



MEMORANDUM DATE: June 3, 2020

AGENDA DATE: June 10, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1000 Lake Avenue**

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

TITLE: HRPB Project Number 20-00100082 and 20-01400024: A Certificate of Appropriateness for exterior alterations and a Major Site Plan Approval for the existing commercial structure located at **1000 Lake Avenue**, pursuant to but not limited to Sections 23.2-7, 23.3-19, and Section 23.5-4 of the Land Development Regulations. The subject property is located in the Transit Oriented Development-East (TOD-E) Zoning District and is a contributing resource to the Old Town Local Historic District.

<u>Applicant:</u>	Juan Contin Contin Architecture and Design 826 South Federal Highway Lake Worth Beach, FL 33460	<u>Owner:</u>	Bhavin Shah Oak Lane Partners 4730 NW 2 nd Ave, Ste. 100 Boca Raton, FL 33431
--------------------------	--	----------------------	---

PROPERTY DEVELOPMENT HISTORY

The subject property is classified as a contributing resource to the Old Town Local Historic District. According to Florida Master Site File (FMSF) #419, the building at 1000 Lake Avenue is an example of Mediterranean Revival architecture. Construction began on the building known as Lake Worth's "Gulfstream Lodge" Scottish Rite Temple in May of 1921. West Palm Beach architect Bruce Kitchell designed the building and construction was financed through the selling of ten-year bonds. Locally renowned architect G. Sherman Childs revised Kitchell's plans and the Kermodé-Cole Construction Company of South Palm Beach supervised construction. The building was dedicated in April of 1926 with construction costs near \$200,000. The building suffered extensive damage during the 1928 Okeechobee Hurricane, which led to substantial alterations.

On September 22, 2001, the Old Town Commercial Historic District was added to the National Register of Historic Places. The structure at 1000 Lake Avenue is classified as a contributing resource on the Old Town Commercial National Historic District map, and the District's designation report indicates that the building is the only remaining Mediterranean Revival style structure located within the district boundary. The property file documentation is included as **Attachment C**.

PROJECT DESCRIPTION

The subject property is located on the southwest corner of Lake Avenue and North H Street. In February 2018, the Lake Worth Beach Community Redevelopment Agency (CRA) executed a purchase and sale and

development agreement with 1000 Lake, LLC for the renovation and sale of the property located at 1000 Lake Avenue. The proposed project seeks to rehabilitate the existing building to bring it closer to its historic appearance. Although the building suffered extensive damage during the 1928 Okeechobee Hurricane, many features of the structure’s original design remain. The proposed rehabilitation will replicate architectural features and detailing that have been removed from the building over time. If approved, the subject application would allow the rehabilitation of the structure’s exterior with new windows, doors, awnings, storefronts, signage, re-stucco of the building’s exterior, installation of new barrel tiles on the west side of the structure, and a full interior renovation. In addition, the existing parking lot will be redeveloped with 24 parking spaces, landscaping, and new lighting.

The Applicant, Juan Contin, on behalf of Oak Lane Partners is requesting approval of the following:

