



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, SEPTEMBER 13, 2023 -- 6:00 PM**

**SWEARING IN OF NEW MEMBERS**

**ROLL CALL and RECORDING OF ABSENCES**

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES:**

- A. [June 14, 2023 Regular Meeting Minutes](#)  
[July 12, 2023 Regular Meeting Minutes](#)

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

**WITHDRAWALS / POSTPONEMENTS**

**CONSENT**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**HRPB TRAINING**

- A. HRPB Project Number 23-00000011:** Request by Elaben Patel for installation of a new mural at 128 North Lakeside Drive. The subject site is zoned Multi-Family Residential (MF-20) and has a future land use designation of Downtown Mixed Use (DMU).
- B. HRPB Project Number 23-00100142:** Consideration of a Certificate of Appropriateness (COA) for door and sidelight replacements with integral mini-blinds at the property located at 129 South Golfview Road, Unit #7. The subject property is a non-contributing resource to the South Palm Park Historic District and is located in the Medium-Density Multi-Family Residential (MF-30) District.

**PLANNING ISSUES:**

- A. Conceptual review of a potential addition at 1405 South Palmway.

**PUBLIC COMMENTS:** (3 minute limit)

**DEPARTMENT REPORTS:**

**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, JULY 12, 2023 -- 6:09 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were- Robert D'Arinzo -Acting Chair; Jamie Foreman; Tricia Hallison-Mischler; Nadine Heitz. Also present were – Yeneneh Terefe, Preservation Planner; Anne Greening, Senior Preservation Planner; Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney (virtual); Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES:** Available at next meeting

**CASES**

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

**PROOF OF PUBLICATION**

- 1) HRPB 23-01500004 -1115 North Ocean Breeze  
HRPB 23-01500005 -1106 South Palmway  
HRPB 23-01500006 - 231 South J Street

**WITHDRAWALS / POSTPONEMENTS** None

**CONSENT** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** None

**UNFINISHED BUSINESS:**

- A. HRPB #23-00100084:** Additional information requested by the HRPB at the June 14, 2023 meeting on the proposed replacement of an existing metal shingle roof with asphalt shingles at 722 North K Street.

**Staff:** A. Greening reminds Board of details of previous Board meeting direction including additional information from staff on the quantity of metal shingle roofs in the City, the visual impact of replacement with asphalt shingles or standing seam versus metal shingles. Also requested from the applicant was cost quotes for asphalt shingle replacement and metal shingle replacement.

Staff did not have the capacity to engage in a full-study/survey of metal shingled roofs in the City but did find at least 15 in the Historic districts.

**Applicant:** Tom Turner – As the owner/investor he is attempting to keep the property affordable for a purchaser. It is an investment property and not homesteaded. States there is no economic hardship.

**Board:** As it isn't a homesteaded property, the Board does not believe the asphalt shingle is the best solution.

**Applicant:** He was told that the metal shingle roof is the most costly of roofs.

**Staff:** The Office of the State of Florida Secretary of the Interior's Standards has provided their opinion on the replacement of that type of roof which is: Like for like is preferable, secondly a light grey asphalt shingle mimicking the horizontality and color of a metal shingle on a case by case basis with accompanying Economic Hardship application to justify the alternative material. Standing seam or 5V crimp are not options according to the Office of the Secretary of the Interior's Standards. This guidance was confirmed in 2016 and reaffirmed in July 2023.

Staff reminds Board that the decisions made impact the Certified Local Government status for the entire City. This allows for district waivers to flood map requirements and variances to Historic properties as well as a reduced Flood Insurance rates for the entire City, not solely Historic properties.

**Motion:** T. Hallison-Mischler moves to deny HRPB 23-00100084 as the applicant has not established by competent substantial evidence that replacement with metal shingles is infeasible or that the application is compliant with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; J. Foreman 2<sup>nd</sup>.

**Vote:** Ayes 3, Nay 1-R.D'Arinzo dissenting. Motion carries.

## **NEW BUSINESS:**

- A. HRPB Project Number 23-01500004:** A request for three variances to allow a shed and pavers exceeding the maximum impermeable surface coverage, as well as to allow a shade sail structure in the required setback and exceeding the maximum accessory structure coverage at 1115 North Ocean Breeze. The subject property is a contributing resource within the Northeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is the Single Family Residential (SFR).

**Staff:** A. Greening presents case findings and analysis. A shed, pavers and shade sail were all installed without permits. The maximum surface coverage has been exceeded as well as the maximum accessory structure coverage. Between 2015 and 2018 large areas of the backyard were paved without permits resulting in an overage of +/- 645 square feet. The shade sail is located within the side setback area. The property was cited for work without permits in October 2022 with the permits being submitted on February 9, 2023 and disapproved on February 16. A re-submittal on April 17, 2023 was also disapproved. The one citation for a gate permit was unable to be processed as the location required the use of a neighbor's property for the residents to 1115 N. Ocean Breeze to access a parking space. Staff met with the applicant and advised to remove pavers and sail shade to bring the property into compliance but the applicant chose to move forward with requests for variances. The shade sail as attached to the heightened poles at the fence are encroaching in the setback as it is considered a structure. If the shade sail were to be attached to a tree it would not require a permit provided the overhang did not exceed two1/2 feet.

**Board:** Would it be possible to retro-fit to contain the drainage? Staff advises the variances would need to be granted followed by engineered drawings, it would be easier to remove the pavers and install semi-permeable pavers.

**Applicant:** States he would remove the concrete under the shade sail; presents photos of property.

Staff will work with the applicant if they are willing to remove other portions of concrete to reduce the impermeable coverage. Stormwater runoff is a very real concern for contiguous properties and lack of permeable area for percolation.

**Public Comment:** Board members were provided with three written public comments prior to the start of the meeting. All comments were in support of the proposals made by the applicant.

**Motion:** N. Heitz moves to approve HRPB 23-01500004 for one of three variances to allow adjustment to the maximum impermeable surface to accommodate the shed only; J. Foreman 2<sup>nd</sup>.

