



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 Room, 7 North Dixie Hwy.

WEDNESDAY, MAY 18, 2016 6:00 PM

1. Roll Call and Recording of Absences:
2. Pledge of Allegiance
3. New Business:
 - A. HRPB and Staff Discussion of Historic Preservation Issues and Challenges
4. Public Comments (3 minute limit):
5. Board Member Comments:
6. Adjournment:

A. NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (Sec. 2-12 Lake Worth Code of Ordinances)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.

7. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



Preservation Overview

Historic preservation is an endeavor that seeks to **preserve**, conserve and protect buildings, objects, landscapes or other artifacts of **historical** significance.

1853: Mount Vernon and Ann Pamela Cunningham

1889: Association for the Preservation of Virginia Antiquities

1910: Society for the Preservation of New England Antiquities

1926: Colonial Williamsburg

1931: First Preservation Zoning Ordinance in Charleston, SC

1936: Cities throughout the USA adopt Preservation Zoning

to Present Ordinances

1949: National Trust for Historic Preservation

1963: Demolition of Penn Station in NYC

1966: National Historic Preservation
Act decreed from Congress



National Preservation Act of 1966

Declared that:

1. The spirit and direction of the Nation are founded upon and reflected in its historic heritage
2. The Historical and cultural foundations of the Nation should be preserved as a living part of our community and development in order to give a sense of orientation to the American people
3. Historic properties significant to the Nation's heritage are being lost or substantially altered, often inadvertently, with increasing frequency
4. The preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans

National Preservation Act of 1966

5. In the face of ever-increasing extensions of urban centers, highways, and residential, commercial, and industrial developments, the present governmental and nongovernmental historic preservation programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation.

6. The increased knowledge of our historic resources, the establishment of better means of identifying and administering them, and the encouragement of their preservation will improve the planning and execution of Federal and federally assisted projects and will assist economic growth and development; and

7. Although the major burdens of historic preservation have been borne and major efforts initiated by private agencies and individuals, and both should continue to play a vital role, it is nevertheless necessary and appropriate for the Federal Government to accelerate its historic preservation programs and activities, to give maximum encouragement to agencies and individuals undertaking preservation by private means, and to assist State and local governments and the National Trust for Historic Preservation in the United States to expand and accelerate their historic preservation programs and activities.

National Register of Historic Places

The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the **National Park Service's National Register of Historic Places** is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Criteria for Significance:

- A – Event (Historical/Cultural)
- B – Person (Historical/Cultural)
- C – Design/Construction (Architectural)
- D – Information Potential (Archaeological)



US Secretary Of Interior Standards For The Rehabilitation Of Historic Properties

“Standard 1- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.”

“Standard 2 - The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.”

“Standard 3 - Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken”

“Standard 4 - Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.”

“Standard 5 -Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.”

“Standard 6 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”

“Standard 7 - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.”

“Standard 8 - Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”

“Standard 9 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

“Standard 10 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

The Preservation Process

Preservation applies the measures necessary to sustain the existing form, integrity, and materials of a historic property. Preservation work generally focuses on the ongoing maintenance and repair of historic features and materials rather than extensive replacement and new construction.

Rehabilitation adapts a property for a compatible use through repair, alteration, and addition while preserving those portions or features that convey its historical, cultural, or architectural values.

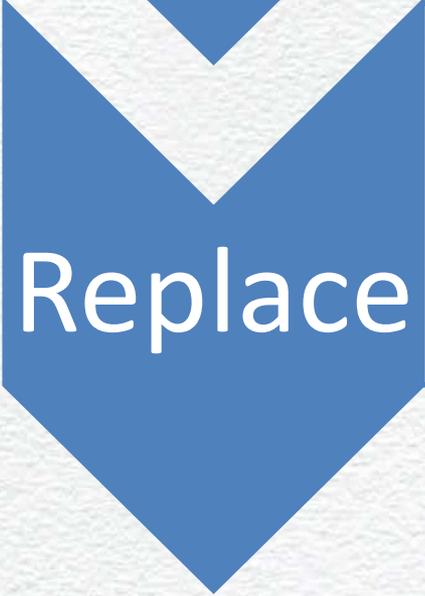
Restoration accurately depicts the form, materials, features, and character of a property as it appeared at a particular period in time. Restoration retains as much of the fabric from the historic period as possible. Inconsistent features may be removed and missing features faithfully reconstructed in accordance with the restoration period.

