



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JUNE 09, 2021 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [HRPB 21-01500005 - 301 8th Ave N](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. HRPB Project Number 21-00100156:** Consideration of a Certificate of Appropriateness (COA) for garage door installation for the property located at **501 South Palmway**; PCN #38-43-44-27-01-003-0100. The subject property is a contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.
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- B. HRPB Project Number 21-00100157:** Consideration of a Certificate of Appropriateness (COA) for the installation of a new circular asphalt driveway off of South Lakeside Drive for the property located at **726 South Palmway**; PCN #38-43-44-27-01-014-0020. The subject property is a non-contributing resource within the South Palm Park Local Historic District and is located in the Single-Family Residential (SF-R) zoning district.
- C. HRPB Project Number 21-01500005:** A request for a variance to allow a 6-foot high fence in the required setback for the property located at **301 8th Avenue North**; PCN #38-43-44-

[21-15-224-0090. The subject property is located within the Single-Family Residential \(SF-R\) zoning district and the Northeast Lucerne Local Historic District.](#)

D. [HRPB Project Number 21-00100118: Consideration of a Certificate of Appropriateness \(COA\) for partial window replacement for the property located at 1420 South Palmway; PCN #38-43-44-27-01-077-0040. The subject property is a non-contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential \(SF-R\) zoning district.](#)

E. [Resolution 31-2021: An amendment to page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance \(VLT\) of 60% for glazing in the historic districts.](#)

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT

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: 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.

Legal Notice No. 38643

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Historic Resources Preservation Board will conduct a virtual meeting with a limited in-person capacity per the Centers for Disease Control and Prevention Coronavirus Disease 2019 (Covid-19) Guidance at 7 North Dixie Highway, Lake Worth Beach on **June 9, 2021** at 6:00 pm or soon thereafter to consider the following:

HRPB Project #21-01500005: A request by Frank and Giovanna Pascarella, for a variance to allow a 6-foot high fence in the required setback for the property located at 301 8 th Avenue North. The subject property is located within the Single-Family Residential (SF-R) zoning district and the Northeast Lucerne Local Historic District. PCN #38-43-44-21-15-224-0090.

The public can view the meeting via YouTube, <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available: <https://lake-worthbeachfl.gov/government/advisory-board-agendas-and-minutes/>

Public comment will be accommodated through the web portal on the day of the meeting: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, please leave a message at 561-586-1687 or email pzoning@lakeworthbeachfl.gov. Written responses or comments can be sent to the Department for Community Sustainability PZHP Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

Affected parties, as defined in Section 23.1-12 of the Lake Worth Beach Code of Ordinances, who are interested in participation must notify the City of their status at least five (5) days before the hearing. Failure to follow the process will be considered a waiver of the right to participate as affected party in the hearing, but does not preclude the party from making public comment. Affected parties shall submit the evidence they wish the Historic Resources Preservation Board to consider a minimum of one (1) full business day prior to the date of the meeting. **Affected parties, whether individually or collectively and irrespective of the number of affected parties, shall have the right to request one (1) continuance provided that the request is to: address neighborhood concerns or new evidence, hire legal counsel or a professional services consultant, or is unable to be represented at the hearing. For additional information, please contact City staff at 561-586-1687 or pzoning@lakeworthbeachfl.gov.**

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 (FS 286.0105). In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 or email pzoning@lakeworthbeachfl.gov no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
May 27, 2021



MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **501 South Palmway**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 21-00100156:** Consideration of a Certificate of Appropriateness (COA) for garage door installation for the property located at **501 South Palmway**; PCN #38-43-44-27-01-003-0100. The subject property is a contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.

OWNER: Ian and Donna Harrison
501 S Palmway
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The single-family structure at 501 South Palmway was constructed in 1949 in a Masonry Vernacular architectural style. The original architectural drawings are included as **Attachment A**. The plans illustrate a one-story residence of masonry construction with a smooth stucco exterior finish, flat white concrete tile gable roof, screened-in front porch, and metal casement windows. Portions of the structure are detailed with formstone, which simulates a stone veneer. A carport was constructed later in 1949 at the rear of the structure, fronting 5th Avenue North.

At the July 15, 2019 HRPB meeting, the Board reviewed and approved a rehabilitation proposal for the property (HRPB #10-00100115), which included window replacement, reconstruction of the front porch, enclosure of the existing carport, and the construction of a new two-bay carport fronting 5th Avenue South. The property also received a complete interior renovation. Photos of the rehabilitated property are included in this report as **Attachment B**. Overall, the structure retains a high degree of historic integrity of location, setting, materials, and design.

PROJECT DESCRIPTION:

The property owners, Ian and Donna Harrison, are requesting a Certificate of Appropriateness (COA) to install two garage doors on the open carport bays. The subject property is located on the southwest corner of the 5th Avenue South and South Palmway and is located in the Single-Family Residential (SF-R) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR).

The application will require the following approval:

1. **COA** for the installation of two garage doors on the open carport bays

BACKGROUND:

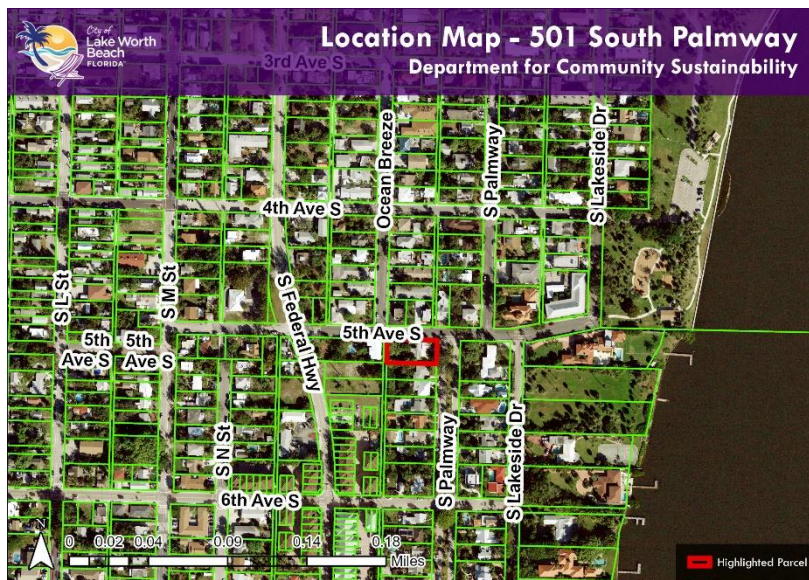
Per Palm Beach County Property Appraiser records, the current property owners purchased the property in March of 2021. Historic Preservation staff began corresponding with the homeowners in April of 2021 regarding the garage door proposal. The Certificate of Appropriateness application and supporting documentation is included in this report as **Attachment C**.