**Board Attorney advises to clearly state the criteria:** The shed is a reasonable expectation for a single-family home. Allowing for the variance will not create a need for a revision to the historic structure.

**Vote:** Ayes all, unanimous.

**B. HRPB Project Number 23-01500006:** A request for a variance to allow the installation of a shed between the principal structure and the public street at 231 South J Street. The subject property is a non-contributing resource within the Southeast Lucerne Historic District and is located in the Multi-Family Residential (MF-20) zoning district. The future land use designation is Medium Density Residential (MDR).

**Staff:** A. Greening presents case findings and analysis. The new shed will be in the same location as the old shed. The rear setbacks are approximately four (4) feet and the side setbacks are approximately 1.5 feet, there isn't anywhere else to locate the shed. Staff recommends approval of the request.

**Motion:** T. Hallison-Mischler moves to approve HRPB 23-01500006 with staff recommended Conditions of Approval as the application meets the variance criteria based on the data and analysis within the staff report; N. Heitz 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous

**C. HRPB Project Number 23-01500005:** A request for three variances to allow a gravel boat storage area in front of the front building line, which also exceeds the maximum impermeable surface coverage and does not meet the minimum front yard landscaped area requirements at 1106 South Palmway. The subject property is a non-contributing resource within the South Palm Park Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is the Single Family Residential (SFR).

**Staff:** A. Greening explains the previous review processes, which were administrative in nature and ceased in 2018; the approval did not run with the property. This formal process is what remains since a 2018 LDR text change. Storage of the boat forward of the front building line and gravel have increased the non-conformities of the existing excess impermeable surface coverage and landscaping. Non-conformities may exist as is however they may not be increased. Variances are the result of unpermitted work. Although a double frontage lot is unusual, many homes in South Palm Park have the same condition, the strict application of the LDR's would not deprive the owner of reasonable use of the property. The final criteria is met as the use as proposed would not be injurious to the public welfare.

**Applicants:** Edmund and Theresa Deveaux-The gravel beneath the boat is off to the side and is less than 60 square feet. Beneath the gravel is a membrane and landscape rock for drainage. New landscape material (Clusia) has been installed for screening, cannot be seen from the east or west. To park on the south side would require the moving of a fence, building an enclosure and entry to the sidewalk. This would have the least impact. Just to the north is a City greenspace, this is protecting the applicant property from flooding occurring on that City lot.

**Staff:** The impermeable surface coverage has been exceeded in the front yard. The lot is visible from three (3) sides.

**Board:** The Board does not wish to set a precedent with the approval instead preferring the City to set a policy regarding boats in the front yard. 54:11

**Public Comment:** None

**Motion:** J. Foreman moves to approve HRPB 23-01500005 for three (3) variances with staff recommended conditions including: These variances shall continue until the subject property is renovated

to an extent of more than fifty (50) percent of the assessed value of the structure as determined by the building official; Shall only apply to a boat sized equal or smaller to this boat 24 feet in length x8 feet wide x5.5 in height and shall not run in perpetuity. N. Heitz 2<sup>nd</sup>.

Within 30 days a landscape permit shall be submitted to demonstrate how the substrate will be maintained to stay out of the right-of-way and storm water systems, remain intact; not be expanded. Further, regarding the variance criteria, Board finds the lot to be unique in that it is visible from three (3) sides, the testimony that it would be cost prohibitive and difficult to locate elsewhere on the lot; the substrate would drain and not contribute to the stormwater runoff issue.

**Vote:** Ayes all, unanimous

**D. HRPB Project Number 23-00100141:** Consideration of a Certificate of Appropriateness (COA) for the conversion of a detached carport to an enclosed storage space at 809 North Ocean Breeze. 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 contributing resource in the Northeast Lucerne Historic District.

**Staff:** A. Greening presents case findings and analysis of the proposal for this contributing structure. On November 15, 2022 the City issued a Stop Work Order for work without permit. Staff has met with the applicant to discuss design revisions. The visual appearance would be affected by loss of the opening, a character-defining feature of a Mid-Century Modern style home. A suggestion is to build the walls behind the existing structural elements so it would harken back to the carport entrance.

**Applicant:** Sue Carstens agrees with the Conditions of Approval proposed by staff.

**Board:** Have the conditions already been met or are they in progress? **Response:** A permit was submitted with review pending the outcome of this meeting.

**Board:** Members like the idea of recessing the wall; staff suggests articulation in the form of a reveal for the stucco. Addition of Condition #9 – a stucco reveal shall be added to indicate the location of the carport.

**Public Comment:** None

**Motion:** N. Heitz moves to approve HRPB 23-00100141 with staff recommended Conditions based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements plus one additional Condition #9 - A stucco reveal shall be added to indicate the location of the carport; T. Hallison-Mischler 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**E. HRPB Project Number 23-00100138:** Consideration of a Certificate of Appropriateness (COA) for roof replacement at 623 North Ocean Breeze. The subject property is a contributing resource to the Old Lucerne National Historic District and is located in the Single Family Residential (SFR) Zoning District.

**Staff:** A. Greening provides details and reminds Board that metal standing seam/5V crimp is not in the State of Florida guidance. The patterning of the roof material is extremely important in determining the building's overall historic character. Replacement in-kind is best and if not feasible or a hardship then a shingle roof resembling the original color and shape is recommended.

**Applicant:** Does not think it is reasonable to expect someone to spend double the cost for a metal shingle roof.

**Board:** Discusses if there could be an economic hardship and whether the applicant will be willing. Cost wise it appears the asphalt shingle roof is the least expensive followed by the standing seam roof and the lastly the metal shingle. Although the applicant states he is amenable to the asphalt shingle as opposed to the metal shingle, Board would like to be able to determine that there is a hardship before considering the asphalt shingle.

