



## 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, MARCH 09, 2016 6:00 PM**

**1. Roll Call and Recording of Absences**

Present: Chairman Herman Robinson Jimmy Zoellner, Tom Norris, Judith Just, and Vice-Chair Darrin Engel.

Also present were: William Waters, Director for Community Sustainability; Maxime Ducoste, Planning Zoning Preservation Manager; Aimee Sunny, Preservation Planning Coordinator; Curt Thompson, Community Planner; Sherie Coale, Board Secretary.

Erin Fitzhugh Sita arrived at 6:12 pm.

**2. Pledge of Allegiance**

Led by the Chairperson

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

520 S. Palmway to continue to April 13, 2016 meeting.

**Motion:** by J. Just, 2<sup>nd</sup> D. Engel to date certain.

**Vote:** Ayes all, unanimous.

Reorder G.1. - 22 S M Street to be heard prior to unfinished business.

**Motion:** to re-order J. Just 2<sup>nd</sup> . Norris.

**Vote:** Ayes all, unanimous.

**4. Approval of Minutes**

A. October 2015 Meeting Minutes

**Motion:** to approve D. Engel, 2<sup>nd</sup> J. Zoellner

**Vote:** Ayes all, unanimous.

B. November 2015 Meeting Minutes

**Motion:** to approve D. Engel, 2<sup>nd</sup> J. Zoellner

**Vote:** Ayes all, unanimous.

C. December 2015 Meeting Minutes

D.Engel suggests the following corrections: Marian Cone comments should be indicated as part of public comment, clarify Marian Cone as National Historic Preservationist, D. Engel states he did not say that "5V crimp is not the longest lasting".

**Motion:** to change and approve D. Engel, 2<sup>nd</sup> J. Zoellner

**Vote:** Ayes all, unanimous.

D. December 2015 Joint Workshop Minutes

Tabled to next month

E. January 2016 Meeting Minutes

**Motion:** to approve: D. Engel, 2<sup>nd</sup> J. Zoellner

**Vote:** Ayes all, unanimous.

5. Cases

A. Swearing in of Staff and Applicants

All those present who expressed a desire to speak were sworn in by Board Secretary.

B. Proof of Publication

1. Lake Worth Herald

2. Palm Beach Post

C. Withdrawals/Postponements : None

D. Consent : None

E. Public Hearings

1. Board Disclosure

a. Form 8B

b. D. Engel recuses himself due to his employment with REG Architects working on F. 1,2,3,4.

c. H. Robinson spoke with John Szerdi and does not believe it will impede nor influence his objectivity.

**Item G.1 (reordered and heard at this time).**

F. Unfinished Business

1. HRPB Project # 15-00100217 Certificate of Appropriateness (COA) for Exterior Alterations to the historic Gulfstream Hotel.

**Staff Presentation:** William Waters, Director of Community Sustainability Department reviews/refreshes Board and public with respect to previous approvals and items to be heard at this time. The Director enters all staff reports, powerpoint presentations and materials provided at the February 17<sup>th</sup> meeting and at this meeting as part of the official record for this meeting. Indicates the applicant and staff have worked very diligently, cooperatively and expeditiously to bring forth the revised plans for this meeting. Changes include the streetscape, the annex façade with art deco inspiration more definitive, would not qualify for the historic waiver, on its own

merits. LDR guidelines and downtown thoroughfares, the intent is to have two (2) story facades on Lake Avenue. The crossover bridge continues to need work. The overall height of the garage is lowered, with 50 additional parking spaces provided with an added floor. The parking garage is shown with the retail element eliminated. Greenspace removed, and building moved closer to the street.

**Board Comment:** E. Fitzhugh Sita asks about the number of wood windows vs aluminum windows. Director William Waters indicated the architect was helpful in identifying the wood windows set for preservation. T. Norris asks about what was in the rear of the hotel when built, pool or garden? Improvements made in 50's. Not a lot of documentation and many buildings are no longer there in the vicinity that were part of the Gulfstream; also likes open space concept of gardens and at-grade pool, cites the other "era" type hotels Chesterfield and Brazilian Court.

H. Robinson dislikes the garbage dumpster location, has no appreciation of the ADA feature in the front of the project. Director William Waters reminds Board the site plan was previously approved and the Old hotel will most likely be open and operational prior to the annex being constructed.

