



**MEMORANDUM DATE:** October 14, 2020

**AGENDA DATE:** October 7, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **631 Lucerne Avenue**

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

**TITLE:** **HRPB Project Number 17-00100137:** Consideration of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption; and, the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **631 Lucerne Avenue** (The Hummingbird); PCN# 38-43-44-21-15-509-0010 for the completed work. The subject property is a contributing resource to the Old Town Local Historic District and is located within the Downtown Zoning District.

**OWNER:** Ray Maranges and Richard Cruz  
Hummingbird Partners LLC  
631 Lucerne Avenue  
Lake Worth Beach, FL 33460

#### **PROJECT DESCRIPTION**

The property owners, Ray Maranges and Richard Cruz, are requesting approval of a certification of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption and the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the rehabilitated property located at 631 Lucerne Avenue. The approval of a Historic Preservation Ad Valorem Tax Exemption application requires a review and recommendation by the HRPB prior to consideration by the Lake Worth Beach City Commission. The property is located in the Downtown Zoning District and retains a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). If approved, the subject application would certify the completed scope of work authorized under the Pre-Construction application, which was approved by the HRPB at the July 12, 2017 regular meeting. The Applicant is also requesting a recommendation to the Lake Worth Beach City Commission for approval of a Historic Preservation Ad Valorem Tax Exemption.

The subject property is a platted lot of record with frontage on Lucerne Avenue to the north and North K Street to the west. The two-story commercial structure, commonly referred to as the Hummingbird, was constructed c.1922 in a masonry commercial vernacular architectural style. Information in the City's property file indicates that the structure was constructed as the McCarty Hotel and was owned and operated by Mary McCarty. The structure remained the McCarty until 1995 when it was renovated and re-opened as the Hummingbird Hotel. The building's character defining features include its recessed

corner entrance, regularized window and door sizes and rhythms, decorative scupper details, terra cotta block construction, and stucco finish. Although simple in design and construction, this building is a prime example of a 1920's economical downtown hotel. Overall, the building retains a moderate degree of all seven aspects of historic integrity including location, design, setting, materials, workmanship, feeling, and association.

On July 12, 2017, the HRPB approved a request by the Applicant for a Certificate of Appropriateness for Exterior Alterations and a Pre-Construction Historic Preservation Ad Valorem Tax Exemption application. The Applicant worked closely with Staff to devise a rehabilitation plan for the structure, as the building had sat in a state of disrepair for many years. Photos of the structure prior to its rehabilitation can be found in this report as **Attachment A**. The rehabilitation plans approved by the HRPB are included as **Attachment B**. An analysis of the scope of work approved by the HRPB and completed by the Applicant can be found on pages 4-6; Historic Preservation Analysis.

The application will require the following approval:

1. Approval of a **Completed Work Application** for the scope of work performed under Certificate of Appropriateness #17-00100137 as approved in the Pre-Construction Application for the property located at 631 Lucerne Avenue.

**STAFF RECOMMENDATION**

Staff recommends approval of the Completed Work Application and a recommendation for approval of the associated historic ad valorem tax exemption for the subject property. to the Lake Worth Beach City Commission.

**PROPERTY DESCRIPTION**

Owners	Ray Maranges and Richard Cruz, Hummingbird Partners, LLC.
General Location	Southeast corner of Lucerne Avenue and North K Street intersection
PCN	38-43-44-21-15-509-0010
Zoning	Downtown (DT)
Existing Land Use	Office
Future Land Use Designation	Downtown Mixed Use (DMU)



