



Planning Zoning Historic Preservation Division  
1900 2<sup>nd</sup> Avenue North  
Lake Worth Beach, FL 33461  
**561.586.1687**

**AGENDA  
REGULAR MEETING  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCE PRESERVATION BOARD  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, MARCH 11, 2020 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES**

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES:**

A. February 12, 2020 Minutes

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

1) Proof of Publication

**WITHDRAWALS / POSTPONEMENTS**

**CONSENT**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. Consideration of a Certificate of Appropriateness (COA) for the demolition of the +/- 5,987 sq. ft. single-family structure at **1130 South Lakeside Drive**; PCN# 38-43-44-27-01-051-0010. The subject property is a non-contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) Zoning District.
- B. Consideration of a Certificate of Appropriateness (COA) for the new construction of a ± 2,256 square foot single-family structure at **722 North Ocean Breeze**; PCN# 38-43-44-21-15-226-0060. The subject property is a vacant lot within the Northeast Lucerne Local Historic District and the Single-Family Residential (SF-R) Zoning District.
- C. Consideration of a Certificate of Appropriateness for Exterior Alterations and a Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the

contributing resource located at **910 North M Street**; PCN# 38-43-44-21-15-286-0030. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and located within the Single-Family and Two-Family Residential (SF-TF 14) Zoning District.

D. Consideration of a Certificate of Appropriateness (COA) for roof replacement with a 5V-Crimp metal roof for the single-family structure at **522 South Palmway**; PCN# 38-43-44-27-01-004-0040. The subject property is a contributing resource to the South Palm Local Historic District and located within the Single-Family Residential (SF-R) Zoning District.

E. Consideration of a request for a Certificate of Appropriateness (COA) for exterior alterations and additions to the existing single-family structure located at **1209 N Lakeside Drive**; PCN# 38-43-44-21-15-362-0142. The subject property is located in the Single-Family Residential (SF-R) Zoning District and is a Non-Contributing resource to the Northeast Lucerne Local Historic District.

**PLANNING ISSUES:**

**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.

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.

## City of Lake Worth Beach

### Historic Resource Preservation Board

#### February 12, 2020 Regular Meeting Minutes

##### Roll call and Recording of Absences

**Present were:** William Feldkamp-Chairman; Judith Just-Vice Chair; Bernard Guthrie; Robert D'Arinzo; Ozzie Ona. **Absent:** Judith Fox; David Cavorsi. **Also present:** Jordan Hodges, Senior Historic Coordinator; Abraham Fogel, Preservation Planner; William Waters, Director of Community Sustainability; Pamala Ryan-Board Attorney; Sherie Coale-Board Secretary.

##### Pledge of Allegiance

**Swearing In:** Board Secretary administered Oath of Office to new Historic Resources Preservation Board member Ozzie Ona.

##### Additions/ Deletions / Reordering and Approval of the Agenda

Agenda approved as presented.

##### Approval of January 2020 minutes.

**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.

**Withdrawals or Postponements:** None

**Consent item:** None

##### Public Hearings:

**Board Disclosures:** O. Ona, B. Guthrie, R. D'Arinzo all were contacted by the applicant for 920 S Lakeside. W. Feldkamp was contacted by Commissioner Robinson regarding the same project.

##### Unfinished Business:

- A. Consideration of a Certificate of Appropriateness (COA) for the Demolition of the existing contributing single-family structure, an Unreasonable Economic Hardship Request, and a Certificate of Appropriateness for the construction of a new ± 7,817 square foot single-family structure at **920 South Lakeside Drive**; PCN# 38-43-44-27-01-033-0040. The subject property is a contributing resource to the South Palm Park Local Historic District.

**Staff:** J. Hodges presents brief overview of case. This request came before the HRPB at the January 8, 2020 regular meeting. The HRPB and its legal counsel requested that

the Applicant submit a signed affidavit and submit additional supporting materials in regards to the Unreasonable Economic Hardship request. The Applicant presented newly revised architectural drawings for the proposed new construction at the meeting, which were not provided to the Department for Community Sustainability timely for historic preservation staff to analyze the proposal's compliance with historic preservation and zoning criteria. The HRPB voted to continue the request to the February meeting. The Applicant has submitted the requested affidavit and additional back-up materials. Staff has continuing concerns regarding height and proportion of the new construction. Based on the decision-making criteria, it is the analysis of Staff that the existing contributing resource should not be considered for demolition under regular circumstances. The Applicant maintains that the structure is uninhabitable and that continuing phases of remediation would result in an ongoing economic hardship, and that the results of future remediation cannot be guaranteed to fully correct the existing problems.

**Agent for the Applicant, Wes Blackman of CWB Associates-** Has dotted the 'i's" and crossed the "t's" and provided additional documentation as requested.

**Architect for the Applicant, Adriana Feingold-** Wanted to meet the Design Guidelines, mentions the different interpretations of West-Indies style versus Anglo-Caribbean style. Proposal included a standing seam roof.

**Applicant, Brendon Lynch** - Prior to his purchasing the home in 2009, the home was seasonal for some years and believes that being closed up then may have resulted in the mold issue. His family is again in hyperbaric chambers for treatment.

**Board:** J. Just does not see a true hardship, just opening a door to knock the structure down. Based upon the early estimates for demolition, removal and new construction from the applicant, a total project cost of \$1.3 million does not seem to be a hardship.

**Applicant:** The mold is integral to the structure itself, in the trusses, wood and concrete. No amount of remediation will rid the structure.

**Board:** W. Feldkamp questions whether any insurance claims were filed for this issue. A water claim in 2015 was for an air conditioning drainpipe clog. There were various other instances of water damage from garbage disposal leakage and plumbing problems. Result reports after remediation efforts indicate levels of spores were not elevated. Discussion and debate between Board members and applicant of validity of evidence. B. Guthrie mentions that if the property were to be sold, there would need to be disclosure of the mold issue. O. Ona asks if there was an inspection upon purchase in 2009. Applicant indicates no. R. D'Arinzo states a mold test would not normally occur unless specifically requested during the course of closing a sale.

**Public Comment:** Cheryl Rashkin, 1302 S. Palmway-States she had to come before the Board in 1995 for windows even though her home was not listed as being in a district. There is a difference between need and necessity. Bill Robeson, 822 S Palmway-why would anyone want to buy this house now with the known issues. Phillip

Puleo, 1019 S Lakeside Dr- the home is an environmental hazard and doesn't want to have to pay for a lawsuit through taxes in the future if the demolition isn't granted. Dan Walesky, 607 North K St.-mold in wood will continue coming back, it cannot be remediated.

**Board:** R. D'Arinzo asks Board Attorney how the State of Florida looks at the demolition.

**Board Attorney:** Historic Preservation is protected against lawsuits provided the Board is diligent in it's findings and follows the law as prescribed. The Board has done a thorough job. The standard is very high for the demolition and the new construction is held to an even higher standard than other new constructions.

**Staff:** W. Waters-There were three (3) options. 1. to remediate and repair 2. rebuild exactly as it was 3. tear down and rebuild. The applicant chose to follow option #3 which was his prerogative along with the economic hardship application. With regard to the Certified Local Government status, the state would look with a critical eye toward the new construction.

**Board:** O. Ona- Board is obligated to protect but how far can one go? On the other hand it could open the gate to another situation. B. Guthrie thanks staff and Board attorney for clarifying options.

**Motion:** B. Guthrie moves to approve HRPB Project Number 19-00100275: Consideration of a Certificate of Appropriateness (COA) for a Request for Unreasonable Economic Hardship for the Demolition of the existing contributing resource and the construction of a new ± 7,817 square foot single-family structure at **920 South Lakeside Drive**, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4.; R. D'Arinzo 2nd. Staff intercedes to add the recommended condition of allowing staff access prior to demolition to document the structure with photos. Motion is amended and seconded by originator and seconder. Applicant disagrees and states no one can enter, he wears a mask when in the structure. W. Waters asks for the option after consulting with Risk Management. B. Guthrie withdraws motion.