**Applicant:** Tim Gravis architect- indicates the applicant is in agreement with location and has been working with staff since last meeting. It is in the most logical space and keeping within ADA compliance requirements. Director William Waters indicates this was part of the approval of the site plan at the previous HRPB meeting. H. Robinson asks about measurement of exhaust, staff indicates there are performance specs for odors and noise being emitted from the site.

**Applicant presentation:** Nothing additional to add. Ms. Bonnie Miskel indicates willingness to work with staff to attempt to relocate the lift as far west as possible without violating ADA requirements.

**Board:** J. Just asks whether consideration has been given to the bas relief or terra cotta element of rooftop façade. Director William Waters indicates if sufficient photo documentation can be acquired regarding detail, it could be restored. Board members generally comment on mosaics and railing detail being provided.

E. Fitzhugh asks about Tax credit. Steve Michael (previously sworn in). Submitted application for tax credit for historic credits by Park Service

**Public comments:**

Lynda Mahoney (131 N Golfview Rd) objects to all projects. Believes the rooftop usage will increase a non-conformity. Provides some history with regard to the pool location putting greens, and other structures co-owned by the condos and hotel.

Joann Golden (502 N Palmway): objects to height due to charter amendment, disagrees with a "canyon effect" of downtown created by large buildings; questions "energy star" approval (believes it concerns appliances), the project seems to be short on sustainability, long on profitability; worries about climate change, sea level rise.

Teresa Miller (829 N Lakeside): Is in favor, bring on the jobs, get it on the tax rolls. Appreciates the detailed work, integrity of Staff and Board to bring this project forward.

**Applicant comments:** Ms. Bonnie Miskel comments the rooftop uses vs structure. Uses have existed, vested and conforming for decades, there is flooring on the roof. Height of elements which extend above the rooftop is structure, not a non-conformity. Umbrellas etc. are simply portable amenities that can be moved and are within the normal use within the scope of a hotel operation.

**Motion:** E. Fitzhugh Sita motions to approve with the following conditions:

- 1) All decorative railings, parapets, pent roofs, medallions, and other decorative details shall be designed to be compatible with the Mission Revival style of architecture, and shall be subject to Staff review and approval prior to permitting.
- 2) The specific design, configuration, and location of the accessible lift shall be subject to Staff review and approval prior to permitting. If the location of the lift is required to be as it is shown on these drawings, then the proposed lift design shall emulate, to the extent possible, the current configuration of a low knee wall with a balustrade, in order to preserve the symmetry and integrity of the central 5 bays on the North elevation.
- 3) All existing wood windows and doors shall be repaired and restored.
- 4) All new windows and doors shall use exterior raised applied “putty” or “ogee” style muntins. No flat or internal muntins shall be permitted. No reflective mirrored glass shall be permitted.
- 5) All intermediary walls in the guest rooms shall line up with a window mullion, a door mullion, or a wall. These walls shall not be located in the middle of windows, as this would adversely affect the exterior appearance of the historic structure. The reconfiguration shall be subject to Staff review and approval prior to permitting.
- 6) The clerestory windows in the existing hotel lobby shall remain and be incorporated into the lobby design, subject to Staff review and approval prior to permitting.
- 7) All balustrades, planter boxes, decorative medallions, parapets, window and door trim, and other decorative elements shall be preserved and restored.
- 8) The Applicant shall finance and install an official State Historic Marker for the historic Gulfstream Hotel. Staff will coordinate with the Applicant regarding the text for the sign and the State Historic Marker review program, as well as determine the most appropriate location for the sign installation within the site plan.

2<sup>nd</sup> by J. Zoellner

**Vote:** Ayes all, unanimous.

2. HRPB Project # 15-00100216 Certificate of Appropriateness (COA) for an Addition to the existing historic Gulfstream Hotel, including a Historic Waiver.

**Staff Presentation:** Director William Waters presents detail changes to additions (bridge and pool) on hotel 1, 4, 6, 7, 8, 9 windows. South elevation continues to need additional refinement such as tiles or mosaics. Refining, preservation of clerestory windows, the bridge element is much improved but continues to need additional refinement leading to a more delicate nature (lighter). The pool deck is not visible from street.

J. Just asks about lighting (sconces) on front of annex.

**Applicant Presentation:** Tim Gravis answers questions regarding arch detail, mosaics and B. Miskel considers soliciting from community. CRA has already vetted with the LULA project. Applicant may want to contact the CRA.

