



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, APRIL 12, 2023 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [March 8, 2023 Regular Minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [325 North Ocean Breeze](#)
[509 Lake Avenue](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

- A. [HRPB Project Number 23-00100043](#): Consideration of a Certificate of Appropriateness (COA) for the demolition of the existing structure at 509 Lake Avenue. The subject property is located in the Downtown (DT) zoning district and has a future land use designation of Downtown Mixed Use (DMU). The property is a contributing resource in the Old Town National and Local Historic District.**
- B. [HRPB Project Number 23-00100034](#): Consideration of a Certificate of Appropriateness (COA) for the partial demolition and renovation of the existing structure at 325 North Ocean Breeze, removing a 1994 addition. 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 Old Lucerne National and Local Historic District.**
- C. [HRPB Project Number 23-00100032](#): Consideration of a Certificate of Appropriateness (COA) for an addition to create a duplex at 931 North J Street; PCN #38-43-44-21-15-278-0090. The subject**

[property is a non-contributing resource to the Northeast Lucerne Historic District and is located in the Single-Family and Two-Family Residential \(SF-TF-14\) Zoning District.](#)

- D. [HRPB Project Number 23-00100039: Consideration of a Certificate of Appropriateness \(COA\) for window replacements at the property located at 211 Columbia Drive. The subject property is a contributing resource to the College Park Local Historic District and is located in the Single-Family Residential \(SFR\) Zoning District.](#)

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

- A. [Notification of the condemnation of the principal structure and garage at 206 North Federal Highway. The subject property is a non-contributing resource in the Northeast Lucerne Local Historic District.](#)

BOARD MEMBER COMMENTS:

ADJOURNMENT

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (*Sec. 2-12 Lake Worth Code of Ordinances*)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MARCH 08, 2023 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were-Bernard Guthrie, Vice-Chair; Robert D'Arinzo; Nadine Heitz; Jamie Foreman. Absent: Stephen Pickett, Tricia Hallison-Mischler. Also present were: Yeneneh Terefe, Preservation 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. February 8, 2023 Meeting Minutes

Motion: R. D'Arinzo moves to approve the February 2023 meeting minutes as presented; J. Foreman 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 – None required.

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. HRPB Project Number 23-00100008: Consideration of a Certificate of Appropriateness for stucco repairs and six (6) historic waivers for the primary structure located at 501 North K Street. The subject property is located within the Single-Family and Two-Family Residential (SF-TF 14) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the Northeast Lucerne Historic District.

Staff: A. Greening presents case findings and analysis. The primary structure is the only one of two on the parcel under consideration. Structural member replacements have triggered the requirement of being brought up to code. Although the building was constructed circa 1925, the setbacks, impermeable surfaces, structure coverage and floor area ratio (FAR) are the subject of the waivers and are requested in order to move forward with the renovation. Staff has conditioned the request to address the fence and landscape non-conformities as much as possible.

Applicant: Kamal Ahmed-1059 SW 25th Ave Boynton Beach- States he is not planning to make exterior changes, only the electrical, plumbing, window A/C; to make the property habitable. Although there is not much space for central air, a mini-split system could be considered. The window in the front of the building will be replaced despite not being functional. All windows are being replaced.

Board: Discussion of moving the A/C to the rear of the building, stucco repairs, window opening restoration.

Motion: R. D'Arinzo moves to approve HRPB 23-00100008 with staff recommended Conditions of Approval, adding that the A/C window units should be moved to the west and northside of the structure; the stucco on the east and southside of the building in addition to being painted shall not have any cracks or be loose and uniform in appearance, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; N. Heitz 2nd.

Public Comment: Caroline Glass-503 North K Street- Favors a renovation, but disagrees with the scope of what is required for the exterior of the property. Has concerns about the stucco match and paint, requests Board to impose those conditions.

Vote: Ayes all, unanimous.

B. HRPB Project Number 23-00100023: Consideration of a Certificate of Appropriateness for two (2) historic waivers and a parking space for the structure located at 319 North J Street. The subject property is located within the Mixed-Use Dixie Highway (MU-DH) zoning district and has a future land use designation of Mixed-Use East (MU-E). The property is a contributing resource in the Northeast Lucerne Historic District.

Staff: A. Greening- As a contributing property, the structure is eligible to apply for a waiver. Over 50 % of the structural framing is being replaced repairs and has triggered the need to meet current code, which is front and side setbacks. Conditions of Approval will further reduce some non-conformities related to fencing, landscaping and off-street parking.

Applicant: Dennis Baker-3888 Cypress Lake Drive-Intends to use brick pavers.

Staff: In order to decrease impermeable coverage, the applicant will be removing a sidewalk in the front rather than request an additional waiver.

Public Comment: None

Motion: N. Heitz moves to approve HRPB 23-00100023 with four 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. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

C. HRPB Project Number 23-00100002: Consideration of a Certificate of Appropriateness (COA) for window and door replacements for the property located at 232 Fordham Drive; PCN #38-43-44-15-06-007-3100. The subject property is a non-contributing resource to the College Park National and Local Historic District and is located in the Single-Family Residential (SFR) Zoning District.

Staff: Y. Terefe-staff received a Historic COA in early January which was disapproved for incompatible doors, grey tinted windows, and missing muntins on window E. Subsequently all issues were resolved except Window E. Staff suggested a clear, four light single hung window to replicate the awning window appearance. Staff is also aware of other windows in the neighborhood such as the one being requested however many were installed without permit and would be referred to Code Compliance for further action.

Applicant: Ben Rowel-saw the next door neighbor window (located at 226 Fordham)and was excited to request the same window, a pair of one over one single hung windows in the opening. It will be the only window in the house that has this look.

Staff: There are other windows on the structure that would receive the same review/recommendation if the structure were contributing and visible.

Board: The discussion here is about the subject property, not the neighboring property. Is there a cost factor involved?

Staff: Decisions should be based upon the criteria found in the preservation requirements. In this case staff believes a majority of the criteria are not being met. When staff is making a recommendation, they search the property file for original style windows.

Public Comment: None

Motion: R. D'Arinzo moves to approve HRPB 23-00100002 with staff recommended Conditions of Approval excluding Condition #4 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; N. Heitz 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS:

- A. Update regarding the 2023 Historic Preservation Awards Program. The Call for Nominations opens March 8, 2023 and is available on the City website. Nominations will close at 4pm on April 7, 2023.

The City website shows the Call for Nominations now open until April 7th. Eligible projects include those completed within the last five (5) years that have either come before the Board or were Staff approved.

Discussion on moving the regular April meeting to the 3rd Wednesday, April 19, 2023 to allow for voting.

- B. Notice of condemnation and future demolition of the garage structure at 122 North L Street. The property is a contributing resource in the Northeast Lucerne Local Historic District.

The City Building Official visited the site as well as an engineer retained by the applicant and it was determined the structure should be demolished. A COA is not required when the structure has been condemned by the Building Official. The applicant intends to construct a new garage with an additional dwelling unit in the future. The project will come before the Board for review.

