



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 25-00100175: Consideration of a Certificate of Appropriateness (COA) to demolish the front of the principal structure, construction of a new front addition and one variance from base flood elevation requirements of the Florida Building Code at **714 South Palmway**. The subject property is a contributing resource to the South Palm Park District and is located in the Single-Family Residential (SFR) Zoning District.

Meeting Date: September 10, 2025

Property Owner/Applicant: Jeremy Hanlon

Address: 714 South Palmway

PCN: 38-43-44-27-01-014-0050

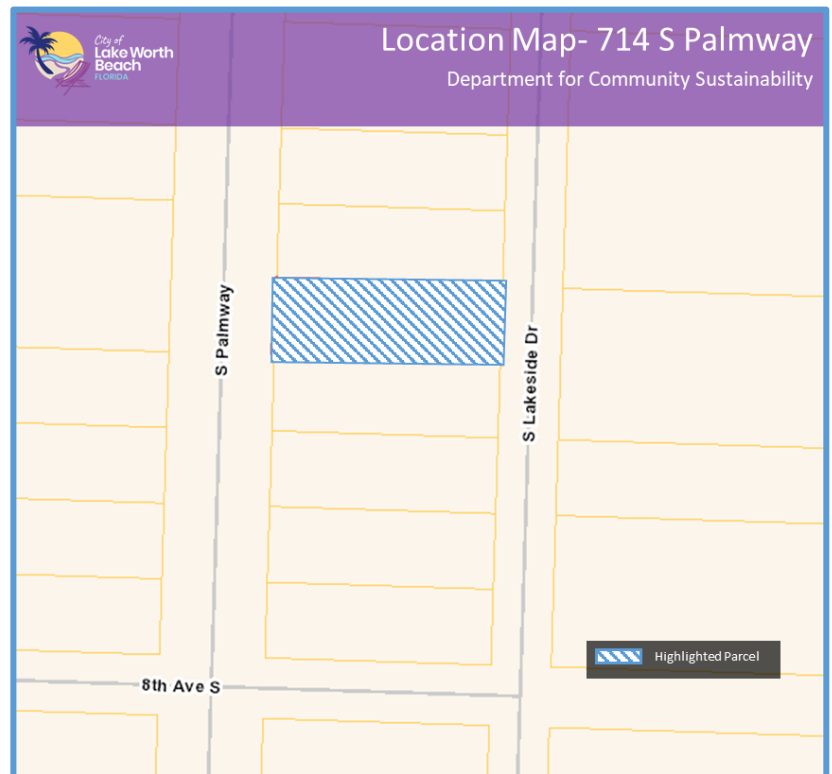
Lot Size: 0.17 acre /7500 sf

General Location: East side of South Palmway between 7th Avenue South and 8th Avenue South

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Staff is recommending denial of the front addition as well as the Base Flood Elevation Variance as the proposal does not meet the requirements of the Historic Preservation Design Guidelines or the City's Land Development Regulations. Staff recommends the Board review the proposal and provide design feedback to the applicant so they may adjust their plans and bring the proposed addition into compliance with all applicable regulations.

PROJECT DESCRIPTION

The property owner, Jeremy Hanlon, is requesting a Certificate of Appropriateness to demolish the front of the principal structure to construct a new front addition and one variance from base flood elevation requirements of the Florida Building Code. The proposed front addition will significantly alter the front façade of a contributing structure and expand the footprint of the structure towards the front of the property, and is therefore not appropriate.

The proposed addition also does not meet current Base Flood Elevation Requirements under the Florida Building Code, which requires a 10' slab elevation (NAVD). The applicant has requested a variance from this requirement in order to avoid elevating the existing historic structure and to construct the proposed addition at the same level as the existing structure (7.5' NAVD). As a contributing structure, the subject property is eligible for this exemption—however, as the proposal does not retain integral character defining features of the structure the proposed variance does not meet the required criteria.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The single-family structure at 714 South Palmway was built by contractor Edward Marter for owner O.B. McLaughlin. It was constructed in a Masonry Vernacular architectural style and has public frontage on South Palmway to the west and on South Lakeside Drive to the east. The entrance of the home and garage are oriented toward South Palmway. Character defining features of the building include the single-story design, a hipped roof and masonry construction.