**Motion:** B. Guthrie moves to approve HRPB Project Number 19-00100275: Consideration of a Certificate of Appropriateness (COA) for a Request for Unreasonable Economic Hardship for the Demolition of the existing contributing resource and the construction of a new ± 7,817 square foot single-family structure at **920 South Lakeside Drive**, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4. R. D'Arinzo 2nd. W. Feldkamp would like to strike the reference to the square footage of the new construction as that has yet to be discussed and decided upon. **Motion amended** by B.Guthrie seconded by R. D'Arinzo.

**Vote:** 4/1 in favor of motion; W. Feldkamp dissenting.

**Staff:** New construction- subtle differences between West Indies and Anglo Caribbean architecture. The building is designed utilizing masonry construction with a smooth stucco finish. Other features include a Bermuda-style flat tile hip roof, bracketed overhanging eaves, large casement windows with horizontal lights, a recessed covered entryway, operable colonial and Bahama impact shutters, and decorative stone detailing, a circular driveway, concrete walkways, and extensive landscaping. The existing rear pool and spa from the current structure will remain.

**Board:** B. Guthrie notes the roof pitch and entrance has changed since the elevations were last seen. Staff mentions the walls are 12 feet from finished floor to top of wall, although the windows look proportional in the structure they are approximately 6ft 4 inches in height and width which is oversized for a historic property. There are scale issues. The lowest eave on the roof is higher than the peak of the roof of the neighboring house and the overall roof height of this one story structure is equivalent to the neighboring two-story structure. B. Guthrie asks if the streetscape is inaccurate. Staff re-iterates that scale is important. W. Feldkamp suggests lowering the two (2) modules by the entrance to ten (10) feet, this would add another roofline. Staff states the main roofline is still at considerable height. W. Feldkamp suggests: lower the front room walls to 10 feet; shutters shall remain functional although they are difficult to keep the same width; trim on the sills, the reveal will allow the shutters to close flush with the building; tile roof; windows are recessed a minimum of three (3) inches.

**Applicant:** Will sell the house if he is forced to put in ten (10) foot ceilings. He has already conceded so much.

**Architect:** States that tray ceilings can be utilized to achieve the height that is desired inside.

**Motion:** B. Guthrie moves to approve HRPB # 19-00100275: Consideration of a Certificate of Appropriateness (COA) for a Request for the construction of a new ± 7,817 square foot single-family structure at **920 South Lakeside Drive, with** staff recommended conditions and based upon the competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4. Conditions as follows:

1. The proposed exterior entry doors and garage doors shall be compatible with the Anglo-Caribbean architectural style, and shall be subject to staff review at permitting.
2. The proposed windows and doors shall have wood, wood-clad, aluminum, or fiberglass frames.
3. All window and door glass shall be clear or have a clear Low-E coating. Tinted, grey, colored, or mirrored glass shall not be used.
4. All divided light patterns on the proposed casement windows shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or “grills between the glass” shall not be permitted.
5. All windows shall be recessed a minimum of three inches (3”) from the exterior face of the wall.

6. The design of the porch columns shall be reviewed by staff at permitting.
7. The proposed roofing material shall be reviewed by staff at permitting. Any metal roof shall have a silver-mill finish.
8. The measurement from the finished floor elevation to the top of the exterior walls of the two projecting front rooms shall be no greater than ten (10) feet.

### **New Business:**

- A. Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. single-family structure at **403 South M Street**; PCN# 38-43-44-21-15-157-0180. The subject property is a vacant lot located in the Single-Family Residential (SF-R) Zoning District and the Southeast Lucerne Local Historic District.

**Staff:** J. Hodges presents case findings and analysis. A similar proposed single-family residence was previously approved in 2017 at this location and after the granting of two (2) time extensions, the approvals expired without permit. This proposal is generally the same. The roof is proposed to be flat concrete tile which was an upgrade from previous proposals. Staff finds the proposal to be minimally compatible with historic regulations set forth in the design guidelines and Ordinance for the following reasons: Long expanses of unbroken facades (the structure has only five (5) windows; the front porch has an atypical configuration of the base and capital detail; the garage door width and the driveway width. Staff has been unable to identify any discernable architectural style.

**Applicant:** Daniel Walesky, Royal Building Group Inc.- Is in agreement with Conditions of Approval numbers 1-7, disagrees with items #8 and #9.

**Board:** B. Guthrie asks if there is a place to add another window? Applicant states no, years ago pre-A/C there were many windows to capture breezes but now there is air-conditioning. B. Guthrie asks staff about the sidewalk and impermeable surface that were mentioned. Staff states single-car garages typically feature a 10-foot driveway which allows for a 2-3 foot sidewalk without exceeding impermeable regulations. J. Just believes added columns will add more character, R. D'Arinzo concurs and would like the walkway. W. Feldkamp suggests the shrinking of the garage door which would allow for a decorative, or architectural element to be added between the garage and porch, such as a medallion. Additionally two single-hung windows could replace the horizontal roller. The Director dislikes the lack symmetry in the column arrangement. Staff re-iterates this is a new project not a continuation of the previously approved project and not to make comparisons, it stands on it's own. Staff concedes the horizontal window was most likely a staff recommendation made at the time of the previous approval.

**Applicant:** Points out similar porch configurations in the neighborhood and changes made at the behest of staff. Would be pleased if the proposal could be granted, will not agree to modify the width of the garage door and columns. Any continuance would be based upon legal requirements. Believes he would appeal if approved with revisions or denied. Believes the Board acts more as an Architectural Board rather than a Historic Board. Believes decisions such as this column, this window should not fall within the realm of the Board. It does not need to be the best representation of what the Board

wants to see in a building, if the proposal meets code and is compatible it should be approved.

**Board Attorney:** The same applicant came before the Board previously for the same parcel. Board members should not feel threatened into making a decision in favor of the applicant just to avoid the possibility of an appeal.

**Applicant:** As with the previous approval, he did not appeal the Board decision. Would like to be afforded the opportunity to continue talking with staff to resolve the last issues.

**Motion:** B. Guthrie moves to approve HRPB 20-00100006 based upon competent substantial evidence pursuant to the City of Lake Worth Beach LDR's with staff recommended conditions except removing Condition #8 and replacing with "change the front porch window and column configuration to be symmetrical with the two (2) vertically oriented single-hung windows with columns spaced evenly across; the driveway reduced from 12 feet to 10 feet wide with flares at sidewalk; R. D'Arinzo 2nd.

**Vote:** Ayes all, unanimous.

- B. Consideration of a request for a Certificate of Appropriateness (COA) for exterior alterations and construction of a +/- 443 square foot residential addition to convert the existing single-family structure to a two-family structure for the structure located at 703 North K Street; PCN# 38-43-44-21-15-216-0160. The subject property is located in the Single-Family Two-Family Residential (SF-TF 14) Zoning District and the Northeast Lucerne Local Historic District.

**Staff:** A. Fogel presents case findings and analysis. The proposal is to enclose a two car garage and add a 2nd floor addition over that garage effectively converting a single family structure into a two-family structure. The existing rear porch will accommodate a dining room for the new unit. Four parking spaces are provided at the rear off the alley

**Project Architect:** Jeffrey Harris-605 N. Lakeside Drive- the challenge was to keep the height of the addition as low as possible. Agrees with the conditions.

