



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 25-12700001: Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Preconstruction Tax Exemption associated with the construction of a previously approved new ±942 square foot two-story two-car garage and pool at 425-427 S K Street. The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the Southeast Lucerne Historic District. PCN #38-43-44-21-15-153-0300.

Meeting Date: October 8, 2025

Property Owner: Erin B Crawford

Applicant: Erin B Crawford

Address: 425-427 S K Street

PCN: 38-43-44-21-15-153-0300

Lot Size: ± 0.16 acres / 9,450 sf

General Location: West side of South K Street between 4th Avenue South and 5th Avenue South.

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Medium Density Residential (MDR)

Zoning District: Single Family Residential (SFR)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan. Staff recommends approval for the Certificate of Appropriateness for Ad Valorem Preconstruction.

PROJECT DESCRIPTION

The applicant and property owner, Erin Crawford, is requesting approval for Ad Valorem Preconstruction for the previously-approved construction of a new ±942 square foot two-story two-car rear garage and pool at 425-427 S K Street.

The application was previously approved by the Historic Resources Preservation Board under application HRPB 22-00100258 and has currently undergone and largely completed construction. While the applicant did not previously request the subject tax exemption in their initial application, the project has not received its final Certificate of Occupancy and therefore staff is generally supportive of the request for the exemption.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

According to the City's property file, the primary structure on site was built in 1925 in the Mediterranean/Mission Revival style, with the previously existing garage constructed in 1961. In 2022, the applicant applied for and received approval from the Historic Resources Preservation Board to demolish the existing condemned garage and construct a new 942 SF two story accessory structure. The Board granted the applicants request as well as an historic waiver in order to exceed the maximum allowable square footage of 40% of the principal structure.

The property owner applied for and received permits for the construction of the new accessory structure under building permit 22-3802 which was approved and issued November 15th, 2023. The applicant subsequently reached out in July of 2025 to discuss whether the improvements, which are substantially completed but not closed out by the City's Building Division, would still qualify for the Ad Valorem Tax Exemption. After internal discussion in the Community Sustainability Department, it was determined that as the improvements have not been issued a Certificate of Occupancy and the original application was approved by the HRPB the applicant could have their request heard by the Board.

The application for Ad Valorem Tax Exemption included as **Attachment A** and the previously approved application and plans from HRPB 22-00100258 are included as **Attachment B**.

ANALYSIS

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. While the applicant has commenced construction, their improvements were previously approved by the Historic Resources Preservation Board and deemed to meet the Secretary of the Interior's Standards for Rehabilitation and the City's Historic Preservation Design Guidelines.

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.

Analysis: The subject property is designated as a contributing historic resource in the Southeast Lucerne Historic District. **Meets Criterion.**

- 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.

Analysis: As outlined and discussed during the review of the Certificate of Appropriateness (COA) for the new accessory garage structure under HRPB 22-00100258, the proposal is compatible with the historic character of the existing building and will not have an adverse effect on the historic integrity of the property. Of particular note are the Secretary of the Interior's Standards 9 and 10 *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment; New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* As outlined in the initial staff report (**Attachment B**), the design of the new accessory garage structure is complementary in style to the 1925 Mission Revival primary structure but substantially differentiated as new construction. The new accessory garage and pool retains the form and site circulation of the existing structure and all of the existing historic character defining features and is entirely removable in the event of future alterations. The proposed alterations are therefore in keeping with the intent of both the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings. **Meets Criterion.**

- 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.

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

CONCLUSION AND CONDITIONS

The new accessory garage structure at 425-427 S K Street as approved under HRPB 22-00100258 is in keeping with the recommendations provided within the City's Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation and the Mission Revival architectural style of the existing structure. Staff recommends approval with conditions for the request for a Certificate of Appropriateness for Ad Valorem Preconstruction Tax Exemption for the project as submitted.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 25-12700001 for a Certificate of Appropriateness for Ad Valorem Preconstruction Tax Exemption associated with the construction of a previously approved new ±942 square foot two-story two-car garage and pool at 425-427 S K Street 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-12700001 for a Certificate of Appropriateness for Ad Valorem Preconstruction Tax Exemption associated with the construction of a previously approved new ±942 square foot two-story two-car garage and pool at 425-427 S K Street, 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 (*Board Member please state reasons*).

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

ATTACHMENTS

- A. Ad Valorem Tax Exemption Application
- B. Staff Report and Plans – HRPB 22-11011258