Board: T. Norris views the lack of walkway through this building to Bryant Park as a shortcoming, lost opportunity.

**Motion:** E. Fitzhugh Sita motion with the following conditions:

- 1) All decorative railings, parapets, pent roofs, medallions, and other decorative details shall be designed to be compatible with the Mission Revival style of architecture, and shall be subject to Staff review and approval prior to permitting.
- 2) All new windows and doors shall use exterior raised applied “putty” or “ogee” style muntins. No flat or internal muntins shall be permitted. No reflective mirrored glass shall be permitted.
- 3) The clerestory windows in the existing hotel lobby shall remain and be incorporated into the lobby design, subject to Staff review and approval prior to permitting.
- 4) The south elevation could be further refined to provide enhanced decorative features including murals, mosaics, fountains, or a dog bar, subject to Staff review and approval prior to permitting. The Applicant shall collaborate with the Community Redevelopment Agency’s LULA program with regards to murals and other artwork.

- 5) The sky bridge structure could receive additional decorative details and brackets to support the structure, subject to Staff review and approval prior to permitting.
- 6) All balustrades, planter boxes, decorative medallions, parapets, window and door trim, and other decorative elements shall be preserved and restored.

J. Zoellner 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**Public comment:** None

3. HRPB Project# 15-00100215 Certificate of Appropriateness (COA), for New Construction of a new hotel structure and parking garage, including a Historic Waiver.

**Staff Presentation:** Director William Waters presents: Bas Reliefs presented, would like to better refine the medallions, fretwork over the entrance needs to be lightened up (not so heavy) and not be in conflict with the signage. Elevation on S Lakeside has been greatly simplified. Architect will continue to resolve FL Building Code issues with respect zero exterior egress (window) for some of the guest rooms. Lake Avenue elevations complimentary and harmonious with a pinkish coloration with different shades. Sustainable Bonus, provided documentation by applicant and how Energy Star can be applied. Asking to post a performance bond commensurate to an amount equal to the balance of the sustainable bonus amount with ½ already being met. Solar panels are not seen and there are green roof elements for water retention. Ground floor to be built one foot above FEMA standard. Anticipates the existing hotel drainage issues will be improved upon by applicant.

**Applicant Presentation:** Tim Gravis agrees the bridge detail will continue to experience improvement. Discussion regarding the 2<sup>nd</sup> floor “patio” outside of the 4 suites. Ms. Miskel speaks to segregating the area immediately off the stairwell with maximum vistas, emphasizing the need for expectation of privacy outside the suite areas. Applicant is not adverse to a 2<sup>nd</sup> floor colonnade provided it does not impede the client ability to acquire Energy Star, tax credit nor impede the Historic tax credit application. Staff proposes a 2<sup>nd</sup> floor stepback colonnade which would allow the 3<sup>rd</sup> floor a larger balcony as well.

T. Norris: empathizes with applicant that you must show deference to the historic aspects.

J. Just questions number of egresses off balcony. Lakeside facing north detail.

J. Zoellner questions retail space not fronting on Lake Ave. Delivery truck space. J. Just asks about lighting, staff mentions the upcoming LDR changes with respect to accent lighting. J. Zoellner asks about the 2<sup>nd</sup> floor access to the pool (elevated walkover).

Director William Waters described changes to garage such as additional floor added with overall height lower than the allowed height, perhaps some added grill work to alleviate the appearance of a garage.

H. Robinson asks about sound dampening for elevated auto ramps. Ms. Miskel reminds all of the previous meeting with the condition that a traffic management study be provided at the six (6) month period. If the need was demonstrated at that point in time, they will address the need but the project it is not currently parking deficient.

H. Robinson asks about whether laundry is outsourced or in-house. Tim Gravis indicates there will be a small in-house laundry in the annex. Kitchen exhaust is an ongoing review by applicant at this time. Director William Waters states that all mechanical must be screened. Intent is not to vent any exhaust toward condominium building.

**Public Comment:** Marian Cone, historic preservationist, cautions that the second building needs to take a backseat to the Historic Hotel, there is too much agrandissement with the annex.

Richard Stowe 414 N Federal Highway- has concerns with height, bulk and scale, unbalanced on property has a canyon effect. Fails the test of a world-class hotel.