STAFF RECOMMENDATION:

The request to partially enclose the carport bays with new overhead garage doors will result in a visual change to the spatial relationships and massing that are commonly associated with open-air mid-century carports. The existing carport, although not original to the structure, was designed to replicate the functionality and appearance of a carport that was designed at the property in 1949. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for garage door installation to the contributing resource may be granted. Should the Board approve the application, staff has added conditions of approval to further the compatibility of the request.

PROPERTY DESCRIPTION:

Owner	Ian and Donna Harrison
General Location	Southwest corner of the 5 th Avenue South and South Palmway
PCN	38-43-44-27-01-003-0100
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single-Family Residence
Future Land Use Designation	Single Family Residential (SFR)



Consistency with the Comprehensive Plan

The proposed project is generally consistent with Goal 1.4 of the Comprehensive Plan, which encourages preservation and rehabilitation of historic resources. Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines Analysis:

Per the City’s Historic Preservation Design Guidelines section on Masonry Vernacular structures (**Attachment D**), the majority of single-family post-War Masonry Vernacular structures featured *integrated* one-car garages under simple hip and side gable roofs with flat white concrete tiles. The structure at 501 South Palmway did not originally feature an integrated garage, but a carport with a flat roof was constructed to the rear of the property in late 1949. An image of the original carport is provided below.



501 S. Palmway ca. 2016 depicting the 1949 carport.

In 2019, the HRPB approved COA #19-00100115, which included enclosing the 1949 carport as additional habitable living space. The HRPB also approved the construction of a new two-bay wide open-air carport with a flat roof that replicated the design and functionality of the original 1949 carport.



501 S. Palmway ca. 2021 depicting the carport approved in 2019.

The current proposal to install two new overhead garage doors in the carport bays will result in a significant change to the carport's appearance. Open-air carports are significant character-defining features for mid-century architectural styles and were common and inexpensive ways to shelter vehicles from the harsh Florida elements. Masonry carports from this era most commonly featured flat or low slope shed roofs and were supported by slump brick or stucco clad columns. More elaborate carports from the period featured decorative breezeblock, wood louvers, or metal screening in the side openings for added shade or security. The project architect for the 2019 rehabilitation worked closely with staff to arrive at a compatible and architecturally appropriate design for the carport.

Staff has concerns that the request to add new wood-look overhead garage doors could give the carport the appearance of an enclosed garage. As referenced above, garages for this style of structure were most commonly integrated with the residence under a common and continuous hipped or gable roofline. The remaining side elevations of the carport will be left open. Staff recommends that the Board review the request to partially enclose the carport to determine if the addition of the garage doors would adversely impact the character of the historic resource.

Should the Board determine that the installation of the garage doors will not result in an adverse impact to the structure, staff recommends that the garage doors utilize a recessed panel, flush panel, vertical plank, or ribbed panel design, per the Design Guidelines section on compatible Masonry Vernacular garage doors (**Attachment D**, *pg. 59*). The applicants have expressed that they are amenable to utilizing a Design Guidelines compliant design. The proposed product image provided in the COA Application (**Attachment C**) illustrates garage doors with flush panels. Although unpainted wood doors were common for carriage door configurations on Mediterranean Revival and Mission Revival structures, wood garage doors for post-War residences were typically painted the color of the house or in a complimentary color. Metal ribbed and flush panel doors were typically left in a clear-anodized finish, as illustrated on page 58 of the Design Guidelines.

Certificate of Appropriateness

Exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. The applicant has requested approval for a metal panel system in bronze. The HRPB, as tasked in the LDR Sec. 23.2-7(C)(7), shall review the request and supporting exhibits to determine if a Certificate of Appropriateness may be granted. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below.

Section 23.5-4(K)(1) *General guidelines for granting certificates of appropriateness*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Staff Analysis: The applicants have requested to install two new overhead garage doors on existing open carport bays fronting 5th Avenue South.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Staff Analysis: The garage door installation will have no direct physical effect on any surrounding properties within the surrounding South Palm Park Local Historic District, but could impact the character of the surrounding streetscape.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Staff Analysis: The visual design and arrangement of space will be affected as visible from 5th Avenue South. Although the existing carport is not original to the structure, it was designed with the common traits of a carport for the building's period.

- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: Yes, the applicant's plans can be carried out in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Staff Analysis: The City’s Historic Preservation Design Guidelines place significant importance on the spatial relationships and massing amongst character-defining features. Carports from the period were generally open on three sides and did not feature operable vehicular doors.

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Staff Analysis: The structure’s original features have been retained, preserved, or replaced in-kind, largely due to the 2019-2020 rehabilitation of the property. The current proposal does not seek to alter any elements that served as the basis for its designation.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.*

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures:*

- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Staff Analysis: Not applicable; no change to the use of the property is proposed.

- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Staff Analysis: No historic materials are proposed to be removed or destroyed.

- C. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

Staff Analysis: Neighboring structures predominately feature detached garages with either overhead or carriage style garage doors. The immediate neighboring properties do not feature properties or architectural styles where carports were commonly utilized.

PUBLIC COMMENT:

At the time of publication of the agenda, Staff has received no public comment.

CONCLUSION:

The request to partially enclose the carport bays with new overhead garage doors will result in a visual change to the spatial relationships and massing that are commonly associated with open-air mid-century carports. The existing carport, although not original to the structure, was designed to replicate the functionality and appearance of a carport that was designed at the property in 1949. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for garage door installation to the contributing resource may be granted. Should the Board approve the application, staff has added conditions of approval to further the compatibility of the request.

Conditions of Approval

1. The existing garage door openings shall not be altered in size by building in the framing or expanding the openings.
2. The garage doors shall utilize a flush or recessed panel design, subject to staff review at permitting.
3. Staff recommends that the garage doors match the color the house or utilize a complimentary color, subject to staff review at permitting.

