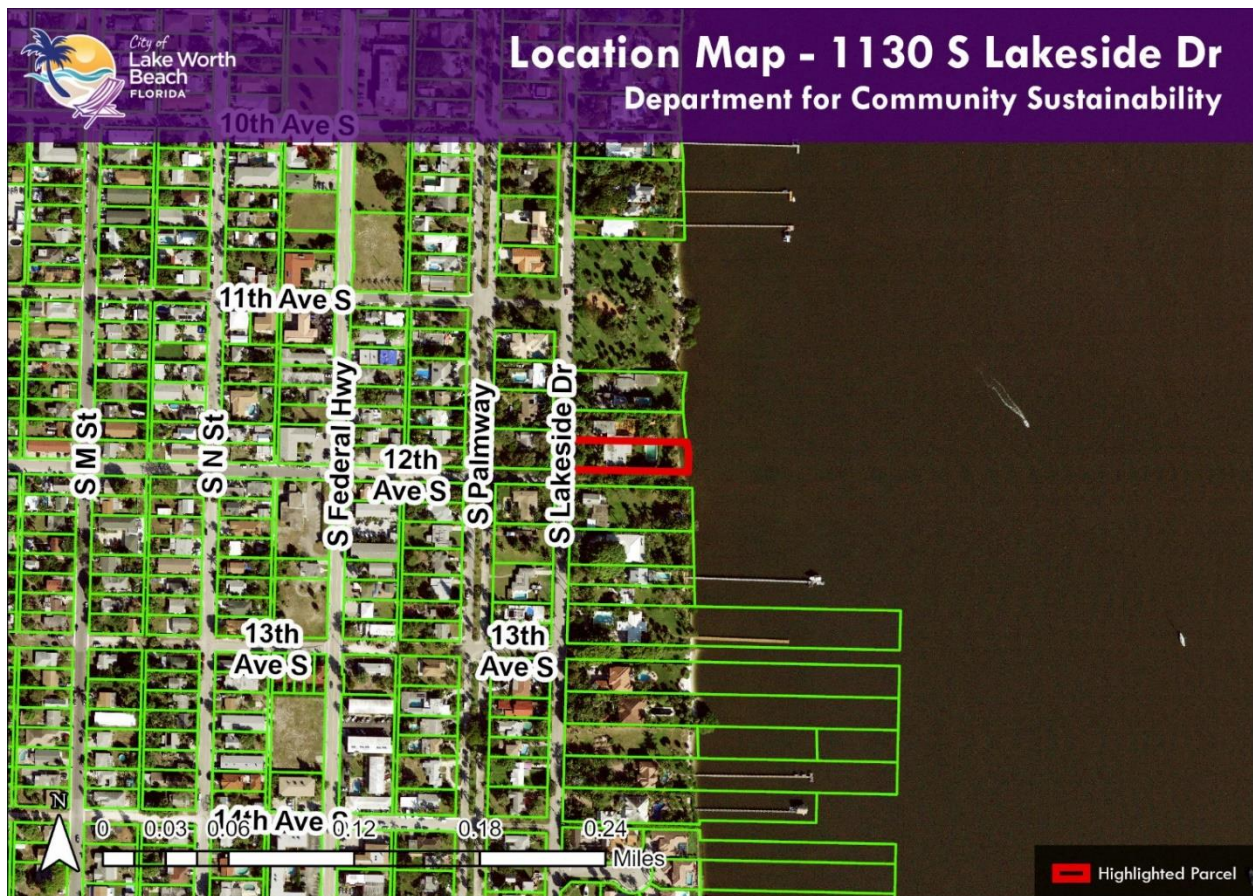
If approved, the subject application would allow construction of a new +/- 7,328 square foot single-family residence. The residence is designed in a contemporary style with elements of Art Moderne and International architecture. The application will require the following approval:

1. **COA** for the construction of a new \pm 7,328 square foot single-family residence

STAFF RECOMMENDATION: Staff recommends approval with conditions as provided on pages 11 and 12.