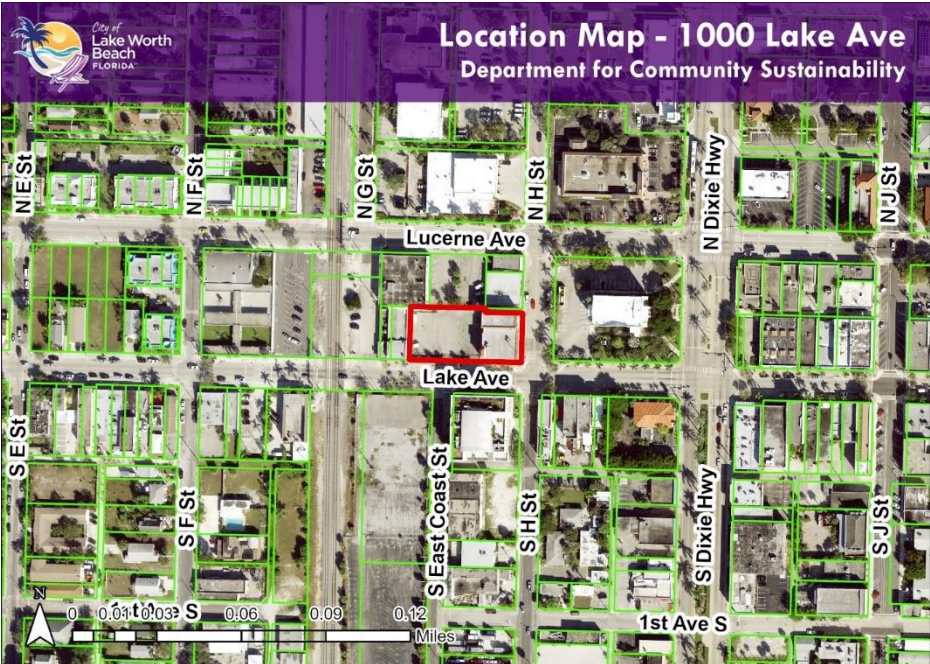
1. **Certificate of Appropriateness** for exterior alterations to the existing structure.
2. **Major Site Plan** for redevelopment of the property’s parking lot.

STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness and Major Site Plan with conditions as provided on pages 14-15.

PROPERTY DESCRIPTION

Owner	Bhavin Shah
General Location	Southwest corner of Lake Avenue and North H Street
PCN	38-43-44-21-15-506-0090
Zoning	Transit Oriented Development-East (TOD-E)
Existing Land Use	There are no active business licenses
Future Land Use Designation	Transit-Oriented Development (TOD-E)

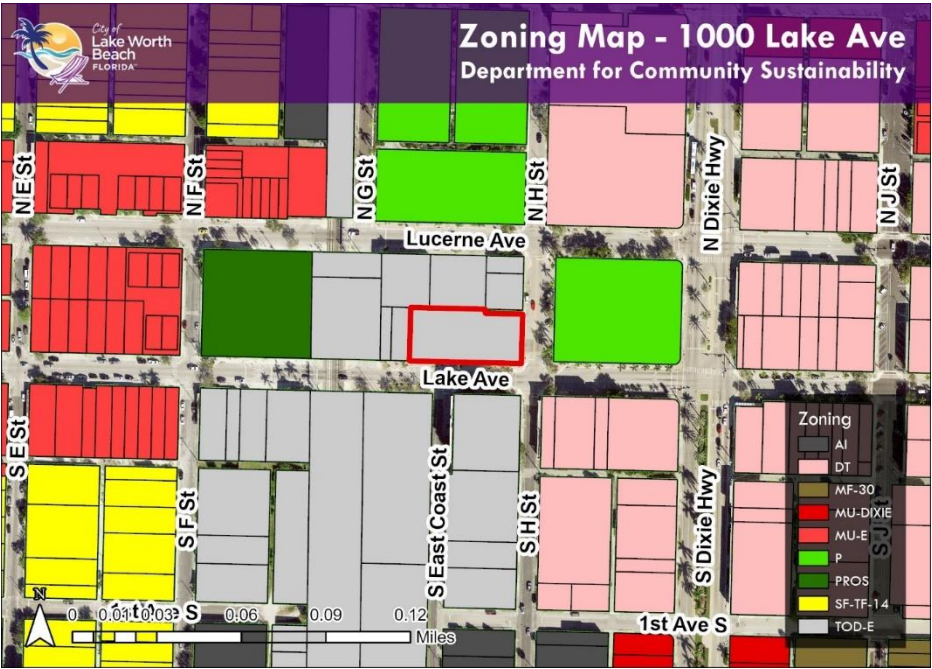


SITE ANALYSIS

Surrounding Properties

The following summarizes the nature of the surrounding properties adjacent to the subject site and their driveway design:

- NORTH:** To the north of the subject property, is a commercial building. This area contains a FLU designation of TOD and a Zoning designation of TOD-E.
- SOUTH:** To the south of the subject property, across Lake Avenue, is an office building. This area contains a FLU designation of TOD and a Zoning designation of TOD-E.
- EAST:** To the east of subject property, across from North H Street, is the City of Lake Worth Beach City Hall. The parcel is zoned Public (P) and has a future land use designation of Public (P).
- WEST:** To the west of the subject property, is a commercial building. This area contains a FLU designation of TOD and a Zoning designation of TOD-E.



