



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Main Project Number 25-00900001: Consideration of multiple Certificates of Appropriateness as part of the Planned Development project commonly known as “WMODA,” including a COA for the relocation of three historic structures (25-00100068), a COA demolition of one structure (25-00100149), and COAs for new construction of the proposed new museum and residential buildings (25-00100150 and 25-00100151). The subject properties are located in the Old Town Historic District; 501-509 Lake Avenue is included in the Old Town National Register and Local Historic District boundaries, while 13-23 South M Street and 16-32 South L Street are only within in the Old Town Local District boundaries.

Note: The data and analysis for the associated zoning applications and rezoning of eleven (11) parcels are under separate cover.

Meeting Date: July 16, 2025

Applicants: Sunshine Lake Worth Development LLC, and Lake Worth Beach CRA

Property Owner: Lake Worth Beach CRA

Addresses: 501-509 Lake Avenue, 13-23 South M Street, 16-32 South L Street

PCNs: 38-43-44-21-15-023-0170, 38-43-44-21-15-023-0191, 38-43-44-21-15-023-0220, 38-43-44-21-15-023-0230, 38-43-44-21-15-023-0250, 38-43-44-21-15-023-0090, 38-43-44-21-15-023-0060, 38-43-44-21-15-023-0050, 38-43-44-21-15-023-0030, 38-43-44-21-15-023-0020, 38-43-44-21-15-023-0010

Size: ± 1.712 acres

General Location: Between South L Street and South M Street, and between Lake Avenue and 1st Avenue South

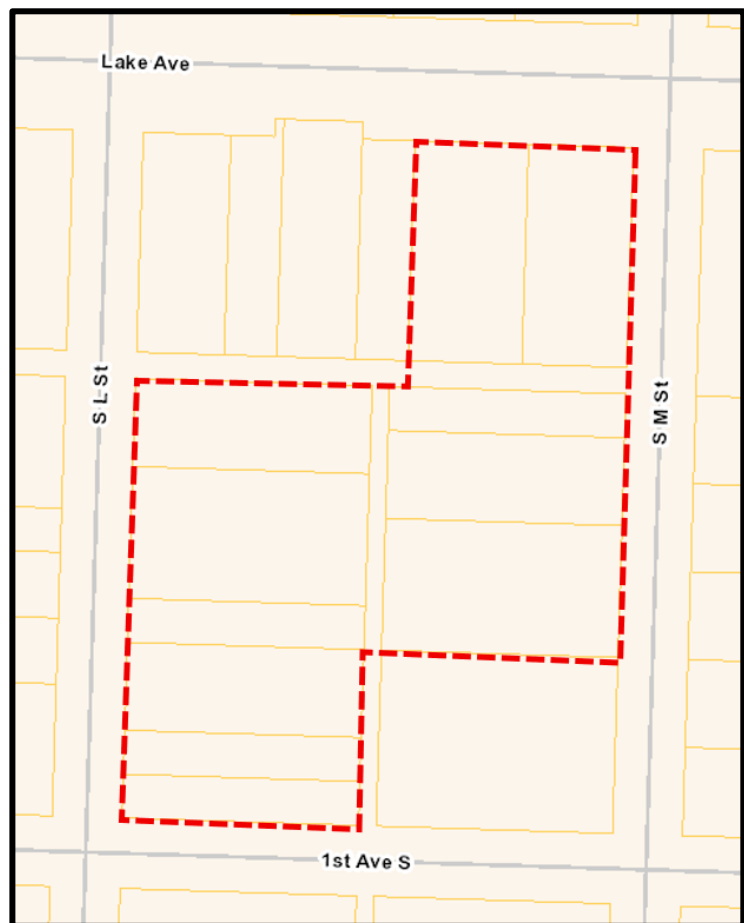
Existing Land Use: Vacant land, vacant residential, vacant office, parking lot

Future Land Use Designation: Downtown Mixed Use (DMU)

Current Zoning District: Downtown (DT) and Mixed Use – East (MU-E)

Proposed Zoning District: Downtown (DT)

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 Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. Staff recommends approval with conditions (listed on pages 8, 10, and 15) for the Certificates of Appropriateness for relocation, demolition, and new construction.

