



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, APRIL 09, 2025 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [March 12, 2025 Regular Meeting Minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. [HRPB Project Number 25-00100063: Consideration of a Certificate of Appropriateness \(COA\) for replacing doors at the property located at 605 3rd Avenue North. The subject property is a contributing resource to the Northeast Lucerne Historic District and is located in the Medium Density Multi-Family-Residential \(MF-30\) 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.



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MARCH 12, 2025 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D'Arinzo, Chairman; Nadine Heitz, Vice-Chair; Edmond LeBlanc, Laura Devlin; Elaine DeRiso; Edmund Deveaux (6:04pm). Also present were: Yeneneh Terefe, Historic Planner; Anne Hamilton, Sr. Preservation Planner; Annie Greening, Principal Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. December 2024 Regular Meeting Minutes

Motion: L. Devlin moved to approve the December 2024 regular meeting minutes as presented; E. LeBlanc 2nd. **Vote:** Ayes all, unanimous.

CASES

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

PROOF OF PUBLICATION Provided in the meeting packet

- 1) HRPB 23-00500014- 1000 Lake Avenue
HRPB 24-02100030 - 1028 N Federal Hwy

WITHDRAWLS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. **HRPB Project Number 23-00500014:** Conditional Use Permit, Alcohol Distance Waiver, and Historic Waiver requests to establish a restaurant with bar, a specialty brewery, a bar without live entertainment, a specialty retail shop, a banquet hall/ballroom/meeting room, and a museum with ±19,652 square feet of total use area at 1000 Lake Avenue. The subject property is located in the Transit Oriented Development-East (TOD-E) Zoning District and has a future land use designation of Transit Oriented Development (TOD). The property is a contributing resource in the Old Town Historic District.

Staff: A. Greening presents case findings and analysis. The site came before the Board in 2020 for COA exterior alteration approvals, major site plan approval for structure rehabilitation as well as site improvements to the parking lot, landscaping and exterior lighting. This is being heard tonight due to the request for a specialty brewery, bar without live entertainment and restaurant with bar. The waiver is to reduce the required off-street parking for the loading space to one and a distance waiver for alcohol consumption on-site. According to the floor plans the lower level will have the speakeasy bar and brewery equipment; the ground level/street level is the first floor with restaurant; 2nd floor will house memorabilia museum, ballroom, gift shop; third floor additional restaurant area.

The historic waiver allows for flexibility for historic structures. The loading space requirement is based on square footage, this building would require 2 spaces. This could only be achieved with the reduction of customer and staff parking spaces.

The stand-alone bar in the basement triggered the need for this waiver. In the Downtown (DT) zoning district there are many other establishments selling alcohol for on-site consumption. It will not be in proximity to any protected use.

Applicant: Not in attendance or on-line via Zoom.

Board: Will there be off-site package sales? **Response:** No, there will only be on-site consumption.

Public Comment: None

Motion: N. Heitz moves to approve HRPB 23-00500014 with staff recommended Conditions of Approval based on the competent substantial evidence in the staff report and in the testimony given at the public hearing; E. DeRiso 2nd.

Vote: Ayes all, unanimous.

B. HRPB Project Number 24-02100030: A conditional use permit request for a 2,862 square-foot medical office located at 1028 North Federal Highway. The subject property is located in the Mixed Use - Federal Highway (MU-FH) zoning district and has a future land use designation of Mixed Use - East (MU - E). The subject property is a noncontributing resource to the Northeast Lucerne Historic District.

Staff: Y. Terefe provides case analysis. The service will be to those with autism and other developmental disabilities. They provide services at schools as well.

Board: Question as to why the project is before the Board. **Response:** All medical uses must be heard by the Boards. In response to a question regarding traffic, staff states the site requires 12 spaces and 17 are provided.

Public Comment: None

Motion: E. DeRiso moves to approve HRPB 24-02100030, a Conditional Use permit with staff recommended Conditions of Approval, including 2 conditions from Electric Utilities, for a medical office based upon the competent substantial evidence provided in the staff report and in the testimony at the public hearing; L. Devlin 2nd.

Vote: Ayes all, unanimous.

C. HRPB Project Number 25-00100035: Consideration of a Certificate of Appropriateness (COA) for an addition to the front façade of the primary structure, enclosure of the existing carport, and addition to the existing rear accessory structure at 516 North L Street. 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. Hamilton presents case findings and analysis. The main alteration to the front façade is the bump out addition which would change the roofline; Enclosure of the carport and addition to rear accessory structure. Carport enclosures are generally discouraged. In 2017 the site came before the Board for the carport and the plans were never carried out. Staff is generally in support of the request as

it is generally in keeping with the previous approval. Full light openings would be required; existing knee wall retained and banding. The front façade presents the most concern as the changes would change the fenestration patterns, lose the historic character. This addition could be shifted to the rear of the structure. The front is not consistent with Historic Preservation Guidelines and staff recommends denial.