**Motion:** Continuance until next meeting J. Foreman T. Hallison-Mischler 2<sup>nd</sup>. The applicant was advised to call to schedule a meeting with staff for further discussion.

**Vote:** Ayes all, unanimous

**F. HRPB Project Number 23-00100129:** Consideration of a Certificate of Appropriateness (COA) for construction of a new structure, to be used as a garage, office, and dwelling unit, at 122 North L Street. The subject property is a contributing resource to the Northeast Lucerne Historic District and is located in the Mixed Use – East (MU-E) Zoning District.

**Staff:** A. Greening the garage on-site has been condemned. The proposed new structure has a two (2) bedroom unit with garage and office beneath. The impermeable surface is slightly over the allowed amount. It is visually compatible with surrounding buildings. To bring more minimal traditional style, staff suggests siding or stucco to imitate siding and asphalt shingle instead of standing seam. The blank facades on the north and west elevations can receive windows or faux shutters.

**Board:** The applicants are not present for the meeting.

**Motion:** N. Heitz moves to approve HRPB 23-00100129 with staff recommended Conditions 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; T. Hallison-Mischler 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**G. HRPB Project Number 23-00100118** Consideration of a Certificate of Appropriateness (COA) for window and door replacement at the property located at 1102 North Lakeside Drive; PCN #38-43-44-21-15-360-0010. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family Residential (SFR) Zoning District.

**Staff:** Y. Terefe – The selected windows for the proposed replacements were inappropriate with the COA application. In the interim, the applicant agreed to add muntins to most windows but wished to bring the question regarding the paired sliding glass doors to the Board. The structure is a contributing structure and the doors are visible from two streets. The Design Guidelines specify that openings should not be enlarged or filled in but utilize the original openings. Door openings

**Robert Huss (General Contractor)** for the applicant: the owners received a variance approval for a pool. Owners are proposing the muntins to be on the inside. With a pool fence and landscaping, the sliders would not be visible.

**Staff:** The muntins, according to Guidelines, shall be exterior raised muntins.

**Public Comment:** None

**Board:** There will be a drastic change in appearance to the lot.

**Motion:** N. Heitz moves to approve HRPB 23-00100118 with staff recommended Conditions of Approval including the requirement for raised, exterior muntins and window openings 9-12 be sliding glass doors; 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; T. Hallison- Mischler 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**H. HRPB Project Number 23-00100149:** Consideration of a Certificate of Appropriateness (COA) to demolish the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana at 1405 South Palmway. The subject property is a contributing resource to the South Palm Park District and is located in the Single-Family Residential (SFR) Zoning District.

**Staff:** Y. Terefe reviews project details and provides case analysis and history of property renovations. Also recommended by staff is that the cabana/garage conversion could, with changes to the plans, bring the cabana into compliance. Additions to the front structure should be considered separate from the cabana. The property owner was issued a stop work order in mid-December 2022 for no permits after multiple meetings with staff to discuss the proposed plans for the property. Staff received a completed

COA on June 16, 2023 for the proposed work. The applicant is proposing to utilize the Sustainable Bonus Incentive Program to account for excess structure coverage. The conversion of the garage to cabana creates a parking deficit despite the addition of a proposed space in the front yard. The setbacks for homes on the street are all the same and creates a rhythm. Staff contends there is sufficient space to the rear of the primary structure allowing for an addition as well as a pool while retaining the front façade.

**Applicant:** Is in agreement with separating the requests as well as providing the requested distinction offered by leaving recesses to indicate the location of the garage doors. Would like an area for children and dog to play. Does not want to remove the older trees on the lot along the rear property line. Discusses the removal of front façade elements originally on the house.

**Public Comment:** Board members were provided with eleven written public comments prior to the start of the meeting. All comments were in support of the proposals made by the applicant.

**Motion:** N. Heitz moves to approve a portion of HRPB 23-00100149 for conversion of the existing garage to a cabana with Conditions 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; J. Foreman 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**Motion:** J. Foreman moves to table the new construction portion of the project; N. Heitz 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

-----5-minute break-----2:14:30

Conceptual Review of the project: Staff suggests a 2-story addition to the rear of the house would eliminate the need for the front addition. If the pool were to be shifted slightly north, the addition could accommodate a stairwell and 2<sup>nd</sup> floor. A 2<sup>nd</sup> floor would be a good compromise and preserve the façade of the front structure.

Applicant Is concerned about the trees on the lot and the pool must be where it is shown. Applicant states that her compromise is that she would do anything and the house has had so many changes in the past and nothing historic remains as it lost a lot of pieces.

Staff and Board remind the applicant that the loss of the front façade would render the property non-contributing. The Ordinance is about preserving the original aspects of the structure and property. The historic fabric of the house would be destroyed. Although the applicant states they would re-create, it is not the same as the original and would create a false sense of history.

Greg Richter 1202 S. Palmway– This makes sense, they want to bring the look forward. Removing the oaks would affect the neighborhood. This is common sense. The second floor would involve neighbors.

Staff: Nothing has been done to the house that is irreversible. Original windows, doors, roof can all be restored. Discussion about guest quarters, bathroom, laundry, office (no kitchen). Staff can meet to review other design options allowing for more square footage and accommodations without removing the front façade.

Applicant asks about pool in front yard; staff states there would be no hardship to support as there is sufficient space in the backyard for a pool.