Reconstruction depicts, with new construction, the form, materials, features, and character of a property that no longer exists, as it appeared at a particular time.



Repair

- The 1st Step to successful preservation is to repair the historic material
- The historic material shall be maintained



Replace

- If the material cannot be repaired than replacement shall be the most-like product to the original historic material

Advent of Local Preservation

New Orleans

In 1936, New Orleans created the Vieux Carre Commission that granted regulatory powers to the first neighborhood-led advisory council that oversaw the maintenance of local historic resources. Today, the Vieux Carre regulates repair and alterations made to the exterior surfaces of all buildings in the district.



<https://s3.amazonaws.com/citybuzz/2015/11/french-quarter-new-orleans-place/french-quarter-new-orleans-2.jpg>

Charleston

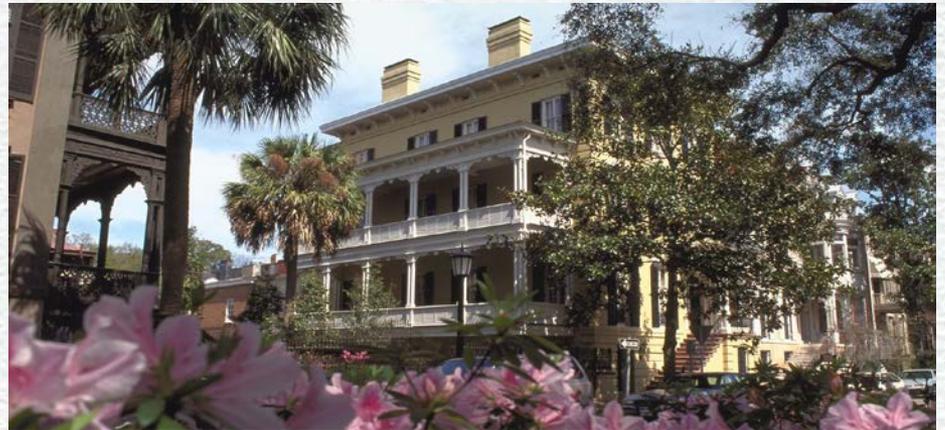
In 1931, Charles created a Preservation Zoning Ordinance that created the Old and Historic Charleston District. The ordinance focused on the exterior of the buildings that can be seen by the public. "This area approval to historic architecture would come to define the modern preservation movement." (Weyeneath, p. 272)



<http://fajcharleston.com/wp-content/uploads/2013/02/french-quarter-inn-charleston-city-view1.jpg>

Savannah

Preservation in Savannah was brought to the forefront in the 1950s when the Davenport House was to be demolished. A last minute save by the Savannah Foundation saved the house and catalyst Savannah into creating historic districts. In 1966, the first of twelve districts was landmarked in Savannah.



<http://images.trvi-media.com/media/content/shared/images/travelguides/Savannah-and-vicinity-6034190-smallTabletRetina.jpg>

Preservation in Lake Worth

Public policy. The city commission declares as a matter of public policy that the ***preservation, protection, perpetuation, enhancement and use of landmarks and historic districts is a public necessity because they have a special historic, architectural, archaeological, aesthetic or cultural interest and value and thus serve as visible reminders of the history and heritage of this city, state and nation.*** The city commission finds that this section benefits the residents and property owners of Lake Worth and declares as a matter of public policy that this section is required in the interest of the health, prosperity, safety, welfare and economic well-being of the people.

The city commission further declares that this section specifically implements the comprehensive plan, and further, embodies the city's commitment to conserving its historical, cultural, archeological and architectural resources, not only to preserve its unique character, but also to meet the stated goals, objectives, and policies of land use, housing and conservation, as mandated by F.S. Ch. 163, and its comprehensive plan.

Lake Worth Municipal Code, Section 23.5-4.



