



CITY OF LAKE WORTH

1900 2nd 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, JULY 13, 2016 6:00 PM

1. Roll Call and Recording of Absences
Present were: Herman Robinson, Chairman; Judith Just; Tom Norris; Darrin Engel; Madeleine Burnside;
Also present were: Aimee Sunny, Senior Preservation Coordinator; Katie Jacob, Associate Preservation Planner; Maxime Ducoste, Assistant Director for Planning and Preservation; Carolyn Ansay, Board Attorney; Sherie Coale, Board Secretary.
E. Fitzhugh Sita arrives 6:02 pm
2. **Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda
Approved
Ayes, all unanimous
4. Approval of Minutes

A. June 8, 2016 RM Minutes
T. Norris would like to amend minutes to he did visit sites but did not speak to anyone.
Motion: T. Norris motioned to accept as amended M. Burnside 2nd
Vote: Ayes, all unanimous.
5. Cases

A. Swearing in of Staff and Applicants
Board Secretary swore in all staff and applicants speaking before the Board.
B. Proof of Publication
Provided in Meeting packet.

C. Withdrawals/Postponements
None
D. Consent
None
E. Public Hearings

1. Board Disclosure

July 13, 2016 Regular Meeting

T. Norris visited all the sites for this meeting; M. Burnside lives across the street from one project and greeted applicant upon arrival this evening; J. Just drove by the O St site; D. Engel drives by O St site and South L St site; H. Robinson visited the sites but did not speak to any applicants.

D. Engel recused himself for the 3 following cases at 6:06 pm due to being employed by applicant.

2. HRPB Projects 16-01400016, 16-00500016, and 16-00100165: Consideration of a Minor Site Plan, Conditional Use Permit, and Certificate of Appropriateness for New Construction to allow for a +/- 352 square foot multi-use open-air metal and masonry structure, and a private outdoor recreational event space, on a +/- 10,125 square foot parcel located at 11 South L Street; PCN# 38-43-44-21-15-021-0220. The subject property is located in the Old Town Historic District and the Mixed Use East (MU-E) zoning district.

Staff: A. Sunny presents case findings. Recommends for approval. All staff reports entered into the record.

Applicant: Rick Gonzalez and Martha Buritica of REG Architects- site will be used primarily for sculpture, it is in the art moderne style. Natural progression from indoor events in the building to the outdoor venue. Goal would be to eventually build an annex. Special event permits would be pulled for other types events. Sidewalk will be repaired but no work in the alley, there will be a lot of site work. Adding Bougainvillea on the south property line for the neighbors, which provides privacy, a friendlier feel than a continuous wall. Courtesy notices were mailed, no pro or negative comments were received by applicant or staff. T. Norris inquires about special event decibels for activities. A. Sunny states it is a condition of approval. Fence will be six (6) feet in height and will be locked at night. PBC Fire is asking for a third gate to be installed estimating a max capacity of 800-900 people standing. No permanent amplified equipment. Lighting very clean and modern. Orientation of the building helps to direct the sound, in addition to the curved wall and ceiling, away from the neighbors to the south. Acoustics have been taken into consideration.

Board: Did applicant reach out to neighbor on the south? E. Fitzhugh Sita would like a special event permit requested anytime there will be amplified sound. M. Ducoste provides the tiered cost of special events, noise ordinance covers the decibel level regardless of whether there is a special event or not. J. Just expresses concern about vagrancy and the possibility of people sleeping there overnight as well as during the day. REG indicates that staff would be there during operating hours. Public private place open from morning to evening. Space could be rented for a private event. Applicant agrees to operating hours of 6 am to midnight with no amplified sound from midnight to 6 am.

Public Comment: Michael Francis 529 S L St- The stone wall will not make much of a difference. Amplification is a moot point because non-amplified performances could emit more noise than an amplified poetry reading. Compares noise from Propaganda and Havana establishments to what could possibly come from this site.

Motion: T. Norris motions to approve HRPB 16-01400016 Minor Site Plan with staff recommended conditions, J. Just 2nd.

Vote: Ayes all, unanimous.

Motion: T. Norris motions to approve HRPB 16-00500016 Conditional Use with amended conditions, J. Just 2nd.

Vote: Ayes all, unanimous.

Motion: T. Norris motions to approve HRPB 16-00100165 Certificate of Appropriateness with staff recommended conditions, J. Just 2nd

Vote: Ayes all, unanimous.

Darrin Engel returns to the dais at 6:43 pm

3. HRPB Project Number 15-00100022: Consideration of a Certificate of Appropriateness (COA) for new construction of an addition to the existing structure at 812 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was constructed in 1942 and is a contributing resource within the South Palm Park Local Historic District. Staff is requesting a continuance for this case. H. Robinson asks if applicant is aware they may come before the Board without a vote being taken, for a conceptual review. Staff indicates applicant is aware of the opportunity.

