



**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:**

Present: Herman Robinson, Judith Just, Darrin Engel, 6:02-Erin Fitzhugh Sita; 6:02-Madeleine Burnside; 6:07-Jimmy Zoellner; Absent: Tom Norris

Also present: Aimee Sunny, Senior Preservation Planning Coordinator; Katie Jacob, Associate Preservation Planner; Maxime Ducoste, Assistant Director for Planning and Preservation; William Waters, Director for Community Sustainability; Carolyn Ansay, Board Attorney; Sherie Coale, Board Secretary.

**2.**

**Pledge of Allegiance**

**3.**

**New Business:**

**A. HRPB and Staff Discussion of Historic Preservation Issues and Challenges**

Director William Waters discusses the history of Historic Preservation program in the City or lack thereof, sporadic application of policies, previous lack of Historic staff. There were two (2) development "heydays", South Florida is unique. K. Jacob gives Powerpoint presentation. William Waters indicates there are four (4) different neighborhood meetings to be scheduled, dates and places yet to be determined. The intent is to gather grassroots information from the citizenry in the historic neighborhoods. At one point in time, the Planning and Zoning HRPB and Nuisance Abatement Boards were one in the same. Approvals were done by staff and board in the past that should not have been done/approved. Currently both staff and Board members have been 'backed into a corner'. The ordinance the City follows is based upon National Guidelines, most cities have taken further steps to create their own standards/Tolerances. Board currently makes decisions based upon what may have been there. Discussion of trade embargo between 1926 and 1928 hurricanes thus affecting the supply of materials which have changed over time. During the late 50's, 60's, and 70's, one third of the buildings were constructed in Lake Worth. Predominant characteristics of Mid-Century Modern are the white tile roof and windows. Lake Worth was a big vacation and rental destination.

A. Sunny presents "Why preserve".

William Waters states that we, (the Board, Staff and neighborhoods) need to determine what it is that Lake Worth would like to become. Queries the Board as to what they value vs. staff vs. the public.



H. Robinson- his "ah hah" moment is driving down Palmway. Interested in the gerrymandering of Lake and Lucerne and district boundaries. J. Just asks if boundaries can be revised? Director William Waters indicates yes. There are a number of buildings associated with early pioneers even though they may not be beautiful.

Chairman Robinson re-directs the conversation to a roof and window discussion.

Board: Erin Fitzhugh Sita- Character vs cost. Important to identify contributing vs non-contributing. Applauds staff for reaching out for grant money for new survey. Cost-structures are important as are people. How we can allow some self-expression. Tempers her reasoning for being lenient for the need to preserve because money and grants cannot be obtained if we do not follow guidelines. Suggestion would be to provide a guideline for house type, i.e. Mid Century Modern with photo example, windows- different types allowed, roofs- different types allowed etc.

Marketing and communication is terrible, we do not sell what is positive about the program.

D. Engel- Understands that when staff recommends or denies a project, that staff is bound by State / National Guidelines.

Realtors need to make prospective residents aware of historic districts. Would like non and contributing properties held to different standards. Different districts are suppose to have different character and are suppose to have different things that we should be evaluating.

J. Just- How to preserve the character of Lake Worth while allowing residents to upgrade with modern conveniences, and at the same time addressing safety and security concerns. Come up with a balance or guidelines and a little more lenient.

J. Zoellner was not aware he was moving into a historic district. Being from upstate NY, the district wasn't dictating the materials or style. The Board respects all opinions. Need more flexibility so that people can afford repairs. i.e. jalousie windows are period but not for here and now. We must take into account finances of applicants.

M. Burnside- concerns are in historic district we treat buildings of all ages the same, whether contributing or not. As a longtime resident of Key West is doing it now. A simple style sheet is an excellent ideal. Perhaps a matrix that looks at the quality of design, materials, and present quality as well as structural integrity of the building. Part of the charm is the individual choice that citizens put their own twist on their property. Does not like fake history details added. Balance thriving economic opportunity with preservation. Key West has disregarded, not given much weight to national standards due to being too vague.

Chairman Robinson-Hurricanes and preservation are both in our future. Does not want to lose any more concrete tile. Application should be determined as being complete when received, (eliminating the need for "more information").

J. Just- if we are too rigid, people are inclined to do unpermitted work.

D. Engel- believes that is precipitated by a fear of lack of speed of the approval.

E. Fitzhugh Sita's experience with a personal review was @ one (1) month. Reviews in unincorporated Palm Beach County take even longer.



Director William Waters apprises that all disciplines are now fully staffed with exception of mechanical (Hybird) and fire. Permits are being processed much faster. Application completeness remains a concern, there are an extraordinary number of incomplete applications being received.

J. Just asks about volunteers to review for completeness. William Waters says he is in favor of solutions but staff has grown from 18 to 33, but the space remains the same. The files are in City Hall basement which we use on a daily basis. True National standards are very vague and we need some guidelines regarding Materials etc.

We want to hear the struggles of the citizenry, what they expect (if anything) what they have received, how perception has changed.

