



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, OCTOBER 16, 2024 -- 6:01 PM**

ROLL CALL and RECORDING OF ABSENCES Present were-Robert D’Arinzo, Chair; Nadine Heitz, Vice-Chair; Edmond LeBlanc; Elaine DeRiso. Absent- Laura Devlin; Edmund Deveaux. Also present were-Yeneneh Terefe, Historic Planner; Anne Hamilton, Senior Preservation Planner; Annie Greening, Principal 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

Staff states New Business Item A will be heard at the November regular meeting.

APPROVAL OF MINUTES:

A. September 11, 2024 Regular Meeting Minutes

Motion: E. DeRiso motioned to approve the September 11, 2024 Regular Meeting Minutes as presented; N. Heitz 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 None required

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. Amending multiple sections of Chapter 23 “Land Development Regulations” to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatuses.

B. HRPB Project Number 24-00100028: Consideration of a Certificate of Appropriateness (COA) for replacing windows and doors, as well as the conversion of window openings into

door openings at the rear at the property located at 216 North Lakeside Drive. The subject property is a contributing resource to the Old Lucerne National Register Historic District and is located in the Single-Family-Residential (SFR) District.

Staff: Y. Terefe provides background information on the property. The property, although contributing, has undergone several alterations. Despite going against Design Guidelines, the request for replacement of windows with paired French doors was agreed to by staff. One pair on the second floor balcony, another on the ground floor to access the backyard. Both are in the rear of the property. A third proposed door from the same ground floor room was denied as it served no additional functionality. As staff provided a compromise for two of the three openings, the applicant chose to bring the question of the 3rd opening before the Board. The rear of the structure backs up to the public golf course. Staff recommends denial.

Board: Are both pairs of the doors in the same ground floor room? **Response:** Yes

Staff: The original windows were casement windows. The current windows are awning windows.

Agent for applicant: The owner would like to bring more light into the room. There is a terrace/balcony above which precludes light from entering the lower level room. As it is the back of the house, should leniency be given?

Staff: The compromise has already been provided by allowing for two French door pairs even though it is on the public golf course. Contributing structures are reviewed and considered from all facades.

Board: What would it be if not a French door? **Response:** Casement window. E. LeBlanc understands guidelines, the proposal looks appropriate and is not offensive. What would be the rationale for allowing the third opening to be granted? How does the change meet the intent/guidelines?

Agent for applicant: The interior layout has changed, window configurations changed as the bathroom and closet are larger.

Motion: N. Heitz moves to approve HRPB 24-00100028 with staff recommended Conditions as Board believes the additional functionality gained by the additional light in the room justifies the denial; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: Staff will be available for Board members that may have questions or concerns Monday afternoons prior to the Board meeting.

The November agenda will be full.

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT 6:30 PM