



**CITY OF LAKE WORTH**  
1900 2<sup>nd</sup> Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

**Agenda**  
**Regular Meeting**  
**City of Lake Worth**  
**Historic Resources Preservation Board**  
**City Hall Commission Room**  
**7 North Dixie Hwy; Lake Worth, FL**

**WEDNESDAY, JANUARY 13, 2016 6:00 PM**

1. Roll Call and Recording of Absences

Present : Jimmy Zoellner  
Tom Norris  
Herman Robinson  
Darrin Engle  
Erin Fitzhugh Sita

Absent: Judith Just

Late arrival: Erin Fitzhugh Sita 6:10 pm

Via conference call: Loretta Sharpe

Staff present include: Aimee Sunny, Preservation Planning Coordinator  
Maxime Ducoste, Planning & Preservation Manager,  
Carolyn Ansay, Board Attorney  
Sherie Coale, Board Secretary

**2. Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda

None

4. Approval of Minutes

None – A. Sunny indicates minutes from previous months will be brought forward at the February meeting.

5. Cases

A. Swearing in of Staff and Applicants

Board Secretary administered oath to staff and applicants.

B. Proof of Publication

C. Withdrawals/Postponements

A. Sunny- Only the rear porch request for HRPB project Number 15-00100209 will be heard tonight. Due to noticing requirements not previously noted by staff the accessory garage will be heard at the next (February) meeting.

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D. Consent

E. Public Hearings

1. Board Disclosure  
None

F. Unfinished Business  
None

G. New Business

1. HRPB Project Number 15-00100209: Consideration of a Certificate of Appropriateness (COA) for a rear porch addition, and new construction of a rear accessory garage, for the single-family structure located at 525 North Palmway; PCN# 38-43-44-21-15-162-0110. The subject property was constructed in 1939 and is a contributing resource within the Old Lucerne Local Historic District.

- A Sunny gives brief overview. Recommends hip be changed to gable, supporting columns should be larger and additional columns, windows are not in agreement with style. Recommends approval with added conditions.
- Open air
- D. Engel inquires about recommendation for 6x6 columns as opposed to 4x4 columns.
- Front porch has changed over time, staff cannot locate certificate of appropriateness
- D. Engle discusses frame vernacular style of columns based on examples in Key West and Delray Beach.
- Chair Robinson asks about structural soundness from engineering.
- A. Sunny indicates structural soundness does not indicate compatibility. 6 x 6 support in lieu of 4x4 since applicant does not want additional columns.
- T. Norris agrees the column size appears small.
- Larry Rowe, for applicant, agrees the columns will be close to 6 inches when finished/trimmed out. Other neighborhood homes have smaller columns. Existing roof will stand and will hip into the existing, hip roofs also being more insurance friendly. Looks warmer and better.
- D. Engle is not seeing the architectural detail he would like to see.

A. Sunny says the drawings are simple engineering drawings and it does what it needs to do.

Larry Rowe indicates they will wrap and add to the columns.

A. Sunny states that the existing porch is not the original porch and not to make comparisons to the proposed.

E. Fitzhugh Sita questions the style of the roof (hip vs gable). Compatibility vs originality.

A. Sunny states that the original vs the hip will not be in disagreement with preservation standards.

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E. Fitzhugh asks about standards of additions. A. Sunny reads excerpt from Secretary of Interior regarding the standards and supports the recommendation made here.

Darrin re-writes a condition. Erin also wants the condition to be spelled out.

Public Comment: Marian Cone agrees with Aimee in the analysis.

Larry Rowe – shed roof

Tom Norris-

Action:

Motion: D. Engle and 2<sup>nd</sup> by E. Fitzhugh Sita to approve subject to COA #2 re-write.

Remove condition #7

Vote: Unanimous

2. HRPB Project Number 15-00100218: Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family structure located at 721 North Palmway; PCN# 38-43-44-21-15-226-0110. The subject property was constructed in 1961 and is a non-contributing resource within the Northeast Lucerne Local Historic District.

A Sunny gives overview of 402 sq ft addition. The rear of the property is where the improvement will take place. Believes there can be additional improvements and has worked with the client. Sunroom enclosure and addition. Recommends approval of request with conditions: Enlarging windows, stucco to match, dimensional shingle to match existing.

T. Norris asks about windows being only issue, yes – recommendation to enlarge.

D. Engle – visual appearance similar to a “storage shed” to be used as a bedroom.

A Sunny recommends double windows.

GC speaking for owner. Property owner indicates the bedroom is for an elderly parent and due to physical limitations of family member the bed and bath was located in that particular position. Window size matches other windows Homeowner parent did not want too many windows, would be agreeable to 2 windows on the north side

Erin would like to change a condition to the south side that there be two (2) windows.