POTENTIAL MOTIONS:

I MOVE TO **APPROVE** HRPB Project Number 21-00100156 for a Certificate of Appropriateness (COA) for garage door installation for the property located at **501 South Palmway**, with staff recommended conditions of approval based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100156 for a Certificate of Appropriateness (COA) for garage door installation for the property located at **501 South Palmway**, because the Applicant has not established by competent substantial evidence that the request is consistent with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. COA Application and Supporting Documents
- D. LWBHPDG Masonry Vernacular



MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **726 South Palmway**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 21-00100157:** Consideration of a Certificate of Appropriateness (COA) for the installation of a new circular asphalt driveway off of South Lakeside Drive for the property located at **726 South Palmway**; PCN #38-43-44-27-01-014-0020. The subject property is a non-contributing resource within the South Palm Park Local Historic District and is located in the Single-Family Residential (SF-R) zoning district.

OWNER: Sandra Clayton
726 South Palmway
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The structure located at 726 South Palmway was designed by prominent local architect Arthur L. Weeks and constructed ca. 1952. The original architectural drawings are included as **Attachment A**. The original site plan is on Sheet 1 on the right margin of the page. Current photos of the property are included as **Attachment B**. City permit records indicate the site has had alterations over time, including the addition of patios and sidewalks and the installation of new fencing. In addition to the existing front driveway, a survey from the 1994, included in this report as **Attachment C**, illustrates that the parcel once had a circular driveway off of South Lakeside Drive, which has since has fallen into substantial disrepair over time and appears no longer functional. The curb cuts for that driveway are still intact.

PROJECT DESCRIPTION:

The property owner, Sandra Clayton, is requesting a COA for the installation of a new circular asphalt driveway off of South Lakeside Drive for the property located at 726 South Palmway. The proposed plans for the driveway are included in this report as **Attachment D**. The subject property has primary frontage on South Palmway to the west and rear frontage on South Lakeside Drive to the east, and is located between 7th Avenue South and 8th Avenue South. The parcel is located within the Single-Family Residential (SF-R) zoning district and has a Future Land Use (FLU) designation of Single-Family Residential (SFR).

If approved, the subject application would allow for a new circular driveway off of South Lakeside Drive. The Certificate of Appropriateness application and supporting documentation is included in this report as **Attachment E**.

The application will require the following approval:

1. **COA** for the installation of a new circular asphalt driveway off of South Lakeside Drive

BACKGROUND:

On February 23, 2021, Historic Preservation staff received building permit application #21-667 for the installation of a new circular asphalt driveway off of South Lakeside Drive for the property located at 726 South Palmway. The application was failed by staff on March 11, 2021, as the permit application did not include a COA application, a lot coverage information sheet, and because the driveway configuration is not an approvable option per the Design Guidelines due to the width and configuration. Staff began correspondence with the project contractors, Trinity Asphalt Paving Inc., who confirmed that the driveway as proposed was the property owner’s only desired configuration. A Justification Statement explaining the driveway’s configuration is located in **Attachment E**.

STAFF RECOMMENDATION:

Circular asphalt driveways are not consistent with the City’s Historic Preservation Design Guidelines as large areas of pavement have a negative visual impact on surrounding streetscapes. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for the driveway installation may be granted. However, as the proposed improvement would allow for the reconstruction of a previously approved circular driveway that appears to be functionally obsolete, staff has added conditions of approval related to landscape screening to further the compatibility of the request.

PROPERTY DESCRIPTION:

Owner	Patrick and Sandra Clayton
General Location	Double frontage lot on South Palmway and South Lakeside Drive, between 7 th Avenue South and 8 th Avenue South
PCN	38-43-44-27-01-014-0020
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)



Consistency with the Comprehensive Plan

The subject property is located in the Single-Family Residential Future Land Use (FLU) designation. Although driveways are not specifically addressed in the Comprehensive Plan, the intent of Single-Family Residential land use category (Policy 1.1.1.2) is intended primarily to permit the development of single-family structures at a maximum of 7 dwelling units per acre. The proposed driveway is adding off-street parking in excess of the minimum parking required for a single-family residence.

LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-7 (S-FR)	
	Required	Existing/Proposed
Lot Area (min.)	5,000 square feet	7,500 square feet
Lot Width (min.)	50'-0"	50'-0"
Lot Depth		150'-0"
Setback (Improved Surfaces)	Minimum of 1'-0" from property line	Proposed: 5'-0"
Impermeable Surface (max.) ⁽¹⁾	50% (3,750 square feet)	Existing: 40% (3,014 sq. ft.) Proposed: 48% (3,629 sq. ft.)
Required Parking	2 off-street spaces	Existing: 2 off-street Proposed: 4 off-street

(1)- Large Lot (lots over 7,500 square feet)

As outlined in the site data table, the proposed circular driveway complies with all impermeable surface requirements and improved surface setback requirements. The parcel is required to maintain two (2) off-street parking spaces and is currently compliant due to the existing driveway off of South Palmway.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines section on Landscape and Site Features, Chapter VII: Special Considerations, places importance on the historic compatibility of driveways. Page 215 of the Design Guidelines are included in this report as **Attachment F**. Per the Design Guidelines;

*“Driveways and walkways can also enhance, or detract from, the character of a historic property and street. The subtle and elegant treatment of each can make a big difference. Historically, narrow concrete or paver walkways provided an important connection between the street, sidewalk, and front door of a house; they connected the public and private realm. Traditional one-car wide ribbon driveways (two strips of poured concrete to accommodate car tires), are the most common type of historic driveway and result in more permeable areas for water to percolate into the soil. **Driveways should be located to the side of the house, unless leading directly to a carport or garage. It is rarely appropriate for a driveway to terminate at the front façade of the house. Typically, driveways more than one car wide and/or circular driveways are inappropriate in historic districts as they pave significant areas of the front yard, they are historically inaccurate, and they give unwanted prominence to the automobile. For this reason, it is most common in Lake Worth Beach to locate parking in the rear of the property, with access from the alley.**”*

The proposed circular driveway's design is in direct conflict with the Design Guidelines provisions for appropriate driveway types. Although the conditions generally address driveway placement in the front yard, the property at 726 South Palmway has dual frontage, with the parcel's rear yard fronting South Lakeside Drive. There are currently no properties on the west side of the 700 block of South Palmway that have compact rear circular driveways. However, the property located at 714 South Lakeside Drive, located on the east side of South Lakeside and built in 1980, was designed with a deep circular driveway. The majority of properties on the west side of the South Lakeside feature either open lawns, fencing with landscape screens, or extensive landscaping for privacy. Staff has remaining concerns that allowing expansive parking pads and circular driveways in these dual frontage rear yards could alter the character of the streetscape. However, the proposed improvement would allow for the reconstruction of a previously existing driveway in a similar configuration.