**Board:** B. Guthrie- asks about the parking and will the spots be paved. Architect states the parking spaces will not be paved, a large piece of concrete will be removed. B. Guthrie is hoping there would be some alley improvement to enhance the look. Project architect states the parking will look nicer than the alley. B. Guthrie asks about the rolled roofing. O. Ona agrees the proposed off-street parking is nice. W. Feldkamp asks about head-room on 2nd floor. Architect states it is sufficient with approximately 7'4" at the dormers.

**Public Comment:** None

**Motion:** O. Ona moves to approve HRPB 20-00100008 with staff recommended conditions and based upon competent substantial evidence pursuant to the City of Lake Worth Beach LDR's. R. D'Arinzo 2nd.



**Vote:** Ayes all, unanimous.

C. Consideration of a request for Mural Installation for the contributing structure located at **513 - 515 Lake Avenue**; PCN#38-43-44-21-15-023-0141. The subject property is located in the Downtown (DT) Zoning District and the Old Town Local Historic District.

**Staff:** A. Fogel presents case findings and analysis. Staff has found the proposed mural to be generally compatible with criteria set forth in the LDR's and Historic Preservation Ordinance. As it is not located on the front (north) facade but rather on the east facade, the location on the building is appropriate. Community volunteers will paint the mural under the supervision of Maria Paz, artist.

**Board:** O. Ona states Maria Paz is an incredible asset to the City.

**Public Comment:** None

**Motion:** R. D'Arinzo moves to approve HRPB 19-00000010 with staff recommended Conditions of Approval based upon competent substantial evidence pursuant to the City of Lake Worth Beach LDR's.; B. Guthrie 2nd.

**Vote:** Ayes all, unanimous.

**Planning Issues:** None

**Public Comments:** None

**Department Reports:** None

**Board Member Comments:** R. D'Arinzo mentions the signs being erected by Public Services (CRA) are huge and startling.

B.Guthrie welcomes Mr. Oswaldo Ona.

**Adjournment:** 9:20 PM

**Legal Notice No. 36429**

PLEASE TAKE NOTICE that the City of Lake Worth Beach, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at 6:00 P.M., or as soon thereafter as possible, on Wednesday, March 11, 2020 to consider the following:

**HRPB 20-00100039:** Consideration of a request for the demolition of a non-contributing single-family structure located at 1130 South Lakeside Drive, pursuant to but not limited to Sections 23.2-7, 23.3-7, and 23.5-4 of the Land Development Regulations. The subject property is located in the Single-Family Residential (SF-R) Zoning District and the South Palm Park Local Historic District. PCN#: 38-43-44-27-01-051-0010.

Written responses can be sent to the Lake Worth Beach Historic Resources Preservation Board at 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Beach Division of Planning, Zoning and Historic Preservation located at 1900 2nd Avenue North, Lake Worth Beach, Florida 33461 or contact City Staff at 561-586-1687. 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 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald  
February 27, 2020

**Legal Notice No. 36428**

PLEASE TAKE NOTICE that the City of Lake Worth Beach, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at 6:00 P.M., or as soon thereafter as possible, on Wednesday, March 11, 2020 to consider the following:

**HRPB 20-00100059:** Consideration of a request for the new construction of a ± 2,256 square foot single-family structure located at 722 North Ocean Breeze, pursuant to but not limited to Sections 23.2-7, 23.3-7, and Section 23.5-4 of the Land Development Regulations. The subject property is located in the Single-Family Residential (SF-R) Zoning District and the Northeast Lucerne Local Historic District. PCN#: 38-43-44-21-15-226-0080.

Written responses can be sent to the Lake Worth Beach Historic Resources Preservation Board at 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Beach Division of Planning, Zoning and Historic Preservation located at 1900 2nd Avenue North, Lake Worth Beach, Florida 33461 or contact City Staff at 561-586-1687. 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 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald  
February 27, 2020



**MEMORANDUM DATE:** March 4, 2020

**AGENDA DATE:** March 11, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **1130 South Lakeside Drive**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Department for Community Sustainability

**TITLE: HRPB Project Number 20-00100030:** Consideration of a Certificate of Appropriateness (COA) for the demolition of the +/- 5,987 sq. ft. single-family structure at **1130 South Lakeside Drive**; PCN# 38-43-44-27-01-051-0010. The subject property is a non-contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) Zoning District.

<b><u>Applicant:</u></b>	Jim Ridder 1627 Dorchester Pl. Wellington, FL 33414	<b><u>Project Manager:</u></b>	Ken Brower, Architect 1100 S. Lakeside Drive Lake Worth Beach, FL 33460
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**BACKGROUND:**

The single-family structure located at 1130 South Lakeside Drive was designed in 1951 by prominent Lake Worth Architect Edgar S. Wortman. Designed in a Masonry Minimal Traditional architectural style, the building was commissioned by Mr. and Mrs. T. R. Middleton and constructed at a cost of \$20,500. Character-defining features of the structure include asymmetrical facades, large corner awning windows, a flat white concrete tile cross gable roof, and smooth exterior stucco with slump brick accents. The design of the property was progressive for its time, featuring a sprawling and open floorplan with indoor and outdoor living areas, a recreation room with a built-in bar facilities, and a one-hundred gallon solar heated water cistern.

According to documentation within the City's property files, the building remained relatively unaltered until 1973 when subsequent property owners, Mr. and Mrs. VanBeck, commissioned a major renovation and residential additions. The renovation, designed by Lake Worth civil engineer Earl Martin, included the removal of many architectural features that once characterized the structure, including the removal of the concrete tile gable roofs and the installation of a pent roof with asphalt shingles. The additions included a family room, bedroom, two bathrooms, and a den to the rear of the house. Following these renovations, the property owners acquired the neighboring fifty-foot wide parcel to the north, creating a unified lot with one-hundred fifty linear feet of frontage along South Lakeside Drive.

In late 1973, a second addition, also designed by Martin, it was erected to the northeast corner of the property utilizing the newly acquired fifty-foot wide lot. This addition included a two bay garage, a workshop, and new laundry and bathroom facilities. Other alterations to the property over time include

partial window and door replacement, pool installation, and roof replacement with the current Spanish tiles in 2012.

Due to the substantial alterations to the property, the structure was given a non-contributing designation when the South Palm Park Local Historic District was designed. Overall, the present building retains a low degree of historic integrity in design, materials, workmanship, feeling, and association. Plans of the original property and its subsequent renovations and additions are included in this report as **Attachment C**.

#### **REQUEST:**

The Applicant has submitted plans for the complete demolition of the non-contributing structure with intentions to redevelop the vacant parcels. As the existing structure is non-contributing, a simultaneous proposal for new construction is not required by Code. The Applicant is proposing to phase the demolition as follows:

Phase I – Demolition of the primary residence and partial demolition of the circular driveway on the south half of the property.

Phase II – Demolition of the of the garage structure, the covered open area which connected the garage and the residence, the Chickee Hut, tennis court, and the northern part of the concrete driveway.

The Applicant is requesting to phase the demolition of the property due to their plans to redevelop the property as two independent parcels. A detailed description of work and a property survey illustrating the phased demolition of the property is included in this report as **Attachment E**.

#### **ANALYSIS:**

##### *Demolition:*

##### Historic Preservation

After reviewing the Decision Criteria for Demolition, included as **Attachment B**, it is the analysis of Staff that the existing structure may be considered for demolition. The property is a non-contributing resource with little to no historic integrity that does not contribute to the historic value of the South Palm Park Local Historic District.

The vacant property will need to be maintained to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations.

##### Public Comment

At the time of publication of the agenda, Staff has not received any public comments regarding this project.

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**COMPREHENSIVE PLAN CONSISTENCY:**

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

**Policy 3.4.5.6** The City shall support redevelopment with recommended regulations pertaining to height, density, design, mixed use, neighborhood compatibility protection of historic resources.