PROJECT DESCRIPTION

The applicants, Sunshine Lake Worth Development LLC and the Lake Worth Beach Community Redevelopment Agency (CRA), are requesting approval for four (4) Certificates of Appropriateness (COAs), inclusive of the following COA types:

- **Relocation** of three (3) contributing historic structures from 17 South M Street and 26 South L Street
- **Demolition** of one contributing historic structure at 501 Lake Avenue
- **New Construction** of a 110-unit, five-story residential building
- **New Construction** of a four-story museum building for the Wiener Museum of Decorative Arts (WMODA)

COMMUNITY OUTREACH

Per LDR Section 23.2-20, Public Neighborhood Meeting, *a public neighborhood meeting shall be required for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency sponsored new construction projects along the City's major thoroughfares as well as those utilizing the City's Sustainable Bonus Incentive Program, Transfer of Development Rights Program and/or Economic Investment Incentives.*

On April 28, 2025, the applicant held a meeting with neighborhood residents at the Lake Worth Casino Ballroom. Notices were mailed to all property owners within 400 ft of the project, as well as to the Downtown Jewel Neighborhood Association, on April 19, 2025, and signs were placed on the properties. There were 137 attendees at the meeting. The applicant also created a project webpage: www.wmodaloveslwb.com

The project has complied with all of the public notice requirements, including a 400-foot courtesy notice, sign posting and legal notice. At the time of the completion and dissemination of this staff report, staff have received no letters in support of or opposition to the project from the public.

PROPERTY DEVELOPMENT HISTORY

The project area for the COAs includes eleven (11) parcels: 501 Lake Avenue, 509 Lake Avenue, 13 South M Street, 17 South M Street, 23 South M Street, 16 South L Street, 20 South L Street, 24 South L Street, 26 South L Street, 30 South L Street, and 32 South L Street. Below is a summary of the properties based on Palm Beach Property Appraiser's records and City records:

Parcels with Existing Structures:

501 Lake Avenue: The subject site is a 7,500 square foot parcel with an existing $\pm$ 2,391 square foot building. The one-story Masonry Vernacular building was designed by local architect Edgar Wortman and constructed in 1939 as a dental office. Major alterations occurred in 1968, including major alterations to the front elevation. The front elevation originally had two separate doors flanked by three-part casement windows, a central cast stone panel, and decorative arched brick planters on the front and side elevations. The 1968 renovations created a central front entrance flanked by two tall windows on either side, and removed all decorative brick detailing. The alterations also altered the sizes of some window openings on the east elevation, added awnings across the structure, constructed a carport/garage and walled patio on the west side, and removed most of the windows on the west side of the structure and replaced them with doors to provide access to the carport. The building was renovated again in 2005, including replacement of casement windows with single hung windows and interior alterations. In addition to its use as a dental office, the property has previously served as offices for the Greater Lake Worth Chamber of Commerce, and was most recently used as offices for the City of Lake Worth Beach Parking Division. The CRA acquired the property in 2024, and as of July 2025 the building

is vacant. 501 Lake Avenue is a contributing resource in the Old Town National Register Historic District. The applicants are proposing to demolish the structure at 501 Lake Avenue so that the new museum may be constructed on the site.

17 South M Street: The subject site is a 6,750 square foot parcel with an existing $\pm 2,100$ square foot principal structure and an accessory structure. The two-story structures were built in 1941 in the Frame Vernacular architectural style with Colonial Revival detailing, and were originally used as a residential home and garage apartment. The structures were designed and constructed by C.R. White. The structures underwent rehabilitation in 2012, including window and door replacements, siding replacement, metal shingle roof replacement, front porch reconstruction replicating the original 1941 drawings, a new brick driveway, and interior renovations. The structures have been converted to office use, most recently housing the City's Leisure Services Department. The CRA acquired the property in 2018. Both buildings at 17 South M Street are contributing resources in the Old Town Local Historic District. The applicants are proposing to relocate the structures to a new site in the same historic district (704 1st Avenue South).

26 South L Street: The subject site is a 6,750 square foot parcel with an existing $\pm 3,112$ square foot residential structure. The two-story structure was built in 1940 in Frame Vernacular architectural style with Colonial Revival detailing, and was used as a four-unit multi-family residence. The structure was designed by local architect Edgard S. Wortman. Two rear additions were constructed in 1968 and 1971-1975. Other alterations include the installation of aluminum siding and roof replacement with asphalt shingles. The CRA acquired the property in 2018. The structure is a contributing resource in the Old Town Local Historic District. The applicants are proposing to relocate the structure (without the rear additions) to a new site in the same historic district (30 South K Street).

Vacant Parcels (No Existing Structures)

509 Lake Avenue: The subject site is a 8,125 square foot vacant parcel. The site previously had a c. 1939 commercial structure, which had served at various times as a retail shop, cafe, and restaurant. The structure was declared unsafe in 2020 and demolished in 2023. The CRA acquired the property in 2020.