PROPERTY DESCRIPTION:

Owner	James Ritter
General Location	Northeast corner of South Lakeside Drive and 12 th Avenue South
PCN	38-43-44-27-01-051-0010
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Vacant
Future Land Use Designation	Single Family Residential (SFR)



SITE ANALYSIS:

Surrounding Properties

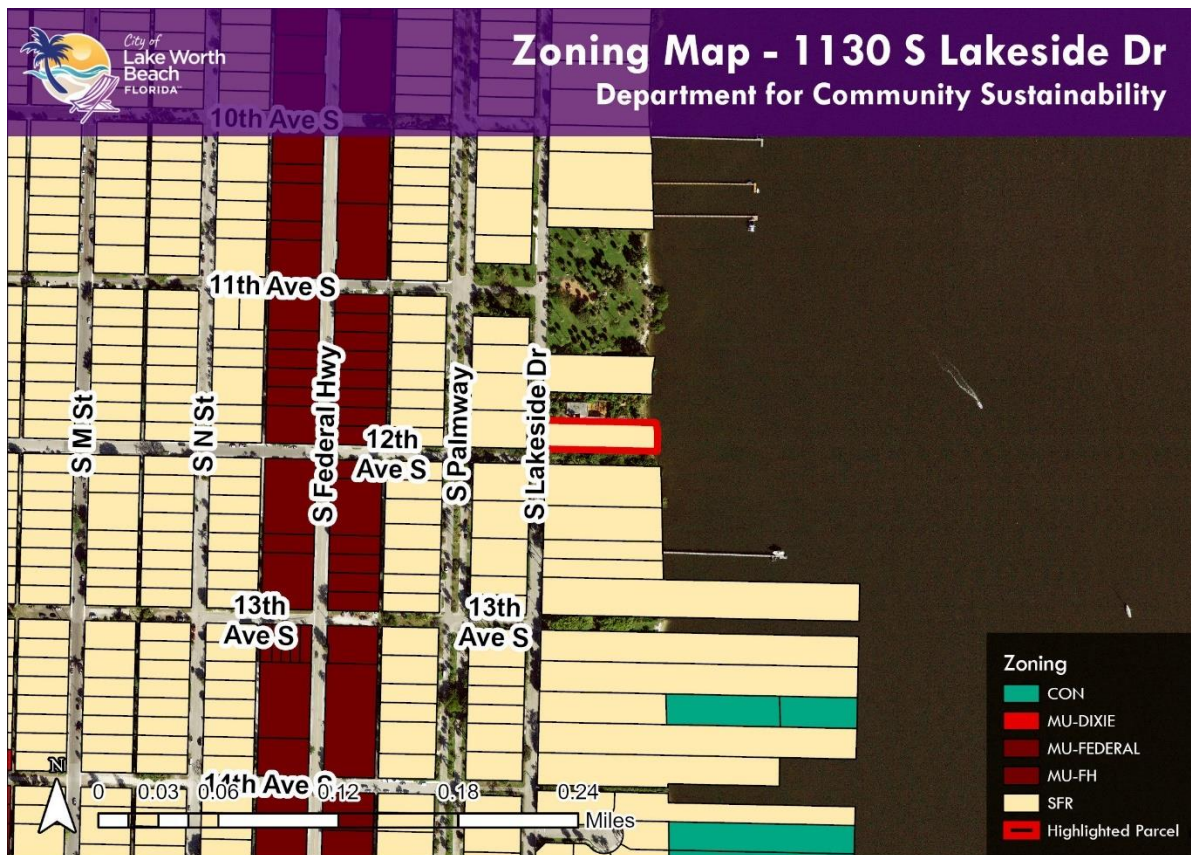
The site is surrounded by similar single-family residences with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is the newly subdivided lot. This parcel contains a FLU designation of SFR and a zoning designation of SF-R.

SOUTH: Immediately south of the subject site across the unimproved portion of 12th Avenue North is a single-family residence at 1202 South Lakeside Drive. This parcel contains a FLU designation of SFR and a zoning designation of SF-R.

EAST: East of the subject site is Lake Worth Lagoon.

WEST: West of the subject site across South Lakeside Drive is a single-family residence at 1126 South Palmway. This area contains a FLU designation of SFR and a zoning designation of SF-R.