Certificate of Appropriateness

For noncontributing structures in historic districts, alterations that are visible from a public street require a COA to ensure that the proposed design and materials are compatible with the district as a whole and to maintain an overall integrity of architectural style for the building. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions. Noncontributing structures:*

A. Is this a change to the primary façade?

Staff Analysis: No. The primary façade of the structure fronts South Palmway, although the proposed driveway directly abuts South Lakeside Drive.

B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Staff Analysis: Without adequate landscaping or screening, the proposed circular driveway is not visually compatible or in harmony with neighboring properties with rear yards fronting South Lakeside Drive.

PUBLIC COMMENT:

Staff has not received public comment for this item.

CONCLUSION:

The request to install a new/reconstructed circular asphalt driveway is not consistent with the Historic Preservation Design Guidelines and could have an adverse effect on the surrounding streetscape. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for the driveway installation may be granted. Should the Board approve the application, staff has added the following conditions of approval related to landscaping to further the compatibility of the request.

Conditions of Approval

1. The driveway shall be screened along the north and south property lines and in the half circle between the driveway and South Lakeside Drive with hedging or a mix of landscape materials that are a minimum of 30" in height within one (1) year. Landscape screening recommendations include drought tolerant Florida native plantings such as Silver Buttonwood or Cocoplum. The landscape screening shall be installed by time of final inspection at a minimum of twenty-four (24) inches in height and shall be maintained in perpetuity.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100157, with staff recommended conditions, for a COA for a new circular asphalt driveway off of South Lakeside Drive for the property located at **726 South Palmway**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100157 for a COA for a new circular asphalt driveway for the property located at **726 South Palmway**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. 1994 Property Survey

- D. Proposed Site Plan
- E. COA Application and Justification Statement
- F. LWBHPDG pg. 215



MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **301 8th Avenue North**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 21-01500005:** A request for a variance to allow a 6-foot high fence in the required setback for the property located at **301 8th Avenue North**; PCN #38-43-44-21-15-224-0090. The subject property is located within the Single-Family Residential (SF-R) zoning district and the Northeast Lucerne Local Historic District.

OWNER: Frank and Giovanna Pascarella
301 8th Avenue North
Lake Worth Beach, FL. 33460

PROPERTY DEVELOPMENT HISTORY:

The single-family structure located at 301 8th Avenue North was designed in a Masonry Vernacular architectural style by the architect James Robinson. The 1966 architectural drawings are included as **Attachment A**. The drawings illustrate a single-story residence of masonry construction with a smooth stucco exterior finish, tar and gravel roof, awning windows, and jalousie doors. Character-defining features include an integral front porch, raised planter beds, simulated brick detailing, and simulated shutters. City permit records indicate the building has had alterations over time, including permits for the installation of exterior doors, electrical and mechanical upgrades, and fencing. The structure retains its original roof, windows, and exterior detailing and as such, the property retains a high degree of historic integrity of location, setting, materials, and design. Photos of the existing property are included as **Attachment B**.

PROJECT DESCRIPTION:

The property owners, Frank and Giovanna Pascarella, are requesting a variance to allow a 6-foot high fence along the side property line fronting 8th Avenue North without the required 30" setback and landscape screen. The subject property is located on the southwest corner of 8th Avenue North and North Ocean Breeze in Lake Worth Beach. The parcel is located within the Single-Family Residential (SF-R) Zoning District and has a Future Land Use (FLU) designation of Single-Family Residential (SF-R). The property owner's application is included as **Attachment C**.

The application will require the following approval:

1. **Variance** to allow 29 linear feet of 6-foot high fencing along 8th Avenue North without the required setback or landscape screen

BACKGROUND:

- On January 8, 2019, building permit #19-49 was submitted for the installation of new fencing at 301 8th Avenue North.
- On January 18, 2019, staff failed the permit because the height of the fence was not indicated and the required 30" setback for a landscape screen was not provided along 8th Avenue North.
- On February 6, 2019, staff approved the permit resubmittal. The permit was also issued the same day.
 - The Development Review Official DRO at the time, Mark Stivers, interpreted the lot as having a dual frontage. Therefore, fencing along 8th Avenue was allowed to be installed along the property line with a maximum height of 4 feet (without the required 30" setback for a landscape screen) as is permitted for front yards.
- On August 2, 2019, a building permit extension request was submitted for Building Permit #19-49 to provide additional time to complete the work.
- On February 13, 2020, a revision to building permit #19-49 was submitted.
- On February 24, 2020, staff approved the permit revision.
 - The 30" setback for a landscape screen was added as a condition of approval, as a portion of fencing along 8th Avenue North was proposed with a height of 6 feet.
- On June 28, 2020, the property owner emailed the City Manager, Michael Bornstein, to discuss the fence permit.
- On June 30, 2020, staff emailed the property owner to schedule a conference call to discuss the fence permit.
- On July 1, 2020, Abraham Fogel (Preservation Planner) and Erin Sita (Assistant Director, Community Sustainability Director) called the property owner to discuss the fence permit.
 - Call Summary: The lot was interpreted as having a double frontage, fencing along 8th Avenue can have a maximum height of 4 feet (without 30" setback for a landscape screen) or a maximum height of 6 feet (with the 30" setback for required planting). Any further relief from these requirements would require a variance that is reviewed by the Historic Resources Preservation Board (HRPB).
 - The property owner agreed that all fencing along 8th Avenue North would have a maximum height of 4'. Staff assisted with a building permit revision and to make corrections to the plans.
 - The call is summarized on a July 2, 2020, email to the property owner.
- On July 23, 2020, the permit revision was approved by staff.
- On September 30, 2020, the City Attorney at the time, Pamala Ryan, emailed the property owner in response to the request that a 6-foot high fence along 301 8th Avenue North without the required setback and landscape screen be approved by staff. As previously indicated, a variance that is reviewed by the HRPB would be required for this type of relief.
- On October 9, 2020, a permit revision was submitted to install a 6-foot high fence along 8th Avenue North without the required setback and landscape screen.

- On October 16, 2020, staff failed the permit as the proposal was in conflict with the City’s Land Development Regulations.
- On January 5, 2021, staff met with the property owner on-site to inspect the fence.
- On January 6, 2021, staff approved a fence revision to install a 4-foot high fence along 8th Avenue North, in accordance with the interpretation given by the DRO.
- On April 26, 2021, a building inspector issued a courtesy notice of violation (#12059) because a 6-foot high section of fence was installed without the required setback in violation of the approved permit. The property owner was given 30 days to correct the violation.
- On May 3, 2021, staff sent the property owner a completeness review in response to a Universal Development Application that was submitted requesting a variance to install a 6-foot high fence fronting 8th Avenue North without the required 30” setback and landscape screen. Staff received a complete application by May 6 and the item was scheduled for the June 9th HRPB meeting.
- The backup materials for the background section are included as **Attachment D**.