13 South M Street: The subject site is a 3,375 square foot parcel; the parcel has no structures but has been improved with paving and striping for use as a parking lot. The site previously had two c. 1920 residential structures, which were demolished in 1984 and 2006. The CRA acquired the property in 2005.

23 South M Street: The subject site is a 10,125 square foot vacant parcel. The site previously had a c. 1950 multi-family residential building and c. 1951 garage apartment structure. Both structures were demolished in 2020. The CRA acquired the property in 2018.

16 South L Street: The subject site is a 6,750 square foot parcel; the parcel has no structures but has been improved with paving and striping for use as a parking lot. The site previously had a c. 1925 duplex structure, which was demolished in 2006. The CRA acquired the property in 2017.

20 South L Street: The subject site is a 10,125 square foot parcel; the parcel has no structures but has been improved with paving and striping for use as a parking lot. The site previously had a c. 1926 single-family structure, which was demolished in 2006. The CRA acquired the property in 2005.

24 South L Street: The subject site is a 3,375 square foot vacant parcel. The site previously had a c. 1949 single-family structure and 1980 garage structure. The garage was demolished in 2020; the principal structure was demolished in 2025 following a fire that rendered the building unsafe and in danger of collapsing. The CRA acquired the property in 2018.

30 South L Street: The subject site is a 3,375 square foot vacant parcel. The site previously had a c. 1935 residential building and c. 1959 garage structure, both of which were declared unsafe in 2022 and demolished in 2023. The CRA acquired the property in 2018.

32 South L Street: The subject site is a 3,375 square foot vacant parcel. The site previously had a c. 1939 multi-family building, which was declared unsafe in 2022 and demolished in 2023. The CRA acquired the property in 2018.

A survey, current photos of the properties, the proposed site plan, and the submitted plans for the new construction are included as attachments to this report.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject properties have a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per Comprehensive Plan Future Land Use Element Policy 1.1.1.7, the Downtown Mixed Use land use designation is intended *“to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed-Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The implementing zoning districts are DT, MU-E, MF-20 and MF-30.”* The proposal would allow for the redevelopment of multiple properties with the construction of a new museum building and 110-unit residential building, requiring the relocation of three historic structures and demolition of one historic structure.

The proposal is supported by several Goals, Policies, and Objectives in the Comprehensive Plan, including:

- FLU Element - Objective 1.2.1: To promote the location of high-quality retail, office and mixed use projects in the Downtown Mixed Use (DMU) and Mixed Use East (MU-E) designations as the prime retail and commercial areas of the City.
- FLU Element - Objective 1.2.1.4: Development and redevelopment opportunities in the Downtown area will be enhanced through modification or reduction of parking space requirements, in recognition of public parking opportunities in the downtown area.
- FLU Element - Goal 1.3: To preserve and enhance the City’s community character as a quality residential and business center within the Palm Beach County urban area.
- FLU Element - Objective 1.3.3: To adopt and utilize innovative land development regulations that implement the goal of preserving and enhancing the character of Lake Worth as an attractive residential community and business center.
- FLU Element - Objective 1.4.2: To provide for the protection, preservation or sensitive reuse of historic resources.
- Housing & Neighborhoods Element – Goal 3.1: To achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.
- Economic Development Element - Policy 11.1.2.2: The City shall attract industries and employers in cluster industries such as light manufacturing, green manufacturing, cultural arts, artisanal arts, research and development, tourism and associated ancillary businesses, and other emerging industry clusters.

The City’s Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar II and Pillar IV of the Strategic Plan state that the City shall strengthen Lake Worth Beach as a community of neighborhoods and navigate towards a sustainable community. Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan state that the City shall diversify housing options, continue crime reduction and prevention in achieving a safe, livable and friendly community, achieve economic and financial sustainability through a versatile and stable tax base, and ensure facility placement, construction and development that anticipates and embraces the future. The proposed multi-family and museum buildings and associated site improvements will contribute towards the City’s Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan.

Consistency with Other City Plans

The proposed relocations, demolition, and new construction are supported by a number of other City plans, including but not limited to the CRA Redevelopment Plan and Arts Cultural Master Plan.

The CRA Redevelopment Plan includes goals to eliminate blight conditions in the Redevelopment Area; encourage the acquisition, demolition, and reuse of properties that no longer function at their highest potential economic use; and maintain the City's historic character while promoting economic vitality.