Consistency with the Comprehensive Plan

The subject property is located in the Single Family Residential Future Land Use (FLU) designation. Per Policy 1.1.1.2 in the City’s Comprehensive Plan, the FLU designation allows for a maximum density of 7 dwelling units per acre. The purpose for the Single-Family Residential designation is to permit the development of single-family structures designed for occupancy by one family or household. As the proposed structure is a single-family residence and has a proposed density of less than 7 units per acre, it is consistent with the intent of the Single-Family Residential designation.

The proposed single-family structure is also consistent with Goal 3.1 which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. 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	23.3-7 (SF-R); 23.4-10 (Off-street parking); 23.4-4 (Fences, walls, and gates); Florida Building Code	
	Required	Proposed
Lot Area	5,000 sf.	+/- 21,000 sf.
Lot Width	50’-0”	75’-0”
Height of Decorative Architectural Elements	May extend an additional 10 ft. but cannot cover cumulatively more than 10% of the roof surface (40 ft.)	30-0” Top of Railing
Building Height	30’-0” (2 stories)	26-11” Highest point of flat roof
Wall Height	Lots between 50 ft. and 100 ft. in width: 18 ft. wall height at 5’-0” setback up to 23 ft. wall height at 10’-0” setback	16’-8” Top of Wall
Setback - Front	50’-0”	50’-2”
Setback - Side	North: 7’-6” (10% of lot width) South: 7’-6” (10% of lot width)	North: 7’-8” (10% of lot width) South: 11’-10” (10% of lot width)
Setback - Rear	Primary Structure: 15’-0” (15 ft. or 10% of lot depth, whichever is less) Accessory Structure: 5’-0”	Primary Structure: 60’-0” ⁽²⁾ Accessory Structure (Pool): 47’-5”
Impermeable Surface Total ⁽¹⁾	50% (10,500 sf.)	32.12% (6,748 sf.)
Front Yard Pervious Surface Minimum	900 sf. or 75% pervious and landscaped	75.0% (2,812 sf.)
Maximum Building Coverage ⁽¹⁾	30% maximum (6,300 sf.)	28.5% (5,984 sf.)

Density/Number of Units	1 dwelling Unit	1 dwelling unit
Floor Area Ratio ⁽¹⁾	0.45 maximum (9,450 sf.)	0.35 (7,328 sf.)
Living Area	800 sf. minimum	5,217 sf.
Parking	2 spaces	2 spaces
Parking Dimensions	9'18' perpendicular or angled	9'x18' perpendicular
Site Wall Height	Front Yard: 4 ft. natural grade of the lot Side Yards: 6 ft. natural grade of the lot	Front Yard: 4 ft. natural grade Side Yards: 6 ft. natural grade
Gate Setback	Electric Gates: 25 ft from property line/right of way	25'-0"
Base Flood Elevation	10'-0" NAVD (Zone AE) (BFE 9'-0" + 12" Freeboard)	11'-0" NAVD

(1)- Large lot (lots 7,500 square feet or greater)

(2)- Approximation based on site plan

The proposed new construction project is consistent with all site data requirements in the City's zoning code. The application also meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, floor area ratio, and required building setbacks. The proposed site plan, architectural drawings, and landscape plan are included in this report as **Attachment C**. The landscape design will undergo final review by the City horticulturist for compliance with the City's landscape requirements at permitting. Staff has added a condition of approval regulating the use of the refuse pad in the front yard.

HISTORIC PRESERVATION ANALYSIS:

The proposed single-family residence is designed in a contemporary style with elements of Streamline Moderne and International architecture. The Streamline Moderne architectural style gained popularity in the United States in the 1930s. The style is similar to Art Deco in terms of massing and form, but utilizes a simpler approach to ornament. The primary difference between Streamline Moderne and Art Deco is that the emphasis is placed on the horizontal rather than the vertical. Flat roofs, smooth stucco, rounded corners, projecting eyebrows and large picture windows are all character-defining features of this style. The Art Moderne architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG), and that chapter is included in this report as **Attachment D**. For an analysis of the building's architectural style and compatibility with the LWBHPDG, see the Design Guidelines Analysis section on pages 10 and 11 of this report.

