



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, APRIL 13, 2022 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES Present were: William Feldkamp, Chairman; Bernard Guthrie, Vice-Chair; Steve Pickett; Ricardo Martin. Absent: R. D'Arinzo. Also present were: Yeneneh Terefe, Historic Planner; Erin Sita, Assistant Director for Community Sustainability; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

Assistant Director requests a reordering to move item E ahead of item D.

Motion: B. Guthrie moves to re-order the agenda; R. Martin 2nd.

Vote: Ayes all, unanimous.

APPROVAL OF MINUTES:

A. January 12, 2022

Motion: B. Guthrie moves to approve the minutes as presented; S. Pickett 2nd.

Vote: Ayes all, unanimous

March 9, 2022

Motion: B. Guthrie moves to approve the minutes as presented; S. Pickett 2nd.

Vote: Ayes all, unanimous.

CASES

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

PROOF OF PUBLICATION Provided in the meeting packet.

- 1) 428 North J Street
1017 South Palmway

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS

BOARD DISCLOSURE: Board members S. Pickett, R. Martin, B. Guthrie had no disclosures to make. W. Feldkamp visited the sites; had conversations and emails with the Director for Community Sustainability, William Waters regarding 1017 S. Palmway.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. HRPB Project Number 21-00100315: Consideration of a Certificate of Appropriateness (COA) for garage and French door replacements for a building located at 531 North Lakeside Drive; PCN# 38-43-44-21-15-164-0090. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Single Family Residential (SFR).

Staff: The existing carriage style garage door is proposed to be replaced with a roll-up garage door in imitation dark wood grain with magnetic hinges and handles to replicate the existing. Staff is requesting the Board to determine if the look of the proposed door replicates the look of the existing white carriage style door. White would be a closer replica of the current door. The French door replacements being requested are appropriate and staff recommends approval. Doors, as with windows, are one of the most character defining attributes of historic structures. Care should be taken to match design, color, texture and materials to the original.

The applicant advised staff the cost of replicating the carriage style garage door was prohibitive.

Board determines it is hard to decide without the applicant being present to answer questions. This proposed garage door seems to belong on a modern building

Motion: B. Guthrie moves to continue the item until the next meeting pending additional information from the applicant; R. Martin 2nd.

Vote: Ayes all, unanimous.

B. HRPB Project Number 22-00100147: Consideration of a Certificate of Appropriateness (COA) for the construction of a ±3,660 square foot single-family structure on Lot 1, Block 40 at **1017 South Palmway**; PCN #38-43-44-27-01-040-0130. The subject property is located in the Single Family Residential (SFR) zoning district and the South Palm Park Local Historic District.

Staff: The project came before the Board in conceptual review prior to this formal submittal. The retaining wall will not have a fence on top of the wall. As a note, Palm Beach County is challenging the new FEMA Base Flood Elevation Maps. The finished floor would be at an elevation of 10 feet. It is a 'new style' which is not in the Historic Design Guidelines Manual/Book. Recall that the styles guidelines are not all inclusive, more importantly, are the changes consistent throughout the structure and site.

Board: The second-floor balcony railings have changed since the conceptual review. The structure is more stepped back from the street. A streetscape rendering was provided and is helpful. It's noted a front porch was added. A Board member appreciates the changes, another does not like it at all.

Agent for the applicant is willing to resolve any minor issues at time of permit with staff.

Board: Chair states the issues should be resolved at this time. The neighboring structure will have an eight- foot wall. Code states there must be a railing on top of the wall. There have been

other successful proposed two-story structures. Believes there is no reason for the garage entrance (which is uninhabitable) to be raised. Finds the streetscape to be unacceptable and likens it to a home along State Rd 441 on a mound.

Staff: Most of the waterfront lots are deeper and have fill. The drainage review at time of permit is more robust.

Board: Water will be displaced. Discussion ensued regarding swales, terraces, drainage systems and retention on site. Some board members mention “moving the goal post” as the applicant has already come before the Board (conceptually) on two different occasions.

