



CITY OF LAKE WORTH

1900 2nd Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

Agenda

Workshop Meeting

City of Lake Worth

Historic Resources Preservation Board

City Hall Commission Chambers

7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, SEPTEMBER 21, 2016 6:01 PM

1. Roll Call and Recording of Absences

Present were: Herman Robinson, Judith Just, Madeleine Burnside, Tom Norris, Darrin Engel, Erin Fitzhugh Sita, Robert D'Arinzo

Also present were: Aimee Sunny, Senior Preservation Coordinator; Maxime Ducoste, Assistant Director for Planning & Preservation; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

2. Pledge of Allegiance

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

Motion: J. Just to reorder for agenda placing board comment and public comment before planning issues. R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

Public Comment:

Anna Donahue 1025 North O Street asks about whether the workshop is a joint workshop of Planning & Zoning and Historic Resources Preservation Board.

A. Sunny clarifies that there are two (2) Boards, this is the Historic Resources Preservation Board, not the Planning & Zoning Board.

4. Planning Issues- Staff asks what specific concerns the Board would like to address.

Board: E. Fitzhugh Sita- Would like to have user friendly handouts and documentation for residents, summary for windows, doors roof requirements, styles. Exemptions should be for supporting climate, infrastructure resiliency for sea level rise, and metal roofs.

D. Engel- comments at a later time.

J. Just- Does not want get overzealous with detail. Not all properties are on the National Historic Register. Many homes are run down and people are needing to renovate. People are not wealthy nor can they afford to put money toward maintaining detail.

R. D'Arinzo- Has Realtor experience with young families not knowing the ramifications of purchasing in a historic neighborhood. Agrees with the ideas of informational pamphlets detailing the doors, windows, roofs allowed; guidelines to aid residents in material and style selection.

M. Burnside- Concerned with historically important, valuable homes getting a lot of attention, the resident should be fully aware a historic home was purchased. There are many less than desirable homes that we insist on maintaining at the same level that should probably be torn down, rather than renovated not always to the best standards. Would like to see new, green,

compatible construction in the districts so the historic districts are more vibrant. Little homes in the Historic districts that get renovated quickly then rented out however the renovations are not all good i.e. interiors with mold.

T. Norris- comments at a later time.

H. Robinson-“Cottages of LW” is a beautiful book up for distribution next month. Board recognizes the historic districts are not frozen in time and the Board needs to work at making preservation part of the future. Education is not as expensive as ignorance.

E. Fitzhugh Sita- Cost containment can be effective by deciding which façade is of primary importance and paying attention to the detail on those locations.

D. Engel- Biggest spenders are not the most effective in preserving the appearance. Simple maintenance of a property is not always costly.

Staff: M. Ducoste- Historic neighborhoods provide a certain cachet and this is what we try to preserve every day. Protect the integrity of the structures. Find an amenable solution. It's not always a simple equation, compromise if the Board prefers the terminology.

PowerPoint presentation by A. Sunny with suggested areas of review.

Discussion of front, side, and rear facades. Primary, secondary, tertiary. Example shown is corner lot. Right of Way versus the alley.

Some corner lots have exposure on two (2) streets and therefore two primary façades. Asks Board how they feel about differentiating between the facades in regard to preservation but cautions the practice of facadism (treating each side differently) is not a good preservation practice.

J. Just asks if a percentage of change would be allowed. Concurrence is that would complicate the issue. R. D'Arinzo -If you can't see it, such as a flat roof or rear façade, unless it is a contributing structure, it should be a different level of review. E. Fitzhugh Sita- 2 categories of homes. Historic contributing homes and those homes where people are seeking a tax exemption should receive stricter review. All primary facades of contributing and non-contributing should be of utmost concern.

There should be compatibility review of non-contributing structures within any historic district (scale, size, mass) among other criteria. Staff states all districts have design review standards for non-contributing structures, these homes are still a part of district. Can be listed as non-contributing for various reasons such as age, changes resulting in the elimination of characteristics and qualities that made it contributing, some changes are irreversible. Non-contributing does not mean forever.

J. Just requests clarification about the survey. Does age automatically qualify the property as contributing? A. Sunny states no, the homeowner would have to request a re-survey of the property. Can a homeowner have a property excluded/ removed from the survey? Staff responds in the negative. D. Engel- Land Development Regulations state Certificates of Appropriateness are required for properties in a designated district, does not differentiate between contributing and non-contributing.

A. Sunny mentions the survey is forthcoming in 2017. Staff has applied for grants for design guidelines. M. Burnside – inquires whether abandoned, boarded, or demolished properties can be bought by individuals in those states of disrepair. A. Sunny speaks regarding procedures for the city to demolish a structure. Just because the city demolishes a house, it does not necessarily follow that the city owns the lot. Health and safety concerns will allow the city to demolish, this is a discussion for code enforcement. Compatibility is required for the rebuild of property. Innovation is allowed so long as it is compatible.

Of primary importance should be the façade that fronts the street followed by secondary street side on corner lots, followed by secondary facades.

Clarification: D. Engel believes owner should be allowed freedom and creativity on tertiary façade, with the consideration that it may not be the best thing to do structurally.

R-O-W-/ Alley-The level of review for alleys-all alleys in all districts are not created equal, some alleys are utilized much more as pedestrian and vehicular venues. Garage doors, accessory structures.