The original architectural plans and original Property Appraiser's cards for the building are available in the City's property files. Based on the information in the property file, several exterior alterations have occurred over time. The rear Florida room was expanded in 1959 and the original jalousie windows were changed to awning windows. The original recessed front porch on the structure, evident on the 1949 plans, was filled in in 1966. The original white concrete tile roof was removed and replaced by asphalt shingles in 1998, and the original wood recessed panel garage door was removed and replaced in 2014. In May of 2017, the HRPB granted COA approval for replacement of the original metal awning and casement windows with horizontal slider and fixed windows, as well as alterations to the opening sizes of the front windows and infill of rear windows under COA 17-00100090, against staff recommendation of denial.

The property owner submitted a permit request for a front façade addition on May 12, 2025. Staff disapproved the permit submittal and recommended a meeting to discuss historic guidelines for additions. Staff met with the contractor for the property on June 13, 2025 and the property owner on June 27, 2025. At that time, staff indicated that the proposed addition was not historically compatible and would require board review, as well as revisions to the proposed plans in order to meet FEMA flood requirements. As the property owner requested to present their proposal to the HRPB, staff agreed to schedule the proposal for the August 13, 2025 meeting in order to provide design feedback from the Board. On August 12th, 2025, the applicant requested to reschedule their proposal for the September 10th, 2025 hearing in order to make alterations to the proposed plans in order to meet required setbacks and coverage

requirements as well as to request a FEMA flood elevation variance. The updated plans and variance application were submitted on August 22nd 2025 and scheduled for the September 10th 2025 meeting.

The architectural plans and survey are included as **Attachment A**, and photographs of the site are included as **Attachment B**.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single-Family Residential category is *"is intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes or modular units. Implementing zoning districts are SF-7, MH-7 and NC."*

Analysis: No change of use is proposed for the property. The property is currently a single-family residence and is intended to remain a single-family residence, in keeping with the City's Comprehensive Plan. However, as the applicant proposes to remove the front façade of the structure and construct a front addition, the proposal is not consistent with the preservation goals of the City's Comprehensive plan, specifically Objective 1.4.2 which seeks "to provide for the protection, preservation or sensitive reuse of historic resources". As the proposed addition is not a sensitive rehabilitation of an historic resource, the proposal is in conflict with the City's Comprehensive Plan.

Consistency with the Land Development Regulations – Zoning

Single-Family (SF-R): Per LDR Section 23.3-7(a), the "The "SF-R single-family residential district" is intended primarily to permit development of one (1) single-family structure per lot. Provision is 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 single-family residential character. The "SF-R single-family residential district" implements the "single-family residential" land use category of the Lake Worth Comprehensive Plan."

The application meets all setback and coverage requirements for the Single Family Residential zoning district.

As the property is in an AE flood zone, the structure must maintain a minimum of 10' NAVD finished floor elevation in order to meet Florida Building Code. The applicant has indicated the existing structure and proposed addition maintains a 7.5' flood elevation, therefore, the proposal does not meet minimum flood requirements under the Florida Building Code and must be elevated an additional 2.5' to meet this requirement. The applicant has requested a variance in order to maintain the existing finished floor elevation of the structure and construct the addition at a matching height.

Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		SFR Zoning District	Provided
Lot Area (min)		5,000	7,500
Lot Width (min)		50'	50'
Max. Density (units per acre)		7 units/acre	1 unit
Building Setbacks	Front	20'	29'10"
	Rear (Dual front)	20'*	52'6"

	Side	5'	5'
	Height	30' (two stories)	One story
Maximum Lot Coverage for all Buildings	Building	30% (2,250)	29.9% (2,249)
Maximum Impermeable Surface	Entire lot	50% (3,750)	42% (3,168)
	Front Yard	250 SF	160 SF
Maximum Wall Height at Side Setback		18' @ 5' setback Up to 23' @ 10' setback	n/a
Max Floor Area Ratio (FAR)		0.45 (3,375)	0.29 (2,249)
Parking		2 spaces	Existing 2 spaces
Required Flood Elevation		Zone AE: 9' BFE + 1' = 10' NAVD	7.5'

**See Sec 23.3-7(d)(1)(B): South Palmway. All residences constructed or erected on lots or moved onto lots fronting on both South Palmway and South Lakeside Drive shall have dual fronts with a minimum front setback of twenty (20) feet from both South Palmway and South Lakeside Drive, except that the actual front of such residences shall be on South Palmway, and all garages shall be an integral part of the residence.*