**PLANNING ISSUES: None**

**PUBLIC COMMENTS:** (3-minute limit)

**DEPARTMENT REPORTS: None**

**BOARD MEMBER COMMENTS: None**

**ADJOURNMENT** 8:45 PM





**MINUTES**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, JUNE 14, 2023 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were Bernard Guthrie, Chairman; Robert D'Arinzo; Nadine Heitz; Tricia Hallison-Mischler; Jamie Foreman 6:03 pm. Also present were: Anne Greening, Senior Preservation Planner; Yeneneh Terefe, 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**

**APPROVAL OF MINUTES:**

A. April 12, 2023 Minutes

**Motion:** R. D'Arinzo moves to approve the April 12, 2023 minutes as presented; T. Hallison-Mischler 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**CASES**

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

**PROOF OF PUBLICATION** Provided in the meeting packet.

- 1) 711 South Palmway  
224 North L Street  
Ordinance 2023-06  
Ordinance 2023-10

**WITHDRAWALS / POSTPONEMENTS** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- A. **HRPB Project Number 23-00100084:** Consideration of a Certificate of Appropriateness (COA) for roof replacement at 722 North K Street; PCN #38-43-44-21-15-218-0060. The subject

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

**Staff:** A. Greening presents case findings and analysis. Last year the Board changed the approval matrix allowing for staff to administratively approve a metal shingle roof to a metal shingle roof. Also agreed was that the shingle option would be considered on a case by case basis and is accompanied by an Economic Hardship application. The applicant is proposing to replace with asphalt shingle. Roofs are one of the character defining features of any style. To replace would diminish the historic character. There are at least 4 metal shingle options that meet wind code. The horizontality of the rooflines is what is visible and notable. The replacement and discussions will have implications for those remaining metal shingle roofs in the City.

**Applicant** Tom Turner – The hardship would be it would be less affordable for a purchaser. Anticipates the metal shingle roof would cost approximately \$35K. The asphalt shingle quote is just under \$12 K. There is also a flat roof section.

**Board:** Is it the original metal roof? Yes, it is original.

Are there any preferable environmental options? Metal vs Shingle? The shingle roof will have a shorter lifespan.

**Staff:** There was previous discussion by the Board regarding a metal roof versus a metal shingle roof and the feasibility of installing a metal roof horizontally. The metal shingle roof was made locally and available locally, they are historic

What does the Economic Hardship program look like? Is it evidenced based?

**Staff:** Personal information is stricken and staff requests the minimum information necessary to support any hardship claim.

Board discusses the horizontal lines of a shingle roof versus the vertical lines of a 5V crimp roof..

**Staff:** There are four (4) brands that successfully meet wind load requirements. The Design Guidelines have been adapted to meet the climate in South Florida. These options would not be available in most Historic Districts in the middle of the country or Northeast; i.e. impact windows in place of wood windows would not be a discussion, however the Design Guidelines have adapted to the climate in the form of impact windows due to wind code and insurance coverage.

**Public Comment:** None.

**Motion:** R. D'Arinzo moves to continue HRPB 23-00100084 to the July HP meeting allowing time for the applicant to provide/obtain quotes for suggested solutions; J. Foreman 2<sup>nd</sup>

**Vote:** Ayes all, unanimous

**B. HRPB Project Number 23-00100117:** Consideration of a Certificate of Appropriateness (COA) for window and door replacement at the property located at 220 Fordham Drive; PCN #38-43-44-15-06-007-3140. 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:** A. Greening presents case findings and analysis. Two (2) windows were proposed to be grey tinted and were not approved administratively. Tinted windows are not permitted. Staff conditions to bring the project into compliance would ask for a clear single hung and a clear horizontal roller with applied muntins. The two windows are visible from the street are subject to Historic review and the way that most districts function in the country with emphasis on the front.

**Applicant/Owner:** Abanoub Boutros – ordered and purchased the windows based on what he saw in College Park. The contractor submitted the permit application in March. Completed the COA application in April. He is willing to place the muntins but cannot afford to replace the windows as it is expected to be \$3,500.00 to change out the two windows. The tint is at .59 and the City recently reduced the Visible Light Transmittance to .60.

**Board:** B. Guthrie states there has been a compromise if the applicant will install the muntins: The VLT is equivalent to the standard .60 and it is a non-contributing structure;

**Staff** states that many more requests for grey windows will be reviewed by the Board as it will be on a case by case basis. The tint is a coating, not an inherent part of the glass.

**Motion:** N. Heitz moves to approve **HRPB 23-00100117** including staff recommended Conditions of Approval but amending staff conditions #1 and #2 by removing the word “clear” for the window replacement of #1 & #2 based upon substantial evidence of the window tinting .59 which is the functional equivalent of what City Commission allows; R. D’Arinzo 2<sup>nd</sup>.

Clarification of extenuating circumstances leading to the Board decision including: Secretary of Interior Standards requiring clear windows in Historic Districts both contributing and non-contributing structures. The determination was made to allow lowE functionally equivalent to clear; now tinting is being considered functionally equivalent to “clear”.

How is the line to be drawn? The look of the window appears to be equivalent to a low E window; homesteaded property, not an investment property, previously purchased windows with elements of an economic hardship, sense of urgency with leaky windows creating a life safety issue in hurricane season..

**Vote:** Ayes all, unanimous.

Staff advises all residents to call staff PRIOR to purchasing windows. Historic Districts are noted on the signs on every intersection within the six districts; the City website has an abundance of information.

Staff enforces the Ordinances and the occasional disrespect is not appreciated.

- C. HRPB Project Number 23-00100112:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new ±1,881 square foot single-family house and a new ±693 square foot detached garage at 224 North L Street. The subject property is located in the Medium Density Multi-Family Residential (MF-30) zoning district and has a future land use designation of High Density Residential (HDR). The property is a contributing resource in the Northeast Lucerne Historic District.

**Staff:** A. Greening presents case findings and analysis. A Certificate of Appropriateness was reviewed for reconfigurations to windows and doors. There were fire safety concerns with fire separation on the south side. Subsequent to a Conceptual Board review the Building Official was asked to inspect the property which ultimately led to a declaration of unsafe conditions and condemnation. The previous approval expired in June 2022. The demolition of the existing structure has not yet occurred.. The owners have since chosen a new design. The lot is narrow in width. The design meets all zoning code requirements. The styles are a combination of Contemporary and Mid-Century Modern and not “reading” completely either one. Recommendations are made to “lean” into the Contemporary design. The fenestration pattern should be symmetrical within the “bays”. There are a lot of rooflines and angles. The proposed metal roofing is not typical of a Contemporary design. Architectural details are needed to give the front façade distinction as the front door is on the side. Multiple exterior finishes also lend themselves to a Contemporary design. Recommendation for continuance to give applicant and staff additional time to discuss

**Owner:** Garrett Scheffler- The property was purchased in 2020-The sectioned roof helps to dissuade the appearance of a container. A relocation of the front door to the front façade will change the floor plan for this narrow, 19-foot wide structure on the lot. Would like to keep the side entry; is willing to add multiple finishes.

