



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 26-00100056: Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Tax Exemption, one Historic setback waiver and alteration of the commercial storefront at **716 Lake Avenue**. The subject property is a contributing resource to the Old Town Historic District and is in the Downtown (DT) Zoning District.

Meeting Date: April 8, 2026

Applicant: Joshua Robins; SRC Properties LLC

Owner: Cimaglia Holdings Number Eight LLC

Address: 716 Lake Avenue

PCN: 38-43-44-21-15-508-0120

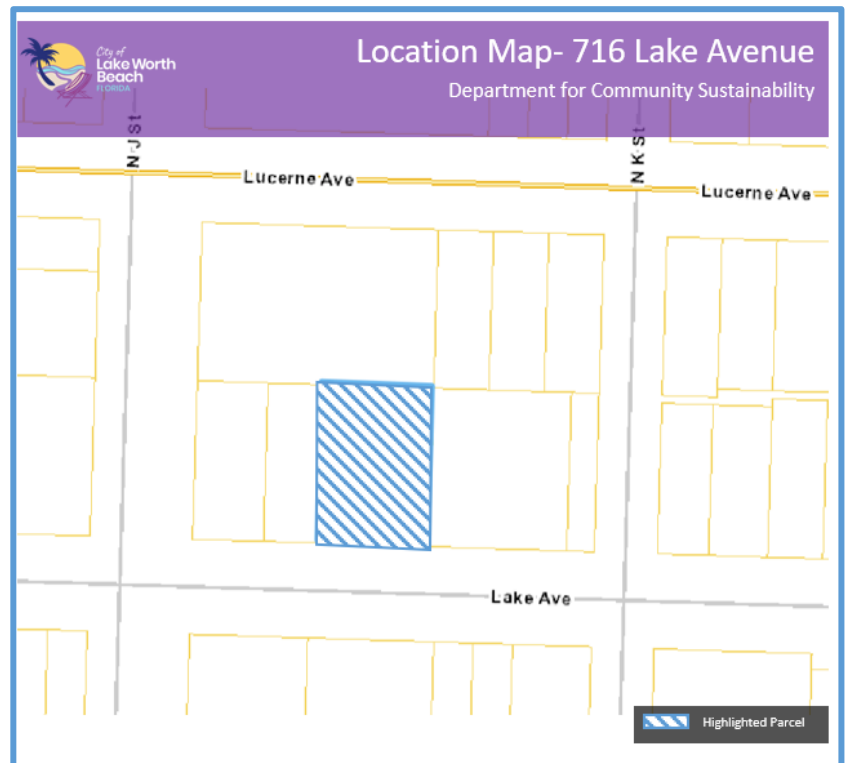
Lot Size: 0.16 acres /7,000 sf

General Location: North side of Lake Avenue between North J Street and North K Street

Existing Land Use: Vacant Commercial

Current Future Land Use Designation: Downtown Mixed Use (DMU)

Zoning District: Downtown (DT)



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 approve the requested Ad Valorem Preconstruction application for front façade alterations and the historic waiver request.

PROJECT DESCRIPTION

The applicant, Joshua Robins of SRC Properties LLC, on behalf of the property owner, Cimaglia Holdings Number Eight LLC, is requesting a Certificate of Appropriateness for Ad Valorem Preconstruction approval of alterations to the existing storefront, including one Historic Waiver for the minimum required front setback for the property located at 716 Lake Avenue. The subject property is a contributing resource to the Old Town Historic District.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The commercial structure at 716 Lake Avenue was constructed c. 1946 in a Masonry Vernacular architectural style. Available documentary evidence, including business license records and photos in the City's property file show that the property has operated as various retail establishments over time, including most recently a series of antique malls since the 1990s. Over time, the structure has undergone alterations to the front of the storefront, which removed previous display vitrines which extended to the front property line.

In February of 2026, the applicant's design team contacted historic preservation staff regarding the possibility of alterations to the front façade of the structure, including reconfiguring the front openings from two to four entrances and pushing back the front façade in order to permit additional outdoor dining. Staff expressed concerns regarding the proposed alterations and the impact they would pose on the character defining features of the property.

Staff subsequently met with the applicant and their design team on March 5th, 2026 and March 25th 2026 to discuss the proposed design and the impact of the alterations to the front façade. Staff again reiterated concerns regarding pushing the front façade back from its original location on shown on the blueprints available in the City's property file, as well as the removal of the existing side window display features. Staff was generally supportive of the request to divide the retail space into 4 bays and reconfigure the entry feature to feature 4 doors as shown on the original blueprints.