**SITE ANALYSIS**

**Surrounding Properties**

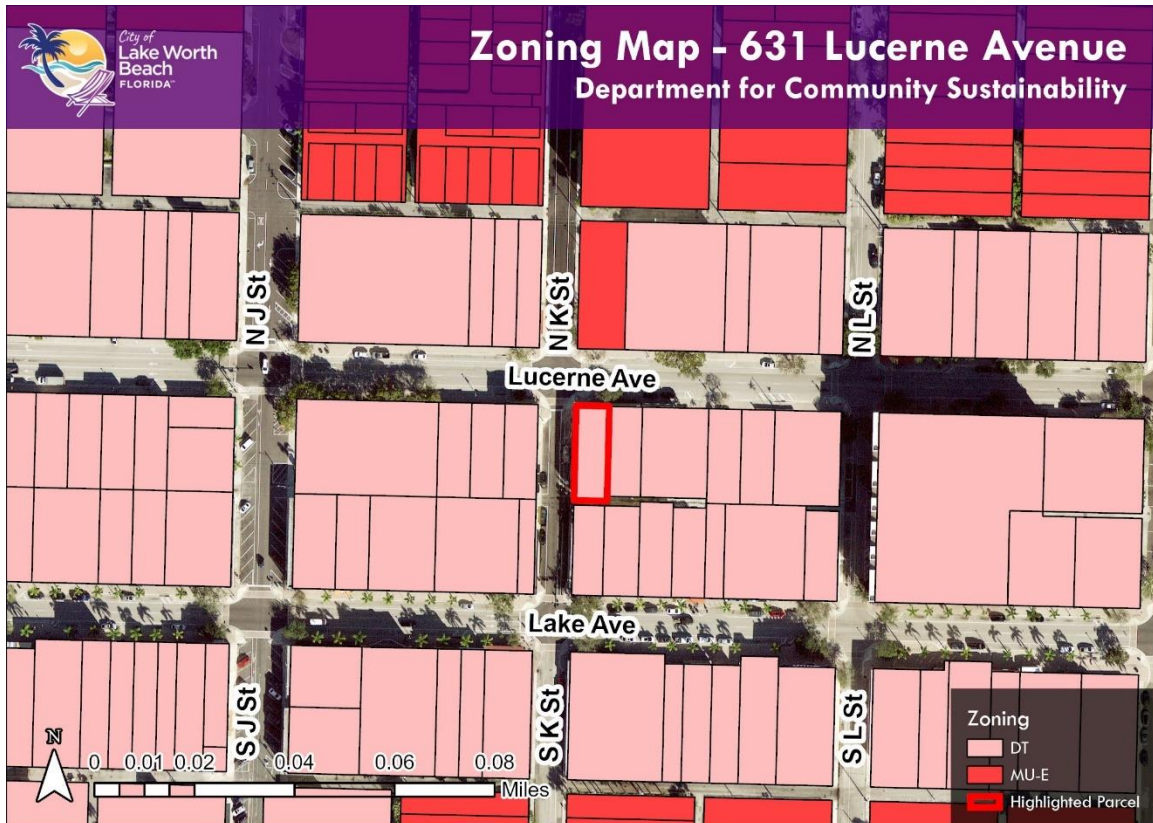
The site is surrounded by properties with similar Zoning and FLU designation. The following summarizes the nature of the surrounding properties adjacent to the subject site.

**NORTH:** Immediately north of the subject site is a parking lot. This parcel contains a FLU designation of Downtown Mixed Use (DMU) and a Zoning designation of Mixed-Use East (MU-E).

**SOUTH:** Immediately south of the subject site is Dave’s Last Resort, a restaurant and bar. This parcel contains a FLU designation of Downtown Mixed Use (DMU) and a Zoning designation of Downtown (DT).

**EAST:** Immediately east of the subject site is Paradiso, a restaurant and bar. This parcel contains a FLU designation of Downtown Mixed Use (DMU) and a Zoning designation of Downtown (DT).

**WEST:** Immediately west of the subject site across North K Street is Rustico, a restaurant and bar. This parcel contains a FLU designation of Downtown Mixed Use (DMU) and a Zoning designation of Downtown (DT).



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### **COMPREHENSIVE PLAN ANALYSIS**

The project was determined at the July 12, 2017 regular meeting to comply with Objective 3.4.2, which encourages the identification of historically significant resources, and to promote their preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted by the City of Lake Worth Beach. The project was also determined to be consistent with Policy 3.4.2.1 of the Comprehensive Plan, which encourages the preservation of historic, architectural, cultural, or aesthetic resources through the enforcement of the City's Historic Preservation Ordinance. The structure at 631 Lucerne Avenue was deemed as a contributing resource to the Old Town Local Historic District and that it adds to the architectural variety and significance of the District.

### **HISTORIC PRESERVATION ANALYSIS**

#### **COA#17-00100137: Pre-Construction Scope of Work for Exterior Alterations**

The HRPB reviewed and approved a proposal for exterior alterations to the contributing resource at the July 12, 2017, regular meeting. The general scope of work for COA#17-00100137 was approved as follows;

- 1) Replace all windows with new aluminum impact single-hung and fixed windows.
- 2) Replace all doors with new impact aluminum full-view French doors.
- 3) Restore indicated window opening sizes that have been altered over time on the north, west, and south facades.
- 4) Install a new recessed entryway on the west façade.
- 5) Remove glass block on front façade and create a new door opening.
- 6) Restore and repair exterior stucco as needed.
- 7) Install new canvas awnings.
- 8) Add new decorative Mission inspired paint scheme and signage for the retail tenants.
- 9) Rehabilitate the existing neon sign.

In addition to the above scope of work for exterior alterations, the structure was proposed to receive a complete interior renovation; including but not limited to new electric, plumbing, and mechanical upgrades, new interior walls, new interior doors, new flooring, and new workspaces and bathrooms.

#### **COA#17-00100137: Pre-Construction Scope of Work Compliance Review**

The approved scope of work was generally adhered to and the completed building reflects the exterior alterations proposed by the applicant at the July 2017 meeting. Staff worked with the applicant during construction to review stucco applications, window sill reconstruction, and to rehabilitate the existing neon signage. To date, the canvas awnings proposed in the pre-construction application have not been installed.

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**COA#17-00100137: HRPB Conditions of Approval Compliance Review**

The HRPB, at Staff's recommendation, included ten (10) conditions of approval in the development order for the project. Below, please find the conditions of approval, and Staff's compliance review for each condition.

