



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MARCH 09, 2022 -- 6:02 PM

ROLL CALL and RECORDING OF ABSENCES: Present were: Bernard Guthrie, Vice-Chairman; Judy Fox; Robert D,Arinzo; Ricardo Martin. Absent: William Feldkamp, Chairman; Steve Pickett. Also present were: 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

APPROVAL OF MINUTES:

A. January 12, 2022 Regular Meeting Minutes – scheduled for April meeting.

CASES

SWEARING IN OF STAFF AND APPLICANTS: Not a quasi-judicial meeting.

PROOF OF PUBLICATION: Conceptual review only, no publication required.

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE: If Mr. Blackman is customer, client, official or employee of Mr. Ricardo Martin's company, there could be a conflict and the disclosure form shall be filed. Mr. Martin states Mr. Blackman works as a Contractor for the company.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. Conceptual Review of proposed exterior improvements of a contributing structure located at 602 North K Street. The property is a contributing resource in the North East Lucerne Historic District and is located in the Single-Family and Two-Family Residential (SF-TF-14) Zoning District.

Wes Blackman, ACIP, CWB presents proposed changes to the structure and concerns related to the approval matrix. Questions if leeway can be given to staff regarding processes in order to make the structure sound. He is encouraging the owner to apply for the tax abatement. Asbestos siding will be removed revealing the lap siding. Windows will be changed to 4 over 1 and shingled roof replaced. There will be some extension to the structure without the footprint

changing and the demolition to the shed in the rear of the lot. The door on the inset will remain, the shed roof over the existing entrance door is proposed to be removed. Discussion of the extension of the existing gable roof over the extension.

- B. Conceptual Review of a proposed new single-family residence located at 428 North J Street. The property is located in the North East Lucerne Historic District and in the Single-Family and Two Family Residential (SF-TF-14) Zoning District.

Kevin Fernandez, Contin Studios, explains the non-contributing structure situated to the rear of the lot, which will be demolished. The large mango tree is proposed to be relocated and incorporated into the new courtyard area toward the front of the lot. A portion of the new structure would resemble a semi-enclosed garden area, pergola type structure constructed of aluminum. Behind that the new primary structure, a patio area and accessory structure would be found with parking parallel to the alley. The demolition and new construction would come before the Board. The privacy afforded to the lot with the garden structure is noted by the Board as a nice addition. Question of where the trash will be placed? Response: In the front, landscaped within a fenced area. The parking requirement, is met with the one off-street parking space. As there was no previous off-street parking, this is an improvement. Additional windows could be added for symmetry on the blank portion of the 2-story primary structure facing the street.

- C. Conceptual review of exterior renovations to the non-contributing property located at 331 South Lakeside Drive. These renovations include the addition of a screened porch and a metal roof. The property is located in the South Palm Park Historic District and the MF-20—Multi-family Residential Zoning District.

Wes Blackman, AICP, CWB- Requesting a screened porch, metal roof, new door and horizontal roller window replacements. The owner has been encouraged to maintain the concrete tile roof. Also proposed is a full-width east facing screened porch with knee wall. Lot coverage may become an issue. Owner also requesting a porch on the south elevation. Windows-Horizontal rollers on ranch style homes cannot be administratively approved. Is there a muntin or mullion configuration? The original configuration may have been jalousie windows. The owner has deposited funds for the north and west facades for the horizontal rollers and is seeking an indication that the Board may approve the window type. The Board is in general agreement with a porch in the front with depth dependent upon code restrictions, flat roof, wider columns. The west and north facades are not reviewed, due to not being visible from the street (on this non-contributing property). Board is generally in agreement with horizontal rollers and sliders.

- D. Conceptual review of a proposed new single-family residence located at 1017 S Palmway. The subject property is located in the South Palm Park Historic District and in the Single-Family Residential (SFR) Zoning District.

Denise Cravy-Proposing a new style to the district, a Prairie Style new construction. Elevations are now shown with the base flood elevation increase. Other Prairie style characteristics are evident in the horizontal lines, low pitched hip roof, multipaned bands of windows, geometric details in the railing and heavy portico.

Board preferences- change the railings, and the effect on the neighbor with the increased height. Perhaps mitigate in some manner by moving the house back and tiering the increased height.

PLANNING ISSUES: Notification is given for two (2) condemnation orders by the Building Official.

- 106 North Ocean Breeze
- 324 North K Street

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 8:12 PM