The applicant subsequently provided a historic reference photo of the subject property, which showed the existence of additional storefront display vitrines which have subsequently been removed. Staff proposed an alternate design, in which the former display cases would be replicated through the incorporation of a knee wall feature and the façade shifted back, therefore somewhat replicating the historic appearance of the structure. The applicant was further advised that they would need a setback waiver in order to construct the knee wall as proposed, and was advised to apply for the Ad Valorem Tax Exemption for their project.

A complete COA application was submitted on March 27th, 2026, and the applicant was scheduled for the next available HRPB meeting on April 8th.

Architectural plans and a survey of the property are included as **Attachment A**. The applicant's justification statement is included in **Attachment B**.

ANALYSIS

Consistency with the Land Development Regulations, Major Thoroughfare Design Guidelines 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 Alterations section of the City's Historic Preservation Design Guidelines is included as **Attachment C**.

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 incorporate a series of low knee wall features along the front of the property, reconfigure the front façade to feature 4 entry doors in order to more closely replicate the original design of the structure, incorporate operable glass walls in the storefront, and increase the depth of the front façade in order to provide outdoor seating areas. While this constitutes a substantial alteration to the front façade of the structure, the proposed alterations generally align the structure more closely with the historic design as shown in the provided reference image. Staff recommends several conditions of approval which would more closely align the proposed design with the historic appearance of the property, including squaring off the knee wall features and raising them an additional 1ft, incorporation of awning features underneath the façade overhang, and installation of faux mullion features in order to replicate the storefront window configuration.

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 front facade will have no direct physical effect on any surrounding properties within the Old Town 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: While the proposed alterations will alter the front façade of the structure, the alterations will not affect any remaining historic materials as previous alterations have removed much of the original materials on the front façade. The front façade will incorporate new window design and an increased setback behind the proposed front knee walls, but the incorporation of the proposed knee walls will re-introduce an architectural element which has previously been removed.

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: The Secretary of the Interior has released multiple preservation briefs regarding the rehabilitation of historic storefronts, provided as **Attachment D**. These briefs generally encourage evaluation of previous alterations to historic storefronts and incorporation of sensitive rehabilitation which promotes the retention or restoration of key character defining features while allowing for new uses on the interior. Accordingly, the proposed plans do generally comply with the intent of the Secretary of the Interior's Standards for rehabilitation.

- 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 Old Town National Register Historic District. As a contributing structure, the historic review of front façade alterations aims to promote architecturally appropriate alterations over time, including restoring the property to its historic appearance which is the basis of a contributing structure's designation status. While the alteration of the front façade setback does somewhat change an element that was the basis for the property's designation, the applicant proposes to incorporate removed historic features and therefore restores previously removed character defining features of the structure.

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 proposed to retain its current commercial use. As the property is currently vacant, the proposed alterations will allow the applicant to divide the storefront into multiple commercial bays and provide for additional flexibility in use while somewhat restoring the original appearance of the structure.

- 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: As proposed, the applicant is retaining the essential form of distinctive architectural features and restoring a character defining feature of the property by incorporating knee walls to replicate the historic storefront appearance. Staff recommends incorporating additional features to replicate the historic features of the structure, including squaring off the knee wall features, adding an awning and faux mullions to more closely replicate the original appearance of the structure. A condition has been added to address this.

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

Staff Analysis: The proposed alteration would be generally visually compatible with surrounding properties as viewed from Lake Avenue. The reduced setback and incorporation of the knee wall will not extend beyond the existing overhang, and will generally align with the neighboring storefronts on either side.

- 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

Section 23.5-4(r)2. Waiver or Modification of Certain Land Development Regulations

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r) Incentives for improvements to designated landmark and contributing properties:

2. *In addition, the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards.*

Waiver Requests		
LDR Citation	Required	Proposed
Minimum setbacks for buildings along Lake Avenue east of the FEC right-of-way (Section 23.3-14(d)(4)(A)(2))	5' front setback	0' front setback

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r)(2), the HRPB may grant historic waivers if the requests meet the criterion listed in the section below. Staff has listed each criterion and provided responses for the historic waiver request. Due to the building's contributing status to the Old Town Historic District, the application is eligible for relief from the land development requirements of Section 23.4-1(d)4, should the Board determine that the criterion is sufficiently met. The applicant has provided a Justification Statement for the requests and has provided responses for each request. The applicant's justification statement is included in **Attachment B**.

