



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, JANUARY 13, 2016 6:00 PM

1. Roll Call and Recording of Absences
- 2. Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda
4. Approval of Minutes
5. Cases
 - A. Swearing in of Staff and Applicants
 - B. Proof of Publication
 - C. Withdrawals/Postponements
 - D. Consent
 - E. Public Hearings
 1. Board Disclosure
 - F. Unfinished Business
 - G. New Business
 1. HRPB Project Number 15-00100209: Consideration of a Certificate of Appropriateness (COA) for a rear porch addition, and new construction of a rear accessory garage, for the single-family structure located at 525 North Palmway; PCN# 38-43-44-21-15-162-0110. The subject property was constructed in 1939 and is a contributing resource within the Old Lucerne Local Historic District.

January 13, 2016 Regular Meeting

2. HRPB Project Number 15-00100218: Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family structure located at 721 North Palmway; PCN# 38-43-44-21-15-226-0110. The subject property was constructed in 1961 and is a non-contributing resource within the Northeast Lucerne Local Historic District.
 3. HRPB Project Number 15-00100229: Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family structure located at 826 North Palmway; PCN# 38-43-44-21-15-230-0070. The subject property was constructed in 1940 and is a contributing resource within the Northeast Lucerne Local Historic District.
 4. HRPB Project Number 15-00100211: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 731 N M St, PCN# 38-43-44-21-15-220-0090. The subject building was constructed in 1946 and the property is a contributing resource within the Northeast Lucerne Local Historic District.
 5. HRPB Project Number 15-00100230: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and a Historic Preservation Ad Valorem Tax Exemption for the property located at 514 South J Street, PCN# 38-43-44-21-15-171-0100. The subject building was constructed c.1924 and the property is a contributing resource within the Southeast Lucerne Local Historic District.
 6. HRPB Approval of Proposed Amendments to the COA Approval Matrix
6. Planning Issues
 7. Public Comments (3 minute limit)
 8. Departmental Reports
 9. Board Member Comments
 10. Adjournment
 11. 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)

January 13, 2016 Regular Meeting

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.

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.



Lake Worth, Florida. The Art of Florida Living.sm

City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461 · Phone: 561-586-1687

MEMORANDUM DATE: January 6, 2016

AGENDA DATE: January 13, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **525 North Palmway**

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department for Community Sustainability

TITLE: HRPB Project Number 15-00100209: Consideration of a Certificate of Appropriateness (COA) for a rear porch addition, and new construction of a rear accessory garage, for the single-family structure located at **525 North Palmway**; PCN# 38-43-44-21-15-162-0110. The subject property was constructed in 1939 and is a contributing resource within the Old Lucerne Local Historic District.

OWNER: Barbara Reeve
525 North Palmway
Lake Worth, FL 33460

BACKGROUND:

The property at 525 North Palmway has a one-story single-family structure built in 1939 in a Frame Vernacular style. The property has frontage on North Palmway to the East. Character defining features of the building include the original wood siding, covered front porch, gable roof, and frame vernacular construction.

Based on the information in the City's property files, the building has undergone several changes over time, including removal of the front screen porch, roof replacement from metal shingles to 5-v crimp metal, window and door replacement. Overall, the building retains a good degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant has submitted plans for a 336 sq. ft. rear porch addition, and a 484 sq. ft. rear detached accessory garage. The Applicant has provided basic architectural plans for the porch addition and the garage, including a site plan, floor plan, details, and elevations. **Due to advertising requirements, the new construction accessory garage portion of the request will be heard at the February 10, 2016, HRPB meeting.**

The scope of work for the rear porch addition is substantial and will involve removing a portion of the existing roof, in order to create the proposed hip roof over the porch. The application also proposed to

remove an existing window on the rear elevation, and install a new single-light French door. The new porch is proposed to have wood columns for structural support and a 5-v crimp metal roof to match the main house.

The scope of work for the new construction accessory garage is also substantial. The proposed garage building will be constructed on a concrete slab and will have frame walls with wood lap siding to match the siding on the existing house, 1/1 single-hung windows, a 6-panel door, a paneled garage door, and a 5-v crimp roof to match the main house.

The subject property is zoned Single-family Residential (SFR), and is subject to the development standards for this district in the City of Lake Worth Zoning Code and in the City’s Comprehensive Plan. An addition to a single-family residence is permitted, so long as it conforms to the required development criteria in §23.3-7 of the City of Lake Worth Zoning Code. The following table includes some of the basic specifications for the proposed construction:

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. feet for single family 7,500 sq. feet for two family	6,750 sq. feet
Lot width	50’-0” for one unit 75’-0” for two units	50’-0”
Front (East) setback	20’0”	37.38’ existing
Side setback	10% of lot width = 5’-0”	North= 6.2’ existing and proposed; South= 6.5’ existing, 5.0’ proposed for accessory garage, 9.4’ to porch
Rear (West) setback	15.0’ for primary building 5.0’ for accessory building	66.87’ existing; 53’ proposed for porch 5.0’ proposed for garage
F.A.R. ¹	0.50	0.178 existing, 0.25 proposed
Max. Building Coverage ²	35% max.	19.5% existing, 31.7% proposed
Impervious surface	55% max.	44% proposed
Accessory Structure	Not to exceed 40% of the main structure, or 1000 sf, whichever is less	Existing structure – 1316 sf Proposed garage – 484 sf; 36.7% of the main structure

¹ Floor area ratio: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building’s exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

² *Building lot coverage*: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

ANALYSIS:

Zoning and Comprehensive Plan Consistency

Overall, the proposed addition is consistent with the development requirements in the City's Zoning Code and Comprehensive Plan.

Historic Preservation

Staff has reviewed the documentation and materials provided in this application and applied the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in Attachment 1 – Decision Criteria.

It is the opinion of Staff that the rear porch addition is fundamentally compatible with the existing frame vernacular structure, however based upon the review criteria set forth in the historic preservation regulations, the detailing and design of the columns and the roof is not compatible. The addition is proposed on a secondary, rear, elevation of the building, and will have a minimal visual impact on the building as viewed from North Palmway. The addition is in scale with the massing and height of the existing structure. Staff has recommended that the hip roof be changed to a gable roof, with siding or detailing in the gable end, in keeping with the Frame Vernacular style of the building. Additionally, the detailing of the 4x4 porch columns is not in keeping with the style of the structure. The 4x4 columns do not visually support the structure, and should be enlarged, and have a base and capital element to add definition to the supports. Additional columns should be added on the north and south side of the porch, to visually support the 14' span. Staff has recommended conditions of approval to address these concerns.

The proposed replacement of the existing 6/6 window with a full-light single French door is not in keeping with historic preservation Standards. If the door installation is approved, it should have a 15-light pattern created using exterior raised applied ogee muntins. The double doors on the rear of the structure were originally wood 15-light doors. In January 2015, due to rot and deterioration, Staff approved replacement of these doors with new aluminum impact 15-light doors.

The proposed accessory garage is compatible with the existing frame vernacular structure, and is complementary in design. The proposed garage meets all applicable zoning criteria, and is in scale in height and massing with the main structure. Staff does have concerns over the double garage door, and would recommend that two single, recessed panel, doors be used instead.

Public Comment

At the time of publication, Staff has not received any public comment regarding this project.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Staff recommends approval of the request for a **rear porch addition** to the existing single-family residence with the following conditions:

- 1) Due to the schematic quality of the proposed architectural drawings, all detailing of the proposed addition shall be subject to Staff review at permitting and inspection during construction.
- 2) The porch columns shall be 6”x6” at minimum, and shall have a simplified base and capital detail. Additional columns shall be added on the north and south sides of the porch; either one column in the center or two columns, evenly spaced. An engaged column shall be attached to the wall, to visually support the beam. These details shall be subject to Staff review at permitting and inspection during construction.
- 3) The proposed addition shall comply with the City of Lake Worth Land Development Regulations.
- 4) The 6/6 window may be removed, and a 15-light aluminum impact French door may be installed in the same location. The door shall not use reflective glass and shall have a divided light pattern created by using exterior raised applied muntins. No flat or internal muntins shall be allowed.
- 5) The existing wood siding flanking the 6/6 window shall remain in place.
- 6) If any wood siding needs to be replaced due to deterioration, the replacement siding shall match the existing wood siding in size, shape, and profile.
- 7) The roof shape shall be changed to a gable roof. The gable end may have wood lap siding, or an alternate decorative design, subject to Staff review at permitting.
- 8) The roof material shall be 5-v crimp metal, to match the existing structure.
- 9) The existing structure shall be properly protected during construction so as not to incur damage from the addition. Engineering drawings shall be required to show how the new roof and walls will tie into the existing structure.
- 10) An updated survey shall be required, prior to the issuance of a building permit.

POTENTIAL MOTION:

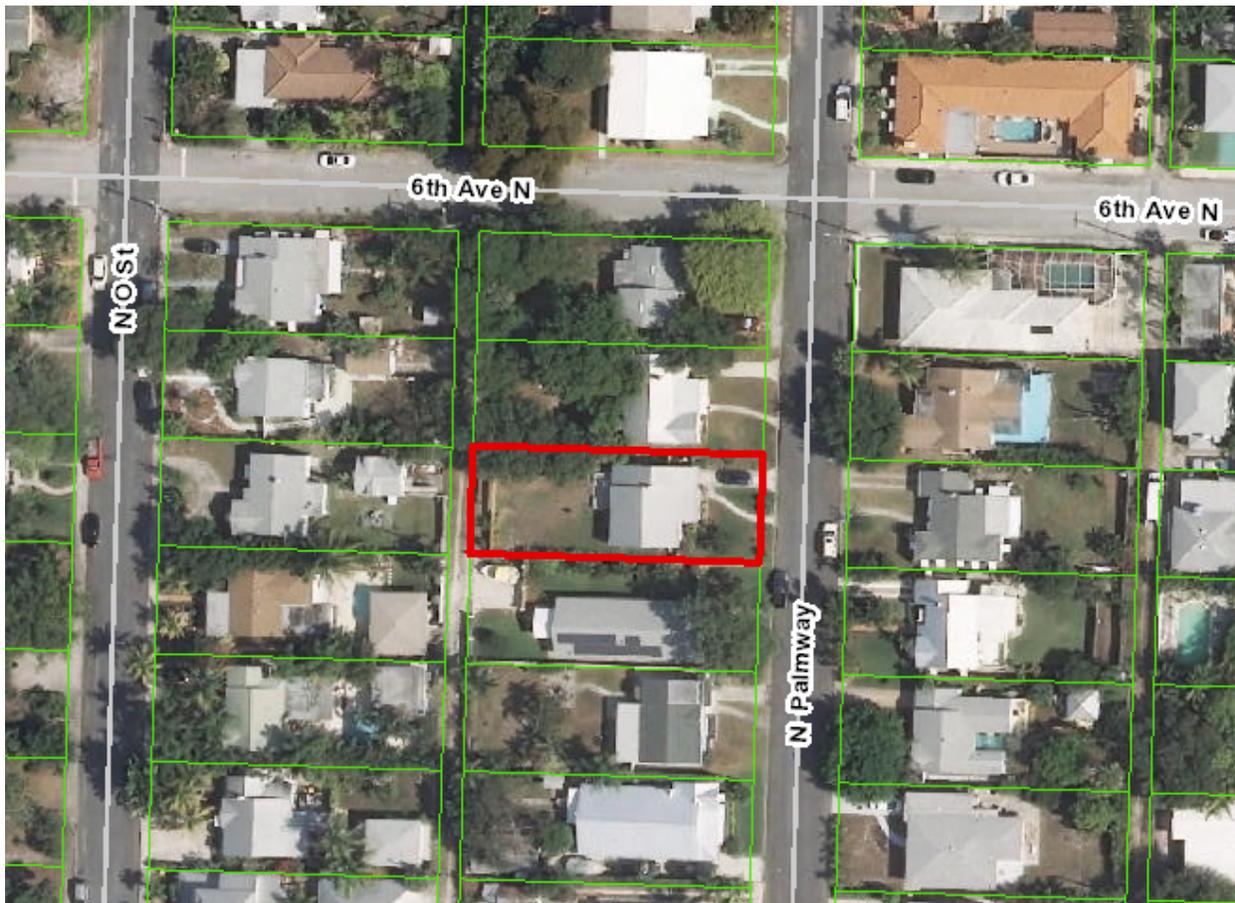
I MOVE TO APPROVE/DENY HRPB PR# 15-00100209: Consideration of a Certificate of Appropriateness (COA) for a **rear porch addition** to the subject property located at 525 North Palmway, with the conditions recommended by Staff.

The request for new construction of an accessory garage will be heard at the February 10, 2016, HRPB meeting.

ATTACHMENTS:

1. Administrative Decision Criteria
2. Photographs
 - a. Sign Posted
 - b. Application Photographs
3. Survey
4. Proposed Architectural Plans

LOCATION MAP



MEMORANDUM

DATE: January 6, 2016

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department of Community Sustainability

SUBJECT: **HRPB Project Number 15-00100209:** Consideration of a Certificate of Appropriateness (COA) for a rear porch addition, and new construction of a rear accessory garage, for the single-family structure located at **525 North Palmway**; PCN# 38-43-44-21-15-162-0110. The subject property was constructed in 1939 and is a contributing resource within the Old Lucerne Local Historic District.

HRPB Meeting Date: January 13, 2016

Per Section 23.5-4k(1) of the historic preservation ordinance, the Board shall use the following criteria in making a determination:

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

Response: It is the opinion of Staff that the proposed work on the property located at 525 North Palmway will have no adverse effect on the historic appearance or significance of the building, with the conditions as recommended by Staff.

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

Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Northeast Lucerne Local Historic District.

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?

Response: The Applicant is proposing to replace any original materials on the building, however they are requesting to remove a window and install a French door. It is the opinion of Staff that the proposed addition is compatible with the architectural style of the single-family residence and will not adversely affect the historic integrity of the original structure.

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

Response: No, the denial of this COA as submitted does not prevent the Applicant from potentially proposing other alterations to the home, nor would it make the building uninhabitable.

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

Response: Yes.

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: The Applicant is not removing any historic materials from the property. The proposed changes will not alter the main street-facing elevation, or other features and spaces that characterize this property. The basic shape and form of the structure will not be affected by the addition, however the roof structure will be altered. Staff has recommended against the proposed hip roof over the porch addition, as it is not in keeping with the style of the property.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Response: It is the opinion of Staff that the addition will be compatible with the original Frame Vernacular structure, with the conditions recommended by Staff.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: The historically significant features of the building are being retained.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response: It is the opinion of Staff that no distinctive features, finishes, or examples of craftsmanship that characterize the property are being adversely affected by the scope of work proposed.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.

Response: Not applicable to this project.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: Not applicable to this project.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response: Not applicable to this project.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Response: The proposed new addition meet this criterion. The addition is compatible in size, massing, and scale. The roof shape and location will make the addition easily distinguished from the original structure.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

Response: The proposed addition could be removed at a later date, with some changes to the main structure. The roof would be most substantially affected, as the new gable roof will be cut into the existing structure.

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?