**Board:** Suggestion to look at Seaside in the panhandle for ideas.

**Staff:** Does not recommend a style but choosing one style is required and doing it well. Would like to achieve a style and to have Board recommendation to work with staff. The metal roof would have to come back before the Board; other items, windows and placement, finishes can all be staff approved.

**Architect:** Billy Van Ryzin – He tried to create a corridor through the house and a function of the plan. By moving the door to the front, the front room becomes useless as it must function as a corridor. The roof slopes were created with the idea of light and privacy in mind. The multiple bays helps to break the massing of the structure. The roof at the entrance would sharpen up if flattened. Sees a Mid-Century Modern style in this project. Was not prepared for the desire to exactly replicate the style.

**Staff:** If staff is uncomfortable with certain items within the staff review or cannot reach agreement with the applicant, it will come back to Board. As a perfect architectural example it could become a contributing structure in the future. The side entryway seems to be agreeable to the Board.

**Motion:** R. D'Arinzo moves to approve HRPB 23-00100112 based upon competent substantial, substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements. J. Foreman 2<sup>nd</sup>.

**Public Comment:** None.

**Vote:** Ayes all, unanimous.

**D. HRPB Project Number 23-00100078:** Consideration of a Certificate of Appropriateness (COA) for the demolition of the existing structure and construction of a new ±3,360 square foot single-family house at 711 South Palmway. 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 South Palm Park Historic District.

**Staff:** A. Greening provides case findings and analysis. An Agnes Ballard house, with only 3 other known examples in West Palm Beach. Agnes Ballard was the First Female Registered Architect in Florida and the sixth female to be inducted into the American Institute of Architects. Although there have been changes since it's construction in 1956, the structure is recommended to become a contributing resource in the most recent survey. Proposal is for simultaneous demolition and new construction, which is preferred to alleviate the possibility of vacant lots in the City. The structure has not been deemed unsafe, it is repairable. No evidence has been presented that the property cannot produce a reasonable economic return as is currently exists. South Palm Park Historic District reflects all eras of development including this post-WWII era home.

Board opts to discuss the demolition first.

**Architect:** Boutros Bou-Nahra and Faddiah (?) – As currently exists it is not in the same condition as originally built, many other examples of ranch styles exist in the City. Faddiah believes the memorializing of women in architecture, by saving the structure, goes against the progression of women in architecture. Proposes to document the structure, as required, through digital photography. They agree with 16 of the 17 Conditions of Approval. Requests the Board to provide a stepping stone for other women to progress as Architects.

**Board:** Can the decision to demolish be appealed to Commission?

**Staff:** If the decision was determined to be arbitrary and/or capricious, it could be overturned. It is not a re-review of the project merits.

**Board:** Could the house be renovated to accommodate for elder care? Mention is made of the lot that was divided on the water then sold and the proposed, approved construction never occurred. Discussion of additions. Additions do not affect the validity of the contributing structure status. Additions are meant to mesh with the original architecture, built with reversibility in mind and distinction from the original structure.

**Architect:** The new structures will be for the children of the owner to occupy, not as an investment property. Contends the renovations have rendered the property beyond historic value. States an addition would not be feasible with more than one family at the residence.

**Staff:** It does not meet the established criteria for demolition.

**Motion:** J. Foreman moves to recommend denial of demolition HRPB 23-00100078 because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.; T. Hallison-Mischler 2<sup>nd</sup>.

**Architect:** The initial walk through, with no structural analysis, indicated the structural integrity will become compromised rendering it unsalvageable if left to continue as is.

**Staff:** There is a City Ordinance and enforcement process for demolition by neglect, which is when the property is intentionally neglected, purposefully not maintained encouraging structural damage.

**Architect:** Documenting a structure would be far superior to maintaining a structure that is only accessed by the owner. There is so much more that can be done such as digital documentation. It could be studied by students.

**Staff:** What type of Preservation standard is it where we digitally document any structure, so the structure can be demolished? This would be a precedent and a slippery slope.

**Board:** It is incumbent upon the Board to uphold the Ordinances of the city. These are evidenced-based decisions, and are tangibly consistent.

**Vote:** Ayes all, unanimous.

**Public Comment:** Clark Stephens/Caroline McLaughlin – 731 S Lakeside Drive - against Board review of non-contributing structures.

Board members confirmed the addition of Public Comment has not changed their vote.

**E. Ordinance 2023-10:** Consideration of an ordinance amending the City’s Comprehensive Plan to adopt a new property rights element as required by F.S. 163.3177(6)(i).

**Staff:** E. Lenihan reads the Ordinance by title. E. Sita discusses the Property Rights Element addition to the Comprehensive Plan.

**Motion:** R. D’Arinzo moves to recommend approval of Ordinance 2023-10 to the City Commission; N. Heitz 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**F. Ordinance 2023-06:** Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations” to address several housekeeping and minor changes for clarity, to provide for a reduction in the side setback requirements to 5 feet for accessory structures and pools on all lot sizes, to provide for new standards for street walls, and to expand and clarify the waiver provisions.

**Staff:** E. Lenihan reads the Ordinance by title. E. Sita highlights the following changes:

Off Street Parking – uncompacted shellrock permitted when counting toward impermeable; Money Services Business in conjunction with a Pawn shop, the more restrictive rules will apply; Changeable Signs and changeable message signs; Street wall - where buildings are setback and do not meet the build to line/setback. Waivers (which are not as stringent) versus variances clarification. Side setback changes for accessory structures in residential zoning districts. Allowable size percentages for Accessory Dwelling Units (not in Single Family residentially zoned districts); Mechanical equipment not allowed on the property line.