The residence proposed for 1130 South Lakeside Drive features a single-story attached garage placed in front of the residence at a 50'-2" setback from front property line. By placing the garage forward of the residence, the additional foundation height required for the first floor of habitable living space is largely obscured when viewed from South Lakeside Drive, which assists in maintaining visual consistency amongst neighboring properties that were constructed with shorter foundations. The difference in required floor heights for inhabitable and uninhabitable space, as required in the Florida Building Code,

is best illustrated in the section drawings provided in the architectural plan set, sheet A4.02 of **Attachment C**.

Per the streetscape elevation, sheet A0.02 of **Attachment C**, the residence is considerably taller than neighboring one-story structures to the north and south. However, the two-story portion of the structure begins over 70 feet from the front property line and the project architect has lowered ceiling heights through several rounds of revisions to reduce the structure's overall height. Due to the increase in base flood elevation requirements, proposals for new construction within flood prone areas, specifically on the south end of the city, must be constructed at substantially higher elevations than existing buildings. The design utilizes a layered and staggered west façade which sets back at every floor, further reducing the appearance of its overall height.

The building is also proposed to be constructed utilizing 3D printing, as opposed to traditional masonry construction. The project architect has supplied a link to an educational video which details the 3D printing process: <https://www.youtube.com/watch?v=qWBA-6NgJg>

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 visual compatibility criteria for new construction within the city's historic districts is located in Section 23.5-4(k)(3)(A) in the LDRs. Staff has reviewed the criteria and provided an analysis of the criteria in the section below. The applicant has also submitted a Justification Statement and has provided answers to the new construction criteria, provided in this report as **Attachment E**.

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 height of the building is taller than the height of immediately adjacent buildings. Due to an increase in the base flood elevation requirements for structures in flood prone areas, the habitable living space for this residence is required to be at 10' NAVD, which is significantly higher than what was required for neighboring historic structures.

- (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 building spans roughly 47' in width across a 75'-0" wide parcel. The first habitable living floor of the residence is set back significantly from the west façade of the garage, and the second story living space is further setback from the west facade of the first floor. The building utilizes a layered and staggered façade to help offset its height.

- (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 proposal is new construction and not an addition to a landmarked or contributing building, but the openings are appropriately sized and in harmony with visually related buildings.

- (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 west façade utilizes a layered setback which largely avoids expanses of black 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 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.

Staff Analysis: The proposed design obscures the front entrance porch as it is placed on the south façade of the residence. Although this is an atypical configuration for structures within the historic districts, the visual difference in door heights for entry into finished living space between this property and adjacent properties would be significantly different due to the increase in base flood elevation requirements.

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

Staff Analysis: The building will be 3D printed, but will utilize a smooth stucco texture, which is common within the South Palm Park Local Historic District.

(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.

Staff Analysis: The building utilizes a flat roof with a short parapet, which is a compatible roof type for many architectural styles within the South Palm Park Local 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 insure visual compatibility of the building to the buildings and places to which it is visually related.

Staff Analysis: The proposal does include masonry site walls and extensive landscaping. The site features are largely appropriate for the structure and its context in the neighborhood.

(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 building utilizes a significant amount of glazing, overhangs, and balcony railings to add visual interest and to increase visual compatibility. The design also features many blind recesses that mimic window openings. These recesses will showcase the building's 3D printed construction, providing a view of the striated layers of concrete.

(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 more substantial than neighboring properties, but the building utilizes a layered and staggered façade on the west elevation to help reduce its visual impact.

(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 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 equipment is located on equipment pads on the north side of the property and will not be visible from South Lakeside Drive.

- (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 mechanical equipment will not be visible or destroy historic materials as the proposal is new construction.

- (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 includes an extensive landscape plan, included in the architectural drawings in **Attachment C**. The driveway for the structure is side-loaded to the south and the garage bays are located on the south side of the structure, obscuring its prominence.

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 subject property only has street frontage on South Lakeside Drive.

