



**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, SEPTEMBER 14, 2022 -- 6:03 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were: Stephen Pickett, Chairman; Robert D'Arinzo, Nadine Heitz, Mariana Gonzales. Also present were: Annie Greening, Senior Preservation Planner; Yeneneh Terife, Preservation Planner; Erin Sita, Asst. Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA:** None

**APPROVAL OF MINUTES:**

- A. May 11, 2022 Workshop minutes
- B. June 8, 2022 Regular Meeting Minutes

**Motion:** R. D'Arinzo moves to approve the minutes as presented; N. Heitz 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS:** Board Secretary administers oath to those wishing to give testimony.

**OATH of OFFICE** Board Secretary administers Oath of Office to two new Board members: Nadine Heitz and Mariana Gonzales.

**PROOF OF PUBLICATION:** Provided in the meeting packet.

**WITHDRAWALS / POSTPONEMENTS:** None

**CONSENT:** None

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:**

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- A. HRPB Project Number 22-00100250: Consideration of a Certificate of Appropriateness (COA) for door replacement for a single-family house located at 432 South L Street; PCN# 38-43-44-21-15-157-0010. The subject property is a contributing resource within the

Southeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Medium Density Residential (MDR).

**Staff:** Y. Terefe presents case findings and analysis. It is a frame vernacular home with stucco applied. For contributing structures all doors are taken into consideration regardless of location/facade. Owner is proposing to utilize a raised panel door whereas guidelines call for a frame vernacular recessed panel door. A three-panel craftsman style door can be approved administratively. Only the Board can determine if they are willing to consider only the front door, this is not an administrative approval. The work was initiated without permit.

**Applicant:** David Battle- family member resides in the house. Always thought that whatever was removed, had to be replaced. Questions if the rear entrance door is also under review. The Design Guidelines did not provide enough specific details to select the proper door. The contractor could not locate the recessed panel door.

Staff confirms that Therma Tru and PlasPro manufacturers have 3-panel doors craftsman style in the correct height and are available on the market. Staff is also able to administratively approve frosted light front doors and 15-light French doors. Board members state as the "big box" back door faces an alley, they do not have concern for that door. Although the applicant wants a Miami-Dade approved impact door, Board members agree the door should meet the Design Guidelines. The Therma Tru and Plas Pro doors are impact rated door, but not intended for upper level beach condo applications.

**Applicant** questions how so many doors in the neighborhood do not meet Design Guidelines.

**Staff:** Leaded doors and raised panel doors are not being permitted when being replaced. Code officers and building inspectors are increasingly aware of unpermitted work.

**Board:** A door that meets Design Guidelines but is not impact rated can be approved. Should the homeowner not choose or afford an impact rated door, they are still able to achieve protection with hurricane panels.

Applicant does not want to purchase any door that is not Miami-Dade approved.

**Staff:** The door is available through Lowe's or Home Depot but would need to be custom ordered, it is not an off the rack item

**Motion:** R. D'Arinzo moves to approve one-half of HRPB 22-00100250 based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach LDR's and Historic Preservation requirements. The door replacement on the back door is approved while the front door must meet Historic Preservation Design Guidelines, the proposed is not approved; M. Gonzales 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

- B. HRPB Project Number 21-00100169: Consideration of a Certificate of Appropriateness (COA) for a new attached 1-car garage and a new 2-story wood-framed accessory building with a covered patio for a building located at 315 North Ocean Breeze; PCN# 38-43-44-21-15-096-0130. The subject property is a contributing resource within the Old Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Single Family Residential (SFR). A historic waiver is required to allow the accessory structure to exceed 40% of the principal structure.

**Staff:** A. Greening provides case findings and analysis. A Historic Waiver is required for the accessory structure to exceed 40% of the principal structure, requirement is at 613 square feet

while the applicant is requesting 963 square feet. Removal of the lattice roof balcony is recommended as it is visible from the street and would eliminate the need for the waiver. All other proposed improvements are compatible with the guidelines. The accessory structure is allowed in Single Family residential, not accessory dwelling units. Staff understanding is it is guest quarters, extension of the living space.

**Architect for the Applicant:** Geoffrey Harris- to be used as a pool house, secondary bedroom. The owner wanted as much covered space as possible for entertaining by the pool. Cannot find in code where it states uncovered exterior space is included in the square footage of the house. Due to the oak trees on site the balcony will be difficult to see.

**Board:** Is it a rental? **Response-** yes, the owner is renting the entire property, long term. Board chair notes a Condition stating that Air B+B's were not allowed was not included.