The Arts Cultural Master Plan calls for the City to encourage exposure to diverse populations, arts, and cultures within Lake Worth Beach and to direct growth to the downtown core of the City to enhance the downtown character and reinforce the area as a safe, appealing, and entertaining arts and culture destination. The Plan recommends development between 1st Avenue South and 1st Avenue North, adding height and density to allow for mixed use, live-work developments that support artists' needs. Assemblages of land are encouraged to create these mixed use developments.

Consistency with the Land Development Regulations - Zoning

The data and analysis related to the planning and zoning components/application types (Ordinance 2025-06) of the request are presented under separate cover. Specifically, Ordinance 2025-06 is inclusive of the following planning & zoning requests:

- **Mixed use urban planned development** to construct a ± 32,283 square foot museum building for the Wiener Museum of Decorative Arts (WMODA) and ± 136,831 square foot residential building (110 units) with 124 underground parking spaces along with ancillary storage, café/retail space, community art space, and an art walk/arts alley; and to vest a property owned by the Cultural Council for Palm Beach County (Cultural Council) and a property owned by the Lake Worth Beach Community Redevelopment Agency (CRA) for future development including affordable/workforce units.
- **Development of Significant Impact** to construct a mixed-use development over 100,00 square feet with more than 100 dwelling units.
- **Major Site Plan** to construct a mixed use development over 7,500 square feet
- **Conditional Use Permit** to establish a high-intensity (use area over 7,500 square feet) museum with ancillary fine arts storage, café, and retail space.
- **Conditional Use Permit** to establish a multi-family residential use over 7,500 square feet
- **Sustainable Bonus Incentive Program (SBIP)** for bonus density, intensity (FAR), and height
- **Transfer of Development Rights (TDR)** for bonus density and intensity (FAR)
- **Affordable/Workforce Housing Program (AWFH)** for bonus density

General Guidelines for Granting Certificates of Appropriateness

Section 23.5-4(k)1. – In General:

A. *What is the effect of the proposed work on the landmark or the property upon which such work is to be done?*

Analysis: The proposed work will relocate three contributing structures within the Old Town Historic District to prevent demolition and encourage their reuse, will demolish one contributing structure, and will construct a new four-story museum building and a new five-story multi-family residential building.

B. *What is the relationship between such work and other structures on the landmark site or other property in the historic district?*

Analysis: The proposed relocations, demolition, and new construction will have a direct visual impact on the massing relationship of the site to neighboring properties. While the reuse of multiple vacant sites will enhance and improve the appearance of the City's downtown core, the new structures will have larger massing and height than the existing structures (17 South M Street, 26 South L Street, and 501 Lake Avenue), which will most directly impact the neighboring two-story condominium (500 1st Avenue South) and the neighboring one-story and two-story

commercial structures (511, 513, 517, and 521 Lake Avenue). The proposed relocations will have a more minimal visual impact, as all structures will be relocated within the same historic district and are no more than two stories tall.

- 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?*

Analysis: The relocation of the three historic structures at 17 South M Street and 26 South L Street will not include any changes to the structures' architectural style, design, arrangement, texture, materials, or color. The architectural significance of the structures will be preserved and their contributing status in the Old Town Historic District will continue. The structure at 501 Lake Avenue will be directly affected, as it is proposed to be demolished.

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

Analysis: The applicants contend that denial of the certificates of appropriateness for relocation, demolition, and new construction may prevent reasonable use of the property, as the few existing structures on the property are unlikely to be able to provide a reasonable return on investment for the proposed principal museum use.

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

Analysis: Yes, the plans are feasible and could be carried out 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? 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.*

Analysis: The proposed new construction plans are generally consistent with the City's Historic Preservation Design Guidelines. Further analysis is provided in the Design Guidelines section of this report.

- 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?*

Analysis: There will be little effect on the features of 17 South M Street and 26 South L Street that served as the basis for their designation as contributing structures. The primary effects on their historic integrity will be in location and setting rather than architectural features, as the structures will be moved to new parcels. However, these effects will be minimized by relocating the structures within the same historic district. The effects on 501 Lake Avenue will be significant, as the structure is proposed to be demolished.