Consistency with the Comprehensive Plan

The proposed project is consistent with Goal 1.4 of the Comprehensive Plan which encourages preservation and rehabilitation of historic resources. The proposed project will rehabilitate a contributing resource to the Old Town Local Historic District and Old Town Commercial Historic District. The scope of work will restore the existing historical building using its current form with elements of its original design, based on historic photographs and postcards. The proposed project is also consistent with Goal 1.6 of the Comprehensive Plan which supports coordination with the City’s Community Redevelopment Area (CRA) for redevelopment initiatives of the historic downtown commercial core of the City. The CRA executed a purchase and sale and development agreement with 1000 Lake, LLC for the renovation and sale of the subject property. The proposed project promotes the redevelopment of the City’s historic downtown commercial core.

LAND DEVELOPMENT CODE REQUIREMENTS

The existing footprint of the building will remain as it is currently. The proposed site changes include redevelopment of the existing surface parking lot with 24 parking spaces, landscaping, and new lighting. The redeveloped parking lot and new signage will be discussed below.

Land Development Code Requirements		
Code References	23.4-10 (Off-street parking); 23.5-1 (Signs)	
Lot Area	21,000 sq. ft.	
	Required	Proposed
Parking	Changes in use, remodeling, of existing buildings as designated as a contributing structure in one (1) of the city's historic districts are exempt from providing a greater number of off-street parking spaces	24 Off-Street Parking Spaces
Signage	100 sq. ft. maximum sign area*	18 sq. ft. (combined area of two signs)

*Based on North H Street frontage (more than 50 feet/not more than 100 feet)

Parking: As a contributing resource in the Old Town Local Historic District, changes in use and remodeling of the existing structure are exempt from providing a greater number of off-street parking spaces. The proposed site plan (Sheet 100) of **Attachment D**, indicates the parking lot will be redeveloped with 24 parking spaces. The parking layout is designed to maximize the number of parking spaces that can be accommodated in this existing parking area. Therefore, the proposal meets the minimum parking requirements by maintaining the existing grandfathered number of spaces.

The parking lot is divided into two sections, which comprise Phase 1 and Phase 2 of the project. The Phase 1 parking area provides 20 parking spaces during the building construction; the proposed paving material is asphalt. The Phase 2 parking area provides 4 parking spaces during the parking lot construction; the proposed paving material is recycled millings. Staff has added a condition of approval to ensure appropriate stabilization is maintained to keep the recycled millings out the right-of-way. Staff has also

added the condition of approval that the temporary parking area shall not extend beyond 5 years of use. Once both phases are complete, a total of 24 off-street parking spaces will be provided.

Signage: The following signage is part of the proposed project:

- One 8 square foot projecting sign on the southeast corner of the building
- One 10 square foot wall sign on the west façade of the building

The scaled graphic depiction of the signage on the building is shown on Sheet A202, included as **Attachment D**. Both signs will have brushed stainless-steel letters and numbers featuring “1000 Lake”. The proposed signage is in compliance with the maximum sign area and the special regulations for projecting signs and wall signs. The renderings of the proposed elevations show murals on the west elevation. Although the renderings of the building illustrate murals on some facades, the Applicant has not applied for mural installations, therefore mural installation is not included in this approval.

Landscaping: The new landscaping will be installed in the redeveloped surface parking lot. Perimeter landscaping will be installed between the surface parking lot and Lake Avenue and abutting properties. Landscape islands will be installed to meet interior landscape requirements for the parking area. Proposed trees include Live Oaks and Silver Buttonwood trees. The hedging and overall landscaping will include Simpson Stoppers, Red Tip Cocoplums, Ilex Shillings, and Cabbage Palms. Overall, the proposal complies with the City’s landscape regulations and tree palette identified in the Major Thoroughfare Design Guidelines for Lake Avenue.

