



**City Of Lake Worth**  
**Community Development Department**  
**Planning, Zoning and Historic Preservation Division**  
1900 Second Avenue North · Lake Worth, Florida 33460 · Phone: 561-586-1687

## **Frequently Asked Questions about Lake Worth's Historic Districts and Sites**

### What is a historic district?

As defined in the City of Lake Worth zoning code, a historic district is "A geographically defined area which has been designated by the City Commission as a historic district under the procedures described in this code. Any historic district may have within its area non-historic buildings or other structures that contribute to the overall visual character of the district."

### How many historic districts are in Lake Worth, and where are they located?

Lake Worth and six local historic districts, all of which are located east of Dixie Highway. They are listed below, with their approximate boundaries:

- **Old Town Local Historic District:** Lake Ave and 1<sup>st</sup> Ave South to the South, North Federal Highway to the East, Lucerne Ave to the North, and the FEC Railway tracks to the West
- **Old Lucerne Local Historic District:** Lake and Lucerne Avenues to the South, Lake Worth Municipal Golf Course to the East, 7<sup>th</sup> Ave North to the North, and one block east of North Federal Highway to the West
- **Southeast Lucerne Local Historic District:** 6<sup>th</sup> Ave South to the South, South Federal Highway to the East, 1<sup>st</sup> Ave South to the North and one block east of South Dixie Highway to the West
- **South Palm Park Local Historic District:** 18<sup>th</sup> Ave South to the South, South Lakeside Drive, the Intracoastal Waterway and South Golfview Road to the East, Lake Avenue to the North, and South Federal Highway and one block west of South Palmway to the West
- **Northeast Lucerne Local Historic District:** 2<sup>nd</sup> Ave North to the South, one block east of North Federal Highway until 7<sup>th</sup> Ave North, then North Lakeside Drive to the East, 13<sup>th</sup> Ave North to the North, and one block east of North Dixie Highway to the West
- **College Park Local Historic District:** Wellesley Drive to the South, North Federal Highway to the East, alley north Columbia Drive to the North, and one block east of North Dixie Highway to the west

Please see the **Local Historic District Map** available on the Historic Preservation main page for the exact district boundaries.

### What is a historic site?

As defined in the City of Lake Worth zoning code, a historic site is "Any site, building, structure, feature, or improvement that has been designated by the City Commission as a historic site. (Also referred to as Individually Designated Site/Property)."



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How many historic sites are in Lake Worth, and where are they located?

In the past, Lake Worth has focused on the designation of historic districts versus the designation of individual historic sites. Currently the City has two individually designated historic sites in Lake Worth:

- 701 South K Street (designated 2004)
- FEC Railroad Freight Depot/1105 2<sup>nd</sup> Ave South (designated 2014)

All of the other historic resources in the city, including properties individually listed on the National Register of Historic Places (such as the Gulfstream Hotel and the City Hall Annex) are designated within the boundaries of a historic district. However, that does not mean that individual properties with significant historic value will not be nominated and designated in the future, independent of a historic district.

How are local historic districts and sites designated?

In 1997 the City Commission adopted a historic preservation ordinance that grants the City the ability to designate new historic districts and new historic sites. The entirety of the ordinance is contained in §23.27.00.00 of the City of Lake Worth Code of Ordinances.

Briefly, historic districts and individual historic sites are each designated by ordinance. Proposals for new districts/landmarks are first prepared by City Staff members, and then heard at a public hearing by the Historic Resources Preservation Board. If the Board chooses to recommend the proposed ordinance for approval, it is then forwarded to the City Commission. Ordinances are finally voted on and approved by the City Commission. The ordinance establishes the boundaries of the districts or landmarks, and also designates each property within the boundaries as a 'contributing' or 'non-contributing' property. All of the properties are then logged into the City's **Local Register of Historic Places**.

If you are interested in proposing a property for listing in the **Local Register of Historic Places**, please contact the City's Preservation Planner, who will be happy to help guide you through the process.

How can I find out if my property is located within a historic district?

For help with determining whether your property is located within the boundaries of one of our local historic districts, please see the **Local Historic District Map** available on the Historic Preservation main page. If you are still unsure about the status of your property, please feel free to contact the City's Preservation Planner for assistance.

If my property is located in a historic district, are there any additional steps I need to take if I want to make improvements to the exterior of my property?

Yes, certain types of exterior alterations, such as window changeouts, additions, and fences, require an additional level of historic review. Historic review is undertaken using the **Certificate of Appropriateness (COA)** process, an application that is filed in addition to the standard building permit



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application for construction. Building permits cannot be issued unless the appropriate historic approval has been granted.

Depending on whether a property is considered historically 'contributing' or 'non-contributing', and the type of alteration, COA applications can either be reviewed by city Staff members, or must be reviewed by the Historic Resources Preservation Board at their monthly meeting.

For more information on which types of exterior alterations require administrative or historic board approval, please see the **Certificate of Appropriateness (COA) Approval Matrix** available on the Historic Preservation main page.

What is the difference between a 'contributing' and 'non-contributing' property?

A 'contributing' property is one that exemplifies the historic character of the district that is trying to be preserved. Contributing properties are generally over 50 years of age, and retain many of their original features and design elements. A 'non-contributing' property is generally less than 50 years of age, and while it might retain much of its historic character, is not yet old enough to be officially designated as 'contributing' within the district.

If I own a 'contributing' historic property, what resources are available to help me make improvements that retain the historic significance of my property?

Residents are always welcome to contact the City's Preservation Planner to consult on any changes they may be considering making to the exterior of their property, and whether they would be considered appropriate with the historic character of their homes.

The City, in conjunction with Palm Beach County, also offers an Ad Valorem Tax Exemption for all qualifying improvements to a designated historic property. For a detailed explanation of the application procedures and possible financial benefits of this program, please see the **Ad Valorem Tax Exemption** link on the Historic Preservation main page.

Who can I contact if I would like more information about historic preservation and historic districts in Lake Worth?

If you would like any additional information concerning our local historic districts, please feel free to contact the City's Preservation Planner:

Kelly M. Christensen  
Division of Planning, Zoning and Historic Preservation  
kchristensen@LakeWorth.org