



**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, JANUARY 11, 2023 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were: Stephen Pickett, Chairman; Bernard Guthrie, Vice-Chair; Robert D'Arinzo; Tricia Hallison-Mischler; Jamie Foreman. Absent: Nadine Heitz; Mariana Gonzalez,. Also present were: Yeneneh Terefe, Historic Planner; Annie Greening, Senior Preservation Planner; Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA** None

**APPROVAL OF MINUTES:**

- A. November 30, 2022 HRPB Regular Meeting Minutes
- December 7, 2022 HRPB Regular Meeting Minutes

**Motion:** R. D'Arinzo moves to accept the November 30, 2022 and December 7, 2022 meeting minutes as presented. T. Hallison-Mischler 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS** Board Secretary administered oath to those wishing to give testimony.

**PROOF OF PUBLICATION** Provided in the meeting packet.

- 1) 338 Cornell Drive
- 339 Cornell Drive

**WITHDRAWALS / POSTPONEMENTS:** None

**CONSENT:** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** None

**UNFINISHED BUSINESS:**

- A. HRPB Project Number 22-00100321:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new ± 4,135 square foot single-family structure with a Sustainable Bonus Program Incentive request for additional FAR located at 324 North K

Street; PCN #38-43-44-21-15-090-0120. The subject property is located in the Multi-Family Residential (MF-20) zoning district and is a non-contributing property in the Northeast Lucerne Local Historic District. The future land use is Medium-Density Residential (MDR).

**Staff:** A. Greening presents case and staff findings. Applicant has chosen to pay the entire Sustainable Bonus fee (\$4,700) to the City. The height is not unusual for this block. The second story connects the garage with the lower level. Conditioned for two (2) additional windows on the street facing elevation.

**Architect Representative for Owner:** Giorgio Antoniazzi- Project provides a thin building allowing for a driveway and side entry garage. The proposed structure will interrupt the line of shotgun style homes on the street. Explains how it will be harmonious with the neighboring properties. Has questions about Sustainable Bonus having to be paid. Points out the voluminous atrium space is counted toward FAR.

**Staff** clarifies the payment will vest the project.

**Board:** Discussion of additional two windows.

**Architect Representative:** Not bound to the floor plan and receptive to adding additional window. Willing to increase fenestration. Would like the option to add a window or change to a larger window.

**Staff:** Short windows were recommended where bathrooms exist. Reaffirms to Board that Florida Statutes exempts Single Family architectural review except in Historic Districts. They need to meet Life Safety/Fire requirements.

**Board:** Fenestration on the garage will be obscured by vegetation.

**Public Comment:** Jennifer Donsky 322 North K Street- commences to read an email from a neighbor Richard Crossley (who is not present).

**Board Attorney** advised the email can be presented to the Board for them to read and become part of the record, however Ms. Donsky can only represent herself.

Ms. Donsky is saddened by the proposal, hoped for a cottage-style home. Doesn't believe it will fit the neighborhood and be harmonious. Asks Board to deny the proposal. Questions why the adjacent cottages were not shown in the streetscape.

**Staff:** The structures across the street were included in the PowerPoint as the streetscape only included structures on the same side of the street as the project. They are there as reference to similar taller structures in the area.

**Board:** Applicants are not required to build back the same style, put a cottage on the vacant lot. Many styles are found throughout the Historic Districts including modern design. Provided a cottage is not deemed unsafe by a Building Official, the style wouldn't necessarily disappear from the historic district.

**Staff:** The demolished structure could no longer meet fire code due to multiple renovations and the resultant structural damage. Certain fire code issues can be triggered due to the close proximity of the homes. Architectural styles are not dictated, only required to be true to style.