1. The new windows shall be wood, wood-clad, or aluminum impact single-hung or double-hung windows, or fixed windows, and shall be replaced in the existing or original openings, unless otherwise shown on the approved architectural elevations.

**Staff Analysis:** The condition is met. The windows were installed properly, are of the correct material. Window opening sizes were altered according to the proposed plans.

2. The new doors shall be single full-light French doors, as shown on the approved architectural elevations. If a divided light pattern is preferred, the proper divided light pattern shall be reviewed by Staff at permitting. Any divided light patterns shall be created by using exterior raised applied triangular muntins. No flat or internal muntins shall be allowed. No tinted, reflective, or mirrored glass shall be used.

**Staff Analysis:** The condition is met. The windows and doors were installed without divided light patterns. The windows also utilized Low-E glass, which was permitted for this project.

3. All trim and sills around the windows and doors shall be repaired if possible. If the trim is too deteriorated to be repaired, the trim and sills shall be exactly replicated in size, shape, location, and configuration, subject to Staff review and inspection during construction.

**Staff Analysis:** The condition is met. Staff performed multiple site visits while the masonry window sills were reconstructed.

4. All existing stucco shall remain. If the stucco needs to be patched or repaired, all new stucco shall exactly replicate the texture and blend seamlessly with the existing stucco. The patches shall not be visible once the work is completed, subject to Staff review and inspection during construction.

**Staff Analysis:** The condition is met. The stucco treatment replicated the texture of the historic stucco.

5. All decorative scuppers and the parapet shall be preserved and shall not be altered.

**Staff Analysis:** The condition is met. The decorative scuppers were preserved.

6. Any decorative artwork or mural wall painting shall be subject to HRPB review prior to commencement.

**Staff Analysis:** The condition is met. The initial plans included an ornate decorative paint application which would have required further review by the HRPB. The applicants instead chose to do a more simplified two-tone paint application, which did not require further review.

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7. All work shall be subject to staff review during permitting and inspection during construction.

**Staff Analysis:** The condition is met.

**Pre-construction Historic Preservation Ad Valorem Tax Exemption Conditions of Approval**

- 1) All work shall be conducted per the submitted and approved COA for exterior alterations, including the recommended conditions of approval. Any revisions or changes to this approval shall be reported to Staff and may require additional Staff or HRPB approvals.

**Staff Analysis:** The condition is met.

- 2) All work shall be conducted in accordance with the Secretary of the Interior's Standards.

**Staff Analysis:** The condition is met.

- 3) The applicant shall be responsible for fully documenting the rehabilitation process so that the Board will have sufficient documentation to evaluate the completed work and make a recommendation on the tax exemption application to the City Commission.

**Staff Analysis:** The condition is met.

**PUBLIC COMMENT**

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

**CONCLUSION**

According to Lake Worth Beach Building Division records, all associated work for the property was reviewed under Building Permit #18-224. The building permit application was applied for on January 22, 2018, and final inspection occurred on March 15, 2019. The Applicant valued the improvements at \$330,000.00. The Applicant submitted a Request for Review of Completed Work application to the Department of Community Sustainability and provided photo documentation of the completed work. The Completed Work application is included in this report as **Attachment C** and current photos of the property are included as **Attachment D**.

Should the Board determine that the qualifying improvements were successfully completed in accordance with the pre-construction application and recommends approval for the completed work application, Staff will forward the application to the Lake Worth Beach City Commission for final approval. Once the application has been approved by the City Commission, it will be forwarded to the County for processing and approval by the County Board of Commissioners.

Staff has reviewed the documentation and materials provided in this application and has performed multiple site visits to the property during the construction process and at final inspection. It is Staff's analysis that the work performed at the property follows the scope of work approved in the Pre-Construction Application and complies with the conditions of approval included in the Certificate of

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Appropriateness Development Order. The HRPB made findings at the July 12, 2017, regular meeting that the property was eligible for the exemption and that the proposal was in keeping with the Secretary of Interior Standards for Rehabilitation and the requirements set forth in Sec. 23.5-5 of the Lake Worth Beach Land Development Regulations. Additionally, the property won a 2019 Lake Worth Beach Historic Preservation Award in the Rehabilitation category. Therefore, staff recommends approval of the Completed Work Application and also recommends that the HRPB recommend approval of the Historic Preservation Ad Valorem Tax Exemption to the Lake Worth Beach City Commission.

#### **POTENTIAL MOTION**

I MOVE TO **APPROVE** HRPB Project Number 17-00100137 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 631 Lucerne 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. Further, I MOVE TO **RECOMMEND** to the Lake Worth Beach City Commission this application and its approval.

I MOVE TO **DENY** HRPB Project Number 17-00100137 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 631 Lucerne Avenue, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

#### **ATTACHMENTS**

- A. Pre-Construction Photos
- B. Approved Architectural Drawings
- C. Part III – Request for Review of Completed Work Application
- D. Completed Work Photos
- E. Lake Worth Beach Land Development Regulation Sec. 23-5-5