



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 26-00100188: Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Preconstruction Tax Exemption associated with the construction of a new $\pm 1,227$ square foot addition to the existing single-family residence at 330 S Palmway. The subject property is located in the Multi-family and two-family residential (MF-20) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the South Palm Park Historic District. PCN # 38-43-44-21-15-103-0010.

Meeting Date: August 12, 2026

Property Owner: Jean M and Ryan Smollar

Applicant: Jean Marie Smollar

Address: 330 S Palmway

PCN: 38-43-44-21-15-103-0010

Lot Size: ± 0.16 acres / 6,750 sf

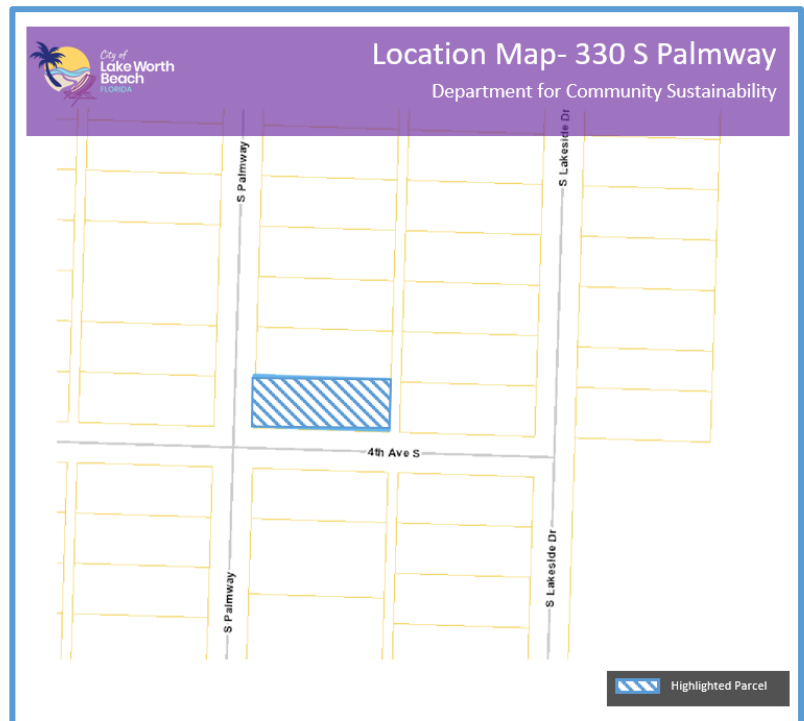
General Location: North side of 4th Avenue South between South Palmway and South Lakeside Drive

Existing Land Use: Single Family Residential

Current Future Land Use Designation:
Medium Density Residential (MDR)

Zoning District: Multi-family and two-family residential (MF-20)

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 for consistency with the Comprehensive Plan. Staff recommends approval with conditions, listed on page 8, for the Certificate of Appropriateness for Ad Valorem Tax Exemption - Preconstruction for an addition to the existing structure.

PROJECT DESCRIPTION

The property owner, Jean Marie Smollar, is requesting approval for a Certificate of Appropriateness for Ad Valorem Preconstruction associated with the construction of a new approximately ±1,272 square foot addition to the existing structure at 330 South Palmway.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The single-family house at 330 S Palmway, also known as the Irvin R Childs House, was designed by local architect G Sherman Childs in 1940 and is a rare example of a single family (rather than multi-family or commercial) structure in the Streamline Moderne architectural style. The structure retains a great deal of integrity in design—according to available permit records, the existing structure has had only very minor alterations over time, including remodeling in 1948, addition of a screened porch in 1969 and a detached carport in 1972, replacement windows in 2011 and reroofing in 2018 and 2023.

