



MEMORANDUM DATE: July 7, 2020

AGENDA DATE: July 14, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **732 North Palmway**

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

TITLE: HRPB Project Number(s) 21-00100119 and 21-01500004: A Certificate of Appropriateness (COA) for the additions, exterior alterations, and site improvements, and a variance from base flood elevation requirements of the Florida Building Code for the property located at 732 North Palmway; PCN #38-43-44-21-15-228-0080. The subject property is located within the Single-Family Residential (SF-R) zoning district and is a contributing resource to the Northeast Lucerne Local Historic District.

OWNER: James Murphy
719 Claremore Drive
West Palm Beach, FL 33401

ARCHITECT: Jeremy K. Walter Architects
601 Heritage Drive, Ste. 105
Jupiter, FL 33458

PROPERTY DEVELOPMENT HISTORY:

Per documentation within the City's property files, the single-family structure at 732 North Palmway was designed by Sea-Crest Homes for Mr. Walter Eisenberg in 1949. The building displays many of the character-defining features associated with Masonry Minimal Traditional post-war design and construction. Although the property has a North Palmway address, the residence was designed to front 8th Avenue North. The original building permit, architectural plans, and property appraiser's cards from 1956 are included as **Attachment A**. The plans illustrate a building of masonry construction with a smooth stucco finish, an asymmetrical façade, cement shingle roof, and steel casement windows. A single car detached garage with a decorative site wall was constructed at the same time as the residence on the east side of the parcel. City permit records indicate that the property has undergone alterations over time, including replacement of the concrete tile roof with asphalt shingles in 1981 and the construction of a masonry perimeter wall. The residence maintains a high degree of the seven aspects of historic integrity: location, setting, design, workmanship, materials, feeling, and association. Current photos of the property are included as **Attachment B**.

PROJECT DESCRIPTION:

The property owner, James Murphy, is requesting approval for the following:

- Three (3) additions to the residence (± 869 square feet)
- Window and door replacement
- Conversion of the existing garage into additional habitable living space (pool cabana)
- Site improvements (driveways, walkways, and pool)
- Variance from base flood elevation requirements of the Florida Building Code due to substantial improvements

The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the southeast corner of North Palmway and 8th Avenue North, in Lake Worth Beach. The subject property is located within the Single-Family Residential (SF-R) zoning district and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

The application will require the following approvals:

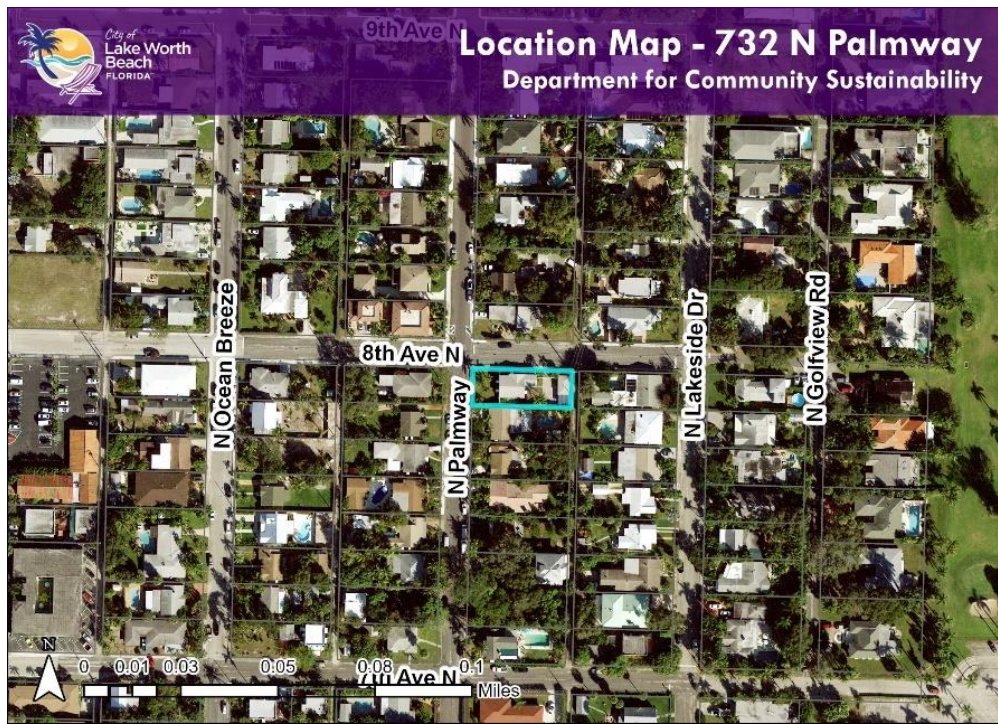
1. **Certificate of Appropriateness (COA)** for additions, exterior alterations, and site improvements
2. **Variance from Base Flood Elevation (VAR)** from the Florida Building Code