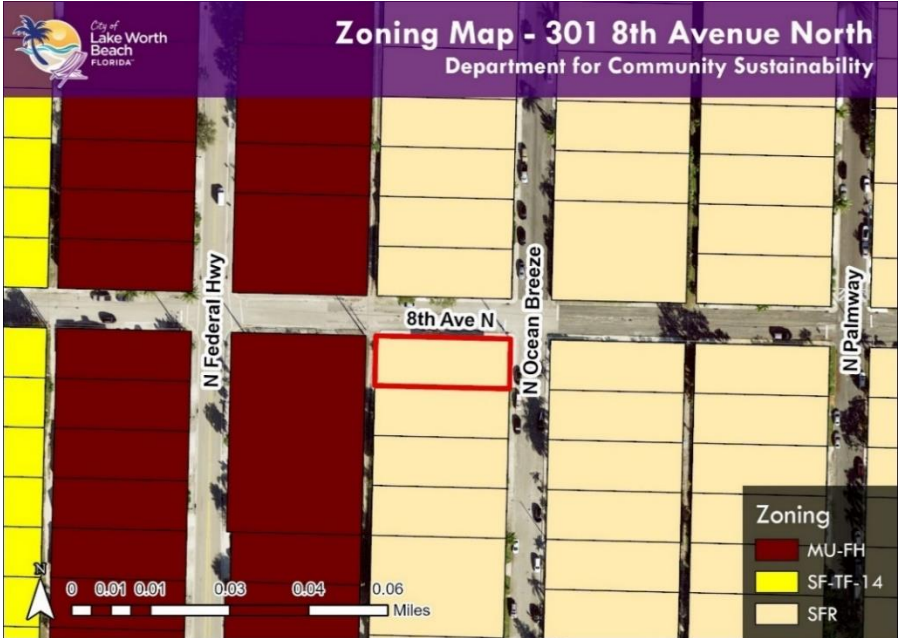
STAFF RECOMMENDATION:

The proposed variance request is not consistent with LDR Section 23.4-4(d)(1)(D). The applicant has not established by competent and substantial evidence that the strict application of the LDRs would deprive reasonable use of the land. Therefore, staff is recommending denial of the proposed variance.

PROPERTY DESCRIPTION:

Owner	Frank and Giovanna Pascarella
General Location	Southwest corner of 8 th Avenue North and North Ocean Breeze
PCN	38-43-44-27-01-005-0090
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)

LOCATION MAP:



ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per Policy 1.1.1.2, the SFR future land use area is intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. The variance being sought does not change the use of the property as it is a fence height variance. As such, a formal consistency review of the strategic plan and comprehensive plan is not applicable to an improvement of this scale. However, it is important to note that the proposed improvement would visually impact the district, including the specific intersection as corner properties with 6-foot-high fencing at the intersection of 8th Avenue North and North Ocean Breeze have all met the setback and landscaping requirement when 6ft high fencing was utilized. Two of the four properties at the intersection have 6ft high fencing with a landscape screen.

Consistency with Land Development Regulations

Zoning

The proposed 29 liner feet of 6-foot high fencing along 8th Avenue North is in conflict with the development requirements in the City’s Zoning Code, specifically height limitations for fencing in single-family and two-family uses. The property is located in the Single-Family Residential (SFR) Zoning District. Based on the LDR Section 23.4-4(d)(1)(D):

<u>Required by Code</u>	<u>Proposed</u>
Along side and rear property lines adjacent to roadways (except alleys) a fence shall have a maximum height of six (6) feet and must be set back a minimum of thirty (30) inches from the property line providing a landscape screen maintained at a minimum height of twenty-four (24) inches (see definitions). *	29 liner feet of 6-foot high fencing along a side property line adjacent to a roadway (8 th Avenue North) <u>without</u> a minimum of thirty (30) inches from the property line and <u>without</u> providing a landscape screen maintained at a minimum height of twenty-four (24) inches.

** Landscape screen (or "landscape hedge"): A line, row, or group of plant material installed and maintained at a minimum height of twenty-four (24) inches so as to form a continuous buffer acting as a visual screen that may include shrub hedging or decorative landscaping.*

Variance Request

According to the City of Lake Worth Beach, Land Development Regulations, Section 23.2-26 Variances, the power to grant any such variance shall be limited by and be contingent upon documentation that all required findings are made by the appropriate Board. As a property located the Northeast Lucerne Local Historic District, the HRPB is tasked with making the required findings to grant a variance. The following addresses each of the required findings with respect to the applicant’s requested variance. The applicant has written a justification statement included as **Attachment E**.

Variance criteria per LDR Section 23.2-26(b):

- A. Special circumstances or conditions exist which are peculiar to the land or building for which the variance is sought and do not apply generally to nearby lands and buildings, and that this is not the result of action of the applicant;

Staff Analysis: Homes located on corners are a common condition throughout city blocks and within the Northeast Lucerne Local Historic District. The DRO's interpretation that the lot had a double frontage, allowed fencing along 8th Avenue to have a maximum height of 4 feet (without 30" setback for a landscape screen) or a maximum height of 6 feet (with the 30" setback for required planting). As the circumstances of the corner lot are common and relief was offered through the DRO's interpretation to address concerns related to privacy, the proposed variance does not meet the intent of this criteria. **Does not meet criterion.**

- B. The strict application of the provision of these LDRs would deprive the applicant of any reasonable use of the land or building for which the variance is sought;

Staff Analysis: The property was constructed in the 1960s as a single-family structure. Strict application of the LDRs that would require fencing along 8th Avenue to have a maximum height of 4 feet (without 30" setback for a landscape screen) or a maximum height of 6 feet (with the 30" setback for required planting) according to the DROs interpretation. Either of the fence configurations would not deprive the applicant reasonable use of the land as a single-family structure. **Does not meet criterion.**

- C. That the variance proposed is the minimum variance which makes possible the reasonable use of the land or building;

Staff Analysis: The variance is not required for reasonable use of the land. A landscape screen on either side of the fence can provide additional privacy which is a concern expressed in the applicant's justification statement. **Does not meet criterion.**

- D. That the granting of the variance will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare. In deciding appeals from decisions of the development review official or in granting variances, the decision-making board is authorized and required to impose any reasonable conditions and safeguards it deems to be necessary or desirable, and violation of such conditions or safeguards when made a part of the terms under which a variance is granted, shall be deemed to be a violation of these LDRs.