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 7:17 PM

Legal Notice No. 41871

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Historic Resources Preservation Board (HRPB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on April 12, 2023 at 6:00 pm or soon thereafter to consider the following:

HRPB Project #23-00100043: Consideration of a Certificate of Appropriateness (COA) for the demolition of the existing structure at 609 Lake Avenue. The subject property is located in the Downtown (DT) zoning district and has a future land use designation of Downtown Mixed Use (DMU). The property is a contributing resource in the Old Town National and Local Historic District. PCN #38-43-44-21-15-023-0170.

The public can view the meeting via YouTube, <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available: <https://lake-worthbeachfl.gov/government/advisory-board/agendas-and-minutes/>

Public comment will be accommodated in person at the meeting, or virtually through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, email historicpreservation@lakeworthbeachfl.gov for a comment to be read into the record by a staff member. Written responses or comments can be sent to the Department for Community Sustainability PZHP Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

Affected parties, as defined in Section 23.1-12 of the Lake Worth Beach Code of Ordinances, who are interested in participation must notify the City of their status at least five (5) days before the hearing. Failure to follow the process will be considered a waiver of the right to participate as affected party in the hearing, but does not preclude the party from making public comment. Affected parties shall submit the evidence they wish the Historic Resources Preservation Board to consider a minimum of one (1) full business day prior to the date of the meeting. **Affected parties, whether individually or collectively and irrespective of the number of affected parties, shall have the right to request one (1) continuance** provided that the request is to: address neighborhood concerns or new evidence, hire legal counsel or a professional services consultant, or is unable to be represented at the hearing. **For additional information, please contact City staff at 561-586-1687 or historicpreservation@lakeworthbeachfl.gov.**

If a person decides to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 or email historicpreservation@lakeworthbeachfl.gov no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
March 30, 2023

Legal Notice No. 41872

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Historic Resources Preservation Board (HRPB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on April 12, 2023 at 6:00 pm or soon thereafter to consider the following:

HRPB Project #23-00100034: Consideration of a Certificate of Appropriateness (COA) for the partial demolition and renovation of the existing structure at 325 North Ocean Breeze, removing a c. 1994 addition. 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 Old Lucerne National and Local Historic District. PCN #38-43-44-21-15-096-0120.

The public can view the meeting via YouTube, <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available: <https://lake-worthbeachfl.gov/government/advisory-board/agendas-and-minutes/>

Public comment will be accommodated in person at the meeting, or virtually through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, email historicpreservation@lakeworthbeachfl.gov for a comment to be read into the record by a staff member. Written responses or comments can be sent to the Department for Community Sustainability PZHP Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

Affected parties, as defined in Section 23.1-12 of the Lake Worth Beach Code of Ordinances, who are interested in participation must notify the City of their status at least five (5) days before the hearing. Failure to follow the process will be considered a waiver of the right to participate as affected party in the hearing, but does not preclude the party from making public comment. Affected parties shall submit the evidence they wish the Historic Resources Preservation Board to consider a minimum of one (1) full business day prior to the date of the meeting. **Affected parties, whether individually or collectively and irrespective of the number of affected parties, shall have the right to request one (1) continuance** provided that the request is to: address neighborhood concerns or new evidence, hire legal counsel or a professional services consultant, or is unable to be represented at the hearing. **For additional information, please contact City staff at 561-586-1687 or historicpreservation@lakeworthbeachfl.gov.**

If a person decides to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 or email historicpreservation@lakeworthbeachfl.gov no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
March 30 2023

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HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100043: Consideration of a Certificate of Appropriateness (COA) for the demolition of the existing structure at 509 Lake Avenue. The subject property is located in the Downtown (DT) zoning district and has a future land use designation of Downtown Mixed Use (DMU). The property is a contributing resource in the Old Town National and Local Historic District.

Meeting Date: April 12, 2023

Property Owner: Lake Worth Beach CRA

Address: 509 Lake Avenue

PCN: 38-43-44-21-15-023-0170

Size: ±0.186 acres / 8,130 sf

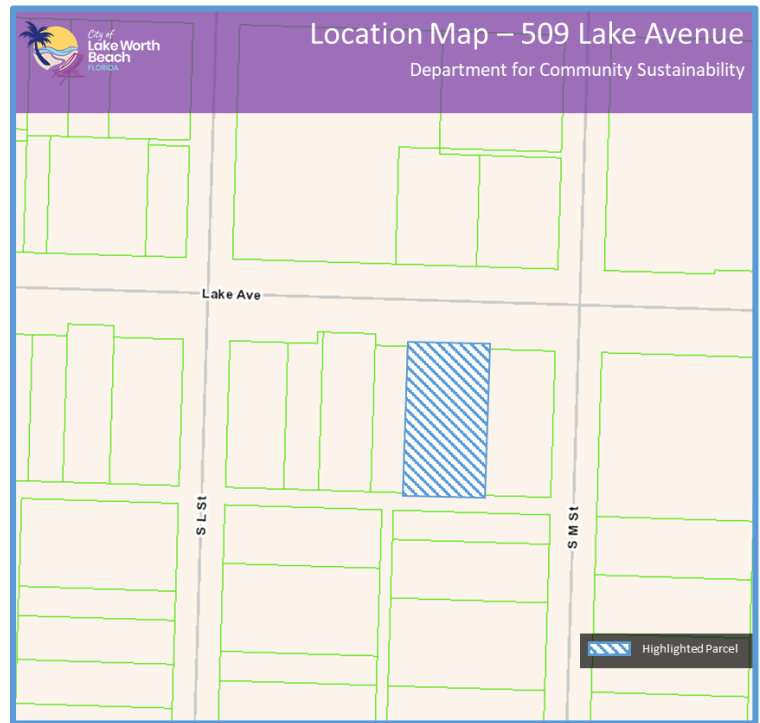
General Location: South side of Lake Avenue
between South L Street and South M Street

Existing Land Use: Vacant

Current Future Land Use Designation: Downtown
Mixed Use (DMU)

Zoning District: Downtown (DT)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. Staff recommends that the HRPB discuss the applicant's request of the proposed demolition to determine if the request is consistent with the Decision Criteria for Demolition.

PROJECT DESCRIPTION

The property owner, the Lake Worth Beach Community Redevelopment Agency (CRA), is requesting approval for the demolition of the existing structure at 509 Lake Avenue. A survey of the property and current photos of the site are included in **Attachments A and B**. The subject property is located in the Downtown (DT) zoning district and has a future land use designation of Downtown Mixed Use (DMU).

PUBLIC COMMENT

At the time of publication, staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The building at 509 Lake Avenue is a concrete-block structure with stucco exterior finish and a gable roof. In the 1998 historic resources survey and the National Register of Historic Places Designation Report for the district, 509 Lake Avenue is surveyed as a commercial Craftsman-influenced building constructed c. 1930, with the historic site name "Schulz & Company." The 1998 surveyor's evaluation notes that the building may have been used as a residence at one time. In the recent survey update (October 2020), the surveyors described the building as a vernacular style, built c. 1935, with the structure's original use as commercial.