Response: It is the opinion of Staff that the historic character of the property would not be adversely affected by the proposed project as submitted by the Applicant, as outlined above.

Section 23.5-4k(2). *Additional guidelines for alterations.*

In approving or denying applications for certificates of appropriateness for alterations, the HRPB shall also consider the following additional guidelines:

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?

Response: 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.

Response: No.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:

(1) The work to be performed will conform to the original door and window openings of the structure;

Response: Not applicable to this project.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.

Response: Not applicable to this project.



NOTICE

This property is being considered for a
COA-BEAR PORCH + GARAGE ADDITIONS
HRPB Project # **15-00100209**

For questions regarding this case
Please contact the City of Lake Worth
Planning Department: 586-1887

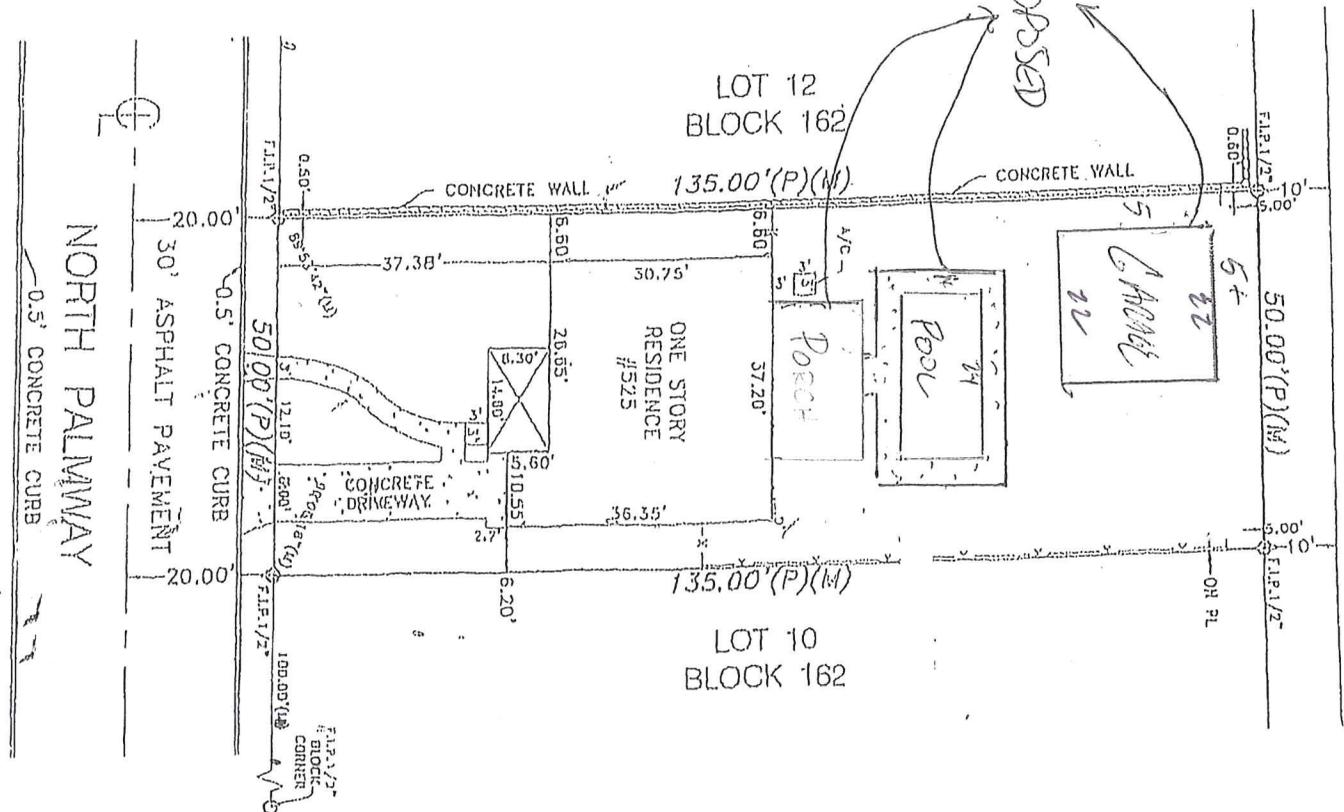








1" = 20'



(3) PROPOSED

Property Address:
525 N. PALMWAY,
LAKE WORTH FLORIDA 33460

ALL INFORMATION CONTAINED HEREIN IS FOR THE SOLE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER OF THIS INFORMATION AGREES TO HOLD THE SURVEYOR HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE SURVEYOR BY ANY THIRD PARTY AS A RESULT OF THE USER'S MISUSE OF THIS INFORMATION.

SIGNED

Miguel Espinosa

FOR THE FIRM
MIGUEL ESPINOSA
STATE OF FLORIDA
P.S.M. NO. 5104

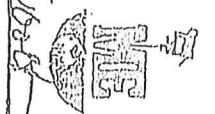
NOT VALID UNLESS SIGNED BY THE SURVEYOR AND THE SURVEYOR'S LICENSE NUMBER AND EXPIRATION DATE ARE SHOWN ON THE SURVEYOR'S LICENSE. THE SURVEYOR'S LICENSE NUMBER AND EXPIRATION DATE ARE SHOWN ON THE SURVEYOR'S LICENSE.

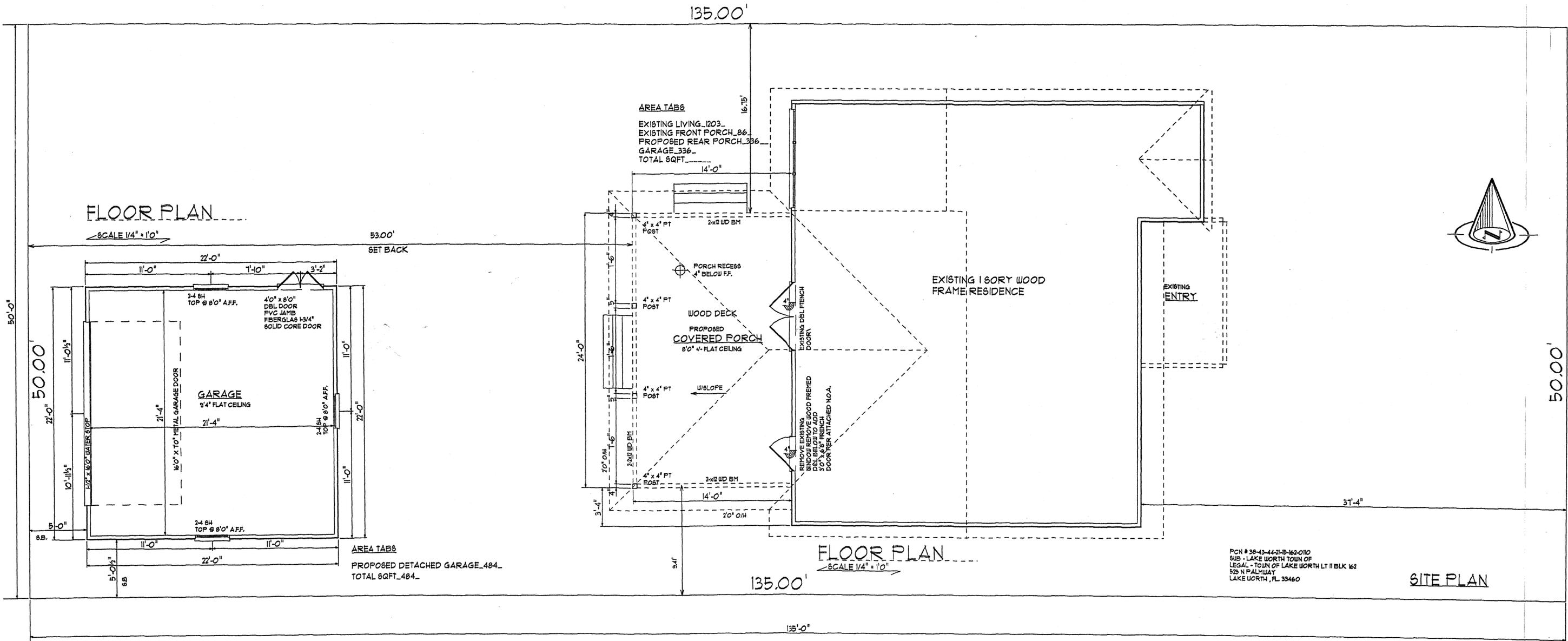
Notes:
NO NOTES

MIGUEL ESPINOSA LAND
SURVEYING, INC.
10665 SW 190th Street
Suite 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX #: (305) 669-3190 LB # 6465

Accepted By

Miguel Espinosa



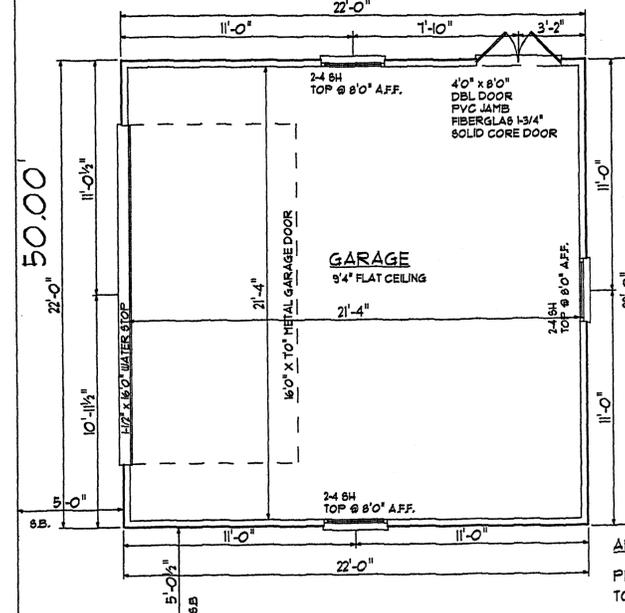


FLOOR PLAN

SCALE 1/4" = 1'-0"

53.00'
SET BACK

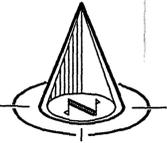
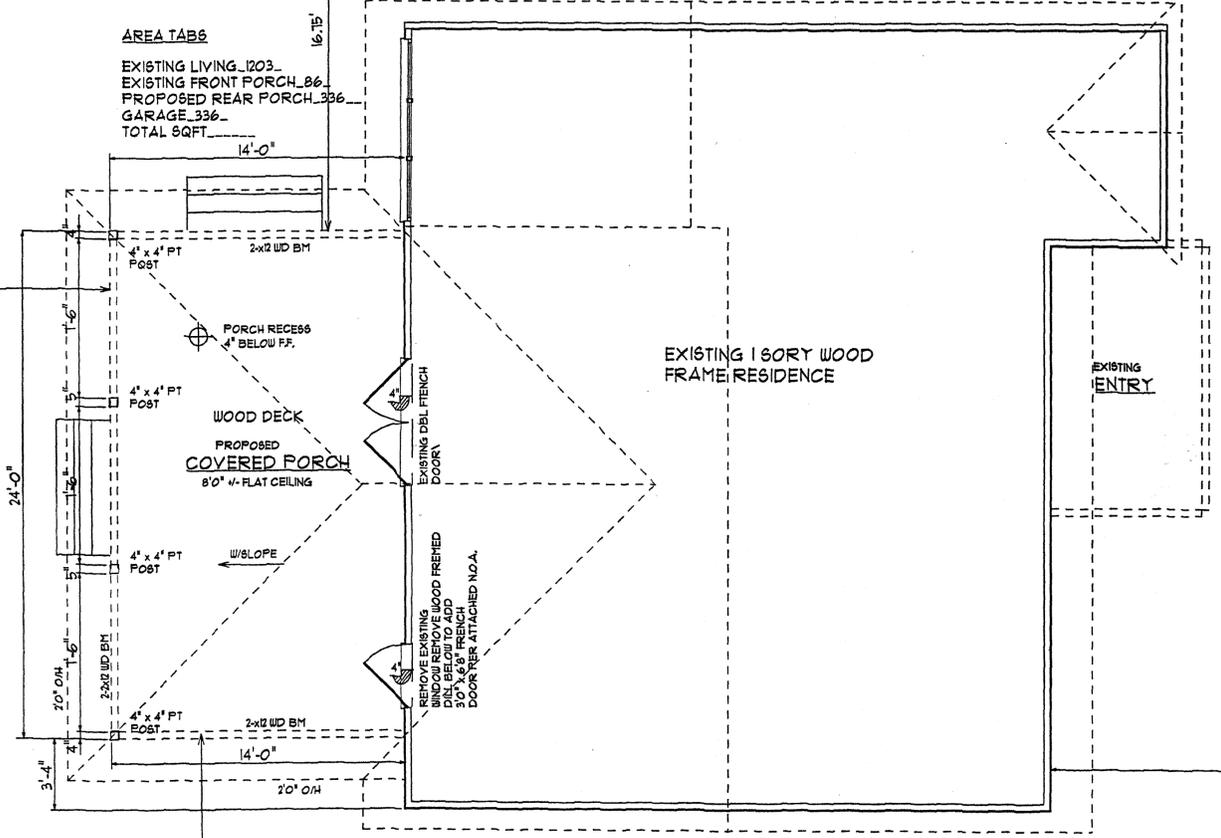
AREA TABS
 EXISTING LIVING_1203_...
 EXISTING FRONT PORCH_86_...
 PROPOSED REAR PORCH_336_...
 GARAGE_336_...
 TOTAL SQFT_...
 14'-0"



AREA TABS
 PROPOSED DETACHED GARAGE_484_...
 TOTAL SQFT_484_...