STAFF RECOMMENDATION:

Staff recommends approval with conditions, listed on pages 14 and 15, for the Certificate of Appropriateness for additions, exterior alterations, and a variance from base flood elevation requirements within the Florida Building Code for the single-family structure. Staff has remaining concerns that the proposed alterations to the detached garage, specifically regarding the wall height and roofline, will substantially alter the structure enough to impact its status as a designated contributing resource to the Northeast Lucerne Local Historic District. Staff also recommends that the Board discuss the compatibility of the proposed driveway placement in the front yard of the property.

PROPERTY DESCRIPTION:

Owner	James Murphy
General Location	Southeast corner of North Palmway and 8 th Avenue North
PCN	38-43-44-21-15-228-0080
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)

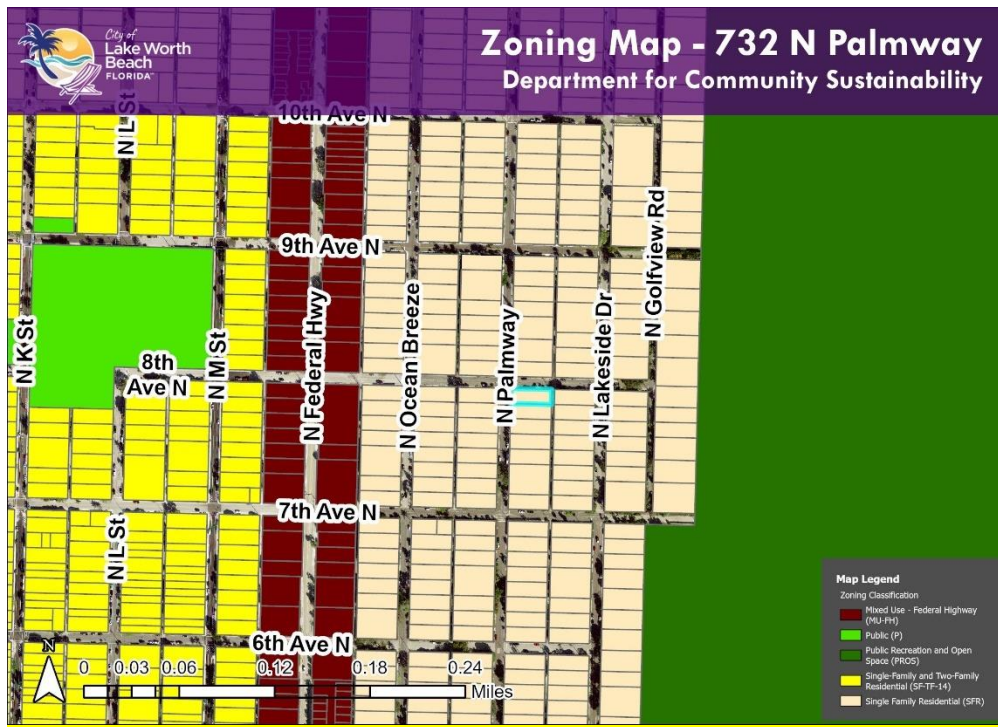


SITE ANALYSIS:

Surrounding Properties

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

- NORTH:** North of the subject site across 8th Avenue North is a single-family residence at 802 North Palmway. This parcel contains a FLU designation of SFR and a Zoning designation of SF-R.
- SOUTH:** Immediately south of the subject site is a single-family residence at 726 North Palmway. This parcel contains a FLU designation of SFR and a Zoning designation of SF-R.
- EAST:** East of the subject site across the rear alley is a single-family residence at 729 North Lakeside Drive. This parcel contains a FLU designation of SFR and a Zoning designation of SF-R.
- WEST:** West of the subject site across North Palmway is a single-family residence at 729 North Palmway. This parcel 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 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 project proposes improvements to the single-family residence, it is consistent with the intent of the Single-Family Residential designation. Staff has included conditions of approval to ensure the accessory structure is not utilized as an additional dwelling unit which is not consistent with the parcel’s FLU designation.

The project also 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; Florida Building Code	
	Required	Existing/Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height	30'-0" 2 stories (Primary Structure) 24'-0" 2 stories (Accessory Structure)	13'-2" Single-Family 14'-3" Accessory

Setback - Front	20'-0" (North Palmway for Primary Structure)	<u>Single-Family</u> Existing: 34'-7" Proposed: 20'-4"
Setback - Side	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	<u>Single-Family</u> North: 5'-1" South: 5'-1" <u>Accessory Structure</u> North: 8'-0" South: 18'-0"
Setback - Rear	13'-6" (10% of lot depth for Primary Structure) 5'-0" (for accessory structures)	<u>Single-Family</u> 32'-2½" <u>Accessory Structure</u> 5'-11"
Impermeable Surface Total ⁽¹⁾	55.0% total (3,712 sf.)	52.62% (3,552 sf.)
Front Yard Pervious Surface Minimum	900 sf. or 75% pervious and landscaped	78.4% (784 sf.) ⁽²⁾
Maximum Building Coverage ⁽¹⁾	35.0% maximum (2,362 sf.)	34.96% (2,360 sf.)
Floor Area Ratio ⁽¹⁾	0.50 maximum (3,375 sf.)	0.35 (2,360 sf.)
Parking	2 spaces	2 spaces
Parking Dimensions	9'x18' perpendicular or angled off street	9'x18' perpendicular
Base Flood Elevation	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	Existing: 6.3' NAVD Residence 4.0' NAVD Garage Proposed: 6.3' NAVD Residence 4.33' NAVD Garage

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

(2)- Approximation based on site plan

The applicant is requesting approval for three (3) additions, totaling roughly +/- 869 square feet of additional under-air living space. The request also includes the conversion of the existing garage into a pool cabana and additional site improvements. The request 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. A survey of the existing property is included as **Attachment C**. The proposed site plan and architectural drawings are included in this report as **Attachment D**.

Per FEMA regulations and local ordinance, a *substantial improvement* may occur when planned improvements exceed 50% of the appraised value of the pre-improved structure. When the substantial improvement threshold is crossed, the entire building must be brought into compliance with the building

code, including base flood elevation requirements. The Palm Beach County Property Appraiser's 2020 assessed improvement value for the existing structure is \$124,106, which provides \$62,053 of improvement value before the project will be considered a substantial improvement. The project architect submitted a project valuation estimate, included in this report as **Attachment E**, which estimates the improvement value of the project at \$135,990.

As the proposal is deemed a substantial improvement, the entire structure and additions must be raised to meet the current 9-foot NAVD base flood elevation requirement established within the Florida Building Code. The current floor elevation of the primary structure is listed as 6.3' NAVD and the garage structure is listed at 4' NAVD, per an elevation certificate provided by the applicant, included as **Attachment F**.

As the structures are contributing resources within the Northeast Lucerne Local Historic District, the property owner has applied for a variance from the base flood elevation requirements of the Florida Building Code per Sec. 23.7-7 of the Lake Worth Beach Land Development Regulations. The variance request is analyzed in the section below.