Based on documentation in the property file, 509 Lake Avenue was built in 1939 as an office. While one property card from the 1940s describes the building as a residence, all other documentation refers to the building solely as a commercial property. The building was owned by a dentist until 1993, when the property was converted to the Junie Moon consignment shop. The property changed uses multiple times in the 1990s: after the consignment shop, the structure was used as the One of a Kind gift shop, then the Lake Avenue Café, and then the Roundin' 3rd restaurant in 1999. Most recently, the property was used as portion of the Havana Hideout.

The property file documents a variety of repairs and alterations to the property, including several roofing replacements; door and window replacements; various sign permits; plumbing, electric, sewer, and gas permits to convert the property from office uses to retail and food service; accessibility improvements; landscaping and fencing; and installation and replacement of awnings.

The Lake Worth Beach Community Redevelopment Agency (CRA) purchased the subject property in January 2020, as part of their efforts to encourage redevelopment in the downtown area.

After visiting the site on June 26, 2020, the City's Building Official provided a Declaration of Unsafe Conditions for the property. The Building Official noted unsecured roof equipment; conditions constituting a public nuisance including improper boarding of the structure, overgrowth, trash, and debris; health and safety hazards including lack of egress, lack of electric service, plumbing in disrepair. He also noted that vandals had stolen most of the copper in the building prior to his inspection. This report is included as **Attachment E**.

As this structure is designated as contributing in a National Register historic district, demolition approval requires a Certificate of Appropriateness from the HRPB, even in cases of condemnation by the Building Official.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per policy 1.1.1.7, the Downtown Mixed Use land use category is “intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed-Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The implementing zoning districts are DT, MU-E, MF-20 and MF-30.”

Analysis: The demolition of 509 Lake Avenue is part of the redevelopment proposed Downtown Master Plan, which was presented to the City Commission on January 24, 2023. This proposal is consistent with Goal 1.6, which seeks to support and coordinate with the City’s CRA infill and redevelopment initiatives and programs and to provide incentives for the continued redevelopment of the historic downtown commercial core of the City. The subsequent redevelopment of the site also supports Objective 1.2.1, to promote the location of high-quality retail, office and mixed-use projects in the Downtown Mixed Use (DMU) and Mixed Use East (MU-E) designations as the prime retail and commercial areas of the City. However, as a request for demolition of a structure within a historic district, the proposal is not consistent with Objectives 1.4.2 and 3.4.1, which seek to provide for the protection, preservation, or sensitive reuse of historic resources.

Consistency with the Land Development Regulations – Historic Preservation

All requests for demolition of contributing structures within National Register historic districts require a certificate of appropriateness from the HRPB. The decision-making criteria for demolition are located in Section 23.5-4(k)(4) of the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement, provided in this report in **Attachment D**.

Section 23.5-4(k)4. – Additional Requirements for Demolitions:

A. *Decision-making criteria. All requests for demolition shall require a certificate of appropriateness. No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a landmark building or structure, the HRPB shall, at a minimum, consider the following additional decision-making criteria and guidelines:*

(1) *Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?*

Analysis: The existing structure is a contributing structure in the Old Town Historic District (also called the Lake-Lucerne Downtown Commercial Historic District). Based on the information currently available about the structure, staff contends that the structure is unlikely to qualify as an individual landmark on the National Register of Historic Places.

(2) *Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?*

Analysis: It is the analysis of Staff that a historically accurate version of the building could be reconstructed using materials available today.

(3) *Is the structure one of the few remaining examples of its kind in the city?*

Analysis: No, there are other remaining examples of Craftsman architecture in the city, many of which better exemplify the style.

- (4) *Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?*

Analysis: The design of the structure is not notable and would not necessarily provide an exemplary opportunity to study local history or design.

- (5) *Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?*

Analysis: The application does not propose simultaneous demolition and new construction.

- (6) *Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?*

Analysis: While granting the COA for demolition would be a loss to the city of a historic resource, it is staff's analysis that the building in its current state does not contribute to the historic character of the district and therefore would not constitute an irreparable loss of a significant historic resource.

- (7) *Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?*

Analysis: There are not definite plans for immediate reuse of the property if the proposed demolition is carried out; however, the Downtown Master Plan establishes clear options for reuse and redevelopment of the property as part of a larger downtown redevelopment project. The HRPB, along with the City Commission, will determine if the proposed new construction is visually compatible with the neighboring structures, and the Old Town Historic District as a whole.

- (8) *Is the building or structure capable of earning reasonable economic return on its value?*

Analysis: Staff defers to the Applicant.

- (9) *Would denial of demolition result in an unreasonable economic hardship for the property owner?*

Analysis: Staff defers to the Applicant.

- (10) *Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?*

Analysis: The existing structure is designated as a contributing resource within Old Town Historic District. As previously stated, it is staff's analysis that the building in its current state does not contribute to the historic character of the district.

- (11) *Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?*

Analysis: The structure was given a Declaration of Unsafe Conditions by the City's Building Official, Peter Ringle, on July 27, 2020.

(12) Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?

Analysis: It appears that reasonable measures have been taken to secure the property since the CRA purchased it in 2020.

G. *Issuance of certificate if site has lost historic character; redevelopment areas.* The HRPB may grant a certificate of appropriateness for demolition even though the designated landmark, or property within the designated historic district has reasonable beneficial use, if the HRPB determines that the property no longer has significance as a historic, architectural or archaeological landmark or that the demolition of the designated property is required by a community redevelopment plan approved by the city commission and the community redevelopment agency.

Analysis: The demolition of the property is part of the redevelopment plans established in the Downtown Master Plan. While the site retains elements of its historic character, including the exterior wall finishes, roof shape, and overall configuration, staff contends that the property retains little significance as a historic or architectural landmark in the City. Furthermore, a renovation of this structure would be classified under the Florida Building Code as a substantial improvement due to the extent of the necessary improvements. A substantial improvement means any repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before improvement or repair is started. The Florida Building Code specifies that a substantial improvement requires a structure to be brought into compliance with the requirements for new construction, including the fire code. Fire requirements would likely necessitate the removal of wooden character defining features due to the zero-lot line location of the structure, as well as a change in the roofing material.

CONCLUSION AND CONDITIONS

Staff recommends that the Board carefully review the demolition request to determine if the Applicant has demonstrated that the existing structure meets the criteria for demolition established in the Historic Preservation Ordinance. Should the HRPB move to approve the project, staff has also drafted conditions of approval, including a condition to document the structure before it is demolished.