Peggy Fisher 508 North A Street- in favor, private parking garage, not for public comment.

Public comments closed.

**Motion:** E. Fitzhugh Sita 2<sup>nd</sup> by J. Just with the following conditions:

- 1) All decorative detailing including mouldings, trim, spandrel panels, transoms, bas relief, medallions, railings, balcony brackets, and other decorative elements on the hotel annex and the parking garage structures shall be further refined to reflect the richness and exuberance of the Art Deco architectural style. The design and detailing shall reflect of hierarchy and differentiation of spaces, and the existing “sunburst” designs shall be adjusted accordingly. Additional decorative elements including applied brick, cast stone, mosaic tiles, or polychrome elements could be added to the structure. All decorative detailing shall be subject to Staff review and approval prior to permitting.
- 2) The detailing of the entrance on Lake Avenue could be further defined and enhanced in order to further define this as a primary building entrance. Specific details for this entrance have not yet been provided, and shall be subject to Staff review and approval prior to permitting.
- 3) The colonnade facing Lake Avenue shall be revised so that each group of four openings shall be symmetrical around a central axis, the end piers shall have equal or greater width than the interior piers, and additional decorative elements, such as bas reliefs, shall be added above the colonnade openings where space allows, subject to Staff review and approval prior to permitting.
- 4) The size and specific location of the proposed 1/1 windows and French doors may be adjusted as needed to meet building code requirements. French doors shall not be installed in an inoperable or fixed condition, instead the design shall be adjusted as needed to incorporate windows or add balconies. All window and door alterations shall be subject to Staff review and approval prior to permitting.
- 5) The windows and doors shall not have reflective mirrored glass.
- 6) The parking garage structure openings shall be further refined to incorporate decorative screening, masonry units, or other decorative feature in order to provide a visual barrier between the parked cars and pedestrian traffic on South Lakeside Drive and 1st Avenue South, subject to Staff review and approval prior to permitting.
- 7) The asymmetrical design of the parking garage west elevation may be adjusted as needed to resolve the enhanced decorative openings or create an axis with the properties across South Lakeside Drive, subject to Staff review and approval prior to permitting.
- 8) If feasible, public access applicable to appropriate codes shall be provided at the Northeast corner of the second floor deck.
- 9) If feasible, per the Federal Income Tax Credit Application, study of additions of a second floor colonnade shall be provided.

**Vote:** Ayes all, unanimous

**Applicant Comments:** Ms. Bonnie Miskel requests that the minutes, applicant submittals, and testimony from the February 17<sup>th</sup> meeting be included in this testimony and entered into the record.

4. HRPB Project # 15-00100214 Certificate of Appropriateness (COA) to allow the demolition of two buildings located at 14 S Lakeside Drive

**Staff Presentation, Board Comments and Applicant presentation:** Director William Waters recommends demolition of one building but would like to see the other building relocated. Proposed a condition (suggestion only) that the applicant attempt to move one building. J. Just questions why no one has previously come forward. Director William

Waters indicates there were previously two (2) interested parties but the property was not available for purchase, now there are three (3) interested parties, and the property is available. H. Robinson would like to limit advertising time. Director William Waters indicates it is four (4) weeks. Ms. Miskel requests a condition requiring relocation fees be capped at equivalent cost of demolition and would limit the time span to 4 months from end of four (4) week advertising period. Director William Waters indicates it a high possibility of coming before HRPB again due to the probability of being relocated to HRPB area. J. Zoellner asks applicant about time line for phases. Steve Michael indicates the Historic property will open and operate on its own while annex is under construction and estimates late 2017 for the Historic Gulfstream.

**Public Comment:** None

**Motion:** E. Fitzhugh Sita 2<sup>nd</sup> J. Just with the following conditions:

- 1) *The building permit for demolition of the two structures shall not be issued until the COA for new construction and redevelopment of this site has been approved.*
- 2) *The building permit for demolition shall not be issued until the two-story Art Moderne building has been properly advertised for relocation. The Applicant shall advertise that the building is available for relocation in a local newspaper of general circulation for a minimum of four consecutive weeks.*
- 3) *A portion of the relocation fees, not to exceed the cost of demolition, shall be provided by the Applicant. The Applicant shall consider offers from interested parties, who can demonstrate a feasible plan for relocation, including a proposed site location, plans for relocation, and plans for rehabilitation of the property once moved. The applicant shall inform the Department for Community Sustainability and the Board of any such offers for relocation at the end of the advertisement period. If an interested party is selected to relocate the two-story Art Moderne building, the interested party shall be required to complete the relocation within four months of the close of the advertising period.*