Variance Request:

The Applicant is requesting a variance from Florida Building Code 1201.3, Flood Hazard Areas:

In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

Exception: If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

- 1. Individually listed in the National Register of Historic Places; or*
- 2. A contributing resource within a National Register of Historic Places listed district; or*
- 3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or*
- 4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.*

The applicant is proposing a residential addition that will match the finished floor elevation of the existing historic structure (7.5' NAVD). The existing Federal Emergency Management Agency (FEMA) Flood Map indicates the property is located in Zone AE, which requires a 9'-0" base flood elevation (included as **Attachment F**). The Florida Building Code additionally requires finished floors to be constructed at 12" above the base flood elevation. Therefore, the required slab elevation for the addition is 10' NAVD. Since the subject property is a contributing resource to the South Palm Park Historic District, it is eligible for an exception from the Florida Building Code to allow substantial improvements and alterations that do not meet the current flood resistant construction requirements. However, this provision is subject to the requirement that the alterations to the structure do not preclude its continuing historic designation.

Pursuant to City of Lake Worth Beach LDR Section 23.7-7, Variances and Appeals:

- d) Historic buildings. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 11 Historic Buildings, upon a determination that the proposed repair,*

improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

Analysis: As a contributing resource to the South Palm Park Historic District, the property located at 714 S Palmway is eligible for the exception to the flood resistant construction requirements of the Florida Building Code. However, the proposed front addition does not preserve the historic character and design of the structure. When considering the continued contributing designation of a structure, improvements should be reversible and retain important character defining features of the structure such as original openings and massing. As the applicant proposes to extend the front of the structure, the proposed improvements do not retain the contributing status of the structure and therefore the proposed alterations are not eligible for this exemption. The applicant could feasibly design a rear addition to the structure which would qualify for this exemption but as designed the proposed alterations are not historically appropriate. Staff recommends exploring a design for a rear addition, which would retain the historic characteristics of the property and therefore would be eligible for this exemption.

Base flood elevation variances have their own specific variance criteria as described in LDR 23.7-7(g)(2). Provided below are Staff's responses to the variance criteria. The Applicants have also provided answers to these criteria, provided in **Attachment E**. Staff have added 2 conditions of approval requiring that the variance, if the board moves to approve, be recorded with the Palm Beach County Clerk of Court and that the applicants must provide a written statement from the City's floodplain administrator at permit in compliance with LDR 23.7-7(g)(4).

- A. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

Analysis: While strict compliance with the Florida Building Code as it relates to the required flood elevation of the structure would result in a substantial disruption to the structure's historic appearance, the applicant's proposal is not historically appropriate. In general terms, raising the structure or elevating the addition would have significant adverse effects on the historic structure, which is a small one-story structure. As the required flood elevation is 10' NAVD, the existing structure would need to be raised an additional 2.5+ feet to meet this requirement. Similarly, were the new addition to be required to meet current flood elevation it would be substantially taller than the existing one-story historic structure, significantly altering the historic character of the contributing structure. However, the proposed addition should be located to the rear of the structure in order to qualify as an improvement that maintains the structure's contributing status. While the application does meet this criterion, the overall design would need to be adjusted in order to be historically appropriate and qualify for this variance. **Meets Criterion.**

- B. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

Analysis: An addition built below the required base flood elevation will not increase flood heights, cause additional threats to public safety, public expense, or create a nuisance. **Meets Criterion.**

- C. The variance is the minimum necessary, considering the flood hazard, to afford relief;

Analysis: The variance is the minimum necessary to allow the existing structure and addition to maintain the same slab elevation of the historic structure. However, the applicant's proposed design does not comply with the City's Historic Preservation Ordinance, Historic Preservation Design Guidelines, or the Secretary of Interior's Standards for Rehabilitation. **Meets Criterion.**

Consistency with the Land Development Regulations – Historic Preservation

All exterior alterations to 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)2 – Additional guidelines for alterations and additions, contributing structures.

- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Analysis: No, the proposed front addition is not an appropriate expansion according to the Historic Preservation Design Guidelines and constitutes a substantial alteration to the structure and its existing site context. There is 52.5' of space between the existing rear façade of the structure and rear property line, which would allow for a suitably sized addition without demolition of the front façade of the principal structure, while still meeting the dual frontage setback requirement of 20' and retaining the existing pool. The proposed front addition similarly is not compatible with the surrounding environment as the adjacent properties on South Palmway have a consistent front setback of approximately 53'.

- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Analysis: Yes, the character defining features and original qualities of the subject property would be entirely destroyed due to the proposed front addition. While the front façade of the structure has been somewhat altered with the replacement of windows and doors, the structure does still retain a degree of historic integrity as the original footprint, opening pattern and roofline are largely maintained. As the original blueprints of the structure are available in the City's property files, the structure could theoretically in the future have the original opening patterns for windows and doors restored to their original appearance. As the applicant proposes to remove the front façade of the structure, extend the structure forward and create new openings for windows and doors, original qualities and characteristics of the building will be destroyed in the proposed front addition. The existing façade is not in such a state of disrepair that reconstruction is required to preserve the structure.

- C. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

Analysis: Per Section 23.3-7(d)(1)(B), properties with frontages on both South Palmway and South Lakeside Drive such as the subject property are considered to have dual frontages, with the South Palmway frontage considered to be the 'actual front' of the structure. As such, the front addition is not visually compatible with the neighboring properties since it will remove and alter the primary façade of the historic structure. Furthermore, the proposed front addition will interrupt the rhythm and consistency of the neighborhood by altering the front setback at 714 South Palmway. The surrounding properties maintain a consistent front setback of approximately 50' amongst all the houses; the proposed front addition would make 714 South Palmway's front façade substantially closer to the street than the surrounding properties by nearly 30'. A more appropriate addition could be located to the rear of the structure, maintaining an appropriate setback in context of the surrounding properties while still maintaining the required 20' rear setback off of South Lakeside Drive and the rhythm of properties along both frontages.

- D. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative

design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:

1. The work to be performed will conform to the original door and window openings of the structure; and

Analysis: Not applicable - The front façade of the structure is proposed for demolition; the existing window and door openings were previously approved for alteration under COA 17-000100090.

2. That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

Analysis: Not applicable.

3. That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.

Analysis: Not applicable – original windows on the property were previously replaced.

4. If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

Analysis: Not applicable. The applicant has not requested to be availed of this paragraph.

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 retains the existing one-story height of the structure, and is compatible with the surrounding one-story structures in the vicinity of the subject property.

- (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 proposed addition is one story tall and is in keeping with the existing height of the structure. As it would recreate the width and height of the historic front elevation, the new front elevation would be generally visually compatible and in harmony with the width and height of existing buildings located within the district.

- (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 addition does not retain the exiting opening sizes or orientation of the windows and doors of the structure. The proposal would substantially alter the width and height of both the window and door openings of the structure to be substantially larger than both the original windows and the previously approved window alterations. The proposed windows and doors are not in keeping with the Masonry vernacular architectural style and are therefore not visually compatible with structures in the surrounding district or the original materiality of 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 proposed rhythm of solids to voids is not visually compatible with the existing structure or the surrounding structures. The applicant proposes to increase the size and location of the front entry feature and substantially enlarge the fenestration on the front façade with the addition. The proposed large front window, double front entry door, and garage door are similar in proportion and create a more symmetrical rhythm rather than the staggered fenestration patterns of the existing front façade. As such, the fenestration on the structure is proportionally too large and does not provide enough visual differentiation.

- (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 building adheres to all setback requirements for the SFR zoning district. However, the proposed front addition is not visually compatible as it substantially reduces the existing open space in the front yard and is not visually compatible with the front setbacks of the surrounding structures.

- (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: The proposed front addition does not recreate the existing front entry feature—the existing porch feature is proposed to be removed, and the entry is proposed to be extended and centered. The proposed footprint of the addition creates a more symmetrical appearance with two projecting facades with a wide, centered entryway, which is not architecturally in keeping with the structures in the surrounding district or the Masonry Vernacular style as a whole.

- (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 proposed addition replicates the existing materials of the structure by utilizing a smooth stucco finish and shingle roof.

- (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: While the applicant is retaining the hipped roof shape of the existing structure and the overall height, the proposed design extends the roof forward on the addition and therefore alters the symmetry of the roofline. Overall the roof shape is compatible with other structures in the surrounding district.

- (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: This requirement is not applicable; no appurtenances are proposed.

- (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: While the massing of the structure is generally being maintained, the proposed addition does not retain the existing window and door openings or porch orientation of the existing structure. The proposal includes a large double front door with sidelites centered on the façade of the structure as well as a large triple fixed window on the new addition. These openings are not appropriate in context of the size and mass of the structure or surrounding structures in the Masonry Vernacular style in the South Palm Park Historic District.