Lighting: A new light fixture will be installed on the west side of the parking area. The light fixture detail is shown on Sheet 100.1, included as **Attachment D**. The Applicant has submitted 3 options for the light fixture design. Staff has added a condition of approval that the new light fixture have an acorn design to match existing light fixtures along Lake Avenue. By utilizing this design option, the proposed lighting is in compliance with the Major Thoroughfare Design Guidelines.

Major Thoroughfare Design Guidelines: The project has been reviewed and found to be compliant with the City’s Major Thoroughfare Design Guidelines, particularly regarding the proposed lighting and landscaping in the redeveloped surface parking lot.

Master Development Plan (Major Site Plan):

A master site plan is required for the redevelopment of the parking area. The review criteria below is intended to promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the parking areas, landscaping, and other site improvements.

Section 23.2-31(c): Qualitative Development Standards

1. *Harmonious and efficient organization.* All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.

Staff Analysis: The Applicant has stated that the site plan seeks to add a parking lot that will incorporate native plants to the building site. It will be a significant addition by incorporating natural landscape and vegetation to a lot that is abandoned with a large impervious surface. The redeveloped parking lot will provide buffering from Lake Avenue and abutting properties that will improve the pedestrian experience on the City's Major Thoroughfare. **Meets Criterion.**

2. *Preservation of natural conditions.* The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies as specified in Part II, Chapter 12, Health and Sanitation, Article VIII, Fertilizer Friendly Use Regulations. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four (4) feet or more.

Staff Analysis: This section is not applicable. The Applicant states that the lot as it exists today is nearly completely paved, with little vegetation. **Meets Criterion.**

3. *Screening and buffering.* Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.

Staff Analysis: The Applicant states that the proposed landscaping will include several Oak trees, Sabal Palms, and Cocoplum hedges that line the walkways leading to the building, and the perimeter and interior of the parking area. **Meets Criterion**

4. *Enhancement of residential privacy.* The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

Staff Analysis: The Applicant states that there are no existing residential uses in the immediate area. As indicated in the site analysis, the surrounding buildings are commercial/office and there are no abutting residential uses. **Meets Criterion.**

5. *Emergency access.* Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.

Staff Analysis: The Applicant states that the site is an existing corner building with two streets abutting it (Lake Avenue and North H Street), making it easy for emergency vehicles to arrive. **Meets Criterion.**

6. *Access to public ways.* All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.

Staff Analysis: The Applicant indicated that the site has an existing walkway on Lake Avenue and North H Street that is easily accessible to the public. From the parking lot, Lake Avenue will be accessible to and from the public sidewalk. **Meets Criterion.**

7. *Pedestrian circulation.* There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

Staff Analysis: As stated above, the site has existing pedestrian circulation (public sidewalk) on Lake Avenue and North H Street due to its corner location. The Applicant states that the redeveloped parking lot will provide vehicular circulation that will comply with Florida Department of Transportation (FDOT) standards. **Meets Criterion.**

8. *Design of ingress and egress drives.* The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.

Staff Analysis: The Applicant states the site will provide a 24-car parking lot entering and exiting Lake Avenue. The proposed parking lot will have a one-way loop which provides 45-degree angled parking and 90-degree parking. The vehicular ingress and egress are placed on the site to minimize any interaction of vehicles with pedestrian circulation. **Meets Criterion.**

9. *Coordination of on-site circulation with off-site circulation.* The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

Staff Analysis: The Applicant states that a 5-foot wide walkway lines the east side of the parking area and is connected to Lake Avenue. Since the existing building is on a zero line, the building connects with the existing sidewalks on Lake Avenue and North H Street. There will also be an entry way into the building directly from the parking area on the west side of the building. **Meets Criterion.**

10. *Design of on-site public right-of-way.* On-site public street and rights-of-way shall be designed for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited direct access to parcels.

Staff Analysis: The Applicant states that the existing sidewalks on Lake Avenue and North H Street provide off-site public right-of-way. There is no on-site public rights-of-way due to the existing building being on a zero lot line. Sidewalk curbs and ramps will be provided where necessary for the redeveloped parking

area. The 5-foot walkway on the east side of the parking lot will connect to the sidewalk on Lake Avenue.
Meets Criterion.