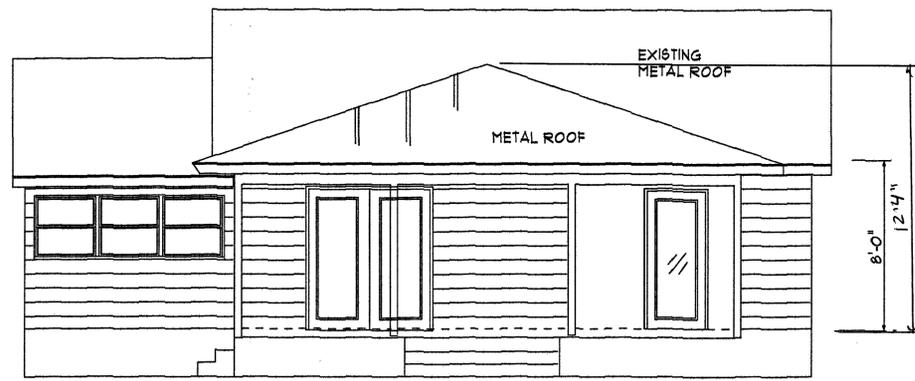
FLOOR PLAN

SCALE 1/4" = 1'-0"



PCN # 88-43-44-51-8-162-010
 SUB - LAKE WORTH TOWN OF
 LEGAL - TOWN OF LAKE WORTH LT II BLK 162
 525 N PALMWAY
 LAKE WORTH, FL 33460

SITE PLAN

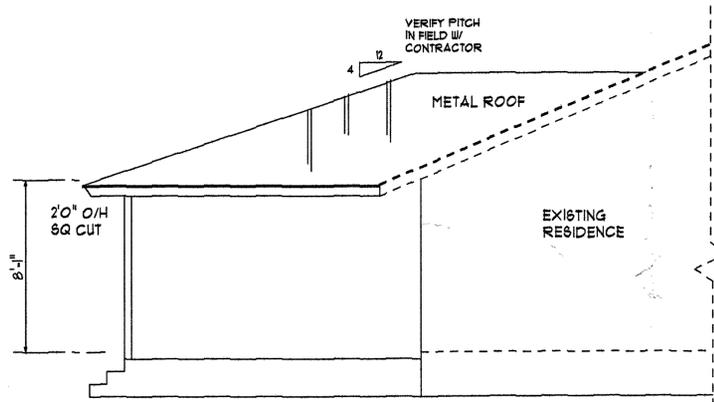


WEST/REAR ELEVATION

SCALE 1/4" = 1'-0"

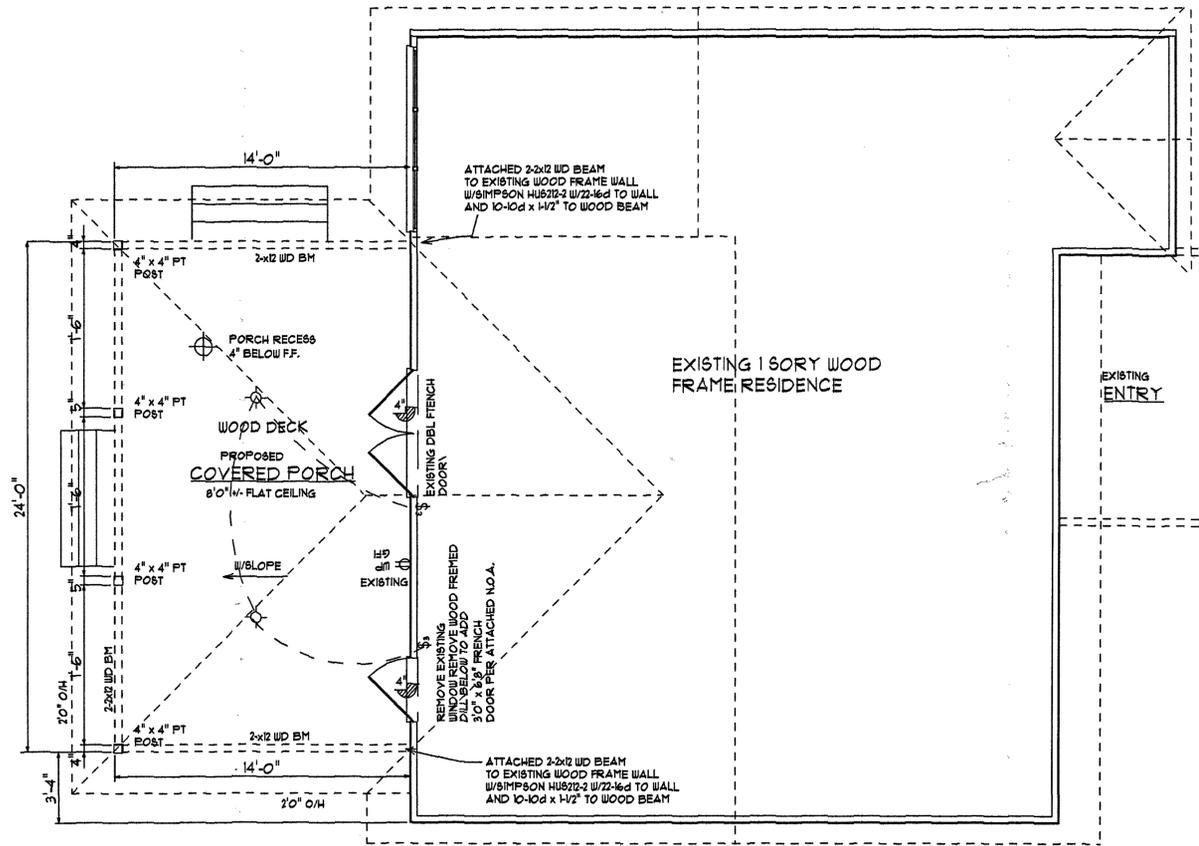
GENERAL NOTES:

- * CONTRACTORS TO VERIFY ALL SQUARE FOOTAGES
- * CONTRACTORS TO VERIFY ALL BEARING POINTS W/ TRUSS MANUF.
- * CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AVAILABLE AT SITE BEFORE PROCEEDING W/ CONSTRUCTION
- * CONTRACTOR TO HAVE CERTIFIED FLORIDA SURVEYOR LAYOUT BUILDING ON LOT TO ASSURE NO SETBACKS OR EASEMENTS ARE ENCROACHED
- * REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING W/ WORK



SOUTH LEFT ELEVATION

SCALE 1/4" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

AREA TABS

EXISTING LIVING_1110_
 EXISTING FRONT PORCH_120
 PROPOSED REAR PORCH_336
 TOTAL SQFT_1626

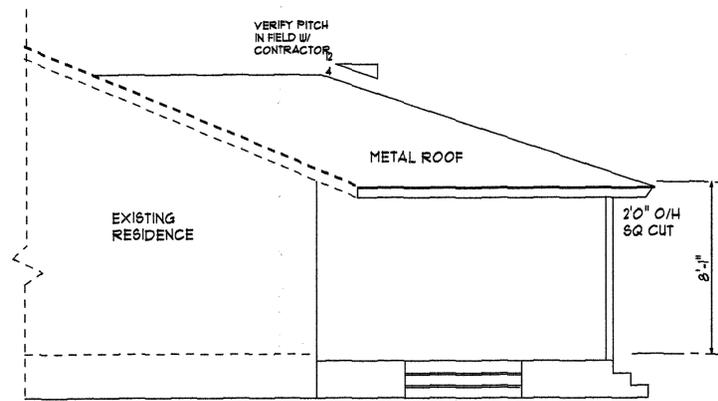
DESIGN PRESSURES FOR OPENINGS:

ALL OTHERS : 3/18 P8F, 4/10 P8F ZONE 4 4'-0" AWAY FROM OUTSIDE CORNER
 3/18 P8F, 5/06 P8F ZONE 5 4'-0" WITHIN OUTSIDE CORNER
 BASED ON 15' ROOF MEAN HEIGHT

FBC 2014 5th EDITION, 110 MPH 3-SECOND GUST WIND SPEED
 FBC 2014 5th EDITION, EXISTING BUILDING CODE
 FBC 2014 5th EDITION, RESIDENTIAL CODE
 RISK CATEGORY II, BUILDING CATEGORY VB, R-3 OCCUPANCY
 EXPOSURE C.
 INTERNAL PRESSURE COEFFICIENT +/- 0.18.
 OPEN STRUCTURE . OPENING PROTECTION : IMPACT GLASS.

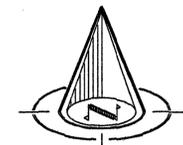
SCOPE OF WORK :

1. ADD REAR PORCH ADDITION TO EXISTING 1 STORY FRAMED RESIDENCE



NORTH RIGHT ELEVATION

SCALE 1/4" = 1'-0"



H. JOHN GRIFFIN II
 PE #38641
 5338 SW 61 AVE.
 DAVIE, FL. 33314
 561249-1212

CLIENT :



CORAL KEY DESIGN INC.
 605 BELVEDERE RD., #3
 W.P.B., FL. 33409
 561-72-3850

A PROPOSED PORCH ADDITION

525 PALMWAY
 LAKE WORTH, FL.

1	2	3	4
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DRAWN BY : HJG	DATE : 11-30-15	JOB NO. :	COPYRIGHT APPLIED	APPROVED :
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CUSTOMER : REEVES
 BUILDER :
 DRAWING : FLOOR PLAN, ELEVATIONS

SHEET NO.

H. JOHN GRIFFIN II
 PE #38641
 5398 6W 61 AVE.
 DAVIE, FL. 33314
 561249-1212

CLIENT

 CORAL KEY DESIGN INC.
 605 BELVEDERE RD. #3
 W.P.B., FL. 33405
 561-72-3890

A PROPOSED PORCH ADDITION
 525 PALMWAY
 LAKE WORTH, FL.

1	2	3	4
DRAWN BY: HJG	DATE: 11-30-15	JOB NO.:	COPYRIGHT APPLIED
			APPROVED:

CUSTOMER: REEVES
 BUILDER:
 DRAWING: ROOF FRAMING PLAN

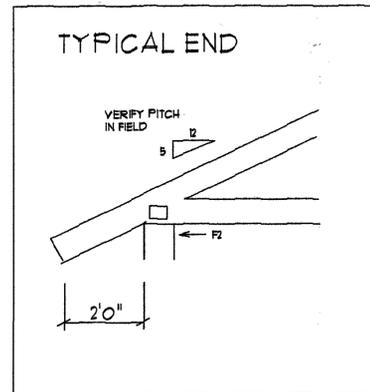
SHEET NO.
 3

DO NOT SUBSTITUTE CONNECTERS.
 DO NOT SHEATH TRUSSES BEFORE ALL STRAPS ARE IN PLACE.

CONNECTOR SCHEDULE				
BEARING POINT	CONNECTOR	QUANTITY	CONNECTOR DESIGN UPLIFT	FASTENERS
A	SIMPSON HD WOOD TO WOOD	1	905 (P2 525)	(6) 8d x 1-1/2" NAILS
B	SIMPSON HD WOOD TO WOOD	1 EACH	905	(6) 8d x 1-1/2" NAILS
			840	(4) 10d x 1-1/2" NAILS

- TRUSS TO TRUSS CONNECTION BY TRUSS COMPANY, INSTALLED PER MANUFACTURER'S SPEC'S.
- LATERAL FORCES PERPENDICULAR AND PARALLEL TO WALL HAS BEEN CONSIDERED LESS THAN 300 PLF.
- BUILDER TO APPROVE TEMPORARY BRACING TO PREVENT TOPPLING OF TRUSSES, SEE HIB-3.
- OTHER SPECS, IF DIFFERENT FROM ABOVE, HAVE THE PRIORITY.

ROOF NAILING: 8d RING SHANK NAILS @ 6" O/C FIELD, 4" O/C EDGES

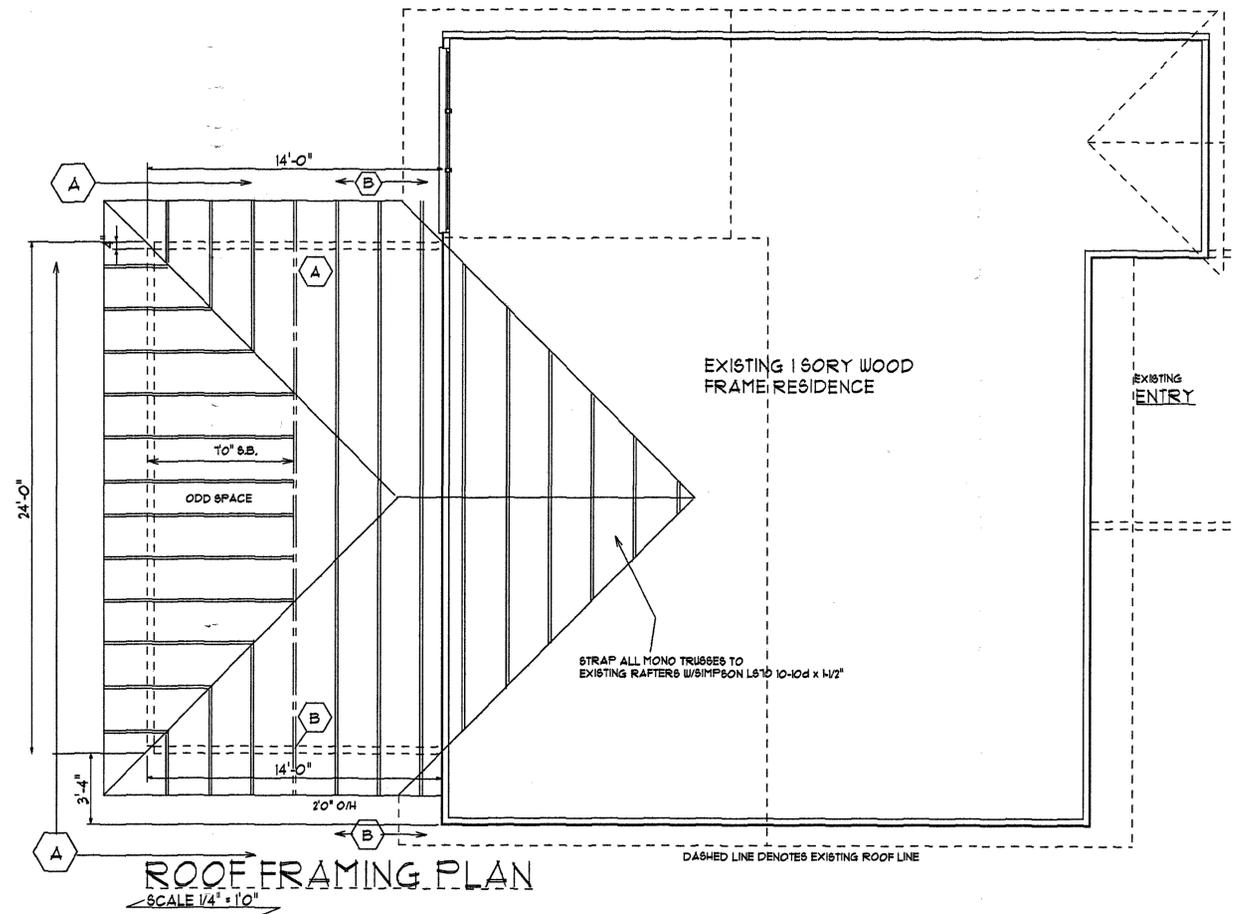


DESIGN CRITERIA
 MAIN WIND FORCE RESISTING
 WIND LOAD TYPE = A6CE T-10
 PER FBC 2014, 5th EDITION
 BUILDING TYPE = ENCLOSED
 OCCUPANCY FACTOR = 1.0
 EXPOSURE CATEGORY = C
 RISK CATEGORY II

A = 10 TO 15' B = 15 TO 30' C = OPEN TERRAIN W/ SCATTERED OBSTRUCTIONS D = COASTAL

GRAVITY	WIND RESISTANCE
TC LL 30 P&F	TC DL 5.0 P&F
TC DL 15 P&F	BC DL 5.0 P&F
BC LL 0 P&F	
BC DL 10 P&F	TOTAL 10.0 P&F
TOTAL 55 P&F	

DURATION = 133
 DURATION = 125 WIND @ 110 MPH
 110 MPH 3-SEC GUST WIND SPEED



STRUCTURAL WOOD NOTES :
 1. ALL WOOD IN CONTACT W/MASONRY TO BE PT.
 2. METAL STRAPS, CLIPS AND HARDWARE TO BE GALVANIZED.
 3. STRUCTURAL WOOD :
 A. A PRIMARY WOOD FRAMING TO #2 HF OR SYP.
 B. SURFACED DRY, USED AT 18% MAX. M.C. WITH THE FOLLOWING STRSS RATINGS:
 I. FB SINGLE MEMBER 12000 P#I
 II. FB REPETITIVE MEMBERS, 1400 P#I
 III. FC PERPENDICULAR TO GRAIN 565 P#I
 IV. E 16000,000
 4. ALL CONSTRUCTION TO CONFORM TO FBC 2014, 5th EDITION ELECTRICAL PER NEC 2011

GARAGE DOOR BUCKS:

2x6 P.T.W/ 1/2" DIA., 4-1/8" EMB. LAG BOLT @ 36" O.C., 8" MAX FROM EACH END.