Certificate of Appropriateness for Relocation

Section 23.5-4(k)5. – Additional Guidelines for Relocation:

- A. *What contribution does the building or structure make to its present setting?*

Analysis: The existing structures at 17 South M Street and 26 South L Street are noted for their association with the development of the residential core of Lake Worth Beach during the Great Depression era. Much of the rest of the blocks at the structures' current locations have lost their historic context through demolition; most of the surrounding sites that were formerly residential in use are now vacant land or surface parking lots. Relocation of

the structures will keep them in the Old Town Historic District and the historic residential core of the City, and will locate the structures closer to existing historic structures that still retain their residential use.

B. Are there definite plans for the site to be vacated?

Analysis: Yes; 26 South L Street is already vacated and there are definite plans for 17 South M Street to be vacated.

C. Can the building or structure can be moved without significant damage to its physical integrity, or change in or significant loss of historic characteristics? Prior to installation at its new location (especially if the structure has been dismantled to achieve relocation), will the owner undertake stabilization measures required by the HRPB as a condition of its approval of the certificate of appropriateness for relocation?

Analysis: Yes, the structures at 26 South L Street and 17 South M Street can be moved without significant physical damage or loss of historic characteristics. A non-original rear wing at 26 South L Street will be removed prior to moving the structure. Stabilization will be undertaken by the City and CRA prior to installation at their new locations at 704 1st Avenue South and 30 South K Street.

D. Is the building or structure compatible with its proposed site and adjacent properties?

Analysis: Yes, the structures are compatible with their proposed sites and adjacent properties. As the structures will be relocated within the same historic district and only about 1.5 blocks from their original sites, the structures will retain much of their historic context and will continue to be compatible with adjacent multifamily and commercial properties.

E. Will relocation affect subsurface historic or archeological resources?

Analysis: No; no subsurface historic or archeological resources have been identified or designated at the structures' current sites or their proposed relocation sites.

F. Will site of relocation be within the city?

Analysis: Yes; the relocation sites will be within the Old Town Historic District at 704 1st Avenue South (relocated structures from 17 South M Street) and 30 South K Street (relocated structure from 26 South L Street).

G. Will the relocation cause the district to fall below the threshold needed to qualify as an historic district?

Analysis: No, as the structures will remain within the same historic district their relocation will not affect the threshold for qualification as a historic district.

H. Documentation of the resource to be removed with photographs of each elevation and significant architectural elements/features. The applicant and staff will determine the number of photographs needed to adequately satisfy this requirement.

Analysis: The applicants have provided elevation photographs and have agreed to provide any additional documentation staff determines is necessary to satisfy this requirement.

Conclusion

The proposed application for relocation of three (3) historic structures at 17 South M Street and 26 South L Street is consistent with the requirements for relocation based on the review and analysis in this report and the supporting

materials provided by the applicants. Therefore, staff recommends approval of COA #25-00100068 with the following conditions of approval:

Conditions of Approval

1. The applicants shall submit documentation of the existing historic structures, including photographs of each elevation and significant architectural elements/features as determined by staff prior to relocation.
2. The applicants shall submit updated site file forms to the State of Florida Division of Historic Resources' Florida Master Site File noting the structures' relocation.

Potential Motion

I MOVE TO **APPROVE** HRPB Project Number 25-00100068 with staff recommended conditions for a Certificate of Appropriateness for relocation of three structures at 17 South M Street and 26 South L 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100068 for a Certificate of Appropriateness for relocation of three structures at 17 South M Street and 26 South L Street. The application does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons].

Certificate of Appropriateness for Demolition

Section 23.5-4(k)4. – Additional Requirements for Demolitions:

A. *Decision-making criteria. All requests for demolition shall require a certificate of appropriateness. No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a landmark building or structure, the HRPB shall, at a minimum, consider the following additional decision-making criteria and guidelines:*

- (1) *Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?*

Analysis: The existing structure is a contributing structure in the Old Town Historic District. Based on the information currently available about the structure, staff contends that the structure is unlikely to qualify as an individual landmark on the National Register of Historic Places.

- (2) *Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?*

Analysis: The structure could be reconstructed using materials available today without great difficulty or unreasonable expense.

- (3) *Is the structure one of the few remaining examples of its kind in the city?*

Analysis: No, there are other remaining examples of commercial Masonry Vernacular architecture in the city.

- (4) *Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?*

Analysis: The design of the structure is not so notable that it would provide an exemplary opportunity to study local history or design, or help develop an understanding of a particular culture or heritage.

- (5) *Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?*

Analysis: Yes, the application proposes concurrent demolition and new construction of a museum on the site. Analysis of the new construction's compatibility is provided in the new construction section of this staff report.