- (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 applicant has provided a streetscape showing the building in relation to those to either side of it, as viewed from South Palmway. The building is similar in height to existing one-story homes in the neighborhood, however, as previously mentioned the proposed front addition will interrupt the rhythm and consistency of the neighborhood by altering the front setback at 714 South Palmway. The neighboring properties on the subject block of South Palmway has a consistent front setback of approximately 50' amongst all neighboring houses; the proposed front addition would make 714 South Palmway's front façade significantly closer to the street than the surrounding context at approximately 29'.

- (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: Per the Historic Design Guidelines, the proposed front addition is not appropriate since it will destroy character-defining features and create a false sense of history by suggesting that the new addition and is the original front façade. The new addition is not proposed to retain or replicate the original window and door openings of the structure, and significantly alters the footprint of the structure and plane of the existing front façade. Therefore, the proposed addition is not visually compatible with the surrounding historic district.

- (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: The applicant has not provided mechanical plans for staff review. Staff will review mechanical system locations at building permit.

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

Analysis: The applicant has not provided mechanical plans for staff review. Should the HRPB move to approve the additions, mechanical systems will be reviewed at time of permitting.

- (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: The applicant has not provided mechanical plans for staff review. Should new mechanical equipment be installed, they must be located to the side or rear of the structure and meet all setback requirements.

- (14) The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis: The proposed site plan does not alter the existing parking facilities—there is an existing driveway which provides adequate parking for the existing single-family residence as required by 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 rehabilitation of historic buildings, including new additions. ***New additions should be designed and constructed so that the character defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process.*** New additions should be differentiated from, yet compatible with, the old so that the addition does not appear to be part of the historic fabric as shown in **Attachment D**. The Masonry Vernacular architectural 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 front addition is not compatible with the Historic Preservation Design Guidelines standards and recommendations for new additions as it neither retains the character defining features of the existing historic structure nor differentiates the new addition from the existing structure. The proposed front addition will destroy the front façade of a contributing structure and falsify history by rebuilding the front façade with new window and door openings, roofline, and neglects differentiating the new material from the old.

CONCLUSION AND CONDITIONS

The proposed front addition is not consistent with the Historic Preservation Design Guidelines requirements, since it will contribute to the loss of historic character by destroying character-defining features, proposes demolition and reconstruction for a structure that is in good condition, and is highly visible from a public right-of-way. The proposed front addition could be located to the rear of the structure as there is ample space within the existing 52' rear setback to construct a new addition. This space could allow for a rear addition while leaving enough space for the existing pool in the backyard. Therefore, staff recommends denial of the front addition to the principal structure.

As the proposed front addition does not retain the character defining features of the historically contributing structure, the application is not eligible for the variance from the Base Flood Elevation Requirements of the Florida Building Code. Were the applicant to redesign the proposed addition to be located to the rear of the structure, they would be eligible for this exemption.

Therefore, staff recommends denial of both the proposed front addition and the proposed variance. If the Board finds that the proposed application is historically appropriate and moves to approve the Base Flood Elevation variance, standard conditions of approval have been included below.

Conditions of Approval:

1. The base flood elevation variance shall be recorded in the office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land, per LDR Section 23.7-7(g).
2. At permit, the applicants shall provide a copy of a written notice from the floodplain administrator (City Building Official) specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the base flood elevation increases risks to life and property, per LDR Section 23.7-7(g).

BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100175 for a Certificate of Appropriateness for demolition of the front façade of the existing structure, a front addition and one variance from the Base Flood Elevation Requirements of the Florida Building Code at 714 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.

I MOVE TO **APPROVE** HRPB Project Number 25-00100175 for a Certificate of Appropriateness for demolition of the front façade of the existing structure, a front addition and one variance from the Base Flood Elevation Requirements of the Florida Building Code at 714 S Palmway. The application meets the requirements in City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements for [Board member please state reasons].

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the COA request and Variance. The applicants may appeal the Board's decision directly to Circuit Court.*

ATTACHMENTS

- A. Plans and Survey
- B. Photos
- C. New Additions to Historic Buildings
- D. Masonry Vernacular Design Guidelines
- E. Application and Justification Statement
- F. FEMA map and Elevation Certificate