



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, OCTOBER 19, 2016 6:30 PM

1. Roll Call and Recording of Absences
Present were: Madeleine Burnside, Chairman Herman Robinson, Judith Just, Vice-Chairman Darrin Engel, Erin Fitzhugh Sita.
Also present: Aimee Sunny, Senior Preservation Coordinator; Maxime Ducoste, Assistant Director Planning and Preservation; Jordan Hodges, Associate Preservation Planner; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.
Absent: Tom Norris and Robert D'Arinzo.
2. **Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda
M. Burnside requests to re-order agenda to allow 914 S Palmway to be last on the agenda.
Motion: M. Burnside moves to re-order, J. Just 2nd
Vote: Ayes all, unanimous
4. Approval of Minutes
 - A. September 14, 2016 RM Minutes
Motion: M. Burnside moves to accept minutes as presented J. Just 2nd.
Vote: Ayes all, unanimous.
Board Chairman inquires as to when to expect Workshop minutes. Staff responds the intent is to present a document outlining proposals/suggestions/ideas at the same time as the minutes are brought forward. Board Chair asks if that is anticipated by November meeting, to which staff is hopeful.
5. Cases
 - A. Swearing in of Staff and Applicants
Board Secretary administered oath.
 - B. Proof of Publication
 1. LW Herald - 112 South J Street
Provided in meeting packet
 - C. Withdrawals/Postponements
 - D. Consent

E. Public Hearings

1. Board Disclosure

M. Burnside-friends with 914 S Palmway applicant, will not affect her decision.

H. Robinson – spoken with Mr. Contin, will not affect decision.

D. Engel-driven by Bermuda Cay and has had conversations with applicant, will not affect decision.

2. HRPB Project # 16-00100221: Consideration of a Certificate of Appropriateness (COA) for 112 South J Street for New Construction to allow a +/- 975 square foot single-family structure including a historic waiver from the accessory structure limitations, and a request for an addition and exterior alterations for the existing rear +/- 505 square foot single-family structure pursuant to Sections 23.2-7, 23.3-8, 23.3-11, and 23.5-4 of the Land Development Regulations. The subject property is located in the Medium Density Multi-family (MF-30) zoning district and is subject to the provisions of the Single-Family Two-Family Residential (SFTF-14) zoning district. The existing structure is a contributing resource in the Southeast Lucerne Local Historic District. PCN# 38-43-44-21-15-049-0110.

Staff: Presents case analysis and findings. Staff is in support of the Historic Waiver request. Landscape requirements will apply and be evaluated at time of permit.

Board: D. Engel asks about the front yard parking space. A. Sunny responds the applicant has met front yard permeable requirements and has met parking requirement with 2 parking spaces at the rear of the property.

Applicant: Juan Contin, Architect, agrees with most conditions except the additional columns. A. Sunny suggests there will be paired columns (only 2 more). Applicant agrees. Parking space in front was existing, it is to the side of the structure.

Board: D. Engel mentions there is street parking with a curb cut (existing), expresses the concern about the trees in the yard. Applicant acknowledges and states they are remaining even with the parking space in front yard. D. Engel states this is a frame vernacular and has concerns about terminology of columns, believes accurate term is “posts”, and they should be equally spaced without regard to symmetry. Staff states it is more compatible to have parking to the side of the structure rather than the front of the structure.

Public Comments: Jonathan Wright-Applicant-112 South J Street- inquires about curb cut fees, is agreeable with only 2 spaces in back, especially if the curb cut fees are prohibitive. The current sidewalk and existing curb is in good shape. Does not want to park in front of house.

Motion: E. Fitzhugh Sita moves to approve and add a new condition #11: Site design may be modified to remove the parking space in the front yard subject to staff review and meeting all codes. Motion superceded by substitute motion.

Motion: D. Engel moves to approve HRPB Project # 16-00100221 striking condition #1 and condition #3. Replace one word in #7 “accurate” to “similar”. E Fitzhugh Sita 2nd.

Staff and Board discuss removal of condition #3. The height of the wraparound porch has sufficient clearance and meets code of 6’8”. A. Sunny reiterates the spacing between “posts” is very wide. Applicant in agreement.

Vote: Ayes all, unanimous.

3. HRPB Project #16-00100200: Consideration of a Certificate of Appropriateness (COA) for 301 South Federal Highway for new construction of a +/- 6,281 square foot, two-story, three-unit townhome structure on the southwest corner of S. Federal Highway and 3rd Avenue South, 301 South Federal Highway. The 0.15 acre site is currently undeveloped and is located in the Mixed Use-Federal Highway (MU-FH) zoning district and the Southeast Lucerne Local Historic District. PCN# 38-43-44-21-15-109-0090. The Applicant is requesting a continuance to a date certain of November 9, 2016.

Applicant today has requested until December 14, 2016.

Motion: D. Engel moves to continue HRPB Project #16-00100200, J. Just 2nd.

Vote: Ayes all, unanimous.