DOOR FASTENING :
 SEE ATTACHED N.O.A.'S

WINDOW FASTENING :

SEE ATTACHED N.O.A.'S

STRUCTURAL NOTES :
 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS" FOR STRUCTURAL CONCRETE BLDG.
 CEMENT : ASTM C-150, TYPE I.
 WATER : POTABLE
 AGGREGATE : ASTM C-33
 REINFORCING STEEL : ASTM A-615, GRADE 40
 SLUMP : 5 INCHES MAX
 METAL ACCESSORIES : ACI - 315
 CURING COMPOUND : ASTM C-309, TYPE I.
 FORMWORK : ACI 347. DESIGN & FABRICATION OF FORMWORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 DESIGN BASED ON AN ASSUMED SOIL BRG. CAPACITY 2500 P#F
 ALL VEGETATION TO BE REMOVED PRIOR TO CONSTRUCTION

ATTIC VENTILATION IS PROVIDED BY SCREEN SOFFIT VENTS 20" x 1" WITH INSECT STEEL SCREENING, ASSUMED FREE AREA = 75% MIN.

COMPACTED FILL AND SOIL TO BE COMPACTED TO MINIMUM 95% OF MODIFIED PROCTOR AS PER D - 1557, TESTED IN 12" MAXIMUM LIFTS.

ALL VEGETATION TO BE REMOVED FROM SLAB AREA. NO WOOD OR VEG. TO BE BURIED WITHIN 15' OF FOUNDATION. FILL TO BE CLEAN #1 FILL PLACED IN 6" LIFTS MECHANICALLY COMPACTED. ALL CELLS & CAVITIES AND GAPS SHALL BE CLEANED OF ALL NON-PRESERVATIVE TREATED WOOD OR CELLULOSE MATERIAL PRIOR TO PLACEMENT OF CONCRETE.

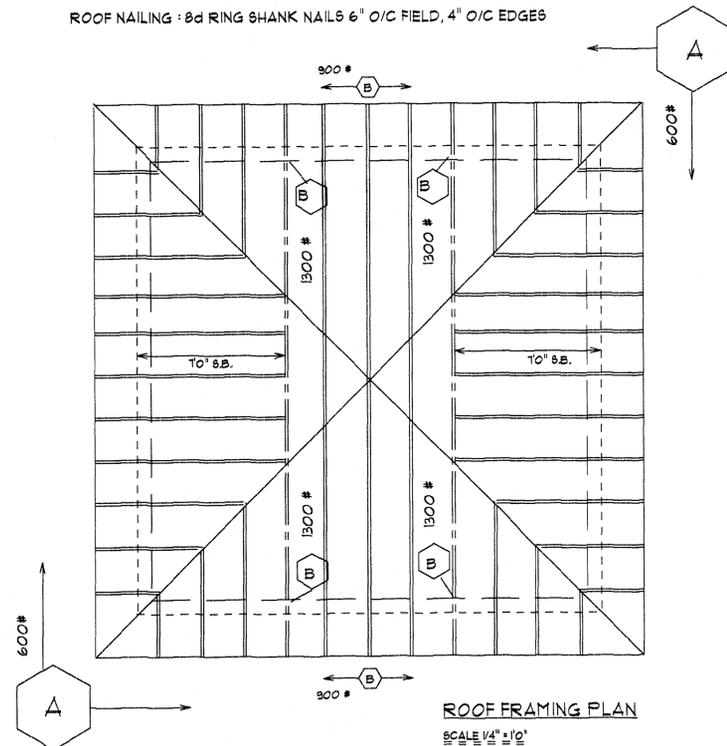
SOIL TREATMENT TO EXTEND 1' BEYOND PROPOSED STRUCTURE. SOIL TREATMENT CERT. SHALL BE STORED IN JOB PERMIT BOX.

DO NOT SUBSTITUTE CONNECTERS.
 DO NOT SHEATH TRUSSES BEFORE ALL STRAPS ARE IN PLACE.

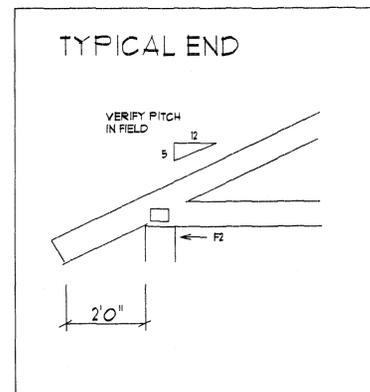
CONNECTOR SCHEDULE				
BEARING POINT	CONNECTOR	QUANTITY	CONNECTOR DESIGN UPLIFT	FASTENERS
(A)	SIMPSON HD WOOD TO WOOD	1	905 (F2 525)	(6) 8d x 1 1/2" NAILS
(B)	SIMPSON HD WOOD TO WOOD + (1) SIMPSON MTS 16	1 EACH	905	(6) 8d x 1 1/2" NAILS
			840 T145	(4) 10d x 1 1/2" NAILS

- TRUSS TO TRUSS CONNECTION BY TRUSS COMPANY, INSTALLED PER MANUFACTURER'S SPEC'S.
- LATERAL FORCES PERPENDICULAR AND PARALLEL TO WALL HAS BEEN CONSIDERED (LESS THAN 300 PLF).
- BUILDER TO APPROVE TEMPORARY BRACING TO PREVENT TOPPLING OF TRUSSES, SEE HIB-9.
- OTHER SPEC'S, IF DIFFERENT FROM ABOVE, HAVE THE PRIORITY.

ROOF NAILING : 8d RING SHANK NAILS 6" O/C FIELD, 4" O/C EDGES



ROOF FRAMING PLAN
 SCALE 1/4" = 1'-0"



DESIGN CRITERIA

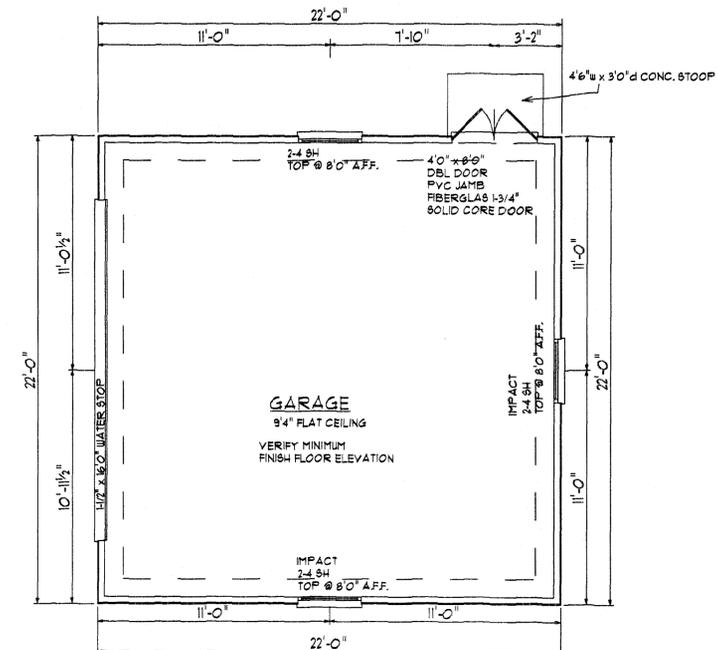
MAIN WIND FORCE RESISTING
 WIND LOAD TYPE : ASCE 7-10
 PER FBC 2014, 5th EDITION
 BUILDING TYPE : ENCLOSED
 OCCUPANCY FACTOR : 1.0
 EXPOSURE CATEGORY : C
 RISK CATEGORY II

A-1 (1) TO 2 (2) URBAN & OPEN TERRAIN w/ SCATTERED OBSTRUCTIONS, D: COASTAL

GRAVITY	WIND RESISTANCE
TC LL 30 P#F	TC DL 5.0 P#F
TC DL 15 P#F	BC DL 5.0 P#F
BC LL 0 P#F	TOTAL 10.0 P#F
BC DL 10 P#F	
TOTAL 55 P#F	

DURATION : 1.33
 DURATION : 1.25 WIND @ 110 MPH
 110 MPH 3-SEC GUST WIND SPEED

16" w x 18" d CONT. MONO FTG. W/ 2 #5 REBARS TYP
 4" THICK FIBERCRETE 2500 P#I CONCRETE
 ALL POURED AREAS
 CLEAN FILL UNDER POISONED COMPACTED SOIL (2500 P#F)
 6 MIL. VISQUEN & CORNER BARS REQUIRED



FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

H. JOHN GRIFFIN II
 PE #38641
 5388 SW 61 AVE.
 DAVIE, FL 33314
 561-248-1212

CLIENT :



CORAL KEY DESIGN INC.
 605 BELVEDERE RD., #3
 W.F.B., FL 33409
 561-722-3890

A PROPOSED DETACHED GARAGE

525 N. PALM WAY
 LAKE WORTH, FL.

1 2 3 4

DRAWN BY : HJG
 DATE : 11-30-15
 JOB NO. :
 COPYRIGHT APPLIED :
 APPROVED :

CUSTOMER : REEVES
 BUILDER :
 DRAWING : FOUNDATION, ROOF FRMG. PLAN

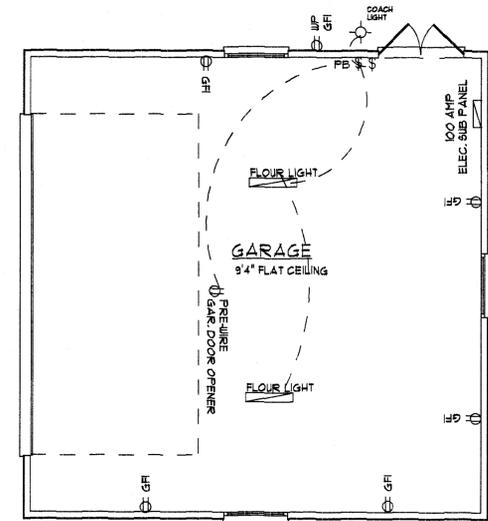
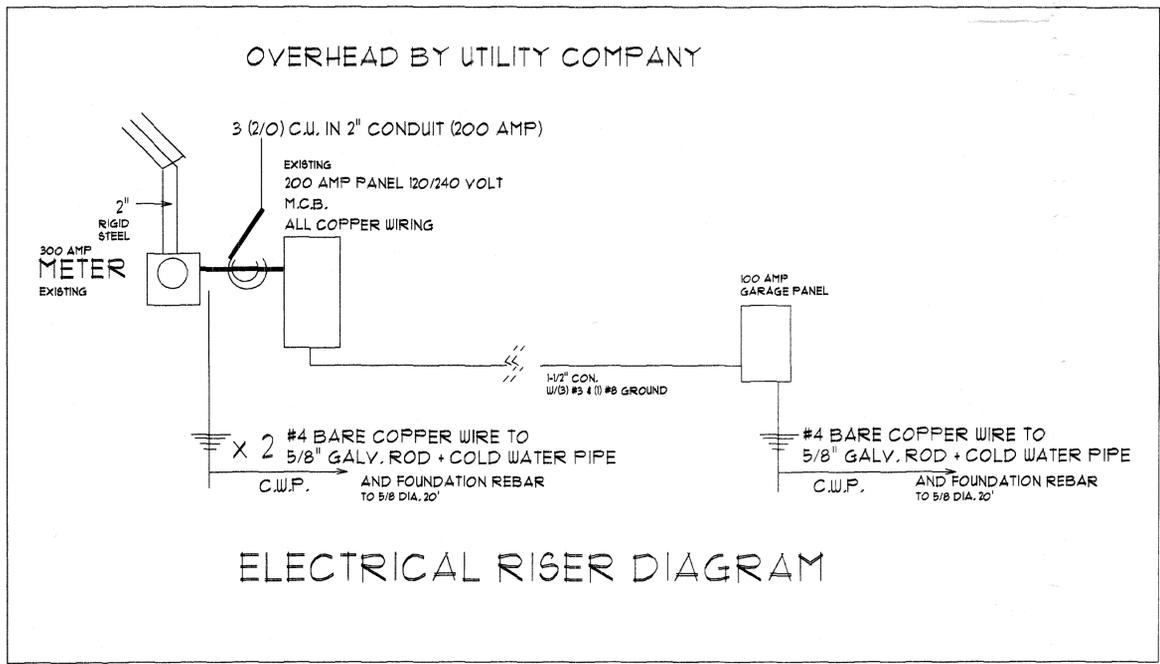
SHEET NO.

ELECTRICAL NOTES:
 ALL ELECTRICAL SHALL COMPLY WITH NEC 2011
 ALL NEW 125 VOLT, 15 AND 20 AMP RECEPTACLES IN ALL AREAS SPECIFIED IN NEC 210.52, SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
 NEC 210.4B SIMULTANEOUS DISC. FOR MULTI WIRE CIRCUITS.
 NEC 210.4D GROUPING OF MULTI WIRE CIRCUITS IN PANEL.
 NEC 210.12B COMBINATION ARC-FAULT PROTECTION
 NEC 210.52 REC. SPACING REQ.
 NEC 250 GROUNDING AND BONDING
 NEC 250.34 INTERSYSTEM BONDING TERMINATION
 NEC 406.11 TAMPER RESISTANT RECEPTACLES.

ELEC LOAD CALC & PANEL						
CIRCUIT NO.	DESCRIPTION	CIRCUIT BW		WIRE	WATTS	REMARKS
		POLE	TRIP			
1	GFI'S	1	20	12	1500	
2	GAR. OPENER	1	20	12	800	
3	LIGHTS	1	20	12	1500	
4-26	SPARES					
TOTAL LOAD = 4500						
TOTAL 4500 120/240 V = AMPS 19						

ELECTRICAL LEGEND

-  DOME LIGHT
-  SINGLE POLE SWITCH
-  110 V. RECEPTACLE
-  THREE WAY SWITCH
-  220 V. RECEPTACLE
-  GFI GROUND FAULT INTERRUPT
-  WATERPROOF
-  200 DISCONNECT
-  PRE-WIRE GAR. DOOR OPENER RECEPTACLE GARAGE DOOR
-  EXHAUST FAN
-  VAPOR PROOF HIGH HAT
-  FLOURESCENT LIGHT
-  ELECTRICAL PANEL
-  METER
-  DOOR OPENER



ELECTRICAL PLAN
 SCALE 1/4" = 1'0"



City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461 · Phone: 561-586-1687

MEMORANDUM DATE: January 6, 2016

AGENDA DATE: January 13, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **721 North Palmway**

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department for Community Sustainability

TITLE: **HRPB Project Number 15-00100218:** Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family structure located at **721 North Palmway**; PCN# 38-43-44-21-15-226-0110. The subject property was constructed in 1961 and is a non-contributing resource within the Northeast Lucerne Local Historic District.

