



**MINUTES**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, DECEMBER 11, 2024 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were: Robert D'Arinzo, Chair; Nadine Heitz, Vice-Chair; Edmond LeBlanc; Elaine DeRiso; Laura Devlin; Edmund Deveaux.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES:**

- A. November 13, 2024 Meeting Minutes

**Motion:** E. LeBlanc moved to approve the November minutes as presented; E. Deveaux 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** None required.

**WITHDRAWALS / POSTPONEMENTS** None

**CONSENT** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- A. **HRPB Project Number 24-00100231:** Consideration of a Certificate of Appropriateness (COA) for replacement windows and doors at the property located at 301 1st Avenue South. The subject property is a contributing resource to the South Palm Park Historic District and is located in the Medium Density Multi-Family Residential (MF-30) District.

**Staff:** Y. Terefe presents case findings and analysis of proposal. The structure is of the Mission Revival style and a contributing structure within the district. The appropriate door style would be an 8- panel solid door. Four openings (doors) in the front of the property are the subject of this meeting. Subsequent to a meeting with staff a compromise was reached regarding the doors and windows on the rear of the property as they are not visible, are part of a newer addition, and are not part of the original structure. Windows and doors are always character defining features of historic structures. Staff recommends denial of the front four door openings (6,8,9,10) for the following reasons: The original

front doors were not multi-light French Doors. The proposed doors will not be in compliance with the Historic Preservation guidelines.

**Board:** Are the existing doors original? **Response:** Although the plans were not found, it is believed they are the original doors on the structure according to the style.

**Applicant rep:** William Hammeke of Wright's Impact Window & Door LLC- States it is an auxiliary building, utilized for offices and daycare. The materials are not available any longer, only impact rated doors. The proposed doors would make the church more secure, take about 6 weeks to install and based upon the materials on the market, it would be the least change to the structure. The existing doors cannot be replicated. The proposed would provide increased hurricane protection and the R-value would be greater.

**Board Members:** Questions as to why solid wood 8-panel doors are no longer available on the market? Solid doors would be safe on the structure. The doors are visible from the street. Board member question re: Does staff provide a list of sources?

**Board Attorney:** Staff always ensures the product is available before making a recommendation to Board.

**Applicant rep:** CGI, Lawson, PS do not carry solid wood doors. Doors like this exist but it is a high-velocity wind zone.

**Board Members:** Remind applicant this is the Historic "Preservation" Board charged with maintaining the historic integrity of the structures in the various districts. Board members suggest the doors could be custom made rather than the standard impact doors from various manufacturers. Questions whether the company offers a wood door as putting glass doors on the front is not in keeping with the Historic Preservation Guidelines

**Applicant rep Case Warshall:** States the structure has termite damage and the owner wishes to never experience that problem again by utilizing something other than wood.

**Staff** is not making a recommendation on material rather the style. Fiberglass could be utilized if it meets the HP Guidelines with respect to the style.

**Board** suggests tenting to eliminate the termites and expresses that the current doors have lasted upwards of 100 years. The wood panel doors could be custom made to the specs provided by the company. Although they are expensive, there is an Economic Hardship application available as an avenue.

**Applicant rep Case Warshall:** The width of the door is not made in fiberglass, all products are custom made but the fiberglass slab does not come that wide; aluminum only comes with glass windows. States he is not quoting PGT but is quoting from another manufacturers, he does not know what they can do.

**Board** states the material is immaterial but the solid, raised panel look is what is being sought. The Historic Preservation guidelines are not: strong, secure, cost effective and look nice. The opening should not be re-sized.

**Applicant rep** requests staff to provide the sources. **Staff** states the burden is on the contractor to search that along with the specifications. **The Applicant rep** states staff is limiting the applicant from providing safe harbor to residents in a hurricane. **Board:** Question if it has ever been used as such? **Response:** It is not known but owner would like to be able to offer that to the community.

**Applicant rep** is asking for a Facetime meeting for the owner. In the future is there Zoom? Would like to have been apprised of that opportunity earlier.

**Staff** states they spoke with the owner today. As the owner was unable to make the meeting in person the opportunity to meet via Zoom was pro-offered and declined.

Further discussion of the Economic Hardship application.

If tabled, nothing will move forward. If denied, the previously agreed upon doors and windows could move forward while applicant prepares, if so desired, the Economic Hardship.

**Motion:** N. Heitz moves to deny **HRPB 24-00100231** because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulations and Historic Preservation Guidelines; L. Devlin 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** None

**PUBLIC COMMENTS:** (3 minute limit) None

**DEPARTMENT REPORTS:** Currently it does not appear there will be a January 2025 meeting. If Board members receive a packet the week of December 30 there will be a meeting.

**BOARD MEMBER COMMENTS:** E. Deveaux expresses his appreciation for the hard work put forth by staff and wishes all Happy Holidays.

**ADJOURNMENT** 6:45 PM