Historic Preservation Design Guidelines

Each historic district in Lake Worth Beach is made of many architectural styles. These buildings and homes were built over time, with different hands, and in a manner or style that was in favor at the time. The historic districts of Lake Worth Beach are authentic and showcase a diversity of architectural styles. New construction within the districts should take the primary styles into consideration when contemplating the design of a new building. While it is understood that new buildings will not be built exactly the same way their historic neighbors were, there should be a conscious effort to be compatible with and take inspiration from the historic fabric. The Art Moderne architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included as **Attachment D**.

The building is designed with contemporary massing and borrows design traits and stylistic forms from the Streamline Moderne architectural style. The simplified appearance of Streamline Moderne architecture was a response to the constraints of the Great Depression. Buildings became more austere in terms of ornament, but the style embraced the modernism and the mantra that “form follows function”. This style was designed to emphasize simple geometry, incorporating curvilinear forms and long horizontal lines and occasionally, nautical elements such as rooftop railings, porthole windows, and

anodized metal detailing. The European Bauhaus movement also influenced the style in the United States, which encouraged utilizing the principals of classical architecture and stripping them down to their simplest forms.

Staff Analysis: The new construction proposal at 1130 South Lakeside largely follows the tenants of Streamline Moderne architecture. Although the building is taller than neighboring structures, the design utilizes horizontal detailing and stepped massing to bring the eye down. The building features horizontal channeling along the garage walls and foundation of the building to provide visual cohesion amongst the massing elements. Deep, staggered, and cantilevered overhangs with horizontal railings are placed on the west façade which provides the appearance of stacked decks on a ship. The building utilizes smooth stucco and a regularized fenestration pattern. The fenestration utilizes many blind recesses to balance the facades, particularly on the south façade. These recesses will illustrate the building's 3D printed construction, providing a view of the horizontal layers of "printed" concrete that form the building's walls.

Curved walls are utilized at the entry point on the south façade, as well as on the cylindrical tower feature on the southeast corner of the building. It is the analysis of staff that the proposal is largely compatible with the Streamline Moderne architectural style, and conditions of approval have been included to further compatibility. Staff also provided recommendations to increase visual compatibility with the style, particularly regarding the detailing and finish materials visible from South Lakeside Drive.

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 Streamline Moderne architectural style and the Historic Preservation Design Guidelines requirements on site considerations. Therefore, staff recommends approval of the new single-family residence with conditions, as listed below.

Conditions of Approval

- 1) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 2) All proposed exterior entry doors shall be compatible with the Streamline Moderne architectural style, subject to staff review at permitting.
- 3) The windows shall be casement and fixed glass windows. If a muntin pattern is desired, the patterns shall be horizontal in detailing and application, and shall be reviewed by staff at permitting.
- 4) 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.
- 5) 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.
- 6) The structure shall utilize a smooth stucco exterior finish.
- 7) The exact design of the entry doors and garage doors shall be reviewed by staff at permitting. Staff recommends flush horizontal panel garage doors.

- 8) All site walls shall comply with the height and placement requirements of LDR Sec. 23.4-4, *Fences, Walls, and Gates*, subject to staff review at permitting.
- 9) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 10) The improved surfaces in the front yard shall not exceed 25% of the front yard area.
- 11) Detailed square footage calculations shall be submitted to indicate the project complies with the building lot coverage maximum, impermeable surface, and floor area ratio (FAR), subject to staff review at permitting.
- 12) The refuse pad shall not be used to maintain or store trash containers except for the periods immediately prior to collection.
- 13) Staff *recommends* that the window frames and rooftop railings have a silver or clear anodized finish, as is typical for the Streamline Modern architectural style.
- 14) Staff *recommends* that circular porthole windows be added to the west garage wall.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100173, with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a +/- 7,980 square foot single-family residence at **1130 South Lakeside Drive**, 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 21-00100173 for a Certificate of Appropriateness (COA) for the new construction of a +/- 7,980 square foot single-family residence at **1130 South Lakeside Drive**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property Survey
- B. Current Photos
- C. Architectural Plan Set
- D. LWBHPDG Streamline Moderne
- E. Applicant Justification Statement