D. Engel- what are we reviewing for? color? fences? why are we reviewing new fences? And other items not part of the historic structure.

The Director mentions that fences are reviewed in relation to the property that is being revitalized.

#### 4.

##### **Public Comments (3 minute limit):**

Leigh Shinohara -221 Cornell-watched the city deteriorate and wants better; and we can change it. Feels the preservation guidelines make it very difficult to enable people to invest.

John Wallace -106 Ocean Breeze - developers with money win out, keep the quality of material and intent of code in place. Stood to the intent not necessarily the letter of the law. Asks about performance standards.

Wes Blackman-College Park- concerned about backlash against Historic Preservation and we have to ask why. ask about Customer Service, the perception that living historic means you are going to have to spend a lot of money. Need to understand how districts were created. Questions why so many split close votes.

Teresa Miller 829 Lakeside-Inside Cottages tour. Current system producing problems. Mentions property on the market and must be built to historic to the tune of \$400K to tear down and build around walls. Complains about review time and unreturned calls, emails and contractors who refuse to and demand more money based on submitting plans to the City of Lake Worth.

Marty Wellfeld 829- communication. The National guidelines are merely that guidelines. Questions 50 year timeline period, believes it to be very short. Mentions a garage, a concrete cube.

Susan Ona - 826 North Palmway- expresses the need to be more flexible, work with citizenry despite small staff. Excited new residents become easily disillusioned. Who is going to put up with current process? Communication is critical. William states we do have an interface to see status of any permit.

Chip Guthrie-district characteristics. Has vinyl clad windows and fencing which he believes looks fine except for the sprinkler stains. Wood deteriorates too. Issues with permit, what does the age of survey matter? not a seismically active area.



Director William Waters indicates code enforcement finds quite frequently what is in the field is not what is on the survey. Prescribed easements do not appear on the survey. The example of Lago Lucerne is not applicable as it is not in the city.

D. Engel- mentions snowbird residents not being present when this is being discussed or changed.

E. Fitzhugh Sita mentions allowing online suggestions or inserts via water bills. We cannot wait to proceed with the survey.

Chairman Robinson - the public does not contribute to the survey, some things need to change sooner rather than later. We can change the vinyl restrictions. William mentions code would have to be changed.

E. Fitzhugh Sita mentions only the administrator can "grant" approval to material changes.

Chairman Robinson is in favor of concrete tile roofs, and asphalt conversion to metal if it is standing seam.

M. Burnside- The metal roof was introduced in Key West as a safety feature. We think of it as historic. We should stop fixating on original material which was for a specific reason then and now we have valid reasons for material changes as well. Windows should remain for historic and only change out for safety.

J. Zoellner-vinyl windows can be great, has seen better than some aluminum. Anodized vs white for same reason we do not dictate paint color on house. Respects Chairman's view of concrete tile, however once so many changes have occurred then maybe the loss of a concrete roof is not such a big deal. Not a fan of 5 v-crimp.

J. Just- wind insurance is a big consideration for the homeowners finance. One should not have to get a home equity loan to pay for a new roof. Glad she replaced her windows before. As a single woman she is happy she went with impact windows. As long as the look is preserved.

D. Engel- does not like asphalt in this climate. It is hot, if he wanted to go to metal roof, he would like the option of being able to do so. Wood windows should be preserved as long as they are not rotting, infinitely better than aluminum frame. As a character defining feature, should consider storm shutters for protection. If they choose impact they should closely emulate the original. What was applied was not attractive. Should look appropriate, and some homeowners are disappointed with their end result.

E. Fitzhugh Sita - contributing vs non-contributing. We make it difficult for non-contributing, this is where the freedom should exist (leniency). Provide a baseline with the new survey. Just because it's old doesn't mean its contributing. There are "super" contributing properties and these are real special, just short of landmark. What we are doing is "not consistent with" instead of "not complimentary to". Crazy things (colors) should come to board. Non-contributing windows on non-contributing structures- let it go. We are winning the battle but losing the war. We are getting asphalt shingles instead of metal roofs just because we cannot get metal shingles. Believes we should be more liberal with the back of the home. Impact windows are frightening because they can't be broken if a wood home catches fire.



Director William Waters mentions multiple design guidelines by other cities. Does not mind pilfering ideas from other cities.

Chairman Robinson states it comes down to balance.

D. Engel- would like historic markers/signage for districts, William Waters mentions budget constraints, there are a number of options to at least recognize the perimeters of the neighborhoods perhaps with banners.

The survey will be completed by an outside company, hopefully by end of year.

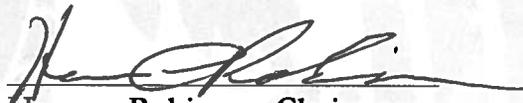
5.

**Board Member Comments: see above.**

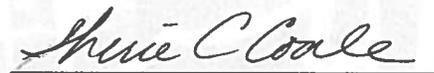
6.

**Adjournment: 8:50 PM**

Attest:

  
Herman Robinson, Chairman

Submitted By:

  
Sherie Coale, Board Secretary

Minutes Approved:

  
Date