Staff met with the current property owners on August 13, 2025, to discuss a plan for a second story addition to the existing structure. Staff had concerns regarding the proposed addition, including the proposed design which would have directly sited the addition directly above the existing structure. The applicant provided a subsequent iteration in September of 2025 which situated the mass of the new 2 story addition to the rear of the existing structure. While generally more appropriate, staff still had concerns about the massing of the new addition overwhelming the one-story mass of the structure. The applicant finalized plans for a one-story addition in January of 2026 and submitted for building permitting in July of 2026. Staff advised the applicant that an Ad Valorem Tax Exemption would require board review, but would be an appropriate request for the proposed addition, and the application was subsequently scheduled for the August 12, 2026 HRPB hearing.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium Density Residential FLU *“is intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household.”*

Analysis: The Medium Density Residential FLU is primarily intended to permit the development of two-family and multi-family structures. The existing structure at 330 South Palmway is a single-family structure, and the applicant is not proposing to change the current land use. The proposal is consistent with Goal 3.1 of the City’s Comprehensive Plan, which seeks 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, which includes single-family housing.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach’s Comprehensive Plan.

Consistency with the Land Development Regulations - Zoning

Multi Family and Two Family Residential (MF-20): Per LDR Section 23.3-10(a), The "MF-20 low-density multiple-family residential district" is intended to permit development of multiple-family structures. It is also intended to permit development of one-family and two-family structures. Provision is made for a variety of dwelling unit types in multiple-family structures on lots which meet minimum lot size requirements for multiple-family structures. Permitted dwelling unit types include efficiency, one-bedroom, two-bedroom and larger types. Provision is also made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall residential character. The "MF-20 multiple-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan.

Per LDR Section 23.3-10(b)(C), one single-family structure is permitted in the MF-20 zoning district provided the structure is on a platted lot of record which meets the minimum lot size requirements of section 23.3-8. The property at 330 South Palmway consists of one platted lot of record, and has the density to allow up to 3 dwelling units on the property. Therefore, the property is permitted by right to have a single-family residential structure as is currently established at the site.

Compliance with all applicable development regulations not specifically addressed herein will be verified during building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		Required	Provided
Lot Area (min)		5,000 sf	6,750 sf
Lot Width (min)		50	50'
Max. Density		20 units/acre = 3 units	1 unit
Principal Structure Setbacks (existing)	Front	20'	29'2"
	Rear	13.5'	8'9" (condition added to address)*
	Side	5'	4'5", 5'9" (condition added to address)*
Maximum Impermeable Surface	Entire lot	60% (4,050 sf)	44% (2,990 sf)
	Building	40% (2,700 sf)	41% (2,813 sf)*
	Front Yard	25%	n/a
Max Building Height		30'	7'11"
Maximum Wall Height at Side Setback (new structure)		18' @ 5' setback Up to 23' @ 10' setback	±6'10" @ 5'9" setback
Max Floor Area Ratio (FAR)		0.55 (3,712 sf)	0.41 (2,813 sf)
Parking		2 Spaces	not indicated on site plan (condition added to address)

**Carport must be adjusted to meet 5' side setback and 13.5' rear setback, this will bring the proposed square footage in line with the 40% allowable building coverage for the property.*

Historic Preservation Ad Valorem Tax Exemption

As part of the Tax Exemption requirements, the HRPB must approve the scope of work prior to the commencement of construction and all work must comply with the Secretary of the Interior's Standards for Rehabilitation. Pursuant to Section 23.5-5 of the historic preservation ordinance, in the review of preconstruction applications for the Historic Ad Valorem Tax Exemption program, the HRPB is required to make findings pursuant to three criteria and determine the following:

- 1) Whether the property for which the proposed exemption is requested satisfies section 196.1997(11)(a), Florida Statutes.

Analysis: The subject property is designated as a contributing historic resource in the South Palm Park Historic District. **Meets Criterion.**

- 2) Whether the proposed improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1990), U.S. Department of the Interior, National Park Service, which are hereby incorporated by reference in this section, and the criteria specified in Chapter 1A-38, F.A.C.

