



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

ROLL CALL and RECORDING OF ABSENCES: Present were-Bernard Guthrie, Vice-Chair; Robert D'Arinzo; Nadine Heitz; Jamie Foreman. Absent: Stephen Pickett, Tricia Hallison-Mischler. Also present were: Yeneneh Terefe, Preservation Planner; Annie Greening, Senior Preservation Planner; Erin Sita, Assistant Director for Community Sustainability, Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. February 8, 2023 Meeting Minutes

Motion: R. D'Arinzo moves to approve the February 2023 meeting minutes as presented; J. Foreman 2nd.

Vote: Ayes all, unanimous.

CASES

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

PROOF OF PUBLICATION – None required.

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

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

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

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

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

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

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

Vote: Ayes all, unanimous.

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

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

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

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

Public Comment: None

Motion: N. Heitz moves to approve HRPB 23-00100023 with four staff recommended Conditions of Approval based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

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

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

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

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

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

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

Public Comment: None

Motion: R. D'Arinzo moves to approve HRPB 23-00100002 with staff recommended Conditions of Approval excluding Condition #4 based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; N. Heitz 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS:

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

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

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

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

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

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 7:17 PM