Staff Analysis: The granting of the variance may have a negative visual impact on the surrounding neighborhood. The 30" setback and landscape screen are required to create a visual buffer between 6'-0" high fencing and sidewalk. Fencing directly abutting sidewalks can create a less than desirable appearance over time. Further, directly north of the subject property, 801 North Ocean Breeze, was issued a building permit in 2017 to install a 6-foot high fence along 8th Avenue North which provides the required setback and landscape. **Does not meet criterion.**

Historic Preservation Analysis

Pursuant to Ordinance 2017-27, fences were removed from the historic preservation ordinance. As a result, fences within the historic districts are only reviewed for compliance with zoning requirements.

PUBLIC COMMENT:

At the time of publication, staff received four (4) public comments in favor of the variance request. The public comments are included as **Attachment F**.

CONCLUSION:

The proposed variance request is not consistent with LDR Section 23.4-4(d)(1)(D). Staff has not made positive findings for the criteria set forth in LDR Section 23.2-26(b) to grant a variance. The applicant has not established by competent and substantial evidence that the strict application of the LDRs would deprive reasonable use of the land. Therefore, staff is recommending denial of the proposed variance.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-01500005, a variance to allow 29 linear feet of 6-foot high fencing along 8th Avenue North without the required setback or landscape screen in the required for the property located at **301 8th Avenue North**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations.

I MOVE TO **DENY** HRPB Project Number 21-01500005, a variance to allow 29 linear feet of 6-foot high fencing along 8th Avenue North without the required setback or landscape screen in the required for the property located at **301 8th Avenue North**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulations.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. Universal Development Application
- D. Backup for Project Background
- E. Applicant Justification Statement
- F. Public Comments



MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1420 South Palmway**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 21-00100118:** Consideration of a Certificate of Appropriateness (COA) for partial window replacement for the property located at **1420 South Palmway**; PCN #38-43-44-27-01-077-0040. The subject property is a non-contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.

OWNER: Joseph Patton
1420 South Palmway
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The structure located at 1420 South Palwmay was constructed in 1978. The original architectural drawings are included as **Attachment A**. The plans illustrate a one-story building of masonry construction, smooth stucco exterior finish, and a white cement shingle tile roof. The fenestration consists of awning windows, solid doors, and jalousie doors. The plans show the awning windows in single, paired, and triplet configurations with 2, 3, and 4-light patterns, depending on the height of the window. As depicted in the current photos included as **Attachment B**, the windows on the front façade were installed as “colonial-style” awnings with 12 and 6-light patterns.

City permit records indicate the structure has had alterations over time, including roof replacement with asphalt shingles, window and door replacement, installation of hurricane shutters, new fencing, and air-conditioning upgrades.

PROJECT DESCRIPTION:

The property owner, Joseph Patton, is requesting a COA for partial window replacement. The subject property has primary frontage on South Palmway and rear frontage on South Lakeside Drive, and is located between 14th Avenue South and 15th Avenue South. The parcel is located within the Single-Family Residential (SF-R) zoning district and has a Future Land Use (FLU) designation of Single-Family Residential (SFR).

If approved, the subject application would allow the replacement of the two (2) existing windows on the front façade with new PGT aluminum impact horizontal roller windows with clear glass. The Certificate of Appropriateness application and supporting documentation is included in this report as **Attachment C**.

The application will require the following approval:

1. **COA** for partial window replacement.

BACKGROUND:

On April 4, 2021, Historic Preservation staff received building permit application #21-1310 for window and door replacement for the structure. Staff reviewed the application and disapproved the request on January 16, 2021, as the openings on the front façade were not in compliance with historic preservation requirements. As a non-contributing resource, a COA is only required for alterations visible from the street. On April 23, 2021 staff approved COA #21-00100122 for front door replacement only, as the two window openings on the front façade were removed from the scope of work. The property owner, Mr. Patton, indicated he would pursue HRPB review for the two (2) window openings on the front façade.

STAFF RECOMMENDATION:

Staff recommends approval of the application with conditions that alter the appearance of the proposed replacement windows for the front façade to satisfy historic preservation requirements. Staff has included two (2) compatible window replacement options identified on pages 4 and 5 of this report.

PROPERTY DESCRIPTION:

Owner	Joseph Patton
General Location	Double frontage on South Palmway and South Lakeside Drive, between 14 th Avenue South and 15 th Avenue South
PCN	38-43-44-27-01-077-0040
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SF-R)

Location Map:



Consistency with the Comprehensive Plan

The project, as conditioned, is consistent with Policy 1.1.2.3 of the Comprehensive Plan, which intends to preserve single-family housing within the existing residential and historic neighborhoods. Window replacement with impact products provides protection for structures and prolongs their continued use as a single-family residence.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

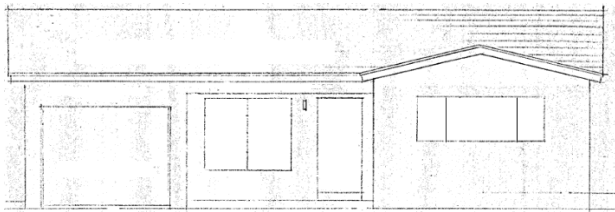
The City's Historic Preservation Design Guidelines provide a guide for compatible window replacement for historic structures within the historic districts. Windows are amongst the most important character-defining architectural features, but they are also one of the most commonly replaced features of a building. Replacement products for historic structures should match the original features in design, color, texture, and other visual qualities and, where possible, materials.

Pages 198 to 201 of the City’s Historic Preservation Design Guidelines, included as **Attachment D**, provide a guide for replacement of original windows. Examples are provided of *most successful*, *successful*, and *unsuccessful* replacement. The description below will detail the applicant’s proposed windows and staff’s recommendation for *most successful* replacement in compliance with the Historic Preservation Design Guidelines.



Existing Windows

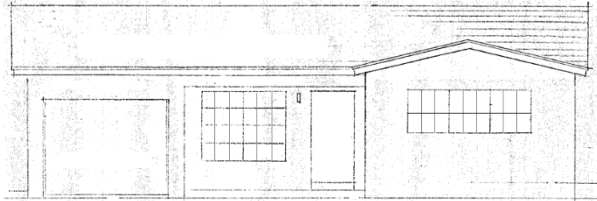
The existing two openings on the front façade feature a pair (left opening) and a triplet (right opening) of “colonial awning” windows. These windows are typical horizontal pane awning windows which utilized vertical muntins to create the appearance of divided-light windows. They were utilized on more traditionally inspired mid-century buildings through the 1970’s, when awning windows began to fall out of favor with residential builders. They marked an important transition in American design as the modernist approach of the 1950’s and 1960’s segued into to renewed interest in Colonial Revival residential architecture and classical detailing and proportions.