Analysis: As outlined and discussed during the review of the Certificate of Appropriateness (COA) for the residential addition, the proposal is compatible with the historic character of the existing building and will not have an adverse effect on the historic integrity of the property. Of particular note are the Secretary of the Interior's Standards 9 and 10 *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment; New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* The proposed new addition is sensitively designed to tie in to the existing structure at the rear, does not require the removal of any character defining features, and retains the form of the existing structure, scale, and spatial relationships that characterize the property. The proposed addition is incorporated into the existing structure in such a way that it is entirely removable in the event of future desired alterations. The proposed alterations are therefore in keeping with the intent of both the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings. **Meets Criterion.**

- 3) For applications submitted under the provisions of section 196.1998, Florida Statutes, whether the improvements meeting the criteria Rule 1A-38.001(3) and (4), F.A.C.

Analysis: The building is not intended to be used for non-profit or governmental purposes. **Not applicable.**

Consistency with the Land Development Regulations – Historic Preservation

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 in this report in **Attachment D**.

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: The proposed addition is in keeping with the height of the existing structure—the height of the addition matches and therefore does not exceed the low scaled height of the existing one-story structure. The proposed addition is overall very visually compatible with the existing structure's height.

- (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: The relationship of the width and height of the proposed addition is visually compatible and in harmony with the existing structure on the property. The existing structure features wide, low, horizontal massing characteristic of Streamline Moderne architecture, and the proposed addition continues this while not adding additional width or height to 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 addition are compatible in proportion and design to the existing windows on the historic structure. The structure features single hung windows in with a horizontal 2/2 grid pattern, porthole windows, horizontal transom windows, glass block, paired 4 lite French doors, and a 3 lite casement windows. All of the proposed window openings are compatible in size and proportion to the windows on the structure, and the Streamline Moderne style as a whole.

The provided plans show the existing windows on the historic structure to be replaced with 2/2 single hung windows—this replacement is not appropriate, as the current windows are 6 lite casement windows. A condition of approval has been added to address this, any replacement windows shall match the windows shown on the original plans for the structure.

- (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 addition to the structure maintains a harmonious relationship of solids to voids in conjunction with the existing historic structure. The structure features no expanses of blank façade, with the exception of the South elevation along the carport.

- (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 addition adheres to setback requirements within the current zoning code, with the exception of the carport and is spaced appropriately in relation to neighboring buildings. A condition has been added to address the required setbacks for the carport.

- (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: As proposed, the design of the new addition features entrances with eyebrow projections and concrete steps designed to incorporate the styling of the front entrance. These horizontal eyebrow features are characteristic of the Streamline Moderne architectural style, and incorporate the curvilinear shapes found on the existing structure.

- (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 submitted plans for the addition propose to use a smooth stucco material to match the existing structure, which is appropriate for the Streamline Moderne style. The applicant further proposes to incorporate horizontal banding on the rear portion of the addition, which is characteristic of the architectural style. The banding should, however, be wrapped around the rear and side of the addition and extend onto the North and South elevations, a condition has been added to address this.

- (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 plans for the addition propose a flat roof with a low parapet which corresponds in height and design to the existing roof. The carport structure features a flat roof, and the proposed entrances on the new addition have low horizontal eyebrow features. A flat, parapeted roof is appropriate for Streamline Moderne architecture, and the applicant has taken care to ensure that the roofline carefully corresponds to the existing roof of the structure.

- (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 neighborhood.

- (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: The size and mass of the new addition is in harmony with the existing principal structure and other nearby residential properties. The windows, doors, porches and balconies are all visually compatible with the massing of the structure and do not create an overabundance of fenestration or blank facades.

- (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 addition maintains the low scale massing of the existing historic structure. The new addition matches the overall height of the existing structure, and retains the horizontal directional character that is integral to Streamline Moderne architecture.

- (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 successfully incorporates the Streamline Moderne style of the existing structure through appropriate fenestration and detailing, but is connected in such a way to the existing structure to clearly visually and spatially differentiate it as new construction so as to avoid creating a false sense of history and retain the footprint and interior layout of the existing home. Therefore, the proposed materials, massing and architectural detailing of the proposed addition are drawn from the existing structure but do not create a false sense of history.