Variance from Base Flood Elevation of the Florida Building Code

The applicant is requesting a variance from Florida Building Code 1201.3, Flood Hazard Areas:

In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

Exception: If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

- 1. Individually listed in the National Register of Historic Places; or*
- 2. A contributing resource within a National Register of Historic Places listed district; or*
- 3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or*
- 4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.*

Staff Analysis: The applicant is proposing a substantial improvement to the property, which involves three (3) additions to the primary structure and converting the detached garage into additional living space for the existing single-family residence. The current floor height of the primary structure is 6.3' NAVD. The

current slab height of the detached garage is 4' NAVD, but the plan involves raising the floor height in the garage by 4", bringing the proposed floor height to 4.33' NAVD. The existing Federal Emergency Management Agency (FEMA) Flood Map indicates the property is located in Zone AE, which requires an 8'-0" elevation for finished floors for habitable living spaces. The Florida Building Code also requires finished floors be constructed an additional 12" above the base flood elevation. **Therefore, the required elevation for the structures are 9'-0" NAVD, which is 2.3' above the proposed finished floor of the primary structure, and 4.67' for the detached accessory structure.**

Because the subject property is a contributing resource to the Northeast Lucerne Local Historic District, which was designated by municipal ordinance, the proposed garage conversion is eligible for an exception from the Florida Building Code to allow substantial improvements and/or alterations that do not meet the current flood-resistant construction requirements. Although this proposal meets the criteria for an exemption within the Florida Building Code, the City of Lake Worth Beach Land Development Regulations require that applicants seeking to utilize this exemption apply for a formal variance from the Historic Resources Preservation Board.

Pursuant to City of Lake Worth Beach LDR Section 23.7-7, Variances and Appeals:

d) Historic buildings. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 11 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

Staff Analysis (Primary Structure): As a contributing resource to the Northeast Lucerne Local Historic District, the existing residence is eligible for the exception to the flood resistant construction requirements of the Florida Building Code. It is staff's analysis that the proposed additions and exterior alterations to the residence will not preclude the continuation of the structure's contributing designation, as the proposed improvements are generally compatible with the existing structure and the Masonry Minimal Traditional architectural style, as defined in the Lake Worth Beach Historic Preservation Design Guidelines. For a more in-depth visual compatibility analysis, refer to the Historic Preservation Analysis, pgs. 8-11, and the Design Guidelines Analysis, pgs. 11-12.

Staff Analysis (Accessory Structure): As a contributing resource to the Northeast Lucerne Local Historic District, the detached garage is eligible for the exception to the flood resistant construction requirements of the Florida Building Code. It is staff's analysis that the proposed exterior alterations may preclude the continuation of the structure's contributing designation, as the proposed improvements will substantially alter the existing height, massing, and visual qualities of the structure. For a more in-depth visual compatibility analysis, refer to the Historic Preservation Analysis, pgs. 8-11, and the Design Guidelines Analysis, pgs. 11-12.

Pursuant to City of Lake Worth Beach LDR Section 23.7-7(g)(2), variances to flood-resistant construction requirements have specific variance criteria. Provided below are the variance criteria and Staff's responses. The applicant has also responded to these criteria, included in this report as **Attachment G**.

Variance criteria per LDR Section 23.7-7(g)(2):

- A. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

Staff Analysis (Primary Structure): Staff contends that complying with the strict interpretation of the Florida Building Code could result in a disruption to the structure's historic appearance. Raising the finish floor elevation of the residence an additional 2.3' could disrupt the foundation and wall proportions and general height of the buildings when compared to neighboring Minimal Traditional resources.

Staff Analysis (Accessory Structure): Staff contends that complying with the strict interpretation of the Florida Building Code could result in a disruption to the structure's historic appearance. Raising the finish floor elevation of the converted garage an additional 4.67' could disrupt the foundation and wall proportions and general height of the buildings when compared to neighboring Minimal Traditional resources. However, the garage conversion includes raising the beam height 4'-0", which will alter the height and massing of the structure. If the Board deems the proposed height alterations to the accessory structure visually compatible, a variance may not be required to accommodate the adaptive reuse of the space as living area because the floor could be raised to current requirements due to the additional interior height.

