



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 25-12700001:** Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Post-Construction 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 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:** June 10, 2026

**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 4<sup>th</sup> Avenue South and 5<sup>th</sup> 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 Post-Construction.

## PROJECT DESCRIPTION

The applicant and property owner, Erin Crawford, is requesting approval for an Ad Valorem Post-Construction application 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 received preliminary Ad Valorem Pre-Construction approval under HRPB 25-12700001. Now that the property has received a Certificate of Occupancy from the City of Lake Worth Beach for their work, they are requesting that the HRPB review their completed work in accordance with the plans that were initially provided in their application.

## PUBLIC COMMENT

Staff has not received any letters of support or opposition to 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 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 15<sup>th</sup>, 2023. The applicant subsequently reached out in July of 2025 to discuss whether the improvements, which were 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 HRPB heard and approved this request on October 8<sup>th</sup>, 2025, and as the applicant has now received their Certificate of Occupancy they are requesting approval from the HRPB of their Post-Construction work in accordance with the requirements of Sec. 23.5-5.

The application for Ad Valorem Tax Exemption completed work is 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. Furthermore, the HRPB is tasked with verifying that the Post-Construction work conforms with the initial approval. Below, please find the conditions of approval as provided in the initial Development Order for HRPB 22-00100258, and Staff's compliance review for each condition.

- 1) A window shall be added to the bedroom on the second story, subject to staff review at permitting.  
Permit 22-3802 sheet A-301 (included in Attachment A) shows the added window on the North elevation.

- 2) The existing trim shall remain where applicable. If any element is too deteriorated for continued use, it shall be replaced in-kind, subject to staff review at permitting.  
Applies to replacement of existing windows, not windows on new structure.
- 3) New doors and windows shall be recessed within the wall, and shall not be installed flush with the exterior wall.  
Included as a condition of approval for building permit 22-3802.
- 4) All divided-light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grills between the glass” shall not be permitted.  
Included as a condition of approval for building permit 22-3802.
- 5) All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.  
Included as a condition of approval for building permit 22-3802.
- 6) Doors and windows to be reviewed at time of permit for consistency with the HRPB approval and Design Guidelines.  
Staff reviewed and approved building permit 22-3802 for consistency with HRPB approval and Design Guidelines. A revision permitted the relocation of the garage entry door from the East elevation to the North elevation with Staff approval.
- 7) Zoning compliance for the proposed project shall be determined at building permit review.  
Permit reviewed and approved by Staff for zoning.
- 8) Landscaping shall be reviewed for compliance with the City’s landscape requirements at permit.  
Permit reviewed and approved by Staff for zoning.
- 9) The side setback along the southern property line shall be increased to 10 feet to comply with the maximum height at side setback requirement.  
Permit reviewed and approved by Staff for zoning.
- 10) A minimum of 1 shade tree shall be required and invasive plant and tree species shall be removed, if applicable.  
Landscaping shall be reviewed for compliance with the City’s landscape requirements at permit.  
Permit reviewed and approved by Staff for zoning.
- 11) The property shall not be used as a rental unit, including a short term / vacation rental, unless the City’s Land Development Regulations are amended to allow said use.  
Permit reviewed and approved by Staff for zoning.

## CONCLUSION AND CONDITIONS

According to Lake Worth Beach Building Division records, all associated work for the property was reviewed under Building Permit #22-3802 for the new accessory structure and #22-3302 for installation of the associated pool. The building permit final inspection occurred on February 26, 2026. The overall project was given a building permit valuation of \$126,000.00. The Applicant submitted an Ad Valorem Post-Construction application to the Department of Community Sustainability and provided photo documentation of the completed work. The completed work application is included in this report as **Attachment A** including current photos of the property (beginning on pg 21).

Should the Board determine that the qualifying improvements were successfully completed in accordance with the pre-construction application and recommends approval for the completed work application, Staff will present the application to the Lake Worth Beach City Commission for final approval as a resolution approving the exemption for a period of 10 years beginning January 1, 2027. Once the application has been approved by the City Commission, it will be forwarded to the County for processing and approval by the County Board of Commissioners.

Staff has reviewed the documentation and materials provided in this application and conclude the work performed at the property follows the scope of work approved in the Pre-Construction Application and is in compliance with the conditions of approval included in the Certificate of Appropriateness Development Order. In addition, the HRPB made findings at the October 8, 2025 regular meeting that the property was eligible for the exemption and that the proposal

was in keeping with the Secretary of Interior Standards for Rehabilitation and the requirements set forth in Sec. 23.5-5 of the Lake Worth Beach Land Development Regulations. Therefore, Staff recommends approval of the Post-Construction application and a recommendation for approval of the overall Ad Valorem Tax Exemption for a period of 10 years to the Lake Worth Beach City Commission.

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.

#### **BOARD POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 25-12700001 for Post-Construction approval for an Ad Valorem Tax Exemption application for the property located 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.

*(if approved)* I MOVE TO **RECOMMEND** to the Lake Worth Beach City Commission the approval of the Ad Valorem Tax Exemption for a period of 10 years.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-12700001 for Post-Construction approval for an Ad Valorem Tax Exemption application for the property located 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 on the Ad Valorem Post-Construction application will be final. If approved, a recommendation of the overall exemption will be provided as a recommendation to the City Commission.*

#### **ATTACHMENTS**

- A. Ad Valorem Tax Exemption Application
- B. Staff Report and Plans – HRPB 22-00100258