May want to consider matching the north side as well. Owner would prefer one window on the north side. General discussion of window arrangement. There is a door directly to the outside permitting egress.

Loretta concurs/agrees if the family member needs this layout, it is vital to their well-being.

Owner indicates intent is to eventually replace all windows to white for house. Same size 2 over 2. A. Sunny- change out of all windows single hung 2 over 2.

- E. Fitzhugh Sita prefers to eliminate reference to LDR’S in the conditions as she considers this to be a foregone conclusion that the code will be adhered to.
- A. Sunny prefers it remain as it clarifies without doubt and without debate.

Action:

D. Engel motions with staff condition amending condition #4 to include 2 windows on south side bedroom (1 each side wall and future window replacement can be white to match with muntion. Loretta 2<sup>nd</sup>

Vote: Ayes. Unanimous.

3. HRPB Project Number 15-00100229: Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family structure located at 826 North Palmway;

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PCN# 38-43-44-21-15-230-0070. The subject property was constructed in 1940 and is a contributing resource within the Northeast Lucerne Local Historic District.

- A.Sunny provides overview of request. 196 sq ft addition scope will include gable end roof. Concerns over lack of detail of submitted plans.
- Owner Mr. Ona indicates there is already a slab where bedroom projected to go. 5x10 bathroom was a bedroom will remain a 2/2. Heavily landscaped.
- J. Zoellner confirms that staff is in favor of the plans presented, only the plans are lacking.
- A. Sunny concurs and adds a condition states that this proposal would receive complete evaluation at time of permit. If anything is affected at time of permit, it would come back to board for review. As conceived and presented at this point in time it is an acceptable proposal. Windows only in the proposal will be approved at this time.

D. Engel asks about floor levels being same, owner concurs. Also asks about muntins Exterior applied muntins are standard as opposed to internal muntins. Susan Ona states all windows will be replaced eventually, asks for recommendation. A Sunny states she has not reviewed this level of window replacement. Can be done at staff level if compatible but should come back via application.

No public comment.

Action: Motion: D. Engel 2<sup>nd</sup> J.Zollener with addition of condition#7 new soffits to match existing.

Vote: Ayes-unanimous

Mr Ona thanks A. Sunny.

4. HRPB Project Number 15-00100211: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 731 N M St, PCN# 38-43-44-21-15-220-0090. The subject building was constructed in 1946 and the property is a contributing resource within the Northeast Lucerne Local Historic District.
  - A. Sunny recommends denial, original is rolled slate and has file documentation with masonry vernacular style. Several changes roof window and shutter replacements. Not in agreement with historic standards. Staff recommends denial. Decision criteria standards 2 & 5 apply to the recommendation. Aluminum standing seam not appropriate. Original was a rolled slate material. Staff recommends a white 3- dimensional shingle, white 3-tab shingle or white concrete tile.
  - T. Norris asks about rolled slate. A. Sunny indicates the lifespan is @ 9 yrs. and a very inexpensive material.  
The applicant/ homeowner/ contractor is not present for questions.
  - A. Public Comment: Marian Cone questions how A.Sunny knew the white concrete tile was the correct roof. Says she is not certain what national standards would say about concrete tile. She believes composition would be the replacement. A. Sunny gave option of tile vs composition material (shingle).  
H.Robinson cannot envision 3 tab shingle, and rolled would not pass permitting in south Florida.
  - E. Fizhugh Sita finds concrete tile to be prohibitively expensive and prefers Bermuda metal (horizontal metal panels.) as a less expensive alternative with the

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look and style of flat tile. Can we look for materials that represent the look of metal roofs.

H. Robinson and J. Zoellner concur that a standing seam would be of better quality and visual appeal than what is presented or recommended. Vertical lines vs. horizontal lines.

T. Norris questions approximate lifespan of dimensional shingle. A. Sunny gives 10-15 varying according to manufacturer. Concrete tile averages up to @ 50 years. Justification statement presented by homeowner does not provide insight or a reason as to why the metal roof is being requested.

E. Fitzhugh Sita will provide contact information for the vendor to be provided to client by staff.

Action: J. Zollener motions to continue this item to next meeting. 2<sup>nd</sup> T. Norris.

Vote: Ayes 5/1 Loretta dissenting.

5. HRPB Project Number 15-00100230: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and a Historic Preservation Ad Valorem Tax Exemption for the property located at 514 South J Street, PCN# 38-43-44-21-15-171-0100. The subject building was constructed c.1924 and the property is a contributing resource within the Southeast Lucerne Local Historic District.

