



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MAY 08, 2024 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D'Arinzo-Chair; Nadine Heitz – Vice-Chair; Edmond LeBlanc, Laura Devlin; Edmund Deveaux; Absent: Elaine DeRiso. Also present were: Annie Greening, Sr. Preservation Planner; Yeneneh Terefe, Preservation Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. April 10, 2024 meeting minutes

Motion: L. Devlin moved to approve the minutes as presented; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

CASES

SWEARING IN OF STAFF AND APPLICANTS Board Secretary administered oath to those wishing to give testimony.

PROOF OF PUBLICATION Provided in the meeting packet.

- 1) 534 South Palmway

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. **HRPB Project Number 24-00100083:** Consideration of a Certificate of Appropriateness (COA) for demolition of an existing carport and construction of a new attached garage at 534 South Palmway. The subject property is a contributing resource to the South Palm Park District and is located in the Single Family Residential (SFR) Zoning District. The future land use designation is Single Family Residential (SFR).

Staff: A. Greening provides a brief description of the changes to the property over time. The carport scheduled for demolition does not contribute to the contributing status of the main structure. The structure has undergone numerous alterations over the years to include an attached garage with apartment over

accessed by exterior staircase. These were eventually incorporated into the structure of the house with a new attached carport. The existing non-conformity of impermeability will decrease with the demolition of the carport. The proposal includes a new garage and creation of a native garden.

The proposed new construction, in the Mission Revival architectural style, has been found to be compatible with Section 23.5-4 (k)(3)(A). In short, it is found to be visually compatible; the relationship of solids to voids, mass and scale to existing structure as well as neighboring structures is compatible, materials, texture and colors, roof shape (parapet) are compatible. The differentiation from the historic structure is achieved by slightly offsetting or recess on the west elevation. The addition is single story, not two-story.

Board: L. Devlin – The driveway is different from the recommended design for Mission Revival. **Staff:** They are existing and will remain, it was part of the changes that occurred in the 1980's.

Motion: E. Deveaux moves to approve HRPB 24-00100083 with staff recommended Conditions of Approval based upon competent, substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements; N. Heitz 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: There will be a proclamation by the City Mayor for May as National Historic Preservation Month.

The 6th Annual Preservation Awards will be presented here in chambers on Friday, May 10, 2024 at 7:00 PM. Everyone is welcome.

The groundbreaking for the Gulfstream Hotel will be on May 14 at 4:00 pm.

The National Alliance of Preservation Commissions will convene in West Palm Beach July 31 -August 4, 2024. Staff will be attending and there is an opportunity for Board members to attend if they wish.

BOARD MEMBER COMMENTS:

ADJOURNMENT: 6:15 pm