Motion: M. Burnside motions to continue HRPB 15-00100022 to a date certain of August 10, 2016. D. Engel 2nd.

Vote: Ayes all, unanimous

F. Unfinished Business

None

G. New Business

1. HRPB Project Number 16-00100145: Consideration of a Certificate of Appropriateness (COA) for installation of a double driveway in the front yard, for the property located at 529 South L Street; PCN# 38-43-44-21-15-169-0310. The subject property was constructed c.1940 and is a contributing resource within the Southeast Lucerne Local Historic District.

Staff: K. Jacob presents the case and reads Historic Standard 2 & 9 into record. Staff recommending denial. Recommends a single driveway.

Board: J. Just questions where the applicant is currently parking. Staff responds the parking area is at the rear of property.

Applicant: Michael Francis- presents why his property prohibits him from placing the driveway in the rear of the property. Over the years there have been major changes from original home plans i.e. front walk goes to a bedroom, garage access orientation has changed, attic was raised. Renters are parked adjacent to the rear of lot which makes it difficult to park. Street parking is limited due to being a corner lot and no parking allowed to within 15 feet from the intersection. The subject property is surrounded by multi-family units. Slideshow of multiple homes with driveways in the front of the property within a 5 block area. Subject property has large trees on the side and if using the back yard to park, applicant believes he will be losing outdoor space. Many of the featured photos with side yard driveways have room for 4 vehicles. Applicant states in doing so he would have to eliminate the 3 large trees. Staff also expresses concern with egress onto public streets.

Board: E. Fitzhugh Sita points out the possibility of pavers with grass because believes applicant will ultimately be unhappy with tire tracks. Applicant is open to any type of material so long as it resolves the parking issue. Asks A. Sunny about Turf-Bloc.

D. Engel believes the issue is the historic context of the neighborhood, there will be a truck in the front yard. H. Robinson asks if alleyway is 2-way, applicant responds yes. Applicant normally parks at various places, difficult to park in back of property due to multi-family parking and proximity of other vehicles and fences on property lines.

Discussion of ingress/egress onto the public streets. Applicant points out that egress from lot by backing onto a street (6th) is prohibited according to law. Staff pondered the possibility of a curb cut from 6th to the rear of the property to accommodate parking in the rear of the house. Applicant shows adjacent outdoor space in front yard with eight (8) foot fence. A curb-cut has already been made in the front. 2 permits submitted, one for curb cut and one for driveway. Public Services approved the right of way permit (curb cut) without regard to the implications.

T. Norris asks about area/space to the left of front elevation for parking.

D. Engel asks about the removal of two alley parking spaces, adding 2 spaces on front of property netting a loss of 1 space to the neighborhood on street due to curb cut. Asks who decided no one is allowed to park on 6th Avenue S despite looking like you should be able to park on it. Applicant states sidewalks are wider and 2 cars cannot pass if parking is allowed on side of street. H. Robinson asks to see the map depicting where trees are located. Board members agree there appears to be space on the side, applicant states the issue is getting from the alley onto the lot.

D. Engel has photographs where the Mango tree is located.

Staff concurs with Board the possibility of a curb cut from 6th Ave South has not been fully investigated.

Board Attorney asks Chair who produced the photos being shown to Board members. They should not be circulated to Board members as the Board member is not a sworn witness, only staff and applicant may produce evidence. D. Engel mentions a possibility that 5 years from now someone else may be living at this location and may utilize these requested spaces as a salvage yard.

Applicant continues to petition due to lack of space and other homes with drives in the front. Board questions as to whether a circular drive could be an option.

E. Fitzhugh Sita asks Board members whether to continue to next meeting pending further research on options by applicant and staff.

Board asks attorney about a continuance, who states the applicant most likely can deduce the consensus from the comments made by the Board. Suggests he may want to avail himself of the option to continue to the next meeting once further options are explored. Applicant states he will attempt to resolve and continue.

D. Engel points out the area and dimensions delineated on the drawing as "gravel" is sufficient space for parking vehicles.

Public Comment: None

Motion: E. Fitzhugh Sita continue HRPB 16-00100145 to date certain of August 10, 2016. D. Engel 2nd.

Vote: Ayes, all unanimous.

M. Burnside requests of the applicant to please return with various options.

2. HRPB Project Number 16-00100157: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at 231 N O St; PCN# 38-43-44-21-15-042-0092. The subject property was constructed c.1928 and is a contributing resource within the Old Lucerne Local Historic District.