- B. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

Staff Analysis (Primary Structure and Accessory Structure): It is staff's analysis that allowing the residence and garage structure to remain below the required base flood elevation will not increase flood heights, cause additional threats to public safety, public expense, or create a nuisance. The proposal is in compliance with the impermeable surface requirements in the LDRs and there are pervious buffers around the property lines.

- C. The variance is the minimum necessary, considering the flood hazard, to afford relief;

Staff Analysis (Primary Structure): The variance is the minimum necessary to allow for a substantial improvement without having to raise the residence to meet current base flood elevation requirements. It is staff's analysis that the proposed improvements to the residence may allow for its continued designation as a contributing resource as it generally complies with design and material guidelines found within the City's Historic Preservation Ordinance, the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation.

Staff Analysis (Accessory Structure): The variance is likely not the minimum necessary to allow use of the detached garage as additional living area. If the Board determines that the height alterations (as proposed) are visually compatible, the conversion of the detached garage could take place without a variance as there will be enough headspace to accommodate the required finished floor elevation. It is staff's analysis that the proposed improvements to the detached garage may preclude its designation as a contributing resource due to the substantial alterations to the original massing, height, and roof design.

HISTORIC PRESERVATION ANALYSIS:

Certificate of Appropriateness

All additions and 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.

Section 23.5-4(K)(1) *General guidelines for granting certificates of appropriateness*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Staff Analysis: The proposed work consists of three separate additions to the existing residence, window and door replacement, the conversion of the existing garage into habitable living space and various site improvements. The additions will create a new front façade facing North Palmway, as the structure currently faces 8th Avenue North.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Staff Analysis: The proposed alterations to the residence are generally compatible with the Masonry Minimal Traditional architectural style. The window replacement proposal accurately replicates the original products, and the addition's scale, massing, and roof design are complimentary to the existing building. The request also includes a variance to allow the structure and proposed additions to be maintained at the existing floor height. Raising the building could result in adverse visual impacts as the building's current elevation is similar to visually contributing resources.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Staff Analysis: The arrangement of the building's west façade will be significantly altered. The proposal places an addition with a new front entry door and covered porch facing North

Palmway. The building's front façade was originally designed to face 8th Avenue North. Although this is a substantial alteration, the existing entryway off of 8th Avenue North is largely obscured by a 7'-8' tall masonry site wall and the building's west façade does not currently engage North Palmway.

- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of his property.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: The plans are feasible and could be carried out in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Staff Analysis: The proposed exterior alterations and additions for the residence are generally in compliance with the City of Lake Worth Beach Design Guidelines. The addition's massing, roof shape, and exterior finish materials are appropriate for the style of structure. Staff does have some remaining concerns regarding the proposed roof height of the detached garage structure, which is to be converted into additional living space. The garage conversion includes raising the beam height 4'-0", which will alter the massing and spatial relationship between the two buildings.

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Staff Analysis: The proposal includes adding a new primary entrance on the west façade, which does alter the massing, design, and original configuration of the building. Staff has worked closely with the project architect to arrive at a design that is complimentary to the existing structure and compatible with the Minimal Traditional architectural style.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.*

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and 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?

Staff Analysis: The use of the property will remain that of a single-family residence. The proposal does convert the existing detached garage into habitable living space, which involves raising the beam height of the ceiling 4' from its current position.

- 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.

Staff Analysis: The proposal does include removing the original steel casement windows. The request proposes a combination of new aluminum impact casement and horizontal roller windows that replicate the design and visual qualities of the windows being removed.

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

Staff Analysis: The parcel has dual frontage on North Palmway to the west and 8th Avenue North to the north. The property was designed to front 8th Avenue North. The current request involves the construction of an addition to the west façade that incorporates a new covered entryway, pedestrian walkway, and new driveway. The new front entryway is designed in a compatible manner and utilizes materials and massing that are common to neighboring properties.

