



City of
Lake Worth
Beach
FLORIDA

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Unfinished Business: Item A

TITLE: Appeal of the Historic Resources Preservation Board's decision to approve the construction of a new single-family structure at 403 South M Street

Location





Summary

- At the February 12, 2020, HRPB regular meeting, the Board voted unanimously to approve a new single-family residence on the vacant lot at 403 South M Street with conditions of approval.
- The conditions of approval included the initial staff recommended conditions as well as modifications to conditions 7 & 8 which were amended by the Board at the meeting.
- The Applicant, Dan Walesky, on behalf of Royal Building Group LLC, is appealing the decision by the City's Historic Resources Preservation Board (HRPB) approving the new construction of the single-family structure. The Applicant contends that the Board's amended conditions (Conditions 7 & 8) are arbitrary and not supported by any historic context, code, or ordinance existing in the City of Lake Worth Beach.



Summary

- As stated in the Staff Report, the structure's design featured elements that were reminiscent of the Masonry Vernacular or Masonry Minimal Traditional architectural style, but the proposal lacked general features, massing, and detailing of any discernable architectural style.
- The Board determined that the proposed single-family residence did not represent a distinct architectural style and contained incompatible front yard site features. The Board discussion focused on the modification of the conditions based on the neighborhood context in order to increase visual compatibility and compliance with the Historic Preservation Ordinance.



Conditions of Approval Comparison

Staff Report Conditions of Approval

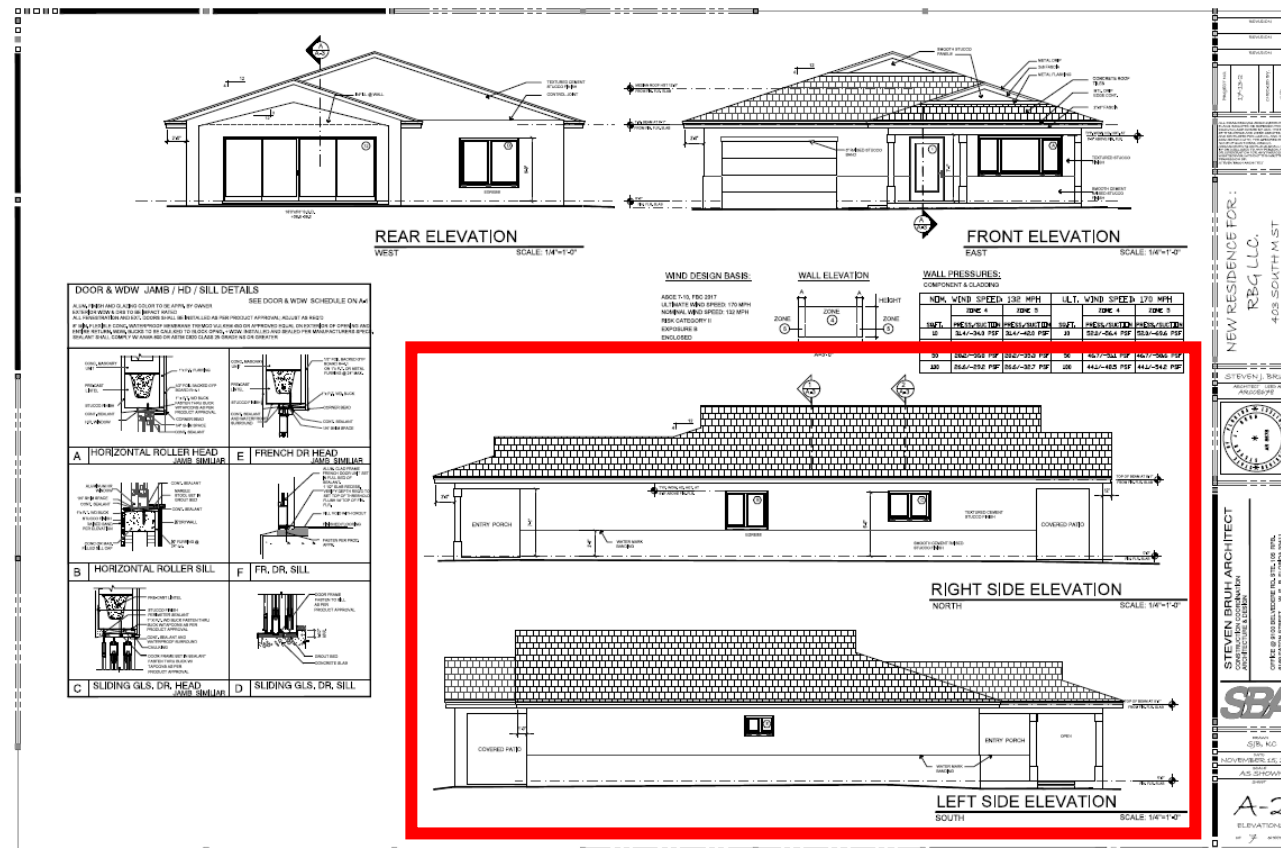
7. Compatibly sized windows shall be added to the north and south facades to avoid the long expanses of blank façade.