**Motion:** J. Foreman moves to recommend approval of Ordinance 2023-06 to the City Commission; R.D’Arinzo 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** Gulfstream initial Plat application, a time extension and permit expected by summer’s end has been submitted and other movement.

A few workshops are needed regarding policy discussion: metal shingles, clear vs. tinted. Recall the Dept of Interior receives all minutes and agendas; the adherence to their opinions on items such as glazing and metal roofs etc. can be critical in maintaining CLG status. Discussion of variance criteria and phrasing of reasons when disagreeing with staff recommendations.

Board attorney urges members to call/email to discuss if unclear about disclosures. Disclosures should be made about driving by the subject property or discussions with others.

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

**DEPARTMENT REPORTS:** None

**BOARD MEMBER COMMENTS:** B. Guthrie tendered his resignation effective immediately.

**ADJOURNMENT** 8:53 PM



## PLANNING AND ZONING BOARD REPORT

**HRPB Project Number 23-0000011:** Request by Elaben Patel for installation of a new mural at 128 North Lakeside Drive. The subject site is zoned Multi-Family Residential (MF-20) and has a future land use designation of Downtown Mixed Use (DMU).

**Meeting Date:** September 13, 2023

**Property Owner:** Elaben Patel/ Mango Inn Bed & Breakfast

**Applicant:** Mango Inn Bed & Restaurant

**Address:** 128 North Lakeside Drive

**PCNs:** 38-43-44-21-15-034-0062

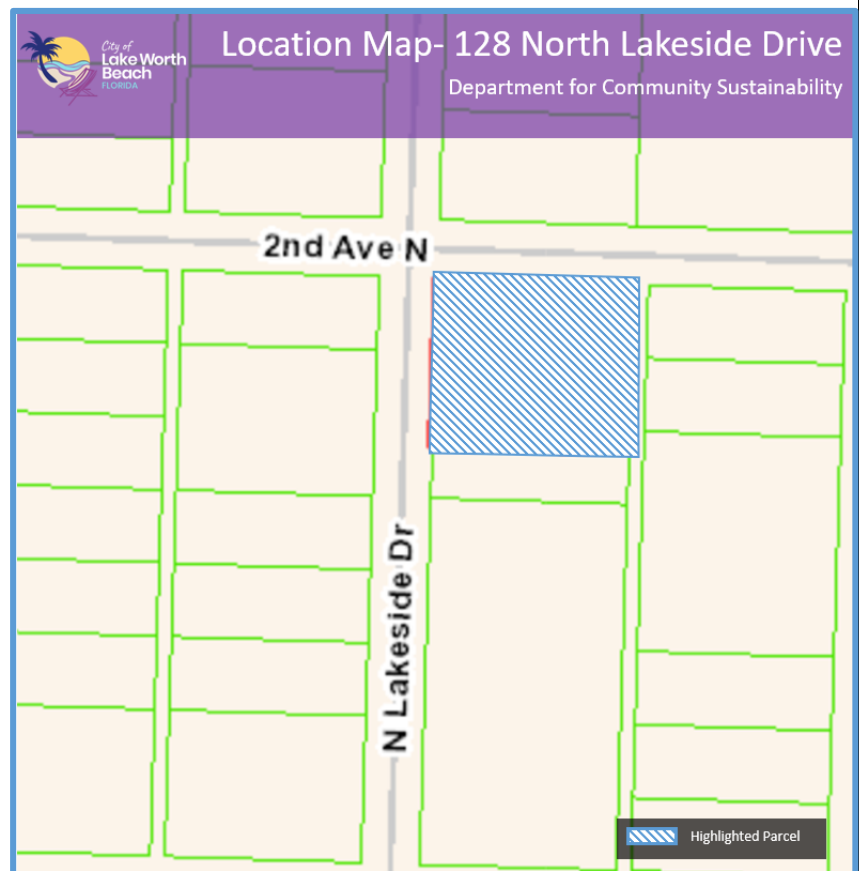
**General Location:** Southeast corner of North Lakeside Drive and 2<sup>nd</sup> Avenue North

**Existing Land Use:** Bed & Breakfast

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

**Zoning District:** Multi-family Residential (MF-20)

### 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) and for consistency with the Comprehensive Plan. Staff recommends that the Board review the proposed mural for consistency with these standards. Photos of the mural are included as **Attachment A**. Additional information including the artist credentials for Eva Bilinski and a justification statement are included as **Attachment B**.

## PROJECT DESCRIPTION

Elaben Patel is requesting approval for a retroactive mural installation on the west façade of the building fronting North Lakeside Drive. The mural is a painting of native South Florida vegetation, mango trees, water fountain and birds. The subject property is located in the Multi-family Residential (MF-20) zoning district and retains a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). The existing land use of the subject building is a bed & breakfast.

## PUBLIC COMMENT

Staff has not received letters of support or opposition from adjacent nor nearby neighbors.

## BACKGROUND

The proposed mural will be 26' wide by 10' high on the west façade of the structure located at 128 North Lakeside Drive.

## ANALYSIS

### Consistency with the Comprehensive Plan and Strategic Plan

The City's Comprehensive Plan, including in both the Future Land Use Element and the Economic Development Element, has multiple goals, objectives and policies encouraging the arts and economic development through arts and cultural activities. The City's Strategic Plan Pillar III.D is to "Inspire arts and culture through City through events and program." Murals in general are consistent with both the Comprehensive Plan and Strategic Plan.

### Consistency with the City's Land Development Regulations

Per LDR Section 23.1-12, a mural is defined as, "Any picture or graphic design painted on or otherwise applied to the exterior of a building or structure, or to a window."