Proposed

The current request is for an XO horizontal roller for the window on the left, and an XOX (quarter – half – quarter configuration) horizontal roller for the window on the right. The proposed configurations are full-view, and do not attempt to replicate the windows being removed, or a compatible alternative for the structure’s architectural style.

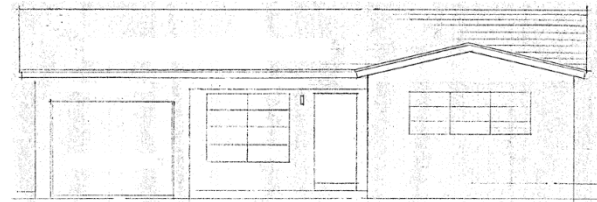
Design Guidelines Compliant Replacement Options



Option A

Option A: Replicating the existing colonial awning windows

To replicate the appearance of the existing colonial awning windows, staff is recommending an XO (50/50) horizontal roller window with 12 lights per sash for the window on the left, and an XOX (equal thirds configuration) on the right with 6 lights per sash. This option replicates all of the horizontal and vertical divisions of the existing windows.



Option B

Option B: Replicating awning windows

As a compatible alternative, the applicant could utilize the same window types as Option A (50/50 horizontal roller on the left and an equal thirds roller on the right) with a more typical awning window light configuration with horizontal panes as depicted in the original plans.

Review

The staff recommended partial window replacement (Option A or B) could be approved administratively at permitting as they are Design Guidelines compliant. The partial window replacement, as proposed, could not be approved administratively as the window configuration and full-view appearance do not replicate the existing windows or an architecturally compatible window type. A full-view horizontal slider (OX or XO) does not replicate the appearance of a pair of awning windows. In addition, a horizontal slider (XOX quarter-half-quarter configuration) does not replicate a triplet of equal-sized awning windows.

COA

For noncontributing structures in historic districts, alterations that are visible from a public street require a COA to ensure that the proposed design and materials are compatible with the district as a whole and to maintain an overall integrity of architectural style for the building. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The applicant submitted a justification statement included as **Attachment E**.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions. Noncontributing structures:*

A. Is this a change to the primary façade?

Staff Analysis: Yes, the proposed partial window replacement impacts the primary façade on South Palmway.

B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Staff Analysis: The subject property is classified as noncontributing and was constructed in 1978, which falls outside the South Palm Park Local Historic District's period of significance (1913 to 1951). The Historic Preservation Ordinance indicates in Section 23.5-4(e)(B) that changes to noncontributing buildings and structures shall be reviewed to ensure compatibility with neighboring properties within the historic district in order to protect the overall character and integrity of the district. Staff will defer cases to the HRPB where requested alterations present a conflict with the Design Guidelines to ensure that the character and integrity of the historic districts remains intact.

PUBLIC COMMENT:

Staff has not received public comment for this item.

CONCLUSION:

Staff recommends approval of the application with conditions that alter the appearance of the proposed replacement windows for the front façade to satisfy historic preservation requirements. Staff recommends Option A to replicate the existing colonial awning windows or Option B to replicate the awnings windows depicted in the original architectural drawings, as identified on pages 4 and 5 of this report.

Conditions of Approval

1. The windows shall utilize a clear-anodized or white finish.
2. The windows shall be installed recessed in the jambs and not installed flush with the exterior face of the wall.
3. All divided-light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
4. All glazing shall be clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of

glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.

5. The windows shall utilize a configuration and design in accordance with option A which replicates the existing colonial awnings or option B which replicates the awnings windows depicted in the original architectural drawings.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100118, with staff recommended conditions, for a COA for partial window replacement for the property located at **1420 South Palmway**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100118 for a COA for partial window replacement for the property located at **1420 Palmway**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. COA Application and Supporting Documents
- D. Historic Preservation Design Guidelines – Window Replacement
- E. Applicant Justification Statement



MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

RE: **Resolution 31-2021 – Low-E Window Coatings in Historic Districts**

TO: Chair and Members of the Historic Resources Preservation Board

THRU: William Waters, AIA, NCARB, LEED AP BD+C, ID, SEED
Community Sustainability Director

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Community Sustainability Department

TITLE: Resolution 31-2021: An amendment to page 198 of the City’s Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

BACKGROUND:

- The City of Lake Worth Beach was awarded a Small Matching Grant (#18.HSM.300.007) from the Florida Department of State to create a set of City of Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG) to specifically address the City’s unique historic resources.
- Design Guidelines are intended to be used as a tool for design professionals, homeowners, city staff, and other interested parties who want to understand what is significant about their communities’ historic resources, and how to peruse rehabilitation in a sensitive manner.
- The grant funds awarded by the State were utilized by the City to hire a consultant to research, design, plan, process, and draft the Design Guidelines document. The City’s consultant for this project, Treasure Coast Regional Planning Council, produced the document.
- At the January 15, 2019 City Commission Meeting, the LWBHPDG were adopted through Resolution No. 03-2019.
- Page 198 of the LWBHPDG provides special considerations for window replacement. Item #5 states “Windows historically utilized clear glass, and therefore clear glass is the most compatible type for historic structures. Windows with Low-E or Solarban coatings, applied tint, and mirrored finishes are not recommended.”
- After the adoption of the LWBHPDG, the Historic Resources Preservation Board (HRPB) gave the directive that “clear Low-E” coatings were visually consistent with clear glass and could be approved by either administrative review or review by the HRPB.
- At the August 12, 2020 HRPB meeting, the Board made a motion to place a moratorium on all glass types other than clear, as “clear Low-E” coatings varied in appearance between manufacturers due to inconsistent industry standards. The HRPB requested that staff research visual light transmittance (VLT), a quantifiable industry standard measuring how much light is transmitted through glass, to create clear and enforceable regulations for glass coatings. As a result, all administrative and Board

cases related to windows and doors (that utilize glass) required clear glass until the moratorium was lifted.