- (6) *Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?*

Analysis: While granting the COA for demolition would be a loss to the city of a historic resource, it is staff's analysis that the building does not contribute so greatly to the historic character of the district that it would constitute an irreparable loss of a significant historic resource.

- (7) *Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?*

Analysis: Yes, there are definite plans for immediate reuse of the property through new construction of a museum on the site. Analysis of the new construction's compatibility and impact on the surrounding district is provided in the new construction section of this staff report.

- (8) *Is the building or structure capable of earning reasonable economic return on its value?*

Analysis: Staff defers to the applicants. The applicants contend that the existing building at 501 Lake Avenue is not capable of earning a reasonable return on its value due to the size limitations of the existing structure.

- (9) *Would denial of demolition result in an unreasonable economic hardship for the property owner?*

Analysis: Staff defers to the applicants. The applicants contend that denial of the demolition would result in unreasonable economic hardship as the museum would no longer be able to be constructed, significantly impacting the overall proposed project.

- (10) *Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?*

Analysis: The existing structure is designated as a contributing resource within Old Town Historic District. The building does contribute to the overall ensemble of low-scale commercial buildings within the district; however, its contribution is not especially significant within the district.

- (11) *Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?*

Analysis: No, the structure has not been deemed unsafe or ordered to be demolished by a public agency.

- (12) *Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?*

Analysis: Until very recently, the building was actively used to house the City's Parking Division. It appears that reasonable measures have been taken to secure the property since the Parking Division vacated the building; the structure is not in any advanced state of deterioration or at risk of collapse.

G. *Issuance of certificate if site has lost historic character; redevelopment areas.* The HRPB may grant a certificate of appropriateness for demolition even though the designated landmark, or property within the designated historic district has reasonable beneficial use, if the HRPB determines that the property no longer has significance as a historic, architectural or archaeological landmark or that the demolition of the designated property is required by a community redevelopment plan approved by the city commission and the community redevelopment agency.

Analysis: The demolition of the property is part of the overall redevelopment plans established in the downtown Arts Cultural Master Plan. Demolition of 501 Lake Avenue is also identified as one of the CRA's obligations in the Development Agreement that was approved by both the CRA Board and the City Commission in fall 2024. While the site retains elements of its historic character, including the exterior wall finishes, roof shape, and overall configuration, staff contends that the property offers little significance as a historic or architectural landmark in the City.

Conclusion

The proposed application for demolition of the existing historic structure at 501 Lake Avenue is generally consistent with the requirements for demolition based on the review and analysis in this report and the supporting materials provided by the applicants. Therefore, staff recommends approval of COA #25-00100149 with the following conditions of approval:

Conditions of Approval

1. The applicant shall document both interior and exterior of the existing structure prior to demolition with a walk-through video, and photographs of the structures' interior, exterior elevations, and architectural details. The photographs shall be keyed to floor plans of the structure.
2. The applicant shall submit an updated site file form with the State of Florida Division of Historic Resources' Florida Master Site File.

Potential Motion

I MOVE TO **APPROVE** HRPB Project Number 25-00100149 with staff recommended conditions for the demolition of the existing structure at 501 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 25-00100149 for a Certificate of Appropriateness (COA) for the demolition of the existing structure at 501 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.

Certificates of Appropriateness for New Construction

All new 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 applicant has also submitted a Justification Statement, provided as an attachment to this report.

Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility: *In approving or denying applications for certificates of appropriateness for new construction and additions, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:*

- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.

Analysis: While the proposed 4-story museum and 5-story multi-family structure are substantially larger in scale than the primarily one and two-story historic commercial and residential structures located in the Old Town Historic District, the proposed design is still reminiscent of the massing of these historic structures. The multi-family building has been designed with a number of step backs in order to visually replicate the lower scale of the nearby historic structures, and therefore reads to the eye as in keeping with the surrounding structures, particularly along South L Street and 1st Avenue South, as shown in the provided streetscape elevations. The proposed museum structure is somewhat taller in scale in relation to its surroundings, but is located on a more predominantly commercial and more highly trafficked street frontage of Lake Avenue. The proposed design does provide some relief in the form of step backs and terracing above the third floor which is aligned visually with the step backs provided on the multi-family structure.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.

Analysis: As discussed above, the proposed structures are significantly larger in height than the surrounding structures, with provided step backs to visually diminish the impact of the proposed height. As proposed, the width and massing of these structures are appropriate and in scale for a large-scale development, and they are designed appropriately such that the overall height is still in proportion to the width of the structure.

- (3) For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.