LDR Section 23.5-1(e)13 provides standards and requirements for mural installation within the City. With regard to placement and location of murals, generally:

- *Murals shall be permitted in commercial and industrial districts. In all other districts, murals shall be evaluated on a case-by-case basis in relation to their surroundings and environment.*

**Staff Analysis:** The proposed mural is not located in a commercial and industrial district, as such it will be reviewed on a case-by-case bases.

- *Murals shall not be permitted on the fronts of buildings or structures facing Lake Worth Road, Lake Avenue, Lucerne Avenue, Dixie Highway and Federal Highway, except as may be approved by the appropriate Board.*

**Staff Analysis:** The proposed mural is located on a west façade that fronts North Lakeside Drive and is not along any of the City's major thoroughfare as consistent with LDR Section 23.5-1(e)13. The LDRs also require that the



design of the mural be consistent with the requirements of Section 23.2-31(l), which specifies community appearance review criteria. The criteria are listed below, and include staff's response to each criterion.

- *Murals may co-exist with all types of on premises signs. If printed commercial messages are included in a mural, the entire mural shall be considered part of the overall allowable signage permitted by code.*

**Staff Analysis:** There are no commercial messages included in the mural.

**Lake Worth Beach Code of Ordinances, Land Development Regulations Section 23.2-31(l); Community Appearance criteria:**

1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

**Analysis:** The mural generally appears to be of good taste and good design. The mural is a painting of native South Florida vegetation, mango trees, a water fountain and birds. The mural also meets the intent of the City's Comprehensive Strategic Plan to enhance the character of Lake Worth Beach and to inspire arts and culture throughout the City.

2. The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

**Analysis:** The proposed mural is painted by Eva Bilinski, a Floridian artist. The proposed mural appears to be of a sufficient quality as to not cause harm to the local environment through the material depreciation in an appearance and value.

3. The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.

**Analysis:** The surrounding area of the subject property includes a mix of commercial and residential buildings, and generally appears to be in harmony with murals that exist elsewhere in the City.

4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

**Analysis:** The subject property, 128 North Lakeside Drive, is not applying for a Conditional Use Permit. Therefore, this criterion is not applicable.

## CONCLUSION AND CONDITIONS

The proposed mural is appropriately located on the west façade of the building fronting North Lakeside Drive; is in conformity with good taste and design; and is in harmony with the surrounding area as required by and consistent with the City's Land Development Regulations. Staff recommends approval with conditions of the proposed mural installation request provided that the HRPB makes the determination that the location is appropriate for a mural as it outside of a commercial district. The conditions are outlined below:

### Historic Preservation

1. The applicant shall apply for a City of Lake Worth Beach building permit for the installation of all murals included within HRPB 23-00000011.
2. This approval does not include any physical alterations to building exteriors aside from paint application.
3. A mural removal agreement shall be entered between the applicant and the City of Lake Worth. This removal agreement shall be recorded with The Clerk and Comptroller of Palm Beach County, prior to puling a permit.

#### BOARD POTENTIAL MOTION:

I MOVE TO APPROVE HRPB PROJECT NUMBER 23-00000011 for a **mural** installation for the structure located at **128 North Lakeside Drive**. The application meets the mural criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE HRPB PROJECT NUMBER 23-00000011 for a **mural** installation for the structure located at **128 North Lakeside Drive**. The project does not meet the mural criteria for the following reasons [Board member please state reasons.]

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

#### ATTACHMENTS

- A. Proposed Mural
- B. Additional Information



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 23-00100142:** Consideration of a Certificate of Appropriateness (COA) for door and sidelight replacements with integral mini-blinds at the property located at **129 South Golfview Road, Unit #7**. The subject property is a non-contributing resource to the South Palm Park Historic District and is located in the Medium-Density Multi-Family Residential (MF-30) District.

**Meeting Date:** September 13, 2023

**Property Owner/Applicant:** Richard Narowski

**Address:** 129 South Golfview Road, Unit #7

**PCN:** 38-43-44-27-52-000-0070

**Lot Size:** 0.31 acre /13,490 sf

**General Location:** Northwest corner of South Golfview Road and 2<sup>nd</sup> Avenue South

**Existing Land Use:** Multi-Family Residential

**Current Future Land Use Designation:** High Density Residential (HDR)

**Zoning District:** Medium-Density Multi-Family Residential (MF-30)



## 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. Based on the requirements in the Historic Preservation Design Guidelines, staff cannot administratively approve the proposed integral blinds and recommends denial of the proposed doors and sidelights.

## PROJECT DESCRIPTION

The property owner, Richard Narowski, is requesting a Certificate of Appropriateness for replacement of Unit #7's entry doors and sidelights on the structure located at 129 South Golfview Road. The application proposes to use integral mini-blinds in the doors and sidelights. 129 South Golfview Road is a non-contributing structure in the South Palm Park Local Historic District.

## PUBLIC COMMENT

Staff has not received one letter in support of the COA request. The letter is included as Attachment C in the Board's meeting packet.

## PROPERTY DEVELOPMENT HISTORY

The multi-family structure at 129 South Golfview Road was constructed in 1961 in a simple Mid-Century Modern architectural style. The building was originally designed as a 3-story, 8-unit apartment building. Character-defining features of the original design included stucco exterior walls, deep roof overhangs, decorative masonry breeze-block railings, and simple full-light glaze doors and either single-hung or 2-light awning windows.

Major alterations occurred in 1980-1981: a fourth story was added to the building to create a penthouse apartment, and the original decorative masonry railings were replaced with metal railings. Windows and doors on units #1-8 were replaced in 2009.

In 2021, Unit #9 applied for a Certificate of Appropriateness for replacement windows and doors, which was administratively approved by staff. The full-light doors that were installed on Unit #9 have integral mini-blinds; these integral blinds were not noted on the COA application documents and were not approved as part of the COA.