Board Conditions of Approval (February 12, 2020)

7. The front porch window and column configuration shall be changed to be symmetrical with two (2) vertically oriented single-hung windows with columns spaced evenly across.

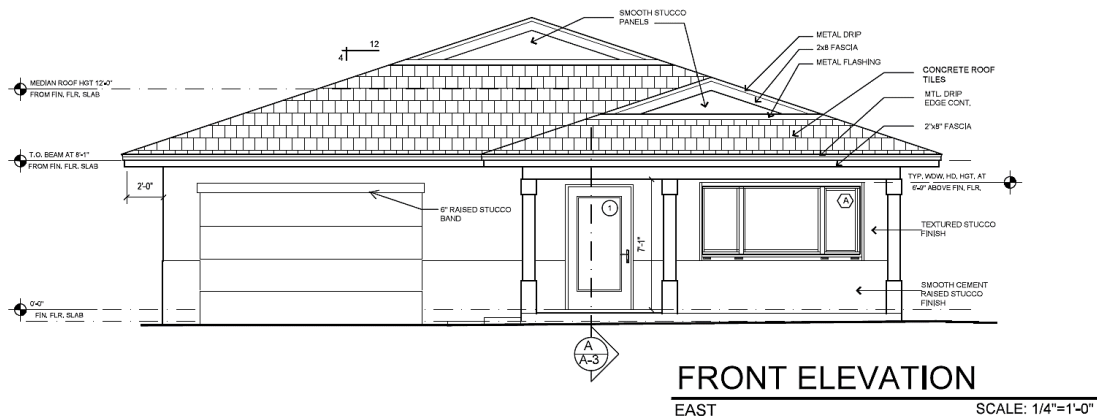
Staff Report Conditions of Approval

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Board Conditions of Approval

- The front porch window and column configuration shall be changed to be symmetrical with two (2) vertically oriented single-hung windows with columns spaced evenly across.





Conditions of Approval Comparison

Staff Report Conditions of Approval

8. The driveway shall be reduced in size so that a walkway connecting the front door with the sidewalk can be added without going over the front yard impermeable surface provision.