The decorative grate on the garage would be retained, just adding a window behind. The area to the right of the front entrance is proposed to be extended forward. Staff preference is to add on elsewhere on the structure rather than the front façade. The shed is proposed to become a cabana.

Applicant: Lars Bolander- The front area (niche) is a total waste of space. There are solutions to everything. It's a nice home but could be better. Suggests building up in the front and not with another floor, which would allow for a metal roof.

Board: N. Heitz – It is not about just looking nice but if it adheres to the Historic Preservation Regulations and Guidelines.

Staff: A revised elevation would need to be shown, but that doesn't resolve the façade issue. The addition to the front of a contributing structure is generally not allowed as facades are given the highest priority. Based on the site plan there are other places to add to the structure. The roofline would change.

Board: Have you looked at other locations? If you can find an appropriate location, it may not be necessary to return to Board. Historic Preservation means exactly that- preservation of historic character.

Motion: L. Devlin moves to approve HRPB 25-00100035 with staff recommended Conditions of approval based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; N. Heitz 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: Reminder of the April 16, 2025 joint meeting with the Planning & Zoning Board for the variance training to be presented by the Board attorney; and the presentation of the Open Space and Recreation Comprehensive Plan element to be presented by staff and the consultant Chen Moore.

May is Historic Preservation month. Due to the relatively small size of the City, it's been a challenge to have enough eligible properties to consider. The thought is to have the Awards ceremony every two years. Staff is currently planning other substitute celebratory event.

L. Devlin and E. Deveaux will not be in attendance at the April meeting.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS: Question as to when WMODA would be heard by the Board.

Response: To-date there has not been a submittal to staff. Update on progress of Gulfstream: Some structural issues were being addressed but otherwise on schedule to open Phase I in December 2025. Question if there is an annexation in progress for the Murray Hills area? **Response:** No.

ADJOURNMENT – 7:10 pm



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 25-00100063: Consideration of a Certificate of Appropriateness (COA) for replacing doors at the property located at **605 3rd Avenue North**. The subject property is a contributing resource to the Northeast Lucerne Historic District and is located in the Medium Density Multi-Family-Residential (MF-30) District.

Meeting Date: April 9, 2025

Applicant/ Owner: Victor Rogalny –
Innovative Investment Solutions, LLC

Address: 605 3rd Avenue North

PCN: 38-43-44-21-15-048-0170

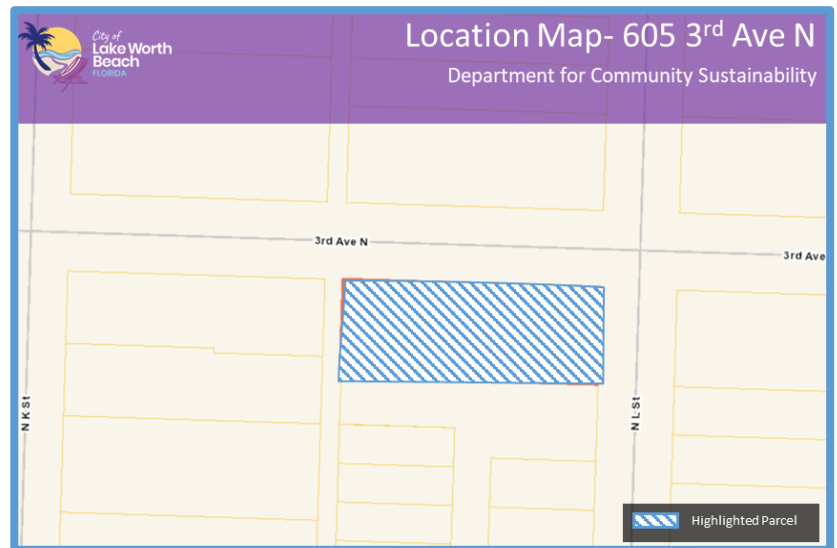
Lot Size: 0.155 acres /6,750 sf

General Location: South side of 3rd Avenue North between 2nd Avenue North and 3rd Avenue North

Existing Land Use: Duplex (605 3rd Avenue North) and multi-family apartment (607 3rd Avenue North)

Current Future Land Use Designation:
Medium Density Multi-Family Residential (MF-30)

Zoning District: High Density Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines. Staff recommends that the Board not approve the requested two-panel doors.