**Staff Response:** The proposed demolition of the non-contributing resource will allow for the redevelopment of the parcels. All new development will be subject to the Land Development Regulations, visual compatibility criteria, and the recommendations set forth in the Historic Preservation Design Guidelines for new construction and site plan considerations.

**Goal 3.1** To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

**Staff Response:** The proposed demolition of the non-contributing single-family structure can allow for the redevelopment of the existing three lots to promote a greater number of residential units at different prices in the South Palm Park neighborhood.

**CONSEQUENT ACTION:**

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

**RECOMMENDATION:**

Based on the decision criteria for demolition and Staff's analysis of the project, Staff recommends that the Board approve the request with the conditions provided below.

Should the Board chooses to approve the request for demolition, Staff recommends the following Conditions of Approval:

1. Prior to the commencement of Phase I of demolition, Historic Preservation Staff shall be allowed on-site to fully photo document the property for City records.
2. Evaluation of demolition permit shall take place at permitting. A review of the phased demolition of the structures on the property shall be reviewed and approved by all pertinent City authorities. Additional building permits may be required.
3. The vacant property shall be maintained to meet the minimum requirements of Section 23.6-1, Landscape Regulations.
4. All future plans for new construction shall be reviewed and approved by the Historic Resources Preservation Board. Before a Certificate of Occupancy is issued for any new construction on the property, the remaining garage structure shall be demolished.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB 20-00100030: Consideration of a Certificate of Appropriateness (COA) for the demolition of the +/- 5,987 sqft. single-family structure at **1130 South Lakeside Drive**, with the conditions as recommended by Staff, based upon competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4.

I MOVE TO **DENY** HRPB 20-00100030: Consideration of a Certificate of Appropriateness (COA) for the demolition of the +/- 5,987 sqft. single-family structure at **1130 South Lakeside Drive**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4 and the City's Comprehensive Plan.

**ATTACHMENTS:**

- A. Location Map – 1130 S Lakeside Drive
- B. Decision Criteria – Demolition
- C. Property File Documentation
- D. Current Photos
- E. Proposed Demolition Plan

ATTACHMENT A





**MEMORANDUM DATE:** March 4, 2020

**AGENDA DATE:** March 11, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **722 North Ocean Breeze**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 20-00100053:** Consideration of a Certificate of Appropriateness (COA) for the new construction of a ± 2,256 square foot single-family structure at **722 North Ocean Breeze**; PCN# 38-43-44-21-15-226-0060. The subject property is a vacant lot within the Northeast Lucerne Local Historic District and the Single-Family Residential (SF-R) Zoning District.

**OWNER/APPLICANT:** Albert Heal  
All 4 Construction Corp.  
1191 Cherlynn Terrace  
West Palm Beach, FL 33406

**BACKGROUND:**

The subject property is a vacant 50'x135' platted lot of record located within the Northeast Lucerne Local Historic District. The property has public frontage on North Ocean Breeze to the west. Photos of the existing vacant lot have been included in this report as **Attachment C**.

**REQUEST:**

The Applicant has submitted plans for a new +/- 2,256 square foot one-story single-family structure to be constructed on the vacant lot. The Applicant has provided proposed architectural plans for the building, including a site plan, floor plan, and elevation drawings. The proposed building is designed with elements of Anglo-Caribbean architecture.

The proposed building is designed with a symmetrical front façade with paired divided-light windows, a recessed covered entryway with a simulated courtyard, a vertical plank front door, circular gable vents, and a flat white concrete tile roof. The building will be constructed utilizing concrete block walls with applied stucco and a hip roof with forward projecting gables. Other proposed features for the building include a stucco water table, impact aluminum single-hung windows, a rear covered porch, and a rear-facing integral garage.



Proposed site features include a paver walkway, a paver tandem parking area side-loaded to the structure on the front yard, and a rear ribbon driveway that provides vehicular access from the alley to the garage. The architectural drawings and site plan has been included in this report as **Attachment E**.

The property is located in the Single-Family Residential (SF-R) zoning district.

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. ft.	6,750 sq. ft.
Lot width	50'-0"	50'-0"
Lot depth	n/a	135'-0"
Front setback	20'-0"	20'-0"
Side setback	10% of lot width = 5'-0" each side	9'-0" (North Side) 5'-0" (South Side)
Rear setback	10% of lot depth = 13'-6"	47'-0"
Living Area	800 sq. ft.	1,827 sq. ft. (air conditioned)
Height (SF-R zoning)	30' for primary structure	Approx. 17'-2"
F.A.R. <sup>1</sup>	0.50 max (3,375 sq. ft.)	0.33 = (2,256 sq. ft.)
Max. Building Coverage <sup>2</sup> for a Medium Lot	35% max (2,362 sq. ft.)	33.42% = (2,256 sq. ft.)
Impermeable surface	55% max. = 3,712 sq. ft.	36.68% = 2,696 sq. ft.*
Accessory Structure Limitations	Not to exceed 40% of the principal structure, or 1000 sq. ft. whichever is less	N/A

\*Pending final review during the permitting process

Pursuant to LDR Section 23.4-10(f) Minimum parking requirements by use.

<u>Principal Use</u>	<u>Minimum Number of Parking Spaces</u>	<u>Additional Requirements</u>	<u>Proposed</u>
Single-Family Dwelling	2 spaces	1 space for 25' lots	2 spaces (off-street)

<sup>1</sup> *Floor area ratio*: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

<sup>2</sup> *Building lot coverage*: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

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**ANALYSIS:**

*New Construction:*

Zoning and Comprehensive Plan Consistency

The proposed new construction project is consistent with all site data requirements in the City's Zoning Code and Comprehensive Plan. The building as proposed meets the minimum off-street parking requirements and minimum living area requirements. There appears to be inconsistencies between the site data table impermeable surface calculations and the site plan. Staff has added a condition of approval that the site data table shall be revised. Final review will take place during the permitting process to ensure the impermeable surface maximum is not exceeded.

A landscape plan is included in **Attachment E**. The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City's historic preservation regulations. This criterion is provided in **Attachment B** and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

It is the analysis of Staff that the new construction project as proposed is generally compatible with the regulations set forth in the historic preservation ordinance. The proposed design utilizes architectural elements and building materials commonly found in residential construction in Lake Worth Beach. Staff has included an excerpt from the Jensen Beach Architectural Standards that examines Anglo-Caribbean architecture (**Attachment G**). The document was created by Treasure Coast Regional Planning Council, the same consultant that developed Lake Worth Beach's Historic Preservation Design Guidelines. This document is meant to be purely educational, as this is not a common architectural style found in Lake Worth Beach, and the style was not covered in the City's Design Guidelines. The structure's design utilizes elements found in the Anglo-Caribbean architectural style, such as a stucco finish, flat concrete tiles, simple detailing (shutters, beams, and decorative rafter tails), and a front courtyard. The application of two different stucco textures (smooth and textured) and use of a water table and stucco sill on the front façade, are atypical features for structures designed with elements of Anglo-Caribbean architect. Staff recommends that the Board discusses these design features and chooses the most compatible option.

In general, the proposed windows and doors create a regular rhythm of solid to voids. The proposed design largely responds to the lot size, shape, and configuration, and respects the lot development pattern in the neighborhood. Should the Board approve the proposal, Staff has recommended several conditions of approval to further increase visual compatibility.

Public Comment

At the time of publication of the agenda, Staff has received no public comment.

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**COMPREHENSIVE PLAN CONSISTENCY:**

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

**Goal 1.3** To preserve and enhance the City’s community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

**Goal 3.1** To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

**Staff response:** The proposed design largely responds to the lot size, shape, and configuration, and respects the lot development pattern in the Northeast Lucerne Local Historic District. In addition, the proposal will add a new single-family structure to the City’s housing stock.