Analysis: The proposed windows and doors on the new multi-family structure are visually compatible with and reminiscent of the plate glass storefront windows on the surrounding commercial historic structures. While the proposed window proportions are taller than the surrounding structures' storefronts, they are visually in keeping with the height of the proposed structure and provide substantial glazing and openness on the ground floor. The various sections of the structure are differentiated via a rhythmic pattern of square and arched openings, further providing visual interest in the fenestration patterns. The upper floors of the multi-family structure feature an appropriate rhythm of solids to voids and a symmetrical spacing of window and door openings reminiscent of surrounding residential structures in the area.

The proposed museum structure similarly features an expanse of storefront glazing on the ground floors of the Lake Avenue and M Street frontages, reminiscent of the adjacent one story retail buildings. While the upper stories feature less fenestration and a more predominantly horizontal orientation than surrounding structures, the structure does feature a harmonious patterning of fenestration and pleasing visual symmetry.

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.

Analysis: The proposed multi-family structure features a rhythm of solids to voids which complements the surrounding visual setting and streetscape by breaking the massing into smaller bays as required by the Historic Preservation Design Guidelines. While the proposed structure could break up the massing somewhat further by

incorporating more substantial planar breaks of 2-3 feet into the rhythm of these bays, the alternating textures, styles and opening patterns of these architectural elements does successfully visually replicate the pattern of smaller storefront openings predominantly found in the surrounding streetscape.

The proposed museum structure is not similarly broken into bays but does feature an adequate rhythm of projections and openings along the primary East and North street-facing façades in order to create depth and visual differentiation. The non-street facing facades have fewer openings and more blank façade space, particularly the west elevation which features an entirely blank façade. While this is generally discouraged, the west elevation shares a party wall with the adjacent one-story commercial structure at 511 Lake Avenue and the remaining portions of the façade are proposed to be surfaced with an artistic mural, subject to approval at a later date by the HRPB.

- (5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.

Analysis: The proposed new structures adhere to setback requirements within the current zoning code and are each spaced appropriately in relation to neighboring buildings. The Old Town Historic District is primarily characterized by adjoining commercial structures with zero lot lines, which the proposed new museum and multi-family structures largely visually replicate albeit at a taller scale than their surroundings.

- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.

Analysis: Both the proposed multi-family and museum structures feature metal eyebrow projections along portions of the expanses of their façades, which are common in Mid Century styling and reminiscent of the awnings and eyebrow projections featured on many commercial buildings throughout the Old Town Historic District and along Lake Avenue. The entrance features of both structures are clearly delineated and provided architectural prominence through the incorporation of this feature.

- (7) The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.

Analysis: The proposed façade materials, texture, and color are appropriate and in keeping with the materials used on surrounding historic structures in the district. The proposed multi-family structure features a stucco finish in alternating colors and textures in order to provide differentiation to the various planes of the facade of the structure. Stucco is the predominant architectural finish material found on historic structures within the surrounding historic district and the proposed façade materiality is therefore generally in keeping with the surrounding district. The structure will feature metal detailing on portions of the upper floors and the arched column features of the façade; while this is a more modern feature not seen in the surrounding district, this feature creates a visual differentiation which identifies the proposed structure as a modern rather than historic structure.

While the proposed museum structure features a wider variety of materials and textures, it predominantly features a smooth stucco exterior finish. To add visual interest, the structure is proposed to utilize fiber cement panels and corrugated metal paneling on small sections. These materials are not typically seen in historic structures in the district but do add an element of modern materiality while remaining visually harmonious with the surrounding historic structures.

- (8) The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.

Analysis: The flat rooflines are visually compatible and in harmony with the neighboring structures located in the Old Town Historic District. Nearby historic structures are predominantly commercial or multi-family structures with flat rooflines and therefore the proposed roof designs of both the museum and multi-family structure are in keeping with the surrounding predominant architectural features.

- (9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.

Analysis: The site features are largely appropriate for the structure and its context in the surrounding downtown area. The structures follow the general lot configuration of surrounding structures and form a cohesive visual streetscape with the surrounding area.

- (10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.

Analysis: As previously detailed, the proposed structures generally feature opening patterns of windows, doors, porches and balconies which are sized in proportion to the massing of the structure and generally echo the surrounding commercial historic district.

- (11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.

Analysis: The new structures are visually compatible with the surrounding structures to which they are visually related—while both the proposed multi-family and museum structures are taller in vertical scale than the surrounding structures, they have similar horizontal massing and the provided step backs lessen the visual weight of the additional upper stories.

- (12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.