OWNER: Nadine Heitz
721 North Palmway
Lake Worth, FL 33460

BACKGROUND:

The property at 721 North Palmway has a one-story single family residence built in 1961 in a Masonry Vernacular style. The property has frontage on North Palmway to the East. Character defining features of the building include the concrete masonry with stucco construction and the decorative brick work.

Based on the information in the City's property file, the building has undergone several changes over time including roof replacement from flat white concrete tile to dimensional asphalt shingle, window replacement from aluminum awning windows to white aluminum single-hung windows, enclosure of the carport, and a sun-room addition on the rear elevation. Overall, the building retains a good degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant has submitted plans for a 402 sq. ft. bedroom and bathroom addition on the rear, west façade of the existing house. The Applicant has provided architectural plans for the building, including a site plan, floor plan, details, and elevations.

The scope of work for the addition is substantial and will involve removing a portion of the existing flat roof, in order to properly attach the new addition. The addition will also require the removal of a portion of the existing sun room on the rear elevation. Although the scope of work is substantial, the overall effect on the front façade will be minimal, with the addition being located behind the existing structure. The new

addition will be concrete masonry construction with a stucco finish and will have a dimensional asphalt shingle roof and aluminum windows and doors to match the existing house.

The subject property is zoned Single-family Residential (SFR), and is subject to the development standards for this district in the City of Lake Worth Zoning Code and in the City’s Comprehensive Plan. An addition to a single-family residence is permitted, so long as it conforms to the required development criteria in §23.3-7 of the City of Lake Worth Zoning Code. The following table includes some of the basic specifications for the proposed construction:

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. feet for single family 7,500 sq. feet for two family	6,750 sq. feet
Lot width	50’-0” for one unit 75’-0” for two units	50’-0”
Front (East) setback	20’0”	24’-9” existing
Side setback	10% of lot width = 5’-0”	North= 6.1’ existing, 6.1’ proposed; South= 6.9’ existing, 6.9’ proposed
Rear (West) setback	15.0’ for primary building	67.9’ existing; 43.7’ proposed
F.A.R. ¹	0.45	0.19 existing, 0.25 proposed
Max. Building Coverage ²	35% max.	19.0% existing, 25% proposed
Impervious surface	55% max.	Appx. 41% proposed

ANALYSIS:

Zoning and Comprehensive Plan Consistency

Overall, the proposed new construction project is consistent with the development requirements in the City’s Zoning Code and Comprehensive Plan.

Historic Preservation

Staff has reviewed the documentation and materials provided in this application and applied the applicable guidelines and standards found in the City’s Historic Preservation Ordinance, detailed in Attachment 1 – Decision Criteria.

It is the opinion of Staff that the project is fundamentally compatible with the review criteria set forth in the historic preservation regulations. The addition is proposed on a secondary elevation of the building, and will have a minimal visual impact on the building as viewed from North Palmway. The addition is in scale with

¹ Floor area ratio: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building’s exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

² *Building lot coverage*: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

the massing and height of the existing structure. Staff does have a few concerns over the architectural treatment of the proposed addition, particularly regarding the windows. The proposed windows are small, and leave large expanses of stucco wall. Staff had previously recommended that the applicant consider adding additional windows, and increase the size of the windows. The Applicant did make a few alterations, however, Staff feels that the elevations and windows could be refined further. In general, the proposed treatment of the addition is complementary to the existing structure, and the new roof line differentiates the addition from the original structure.

Public Comment

At the time of publication of the agenda, Staff has not received any public comment regarding this project.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City's Historic Preservation Ordinance to the extent feasible.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Staff recommends approval of the request for an addition to the existing single-family structure with the following conditions:

- 1) All detailing of the proposed addition shall be subject to Staff review at permitting and inspection during construction.
- 2) The proposed addition shall comply with the City of Lake Worth Land Development Regulations.
- 3) All windows and doors shall be wood or aluminum and shall not use reflective glass.
- 4) The windows on the addition shall be enlarged in order to reduce the amount of blank stucco wall and increase the compatibility with the original structure.
- 5) An expansion joint shall be used between the existing structure and the proposed addition in order to avoid damage to the existing building. The stucco finish on the addition shall match the existing structure.
- 6) The roof material shall be dimensional asphalt shingle, to match the existing structure.
- 7) The existing structure shall be properly protected during construction so as not to incur damage from the addition. Engineering drawings shall be required to show how the new roof and walls will tie into the existing structure.

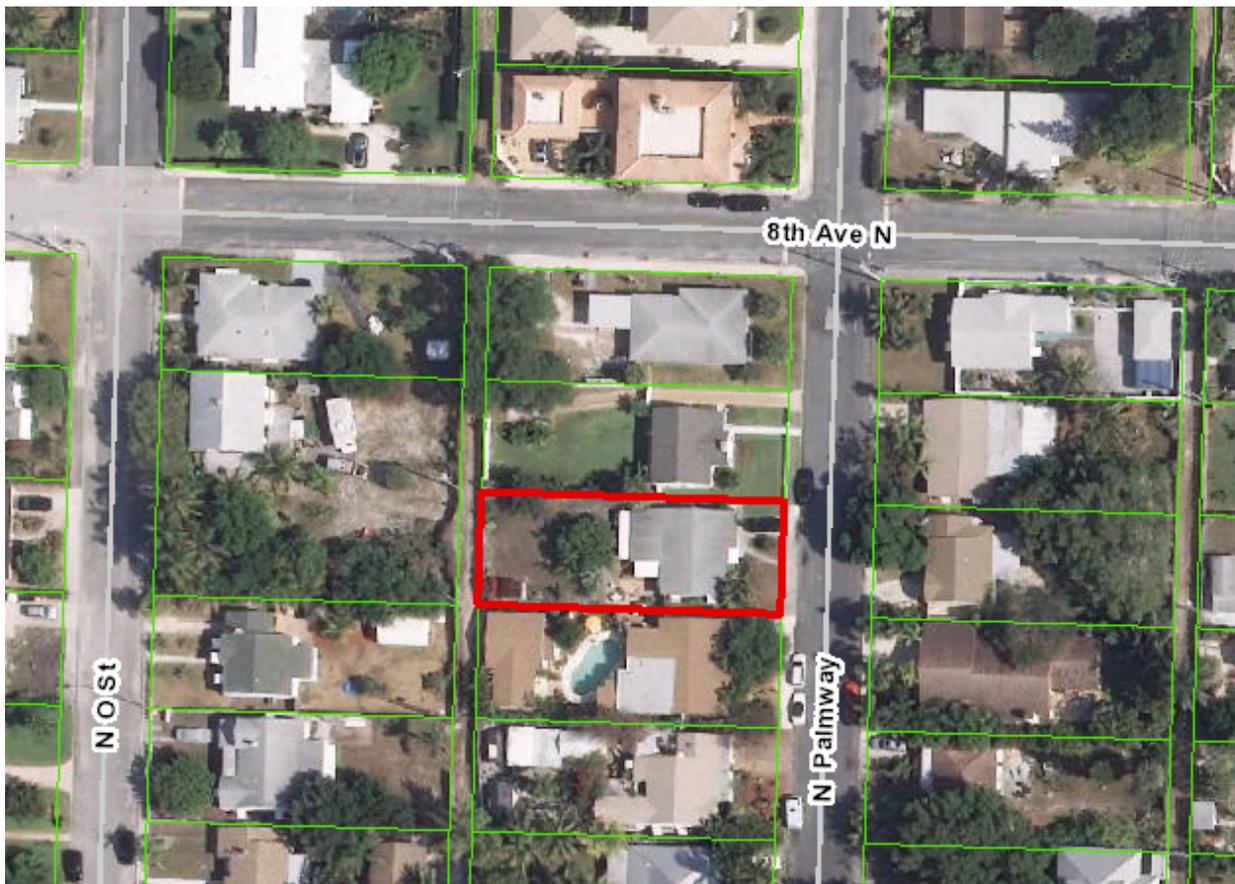
POTENTIAL MOTION:

I MOVE TO APPROVE/DENY HRPB PR# 15-00100218: Consideration of a Certificate of Appropriateness (COA) for an addition to the subject property located at 721 North Palmway, with the conditions recommended by Staff.

ATTACHMENTS:

1. Administrative Decision Criteria
2. Photographs
 - a. Sign Posted
 - b. Application Photographs
3. Survey dated 5/13/2013
4. Proposed Architectural Plans, Dated 12/18/2015
5. Proposed Product Specifications

LOCATION MAP



MEMORANDUM

DATE: January 6, 2016

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department of Community Sustainability

SUBJECT: **HRPB Project Number 15-00100218:** Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family structure located at **721 North Palmway**; PCN# 38-43-44-21-15-226-0110. The subject property was constructed in 1961 and is a non-contributing resource within the Northeast Lucerne Local Historic District.

HRPB Meeting Date: January 13, 2016

Per Section 23.5-4k(1) of the historic preservation ordinance, the Board shall use the following criteria in making a determination:

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

Response: It is the opinion of Staff that the proposed work on the property located at 721 North Palmway will have no adverse effect on the historic appearance or significance of the building.

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

Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Northeast Lucerne Local Historic District.

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?

Response: The Applicant is not proposing to replace any original materials on the building. It is the opinion of Staff that the proposed addition is compatible with the architectural style of the single-family residence and will not adversely affect the historic integrity of the original structure.

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

Response: No, the denial of this COA as submitted does not prevent the Applicant from potentially proposing other alterations to the home, nor would it make the building uninhabitable.

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

Response: Yes.

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: The Applicant is proposing a portion of the existing sunroom on the rear façade in order to accommodate the addition. The proposed changes will not alter the main street-facing elevation, or other features and spaces that characterize this property. The basic shape and form of the structure will not be affected by the addition.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Response: It is the opinion of Staff that the proposed addition is fundamentally compatible with the original Masonry Vernacular structure, and given the difference in roof height and slope, the addition will also be easily distinguished from the main structure. Staff does have some concerns over the detailing of the fenestration on the addition, as outlined in the Staff report.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: The historically significant features of the building are being retained.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response: It is the opinion of Staff that no distinctive features, finishes, or examples of craftsmanship that characterize the property are being adversely affected by the scope of work proposed.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.

Response: Not applicable to this project.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: Not applicable to this project.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response: Not applicable to this project.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Response: The proposed new addition meet this criterion. The addition is compatible in size, massing, and scale. The roof shape and location will make the addition easily distinguished from the original structure. The fenestration could be further refined, as indicated in the Staff report.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

Response: The proposed addition could be removed at a later date, with some changes to the main structure, including altering the flat roof.

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?

Response: It is the opinion of Staff that the historic character of the property would not be adversely affected by the proposed project as submitted by the Applicant, as outlined above.

Section 23.5-4k(2). *Additional guidelines for alterations.*

In approving or denying applications for certificates of appropriateness for alterations, the HRPB shall also consider the following additional guidelines:

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?

Response: 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.

Response: No.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:

(1) The work to be performed will conform to the original door and window openings of the structure;

Response: Not applicable to this project.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.

Response: Not applicable to this project.