**CONSEQUENT ACTION:**

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

**RECOMMENDATION:**

Staff recommends approval of the request for the new construction of a single-family structure with the following conditions:

- 1) All proposed exterior entry doors shall be compatible with the Anglo-Caribbean architectural style, and shall be subject to Staff review at permitting. The windows, doors, and French doors shall be wood, wood-clad, aluminum, or fiberglass, and the windows shall utilize the water table as a sill or a historically compatible sill detail, subject to Staff review at permitting.
- 2) The windows shall be recessed a minimum of 2” in the wall, and shall not be installed flush with the exterior wall.
- 3) All window and door simulated divided light patterns shall be created utilizing exterior raised applied triangular muntins. No external flat muntins or “grids between the glass” shall be permitted.
- 4) The windows shall utilize clear glass or glass with a clear Low-E coating. Tinted or highly reflective glass shall not be used.
- 5) The impermeable surface calculations shall be revised on the site data table (Sheet SP) to correlate with the site plan.
- 6) The proposed design of the decorative vents on the front and rear gable ends shall be subject to Staff review at permitting. Staff recommends utilizing a design that replicates the historic circular decorative vents depicting tropical themes as commonly found on masonry buildings throughout the City.
- 7) The garage door shall be a recessed panel or carriage house style door, and shall not utilize raised panels.
- 8) The proposed flat concrete tile roof shall be finished in white or light grey.
- 9) The front door sidelights shall utilize five lights per sidelight.

- 10) The light fixtures shall be relocated from the front façade of the structure to the recessed entryway flanking the front door. Staff shall review the design of the light fixtures at permitting.
- 11) The knee-wall creating the front courtyard shall be recessed a minimum of three inches, to create a reveal line from the front façade. The knee-wall shall not utilize a water table.
- 12) All shutters shall be half the width of their corresponding windows and shall not be made of vinyl. Staff recommends applying shutter dogs or simulated hardware to the decorative shutters. Staff recommends that the windows on the front façade either be reduced in width or be further separated to accommodate appropriately sized shutters on both sides of the windows.
- 13) Staff recommends that the Board discuss the compatibility of the proposed stucco textures. The Applicant shall be responsible for contacting Staff to review and inspect a portion of the stucco siding prior to stucco completion.
- 14) Staff recommends that the Board discuss the compatibility of utilizing both a water table and stucco sill. Staff recommends that the water table be extended to the side and rear facades.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 20-00100053: Consideration of a Certificate of Appropriateness (COA) for the new construction of a ± 2,256 square foot single-family structure at **722 North Ocean Breeze**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4.

I MOVE TO **DENY** HRPB Project Number 20-00100053: Consideration of a Certificate of Appropriateness (COA) for the new construction of a ± 2,256 square foot single-family structure at **722 North Ocean Breeze**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the Interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

**ATTACHMENTS:**

- A. Location Map – 722 North Ocean Breeze
- B. Decision Criteria – New Construction
- C. Current Photos
- D. Proposed Architectural Plans
- E. Historic Preservation Design Guidelines: New Construction, pp. 215-219.
- F. Proposed Product Information

Attachment A





**MEMORANDUM DATE:** March 4, 2020

**AGENDA DATE:** March 11, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **910 North M Street**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 20-00100061:** Consideration of a Certificate of Appropriateness for Exterior Alterations and a Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the contributing resource located at **910 North M Street**; PCN# 38-43-44-21-15-286-0030. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and located within the Single-Family and Two-Family Residential (SF-TF 14) Zoning District.

**APPLICANT/OWNER:** Frank Vieira  
910 N M Street  
Lake Worth Beach, FL 33460

**BACKGROUND:**

The single-family residence located at 910 North M Street was constructed ca.1950 in a Masonry Minimal Traditional architectural style. Although the architect is unknown, Mr. and Mrs. F. Weiler of Lake Worth commissioned the building at a value of \$8,500. The structure was erected on a 50-foot wide lot of record with public frontage on North M Street to the west. The residence displays characteristic expressions of the Masonry Minimal Traditional style. Original character-defining features of the structure include an asymmetrical front facade, masonry construction with smooth stucco, large picture and corner casement windows, a projecting entryway roofline supported by decorative wrought iron columns, and a flat white concrete tile roof. The original architectural drawings for this structure are available in the City's property file records, and are included in this report as **Attachment C**. Based on the drawings, it appears that the residence was designed with metal two and three-light awning windows, although the structure was constructed with metal casement windows, which were more commonly used for this architectural style during this period of construction. In 1983, a frame addition with a flat roof was constructed to the rear southeast corner of the building, providing an additional bedroom. The building's original flat concrete tile roof was likely also replaced with asphalt shingle around this time. The property also contains a rear detached frame garage with a gable roof. The garage has vehicular access from the rear alley. Overall, the buildings retain a significant degree of historic integrity of location, setting, materials, and design.

**REQUEST:**

The Applicant is requesting exterior alterations for the primary structure as follows:

- 1) Remove all existing casement, fixed, and single-hung windows and replace them with new CGI aluminum impact horizontal roller and single-hung windows that replicate the original casement design.
- 2) Remove the existing three-tab asphalt shingle roof and replace it with a new Eagle Roofing white concrete tile roof. The Applicant is requesting a “Malibu” simulated barrel tile, but has also included an option of utilizing a “Bel Air” flat tile.
- 3) Remove the existing flat roof and replace it with a new CertainTeed modified bitumen roof system.

The Applicant is requesting exterior alterations for the rear garage structure as follows:

- 1) Remove the existing three-tab asphalt shingle roof and replace it with a new Owens Corning dimensional asphalt shingle roof.

The Applicant’s completed Historic Preservation Ad Valorem Tax Exemption Application is included in this report as **Attachment E**. A window replacement schedule is included as **Attachment G**, and the roof replacement plan is included as **Attachment F**.

**COMPREHENSIVE PLAN CONSISTENCY:**

It is the analysis of Staff that the project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

**Goal 1.4:** Encourage preservation and rehabilitation of natural, historic and archaeological resources and where appropriate restrict development that would damage or destroy these resources.

*Staff Response:* The project as proposed preserves the visual qualities of the structure while utilizing new materials in the rehabilitation process.

**Objective 1.4.2:** To provide for the protection, preservation or sensitive reuse of historic resources.

*Staff Response:* The project as proposed protects, preserves, and renovates the structure for continued use.

**Policy 3.4.2.1:** Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.

*Staff Response:* The subject property is a contributing resource to the Northeast Lucerne Local Historic District. The scope of work proposed is in compliance with the City’s Historic Preservation Ordinance and the City’s Historic Preservation Design Guidelines.

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**ANALYSIS:****Historic Preservation – Exterior Alterations**

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 **Attachment B – Decision Criteria**.

It is the analysis of Staff that the project as proposed is compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, Section 23.5-4, and the City's Historic Preservation Design Guidelines.

The Applicant is proposing to replace the roof on the residence with a new concrete tile in a "Malibu" simulated barrel tile profile, as illustrated on pages six and seven of **Attachment F**. At Staff's recommendation, the Applicant has concurrently submitted a request for a "Bel Air" flat tile, which more closely resembles the profile of the historic roofing tiles for this structure. The profile of the "Bel Air" tile is illustrated on pages eight and nine of **Attachment F**. Although the structure is not documented as ever having a barrel tile roof, true white-glazed barrel tiles were commonly utilized on Masonry Minimal Traditional style structures in South Florida, with many examples found throughout Lake Worth Beach. The City's Historic Preservation Design Guidelines chapter on Minimal Traditional structures and their appropriate roofing materials is included in this report as **Attachment H**. The request to replace the existing rear flat roofs with a new modified bitumen roof system and the request to replace the existing garage roof with new dimensional asphalt shingles is consistent with the City's Land Development Regulations and the Historic Preservation Design Guidelines.