Board Conditions of Approval (February 12, 2020)

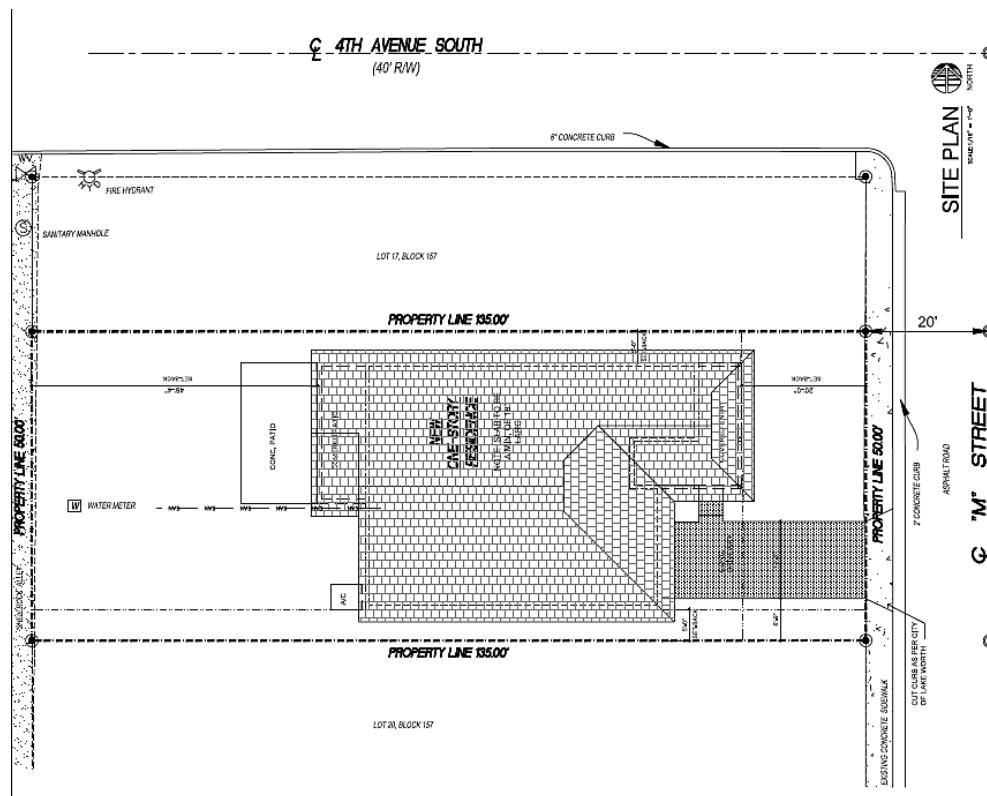
8. The driveway shall be reduced from 12 feet to 10 feet wide with flares at the sidewalk.



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- LOT 17, BLOCK 157**
- PROPERTY LINE 135.00'**
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- PROPERTY LINE 50.00'**
- NEW ONE-STORY RESIDENCE**
- CONCRETE PATIO**
- WATER METER**
- FIRE HYDRANT**
- SANITARY MANHOLE**
- 8" CONCRETE CURB**
- 20'**
- ASPHALT ROAD**
- "M" STREET**
- CUT CURB AS PER CITY OF LAKE MICHIGAN**
- LOSING CONCRETE SUBPAV**
- 10/1/18**
- SCALE 1" = 10'**
- SITE PLAN**
- 4TH AVENUE SOUTH**
- (40' R/W)**

Board Conditions of Approval

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Conditions of Approval Comparison - Summary

Staff Report Conditions of Approval

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Board Conditions of Approval

7. The front porch window and column configuration shall be changed to be symmetrical with two (2) vertically oriented single-hung windows with columns spaced evenly across.
8. The driveway shall be reduced from 12 feet to 10 feet wide with flares at the sidewalk.



Conclusion

- At the **February 12, 2020 HRPB meeting**, the Board determined that the proposed single-family residence did not represent a distinct architectural style and contained incompatible front yard site features. The Board discussion focused on the modification of the conditions based on the neighborhood context in order to increase visual compatibility and compliance with the Historic Preservation Ordinance.



Motion

Move to **uphold/reverse** the decision of the Historic Resources Preservation Board decision to approve the construction of a new ± 2,267 square foot single-family structure at 403 South M Street with modifications to Conditions 7 & 8 as set forth in the Board's Development Order.