NOTICE
This property is for sale.
Call **FRANKIE AT HOME**
978-445-0000





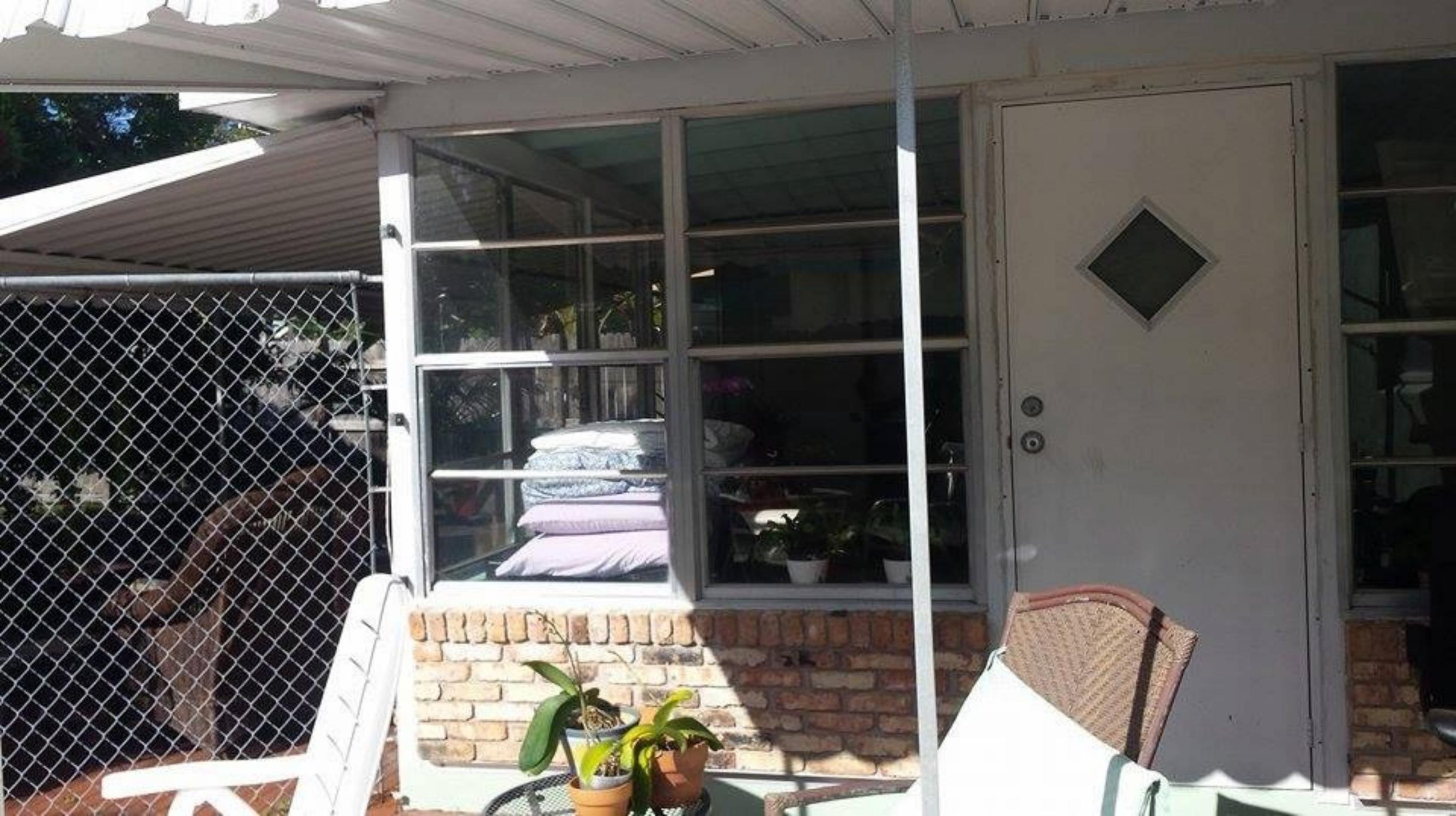




















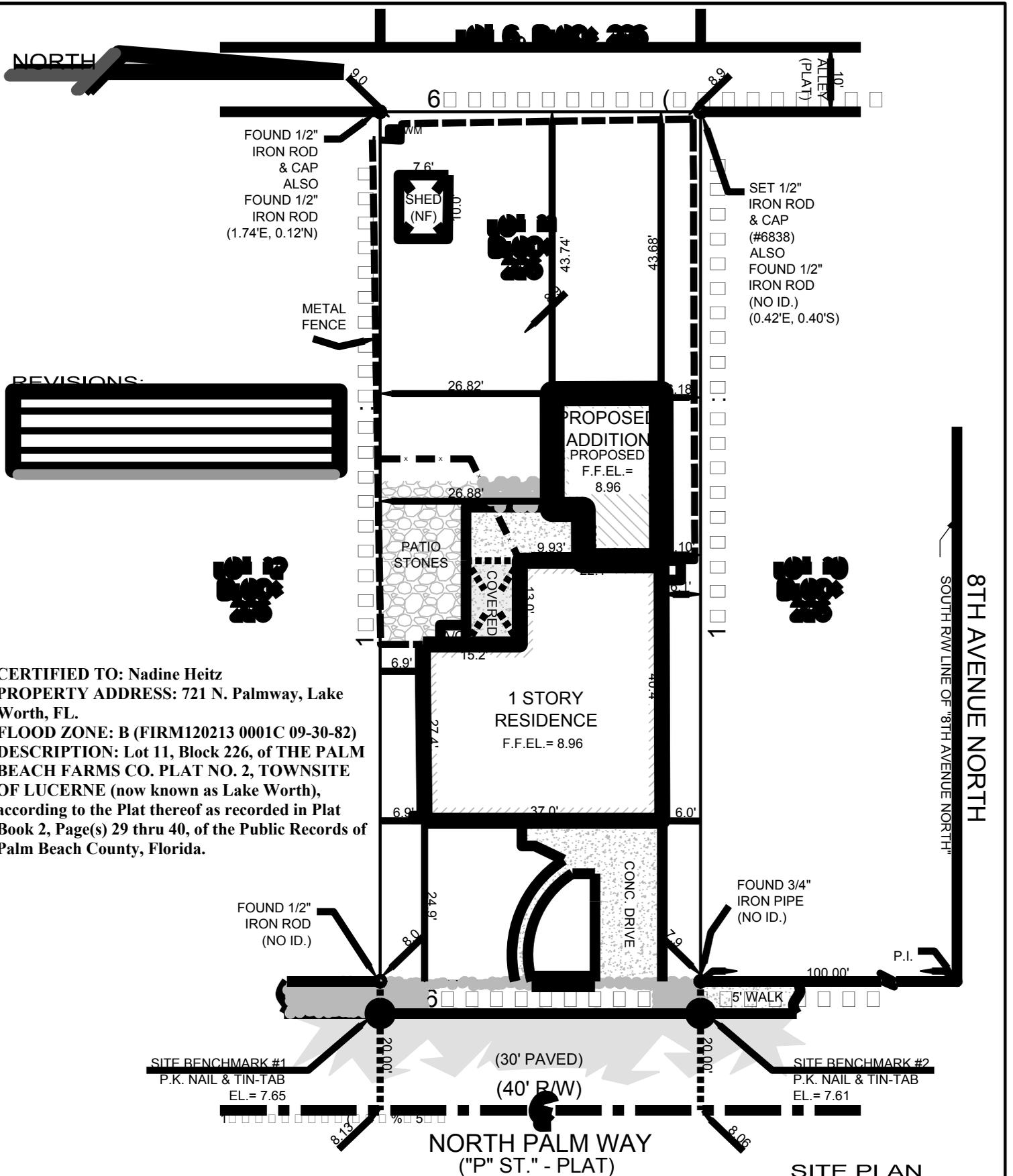








NORTH



CERTIFIED TO: Nadine Heitz
PROPERTY ADDRESS: 721 N. Palmway, Lake Worth, FL.
FLOOD ZONE: B (FIRM120213 0001C 09-30-82)
DESCRIPTION: Lot 11, Block 226, of THE PALM BEACH FARMS CO. PLAT NO. 2, TOWNSITE OF LUCERNE (now known as Lake Worth), according to the Plat thereof as recorded in Plat Book 2, Page(s) 29 thru 40, of the Public Records of Palm Beach County, Florida.

SITE PLAN
 BASED ON BOUNDARY
 SURVEY DATED 05/31/2013

SURVEY NOTES:

- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office
- 2.) Area of subject parcel = 6,750 square feet (0.155 acres).
- 3.) Elevations shown hereon are based on N.G.V.D. 1929.
 - a) Originating benchmark = top of nail located at the intersection of North Palmway and 7th Ave. North; elevation = 8.22' (ref.: BB-19/71).
 - b) = existing elevation.
- 4.) No underground improvements located.
- 5.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
- 6.) This firm's "Certificate of Authorization" number is "LB 6838".



LEGEND:

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION	[Symbol] = ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	[Symbol] = CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING	[Symbol] = PAVER BRICK FLATWORK
CONC. = CONCRETE	L = ARC LENGTH	R/W = RIGHT OF WAY	[Symbol] = WOOD POWER POLE
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	[Symbol] = CHAIN LINK FENCE	[Symbol] = WATER METER
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	[Symbol] = WOOD FENCE	[Symbol] = FIRE HYDRANT
P.E. = POOL EQUIPMENT	O.R.B. = OFFICIAL RECORD BOOK	[Symbol] = METAL FENCE	[Symbol] = CATCH BASIN
F.F.E.L. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	[Symbol] = CENTERLINE	[Symbol] = SANITARY MANHOLE
EL. = ELEVATION	P.C. = POINT OF CURVATURE	[Symbol] = EASEMENT	
(B.R.) = BEARING REFERENCE	P.T. = POINT OF TANGENCY	[Symbol] = COVERED	
(D) = DEED	P.R.C. = POINT OF REVERSE CURVATURE	[Symbol] = OVERHEAD LINES	
(M) = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE	[Symbol] = LOT TIE	

SCALE:	1" = 20'
DRAWN BY:	CAM MILLER
FIELD WK:	M.M. / B.M.
DATE:	11/23/2015 SITE PLAN 05/31/2013 FIELD WORK

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH, FLORIDA 33460
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: millersurveying@aol.com

REFERENCES:	BB20/56
PREV. JOB NO'S.	Y130475
JOB NO.	Y151120
S - 46,369 - A	

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WinGuard® Aluminum Single Hung SH700



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IMPACT SERIES | SMOOTH SKIN AND RUSTIC

SMOOTH SKIN

FLUSH
3/0 x 8/0



3/0, 2/10, 2/8, 2/6, 2/0

DRS0080I

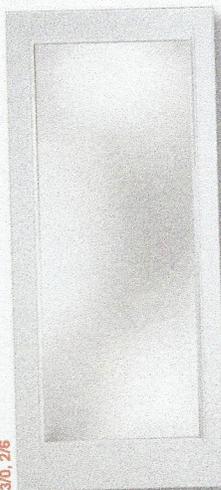
SIX PANEL
3/0 x 8/0



3/0

DRS6080I

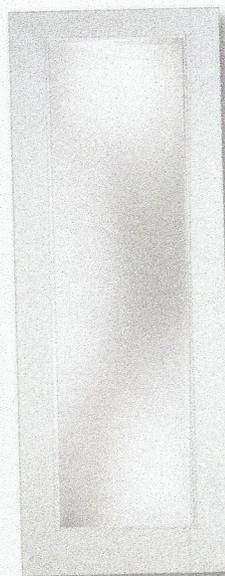
FLUSH GLAZED
3/0 x 6/8



3/0, 2/6

DRS10I

FLUSH GLAZED WIDE STILE
3/0 x 8/0



DRS1W80I

6/8 RUSTIC

Two Panel
Square Panel,
Square Top



3/0, 2/10, 2/8

DRA2BI

Two Panel
Arch Panel,
Square Top

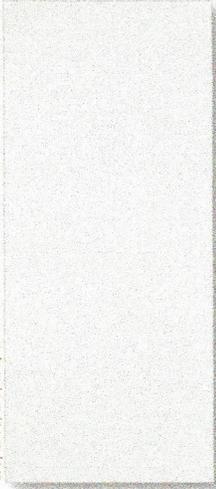


3/0, 2/10, 2/8

DRA2DI

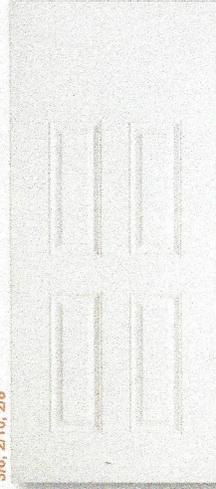
For all door styles available in Impact Series please contact your local Plastpro dealer
Rustic doors shown in pre-finished

FLUSH
3/0 x 6/8



DRS00I

FOUR PANEL BLANK TOP
3/0 x 6/8



DRS40I

TRUE FOUR PANEL
3/0 x 6/8



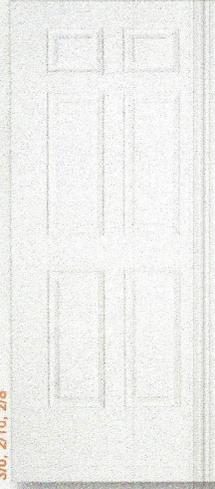
DRS41I

SIX PANEL
3/0 x 6/8



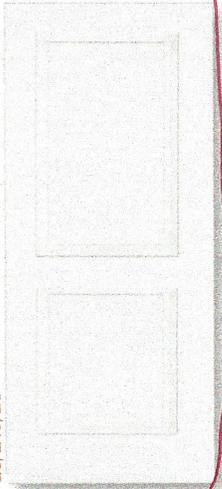
DRS60I

SIX PANEL UTILITY
3/0 x 6/8



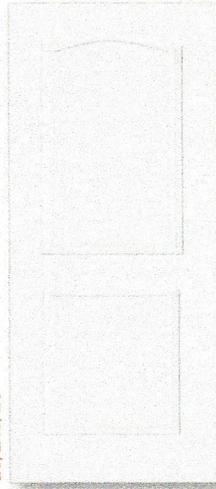
DRS61I

TWO PANEL SQUARE PANEL
3/0 x 6/8



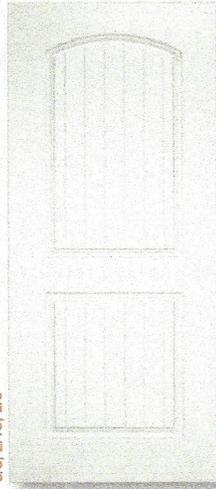
DRS2BI

TWO PANEL ARCH PANEL
3/0 x 6/8



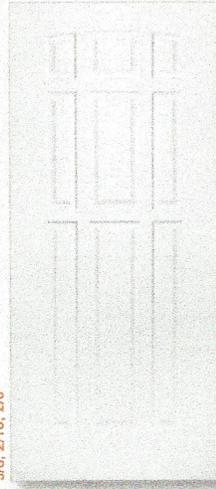
DRS2DI

COTTAGE
3/0 x 6/8



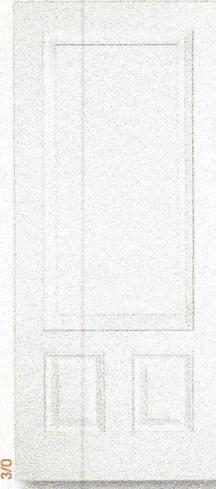
DRS2GI

9 PANEL
3/0 x 6/8



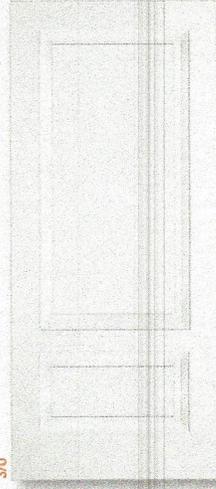
DRS90I

3/4 ELITE
3/0 x 6/8



DRS3EI

3/4 HERITAGE
3/0 x 6/8



DRS20I

For all door styles available in Impact Series please contact your local Plastpro dealer



City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461 · Phone: 561-586-1687

MEMORANDUM DATE: January 6, 2016

AGENDA DATE: January 13, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **826 North Palmway**

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department for Community Sustainability

TITLE: **HRPB Project Number 15-00100229:** Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family structure located at **826 North Palmway**; PCN# 38-43-44-21-15-230-0070. The subject property was constructed in 1940 and is a contributing resource within the Northeast Lucerne Local Historic District.

OWNER: Oswaldo and Susan Ona
826 North Palmway
Lake Worth, FL 33460

BACKGROUND:

The property at 826 North Palmway has a one-story single-family structure built in 1940 in a Frame Vernacular style. The property has frontage on North Palmway to the West. Character defining features of the building include the original wood siding, covered front porch, gable roof, and frame vernacular construction.

The original architectural plans for the main house are available in the City's property files. Based on the original plans, the building has undergone several changes including roof replacement from metal shingles to 5-v crimp metal and window replacement from wood double hung to aluminum awning. Overall, the building retains a good degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant has submitted plans for a 196 sq. ft. bedroom addition on the rear, east façade of the existing house. The Applicant has provided schematic architectural plans for the building, including a site plan, floor plan, perspective, details, and elevations.

The scope of work for the addition is substantial and will involve removing a portion of the existing roof, in order to create a new gable end. The existing pair of windows on the rear elevation will be removed, and the opening will be used to connect the bedroom addition. The new addition will have wood siding and a 5-v crimp metal roof to match the main house, and wood or aluminum windows and doors.

The subject property is zoned Single-family Residential (SFR), and is subject to the development standards for this district in the City of Lake Worth Zoning Code and in the City’s Comprehensive Plan. An addition to a single-family residence is permitted, so long as it conforms to the required development criteria in §23.3-7 of the City of Lake Worth Zoning Code. The following table includes some of the basic specifications for the proposed construction:

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. feet for single family 7,500 sq. feet for two family	6,750 sq. feet
Lot width	50’-0” for one unit 75’-0” for two units	50’-0”
Front (East) setback	20’0”	35’-0” existing
Side setback	10% of lot width = 5’-0”	North= 6.4’ existing, 6.4’ proposed; South= 6.9’ existing, 6.9’ proposed
Rear (West) setback	15.0’ for primary building	75’ existing; 64’ proposed
F.A.R. ¹	0.45	0.215 existing, 0.24 proposed
Max. Building Coverage ²	35% max.	21.6% existing, 24.5% proposed
Impervious surface	55% max.	Appx. 48% proposed

ANALYSIS:

Zoning and Comprehensive Plan Consistency

Overall, the proposed addition is consistent with the development requirements in the City’s Zoning Code and Comprehensive Plan.

Historic Preservation

Staff has reviewed the documentation and materials provided in this application and applied the applicable guidelines and standards found in the City’s Historic Preservation Ordinance, detailed in Attachment 1 – Decision Criteria.

