



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, APRIL 09, 2025 -- 6:05 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D'Arinzo, Chairman; Nadine Heitz, Vice-Chair; Edmond LeBlanc; Elaine DeRiso. Absent: Edmund Deveau and Laura Devlin. Also present were: Yeneneh Terefe, Preservation Planner; Anne Hamilton, Senior Preservation Planner; Annie Greening, Principal Planner; Scott Rodriguez, Asst. Dir. For Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. March 12, 2025 Regular Meeting Minutes

Motion: E. DeRiso moves to approve March 12, 2025 minutes as presented; N.Heitz 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

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

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.

Staff: Y. Terefe presents case findings and analysis. Built in 1963 in the Masonry Vernacular style. The subject doors are jalousie doors. The applicant is requesting to replace with two-panel doors citing concerns for safety and privacy. The most appropriate alternative would be a single light French doors

(full-light). Staff proposed a compromise with a flush panel door but was advised the two-panel doors were already purchased. This cannot be approved at staff level.

Board: Comments include that had the desired doors not already been purchased, the applicant may have been amenable to the flush door option. This seems to be a common refrain from contractors/applicants. This façade is on the sidewalk.

Staff: This is a contributing structure with a visible from-the-street-façade.

Owner/Applicant: Victor Rogany- There are two structures on the property, both built at a different time in different styles. He purchased windows for both structures at the same time. They are on the same property.

Staff: 1940 Minimal Traditional and 1963 Masonry Vernacular are two different styles. The original plans show the jalousie doors.

Board: The Design Guidelines, which are State of Florida approved, are what guides the decisions. Can the casual passer-by ascertain they are on the same parcel?

Motion: E. DeRiso moves to disapprove HRPB 25-00100063 because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; N. Heitz 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: Staff is in the process of finalizing a workshop for window restoration. The company Austin Historic from Orlando will be here, possibly in June, for a presentation.

April 16, 2025- The Joint Board workshop and Variance training will be held. Presented by Chen Moore & Associates and City/Board Attorney Elizabeth Lenihan.

1118 S. Palmway, a non-contributing structure, is slated to be demolished. As of 2023 the State statute states demolition of a non-contributing structure in a flood zone cannot be prevented by the Board.

April 24 and 25, a training re: historic preservation sponsored by the State, will be held in Delray Beach and is free for Board members but sign-up is required for attendance on either or both days.

WMODA has submitted but it is not yet considered to be a complete submittal. This is for the Residential and museum portion only, not the garage.

The Gulfstream project is continuing to move along, Phase I estimated to be completed by year's end. Phase II has yet to be submitted.

BOARD MEMBER COMMENTS: None

ADJOURNMENT 6:40 PM