11. *Off-street parking, loading and vehicular circulation areas.* Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Staff Analysis: The Applicant states that off-street parking will be located on the west side of the building (redeveloped existing surface parking lot). The parking lot is designed with a one-way parking aisle to minimize vehicular congestion. The alley facing north of the existing building will provide loading for future tenants of the building. **Meets Criterion.**

12. *Refuse and service areas.* Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Staff Analysis: The Applicant states that the refuse and service areas will be limited to the service alley that is on the north side of the building and a new dumpster enclosure on the north side of the parking lot. This is a common arrangement that other buildings have throughout the downtown area. The proposed location minimizes impacts to adjacent properties. **Meets Criterion.**

13. *Protection of property values.* The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property.

Staff Analysis: The Applicant states that the historic elements of building will only enhance surrounding properties. The rehabilitation will add landscaping, renovated facades, and needed repairs. All of these items are designed to follow historic guidelines of the City of Lake Worth Beach and the Historic Preservation Ordinance. **Meets Criterion.**

14. *Transitional development.* Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development.

Staff Analysis: The Applicant states that this criterion is not applicable. The site plan changes are limited to the redevelopment of the parking lot. The existing historic building is in harmony with the abutting Downtown (DT) and Public (P) Zoning Districts. **Meets Criterion.**

15. *Consideration of future development.* In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development.

Staff Analysis: The Applicant states that the development is consistent with the Transit Oriented Development-East (TOD-E) Zoning District. Part of the site that is next to the west side of the parking lot

remains empty and may become a separate building in the future. Future development requests have not been submitted to the City of Lake Worth Beach. **Meets Criterion.**

Section 23.2-31(l): Community Appearance Criteria

1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Staff Analysis: The Applicant states that the objective of the project is to restore 1000 Lake Avenue by replicating its architectural details and accents from its time period. Architectural features like spandrel panels, historic windows and doors, wall and window bandings will be within the project focus to bring 1000 Lake Avenue back to its architectural correctness. **Meets Criterion.**

2. The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

Staff Analysis: The Applicant states that the project exterior will replicate its original appearance from the 1920's according to historic photographs and postcards. This will add value to all adjacent properties and will help activate the City's downtown. **Meets Criterion.**

3. The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.

Staff Analysis: The Applicant states that the existing building will help revitalize the City's downtown. The proposed landscaping and site plan will be in harmony with all of the requirements pertaining to site plan, signage, landscaping, and the City's Comprehensive Plan. **Meets Criterion.**

4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

Staff Analysis: This section is not applicable. No proposed uses or conditional uses are proposed with this project. **Meets Criterion.**

HISTORIC PRESERVATION ANALYSIS

The building at 1000 Lake Avenue is an example of Mediterranean Revival architecture. The building was constructed in 1921 as Lake Worth's "Gulfstream Lodge" Scottish Rite Temple. The building suffered extensive damage during the 1928 Okeechobee Hurricane, which led to substantial alterations. Although the proposal does not seek to restore the building to its original appearance, the proposed rehabilitation does seek to replicate architectural features and detailing that have been removed from the building over time. The property file documentation, include as **Attachment C**, features historic photographs and postcards of the building, depicting its appearance through the years. The project proposes to rehabilitate the structure's exterior by installing new windows, doors, awnings, signage, stucco, and a full interior renovation. The description below will detail the

proposed work on each elevation and the new entrance locations that match the building's original design.

East Elevation (Fronting North H Street)

On the first floor, four enclosed bays will be reopened to construct new storefronts with canvas awnings. Two pairs of French doors with decorative fanlights will be installed to match the original doors, creating new entrances their historic locations on North H Street. A triplet of arched windows between the doors, which are currently enclosed will be reconstructed. The second-story balcony will be reconstructed and new French doors will be installed. The larger openings will be replaced with pairs and triplets of single-hung windows with transoms to match the historic windows. One single-hung window will be installed on the corner to match the original window appearance. The smaller window openings will utilize fixed glass with divided-light patterns to replicate original casement windows. The existing barrel tile roof will remain along the building's parapet.