It is the opinion of Staff that the project as proposed is compatible with the review criteria set forth in the historic preservation regulations. The bedroom addition is proposed on a secondary elevation of the building, and will have a minimal visual impact on the building as viewed from North Palmway. The addition is in scale with the massing and height of the existing structure, and is proposed to have a compatible architectural design. The proposed treatment of the addition is complementary to the existing structure, and the new

¹ Floor area ratio: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building’s exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

² *Building lot coverage*: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

roof line differentiates the addition from the original structure. Staff does have concerns over the lack of detail in the schematic plans submitted, and has recommended conditions of approval to address these concerns.

Public Comment

At the time of publication of the agenda, Staff has not received any public comment regarding this project.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City's Historic Preservation Ordinance to the extent feasible.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Staff recommends approval of the request for an addition to the existing single-family residence with the following conditions:

- 1) Due to the schematic quality of the proposed architectural drawings, all detailing of the proposed addition shall be subject to Staff review at permitting and inspection during construction.
- 2) The proposed addition shall comply with the City of Lake Worth Land Development Regulations.
- 3) All windows and doors shall be wood or aluminum, and shall not use reflective glass. The divided light pattern shall be created by using exterior raised applied muntins. No flat or internal muntins shall be allowed. The proper divided light pattern shall be reviewed by Staff at permitting.
- 4) The proposed bedroom addition shall not damage the existing building. The wood siding on the addition shall match the existing wood siding in size, shape, and profile.
- 5) The roof material shall be 5-v crimp metal, to match the existing structure.
- 6) The existing structure shall be properly protected during construction so as not to incur damage from the addition. Engineering drawings shall be required to show how the new roof and walls will tie into the existing structure.

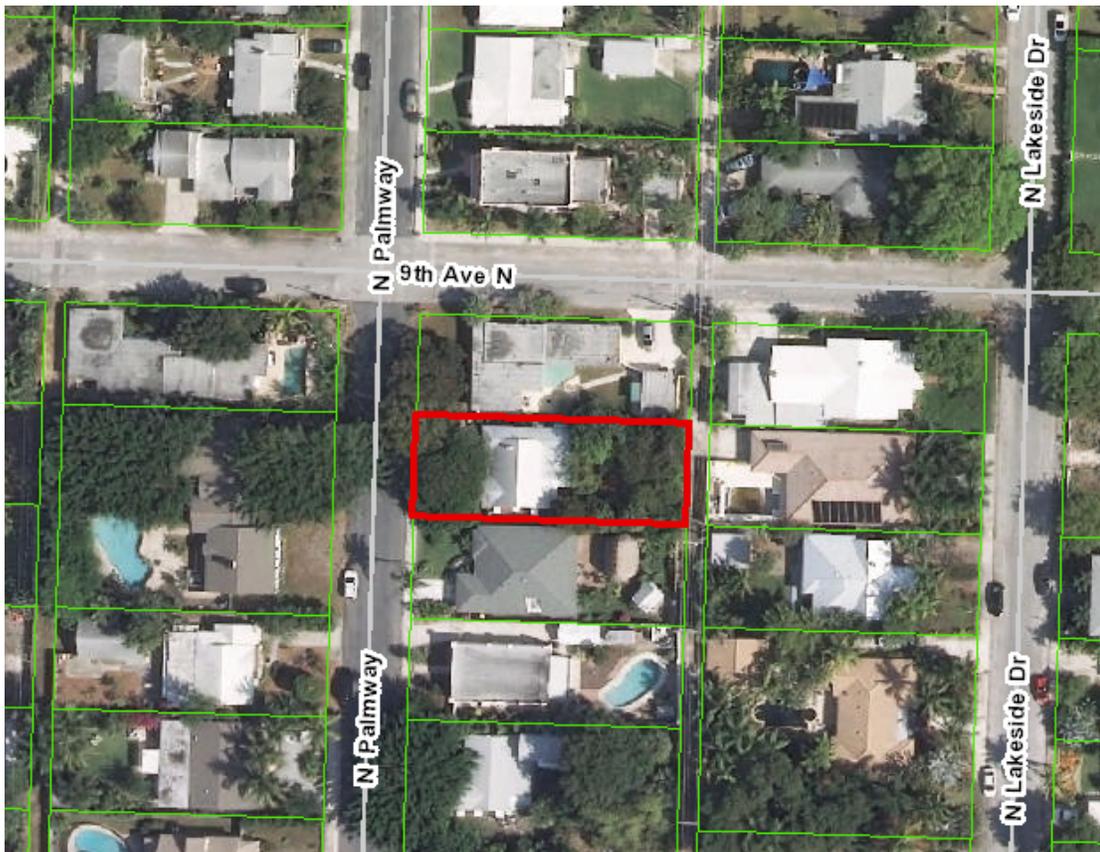
POTENTIAL MOTION:

I MOVE TO APPROVE/DENY HRPB PR# 15-00100229: Consideration of a Certificate of Appropriateness (COA) for an addition to the subject property located at 826 North Palmway, with the conditions recommended by Staff.

ATTACHMENTS:

1. Administrative Decision Criteria
2. Photographs
 - a. Sign Posted
 - b. Application Photographs
3. Survey dated 11/10/2015
4. Proposed Architectural Plans, December 2015

LOCATION MAP



MEMORANDUM

DATE: January 6, 2016

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department of Community Sustainability

SUBJECT: **HRPB Project Number 15-00100229:** Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family residence located at **826 North Palmway**; PCN# 38-43-44-21-15-230-0070. The subject property was constructed in 1940 and is a contributing resource within the Northeast Lucerne Local Historic District.

HRPB Meeting Date: January 13, 2016

Per Section 23.5-4k(1) of the historic preservation ordinance, the Board shall use the following criteria in making a determination:

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

Response: It is the opinion of Staff that the proposed work on the property located at 826 North Palmway will have no adverse effect on the historic appearance or significance of the building.

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

Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Northeast Lucerne Local Historic District.

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?

Response: The Applicant is not proposing to replace any original materials on the building. It is the opinion of Staff that the proposed addition is compatible with the architectural style of the single-family residence and will not adversely affect the historic integrity of the original structure.

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

Response: No, the denial of this COA as submitted does not prevent the Applicant from potentially proposing other alterations to the home, nor would it make the building uninhabitable.

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

Response: Yes.

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: The Applicant is not removing any historic materials from the property. The proposed changes will not alter the main street-facing elevation, or other features and spaces that characterize this property. The basic shape and form of the structure will not be affected by the addition.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Response: It is the opinion of Staff that the addition will be compatible with the original Frame Vernacular structure, and given the difference in roof height and slope, the addition will also be easily distinguished from the main structure.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: The historically significant features of the building are being retained.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response: It is the opinion of Staff that no distinctive features, finishes, or examples of craftsmanship that characterize the property are being adversely affected by the scope of work proposed.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.

Response: Not applicable to this project.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: Not applicable to this project.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response: Not applicable to this project.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Response: The proposed new addition meet this criterion. The addition is compatible in size, massing, and scale. The roof shape and location will make the addition easily distinguished from the original structure.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

Response: The proposed addition could be removed at a later date, with some changes to the main structure. The roof would be most substantially affected, as the new gable roof will be cut into the existing structure.

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?

Response: It is the opinion of Staff that the historic character of the property would not be adversely affected by the proposed project as submitted by the Applicant, as outlined above.

Section 23.5-4k(2). *Additional guidelines for alterations.*

In approving or denying applications for certificates of appropriateness for alterations, the HRPB shall also consider the following additional guidelines:

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?

Response: 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.

Response: No.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:

(1) The work to be performed will conform to the original door and window openings of the structure; and

Response: Not applicable to this project.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.

Response: Not applicable to this project.

826 Patches



NOTICE

This property is being considered for a
COA - REAR ADDITION
HRPB Project # 15-00100229

For questions regarding this case
Please contact the City of Lake Worth
Planning Department: 586-1687

LEGAL DESCRIPTION:

(AS FURNISHED BY CLIENT)

LOT 7, BLOCK 230, TOWNSITE OF LUCERNE (now known as Lake Worth), ACCORDING TO THE PALM BEACH FARMS COMPANY'S PLAT NO. 2, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 2, PAGE 29 THROUGH 40, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ADDRESS: 826 N. PALMWAY
LAKE WORTH, FLORIDA 33460

SURVEY NOTES:

- NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OR OWNERSHIP.
- LAND DESCRIPTION HEREON WAS PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ROAD.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES UNLESS OTHERWISE STATED ON THE SURVEY.
- ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1929.
- DIMENSIONS PREVAIL OVER SCALE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR ANY OTHER UNDERGROUND STRUCTURE WERE NOT LOCATED BY THIS SURVEY UNLESS SPECIFICALLY NOTED.
- UNLESS NOTED OR DEPICTED OTHERWISE, ALL PROPERTY CORNERS SHOWN WERE FOUND AND HAVE NO IDENTIFICATION OR SAID IDENTIFICATION WAS ILLEGIBLE.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THE PARTIES CERTIFIED TO HEREIN, RIGHTS OR LIABILITY TO ANY THIRD PARTIES CANNOT BE TRANSFERRED OR ASSIGNED.

CERTIFIED TO:

OSWALDO ONA AND SUSAN ONA

FLOOD ZONE: "B"
MAP: 1202130001C
DATED: 9/30/82

FIELD WORK COMPLETED: 11/2/15

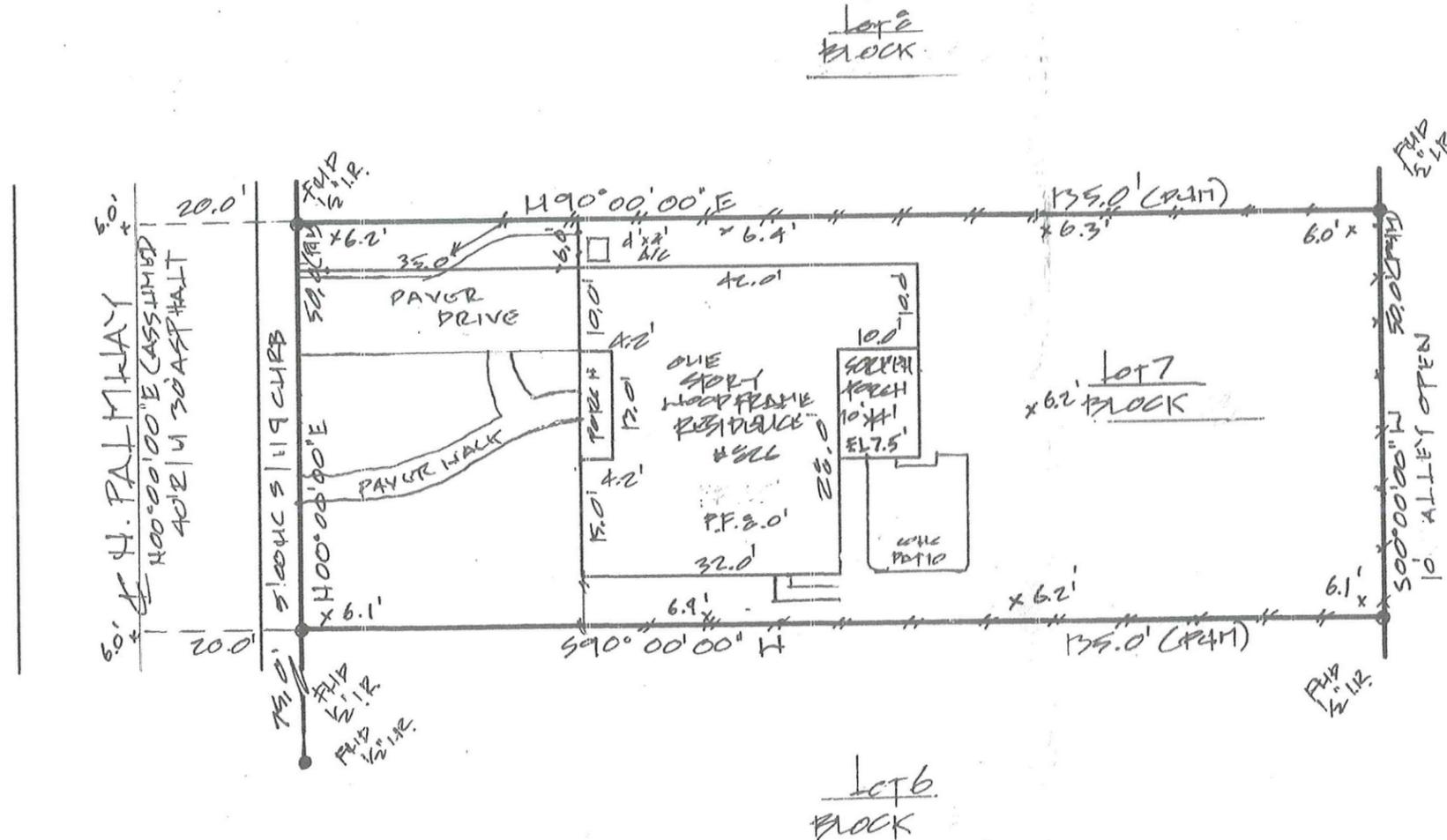
CORNERSTONE SURVEYING LB# 7941

13833 WELLINGTON TRACE E-4 #129
WELLINGTON, FLORIDA 33414
(772) 238-9305 (voice & fax)

BOUNDARY AND IMPROVEMENTS SURVEY

PREPARED ON THE ORDER OF: SUSAN ONA

SCALE: 1"=20'	DRAWN BY: RWS	FILE NO.:
FB PG: PKG	PAGE: 1 OF 1	DATE: 11/2/15



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD. I FURTHER CERTIFY THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 2009-88 FLORIDA STATUTES, AND THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN SHOWN.