- 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

Staff Analysis: The replacement windows largely conform to the original opening sizes.

- (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

Staff Analysis: Not applicable, the applicant did not request to replace the windows and doors with less expensive materials.

- (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.

Staff Analysis: The replacement windows replicate the design of the original casement windows and could be approved administratively, per the Design Guidelines.

- (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.

Staff Analysis: Not applicable, the applicant is not requesting to be availed of this paragraph.

Historic Preservation Design Guidelines Analysis

Per the Historic Preservation Design Guidelines, the six historic districts in Lake Worth Beach feature 10 primary historic architectural styles. Chapter 5; Architectural Styles, illustrates and describes the elements that define each style. In addition to defining the physical characteristics of each primary style, a narrative is provided that chronicles the history and context of each style. The Masonry Minimal Traditional architectural style section is included as **Attachment H**.

Additions

The proposal requests the construction of three additions to the property, including;

- A ± 273 square foot addition to the west façade including a covered porch, a foyer, and an office/den;
- A ± 196 square foot addition to the south façade including two bathrooms and closets for existing bedrooms; and,
- A ± 400 square foot addition to the east façade including a new master bedroom suite

The additions are designed utilizing a stucco exterior and a combination of gable and hip rooflines utilizing dimensional asphalt shingles. Compatible opening sizes for windows and doors are also used at regular intervals to create balanced facades. Additional detailing, such as wood shutters, decorative circle attic vents, and typical window sill details are also included to marry the additions with the existing historic structure. The design and detailing are all generally compatible with the Design Guidelines portion on Masonry Minimal Traditional buildings.

The building is located on a corner lot and was designed to face 8th Avenue North, although the legal and typical front of this parcel faces North Palmway. The west façade of the existing building is a side façade which does have a pedestrian entry point. The proposal's addition to the west façade features a staggered wall and gable design and includes a new covered entryway addressing North Palwmay.

Window and Door Replacement

The structure retains its original steel casement windows. Per the Design Guidelines section on window replacement, historic casement windows are best replicated when utilizing new casement and/or horizontal roller windows. The proposal utilizes a majority of casement windows with decorative divided light patterns that match the existing windows. A three part (1/3-1/3-1/3) horizontal roller window is proposed for the large three part opening on the north façade. With the standard window conditions of approval, provided on pg. 13, the window replacement proposal could be approved administratively.

The request also proposes to retain the existing three-light entry door on the north façade, but to replace and/or install new 8-light French doors on the west, south, and east elevations. Per the original drawings, the building was designed with 5-light French doors. Staff has added a condition of approval that the light design in the doors be modified to a 5-light pattern.

Garage Conversion

The existing single bay garage is proposed to be converted into a new pool cabana featuring a full bathroom, living room area, and kitchenette. The garage door on the north façade is proposed to be removed and infilled with three doors utilizing recessed panels and 4-light windows. The doors will be mulled together in the existing opening, with two being fixed doors and one being operable.

The garage conversion also includes raising the beam height of the building by 4'-0" and changing the roof type from a hip configuration to a gable configuration. Staff does have remaining concerns regarding the additional height and change in roof design. The building was designated as a contributing accessory structure on the property, and single-bay, single-story garages were historically designed to be secondary and subordinate to the residence in prominence. The additional height proposed for the garage increases its roof height above that of the residence, which is atypical for detached garages from the period. Staff recommends that the Board discuss the proposed alterations to the garage and determine if the increase in height and change in roof design is necessary and/or appropriate for the building.

