



**City Of Lake Worth**  
**Department for Community Sustainability**  
**Planning, Zoning and Historic Preservation Division**  
1900 Second Avenue North · Lake Worth, Florida 33461 · Phone: 561-586-1687

**MEMORANDUM DATE:** February 10, 2016

**AGENDA DATE:** February 17, 2016

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **1 Lake Avenue**

**FROM:** William Waters, Director, Department for Community Sustainability  
Maxime Ducoste, Planning and Preservation Manager  
Aimee Sunny, Preservation Planning Coordinator

**TITLE: HRPB 15-00100215:** Consideration of a Certificate of Appropriateness (COA) for new construction of an annex hotel structure and parking garage associated with the historic Gulfstream Hotel, generally located at 11 Lake Avenue, and 12, 14, 20, 22 and 24 South Lakeside Drive. Parcel Control Numbers (PCNs): 38-43-44-21-15-033-0010; 38-43-44-21-15-033-0030; 38-43-44-21-15-033-0040; 38-43-44-21-15-033-0050; 38-43-44-21-15-033-0060, 38-43-44-21-15-033-0070. The subject properties are located within the South Palm Park Local Historic District.

<p><b><u>AGENT:</u></b> Bonnie Miskel, Esq. Dunay, Miskel and Backman, LLP 14 SE 4<sup>th</sup> St, Suite 36 Boca Raton, FL 33432</p>	<p><b><u>OWNER:</u></b> H.H. Gulfstream Land Holdings, LLC 310 SE 1<sup>st</sup> Street Delray Beach, FL 33463</p>
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**REQUEST:**  
The Applicant has requested a COA for new construction of a (5) story hotel annex building and (2) story parking structure with rooftop parking.

**ANALYSIS:**  
The Applicant has responded to the decision making criteria for granting Certificates of Appropriateness for new construction. Their response has been included as Attachment 1.

Staff has identified the following areas for discussion regarding the new construction of the five-story hotel annex and the two-story parking garage with rooftop parking:

**Five-story Hotel Annex Building**

- The Applicant responded to Staff's suggestions recognizing that an Art Deco influenced building would be appropriate for the location. The building design requires further refinement and changes in order to reflect this style appropriately.
- All segmental arches should be removed and replaced with flat arches or openings.
- The transoms above the doors and windows on the first floor should have spandrel panels, decorative panels, bas relief, or metal screens.

- Vertical elements on all facades, specifically the vertical elements flanking the entrances, should be strengthened through provision of an architectural texture or features which may include applied brick, cast stone, mosaic tiles, polychrome elements, or murals.
- Windows on all facades shall be 1/1 or 3/1 configuration.
- Decorative balconies require a supporting bracket appropriate for the style.
- Upper floor windows should have a thick header.
- Bulk of the building is 47 feet from Lake Avenue, which is inconsistent with the City's Land Development Regulations (LDRs), Historic Guidelines, and Major Thoroughfare Guidelines.
- Lake Avenue elevation should have a 3-bay or 5-bay massing configuration with two or more of the bays pulled toward Lake Avenue to meet the intent of the LDRs and Guidelines. The massing of the building should be closer to Lake Avenue in deference to the historic location of buildings along this major thoroughfare.
- Lake Avenue should be provided with a principal entrance, designed as such.
- Windows should be added on either side of the entrance on Lake Avenue to afford light to the interior spaces.
- Proposed colonnade should provide active public use.
- Hotel rooms under the colonnade could be provided with balconettes as seen on the Lakeside Drive elevation.
- Due consideration should be provided for a retail component accessible from Lake Avenue.
- Art Deco inspired architecture is associated with exuberance, texture, color, verticality, and richness of materials. Capitalize on the full richness of the style.
- Colonnade or arcade should read as a set of piers or columns with squared off openings.

### **Two-story Parking Garage with Rooftop Parking**

- Regularize the façade for it to be more symmetrical. Entirety of first floor should be enclosed.
- Openings of garage should be infilled with Art Deco inspired decorative metal screens or masonry units. Should openings emulate windows, the configuration of the mullions should represent a Chicago-style window with a 1-2-1 or 1-3-1 ratio.
- The stairwell of the garage could be shifted to the south so that the ingress/egress of the garage is all provided from the alley, which is in keeping with the Major Thoroughfare Guidelines.
- As suggested in the Site Plan analysis, an additional floor to the parking garage would be appropriate with lower floor-to-floor heights to ensure the building does not exceed 35 feet in height. At this height, additional consideration should be afforded to provide transition to the residential to the south.

### **COMPREHENSIVE PLAN CONSISTENCY:**

Staff has reviewed the applicable sections of the City's Comprehensive Plan goals and objectives that would apply to this project. They are as follows:

**Goal 1.3** To preserve and enhance the City's community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

**Goal 1.6** To discourage urban sprawl. (Objective 1.6.1)

**Goal 1.4** Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

**Policy 3.2.5.1:** Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.

**CONSEQUENT ACTION:**

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

**RECOMMENDATION:**

Staff recommends that the Board discuss the analysis and issues outlined in this report. Should the Board choose to approve the request, appropriate conditions of approval should be prepared to appropriately address these concerns.

**POTENTIAL MOTION:**

I MOVE TO APPROVE/DENY HRPB PR# 14-00100241: Consideration of a Certificate of Appropriateness (COA) for demolition of two existing contributing buildings located at 14 South Lakeside Drive with conditions as recommended by Staff.

**ATTACHMENTS:**

1. See Justification Statement for Decision Criteria – New Construction