Analysis: The design of both the proposed multi-family and museum structures successfully avoid creating a false sense of history within the surrounding historic district. The two new structures are visually modern while incorporating elements of historic structures in the surrounding district such as similar materiality, storefront style glazing and fenestration features. The structures incorporate elements of nearby commercial vernacular structures while successfully conveying a contemporary architectural style. The structures also incorporate some Mid Century styling, particularly the multi-family structure, such as curvilinear balcony features and metal banding.

- (13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:
- (a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

Analysis: This requirement is not applicable to the new construction portions of this application for the museum or multi-family residential structures.

- (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

Analysis: The proposed mechanical equipment for each structure is located on the roof. While the proposed mechanical systems are visible from the primary façades of both structures, no other location is available due to site constraints and the equipment is appropriately screened with metal panels, minimizing the visual impact of the proposed mechanical systems to the overall design of either structure.

- (c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

Analysis: This requirement is not applicable to this project.

- (14)The site should consider the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis: The parking facilities, utility service areas, walkways, and appurtenances of the proposed structures have been reviewed by the City's Site Plan Review Team and found to be consistent with the City's regulations and the surrounding district. Of note, the applicant has proposed an underground parking garage and interior loading dock for the multi-family structure, which greatly reduces the impact of the required parking on the visual appearance of the structure and is in keeping with the surrounding historic district, which generally does not feature integrated parking. Similarly, the museum structure is designed in such a way so as to minimize the visual appearance of the required parking on site, which is located to the rear of the property.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, *"New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style."* The Mid Century Modern architectural style is covered in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included as an attachment to this report.

Analysis: New construction in the City's historic districts is not limited to any particular architectural style, but typically should align with one architectural style consistently rather than utilizing elements from many different styles. The proposed designs of both structures predominantly feature the simple form of a Mid Century style structure, incorporating smoothly curved terrace projections, large spans of glass panes, poured concrete and a mixture of architectural material and detailing. While incorporating a variety of architectural styles is generally discouraged, the proposed multi-family structure is intended to be broken into a rhythm of various differentiated styles in order to break up the massing and replicate the historic pattern and width of commercial structures in the surrounding district. This structure therefore integrates sections or bays of double height arched openings to the balcony features in contrast with the square openings on the alternating bays. This element brings a contrasting architectural element reminiscent of the styling of some of the Mediterranean Revival architecture found throughout Lake Worth Beach. As proposed, both structures successfully demonstrate a compatible architectural styling and are appropriate for their surrounding district.

Conclusion

The proposed new construction of a new museum structure at 501-509 Lake Avenue and a multi-family residential structure located at 13-23 South M Street and 16-32 South L are generally consistent with the City of Lake Worth Beach Historic Guidelines, Historic Preservation Ordinance and applicable Land Development Regulations. Therefore, staff recommends approval of the application as submitted, with the following recommended conditions of approval:

Conditions of Approval

1. The proposed mural on the West elevation of the museum structure shall be reviewed under a separate development application by the HRPB prior to installation, as required by Sec. 23.5-1 (e)(13) of the City's Land Development Regulations.
2. 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.
3. All windows and/or doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
4. Minor revisions to the proposed architectural designs may be reviewed and approved by staff; should major revisions to the designs be proposed, the project shall be brought back to the HRPB for additional review and approval.

Potential Motions

I MOVE TO **APPROVE** HRPB Project Number 25-00100150 with staff-recommended conditions for a Certificate of Appropriateness for new construction of a museum building at 501-509 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 25-00100150 for a Certificate of Appropriateness for new construction of a museum building at 501-509 Lake Avenue. The application does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons].

I MOVE TO **APPROVE** HRPB Project Number 25-00100151 with staff-recommended conditions for a Certificate of Appropriateness for new construction of a multifamily residential building at 13-23 South M Street and 16-32 South L 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100151 for a Certificate of Appropriateness for new construction of a multifamily residential building at 13-23 South M Street and 16-32 South L Street. The application does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons].

CONSEQUENT ACTIONS:

The Historic Resources Preservation Board's decision will be the final decision for the Certificates of Appropriateness. The Applicants may appeal the Board's decision to the City Commission.

The concurrent Mixed Use Urban Planned Development application and Rezoning application will be brought to the City Commission for approval with the Historic Resources Preservation Board's associated recommendations.

ATTACHMENTS

- A. Application Package (survey, site plan, architectural plans & supporting documents)
- B. Applicants' Justification Statement
- C. Design Guidelines – Mid-Century Modern