



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, NOVEMBER 17, 2021 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES Present were: William Feldkamp, Chairman; Bernard Guthrie, Vice-Chair; Ricardo Martin; Robert D'Arinzo; Stephen Pickett; Judi Fox. Also present were: Erin Sita, Assistant Director for Community Sustainability; Susan Garrett, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

Addition of a second Conceptual Review for 307 North L Street

APPROVAL OF MINUTES:

A. Approval of Meeting Minutes from:

September 8 2021 September 15 2021 and October 13 2021

Motion: R. D'Arinzo moves to accept September 8, 2021 Regular Meeting Minutes as presented; S. Pickett 2nd.

Vote: Ayes all, unanimous

Motion: S. Pickett moves to accept September 15, 2021 Regular Meeting Minutes as presented; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

Motion: R. D'Arinzo moves to accept October 13, 2021 Regular Meeting Minutes as presented; S. Pickett 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

1) 812 S Lakeside Drive - Demo

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: W. Feldkamp drove by the projects prior to the meeting.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. HRPB Project Number 21-00100281: Consideration of a request for a Certificate of Appropriateness (COA) to demolish an attached carport structure located at 812 South Lakeside Drive. The subject property is located in the Single-Family Residential (SF-R) Zoning District and the South Palm Park Local Historic District.

Staff: Demolition of the carport structure. Owner would like to demolish as it detracts from the architectural elements of the home. The home is a contributing structure and as the carport has not been condemned by the Building Official, it is required to be brought before the Board.

Board: Chairman states the carport is already gone. This similar homes, side by side, are two lots, separate parcels. The fencing is organized. Now that configuration couldn't happen, the driveway now requires a separation to allow for drainage.

Motion: R. D'Arinzo moves to approve HRPB 21-0010028, based upon competent substantial evidence in the staff report and testimony at the public hearing; S. Pickett 2nd.

Vote: Ayes all, unanimous

B. HRPB Project Number 21-00100284: Consideration of a Certificate of Appropriateness (COA) for window additions and replacement on the second story of a building located at 704 Lake Avenue; PCN# 38-43-44-21-15-508-0091. The subject building is located within the Downtown (DT) zoning district with a future land use designation of Downtown Mixed Use (DMU). It is also located within the City's Community Redevelopment Agency (CRA) overlay district and is a contributing resource within the Old Town Historic District.

Staff: The windows would allow for the utilization of the commercial space. The applicant has uncovered windows on the second floor east and west facades (previously enclosed). Board should discuss the south façade proposal.

Conditions of Approval: #1 On the front façade of the building, the window configuration shall be consistent with alternate configuration #2 as in the presentation, shall be modified to have smooth stucco finish between the windows and mullions to align with first floor configuration.

Motion: R. D'Arinzo moves to approve HRPB 21-00100284 with staff recommended Conditions of Approval, as modified 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; R. Martin 2nd.

B.Guthrie arrival- 6:23 PM

Vote: Ayes all, unanimous.

Recess:7:21-7:26 PM

C. Conceptual Review 226 N K Street - Modern multi-family four (4) unit building by Contin Architecture & Design.

Presentation by Contin Architecture- Faten Almosawi

3-unit two-story townhome style with garden and parking in the back. It also includes a one-bedroom unit over the parking area. The fenestrations facing the street have three options, to include privacy meshes or vegetation. Colors were selected based upon what is found in the City

Board Suggestions: S. Pickett would like some presence of entry from the street. R. Martin inquires about the size of the lot and parking requirements. Doesn't mind the modern style.

Response: That is dependent upon bedroom size. There are four parking spaces on site including a tandem spot, 2 on street.

Architect Juan Contin stated the concept on the front was to provide a tropical feel with vegetation and mid-century modern, side-loaded building with ten-foot ceilings which are very comfortable.

Staff: E. Sita reminds all the scope of the Board is to provide comments for the Certificate of Appropriateness as it is a staff reviewed item. Does the Board feel it meets code or does it require a variance?

Board: W. Feldkamp would like the oak tree moved away from the building and questions if architectural features are permitted in the setback? Appreciates the north elevation which is more horizontal than the south elevation. E. Sita – decorative elements cannot extend more than two feet into the setback. B. Guthrie- appreciates the cantilever over the parking. Asks if more glazing could be added to the front? **Response:** yes, willing to work with adding more glazing. Understands the verticality of the front façade.

Board prefers the horizontality of the north façade. B. Guthrie asks if the topography of the lot changes throughout the lot. **Response:** yes. S. Pickett reiterates it needs more street connectivity.

D. Conceptual Review 307 North L Street

Architect: Giorgio Antoniazzi took the initial conceptual review comments to heart. Believes the public thinks the developer is trying to take advantage of the 25-foot wide lots despite the proximity of other similarly situated new construction in the immediate area when it could be two-story townhomes facing single story cottages. Comments were made about the livability of the space and that the alleyway should be the service/parking side and the front yard for the recreational space in front. Eight-foot deep front porches on the front. Major volumes in the middle; ultimately decided on two roof types with different column and window layouts. Could be a six-plex or six townhomes, trying to do something good with the 25-foot wide lots.

Board: R. D'Arinzo asks about the separation between the lots for movement of trash cans. **Response:** total of seven feet. J. Fox asks why they all have to look the same. **Response:** If shown 10 homes on 25-foot lots, they would all really be similar. They will change over time. W. Feldkamp mentions the square footage being proposed is the worst land usage. Everyone likes the rhythm of the 25-foot lots but suggests T-shape houses for staggering of the front setbacks; vary the rooflines. B. Guthrie is not pleased with the amount of square footage being put on the lots.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS:

A. 131 S. Palmway - Demolition Permit was issued for the contributing garage structure per order of the building official as the structure was unsafe.

BOARD MEMBER COMMENTS: Discussion of building on 25-foot wide lots. Some Board members appreciate the construction on the small lots while other members believe the construction and massing on the narrow width lots should be constrained.

Staff: Reiterates the downtown core is where the smaller lots of records are found. It doesn't occur throughout the City.

ADJOURNMENT: 8:02 pm