



MEMORANDUM DATE: November 10, 2021

AGENDA DATE: November 17, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **812 South Lakeside Drive**

FROM: Department for Community Sustainability

TITLE: **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.

Property Owner / Applicant: Ashley & Brian Mudd
810 S Lakeside Drive
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The single-family structure located at 812 S Lakeside Drive was constructed in 1942 in Art Moderne architectural style designed by Samuel Akerman. Character-defining features of the two-story structure include the round fixed window and horizontal casement windows along the front façade. The original windows were replaced in 1970, and a window replacement permit was subsequently administratively approved in 2021. The property is a contributing resource to the South Palm Park Local Historic District.

PROJECT DESCRIPTION:

The Applicant has submitted plans for the demolition of the attached carport structure. The carport structure has deteriorated. The applicant would like to demolish the structure because they feel it detracts from the architecture of the home.

Existing Carport:



Proposed Carport Demolition:

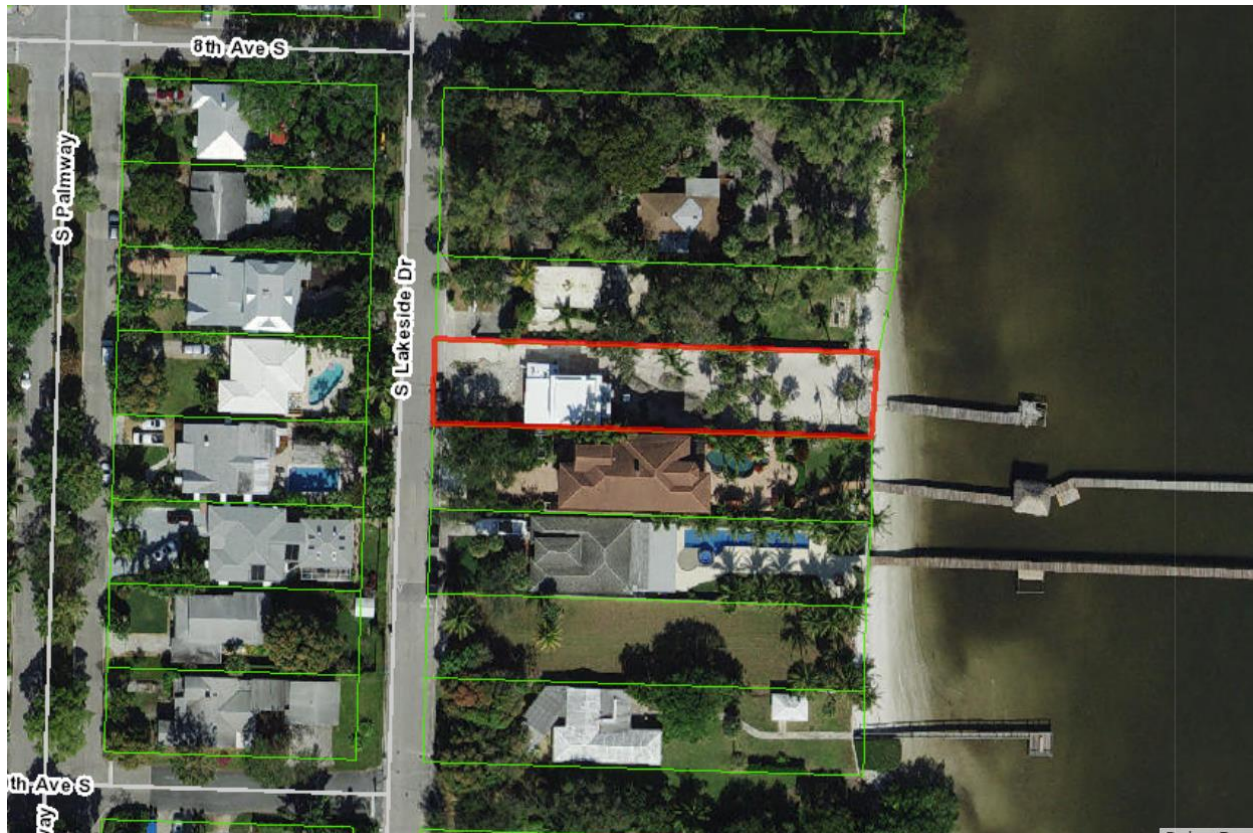


STAFF RECOMMENDATION: Staff recommends that the Board discuss the carport demolition after reviewing the Decision Criteria for Demolition, included as **Attachment A**. The property is a contributing resource to the South Palm Park Local Historic District.

PROPERTY DESCRIPTION:

Owner	Ashley & Brian Mudd
General Location	East side of South Lakeside Drive, north of 9 th Ave S
PCN	38-43-44-21-15-508-0091
Zoning	SFR – Single-Family Residential
Existing Land Use	Single-Family
Future Land Use Designation	SFR – Single-Family Residential

LOCATION MAP:



Consistency with the Comprehensive Plan

Goal 1.4 of the Comprehensive Plan encourages preservation and rehabilitation of historic resources. Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. Staff requests that the Board review the proposed carport demolition to determine the consistency of the structure with the Comprehensive Plan requirements as codified in the demolition review criteria in Attachment A.

HISTORIC PRESERVATION ANALYSIS:

Certificate of Appropriateness

All exterior alterations to structures, including demolition, within a designated historic district are subject to review criteria. Staff is requesting that the HRPB review the criteria in **Attachment A** to determine the appropriateness of the carport demolition.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB 21-001000281: Consideration of a Certificate of Appropriateness (COA) for the demolition of an attached carport structure located at **812 South Lakeside Drive** based upon competent substantial evidence in the staff report and testimony at the public hearing.

I MOVE TO **DENY** HRPB 21-001000281: Consideration of a Certificate of Appropriateness (COA) for the demolition of an attached carport structure located at **812 South Lakeside Drive** because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach’s Land Development Regulations Section 23.5-4 and the City’s Comprehensive Plan.

ATTACHMENTS:

Attachment A – Historic Preservation Review Criteria
Attachment B – Application Materials

Attachment A

Section 23.5-4(K)(1) *General guidelines for granting certificates of appropriateness*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:
 - A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?
 - B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
 - C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?
 - D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
 - E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?
 - F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?
 - G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Section 23.5-4(K)(4) *Additional requirements for demolitions.*

- A. **Decision-making criteria.** All requests for demolition shall require a certificate of appropriateness. No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a landmark building or structure, the HRPB shall, at a minimum, consider the following additional decision-making criteria and guidelines:
 - (1) Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?
 - (2) Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?
 - (3) Is the structure one of the few remaining examples of its kind in the city?
 - (4) Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?

- (5) Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?
- (6) Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?
- (7) Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?
- (8) Is the building or structure capable of earning reasonable economic return on its value?
- (9) Would denial of demolition result in an unreasonable economic hardship for the property owner?
- (10) Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?
- (11) Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?
- (12) Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?