Site Improvements

As the west addition creates a new pedestrian entrance to the building, a new walkway is proposed for the front yard. The applicant's have also proposed a new ribbon-style parking spot off of North Palwmay in the front yard. Per the Design Guidelines section on Site Considerations, *"Traditional one-car wide ribbon driveways (two strips of poured concrete to accommodate car tires), are the most common type of historic driveway and result in more permeable areas for water to percolate into the soil. Driveways should be located to the side of the house, unless leading directly to a carport or garage. It is rarely appropriate for a driveway to terminate at the front façade of the house."*

The parcel must retain two off-street parking locations per the zoning code, and with the conversion of the garage into living space, a new space must be created elsewhere on the property. While the ribbon-style design of the driveway is encouraged by the Design Guidelines, its placement directly in front of the front façade is in conflict. Staff recommends that the Board discuss the driveway location to determine if its placement is appropriate, or if the parking spot should be located elsewhere on the parcel.

PUBLIC COMMENT:

At the time of publication of the agenda, staff has received no public comment.

CONCLUSION:

The proposed additions and exterior alterations requested in the Certificate of Appropriateness application are generally compatible with the existing resource and the Historic Preservation Design Guidelines. Staff recommends approval of the variance from base flood elevation requirements from the Florida Building Code as the structure meets the eligibility requirements and as the proposed improvements would not preclude the continuation of the residence's contributing designation. Staff recommends that the Board discuss the compatibility of the new driveway placement, the proposed alterations to the garage's wall height and roofline, and the variance from base flood elevation requirements from the Florida Building Code as the detached garage to determine if the proposed improvements would preclude the continuation of the accessory structure's contributing designation.

CONDITIONS OF APPROVAL:

Certificate of Appropriateness

COA#21-00100119

1. The exact window and door product selection shall be reviewed by staff at permitting. The triplet of doors for the garage bay shall utilize a recessed panel or vertical plank design.
2. The windows shall be installed recessed in the jambs to the same depth as they are on the existing historic structure and shall not be installed flush with the exterior face of the wall.
3. All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or "grills between the glass" shall not be permitted.
4. All glazing shall be 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 window shutters shall utilize a vertical plank design and shall be created out of wood, a composite wood-look material, or fiberglass. The exact shutter design and material shall be reviewed by staff at permitting and they shall be installed by final inspection.
6. The shutters over the faux window openings on the north elevation shall be installed recessed in the wall and shall not be applied to the wall's exterior surface.
7. The single French doors on the west, east, and south elevations shall utilize 5 horizontal lights, as depicted in the original architectural drawings.
8. The roofing material shall be a dimensional asphalt shingle or flat white concrete tile, subject to staff review at permitting. Staff recommends white or light grey for asphalt shingles.
9. The accessory structure shall not be utilized as an accessory dwelling unit (ADU).
10. The accessory structure shall not have kitchen facilities as defined in the City's Land Development Regulations. 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 single-family use.

11. 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.
12. Detailed square footage calculations shall be submitted to indicate the project complies with the building lot coverage maximum and impermeable surface, subject to staff review at permitting.
13. Staff recommends that the height of the accessory structure is not raised above the existing residence.

Variance from Florida Building Code (Base Flood Elevation)

HRPB#21-01500004

1. The variance from base flood elevation shall be project specific, and shall only apply to the scope of work approved under this application. Any future additions, alterations, or substantial improvements that may trigger additional FEMA floodplain management requirements, as determined by the City's Floodplain Administrator, shall be reviewed under a separate application.
2. The variance shall be recorded in the office of the Palm Beach County Clerk of the Court so that it appears in the chain of title for the affected parcel of land.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number(s) 21-00100119 and 21-01500004, with staff recommended conditions, for a Certificate of Appropriateness for three additions, exterior alterations, and site improvements, and a variance from base flood elevation requirements of the Florida Building Code for the property located at **732 North Palmway**, 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(s) 21-00100119 and 21-01500004, for a Certificate of Appropriateness for three additions, exterior alterations, and site improvements, and a variance from base flood elevation requirements of the Florida Building Code for the property located at **732 North Palmway**, 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 File Documentation
- B. Current Photos
- C. Property Survey
- D. Architectural Plan Set
- E. Project Valuation
- F. Elevation Certificate
- G. Variance Justification Statement
- H. LWBHPDG Minimal Traditional