South Elevation (Fronting Lake Avenue)

On the first floor, five enclosed bays will be reopened to construct new storefronts with canvas awnings. A pair of French Doors with sidelights will be installed to create a new entrance on Lake Avenue. The larger openings will be replaced with triplets of single-hung windows with a transom, to match the historic windows. One single-hung window will be installed on the corner to match the original window appearance. The smaller window openings on the third floor will utilize pairs of single-hung windows. The existing barrel tile roof will remain along the building's parapet.

West Elevation (Fronting Parking Lot)

New French doors will be installed on the first floor. The larger openings will be replaced with triplets of single-hung windows. The smaller window openings will utilize fixed glass to replicate original casement windows. The existing barrel tile roof will remain along the building's parapet. The existing asphalt shingle shed roof will be replaced with new barrel times to match existing.

North Elevation (Fronting Service Alley)

The larger openings will be replaced with triplets of hung-windows. The smaller window openings will utilize fixed glass to replicate original casement windows. Single openings will be replaced with hung windows.

Staff's analysis of the general guidelines for granting certificates of appropriateness and the additional guidelines for alterations is provided below.

Section 23.5-4(k) – Review/Decision

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 seeks to recreate historic elements of the structure located at 1000 Lake Avenue. New windows, doors, awnings, reconstruction of original openings, signage, re-stucco of the building's exterior, and new barrel tiles are designed in accordance with historic photographs and postcards.

- 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 work will have an indirect physical effect on surrounding properties within the Old Town Local Historic District. According to the Applicant, the project will add value to all adjacent properties and will help activate the City's downtown.

- 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: Due to substantial alterations overtime, many character-defining features of the structure were removed. The project seeks to restore certain architectural elements of the structure, such as window and storefront configurations, based on historic photographs and postcards. The existing awning windows will be replaced with windows that match the configuration of the original historic openings. The enclosed storefront openings on the first floor will be reconstructed with new storefront systems. The existing asphalt shingle roof on the rear of the building will be replaced with new barrel tiles to match the existing roof on the remainder of the building. All proposed work is generally compatible with the original character of the structure and the Mediterranean Revival architectural style.

- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Staff Analysis: A denial of the certificate of appropriateness could deprive the property owner from rehabilitating the historic structure that has remained vacant for many years and requires extensive restoration and repair to become viable.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: Yes, the Applicant's plan are technically feasible and can be completed within 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? Copies of the city's design guidelines, once adopted, and the United States Secretary of the Interior's Standards for Rehabilitation are available at the department for community sustainability and are posted on the city website.

Staff Analysis: According to the Secretary of the Interior's Standards and the City of Lake Worth Beach Historic Preservation Design Guidelines, distinctive materials that

characterize a property shall be preserved or replaced in-kind. If a distinctive feature must be replaced, the new feature should match the old in design, color, texture, and materials where possible. Most of the original materials and character-defining features of this structure have been substantially altered or removed overtime. The proposed work generally matches the old in design, color, texture, and materials based on historic photographs and postcards. The project is also consistent with the Mediterranean Revival style section of the City's Historic Preservation Design Guidelines.

- 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 fenestration patterns, decorative arches, stucco bandings and engaged columns are elements or features that formed the basis of the structure's designation as a contributing resource. The proposed work will enhance and restore these features as well as replace original features that were lost overtime with compatible replacement products.

2. *Additional guidelines for alterations and additions.* In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines:

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: Not applicable, no proposed uses or conditional uses are proposed with this project.

- 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: Original architectural features will not be destroyed. The project proposes rehabilitation based on historic photographs and postcards that seek to return features that were lost due to substantial alterations overtime.

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

Staff Analysis: The project does not propose any changes to the building form. The new windows, doors, awnings, reconstruction of original openings, signage, re-stucco of the building's exterior, and new barrel tiles are visually compatible with neighboring properties.

- 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

Staff Analysis: Yes, the proposed doors and windows openings will not be altered for to accommodate new replacement products.

- (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

Staff Analysis: Not applicable, the Applicant did not request to replace the windows and doors with less expensive materials.

- (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.

Staff Analysis: Yes, the proposed windows and doors are proposed to match the original designs found in historic photographs and postcards.