Conditions of Approval:

- 1) The applicant shall document both interior and exterior of the existing structure prior to demolition with a walk-through video, and photographs of the structures' interior, exterior and architectural details. The photographs shall be keyed to floor plans of the structure.
- 2) The applicant shall submit an updated site file form with the State of Florida Division of Historic Resources Florida Master Site File.
- 3) The vacant property shall be maintained to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100043 with staff recommended conditions for the demolition of the existing structure at **509 Lake Avenue**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 23-00100043 for a Certificate of Appropriateness (COA) for the demolition of the existing structure at **509 Lake Avenue**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the demolition. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Survey
- B. Photos
- C. Historic Preservation Design Guidelines – Craftsman/Bungalow
- D. Application and Justification Statement
- E. Unsafe Declaration Letter



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100034: Consideration of a Certificate of Appropriateness (COA) for the partial demolition and renovation of the existing structure at 325 North Ocean Breeze, removing a 1994 addition. 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 Old Lucerne National and Local Historic District.

Meeting Date: April 12, 2023

Property Owner: Tine Shipman

Address: 325 North Ocean Breeze

PCN: 38-43-44-21-15-096-0100

Size: ±0.31 acres / 13,500 sf

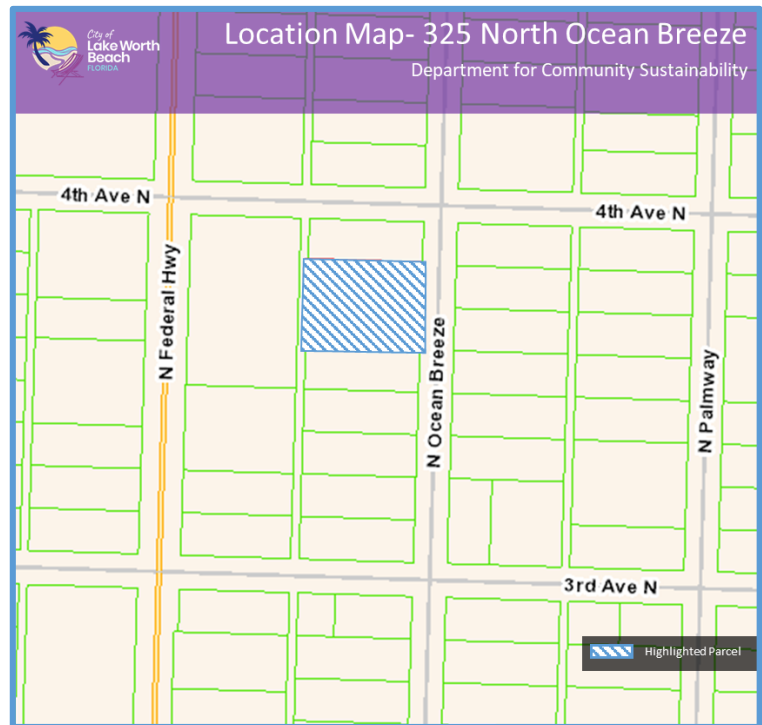
General Location: West side of North Ocean Breeze between 3rd Avenue North and 4th Avenue North

Existing Land Use: Single-Family Residential

Current Future Land Use Designation: Single-Family Residential (SFR)

Zoning District: Single-Family Residential (SFR)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. The proposed removal of the 1994 addition does not conflict with the City's Land Development Regulations and is consistent with the requirements established in the Historic Preservation Design Guidelines, and it brings the structure closer to its original historic appearance. Therefore, staff recommends approval of the partial demolition and renovation. The conditions are located on page 6 of this report.

PROJECT DESCRIPTION

The property owner, Tine Shipman, is requesting approval for the partial demolition and renovation of the existing residence at 325 North Ocean Breeze. The project proposes to remove an addition that was constructed in 1994, replace vinyl siding, and replace three windows. A survey of the property and current photos of the site are included in **Attachments A and B**.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

Based on documentation in the property file, the residence at 325 North Ocean Breeze was built c. 1935 in the Wood Frame Minimal Traditional architectural style, with wood siding, wood shingle roofing, and an attached garage. An enclosed porch was added onto the rear of the building c. 1940, and a storage shed was built on the property in 1993. The attached garage was converted to additional living space prior to 1994. In 1994, an addition was built on the southeast corner of the building to create a new master bedroom and bathroom and the original wood siding was replaced with vinyl siding. A permit was submitted in 2001 for another addition, a front porch, and kitchen remodeling, but the work was never carried out.

In January 2023, the property owner submitted a permit to replace the existing vinyl siding with wood siding, repair any original wood siding that remained on the house, remove the 1994 addition, and replace three windows affected by the addition's removal. During staff's review, it was noted that, per the Historic Preservation Ordinance, a partial demolition requires HRPB approval. The property owner was notified and the project was placed on the April 12th HRPB agenda.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single-Family Residential (SFR). Per policy 1.1.1.2, the Single-Family Residential category is *"intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes or modular units."*

Analysis: The proposed partial demolition and exterior alterations will not change the structure's use. As the structure is a single-family residence and has a proposed density of fewer than 7 units per acre, and is consistent with the intent of the Single-Family Residential designation. The proposed alterations to the single-family structure are consistent with Goal 3.1, which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. The project's architectural design complements the City's appearance as consistent with Objective 3.2.4.

Based on the analysis above, the COA request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan.

Consistency with the Land Development Regulations - Zoning

Single-Family Residential (SFR): Per LDR Section 23.3-7(a), the "SF-R single-family residential district" is intended primarily to permit development of one (1) single-family structure per lot. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall single-family residential character. The "SF-R single-family residential district" implements the "single-family residential" land use category of the Lake Worth Comprehensive Plan.

The proposed partial demolition and renovation is consistent with the site data requirements in the City's Land Development Regulations. The project, as proposed, will not increase lot coverage, building coverage, FAR, or density, and will not create or expand any nonconformities with the zoning code.

Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Consistency with the Land Development Regulations – Historic Preservation

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The applicant has also submitted a Justification Statement provided in this report in **Attachment D**.

Section 23.5-4(k)1 – General guidelines for granting certificates of appropriateness.

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Analysis: The proposed work consists of demolition of the 1994 addition, replacement of the vinyl siding with wood siding (and repair wherever original wood siding remains), and replacement of three windows. The removal of the 1994 addition will bring the front façade closer to its original c. 1935 appearance.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Analysis: The proposed work will have no direct physical effect on any surrounding properties within the Old Lucerne Historic District.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Analysis: While the building's east and south elevations will be significantly altered from their existing appearance, the proposed alterations seek to bring the structure back to its original appearance and are appropriate for the Minimal Traditional architectural style.

- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Analysis: Yes, the applicant's plans can be completed in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Analysis: The proposed partial demolition and exterior alterations for the residence are in compliance with the Design Guidelines. The proposed replacement windows and siding are appropriate for the structure's architectural style, and the 1994 addition is not yet old enough to obtain historic significance.

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Analysis: The proposed work will retain the original historic layout of the home, and will not adversely affect the historic features of the structure. Staff has worked closely with the contractor to arrive at a window designs that are complimentary to the existing structure and compatible with the Minimal Traditional architectural style.

Section 23.5-4(k)2 – Additional guidelines for alterations and additions, noncontributing structures.

- A. Is this a change to the primary façade?