**Motion:** B. Guthrie moves to approve HRPB 22-00100321 with staff recommended Conditions of Approval and modification to Condition #1 that instead of two (2) small windows, one smaller window shall be added to the upstairs front façade and applicant shall work with staff on proportions/dimensions. This based upon competent substantial evidence in the staff report and

pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; T. Hallision-Mischler 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**NEW BUSINESS:**

**A. HRPB Project Number 22-00100224:** Consideration of a Certificate of Appropriateness for exterior alterations and two historic waivers to exceed the accessory structure size limitation and the minimum required side setback for the rear accessory structure located at 314 South K Street. The subject property is located within the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Southeast Lucerne Historic District.

**Staff:** A. Greening presents analysis and case findings. Originally a garage the structure was later converted to an apartment unit. The later loss of non-conforming use status resulted in the applicant requesting the structure be considered an accessory dwelling unit to be used as a guest house for the primary structure. It requires significant structural replacement. As over 50% of the structural members will be replaced; the Building Official and a City Building Inspector met with the applicant to discuss zoning issues related to setback and structure size. The result was that historic waivers could be granted if the Board deems it acceptable. The maximum square footage exceeds 40 % of the primary structure and setback for 2-story structure on the northside is not to code. If waivers are not granted it will need to be demolished. Another option would be to connect with a breezeway. The waivers would allow it to remain as a separate structure. The non-conformities, setback and size, will not increase with the granting of the waivers.

**Board:** Clarifies that the granting of waivers will save the structure as opposed to demolished. Question regarding the kitchenette. Staff clarifies a microwave can be included, no stove allowed.

**Motion:** R. D'Arinzo moves to approve HRPB 22-00100224 with staff recommended Conditions of Approval and two waivers based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; J. Foreman 2<sup>nd</sup>.

**Vote:** 4/1 B. Guthrie dissenting. Motion carries.

**B. HRPB Project Number 22-00100384:** Consideration of a Certificate of Appropriateness (COA) for the demolition of existing structures and construction of a new ±2,890 square foot single-family house at 338 Cornell Drive (West Lot). The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the College Park National and Local Historic District.

**Staff:** A. Greening presents case findings and analysis. Declared unsafe due to water and termite damage by Building Official. Dependent upon the outcome of the demolition and new construction request, applicant will request a lot split into two 50-foot parcels. They represent the land boom during that era (1920's). This is a national register property and the Board has purview over the granting of demolition. A condition of approval, among others, would be the garage be lengthened to give adequate space to park a vehicle. Concerns are windows are out of proportions, symmetry of windows and chimney, muntin styles and arches are squared off rather than rounded. As proposed it is not completely authentic to the Mission Revival style. The front balcony could be made functional and would make it more typical of the style. Staff

recommendation to continue to future meeting as in-progress plans were submitted on day of hearing. The consideration tonight is for the demolition concurrent with the new construction.

**Applicant Agent:** Wes Blackman-agrees with findings in staff report. Purchased in April 2022. A structural assessment was performed and uncovered substantial damage. Architectural comments were received last Friday and several of the comments have been addressed. They are being finalized and hoping to get demolition approval.

Tricia Hallison-Mischler departs the dais at 7:21 p.m.

**Architect:** Steven Morales- -Points out the architectural changes already made.

**Staff** has concerns with the double arch and thinness of the center. At the conceptual meeting by the Board, very specific direction was given as well as at the pre-application meeting.

**Board:** General consensus is to thoroughly review the demolition and then have the new construction come back before the Board.

**Public comment:** Leigh Shinohara- 331 Cornell Dr.- Should the house be demolished. The owner knew the condition and chose to allow it to deteriorate. There was a new A/C system but they never maintained the property leading to roof, water and termite damage. Believes it can be restored, the interior elements are contributing to the beauty of the home. Both proposed homes are for sale on Zillow pending the outcome of tonight's meeting. Believes it to be arrogant to say the virtual tour will be available tomorrow after 9 a.m. prior to any approval. Board has the power to say yeah or nay to the demolition.

Jamie Foreman volunteers he lives directly across the street.