H. Robinson-inquires about a horizontal fence A. Sunny states that some horizontal fencing could be compatible.

A. Sunny continues with PowerPoint presentation and showcases elements involved in a review. Windows- single-hung vs double-hung. Aluminum vs vinyl vs wood, can the average passer-by distinguish? E. Fitzhugh Sita doesn't mind replacement windows on tertiary facade. To which J. Just disagrees residents should be prohibited from replacing contributing windows while allowing the balance of the house to be replaced. Staff should be allowed to review and approve @ 70%, according to D. Engel. Applicants need to understand the right to dispute at Board level takes time. Single-hung are allowed currently although double-hung is recommended. Vinyl is not currently allowed. Primarily because it is not a sustainable product, does not function well in South FL. However recent improvements in products could lead to a different experience. H. Robinson does like vinyl as it is not a wood product. A. Sunny mentions City of WPB recently decided not allow vinyl after a 3 hour meeting without even debating the grades of vinyl. Vinyl is typically disallowed in Historic Districts nationwide. Denied in Lake Worth because they are not compatible. Product availability varies by region.

Vinyl windows- Consensus- Board would consider vinyl windows for non-contributing structures on a case by case basis.

Metal casement windows - importance according to primary, secondary, tertiary
Staff is not typically in favor of horizontal rollers. Partially due to look of screen. However for 3-part casement windows a horizontal roller may be the only option.

Jalousie windows and doors-can be replaced with compatible type- Board would like for this to be allowed with a compatible style. Staff recommendation for jalousie doors would be a full-light Single French door, and jalousie windows is a casement window. Board does not want to see the jalousie replacements.

Awning windows- 3-light awning windows cannot be replicated with a single-hung, but a 2-light and 4-light can be closely replicated. No impact awning windows are available. Repair advocated prior to replacement.

Doors-5 lite, 15 light is very common, 3 panel with four lights. Staff recommends repair of original door. Compatibility with style.

Building dept would clarify the frame to remain and replace the leaf.

Garage Doors-recessed panel doors and flush panel are recommended depending on architectural style of structure. Fiberglass materials for doors and windows are being seen more frequently and are of a different quality from vinyl. Shutters could be installed over to protect during a wind event. Kevlar reinforced Fabric screens are being utilized at various places.

Roofs-Bermuda vs plantation style, both are types of flat white concrete tile roofs, although the interlocking feature is different. Plantation tile (10 x13 and 13x17) probably slightly cheaper due to larger size. Bermuda now being made in a larger size.

J. Just asks about hardship process due to cost of white concrete tile installation.

3-dimensional asphalt shingle has been considered under an economic hardship. Case by case basis. Consensus is if concrete tile being replaced with anything other than flat white concrete tile it must come to Board.

Consensus: Asphalt replaced with metal should be considered if a non-contributing structure on a case by case basis. Ordinance does not currently allow Board to relinquish review of non-contributing to staff only. Cannot jeopardize grant.

Exterior Building Materials/Siding: Consideration of new materials as long as it is compatible. The challenge with Hardieplank is the depth and profile of original wood cannot often be duplicated. Hardie is significantly thinner, more costly than real wood siding. Secretary of Interior has not accepted it as a like material. No vinyl siding should be allowed- Consensus. **Stucco texture** usually processed at staff level according to style of structure.

Fences- Public Comment: Vinyl and PVC not allowed, prohibited in city code, (not in historic guidelines). Decorative wrought iron and decorative walls, shell walls etc.. E. Fitzhugh Sita relates her personal experience with PVC fencing. Fencing material applies to all properties not just district wide. A problem with PVC is that pickets get broken and are hard to replace.

Staff: Horizontal fencing to be considered in the alley for all structures.

Public comment: Marty Welfeld – has on old vinyl fence that looks new. Quality & style consensus to allow LDR to allow vinyl. Can be discussed at P&Z.

Board Attorney: Recommends workshop results should come back to HRPB as a formal document for approval prior to asking the Planning & Zoning Board to consider items affecting all areas as an agenda item. Any desired changes to Land Development Regulations should be formalized by HRPB prior to asking the other Board to consider the recommendations.

The review process for appeals was mentioned. Increased flexibility is important and part of the reason for the neighborhood meetings but the focus should not solely be for creating investment opportunities.

Parking not encouraged in front yard and should be consistent with character of structure.

Question arises as to whether other cities to provide tax relief.

Historic District Signs/ Plaques- Soon to be seen. Not an incentive but a notice of appreciation. Ceramic would be nice, utilization of local artist talent was suggested, suggestions about House names.

Even with input from neighborhoods there are still limitations to what can be done. Staff is executing the ordinances. Board states there are many cities with Historic Boards and we are constrained by the ordinances and guidelines. When someone doesn't agree, they come here.

Public Comment: Marty Welfeld 829 N Lakeside- City does not maintain alleys. Historic designation of 50 years for the survey is an arbitrary date. Young people coming for affordability and looking to improve properties.

Teresa Miller 829 N Lakeside-is in favor of people investing in the old western properties, we should be glad for these people.

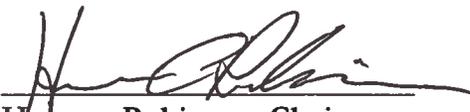
Scott Maxwell-Vice Mayor- sat on the committee to institute Historic Districts, and has no validation to show value of preservation in Lake Worth. Speaks about real and perceived subjectivity. Staff should get away from subjectivity and follow the law/ordinances. We have created a bureaucracy with which people can't deal. 9:01pm

Board: Member states he lives here because of the historic district, another member is updating a house outside the Historic district and can understand the frustration of homeowners.

Vice Mayor would like a quantification of the value of properties with historic designation.

5. Adjournment 9:20 pm

Attest:


Herman Robinson, Chairman

Submitted By:


Sherie Coale, Board Secretary

Minutes Approved:


11/9/16

September 21, 2016 HRPB Workshop Meeting

Date