Analysis: Yes, this is a change to the primary façade. The removal of the 1994 addition will result in changes to the structure that are visible from the public right-of-way.

- B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Analysis: Yes, the removal of the addition, replacement of the windows, and repair/replacement of the siding is visually compatible with the architectural style of the structure as well as with neighboring properties. The proposed alterations will bring the structure closer to its historic appearance as viewed from a public street.

Section 23.5-4(k)4.A – Additional Requirements for Demolitions: *All requests for demolition shall require a certificate of appropriateness. No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a landmark building or structure, the HRPB shall, at a minimum, consider the following additional decision-making criteria and guidelines:*

- (1) Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?

Analysis: The existing structure is a non-contributing resource in the Old Lucerne National and Local Historic District. Based on the information currently available about the structure, staff analysis is that the structure is unlikely to qualify as an individual landmark on the National Register of Historic Places.

- (2) Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?

Analysis: It is the analysis of Staff that a historically accurate version of the building, including the 1994 addition, could be reconstructed using materials available today.

- (3) Is the structure one of the few remaining examples of its kind in the city?

Analysis: No, there are other remaining examples of Minimal Traditional architecture in the city.

- (4) Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?

Analysis: No, retaining the 1994 addition would not provide an exemplary opportunity to study local history or design.

- (5) Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?

Analysis: No, the application proposes to demolish the 1994 addition without constructing a new addition in its place.

- (6) Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?

Analysis: No, the loss of the 1994 addition would not result in an irreparable loss of significant historic resources. The addition is not yet old enough to gain historic significance in its own right.

- (7) Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?

Analysis: Yes. Should the demolition of the 1994 addition be approved by the HRPB, it is the property owner's intention to simultaneously renovate the structure and continue its use as a single-family residence.

- (8) Is the building or structure capable of earning reasonable economic return on its value?

Analysis: Staff defers to the Applicant. No documentation regarding economic return has been submitted.

- (9) Would denial of demolition result in an unreasonable economic hardship for the property owner?

Analysis: Staff defers to the Applicant. No documentation regarding economic hardship has been submitted.

- (10) Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?

Analysis: The existing structure is a non-contributing resource in the Old Lucerne Historic District. Although it is designated as non-contributing, the structure's appearance from the public right-of-way does impact the overall ensemble of buildings within the district. The proposed partial demolition would support the historic character of the structure by removing a non-historic addition that is visible from the street.

- (11) Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?

Analysis: No, the addition has not been deemed unsafe by the Building Official.

- (12) Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?

Analysis: It appears that reasonable measures have been taken to secure the property.

Consistency with the Historic Preservation Design Guidelines

The proposed partial demolition and exterior alterations, as shown in the plans submitted, are designed to restore the original appearance of the home's façade and comply with the Design Guidelines for Minimal Traditional architecture. The Minimal Traditional architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

Analysis: The proposed partial demolition would bring back the historic appearance of the southeast portion of the home, and would re-establish the home's footprint from c. 1940 (when the rear porch was added). The architectural plans from the 1994 addition show that the original front window was centered under the gable; the plans submitted by the applicant restore that original layout. The proposed single-hung windows and wood siding are appropriate for the architectural style and are compatible with the existing windows.

CONCLUSION AND CONDITIONS

The proposed application for new construction does not conflict with the City's Land Development Regulations and is consistent with the Historic Preservation Design Guidelines, as the project brings the structure closer to its original appearance. Therefore, staff recommends that the HRPB approve the COA with conditions; staff has drafted conditions of approval below.

Conditions of Approval:

- 1) Only the 1994 addition at the southeast corner of the residence shall be demolished, as shown in the submitted plans.
- 2) Vinyl siding shall be removed. Existing wood siding shall be repaired where possible, or replaced with wood siding to match the existing siding.
- 3) The replacement window on the front elevation shall be centered under the gable roof and shall be a casement window with muntins to imitate a 6-over-6 single hung window.
- 4) The replacement windows on the south elevation (labeled "left elevation" on the submitted plans) shall be a 6-over-6 single hung window and a casement window with muntins to imitate a 6-over-6 single hung window.
- 5) All divided light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grids between the glass" shall not be used.
- 6) All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 7) All windows shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
- 8) Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100034 with staff recommended conditions for the partial demolition and renovation of the existing structure at **325 North Ocean Breeze**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 23-00100034 for a Certificate of Appropriateness (COA) for the partial demolition and renovation of the existing structure at **325 North Ocean Breeze**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the demolition and exterior alterations. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Plan Set and Survey
- B. Photos
- C. Historic Preservation Design Guidelines – Minimal Traditional
- D. Application and Justification Statement



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100032: Consideration of a Certificate of Appropriateness (COA) for an addition to create a duplex at **931 North J Street**; PCN #38-43-44-21-15-278-0090. The subject property is a non-contributing resource to the Northeast Lucerne Historic District and is located in the Single-Family and Two-Family Residential (SF-TF-14) Zoning District.

Meeting Date: April 12, 2023

Property Owner/Applicant: Jonathan Texta

Address: 931 North J Street

PCN: 38-43-44-21-15-278-0090

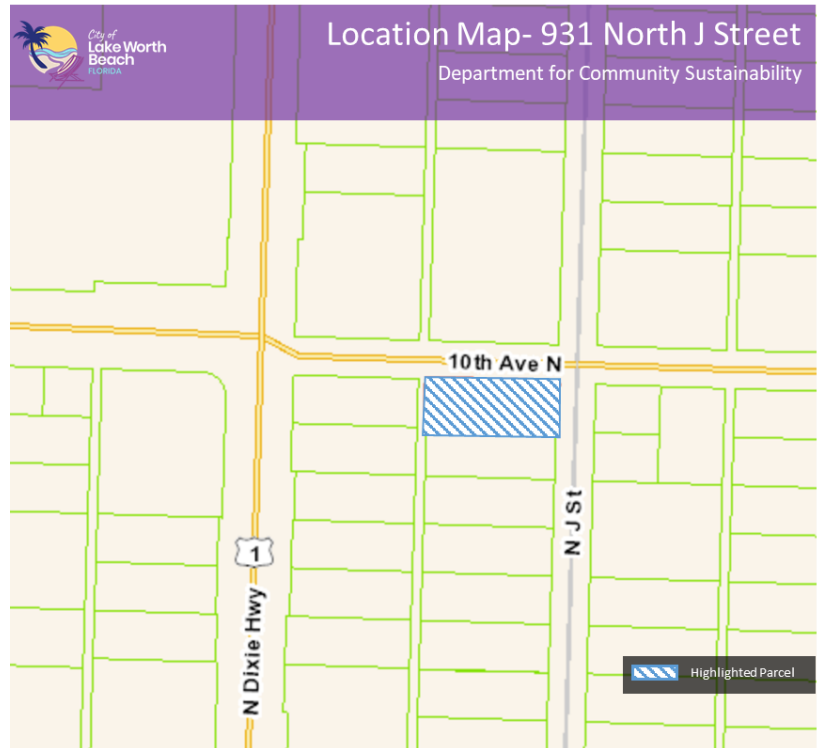
Lot Size: 0.15 acre /6750 sf

General Location: West side of North J Street between 9th Avenue North and 10th Avenue North

Existing Land Use: Single Family Residential

Current Future Land Use Designation:
Medium Density Residential (MDR)

Zoning District: Single-Family and Two-Family Residential (SF-TF-14)



RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Staff is recommending approval of the addition.