**Board:** J. Foreman-can it be demonstrated that no other feasible solution to demolition can be found?

**Applicant agent:** The structure could fall, it is unsafe and the Building Official has designated it that way. The owner has thought long and hard about maintaining the building and to describe them as callous, per the public comment, is wrong.

**Board:** Have reasonable measures been taken to prevent further deterioration? **Response:** Were unaware that they were operating under a different set of requirements (National Historic registration).

**Staff:** During the pre-application meeting it was stated that restoration was preferred.

**Board:** There hasn't been a thorough, conclusive discussion about the demolition. Unsafe means it cannot be occupied as is.

**Architect:** Regarding the exterior frame at least 60-80% replacement will be needed; floor is off level by at least four (4) inches, portions of walls have separated from the house.

**Board:** The argument was not persuasive as anyone can justify anything. Would still like to continue the discussion at a future meeting.

**Staff:** An original recommendation was if it can't be saved, there could be a functional re-construction. It is a form of preservation. Is the Board comfortable with re-construction or replication?

**Board:** At this time a re-construction should not be the first choice. Most indicate they would like to ascertain if renovation can happen.

**Applicant Agent:** It is a significant investment, the owner is not present, and prefers continuance as opposed to denial.

**Motion:** B. Guthrie moves to continue HRPB 22-00100384 to either a January 25 special meeting provided a quorum can be reached or February 8 Regular meeting; R. D'Arinzo 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**C. HRPB Project Number 22-00100413:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new ±2,834 square foot single-family house at 338 Cornell Drive (East Lot). The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a non-contributing resource in the College Park National and Local Historic District.

**Staff:** The owner has chosen a Streamline Moderne style for the eastern portion of the lot. Meets all but the FAR however it is being achieved with the LEED/Florida Green Building certification. Increase the garage length to accommodate the vehicle. Height is comparable to other buildings on the street. Other elements, smooth stucco, porthole window, railings, projecting eyebrows emphasizing horizontality.

**Applicant Agent:** Amenable to all Conditions of Approval.

**Public Comment:** Mark Berry - 330 Cornell Drive- has concern with the balcony overlooking his backyard and will lose privacy and shade from the lychee on the western side of his property.

Leigh Shinohara- Would rather see a single-story home that doesn't take up so much visual space.

**Board:** The newer builds will create a greater appreciation of the historic properties including making them stand out even more.

**Staff:** Board could Condition with trees or shrubs near/between to provide/retain privacy. There will be mitigation if there is canopy loss.

**Motion:** R. D'Arinzo moves to approve HRPB 22-00100413 East Lot with staff recommended Conditions of Approval including the addition of shade tree and vegetative screening between the new construction and property to the east based upon competent substantial evidence in the staff report pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; J. Foreman 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

### **PLANNING ISSUES:**

A. Conceptual Review for potential new additions and new construction of a guesthouse at 302 Fordham Drive.

**Staff:** A. Greening- The lot is very visible as it sits on a corner. Proposed is a new guest house and garage single-story and a two-story porch addition to the house on the west side. Original garage demolished in 2009. The concerns are to balance compatibility with differentiation. Stucco texture, roof design and window design all contribute towards achieving that goal.

**Board:** Is there a pool? **Response:** It is not there.

Daniel Menard- Most comments have been addressed and the owner finds them to be reasonable and acceptable. Understands the concept of differentiation but would like the addition to mesh with the original structure. Staff responds what it means and how it is achieved through different stucco textures. Regarding the porch, it opens the possibility for removal in the future should a future owner want to return to the original structure only

J. Foreman leaves at 8:28 p.m.

**PUBLIC COMMENTS:** (3-minute limit)

**DEPARTMENT REPORTS:** City Commission is requesting a brief quarterly update from a Board representative on what the Board is reviewing. At the next Board meeting, all members will provide guidance on what will be shared.

The February meeting will bring suggestions for Historic Preservation Awards in May. The nominations should come from projects that are constructed, not just approved.

**BOARD MEMBER COMMENTS:** None

**ADJOURNMENT** 8:39 p.m.