F. Unfinished Business

1. HRPB Project #16-00100193: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the single-family structure located at 1111 N Lakeside Drive; PCN# 38-43-44-21-15-358-0140. The subject property was constructed in 1951 and is a contributing resource within the Northeast Lucerne Local Historic District.

Staff: Presents case analysis and findings, which was previously heard and continued. Requests previous testimony and reports given during the September 14, 2016 HRPB meeting be entered into the record. Contractor and applicant have provided a letter they agree to staff conditions. Previously staff had recommended repair of windows not replacement. Applicant and contractor are unavailable. Replacements being requested are impact. Awnings will remain, replicate muntin pattern on front, and aluminum frames. Garage door to be replaced. Board will need to decide between repair or replacement. D. Engel asks if an analysis of unrepairable has been presented, staff responds no. 30 % is the threshold for repair vs. replacement.

Public Comment: Ted Johnson South Palmway-during storm many people did not have labor to install shutters. Elderly are at the mercy of elements and crime.

Chip Gutherie: 823 S. Palmway energy efficient impact replacements replicating same style should be allowed.

Ted Brownstein: 1016 S. Lakeside enters Courtesy Notice of Formation of South Palm Park into the record.

Motion to receive and file: E. Fitzhugh Sita moves to accept document (Courtesy notice dated April 14, 2000 re: Formation of South Palm Park Historic District.) D. Engel 2nd

Board: H. Robinson- this case is not a code issue. Wants to distinguish between a code issue and an ordinance. The Secretary of the Interior recommendations are part of the Land Development Regulations not the Florida Building Code.

Board Attorney: Advises Board should not consider the newly entered document in deliberations, the actual ordinance would be more persuasive.

Board: J. Just would like to consider modern convenience, safety and energy efficiency. Does not want to burden older neighbors with having to place shutters in time of storm.

E. Fitzhugh Sita – need guidelines/ clear criteria regarding whether it can be repaired and any mitigating factors. Previous discussion of primary façade being a priority.

M. Burnside- Would rather see impact or energy efficient windows that do not require shuttering as opposed to non-historic shutter tracks, would be a cleaner look.

D. Engel states the exact style replacements for these windows are not even available.

M. Ducoste wants the record to reflect the applicant has agreed to do not “what Aimee wants” but rather what ordinances require. There shouldn’t be a perception that it is “what Aimee wants” as has been stated.

D. Engel asks about specific openings. Proposal is for even thirds for the horizontal rollers.

Motion: D. Engel moves to approve HRPB Project #16-00100193 with staff recommended conditions and modification to Condition #3 openings 10 and 14 can remain horizontal rollers as proposed. New Condition #12 - remove existing type accordion shutters where needed. E. Fitzhugh Sita 2nd. Amend #3 to choice of applicant horizontal rollers or single hung E. Fitzhugh Sita 2nd the amendment.

Vote: Ayes, all unanimous.

2. HRPB Project #16-00100104: Consideration of a Certificate of Appropriateness (COA) for an addition to the existing structure at 1002 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was constructed in 1960 and is a non-contributing resource within the South Palm Park Local Historic District. The Applicant is requesting a continuance.

Motion: E. Fitzhugh Sita to continue HRPB Project #16-00100104, to a time requested by applicant, (time certain not required.) At the pleasure of the applicant. J. Just 2nd

Vote: Ayes all, unanimous.

G. New Business

1. HRPB Project #16-00100217: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 901 North Federal Highway, PCN# 38-43-44-21-15-286-0160. The subject building was constructed c.1926 and is a contributing resource within the Northeast Lucerne Local Historic District.

Staff: Presents case analysis and findings. Not recommending change to proposed material. Horizontal lines are compatible unlike vertical lines of a standing seam roof. Staff has located 3 replacements products that replicate the existing metal shingles available for this area.

Applicant: Iwona Baran finds the metal shingles not available or prohibitively expensive. Roof is old and dilapidated, sore thumb. Wants to preserve the look of the building. Does not like the look of the metal shingle and prefers to follow contractor recommendation. Not prepared to replace with same material.

Board: H. Robinson inquires as to whether the applicant is amenable to looking at other metal roof types. Applicant replies in the affirmative. E. Fitzhugh Sita inquires as to whether the 30 % threshold for replacement has been met, to which A. Sunny replies that only applies to windows and doors. Board members point out different features they believe were not original.

Public Comment: None

Motion: D. Engel moves to approve HRPB Project #16-00100217 with Condition #1 Shall be silver metal shingles to replicate the existing metal shingles or silver 5V crimp roofing subject to staff approval.

Staff would like to know why 5V crimp is acceptable to the Board. Board responds 2-story with lower slope so it is not as visible. J. Just 2nd

Vote: Ayes all, unanimous.

2. HRPB Project #16-00100224: Consideration of a Certificate of Appropriateness (COA) for installation of a PVC fence at the single-family residence located at 914 South Palmway; PCN# 38-43-44-27-01-032-0050. The subject property was constructed in 1968 and is a non-contributing resource within the South Palm Park Local Historic District.

Heard last due to re-ordering of agenda:

Staff: Presents case analysis and findings. Does not recommend approval.