Staff: A. Sunny presents case. Not compatible with criteria. Single hung windows with the exception of the horizontal rollers proposed for the kitchen area corner (4) windows.

Board: H. Robinson, chair, sees the usual dilemma.

Applicant Representative: Scott Key Home Depot and Dennis Barber, Home Depot: Home Depot does not install any wood or wood clad windows in Florida.

July 13, 2016 Regular Meeting

A. Sunny mentions cost varies widely according to manufacturer. Staff did reach out to applicant and indication was that Home Depot was taking care of the issues while out of town. J. Just asks why applicant wants to replace, Home Depot representatives indicate that applicant is seeking energy savings and protection. E. Fitzhugh Sita is not in favor of replacing #2,3,4. Staff is not opposed to replacing the non-original windows 1,5,12,13,14 and 15 on the rear of the structure. Staff also uses this structure as an example of style of mission style. Discussion of value of the contributing status especially on a corner lot.

J. Just would like to approve a change to all windows, is not in favor of changing to different types. Home Depot has not yet manufactured subject windows, mentions that casement would look nice on the house.

Public Comment: Board Secretary read email into the record from Margaret Menge, 307 North O Street.

Motion: Motion by D. Engel for HRPB 16-00100157, with staff recommended conditions 3-12, amended to include that the replacement windows may be aluminum, wood, or wood-clad, subject to staff approval. Conditions # 1 and 2 are altered, and the motion includes that windows 2,3,4,6,7,8,10,11,16,17,18,19 shall not be replaced, and can be repaired.

Board Attorney again cautions Board members against making a statement that may cause fellow board members to rely upon the personal experience of a board member, as fact or evidence as they are not a sworn witness. T. Norris 2nd.

Vote: Ayes 5, Nay 1 J. Just motion passes 5/1.

6. Planning Issues

The HRPB workshop will tentatively take place next Month, August 17, the 3rd Wednesday. This will be to address issues brought forth during the previous neighborhood workshops. A. Sunny and K. Jacob disclose the results of the State Grants and rankings which were awarded today. Comments made by the state during the award process were they were pleased with the City's objective of conducting a \$50,000 survey update and moving forward with a \$30,000 design guideline grant request. If the grant program is fully funded, the award would start July 2017. A separately \$25,000 survey update grant award, with a \$25,000 cash and in-kind services match from the City, was previously awarded which can be used beginning July 1, 2016. Staff will be putting together consultant services bids. Staff has not heard back from all the neighborhoods, currently waiting and hoping to take their concerns into account during the workshop.

7. Public Comments (3 minute limit):

None

8. Departmental Reports

None

9. Board Member Comments:

10. E. Fitzhugh Sita has returned from vacation.

D. Engel mentions a G Street home receiving a smooth stucco finish; friend who purchased a mid-century home; progression on 700 North J Street has new windows; asks why board has relaxed view on replacement windows but not roofs? We need to look at the roofs in the same way; clear windows could use some tint but not reflect light.

J. Just finds the issues of windows to be confusing. Why not require all windows to be replaced with wood rather than a combination. Does not find the combination of wood and aluminum

July 13, 2016 Regular Meeting

to be attractive to purchasers, would like to have a consistent look rather than a combination. A. Sunny, typical procedure for a non- original window replacement would be to replace back to original type.

T. Norris tells about previous home (a garrison colonial) that has since been stripped of most of the historic elements. A bit nostalgic when he sees 3rd and L.

M. Burnside will be vacationing in S. France within castle walls that have been turned into cottages. H. Robinson is glad a workshop is scheduled. Asks about interdepartmental involvement. Speaks about chain link fences allowed in historic districts, allowed on front elevations throughout the city. Must be vinyl coated either black or green. Inquires about demolition for Gulfstream. Staff mentions inquiries about the demolitions advertising process have been made. Board Attorney states briefs have been filed and now awaiting decision of court to advise if hearing will take place or decide on its own. Concern expressed about graffiti on Gulfstream. Asks about an additional camera for the City Commission Chambers. Asks about historic survey to not "gerrymander" so as to include Lake Avenue & South Palmway. Jimmy Zoellner has resigned.

J. Just mentions Third Avenue North and O Street construction started, a cottage.

M. Burnside asks about awards to be presented to recognize great preservation efforts by citizenry. A Sunny mentions various methods of recognizing home owners preservation efforts. Could be quarterly with plaques. Discussion of different types of awards in various cities. H. Robinson encourages realtors to join together to bring awareness to potential buyers when purchasing in the historic districts.

11. Adjournment: 8:39 pm

Attest:


Herman Robinson, Chairman

Submitted By:


Sherie Coale, Board Secretary

Minutes Approved:


Date