**Vote:** Ayes all, unanimous demolition can be concurrent.

5. HRPB Project # 15-00100231 Certificate of Appropriateness (COA) for roof replacement to the subject property located at 520 North Palmway PCN#38-43-44-2115-164-0050. The subject building was constructed in 1939 and the property is a contributing resource within the Old Lucerne Local Historic District.

Postponed to April HRPB meeting.

#### G. New Business

**Re-ordered and heard first. This item was heard prior to Unfinished Business.**

1. HRPB Project Number 16-00100034: Consideration of a Certificate of Appropriateness (COA) for exterior alterations for the single-family residence located at 22 South M Street; PCN# 38-43-44-21-15-025-0030. The subject property was constructed c.1925 and is a contributing resource within the Old Town Local Historic District.

**Staff presentation:** A.Sunny staff report; in support of 1,3,4,5,8,15,16,17,18 openings single hung aluminum 6/1 divided light windows, supports reconfiguration of rear porch area, exterior raised muntions, supports the repair of the front door, but not replacement to a French door. Does not support the 3 large windows, [(the paired windows are typical of frame vernacular) suggestion of 2 pairs of French doors].

**Applicant presentation:** Gissela Torrella and David Torrella want 3 windows and states the French door configuration would impede the garden view. The proposed windows are impact windows to help curb the noise since they are in a downtown area.

William indicates that the conversion from residential to commercial use could possibly bring this back to Board review, the change in use subjects the building to review of the Florida Building Code.

**Board comments:** T. Norris reiterates the value of the building, it is a contributing structure. Applicant provides a revised drawing for consideration.

**Motion:** E. Fitzhugh Sita windows 15, 16, 17, 18 to allow lower sill height, #5 window conversion to French doors and remaining conditions intact. D. Engel 2<sup>nd</sup> .

**Vote:** Ayes, all. unanimous.

**Public Comment:** none

6. Planning Issues:

D. Engel returns to dais at 9:05pm. Maxime Ducoste indicates LDR's will be heard by City Commission. A. Sunny indicates staff will be providing an insert for the May utility bills re: historic preservation. During the previous week, two (2) workshop sessions addressing statewide comprehensive planning and historic preservation was held. Director William Waters addresses the disconnect between the citizenry (what they want) vs. what staff can statutorily approve. There is a need to discover what is important to the town. The goal is to have a workshop during Preservation month.

7. Public Comments (3 minute limit): None

8. Departmental Reports :

Director William Waters indicates time approaching for EAR based amendments and Fiscal Year projections to be made.

This has been one of the busiest quarters. He has provided updates to Palm Beach County. The City of Lake Worth has the fastest approval process due to an aggressive code which gives much appreciated predictability and expediency to developers. The review model has caught the attention of many municipalities including Coral Gables. Mention of the Holiday Inn coming to the Boutwell Road area. The Director encourages everyone to visit this area to see the progress/forward strides the City is making with development.

9. Board Member Comments: E. Fitzhugh Sita meets with a Land Use professional group.

D. Engel: 25% tax credit is huge. High cost of insurance is detrimental to the state's progressive growth. Remind people to remove COA signs.

J. Just: questions Lake Worth approved money for the Boutwell Road area. Director clarifies that it is economic stimulus development money in the form of tax credit. J. Just also believes that metal roofs need to be considered as possibilities in the Historic districts due to insurance benefits.

T. Norris comments on the speed of the approval process, and perceived to have been dropped into the middle of a whirlwind.

J. Zoellner comments on the speed by which revisions were made to the presented plans.

H. Robinson: hopes the workshop is sooner rather than later.

**Public comment:** Loretta Sharpe memorial service to be held at Sacred Heart on Saturday.

10. Adjournment

**Motion:** to adjourn: 9:40 pm 2<sup>nd</sup> all,

**Vote:** ayes all, unanimous.

Attest:

  
Herman Robinson, Chairman

Submitted By:

  
Sherie Coale, Board Secretary

Minutes Approved:

5/11/16  
Date