**Staff:** A condition shall be added to the Conditions of Approval that the unit cannot be rented as a separate dwelling unit.

*Shall not be used as a short-term rental or vacation rental until such time as the City Land Development Regulations are amended to include said use. The rear accessory structure shall not be considered a separate dwelling unit.*

**Board:** Is this setting a precedent?

**Staff:** By definition: An accessory structure incurs building lot coverage and is not open air (shed, garage). The project is over the square footage. Exterior square footage of the existing structure was counted as well as exterior square footage of the new structure. If the exterior square footage on the existing structure were excluded, and the square footage on the proposed exterior areas were excluded it would still exceed the square footage.

If it were attached to the main structure, it would meet code. The waiver allows the integrity of the main structure to remain intact while allowing for an accessory structure to accommodate additional living space; it is in lieu of an addition. Only contributing structures are eligible for waivers.

**Architect for the Applicant:** Requests removal of the front deck, 8x8 square which would then reduce the waiver request to 23% (a 112-square foot reduction).

**Motion:** R. D'Arinzo moves to approve HP 22-00100169 with staff recommended Conditions of Approval for the Certificate of Appropriateness, amended to include:

*Shall not be used as a Short - term rental or vacation rental until such time as the City Land Development Regulations are amended to include said use. The rear accessory structure shall not be considered a separate dwelling unit and;*

*The side porch of upper and lower levels be removed.*

based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; M. Gonzales 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

C. HRPB Project Number 22-00100258: Consideration of a Certificate of Appropriateness (COA) for a new detached accessory structure with a two-car garage and additional living space on the second floor for the property located at 427 South K Street; PCN# 38-43-44-21-15-153-0300. The subject property is a contributing resource within the Southeast Lucerne Historic District. The property is located in the Single Family Residential (SFR)

zoning district. The future land use designation is Medium Density Residential (MDR). A historic waiver is required to allow the accessory structure to exceed 40% of the principal structure.

**Staff:** A. Greening presents case findings and analysis. Garage condemned on May 31, 2022 and will be demolished to facilitate the new construction. The mother in law suite with bedroom, living space, small sink, bathroom. The waiver is required as the structure exceeds the coverage by 43 square feet. As it is a two-story structure the wall height limitation is 24 feet with a 10 foot setback. The applicant has agreed to that setback in order to achieve the desired height of 23 ft 6 inches. Staff finds the project to be compatible with surrounding structures; the proposed structure is complimentary to the existing structure including materials, form and detailing.

**Board:** Will windows and doors be approved by staff. Response- yes, if Board would like a different window configuration, now is the time to suggest or condition. There is concern regarding the blank wall and rhythm of solids to voids. Staff suggests a faux window or additional window.

**Architect:** States the wall would interfere with interior furniture placement. A window could be added higher up on the wall-2<sup>nd</sup> floor bedroom window.

**Public Comment:** None

**Motion:** M. Gonzales moves to approve HRPB 22-00100258 based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements with the additional requirement of an added bedroom window on the 2<sup>nd</sup> floor. R. D'Arinzo 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

### **PLANNING ISSUES:**

A. 338 Cornell Drive conceptual review for new construction.

**Staff:** Condemned on May 31, 2022. To date no demolition permit has been applied for. The banyan tree can be saved, the City horticulturist has already visited the site.

**Agent for applicant:** The proposed structure will be either of the streamline modern style with eyebrows and railings or mission revival. Would like the two structures to mirror each other. The west lot and east lot porches would face each other. Although the current structure occupies a 100 foot lot, it will be split back to the original platted lots of record- two fifty foot wide lots.

**Staff:** There are no provisions in the Design Guidelines for mirror image/look alike structures. As it is a contributing structure, it should either be reconstructed or rebuilt.

**Board:** Would like some differentiation between the two structures. Other issues may be the garage door and massing facing the street.

### **PUBLIC COMMENTS:** (3 minute limit)

Wes Blackman states the parcel at 1120 S Lakeside property will be coming for review soon.

John Smith of 814 North J St. congratulates newest Board members on their appointment and hopes this important Board will embrace the dynamics of a unique living, breathing city.

### **DEPARTMENT REPORTS:**

A. Notification of the demolition of an accessory structure located at 428 North Palmway. The shed is a non-contributing resource. Condemned on August 23, 2022.

B. Use table amendments are on the horizon for upcoming meetings.

**BOARD MEMBER COMMENTS:** No applications have been received for 106 Ocean Breeze.

**ADJOURNMENT:** 7:51 pm