PROJECT DESCRIPTION

The property owner, Jonathan Texta, is requesting a Certificate of Appropriateness for an addition to create a duplex at 931 North J Street. The proposed second residential unit will be attached to the existing single-family residence by a breezeway. The second unit will have a gable roof with dimensional asphalt shingles, smooth stucco wall finish, impact-rated single-hung windows with four horizontal lights, and impact-rated single-light French doors. The site will also require three parking spaces, which are proposed in the rear of the lot adjacent to the alley.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The existing single-family house at 931 North J Street was constructed c. 1952 in the Masonry Minimal Traditional style. The front porch was added shortly after the structure was completed. A carport was added c. 1954, and was demolished in 2013.

Sometime between 1976 and 1997, siding was added to the exterior of the house. This siding, along with the window replacements and addition of the front porch, made the home appear to be a Wood Frame Minimal Traditional home rather than a Masonry Minimal Traditional home. After a vehicle ran into the building in 1997, the home underwent repairs to the north wall, siding, and interior kitchen cabinets.

The property owner contacted staff on September 16, 2022 to discuss building a new dwelling unit at 931 North J Street. In the subsequent months, staff was in consistent contact with the property owner through email, phone calls, and Zoom calls regarding zoning requirements and historic preservation design requirements. On February 22, 2023, Historic Preservation staff received a completed COA application for an addition to create a new duplex. The project was placed on the HRPB agenda for April 12, 2023.

The architectural plans and survey are included as **Attachment A**, and photographs of the site are included as **Attachment B**.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium-Density Residential category is *“intended primarily to permit development of two-family structures and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more dwelling units, each for occupancy by one family or household. Implementing zoning districts are SF/TF-14, MF-20 and NC.”*

Analysis: The proposed structure is a two-family residence, and is consistent with the intent of the Medium-Density Residential designation. The proposed two-family structure is also consistent with Goal 3.1 which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. The project’s architectural design complements the City’s appearance as consistent with Objective 3.2.4.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan.

Consistency with the Land Development Regulations – Zoning

Single-Family and Two-Family Residential (SF-TF-14): Per LDR Section 23.3-8(a), the "SF-TF 14 single-family and two-family residential district" is intended primarily to permit development of one (1) single-family structure, a single-family primary structure and an accessory dwelling unit, or one (1) two-family structure per lot. Single-family structures are those which provide a dwelling unit for one (1) family or household; an accessory dwelling unit shall not exceed the maximum height or unit size of the primary structure. Two-family structures are those which provide two (2) principal dwelling units, each for occupancy by one (1) family or household. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall single-family character. The "SF-TF 14 single-family and two-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan.

The proposed project is consistent with all site data requirements in the City's Land Development Regulations except for the required parking space back-out and the location of new mechanical equipment. Per LDR Section 23.4-9(b)1.A., parking provided off an alley shall maintain a 20-foot back-out, which includes the width of the alley. This requirement means that standard parking spaces off an alley need to provide 28 feet in length; the spaces as shown on the current site plan are 18 feet in length. Staff suggests reducing the length of the breezeway and shifting the proposed addition to the east to provide additional space for the required back-out, and has added a condition of approval to increase the length of the parking spaces. Mechanical equipment for new structures must be placed outside the required setbacks. As currently proposed, the air conditioning equipment for the second dwelling unit is encroaching the south side setback. Staff has added a condition of approval to relocate this equipment outside the setbacks.

Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		SF-TF-14 Zoning District	Provided
Lot Size (min)		5,000 sf	6,750 sf (0.155 acres)
Lot Width (min)		50'	50'
Setbacks	Front (min build-to line)	20'	26'8"
	Rear (min)	13'	28'
	Side (min)	5'	5'
Impermeable Surface Coverage (max)		55%	48.3%
Structure Coverage (max)		35%	34.8%
Front Yard		750 SF Permeable and landscaped	921.34 SF
Density (max)		14 du/acre (2 du total)	12.9 du/acre (2 du total)
Building Height (max)		30'	13'4"
Maximum Wall Height at Side Setback		18' @ 5' setback	13'4" @ 5' setback
Floor Area Ratio (FAR) (max)		0.50	0.32
Parking		3 spaces	3 spaces*

*required back-out shall be provided per Staff's suggested conditions of approval

Consistency with the Land Development Regulations – Historic Preservation

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below.

The applicant has also submitted a Justification Statement, provided in this report in **Attachment D**.

Section 23.5-4(k)2 – Additional guidelines for alterations and additions, noncontributing structures.

- A. Is this a change to the primary façade?

Analysis: While the addition will not affect the primary façade of the existing structure, it will be visible from 10th Avenue North.

- B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Analysis: Yes, the proposed addition is visually compatible with the Masonry Minimal Traditional architectural style of the structure and with other structures of similar architectural styles in the neighboring properties.

Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility: *In approving or denying applications for certificates of appropriateness for new construction and additions, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:*

- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.

Analysis: Both the existing structure and the proposed new unit are one story tall, as are many other buildings in the surrounding historic district.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.

Analysis: The width and height of the front elevation is visually compatible and in harmony with the surrounding properties as the scale and massing of the proposed structure is consistent with existing structures in the vicinity, which are single-story and oriented east to west.

- (3) For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.

Analysis: The proposal is not a landmarked or contributing building, but the openings are appropriately sized and in harmony with visually related buildings in the Northeast Lucerne Historic District.

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.

Analysis: The front (west) elevation largely avoids expanses of black façade, and the relationship of solids to voids is in harmony with neighboring buildings.

- (5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.

Analysis: The proposed building adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings.

- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.

Analysis: The proposed design places the entrance on the west elevation facing the alley, which provides future tenants easy access to the second unit's entrance. The addition follows the same east-west orientation as the existing structure, with the side elevations of both structures facing 10th Avenue North. The surrounding homes have a variety of entrance and porch configurations, and the proposed design is in harmony with the surrounding district.

- (7) The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.

Analysis: The proposed building will utilize a smooth stucco wall texture and single-hung windows with four horizontal lights. Smooth stucco is common for Masonry Minimal Traditional architecture, and is also common within the Northeast Lucerne Historic District.

- (8) The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.

Analysis: The building utilizes a dimensional shingle roof, which is a compatible roof type for many architectural styles within the Northeast Lucerne Historic District.

- (9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.

Analysis: The site features are largely appropriate for the structure and its context in the neighborhood.

- (10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.

Analysis: The size and mass are in harmony with other two-family residential properties on the block and are generally appropriate for the surrounding neighborhood.

- (11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.