M. Ducoste leaves room 7:42 pm returns 7:45

Only the exterior alterations will be heard tonight. Tax exemption will be heard in February. This is the pre-construction approval which is required for the tax abatement approval to proceed.

- A Sunny gives an overview. Intended to remain as a 3 unit bldg.. Does have current code issues.
- Chair asks if any of the units are occupied.
- Board Attorney reiterates any/all questions regarding the tax abatement will be addressed at the next meeting.
- E. Fitzhugh Sitas asks whether project will go to site plan review due to parking etc. Parking and landscaping is offensive, impervious surface is dominant and is difficult to see the contributing factors. There are questions regarding bringing property up to code.

M. Ducoste clarifies that concrete will not be removed (despite a non-conforming status) provided it was originally permitted due to not increasing the intensity of the site. Will not go to site plan because there are three (3) units only. E. Fitzhugh Sita states more landscape is needed, and cannot envision removing this property from tax roll.

- Owner Dale Wirz owns a landscaping and is planning on extensive landscaping. Interior demo and renovation. Six (6) over one (1) windows to remain as well as soffit. In agreement with landscaping and admits to a parking issue since it is a 3 unit.

Chair Robinson – will rely on building dept. for inspections for permits. A. Sunny will most likely go along for inspection.

Action:

Motion: E.Fitzhugh Sita for exterior alterations with staff recommendations. 2<sup>nd</sup> by D. Engel.

Vote: Ayes unanimous

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Loretta signs off at 8:00 pm.

### 6. HRPB Approval of Proposed Amendments to the COA Approval Matrix M Ducoste provides a overview of matrix and changes.

Changes: No fee for application for appeal

- J. Zoellner: expresses concern re: non-contributing needing Board approval and away from staff approval. Non- contributing should be either made contributing and reviewed by Board vs if it is non-contributing then staff can review.
- A Sunny agrees to put it back to staff if Board so desires. Reason for recommending board review (as opposed to staff) was due to previous conversations about difficulty of appeals for non-contributing structures.
- Board asks about expected load of projects.
- E. Fitzhugh Sita speaks to citizens buying non-contributing, Accessory dwelling structures. Change: Staff approves non-contributing and can appeal to Board if in disagreement.
- T. Norris prefers to hear a case for non-contributing versus an appeal for non-contributing.
- Chair Robinson wishes to have a further discussion regarding “alternative materials” (vinyl windows). E. Fitzhugh Sita would like discussion to include metal roof panels. A. Sunny major input from staff, the burden of discovery falls to the Board members personal investigatory skills.

Action: Motion: Amend the matrix as presented. E. Fitzhugh Sita: 2<sup>nd</sup> T. Norris

Vote: All Ayes - unanimous

### 6. Planning Issues

- M. Ducoste poses the question if Board is amenable to attending a special meeting the 3<sup>rd</sup> Wed in February. The number of items on the agenda is prohibitive for the amount of time that will be required to review all projects.
- Board Attorney directs the Chair to not stray from the request on the floor. Clarifies that public noticing will occur in accordance with city requirements. Agenda packet will be complete when received by Board members. In order to adjourn with all items being heard on the 2<sup>nd</sup> Wednesday, the meeting could easily go to midnight or later. Leaves the staff with discretion to determine which cases go on the 10 & which go on the 17<sup>th</sup>.
- Some board members have schedule conflicts for the meeting date.
- M. Ducoste asks for email or call to decide.

### 7. Public Comments (3 minute limit)

#### 8. Departmental Reports

- A. Sunny and W. Waters presented to a neighborhood meeting on Monday night .Workshop will be scheduled to address Board’s desire to further investigate acceptable alternative materials and styles

#### 9. Board Member Comments

E. Fitzhugh Sita mentions the historic district mission, we should align it to the comp plan.

D. Engle mentions a recently approved site that is now for sale also a recent visit to Boynton Womens Club. When Federal Hwy was widened, a tower was removed. T. Norris mentions the Everglades Club originally for Veterans.

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T. Norris- no historic designation for his hometown in Mass despite dating to 1640.  
Chair mentions Aimees' professional articulate demeanor during the neighborhood meeting.

Board Attorney will forward an update on ex-parte communications to Board members. Includes conversations with staff, independent research. 8 lines from the code. You do not want to prejudice your decision and have your vote or discussion thrown out. This applies to all cases.

10. Motion to adjourn at 9:08 pm by J. Zollener 2<sup>nd</sup> by E.Fitzhugh Sita  
Ayes : unanimous

Attest:

  
Herman Robinson, Chairman

Submitted By:

  
Sherie Coale, Board Secretary

Minutes Approved:

3-9-16  
Date