- (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 Applicant has proposed historically accurate materials and did not request to use less expensive materials.

PUBLIC COMMENT

At the time of publication of the agenda, Staff has received no public comment.

CONCLUSION

The proposed request for a Certificate of Appropriateness and Major Site Plan is consistent with the purpose, intent and requirements of the Comprehensive Plan, underlying zoning district, and surrounding areas, subject to compliance with staff's proposed conditions of approval. The rehabilitation of the building will revitalize a contributing resource within the Old Town Local Historic District and restore elements of the original architectural design that once characterized the property. Therefore, staff recommends that the Board recommend approval of the proposed request with the conditions below:

PB County Fire:

1. Prior to the issuance of a building permit, ensure proper fire access is provided to all of the buildings.

Electric Utilities:

1. Prior to the issuance of a building permit, provide detailed load calculations and voltage requirements for the building.
2. Prior to the issuance of a Certificate of Occupancy (CO), a final inspection of all electrical work shall be done.

Historic Preservation

1. The windows, storefront window systems, doors shall be wood, wood-clad, aluminum, or fiberglass, subject to Staff review at permitting. In addition, the window and door frame colors shall also be subject to Staff review at permitting.
2. All window and door simulated divided light patterns shall be created utilizing exterior raised applied triangular muntins. No external flat muntins or “grids between the glass” shall be permitted.
3. The windows shall be recessed in the wall, and shall not be installed flush with the exterior wall.
4. The windows shall utilize clear glass or glass with a clear Low-E coating. Tinted, highly reflective, grey, or colored glass shall not be used.
5. The doors may utilize clear glass, frosted, obscure glass, or glass with a clear Low-E coating. Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
6. The new stucco and/or stucco repairs shall have the same texture as the stucco being removed, and shall blend seamlessly with any existing stucco. All stucco sills shall remain, or if too deteriorated for continued use, they shall be replicated in size, location, and material. The Applicant shall be responsible for contacting Historic Preservation Staff to review and inspect a portion of the stucco prior to completion.
7. The new barrel tiles on the west side of the structure shall match the existing roof in material, profile, shape, and color.
8. The new awnings shall be of canvas or similar fabric material. Vinyl awnings shall not be used.
9. Window opening #30 shall accommodate four (4) windows instead of (3) three to ensure consistency with other openings on the west elevation.
10. Window opening(s) #19, 20, 21, 31, 32, 38, 49, and 50 shall be revised to have an 8-light divided-light pattern as shown on the historic photographs.

Planning:

1. Any mural installations shall require subsequent Historic Resources Preservation Board (HRPB) review and approval.
2. Any future conditional uses shall require subsequent Historic Resources Preservation Board (HRPB) review and approval.
3. Appropriate stabilization must be maintained to keep the recycled millings, in the temporary parking area (Phase 2), out of the Right-Of-Way and stormwater system.
4. The temporary parking (Phase 2) area shall not extend for a period beyond 5 years of use.
5. The new light fixture on the west side of the parking lot shall utilize an acorn design to match the light fixtures on Lake Avenue.

6. The site plan data table shall be updated to indicate 24 off-street parking spaces will be provided.

Utilities Water & Sewer:

1. The submittal must include the geotechnical data required to support the drainage calculations. In addition, the geotechnical report must be for the specific property and include groundwater depth and percolation factors.
2. Provide a section detail at each property line from back to of building or curb to property line at grade. Ensure that these open spaces meet the City's policy of containing the 3 year – 1 hour storm event.
3. The grease trap shall not be located within the utility easement.
4. If required, provide a conceptual layout of the fire protection.
5. A 10-foot-wide easement or dedication will be required over the existing utilities.

POTENTIAL MOTION

I MOVE TO **APPROVE/DENY** HRPB Project Number 20-00100082 and 20-01400024 with staff recommended conditions for a Certificate of Appropriateness for exterior alterations to the existing structure and Major Site Plan Approval for redevelopment of the surface parking lot at **1000 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.

ATTACHMENTS

- A. Property Survey
- B. Current Photos
- C. Property File Documentation
- D. Proposed Plans