- At the September 9, 2020 HRPB meeting, the Board requested that staff provide additional research that compares the efficiency of clear glass and glass with Low-E coatings. The Board also requested that the standard for visible light transmittance (VLT) be revised to only account for the glazing and not the entire product (frames, simulated divided lights, etc.) to more effectively review glass types.
- At the October 14, 2020 HRPB meeting, the Board lifted the moratorium and amended the Certificate of Appropriateness (COA) Approval Matrix to create a standard for Low-E glass that was equivalent to clear glass in historic districts: *“All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.”*
- At the May 4, 2021 City Commission meeting, staff was directed to amend historic preservation requirements that limited Low-E coatings to a minimum 70% VLT. Members of the public expressed concern that the most widely available Low-E coatings do not satisfy the adopted VLT requirement. Lowering the VLT requirement to 60% increases the range of the Low-E coatings that are permitted for properties located within the City’s historic districts.
- The City Attorney, Susan Garrett, wrote a memorandum providing procedural guidance to adopt the 70% VLT standard, which indicated that an amendment to the LWBHPDG was required to allow for the implementation of the 60% VLT standard. The memorandum is included as **Attachment C**.
- Pursuant to the City’s participation in the Certified Local Government program, a notice of at least 30 days was provided to the Florida Department of State regarding a City Commission meeting (June 15, 2021) to review the amendment to the LWBHPDG. The letter received by the Florida Department of State, Division of Historical Resources, is included as **Attachment B**.

ANALYSIS:

Energy Efficiency

The construction and maintenance of buildings consumes an enormous amount of natural resources and energy produced in the United States. In an effort to curb the growing energy and material consumption associated with the built environment, architects, engineers, builders and planners, have developed or often rediscovered, “green” building practices which aim to improve energy efficiency. When applying “green” concepts to a building, it’s important to look to the past while considering the future. Historic homes often have advantages in “green” building since they were designed and built when energy and water efficiency were necessities. Historic homes responded to the South Florida climate in ways that were effective and affordable:

- Windows and doors with large overhang eaves and porches which prevent harsh sun and heat gain in the home;
- Covered outdoor spaces which allow for outdoor living;
- Roof venting through attic vents allow heat and moisture to escape once in the home;
- Two or more operable windows in each habitable room allow ample cross ventilation;
- Ceiling fans to encourage air movement;
- Cool flooring like terrazzo or breathable materials like wood to allow air movement;

- Raised foundations which allow air circulation against cooler ground, and raises home above minor flood events;
- Heat producing systems located outside the main living spaces, such as locating a washer and dryer outside or in non-conditioned spaces;
- Smaller building footprints.

Whenever possible, it is the best practice to use the originally designed sustainability features as intended. However, adaptive reuse may prompt modifications to historic structures, so it is important to balance the efficient use of the building with the restoration and historic qualities.

Glazing

Windows and doors are character-defining architectural features of historic homes that should be given special consideration for compatibility and continued operational use. Windows and doors should aim to achieve energy efficiency, while being consistent with the structure's historic architectural style. Apart from the window or door product itself, there are many variables that influence its overall energy efficiency. The orientation in relation to the sun, shading due to nearby landscaping or roof overhangs, and use of curtains or blinds all will influence how glazing performs.

Low-E Coatings in Historic Districts

In 2019, the City of Lake Worth Beach published Educational Guidelines through a Florida Department of State, Division of Historical Resources small-matching grant (#19.HSM.300.087). The Educational Guidelines review steps towards energy efficiency, which can be applied to both existing homes and new construction. As indicated on page 11, "Low-E' is a non-reflective, non-tinted window film that greatly reduces heat gain through windows. It's available as a film applied to existing windows or in replacement windows. Tints and mirrored glass are typically not appropriate for historic structures and are not as effective as a 'Low-E' treatment."

Visible light transmittance (VLT) refers to the amount of light that passes through a glazing material. A higher (VLT) means there is more light is being transmitted. For impact glass, the VLT typically ranges from 80% for uncoated clear glass to less than 10% for highly reflective coatings on tinted glass. The VLT is determined by the thickness of the frame and sash, coating or tint on the glass, and any grids or muntins as they block some of the light. The VTL representative of the center-of-glazing (COG) region only measures the amount of light that is being transmitted through the glass, not the entire window or door product.

At the October 14, 2021 HRPB meeting, the Board determined that Low-E coatings with a minimum 70% VLT are within the range of "clear glazing", which is the standard set by the LWBHPDG.

At the May 4, 2021 City Commission meeting, staff was directed to amend historic preservation requirements that limited Low-E coatings to a minimum 70% VLT. Members of the public expressed concern that the most widely available Low-E coatings do not satisfy the adopted VLT requirement. Lowering the VLT requirement to 60% increases the range of the Low-E coatings that are permitted for properties located within the City's historic districts. As a result, darker Low-E coatings which cannot be considered visually similar to clear will be permitted. The Resolution 31-2021 draft is included as **Attachment A**.

RECOMENDATION BY THE FLORIDA DEPARTMENT OF STATE:

The Certified Local Government (CLG) Program links three levels of government; federal, state and local, into a partnership for the identification, evaluation and protection of historic properties. Designation as a certified local government, either as a municipality or a county, makes historic preservation a public policy through passage of a historic preservation ordinance. The ordinance establishes a historic preservation board to develop and oversee the functions of its historic preservation program.

Pursuant to the City's participation in the Certified Local Government program, a notice of at least 30 days was provided to the Florida Department of State regarding a City Commission meeting (June 15, 2021) to review the amendment to the LWBHPDG. The letter received by the Florida Department of State, Division of Historical Resources, is included as **Attachment B**.

The Florida Department of State Certified Local Government Coordinator, Mariah Justice, indicated that the proposed amendment to the LWBHPDG that allow Low-E coatings with a visual light transmittance of less than 70% is not in agreement with the Secretary of Interior Standards for Rehabilitation and Guidelines on Sustainability for Rehabilitating Historic Buildings: "retrofitting historically-clear windows with tinted glass or reflective coatings will negatively impact the historic character of a building...". Therefore, the amendment is not recommended for the LWBHPDG to permit its use on historic properties.

PUBLIC COMMENT:

Staff has not received public comment for this item.

POTENTIAL MOTION:

I MOVE TO **RECCOMDEND APPROVAL TO THE CITY COMMISSION OF RESOLUTION 31-2021** to amend page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

I MOVE TO **RECCOMDEND DENIAL TO THE CITY COMMISSION OF RESOLUTION 31-2021** to amend page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

ATTACHMENTS:

- A. Resolution 31-2021 Draft
- B. Florida State Department Letter
- C. City Attorney Memorandum