PROJECT DESCRIPTION

The applicant and owner, Victor Rogalny of Innovative Investment Solutions LLC, is requesting a Certificate of Appropriateness to replace doors at the property located at 605 3rd Avenue North. 605 3rd Avenue North is a contributing structure in the Northeast Lucerne Historic District.

PUBLIC COMMENT

Staff has not received any letters in support of or opposition to the COA request.

PROPERTY DEVELOPMENT HISTORY

The duplex at 605 3rd Avenue North was constructed in 1963 in a Masonry Vernacular architectural style. The building is a one-story building, and its character-defining features include jalousie entrance doors, paired four-light awning windows, and a shingled gabled roof.

On March 5, 2025, the applicant submitted a permit application #24-605 for the replacement of existing windows with single-hung windows, as well as the replacement of jalousie doors with two-panel doors. The historic preservation staff disapproved the application, noting that photos of each window from the exterior were missing. Additionally, staff provided comments noting that two-panel doors and single-hung windows without horizontal muntins to replicate the original four-light awning windows are not appropriate for the architectural style. The appropriate replacement doors for jalousie doors are single-light French doors.

On March 20, 2025, the applicant agreed to add two horizontal muntins to imitate the original awning windows, but informed staff that they had chosen two-panel doors for safety reasons. Staff explained that these doors were not compatible with the architectural style and agreed to allow flush doors as a compromise, as they were common in Masonry Vernacular architecture. However, the applicant had already purchased the two-panel doors before obtaining a submitting the permit and COA applications. Staff suggested removing the door from the scope of work to allow separate approval of the windows.

The applicant submitted the documentation required to take the project to the HRPB on March 25, 2025, and the project was scheduled for hearing at the next available meeting on April 9, 2025.

Quote forms, photos of the existing openings, and an installation map for the proposed doors 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 Masonry Architectural door section and the glazing replacement section of the City's Historic Preservation Design Guidelines are included in **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: The proposed work will replace doors at 605 3rd Avenue North and will change the jalousie doors into two-panel doors. Based on architectural drawings in the property file, the jalousie doors were part of the original design. Therefore, staff contends that the replacement doors should be single-light French doors, as they are the most successful replacement option for jalousie doors.

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 change to the jalousie doors will have no direct physical effect on any surrounding properties within the Northeast Lucerne Historic District.

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

Staff Analysis: According to the City's Historic Preservation Design Guidelines, doors should be replaced with the most appropriate alternative—in this case, single-light French doors. Staff has already proposed a compromise to allow flush doors, which, while not part of the structure's original design, were commonly used in Masonry Vernacular architecture.

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: Staff contends that the proposed two-panel doors are not in compliance with the City's Design Guidelines. Per the Historic Preservation Design Guidelines, doors should be replaced with the most successful replacement option. Historically and currently, the doors have been in a jalousie style, and therefore a full light will be the closest and most appropriate replacement option. Two-panel doors are not appropriate.

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 a contributing resource within the Northeast Lucerne Historic District. As a contributing structure, the historic review of window and door replacements applies to all openings, whether visible from the public right-of-way or not. This review aims to promote architecturally appropriate alterations over time, ensuring that contributing structures maintain their designation status. Based on staff interpretation of the Design Guidelines, changing the jalousie doors to two-panel doors is not appropriate for 605 3rd Avenue North.

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

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

Staff Analysis: Yes, the property is still being used as a duplex, which is its originally intended purpose.

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

Staff Analysis: Yes, changing the jalousie doors to two-panel doors will remove original features of the structure's historic design.

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

Staff Analysis: No, the visual impact would not be compatible with the neighboring properties, as the proposed two-panel doors are not architecturally compatible with other Mansory Vernacular structures in the Northeast Lucerne Historic District.

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

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

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

CONCLUSION AND CONDITIONS

The jalousie doors were part of the original design of the duplex at 605 3rd Avenue North, and converting the openings to two-panel doors does not comply with the regulations or intention of the Historic Preservation Ordinance and Design Guidelines. **Staff recommends that the Board not approve the requested two-panel doors.**

BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100063 for a Certificate of Appropriateness (COA) for replacement doors, for the property located at **605 3rd Avenue North**, 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 25-00100063 for a Certificate of Appropriateness (COA) for replacement doors for the property located at **605 3rd Avenue North**, because [Board member please state reasons].

ATTACHMENTS

- A. Installation Map, Photos, and Quote Forms
- B. Applicant's Justification Statement