The application also includes window replacement for the front structure. The Applicants have worked closely with Staff to develop a compatible window replacement schedule for the property. The building currently features casement windows in configurations that are challenging to replicate with modern impact products. Due to the size and configurations of openings, window locations, and the size limitations of certain impact window types, Staff has recommended that the Applicants predominately utilize horizontal roller windows in multiple configurations. The replacement schedule utilizes 50/50 (XO) rollers to replicate paired casements,  $\frac{1}{4} - \frac{1}{2} - \frac{1}{4}$  (XOX) rollers to replicate a large picture window flanked by small casements, and  $\frac{1}{3} - \frac{1}{3} - \frac{1}{3}$  rollers to replicate equal-third casements. Although impact casement windows are manufactured today, the historic equal-third casement configuration cannot be replicated appropriately with casements due to the general bulkiness of impact casement frames. Due to this, Staff is recommending that the Applicant utilize horizontal rolling windows.

The National Park Service and Secretary of the Interior's Standards have specific criteria regarding exterior alterations and the replacement of historic materials. Specifically, standards 2, 5, and 6 apply in this situation:

**Standard 2** - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

*Staff Response:* The historic character of the property will be preserved. The proposed concrete tile roof is the most compatible roof replacement option, and its installation will further return the structure to its



original appearance. The proposed impact windows replicate the configuration, design, divided-light pattern, and spatial relationships of the existing windows.

**Standard 5** - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

*Staff Response:* The proposed white tile roof is a closer representation to the original distinctive materials that characterized the property than the existing asphalt shingle. The existing casement windows are original to the property, but the replacement impact products replicate the visual qualities of the current windows.

**Standard 6** - Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*Staff Response:* The proposed replacement materials generally match the historic materials in design, color, texture, and materials. The replacement of the roofing material is based on evidence substantiated by the original architectural drawings and documentation in the City's property file.

The Applicant is proposing to retain historic materials where possible and utilize compatible replacement products where the original materials are too deteriorated for continued use. The Applicant is not proposing any adverse alterations that would negatively affect the structure's appearance, use, or functionality. Staff has recommended conditions of approval for greater compatibility, specifically regarding the use of replacement products.

#### Historic Preservation Ad Valorem Tax Exemption

As part of the Tax Exemption requirements, the HRPB must approve the scope of work prior to the commencement of construction and all work must comply with the Secretary of the Interior's Standards for Rehabilitation. Pursuant to Section 23.5-5 of the historic preservation ordinance, in the review of preconstruction applications for the historic ad valorem tax exemption program, the HRPB is required to make findings pursuant to three criteria and determine the following:

- 1) Whether the property for which the proposed exemption is requested satisfies section 196.1997(11)(a), Florida Statutes.

**Staff Response:** The subject property is a contributing historic resource in the Northeast Lucerne Local Historic District, designated by local ordinance.

- 2) Whether the proposed improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1990), U.S. Department of the Interior, National Park Service, which are hereby incorporated by reference in this section, and the criteria specified in Chapter 1A-38, F.A.C.

**Staff Response:** As outlined and discussed during the review of the (COA) for the exterior alterations, the proposal is compatible with the historic character of the existing buildings and will not have an adverse effect on the historic integrity of the property. Staff has recommended conditions of approval, and with these conditions, it is the analysis of Staff that the proposed alterations meet the intent of the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings.

- 3) For applications submitted under the provisions of section 196.1998, Florida Statutes, whether the improvements meeting the criteria Rule 1A-38.001(3) and (4), F.A.C.

**Staff Response:** Not applicable. The building is not intended to be used for non-profit or governmental purposes.

#### Public Comment

At the time of publication of this report, Staff has not received any public comment regarding this project.

#### **CONSEQUENT ACTION:**

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

#### **RECOMMENDATION:**

Staff recommends that the Board discuss the visual compatibility of the two roof tile options as provided by the Applicant. Staff recommends the Board approve the application for exterior alterations with the following conditions:

#### Certificate of Appropriateness – Exterior Alterations

- 1) The replacement horizontal roller and single-hung windows shall have aluminum frames and shall be installed in the configurations as depicted in the window installation schedule.
- 2) The windows shall utilize clear glass or clear Low-E glass. Tinted, grey, mirrored, or colored glass shall not be used.
- 3) The windows shall be recessed a minimum of two inches (2") in the window jambs, and shall not be installed flush with the exterior wall.
- 4) All divided light patterns shall be created utilizing exterior raised applied triangular muntins. Flat muntins or "grids between the glass" shall not be used.
- 5) The concrete roof tiles shall have a white finish.
- 6) The asphalt shingle roof for the garage structure shall utilize a dimensional asphalt shingle. Staff recommends the shingles be white or light grey in color.

#### Historic Preservation Ad Valorem Tax Exemption

- 1) All work shall be conducted per the submitted and approved COA for exterior alterations, including all conditions of approval included in the Development Order. Any revisions or changes to this approval shall be reported to Staff and may require additional Staff or HRPB approvals.
- 2) All work shall be conducted in accordance with the Secretary of the Interior's Standards.

- 3) The Applicant shall be responsible for fully documenting the rehabilitation process so that the Board will have sufficient documentation to evaluate the completed work to make a recommendation on the tax exemption application to City Commission.

**POTENTIAL MOTIONS:**

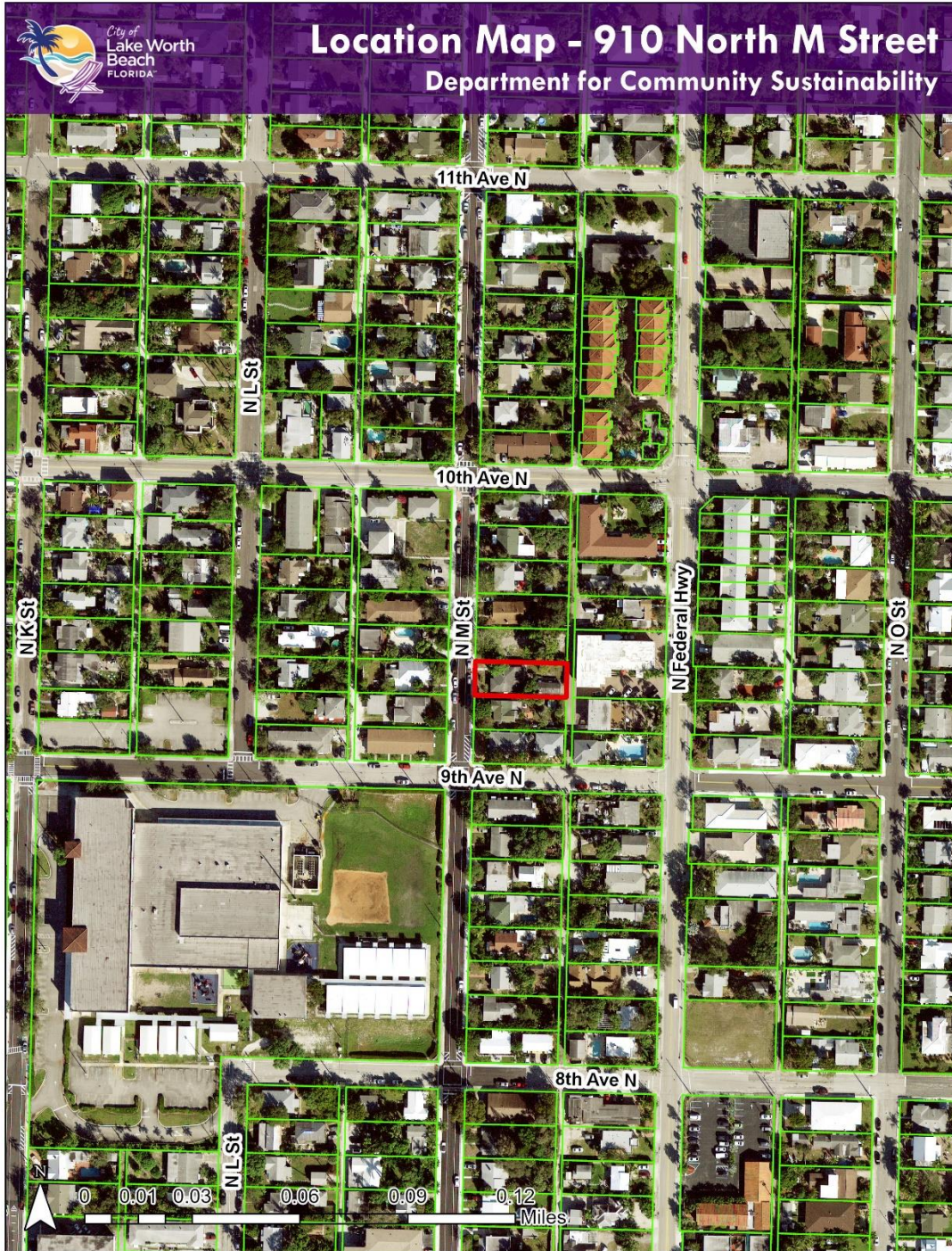
I MOVE TO **APPROVE** HRPB Project Number 20-00100061: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and a Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the structure located at **910 North M Street**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations, Section 23.5-4 and 23.5-5, the City's Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