Motion: B. Guthrie moves to approve HRPB 22-00100147 with staff recommended Conditions of Approval including softening the slope and grade on all sides and providing dry retention on site based upon the competent, substantial evidence in the staff report pursuant to the City of Lake Worth Land Development Regulations and Historic Preservation requirements.; R. Martin 2nd.

Vote: Ayes-S. Pickett, R. Martin, B. Guthrie Nay- W. Feldkamp Motion carries 3/1.

C. HRPB Project Number 22-00100146: Consideration of a Certificate of Appropriateness (COA) for the demolition of an existing structure and the construction of a ±1309 square foot single-family structure on Lot 14, Block 114 at **428 North J Street**; PCN #38-43-44-21-15-114-0140. The subject property is located in the Single-Family/Two-Family Residential (SF-TF-14) zoning district and the Northeast Lucerne Local Historic District.

Agent for applicant: The new structure will have an aluminum slat façade entry garden in keeping with the Historic cottage aesthetic. This will be located forward of the new residential structure. It will allow preservation of a mature mango tree.

Board: The horizontality of the slats would emulate siding on a house. Other board members mention the horizontal slats would make rungs to climb on.

Agent for applicant: It provides an airy and light feeling but is open to changes, could make the door solid.

Public Comment: Cathy McLeod and Michael McLeod, 429 North J Street states the Historic nature of the neighborhood is why they purchased in the area. The standard of “not unique” is not high enough. Simply because the house was built on the alley/set to the rear of the lot is no reason for demolition, if it were derelict that would be different, it can be restored.

Board: Inquiries as to whether the structure had been assessed by the Building Official. Property owner states the structure was covered in wood paneling and there was wood damage. The structure is non-contributing and doesn’t meet setback requirements.

Motion: B. Guthrie moves to approve HRPB 22-00100146 with staff recommended Conditions 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; R. Martin 2nd.

Vote: Ayes all, unanimous

D. PZHP 22-03100001 (Ordinance 2022-06): Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 2 “Procedures,” adding a new Section 23.3-20 “Applicant’s Public Neighborhood Meeting and Outreach,” providing for an applicant held public neighborhood meeting and virtual outreach.

Staff: There were concerns about being a burden on smaller projects of less than ½ acre.

Motion: R. Martin moves to recommend approval of **Ordinance 2022-06** to City Commission; B. Guthrie 2nd.

Vote: Ayes all, unanimous.

E. HRPB Project Number 22-00100021: Consideration of a Certificate of Appropriateness (COA) for window replacement in a building located at 403 4th Avenue South; PCN# 38-43-44-21-15-159-0070. The subject property is a non-contributing resource within the Southeast Lucerne Historic District and is located in the Mixed-Use Federal Hwy (MU-FH) zoning district. The future land use designation is Mixed-Use East (MU-E).

Staff: The applicant and contractor who states they were unfamiliar with Lake Worth Beach Historic District, purchased 25 new windows with grey glass. Additionally the window styles for the openings were changed i.e. replacing awning windows with horizontal rollers. Staff is recommending denial of the request. The COA and the permit can be submitted concurrently, this is something the contractor should know. A stop work permit was issued as some windows have already been installed without permit.

Applicant: Michael Lockwood-flawed assumption that since it was non-contributing, it would not be reviewed or evaluated. He states it is expensive given the holding costs financing the investment property, \$5K per month, along with 6-month supply chain issues. Applicant agrees to applied muntins despite not liking them.

Motion: B. Guthrie moves to approve HRPB 22-00100021 with staff recommended Conditions of Approval 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; R. Martin 2nd.

Vote: Ayes-W. Feldkamp, B. Guthrie, R. Martin. Nay-S. Pickett as due diligence is incumbent upon the contractor.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Suggestion that the Gulfstream meeting be held at the Casino. Staff mentions that it will be.

ADJOURNMENT 9:20 pm