



MEMORANDUM DATE: March 4, 2020

AGENDA DATE: March 11, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1130 South Lakeside Drive**

FROM: Jordan Hodges, Senior Preservation Coordinator
Department for Community Sustainability

TITLE: **HRPB Project Number 20-00100030:** Consideration of a Certificate of Appropriateness (COA) for the demolition of the +/- 5,987 sq. ft. single-family structure at **1130 South Lakeside Drive**; PCN# 38-43-44-27-01-051-0010. The subject property is a non-contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) Zoning District.

<u>Applicant:</u>	Jim Ridder 1627 Dorchester Pl. Wellington, FL 33414	<u>Project Manager:</u>	Ken Brower, Architect 1100 S. Lakeside Drive Lake Worth Beach, FL 33460
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BACKGROUND:

The single-family structure located at 1130 South Lakeside Drive was designed in 1951 by prominent Lake Worth Architect Edgar S. Wortman. Designed in a Masonry Minimal Traditional architectural style, the building was commissioned by Mr. and Mrs. T. R. Middleton and constructed at a cost of \$20,500. Character-defining features of the structure include asymmetrical facades, large corner awning windows, a flat white concrete tile cross gable roof, and smooth exterior stucco with slump brick accents. The design of the property was progressive for its time, featuring a sprawling and open floorplan with indoor and outdoor living areas, a recreation room with a built-in bar facilities, and a one-hundred gallon solar heated water cistern.

According to documentation within the City's property files, the building remained relatively unaltered until 1973 when subsequent property owners, Mr. and Mrs. VanBeck, commissioned a major renovation and residential additions. The renovation, designed by Lake Worth civil engineer Earl Martin, included the removal of many architectural features that once characterized the structure, including the removal of the concrete tile gable roofs and the installation of a pent roof with asphalt shingles. The additions included a family room, bedroom, two bathrooms, and a den to the rear of the house. Following these renovations, the property owners acquired the neighboring fifty-foot wide parcel to the north, creating a unified lot with one-hundred fifty linear feet of frontage along South Lakeside Drive.

In late 1973, a second addition, also designed by Martin, it was erected to the northeast corner of the property utilizing the newly acquired fifty-foot wide lot. This addition included a two bay garage, a workshop, and new laundry and bathroom facilities. Other alterations to the property over time include

partial window and door replacement, pool installation, and roof replacement with the current Spanish tiles in 2012.

Due to the substantial alterations to the property, the structure was given a non-contributing designation when the South Palm Park Local Historic District was designed. Overall, the present building retains a low degree of historic integrity in design, materials, workmanship, feeling, and association. Plans of the original property and its subsequent renovations and additions are included in this report as **Attachment C**.

REQUEST:

The Applicant has submitted plans for the complete demolition of the non-contributing structure with intentions to redevelop the vacant parcels. As the existing structure is non-contributing, a simultaneous proposal for new construction is not required by Code. The Applicant is proposing to phase the demolition as follows:

Phase I – Demolition of the primary residence and partial demolition of the circular driveway on the south half of the property.

Phase II – Demolition of the of the garage structure, the covered open area which connected the garage and the residence, the Chickee Hut, tennis court, and the northern part of the concrete driveway.

The Applicant is requesting to phase the demolition of the property due to their plans to redevelop the property as two independent parcels. A detailed description of work and a property survey illustrating the phased demolition of the property is included in this report as **Attachment E**.

ANALYSIS:

Demolition:

Historic Preservation

After reviewing the Decision Criteria for Demolition, included as **Attachment B**, it is the analysis of Staff that the existing structure may be considered for demolition. The property is a non-contributing resource with little to no historic integrity that does not contribute to the historic value of the South Palm Park Local Historic District.

The vacant property will need to be maintained to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations.

Public Comment

At the time of publication of the agenda, Staff has not received any public comments regarding this project.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Policy 3.4.5.6 The City shall support redevelopment with recommended regulations pertaining to height, density, design, mixed use, neighborhood compatibility protection of historic resources.

Staff Response: The proposed demolition of the non-contributing resource will allow for the redevelopment of the parcels. All new development will be subject to the Land Development Regulations, visual compatibility criteria, and the recommendations set forth in the Historic Preservation Design Guidelines for new construction and site plan considerations.

Goal 3.1 To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

Staff Response: The proposed demolition of the non-contributing single-family structure can allow for the redevelopment of the existing three lots to promote a greater number of residential units at different prices in the South Palm Park neighborhood.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Based on the decision criteria for demolition and Staff's analysis of the project, Staff recommends that the Board approve the request with the conditions provided below.

Should the Board chooses to approve the request for demolition, Staff recommends the following Conditions of Approval:

1. Prior to the commencement of Phase I of demolition, Historic Preservation Staff shall be allowed on-site to fully photo document the property for City records.
2. Evaluation of demolition permit shall take place at permitting. A review of the phased demolition of the structures on the property shall be reviewed and approved by all pertinent City authorities. Additional building permits may be required.
3. The vacant property shall be maintained to meet the minimum requirements of Section 23.6-1, Landscape Regulations.
4. All future plans for new construction shall be reviewed and approved by the Historic Resources Preservation Board. Before a Certificate of Occupancy is issued for any new construction on the property, the remaining garage structure shall be demolished.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB 20-00100030: Consideration of a Certificate of Appropriateness (COA) for the demolition of the +/- 5,987 sqft. single-family structure at **1130 South Lakeside Drive**, with the conditions as recommended by Staff, based upon competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4.

I MOVE TO **DENY** HRPB 20-00100030: Consideration of a Certificate of Appropriateness (COA) for the demolition of the +/- 5,987 sqft. single-family structure at **1130 South Lakeside Drive**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4 and the City's Comprehensive Plan.

ATTACHMENTS:

- A. Location Map – 1130 S Lakeside Drive
- B. Decision Criteria – Demolition
- C. Property File Documentation
- D. Current Photos
- E. Proposed Demolition Plan

ATTACHMENT A