- (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 construction of the new addition; the mechanical systems for the existing historic structure will not be affected.

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

Analysis: Full review of all mechanical equipment shall be undertaken at time of permitting. A condition of approval has been added to address this criterion.

- (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 designed with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis: The applicant has proposed a rear, 339 sf flat roofed area to replace the current carport structure (constructed in 1972, to be removed). The carport space is slightly within the setbacks required for the primary structure, and will therefore need to be adjusted in order to meet required setbacks. The applicant must also provide a full impermeable surface plan which shows the two required parking spaces on site. A condition has been added to address this, however, the proposed carport is very much in keeping with the existing parking layout on-site and is visually set behind the existing historic structure. As conditioned, the proposed parking location is in keeping with the existing structure and provides the required parking under the City's Land Development Regulations.

Consistency with the Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide standards and recommendations for new additions and new construction within historic districts. New structures on properties with existing historic structures should be differentiated from, yet compatible with, the historic structure. The Streamline Moderne style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment E**.

Analysis: The proposed new addition is designed with materials and detailing that are consistent with the Streamline Moderne architectural style of the existing historic structure, such as horizontal detailing and massing, smooth stucco exterior finish, and round porthole windows. The low, flat roofline matches the existing low height and horizontality of the structure, and new details such as glass block windows and paired double French doors are incorporated in order to differentiate the addition as new construction. The applicant has sensitively retained the form of the existing structure by tying the addition in through an existing window and closet opening, which provides a visual transition to effectively separate the old from the new living spaces.

CONCLUSION AND CONDITIONS

The proposed new addition at 330 S Palmway is in keeping with the recommendations provided within the City's Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, the required criteria for Ad Valorem Tax Exemption, and is in keeping with the Streamline Moderne architectural style of the existing structure. Staff recommends approval with conditions for the request for a Certificate of Appropriateness for Ad Valorem Preconstruction Tax Exemption. The proposed new addition would not preclude the continuation of the structure's contributing designation, and is appropriately designed in order to allow the property owner to add usable square footage to the property while avoiding altering the mass or form of the existing structure in such a way that would preclude its continued designation as a contributing structure.

Conditions of Approval:

1. The Ad Valorem approval shall serve as the required pre-construction approval of the application as outlined in Sec. 23.5-5. Upon completion of construction and issuance of a Certificate of Occupancy for the structure, the applicant shall submit for post-construction approval by the Historic Resources Preservation Board in a timely manner.
2. The carport setbacks shall be adjusted to meet all required setback regulations, both side and rear.
3. The applicant shall revise the provided site plan to indicate all impervious surfaces, and shall include two parking spaces as required in LDR Sec. 23.4-10
4. The proposed horizontal banding shall be extended to wrap around onto the North (Left) and South (Right) Elevations, ending at Bedroom 1 and around the wall of Bedroom 3.
5. All existing windows shall remain or shall be replaced like-for like according to the appearance of the original windows as shown in the plans on file, included in **Attachment B**. The proposed 2/2 single hung windows shall not be utilized on the existing portion of the structure.
6. 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.
7. All windows and/or doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
8. Full review of all mechanical equipment shall be undertaken at time of permitting. All new mechanical equipment shall be set behind the primary façade of the structure.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 26-00100188 with staff recommended conditions of approval for a Certificate of Appropriateness for Ad Valorem Preconstruction Tax Exemption associated with the construction of a new ±1,227 square foot addition to the existing single-family residence at 330 S Palmway, 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 26-00100188 for a Certificate of Appropriateness for Ad Valorem Preconstruction Tax Exemption associated with the construction of a new ±1,227 square foot addition to the existing single-family residence at 330 S Palmway, 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.

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the Ad Valorem Preconstruction. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Plan Set
- B. Original Plans
- C. Photos
- D. Ad Valorem Application
- E. Design Guidelines – Streamline Moderne