I MOVE TO **DENY** HRPB Project Number 20-00100061: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and a Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the structure located at **910 North M Street**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulations Section 23.5-4 and 23.5-5, the City's Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

**ATTACHMENTS:**

- A. Location Map
- B. Decision Criteria – Exterior Alterations
- C. Property File Documentation
- D. Current Conditions Photographs
- E. Tax Exemption Application
- F. Tax Exemption Application – Roof Replacement
- G. Tax Exemption Application – Window Replacement
- H. LWB HP Design Guidelines – Masonry Minimal Traditional
- I. LDR Sec. 23.5-5 Tax Exemption for Historic Property
- J. Florida Statute 196.1997 and 196.1998
- K. Florida Administrative Code Ch. 1A-38

ATTACHMENT A





**MEMORANDUM DATE:** March 4, 2020

**AGENDA DATE:** March 11, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **522 South Palmway**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 20-00100032:** Consideration of a Certificate of Appropriateness (COA) for roof replacement with a 5V-Crimp metal roof for the single-family structure at **522 South Palmway**; PCN# 38-43-44-27-01-004-0040. The subject property is a contributing resource to the South Palm Local Historic District and located within the Single-Family Residential (SF-R) Zoning District.

**Applicant/Owner:** Jeannie Gedeon  
522 South Palmway  
Lake Worth Beach, FL 33460

**BACKGROUND:**

The single-family residence located at 522 South Palmway was constructed c.1939 in a Masonry Minimal Traditional architectural style. The structure was designed by prominent Lake Worth architect, Edgar S. Wortman at a cost of \$5,000. The structure has dual frontages on South Palmway to the west and South Lakeside Drive to the east. The original architectural drawings are located within the City's property files and are included in this report in **Attachment C**. The architectural drawings for the structure illustrate a single-story residence of masonry construction with an exposed exterior brick, a flat concrete tile gable roof, a front-facing integral garage, a terrace with a masonry knee-wall, and casement windows with brick sills. City permit records indicate the structure has had alterations over time, including permits to replace the roof with dimensional asphalt shingles, enclosing the front-facing garage into additional living space, window and door replacement, and fencing. Overall, the structure retains a moderate to high degree of historic integrity of location, setting, materials, and design.

**REQUEST:**

The Applicant is proposing to replace the existing dimensional asphalt shingle roof on the single-family structure with a new 5V-Crimp metal roof in a "Copper" metallic paint finish.

**Historic Preservation**

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 **Attachment B – Decision Criteria**.

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The National Park Service and Secretary of the Interior’s Standards have specific criteria regarding replacement of historic materials. Specifically, Standards 2, 3, 5 and 6 apply in this situation:

**Standard 2** - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**Standard 3** - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**Standard 5** - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

**Standard 6** - Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

According to the Secretary of the Interior’s Standards and the City of Lake Worth Beach Design Guidelines, distinctive materials that characterize a property shall be preserved, or replaced in-kind. If a distinctive feature must be replaced, the new feature should match the old in design, color, texture, and materials where possible. The roof material is an important character-defining feature of a historic property. Dimensional asphalt shingles that match the existing roof and flat concrete tiles that replicate historic tile profiles and dimensions are still in production today and could be utilized as the replacement roofing material.

It is the analysis of Staff that the proposed material change to a 5V-Crimp metal roof in a “Copper” metallic paint finish could negatively affect the character-defining features of this property. Utilizing a copper finish may also lead to false sense of historical development, as the 5V-Crimp metal roof will imitate copper, but will not oxidize and patina overtime as a true copper roof does. In addition, Staff has been unable to locate any documented examples of historic structures with copper roofs in Lake Worth Beach. The Masonry Minimal Traditional style of architecture primarily used flat concrete tile as a roofing material, and occasionally used an asbestos shingle, asphalt shingle, or rolled roofing. Utilizing a 5V-Crimp metal roof on Masonry Minimal Traditional structures is a significant departure in material and design. Masonry residential structures throughout Lake Worth Beach were designed with an emphasis placed on horizontality. The buildings are typically linear in appearance, often one story, and utilized horizontal details in windows and doors. The roofing materials for these buildings continued this theme, with thick concrete tiles laid in horizontal rows creating a visually stepped appearance towards the high point of the roof. 5V-Crimp metal roofs have the opposite visual effect, as the seams are vertically oriented and the roofing material itself has a slender profile more appropriate for frame construction.

The National Park Service Preservation Brief #4 “*Roofing for Historic Buildings*” has been included as **Attachment D**. This Brief discusses the issues and options for the repair and replacement of historic roofs.

Under the “Alternative Materials” section of the Brief, Staff would like to draw special attention to this paragraph:

“In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.”

The Applicant has submitted photographs of the existing structure, included as **Attachment E**. Product information on the requested 5V-Crimp metal roof has also been included as **Attachment F**.

#### Public Comment

At the time of publication of the agenda, Staff has received no written public comment.

#### **COMPREHENSIVE PLAN CONSISTENCY:**

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

**Goal 1.3** To preserve and enhance the City’s community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

**Goal 1.4** Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

**Goal 3.1** To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

#### **CONSEQUENT ACTION:**

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

#### **RECOMENDATION:**

Staff recommends that the Board discuss the visual and material compatibility criteria of the proposed 5V Crimp roof for the Masonry Minimal Traditional structure provided in this report as **Attachment B**.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 20-00100032: Consideration of a Certificate of Appropriateness (COA) for roof replacement with a 5V-Crimp metal roof for the single-family structure at **522 South Palmway**, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4, the City’s Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

I MOVE TO **DENY** HRPB Project Number 20-00100032: Consideration of a Certificate of Appropriateness (COA) for roof replacement with a 5V-Crimp metal roof for the single-family structure located at **522 South Palmway**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the City’s Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

**ATTACHMENTS:**

- A. Location Map – 522 South Palmway
- B. Decision Criteria
- C. Property File Documentation
- D. NPS Preservation Brief #4 “Roofing for Historic Buildings”
- E. Current Photos
- F. Proposed Product Information



ATTACHMENT A





**MEMORANDUM DATE:** March 4, 2020

**AGENDA DATE:** March 11, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **1209 N Lakeside Drive**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 20-00100028:** Consideration of a request for a Certificate of Appropriateness (COA) for exterior alterations and additions to the existing single-family structure located at **1209 N Lakeside Drive**; PCN# 38-43-44-21-15-362-0142. The subject property is located in the Single-Family Residential (SF-R) Zoning District and is a Non-Contributing resource to the Northeast Lucerne Local Historic District.