Historic Districts

There are six listed Historic Districts within the City of Lake Worth

National and Local Districts

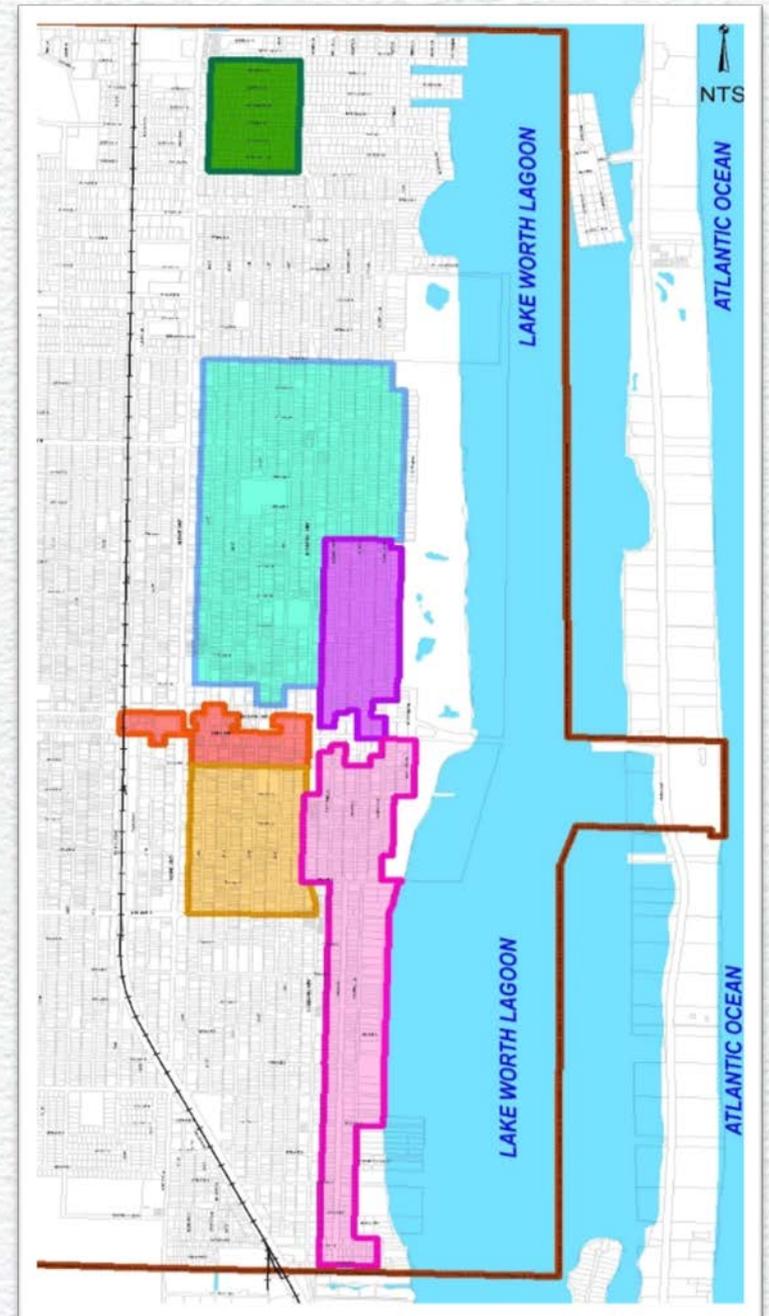
Designated Nationally in 2001 and Locally in 1999

- Old Town
- Old Lucerne
- College Park

Local Districts

- South Palm Park
 - Designated in 2000
- Northeast Lucerne
 - Designated in 2002
- Southeast Lucerne
 - Designated in 2002

All Districts are regulated through Lake Worth Municipal Code Section 23.5-4



Architectural Styles In The Historic Districts

- Frame and Masonry Vernacular
- Mission
- Mediterranean
- Cottage
- Bungalow
- Key West Style
- Art Deco
- Art Moderne
- Mid-Century Modern
- Ranch
- Minimal Traditional
- Craftsmen
- Revival Styles: Colonial, Neoclassical, and Mediterranean



Preservation Efforts in Lake Worth

The Preservation Ordinance was created in 1996 and the HRPB was established in 1999

There are currently two completed surveys of the Lake Worth Historic Districts:

1. 1991 Survey of a Segment of SR805 (Dixie Highway) by Archaeological Consultants, Inc.
2. 1991 Historic Properties Survey of the City of Lake Worth by Historic Property Associates, Inc.

The period of historical and architectural significance encompasses all properties constructed before 1949 at the time of the survey



