



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, DECEMBER 09, 2020 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES: Present were: William Feldkamp, Chairman; Robert D'Arinzo; Bernard Guthrie; Judith Fox; Geoffrey Harris. Absent: Judith Just.

Also present: Abraham Fogel, Preservation Planner; Jordan Hodges, Senior Preservation Coordinator; Erin Sita, Assistant Director for Community Sustainability; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE: In person quorum pledged allegiance.

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

APPROVAL OF MINUTES:

A. November 18, 2020 meeting minutes

Motion: J. Fox moved to approve the minutes as presented; G. Harris 2nd.

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) LW Herald Proof - 914 North M Street

WITHDRAWALS / POSTPONEMENTS: None

CONSENT:

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. A Certificate of Appropriateness for the construction of a ± 2,354 square foot single-family residence located at **914 North M Street**. The subject property is located in the Single-Family and Two-Family Residential (SF-TF) Zoning District and is located within the Northeast Lucerne Local Historic District.

Staff: J. Hodges presents case findings and analysis. The currently vacant lot once housed a single family residence condemned in 2016 due to structural deterioration and imminent collapse. The proposed new construction meets City Code, minimum off-street parking requirements, setbacks,

impervious coverage requirements and building coverage allotments. Staff does have some concerns with the Craftsman Bungalow style proposal with regard to the brackets, tapered columns and stucco application. Conditions include the recommendations to resolve these concerns.

Applicant: Not present in person or virtually.

Board: G. Harris suggests that the bracket condition (#6) be changed to 26 inches. J. Fox inquires about the parking in the front on ribbon strips as well as in the alley. Staff confirms that is the intent, with parking on the ribbon strips in the front (side loaded as recommended guidelines, rather than directly to the front of the structure) as well as a garage and access via the rear alley. A curb-cut would be required to accomplish the off-street parking in the front. W. Feldkamp is concerned about losing street parking. B. Guthrie asks if the recommended change to the column size will impede the front door as it will essentially be twice the proposed size. Staff points out similar new construction on Ocean Breeze. Discussion ensued regarding column size and placement. Ultimately Condition #7 was revised to read "The columns shall be enlarged and reviewed by staff. B. D' Arinzo mentions that some properties typically have two (2) columns rather than 3. G. Harris asks for clarification of staff's concern with the stucco. J. Hodges states "medium rough" leaves quite a bit of room for individual interpretation, therefore staff typically asks for a sample to review the texture. W. Feldkamp would like the brackets to be moved to the center of the slope, this could be achieved during permitting; also prefers no parking in the front of the home. Staff reminds all that it is side-loaded per the Guidelines. R. D'Arinzo mentions other lots in the 700 & 800 blocks that are nicely parked in the front on ribbon strips. G. Harris does not understand the need for the curb cut or the front parking.

Motion: G. Harris moves to approve HRPB 20-00100213 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 Guidelines including the addition of Condition #11 (which omits the curb cut and ribbon strip parking in the front); and changing Condition #7 to increase the bracket size to a minimum of 26 inches. J. Fox 2nd.

Vote: Ayes J. Fox, G. Harris, W. Feldkamp. Nays: B. Guthrie an R. D'Arinzo

Motion carries 3/2

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: E. Sita advises the Gulfstream project will hopefully be before the Board in January.

BOARD MEMBER COMMENTS: B. Guthrie commends staff for the assistance with an unnamed neighboring project. W. Feldkamp mentions how the Historic Preservation Design Guidelines can make planning and reviewing a project so much easier for Staff and Board. B. Guthrie mentions the sideloading of front yard driveways are an allowed part of those Guidelines. B. D'Arinzo asks what the procedure would be if in the future an applicant wished to add the front parking? Would it be a staff review only? **Response:** Yes W. Feldkamp asked if the Board would be allowing parking in both the front and the rear? E.Sita mentions that the combination of meeting landscape requirements for the front yard as well as pervious requirements can make it difficult to meet all other requirements.

ADJOURNMENT: 6:42 PM