



City of
**Lake Worth
Beach**
FLORIDASM



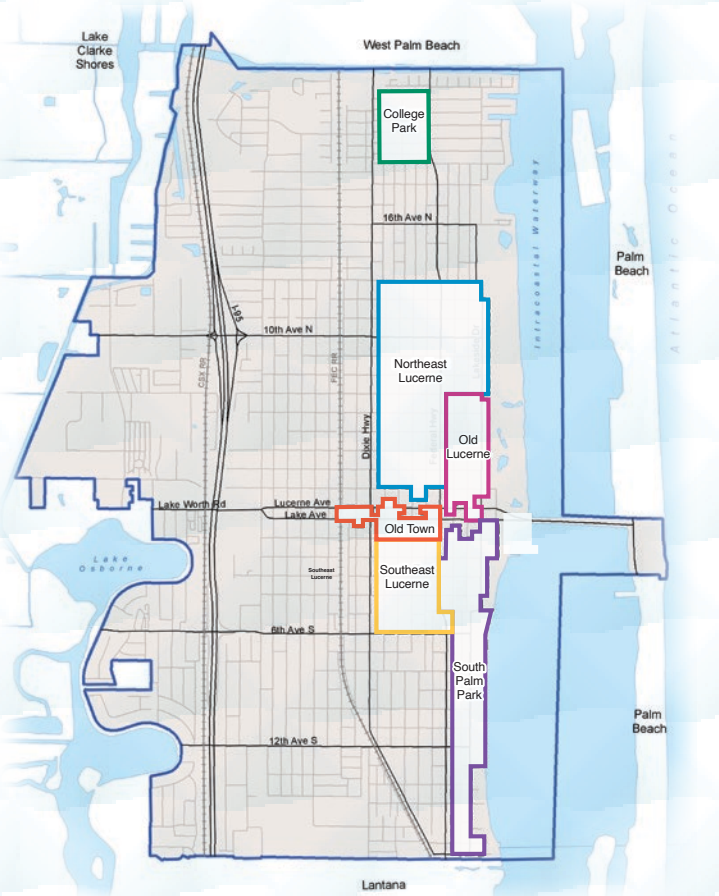
HISTORIC PRESERVATION PROGRAM

DEPARTMENT FOR
COMMUNITY SUSTAINABILITY



lakeworthbeachfl.gov

HISTORIC DISTRICTS IN LAKE WORTH BEACH



ABOUT THE PROGRAM

Established in 1913, Lake Worth Beach is one of South Florida's oldest coastal planned communities. Consisting of intimate residential neighborhoods with a central downtown core, Lake Worth Beach is an eclectic community that retains its authentic 'Old Florida' charm.

In recognition of the City's unique development and character, the City Commission adopted a **Historic Preservation Ordinance** in 1997, designed to protect the City's significant architectural resources.

The goal of **Lake Worth Beach's Historic Preservation Program** is to promote the identification, rehabilitation, and adaptive use of historic structures throughout the City. Staff members within the Department for Community Sustainability are responsible for administering the Program in collaboration with the Historic Resources Preservation Board (HRPB).

In 2010, the City Commission revised the Historic Preservation Ordinance to expand the responsibilities of the Program and the HRPB. In 2018, the City Commission adopted the **Historic Preservation Design Guidelines**, a tool intended to clarify the historic preservation review process and give guidance on all of the building elements, which make up a particular architectural style. When a property owner decides to make alterations to a historic structure, these guidelines assist in making design and repair decisions that are appropriate to the building's style.

Historic Districts

- Old Town | Local and National Historic District
- Old Lucerne | Local and National Historic District
- Northeast Lucerne | Local Historic District
- Southeast Lucerne | Local Historic District
- South Palm Park | Local Historic District
- College Park | Local and National Historic District

Individually Listed Properties

- Gulfstream Hotel
- City Hall Annex Building (Original City Hall)
- Osborne Elementary School



The City's **Mediterranean Revival** structures that were constructed approximately between the 1910's - 1930's sought to revive design elements from Spanish, French, Italian, and Moorish architecture found along the Mediterranean.

RESEARCHING A PROPERTY

The best way to research the original features that are unique to a property is to utilize the City's property file records. These files typically contain original architectural drawings, original permit cards, copies of building permits obtained over time, photographs, property appraiser's description cards from the 1940s, 1950s, and 1970s, and a variety of additional information about the property's development over time.

Using the property files: The files can be requested through the Building Division or the Historic Preservation Staff and can be viewed at the Department for Community Sustainability.



While similar to Art Deco structures, Lake Worth Beach's **Art Moderne** buildings are more streamlined in design and commonly featured rounded corners, flat roofs, and porthole windows, which gave the buildings a nautical feel.

EXTERIOR ALTERATIONS

The first recommendation when considering improvements or alterations to a property is to first consider repairing and maintaining the existing historic elements of the property. If repair is not feasible and/or replacement features are needed, the replacements should follow this general hierarchy of importance:

- 1 Replicate the appearance of the historic feature, in the existing location, to the closest extent possible. Pay particular attention to size, shape, scale, profile, massing, and configuration.
- 2 Replicate the type of historic materials to the extent possible.
- 3 Replicate the operability mechanism of the historic materials to the extent possible.

APPROVAL PROCESS

Most improvement or alterations require a building permit and **Certificate of Appropriateness** (COA) to be submitted concurrently to the Department for Community Sustainability. COAs are required for exterior alterations, additions, new construction, relocation, or demolition.

For the historic preservation review, be sure to include a completed COA application, photographs of all sides of the exterior of the structure, including close-up photographs of the areas where the work will take place. Be sure to include information regarding the existing features and the proposed work, including sizes, materials, product approvals, and specific information regarding what changes are proposed to take place.

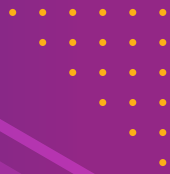
Always consult with Staff prior to submitting for permits. In addition, utilize the COA application checklists and building permit checklists to assist with permitting requirements.

HISTORIC PRESERVATION BOARD | HRPB

The HRPB is a seven member, volunteer board consisting of professional and lay members of the community appointed by the City Commission. Board members volunteer their time to help administer the mandates set forth in the Historic Preservation Ordinance, including designation of new historic properties, and exterior alterations of previously designated properties.



Lake Worth Beach has a wide variety of **Bungalow** style structures constructed primarily between 1910 - 1935 that were popularized through mail-order catalogs which featured kit houses that utilized locally sourced building materials.



BENEFITS OF HISTORIC PRESERVATION

The City, in conjunction with Palm Beach County, offers a 10-year Ad Valorem Property Tax Abatement, which applies to qualifying rehabilitation projects for contributing historic properties.

Other incentives include:

- Use of flexible provisions of the Florida Building Code when making modifications to historic structures.
- Waivers from the current zoning code and development standards for historic properties undergoing adaptive use or relocation.

USEFUL LINKS

Florida Division of Historical Resources

<https://dos.myflorida.com/historical/>

National Register of Historic Places

<https://www.nps.gov/subjects/nationalregister/index.htm>

Florida Trust for Historic Preservation

<https://www.floridatrust.org/>

National Trust for Historic Preservation

<https://savingplaces.org/>



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