Applicant: Kathleen Holmes 730 South Lakeside Drive. Understands the philosophical reason for not permitting vinyl and PVC. However after many years in S. Florida does not want to paint. Would like it to “frame” the property. Earlier replacement of chain link and aluminum in poor repair.

Board: D. Engel inquires if a COA is correct or if a Waiver is more appropriate. M. Burnside questions staff regarding the style and material. H. Robinson’s concern is the material, not the style. Discussion ensues regarding material (PVC), style and quality of construction. Board members agree there are varying levels of quality in both construction and material. D. Engel mentions it is a fence not a structure. M. Ducoste points out there are no specifications nor standards included with this submittal. H. Robinson wants to go case by case and does not want to visit the PVC/plastic issue with fences.

Public Comment: Chip Gutherie – fence looked cute when it was installed. Applicant has improved the property in general. He has a vinyl fence. It is a dilemma to judge quality. His has lasted through 2 hurricanes and has not faded or warped. Testifies that all the neighbors loved the applicants’ fence.

Ted Johnson 802 South Palmway-poor looking fences exist of each type (wood, vinyl aluminum.) Believes there is overreach when evaluating non-contributing structures and it creates hostility.

Ted Brownstein 1016 South Lakeside – Has heard rumors about the bad reputation the City has amongst contractors due to “code”. Most of the minutia (of the code) is over the head of the average citizen.

Piotr Monaco -714 South Palmway- make us want to stay here and invest in our houses. M. Burnside- There is a high likelihood that one broken picket will destroy a fence as opposed to a wood fence. E. Fitzhugh Sita- from personal experience does not like vinyl would never have installed one at her property if she knew then what she knows now.

Motion: D. Engel moves to approve HRPB Project #16-00100224. M. Ducoste questions how Chair can state this a quality fence, what is the reasoning that this is quality. Chair responds the assemblage is quality. E. Fitzhugh Sita – no standard to judge the quality and it now appears the Historic Board is the only body in the city approving vinyl as is not approved anywhere in the city.

Vote: Motion passes 4/1 E. Fitzhugh Sita dissenting.

3. HRPB Project #16-00100216: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the single-family structure located at 1001 N M Street; PCN# 38-43-44-21-15-304-0160. The subject property was constructed in 1941 and is a contributing resource within the Northeast Lucerne Local Historic District.

Heard second from last due to re-ordering of agenda.

Staff: Presents case analysis and findings. Staff is not recommending approval of the project.

J. Just asks about screens.

Applicant: Dan and Heather Cooney 1001 N M Street. Many varied window types in the house. Proposal is for PGT vinyl which will have a lifetime warranty. No more peeling paint. Grey screens are not a problem.

Board: D. Engel sees evidence of warping and non-repairable condition on the existing windows. Applicant represents the vinyl is more expensive than aluminum because they are low e-rated and that aluminum impact does not come with low e-ratings. Staff clarifies that the aluminum impact does indeed exist with low e-ratings. Applicant states the vinyl is easier to lift and impact gives safety. Vinyl does not conduct heat but the aluminum does.

Board discusses the shortcomings of vinyl. H. Robinson has experienced vinyl windows in the north and prefers them. D. Engel believes the life span is less. E. Fitzhugh Sita states this is not the same shape or style of window, does not even replicate the same style.

Motion: J. Just moves to approve HRPB Project #16-00100216 with staff recommended conditions modifying Condition #1 to strike aluminum and replace with vinyl and allow double or single hung. M. Burnside withdraws her 2nd (as the applicant is requesting single hung) and thinks it should be double hung; as she discovers property is non-contributing reinstates her 2nd.

Vote: Motion passes 3/2. Dissenting D. Engel, E. Fitzhugh Sita.

6. Planning Issues

None

7. Public Comments (3 minute limit)

None

8. Departmental Reports

Contract with Historic Survey Company was approved last night at Commission.

Motion: E. Fitzhugh Sita moves to send letter from Board re: any funding necessary to implement the design guidelines.

A. Sunny mentions inaugural Historical Society of Lake Worth at Brogues. M. Burnside states the objective/mission is history, research and education. They will not collect or preserve anything nor introduce itself into situations.

9. Board Member Comments:

E. Fitzhugh Sita clarifies her votes against both vinyl products this evening. Until something (code) changes, she stands by her conviction and does not want to be perceived as arbitrary.

D. Engel-828 South Lakeside roof fell in and large backhoe on property.

M. Burnside will not be here for November meeting.

H. Robinson asks about list of demolitions and schedules. Plaques for historic properties, will they be non-traditional materials. Staff unable to provide an exact time frame. Need another workshop to discuss vinyl.

J. Just states the fence reviewed several meetings ago is the reason Board needs to see fences. Shuffleboard court is installing a six (6) foot aluminum fence.

10. Adjournment: 9:28 PM

Attest:



Herman Robinson, Chairman

Submitted By:

Sherie C Coale

Sherie Coale, Board Secretary

Minutes Approved:

11/9/16

Date