Analysis: The applicant has provided a streetscape showing the building in relation to those to either side of it, as viewed from 10th Avenue North. The building is similar in height and massing to existing two-story homes in the neighborhood.

- (12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.

Analysis: The design incorporates elements of the Masonry Minimal Traditional and is visually compatible with other buildings in the historical district.

- (13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

(a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

Analysis: This requirement is not applicable to the construction of the new residential unit; the mechanical systems for the existing historic structure will not be affected.

- (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

Analysis: Staff has added a condition of approval that the new unit's mechanical equipment must be placed outside of the setbacks.

- (c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

Analysis: This requirement is not applicable to this project.

- (14)The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis: The site plan includes a three parking spaces, which is included in **Attachment A**. The parking spaces are in the rear of the lot adjacent to the alley, but do not meet the required 20-foot back-out. Staff has added a condition of approval requiring the back-out to be depicted on the site plan prior to the issuance of a building permit. Further, the condition also suggests that the length of the breezeway be shortened to provide additional space for the back-out.

Consistency with the Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide standards and recommendations for rehabilitation of historic buildings, including new additions. New additions should be designed and constructed so that the character defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. New additions should be differentiated from, yet compatible with, the old so that the addition does not appear to be part of the historic fabric. The Minimal Traditional architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

Analysis: The proposed addition to create a duplex is designed with materials and detailing that are consistent with the Masonry Minimal Traditional architectural style. As previously discussed, the existing house was originally designed in the Masonry Minimal Traditional style; although alterations over time have obscured the original architectural style, the proposed addition's design reflects the historic style of the original home. The proposed addition also differentiates itself from the historic structure through its exterior wall finish and window styles, as well as through the open breezeway separating the two units.

CONCLUSION AND CONDITIONS

The proposed structure's design is consistent with the Historic Preservation Design Guidelines requirements. The application is also consistent with the City's Land Development Regulations, with the exception of the required parking space back-out and the location of new mechanical equipment. Therefore, staff recommends approval of the application with the conditions outlined below, including conditions to bring the parking spaces into compliance with Section 23.4-10(b) and bring the mechanical equipment locations into compliance with section 23.3-8(c).

Conditions of Approval:

1. Door 1 shall be clear single-light French door.
2. Windows A, B, C, and D shall be clear four (4) light single hung windows to imitate awning windows.
3. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.

4. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
5. The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
6. On the north elevation facing 10th Avenue North, a decorative vent shall be added to the gable end of the new addition. The proposed elevation architectural drawings shall be modified to depict the decorative vent prior to the issuance of a building permit.
7. The exterior wall surface shall be smooth stucco.
8. The roof shall use dimensional asphalt shingles.
9. Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
10. The parking spaces provided off the alley shall provide the additional required 20-foot (20') backout, including the width of the alley. The proposed site plan shall be modified to depict the required backout prior to the issuance of a building permit.
11. All improved surfaces shall be set back a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary. The proposed site plan shall be modified to depict the required 1"-0" from property lines for improved surfaces prior the issuance of a building permit.
12. All mechanical equipment shall be located outside of required setbacks. The proposed site plan shall be modified to depict the mechanical equipment outside the required setbacks prior the issuance of a building permit.
13. In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.
14. The applicant shall coordinate with Public Works to determine if improvements to the adjacent alley are required.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100032 with staff-recommended conditions for a Certificate of Appropriateness (COA) for an addition for the property located at **931 North J Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 23-00100032 for a Certificate of Appropriateness (COA) for an addition for the property located at **931 North J Street**, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS

- A. Plans and Survey
- B. Photos
- C. Minimal Traditional Design Guidelines
- D. Application and Justification Statement



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100039: Consideration of a Certificate of Appropriateness (COA) for window replacements at the property located at **211 Columbia Drive**. The subject property is a contributing resource to the College Park Local Historic District and is located in the Single-Family Residential (SFR) Zoning District.

Meeting Date: April 12, 2023

Property Owner/Applicant: Lynette Brooks

Address: 211 Columbia Drive

PCN: 38-43-44-15-06-003-0530

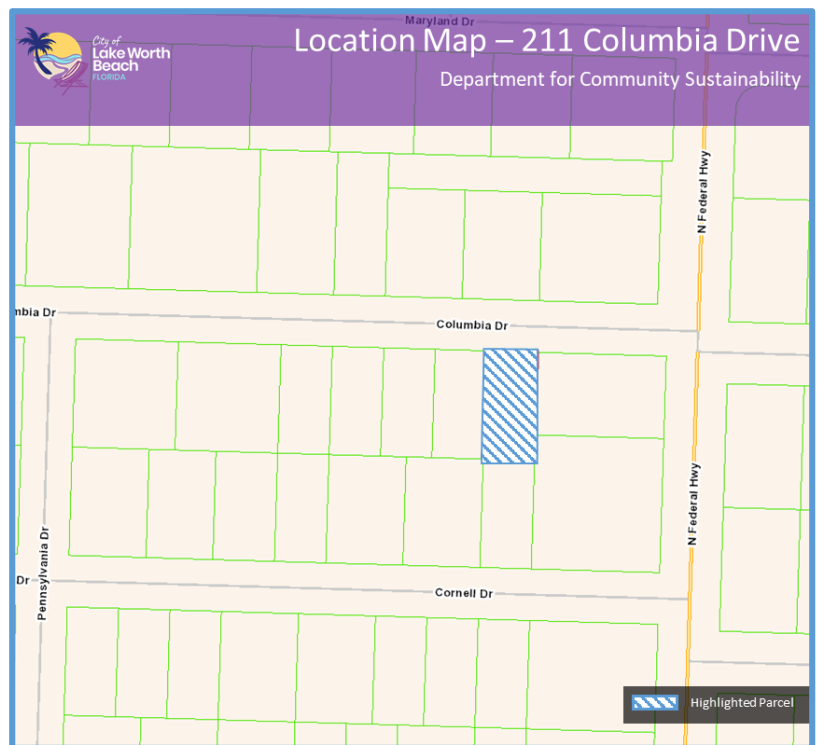
Lot Size: 0.12 acre /5250 sf

General Location: North side of Columbia Drive between Pennsylvania Drive and North Federal Highway

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Based on previous direction by the HRPB and the requirements in the Historic Preservation Design Guidelines, staff cannot administratively approve the proposed gray glass windows and recommends denial of the proposed windows.

PROJECT DESCRIPTION

The property owner, Lynette Brooks, is requesting a Certificate of Appropriateness for replacement of 13 windows and on the structure located at 211 Columbia Drive. The windows were installed in 2020 without permit approval (permit #20-2124) and have gray tinted glass. 211 Columbia Drive is not part of the College Park National Historic District, but is a contributing structure in the College Park Local Historic District.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The single-family house at 211 Columbia Drive was constructed in 1948 in the Minimal Traditional architectural style. The home has had several alterations and repairs throughout its history, including the addition of a Florida room in 1956, a detached carport in 1957, and a screen room on the carport in 1965, as well as several roofing replacements and the addition of awnings to existing windows.