**Owner:** Jeffery Arnold  
1209 N Lakeside Drive  
Lake Worth Beach, FL 33460

**BACKGROUND:**

Architect Gerhard Selzer designed the single-family structure located at 1209 N Lakeside Drive in 1980. The structure has frontage on North Lakeside Drive to the east. The original architectural drawings are located within the City's property files and are included in this report in **Attachment C**. The architectural drawings illustrate a single-story residence of masonry construction with a smooth stucco finish, an asphalt shingle side gable roof, and aluminum horizontal roller windows. The front façade featured large picture window, a central front door, and a large sliding glass door. The architectural plans also indicate that the structure was designed with a rear facing two-car integral garage and additional sliding glass doors. City permit records indicate minor alterations to the structure over time, including permits for a roof replacement with asphalt shingles and partial window and door replacement in 2012. At some point in time, the structure's front door facing North Lakeside Drive was removed and replaced with a circular fixed window. The structure was captured in the 2003 Northeast Lucerne Designation Report and classified as a non-contributing resource. Photos of the property are included in this report as **Attachment D**.

**REQUEST:**

**Certificate of Appropriateness: Addition and Exterior Alterations**

Per the Certificate of Appropriateness Approval Matrix, additions and alterations to non-contributing structures that are not visible from a public street do not require a Certificate of Appropriateness and are reviewed only for consistency with the Zoning Code. The proposed architectural plans are include in this

report at **Attachment E**. The Applicant has submitted plans for the following scope of work for the non-contributing structure:

Not Visible from a public street (Zoning Review)

- Demolish the rear sunroom (150 sqft.) and construct a new (140 sqft.) family room
- Demolish half (180 sqft.) of the existing two-car garage
- Reconfigure rear driveway with new pavers and add a new paver patio
- Construct a new inground pool and outdoor shower

Visible from a public street (Certificate of Appropriateness and Zoning Review)

- Construct a front addition (110 sqft.) containing a seating area and walk-in closet for the existing master bedroom
- Construct an elevated covered front porch (116 sqft.)
- Front door installation
- Window Replacement
- Paver walkway installation

The property is located in the Single-Family Residential (SF-R) Zoning District.

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. ft.	6,750 sq. ft.
Lot width	50'- 0"	50'-0"
Lot depth	n/a	135'-0"
Front setback	20'-0"	Existing: 50'-0" Proposed: 44.4'
Side setback	10% of lot width = 5'-0" each side	North Existing: 5'-0" North Proposed: 5'-0" South Existing: 5'-0" South Proposed: 5'-0"
Rear setback	10% of lot depth = 13'-6"	Existing: 17.2' Proposed: 17.2'
F.A.R. <sup>1</sup>	0.50 max.	Proposed: 0.35

<sup>1</sup> *Floor area ratio*: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

Max. Building Coverage <sup>2</sup> for a Medium Lot	35.00% max. (2,362 sq. ft.)	34.9% (2,359 sq. ft.)
Impermeable Surface	55.00% (3,713 sq. ft.)	54% (3,650 sq. ft.)

**COMPREHENSIVE PLAN CONSISTENCY:**

The project, as proposed, is generally consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

**Goal 1.4** Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

*Staff Response:* The proposal does not destroy or damage existing historic resources. The property is designated as a non-contributing resource to the Northeast Lucerne Local Historic District.

**ANALYSIS:**

Zoning and Comprehensive Plan Consistency

The proposed addition and exterior alterations are consistent with all site data requirements in the City’s Zoning Code and Comprehensive Plan. The additions as proposed would be conforming and would not require any variances from the zoning code and adequate parking has been provided for the property. A determination to see if a landscape review will be required will be performed at permitting.

Historic Preservation

Per the Certificate of Appropriateness Approval Matrix, additions and alterations to non-contributing structures that are not visible from a public street do not require a Certificate of Appropriateness and are only reviewed for their consistency with the Zoning Code. Therefore, only the exterior alterations and additions visible from the street are subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City’s historic preservation regulations. This criterion is provided in **Attachment B** and include Staff’s response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

The proposed front addition and exterior alterations are generally compatible with the existing structure and the surrounding historic properties. The structure as it is today does not display character-defining features that are typically associated with the front facades of surrounding properties. The structure does not have a prominent front entryway, covered porch, balanced façade, or a recognizable rhythm of fenestration. The front addition creates a prominent cross gable with a projecting mass, which is common among surrounding masonry residential structures. The addition of the raised porch and entryway door also helps establish a customary “front façade” facing North Lakeside Drive. The exterior building materials are also appropriate for visual compatibility with surrounding properties.

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<sup>2</sup> *Building lot coverage:* The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

Staff does have some remaining concerns regarding window placement and the stucco banding on the new front addition and front porch wall. The design of the addition features a new horizontal sliding window and a circular faux window on the east façade. The use of the two window types and their placement has an unbalancing effect on the addition. Staff has recommended utilizing two equally spaced and sized windows, or utilizing a larger window centered under the gable peak for a more symmetrical appearance. Staff also recommends utilizing a divided light pattern in the windows of the front façade for additional detailing.

The design also features a two inch recessed stucco panel under the new addition and new front porch addition. Per the Applicant, these recesses are incorporated into the design to accommodate new vegetation (ivy), which is planned to fill in around the foundation of the structure. Although this detail is atypical amongst surrounding contributing resources, the building is non-contributing and Staff defers to the Board to determine if the recesses are compatible with the new design.

#### Public Comment

At the time of publication of the agenda, Staff has received no written public comment.

#### **CONSEQUENT ACTION:**

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

#### **RECOMMENDATION:**

Staff recommends that the Board discuss the visual compatibility of the two proposed windows on the east facing addition, and determine if the recessed stucco panels are appropriate for the structure. Staff has included standard conditions of approval to ensure visual and material compatibility with neighboring structures in the district.

#### **Certificate of Appropriateness**

Should the Board choose to approve the request for the **Certificate of Appropriateness** for exterior alterations and additions, Staff suggests the following conditions:

- 1) The new windows shall have aluminum frames and shall be recessed a minimum of two inches (2") in the window jambs, and shall not be installed flush with the exterior face of the wall.
- 2) The windows shall utilize clear glass or clear Low-E glass. Tinted, grey, mirrored, or colored glass shall not be used.
- 3) Should simulated divided light patterns be utilized, they shall be exterior raised applied triangular muntins. Flat muntins or "grids between the glass" shall not be used.
- 4) The exact design of the front door shall be provided to Staff and be reviewed at permitting.
- 5) The asphalt shingles on the additions shall match in color and design of the existing asphalt shingle. Should the Applicant choose to shingle the entire roof, the shingles shall be dimensional asphalt shingles. Staff recommends white or light grey for increased energy efficiency.
- 6) The new stucco shall match the existing stucco in texture, application, and coarseness.

**POTENTIAL MOTIONS:**

I MOVE TO **APPROVE** HRPB Project Number 20-00100028: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and additions to the existing single-family structure located at **1209 N Lakeside Drive**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations, Section 23.5-4, the City's Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

I MOVE TO **DENY** HRPB Project Number 20-00100028: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and the construction of a +/- 366 square foot addition to the existing single-family structure located at **1209 N Lakeside Drive**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulations Section 23.5-4, the City's Comprehensive Plan, and the City of Lake Worth Beach Historic Preservation Design Guidelines.

**ATTACHMENTS:**

- A. Location Map – 1209 North Lakeside Drive
- B. Decision Making Criteria - Additions
- C. Property File Documentation
- D. Current Photos
- E. Proposed Architectural Plans

ATTACHMENT A