On January 30, 2023, the applicant contacted the Building Official and historic preservation staff regarding whether replacement of the entry doors on Unit #7 with double French doors and sidelights would be architecturally and structurally acceptable. Historic preservation staff confirmed that full-light French doors and full-light sidelights would be appropriate replacements; integral mini-blinds were not discussed during this interaction.

On May 11, 2023, the applicant submitted permit application #23-1600 for replacement of the entry doors and sidelights for Unit #7 with full-light doors and sidelights, both of which proposed glazing with integral mini-blinds. Historic preservation staff disapproved the application on May 25, 2023, noting that integral blinds are not considered architecturally appropriate in historic districts, and therefore could not be approved by staff. Staff recommended revising proposed glazing to clear glass, noting that the applicant could use a white interlayer for privacy, and/or use external blinds to provide shade.

The applicant submitted the documentation required to take the project to the HRPB on July 10, 2023, and the project was scheduled for hearing at the next available meeting on September 13, 2023.

An installation map, photos of the existing doors and sidelights, and quote forms for the proposed doors and sidelights are included as **Attachment A**. 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, which addresses appropriate glazing, is included as **Attachment D**.

#### **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's door and sidelight design is architecturally appropriate, with the exception of the integral mini-blinds. The replacement of doors and sidelights with inappropriate glazing would adversely alter the appearance of the resource.

- 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 door and sidelight replacement will have no direct physical effect on any surrounding properties within the South Palm Park Historic District. The replacements on Unit #7 will have a visual effect on the multi-family structure as a whole.

- 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 and doors should replicate the appearance of the original windows and doors. If replacement windows and doors do not replicate the original, the replacements should use design that are appropriate for the architectural style. The proposed doors and sidelights use an appropriate overall style, but the proposed integral mini-blinds do not replicate the historic glazing and are not visually consistent with the glazing on the rest of the structure. The architectural design of mid-century multi-family buildings emphasized visual consistency and repetition, using consistent window and door designs for each unit on the building. Replacement of doors and sidelights on Unit #7 with integral mini-blinds would negatively affect the visual consistency of the glazing, as integral mini-blinds have a different appearance than traditional glazing when viewed from the public-right-of-way. Inconsistent glazing is not consistent with the architecture typically associated with mid-century multi-family buildings .

- 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 door and sidelight styles are in compliance with the City's Historic Preservation Design Guidelines. However, the proposed glazing with integral mini-blinds is not in compliance with the City's Historic Design Guidelines, Secretary of the Interior's Standards for Rehabilitation, and the Historic Preservation Ordinance.

As established in the Historic Preservation Design Guidelines, glazing within historic districts shall be clear, non-reflective, and without tint. Low-E coatings are permitted to promote energy efficiency; while Low-E coatings can have a slightly tinted appearance, they have been determined to be functionally equivalent to clear glazing, as the Low-E surface is a coating applied to clear glazing rather than an integral tint to the glazing. A similar concept applies to blinds in historic districts: external blinds, added to the outside of a window or glazed door, are an appropriate option to provide shade and privacy while leaving the window or door with appropriate clear glazing. Integral blinds, which are permanently affixed between the layers of glass in a window or door, were not used in historic architecture and are an inappropriate glazing option.

Furthermore, the architectural design of multi-family buildings in the second half of the 20<sup>th</sup> century emphasized the rhythm and consistency of windows and doors on each of the units. With the exception of Unit #9, which installed doors with integral blinds outside the scope of the issued building permit, units at 129 South Golfview Road do not utilize mini-blinds in their glazing. Integral blinds alter the visual transmittance and exterior appearance of glazing, which interrupts the consistency of the building's design. As a result, replacement of the doors and sidelights on Unit #7 with integral mini-blinds would have an adverse effect on the structure's appearance and would not be consistent with the architectural design of the structure.

- 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 non-contributing resource within the South Palm Park Historic District. As a non-contributing structure, historic review of window and door replacements only extends to openings that are visible from the public right-of-way. While non-contributing structures within historic districts are not held to the same level of review as contributing structures, historic review of exterior alterations is intended to promote architecturally appropriate alterations over time, such that non-contributing structures may eventually be able to gain contributing status. Based on staff interpretation of the Design Guidelines, integral blinds are not an appropriate option for glazing in doors or sidelights at 129 South Golfview Road and would have an adverse effect on the structure's integrity and its relationship with the surrounding historic district.

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

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

**Staff Analysis:** Yes, the doors are located on a façade that is 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?

**Staff Analysis:** No, the proposed replacement of doors and sidelights with integral mini-blinds on Unit #7 is not in harmony or visually compatible with the overall structure or with other structures in the surrounding historic district.

## CONCLUSION AND CONDITIONS

While the proposed door and sidelight styles are appropriate for the structure, the integral mini-blinds are not consistent with the requirements of the Historic Preservation Design Guidelines as the mini-blinds are not visually consistent with the glazing on other units in the building. If the Board moves to approve the replacement doors and sidelights without the mini-blinds, staff has drafted conditions of approval:

### Conditions of Approval:

1. The front entry doors shall be replaced with a pair of full-light, clear French doors.
2. The existing entry sidelights shall be replaced with full-light, clear sidelights.
3. All doors shall be installed in their existing openings. Openings shall not be filled in or made larger to accommodate alternately sized products.
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. Glazing for front doors and bathroom windows may use a white interlayer for privacy.
5. All doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.

## BOARD POTENTIAL MOTION:

I MOVE TO **DENY** HRPB Project Number 23-00100142 for a Certificate of Appropriateness (COA) for door and sidelight replacements with integral mini-blinds for the property located at **129 South Golfview Road, Unit #7**, 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.

I MOVE TO **APPROVE** HRPB Project Number 23-00100142 for a Certificate of Appropriateness (COA) for door and sidelight replacements with integral mini-blinds for the property located at **129 South Golfview Road, Unit #7**, 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.

## ATTACHMENTS

- A. Installation Map, Photos, and Quote Forms
- B. Applicant's Justification Statement
- C. Public Comment
- D. Historic Preservation Design Guidelines – Windows