On July 17, 2020, the City received a permit application for replacement of 13 windows on the main structure. The permit was disapproved by Historic Preservation staff on July 29, 2020, as the application was missing labeled photographs, information about the replacement glazing type, and a COA application.

On November 15, 2022, Code Enforcement staff filed code violations on the property, including window replacement without an approved building permit. The property owner contacted Historic Preservation and Building Department staff in January and February, and staff discussed how to re-submit the window permit with the required documentation. The permit was re-submitted on February 16, 2023, and staff disapproved the permit on February 23, 2023, as the information submitted by the property owner noted that the glazing has a gray tint. Staff informed the property owner that they could either replace the glazing with clear glass, which would keep the approval at an administrative level, or they could take the project to the HRPB to request approval of the replacement windows with the existing gray glazing. The property owner expressed that they had difficulty finding a contractor to replace the glass, as the previous contractor had worked without permits; the property owner's attempts to contact the previous contractor to resolve the unpermitted work have not been successful. On February 28, 2023, staff received the documentation required to take the project to the HRPB, and placed the project on the agenda for April 12th.

An installation map and photos of the replacement windows are included as **Attachment A**, and the property owner's Justification Statement is included in **Attachment B**.

ANALYSIS

Consistency with the Land Development Regulations and Historic Preservation Design Guidelines

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The window replacement section of the City's Historic Preservation Design Guidelines is included as **Attachment C**.

Section 23.5-4(K)(1) General guidelines for granting certificates of appropriateness

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:

A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Staff Analysis: Based on the original architectural drawings and the City's Historic Preservation Design Guidelines, staff contends that the proposal is successful in replicating the original window design. However, the windows utilize gray glass, which has not been considered an appropriate replacement for clear glazing.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Staff Analysis: The proposed window replacement will have no direct physical effect on any surrounding properties within the College Park Historic District.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Staff Analysis: Per the regulations set forth in the City's Historic Preservation Design Guidelines, replacement windows shall replicate the appearance of the original windows. The replacement windows use appropriate options to replicate the design of the original double-hung and jalousie windows, but do not replicate the historic clear glazing.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property.

E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: Yes, the applicant's plans can be completed in a reasonable timeframe.

F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Staff Analysis: The replacement window styles are in compliance with the City's Historic Preservation Design Guidelines Design Guidelines, Secretary of the Interior's Standards for Rehabilitation, and the Historic Preservation Ordinance. However, the gray tinted glazing used in the replacement windows is not in compliance with the City's Historic Design Guidelines.

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation, and will the requested changes cause the least possible adverse effect on those elements or features?

Staff Analysis: The structure is designated as a contributing resource within the College Park Historic District. Windows are a major character-defining feature for architectural styles, and play an important role in structures' contributing designations. As previously discussed, the windows' style and design are appropriate

for the architectural style at 211 Columbia Drive. However, per the Design Guidelines, tinted glass is not appropriate for historic structures. Therefore, using gray glazing in all the structure's window openings will have an adverse effect on the structure's historic integrity.

Section 23.5-4(k)(2) Additional guidelines for alterations and additions, landmark and contributing structures.

- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Staff Analysis: Yes, the property is still being used as a single-family residence, which is its originally intended purpose.

- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Staff Analysis: The window replacements, excluding the rear Florida room, will not be removing original historic material. The original windows on the house were replaced from double-hung windows to jalousies at an unknown date (based on Google Maps images, the windows were replaced with jalousies prior to 2007). The windows on the rear Florida room do appear to be the original windows from when the room was constructed c. 1956. The proposed window replacements are stylistically appropriate for the architectural style, but do not conform to the Design Guidelines regarding window tint.

- C. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

Staff Analysis: The proposed gray glass is not visually compatible with the neighborhood character of the district and does not comply with the Design Guidelines.

- D. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:

1. The work to be performed will conform to the original door and window openings of the structure; and
2. That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and
3. That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.
4. If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

Staff Analysis: Not applicable; the applicants have not chosen to avail themselves of this paragraph.

CONCLUSION AND CONDITIONS

While the window styles are appropriate for the structure, the gray tinted glass is not consistent with the requirements of the Historic Preservation Design Guidelines. If the Board moves to approve the replacement windows, staff has drafted conditions of approval:

Conditions of Approval:

1. Windows A, B, C, D, E, K, and L shall be one-over-one single hung windows.
2. Windows F, G, H, I, J, and M shall be horizontal roller windows.
3. At building permit inspections, all previously installed windows shall be inspected for the conditions below. If the windows do not meet the conditions, and shall be reinstalled to meet the conditions below:
 - a. All windows shall be installed in their existing openings. Openings shall not be filled in or made larger to accommodate alternately sized products.
 - b. Original window trim, window sills, and mullions shall be retained. Where original trim and surrounds need to be replaced due to severe deterioration, the replacement elements shall match what is being removed in profile, design, shape, size, configuration, and location.
 - c. All windows shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-001000039 for a Certificate of Appropriateness (COA) for window replacements with gray tinted glass for the property located at **211 Columbia Drive**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 23-001000039 for a Certificate of Appropriateness (COA) for window replacements for the property located at **211 Columbia Drive**, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS

- A. Installation Maps, Photos, and Quote Form (2020 and 2023)
- B. Application and Justification Statement
- C. Window Replacement Guidelines



City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461 · Phone: 561-586-1687

DATE: April 5, 2023

TO: Members of the Historic Resources Preservation Board

FROM: Anne Greening, Senior Preservation Planner
Yeneneh Terefe, Preservation Planner
Department of Community Sustainability

MEETING: April 12, 2023

SUBJECT: Notification of the condemnation of the principal structure and garage at 206 North Federal Highway. The subject property is a non-contributing resource in the Northeast Lucerne Local Historic District.

PROPOSAL / BACKGROUND:

The subject property is a non-contributing resource in the Northeast Lucerne Local Historic District; the main structure was built c. 1927 in the Wood Frame Vernacular style, and the garage was built between 1925 and 1935.

After a representative of the Building Official visited the site on January 31, 2023 and February 2, 2023, the City's Building Official declared the main structure and garage unsafe. He noted structural cracks, issues with the garage and main structure foundations, significant water damage, and a collapsing addition. The unsafe declaration letter is included as an attachment.

Pursuant to Land Development Regulation (LDR) Section 23.5-4(m), Exceptions to certificates of appropriateness:
3. *City condemnation.* **A certificate of appropriateness shall not be required when a designated city landmark or a contributing building within a designated local historic district has been condemned by the city.** A demolition permit, however, shall not be issued until the HRPB has been notified and given an opportunity to comment, as provided in subsection I). A certificate of appropriateness shall be required prior to demolition by the city of a landmark listed on the National Register or of any contributing structure within a historic district listed on the National Register.

BOARD COMMENT:

[Board members may provide comment on the condemnation and proposed demolition.]

Attachments

- A. Declaration of Unsafe Conditions
- B. Photographs