- (A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.

Analysis: The proposed waiver to allow a 0' front setback is in keeping with the general arrangement of properties along Lake Avenue. The proposed setback is not an increase beyond the depth of the existing roof overhang and will closely align with neighboring properties which also feature a nonconforming front storefront setback. Therefore, the proposed waiver is in harmony with the general appearance and character of the district.
Meets Criterion.

- (B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

Analysis: The proposed alterations and waiver to the front setback will not impact adjacent properties and will not extend the front setback beyond the existing overhead overhang. **Meets Criterion.**

- (C) The waiver or modification will not injure the area or otherwise be detrimental to public health, safety or welfare.

Analysis: Waiving the front setback requirement will not be detrimental to public health, safety, or welfare. **Meets Criterion.**

- (D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes.

Analysis: The historic waiver requested for a 0' front setback off Lake Avenue is the minimum adjustment necessary to restore the historic appearance of the property and incorporate new knee wall features to replicate the historic appearance of the display vitrines that were previously incorporated into the front facade. While the applicant could feasibly use the property as a commercial property without incorporating these features, the proposal restores the visual appearance of a historic feature which has been lost and therefore promotes the appropriate rehabilitation of the property as proposed. **Meets Criterion.**

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. 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 Old Town 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 exterior alterations, 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.” While the alteration of the front façade depth somewhat alters the spatial relationships that characterize the property, the incorporation of knee wall features successfully replicates the original spatial relationship of the display vitrines which were present at the property. The increased façade depth could in the future be reduced and the retention of the overhang feature ensures that the historic form of the property is largely unimpaired. The proposed alterations are therefore in keeping with the intent of both the Secretary of the Interior’s Standards and the Guidelines for Rehabilitation of 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 proposed front façade alterations at 716 Lake Avenue are generally in keeping with the recommendations provided within the City’s Historic Preservation Design Guidelines and allow for adaptive reuse of the existing structure while incorporating character defining features of the historic structure which have been removed. Staff recommends approval for the request for a Certificate of Appropriateness for the front façade alterations, for the historic waiver, and for the ad valorem tax exemption as requested, as the contributing structure meets the eligibility requirements for these requests.

If the Board moves to approve the applicant’s request, staff has drafted conditions of approval:

Conditions of Approval:

1. The historic waiver to allow the new knee walls to feature a 0’ front setback shall be project specific and shall only apply to the scope of work approved under this application. Should any structures on the parcel be destroyed, moved, or demolished, any future development for the parcel shall adhere to the current City of Lake Worth Beach Land Development Regulations.
2. The Ad Valorem approval shall serve as the required pre-construction approval of the application as outlined in Sec. 23.5-5. Upon completion of construction and issuance of a Certificate of Occupancy for the structure, the applicant shall submit for post-construction approval by the Historic Resources Preservation Board in a timely manner.
3. The applicant shall include faux mullions to replicate the historic appearance of the storefront vitrines.
4. The proposed knee wall shall be raised an additional 1 ft and squared off to a more rectangular shape in order to more closely align with the historic appearance of the storefront.
5. City staff recommends incorporating ceiling fans underneath the overhang to provide conditioning for the proposed outdoor space.
6. Either a true awning or faux striped metal awning shall be incorporated under the overhang to better replicate the historic appearance of the storefront.
7. The four new door openings shall be spaced to correspond to the door openings on the original blueprint plans.
8. All windows shall be operable folding glass walls or fixed windows.
9. All doors shall be full lite French doors with decorative detailing applied to replicate the original doors.
10. 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.
11. All windows and/or doors shall be installed, recessed in the jambs and shall not be installed flush with the exterior wall.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 26-00100056 with staff recommended conditions for a Certificate of Appropriateness for Ad Valorem Preconstruction approval of front façade alterations and one historic waiver for the minimum required front setback at 716 Lake Avenue, 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 26-00100056 for a Certificate of Appropriateness for Ad Valorem Preconstruction approval of front façade alterations and one historic waiver for the minimum required front setback at 716 Lake Avenue, 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, Ad Valorem and waiver. The Applicant may appeal the Board's decision to the City Commission.

ATTACHMENTS

- A. Plans and Property Survey
- B. Applicant's Justification Statement
- C. Historic Preservation Design Guidelines
- D. Reference: Historic Storefront Preservation Briefs
- E. Historic Reference Photos and Blueprints