



**MEMORANDUM DATE:** September 2, 2020

**AGENDA DATE:** September 9, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **COA Approval Matrix Amendment**

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

**BACKGROUND:**

At the August 12, 2020, Historic Resources Preservation Board (HRPB) meeting, the Board made a motion to place a moratorium on all glass types that are not clear. The Historic Preservation Design Guidelines indicate clear glass is the only appropriate glazing for replacement windows and doors in the historic districts. The Board requested that Staff research Visual Transmittance, an industry standard of how much light is transmitted through glass, to create clear and enforceable regulations for glass coatings and tint. As a result, all administrative and Board cases related to windows and doors (that utilize glass) will require clear glass until the moratorium is lifted.

**COA Approval Matrix**

The Certificate of Appropriateness (COA) Approval Matrix is a document that provides the summary of authority (Staff Approval vs. Board Approval) for actions that impact the exterior appearance of properties located within the historic districts.

**Glazing:** Based upon research of glass regulations of other historic preservation programs and current glazing products available in South Florida, Staff has included the following standard in the COA Approval Matrix Amendment:

**“All glazing must be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass must have a minimum 70% visible light transmittance (VLT).”**

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.

It is Staff’s analysis that a 10% reduction in VLT can be considered within the range of “clear glazing”, which is the standard set by the City’s Historic Preservation Design Guidelines. Major window manufacturers in South Florida offer Low-E coatings that meet the 70% VLT minimum. In Staff’s research, the only exceptions to clear glass in other historic preservation programs are limited to clear Low-E

coatings and replicating glass that historically had a color or tint. At the Board's discretion, tinted-glass may be allowed which meets the 70% VLT minimum.

To implement the new standard for clear glazing, Staff will require all window and door replacement Certificate of Appropriateness applications to provide a product quote with the visible light transmittance (VLT) of the glazing clearly indicated.

**Other Amendments:** Staff has consolidated the COA Approval Matrix to eliminate duplicitous information and ensure consistency with the requirements of the Historic Preservation Design Guidelines.

**STAFF RECOMMENDATION:**

Staff recommends that the Historic Resources Preservation Board (HRPB) adopt the Amended COA Approval Matrix.

**Attachments**

- A. Draft COA Approval Matrix