Character Defining Features of Lake Worth Buildings

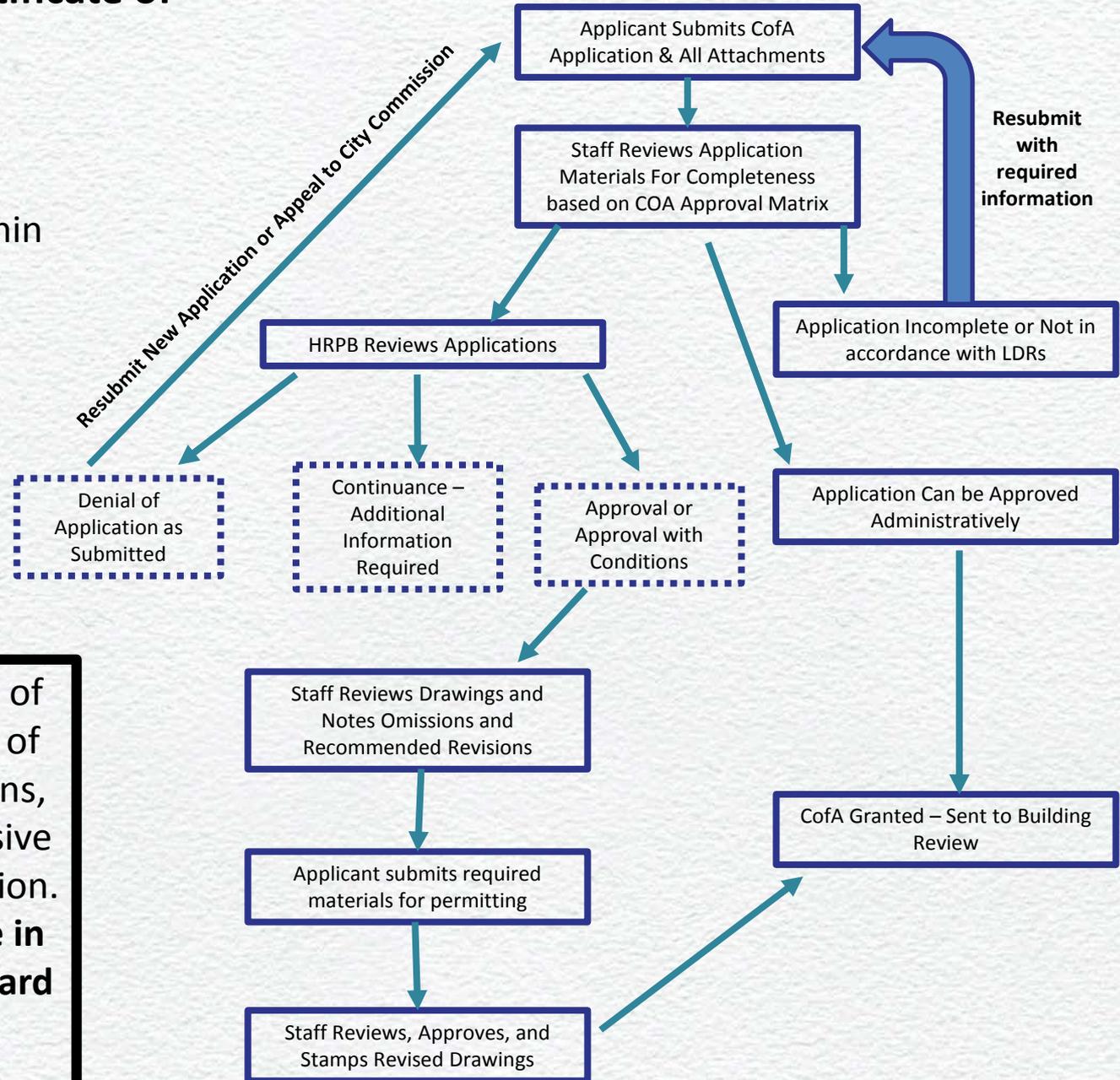
Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. **Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.**



What are the character-defining features of this house?

Understanding the Certificate of Appropriateness

A COA is a necessary form when reviewing building permits for structures within the Historic District



Cases presented in front of board include: a change of historic material, additions, new construction, extensive renovations, and demolition. **All Applications must be in by the deadline to be heard at the next available meeting.**

Next Steps

The Preservation Ordinance and the City of Lake Worth: Future Growth

Determining the Character of Lake Worth's Historic Buildings

Creating a set of Design Guidelines

New Survey that focuses on properties that were not yet 50 years old during the first surveys



Future Workshops

Downtown Jewel Neighborhood Association and Bryant Park Neighborhood Association for the Southeast Lucerne and Downtown Historic Districts

South Palm Park Neighborhood Association and Bryant Park Neighborhood Association for the South Palm Beach Historic District.

Parrot Cove Neighborhood Association, Mango Groves Neighborhood Association and Bryant Park Neighborhood Association for the Old Lucerne and Northeast Lucerne Historic Districts.

College Park Neighborhood Association
for the College Park Historic District.