BY: Mark W. Teepe 11/10/15

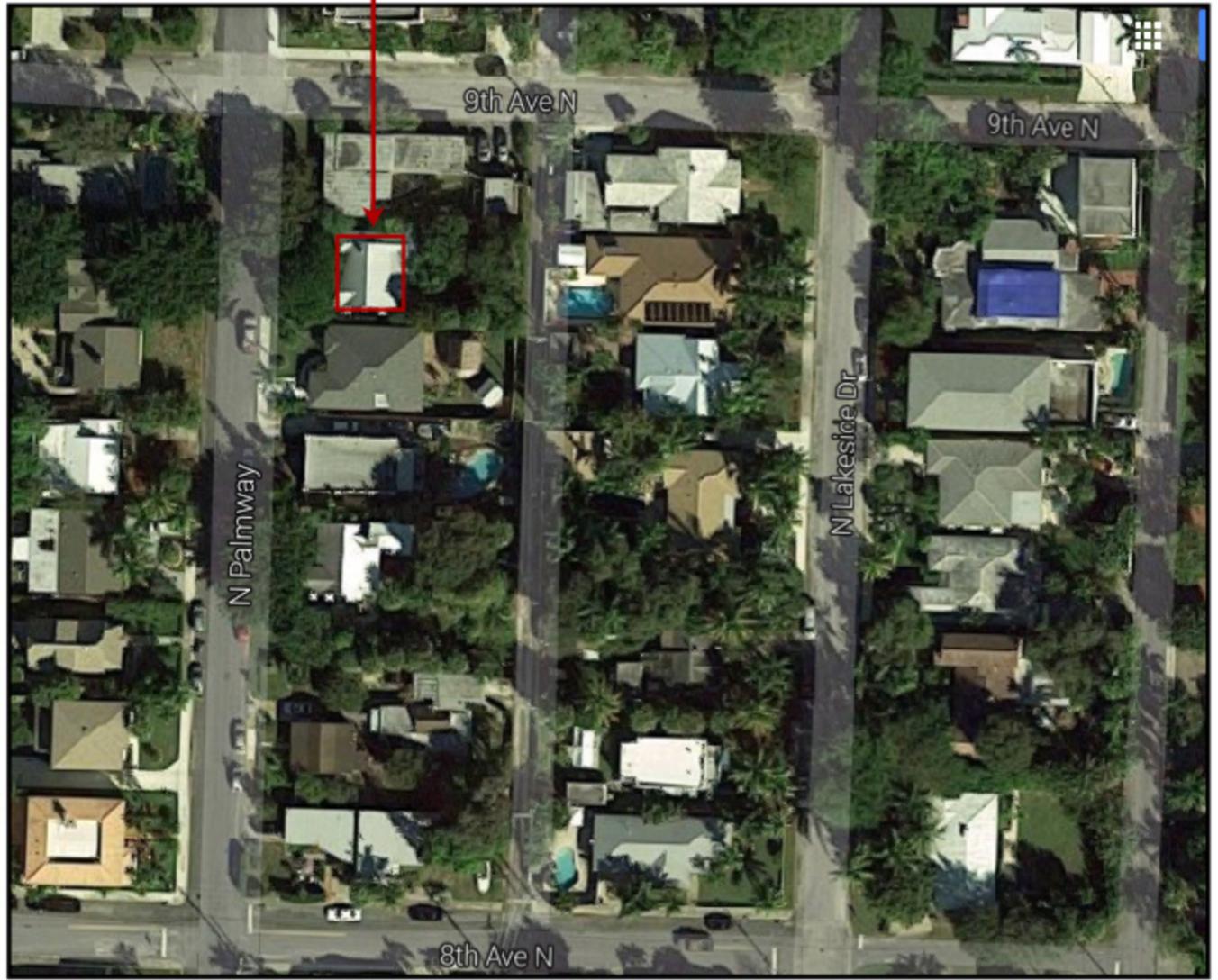
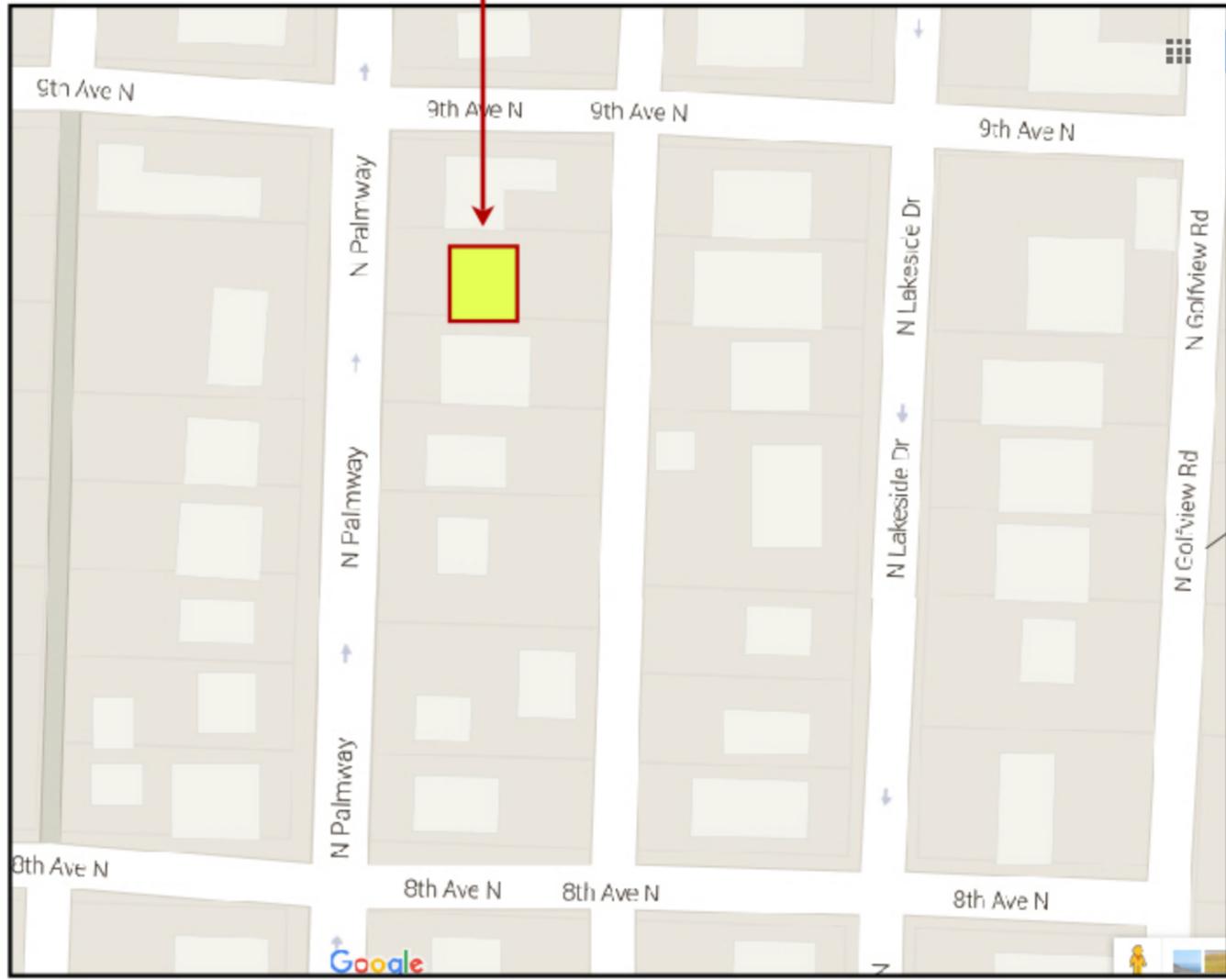
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #4611
MARK W. TEEPE, P.S.M.

LEGEND

L	-ARC LENGTH	FRD	-2X2 COLUMN TYPICAL FOUND	ELEV	-ELEVATION
OHW	-OVERHEAD WIRE	DIA	-DIAMETER	X.00	-TYPICAL ELEVATION
+	-EXISTING WIRE FENCE	CM	-CONCRETE MONUMENT	FPE	-FINISH FLOOR ELEVATION
+	-EXISTING CHAINLINK FENCE	IR	-IRON ROD	BM	-BENCHMARK
+	-EXISTING WOOD FENCE	IP	-IRON PIPE	ORB	-OFFICIAL RECORDS BOOK
+	-EXISTING PVC FENCE	N&D	-NAIL & DISK	PB	-PLAT BOOK
+	-CENTER LINE	C	-CAP	DB	-DEED BOOK
+	-RIGHT-OF-WAY	CM	-CONCRETE MONUMENT	FB	-FIELD BOOK
EMNT	-EASEMENT	N&D	-NAIL & DISK	PG	-PAGE
DW	-DRIVEWAY	FRD	-IRON ROD OR IRON PIPE	FRD	-FOUND
SW	-SIDEWALK OR WALKWAY	POC	-POINT OF COMMENCEMENT	PVMT	-PAVEMENT
ASPH	-ASPHALT	POB	-POINT OF BEGINNING	PLTR	-PLANTER
CONC	-CONCRETE	PRM	-PERMANENT REFERENCE MONUMENT	TYP	-TYPICAL
WF	-WOOD FRAME	PCP	-PERMANENT CONTROL POINT	WM	-WATER METER
PT	-POINT OF TANGENCY	(M)	-MEASURED DISTANCE & BEARING	MH	-MANHOLE
PC	-POINT OF CURVATURE	(P)	-PLATTED DISTANCE & BEARING	FH	-FIRE HYDRANT
PRC	-POINT OF REVERSE CURVATURE	(C)	-CALCULATED DISTANCE & BEARING	LP	-LIGHT POLE
CH	-CHORD	(D)	-DEEDED DISTANCE & BEARING	UP	-UTILITY POLE
CB	-CHORD BEARING	PSM	-PROFESSIONAL SURVEYOR AND MAPPER	RLS	-REGISTERED LAND SURVEYOR
ΔD	-DELTA ANGLE			LB	-LICENSED BUSINESS

826 N. Palmway
 ONA

Site Data Table		
Zoning and FLU	Existing	Proposed
Zoning District	(SFR) Single Family Residential	(SFR) (same)
Future Land Use	(SFR) (same)	(SFR) (same)
Existing Use	residence	residence
Proposed Use	same	same
Development Standard	Required	Provided
Lot Size (Acreage and SF)	135x50 = 6,750 SF	135x50 = 6750 SF
Lot Width (Frontage)	50'	50'
Building Height	Primary	14 (max)
	Accessory	
Setbacks	Front (<u>IV</u>)	34.7
	Rear (<u>E</u>)	78
	Side (<u>N</u>)	5.6
	Side (<u>S</u>)	6.5
Living Area	Single-Family	1256 SF 18.6%
	Multi-Family	NA
Accessory Structure Limitation		
Impermeable Space Coverage (%)	1596 SF (24%)	1596 SF (23.6%)
Building Coverage (%)	1456 SF (21%)	1632 SF (24%)
Maximum Wall Height at Setback	10'	10'
Floor Area Ratio Limitation	21.5%	24%
Parking		

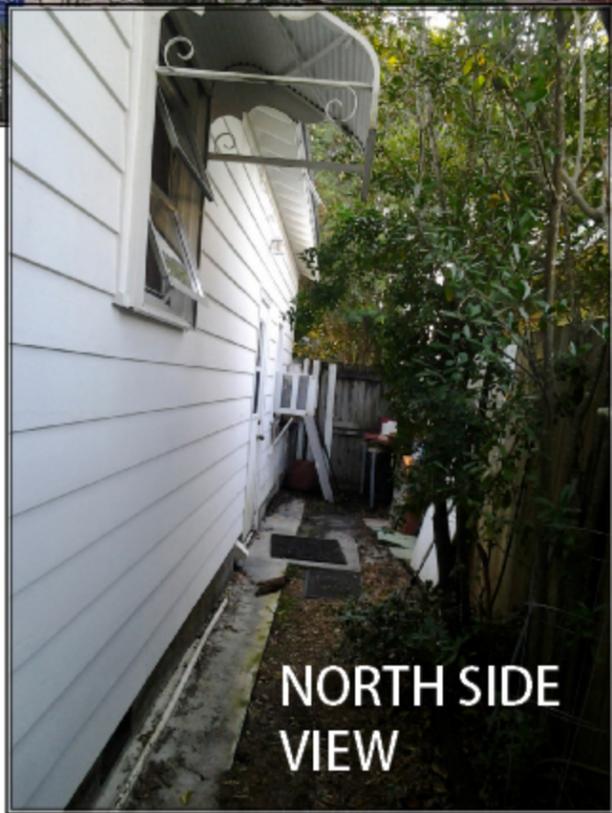




STREET VIEW
WEST SIDE



EAST SIDE VIEWS



NORTH SIDE
VIEW



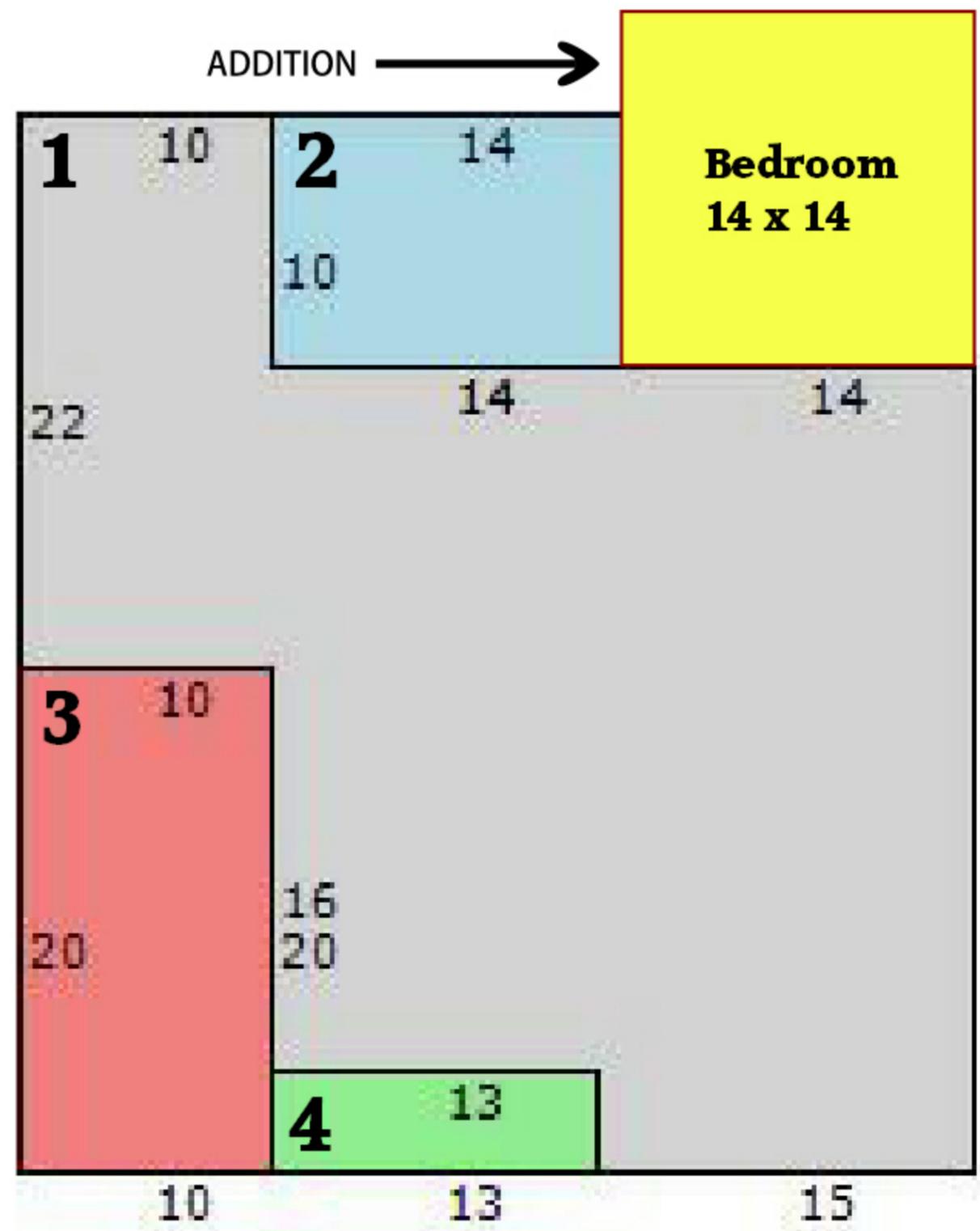
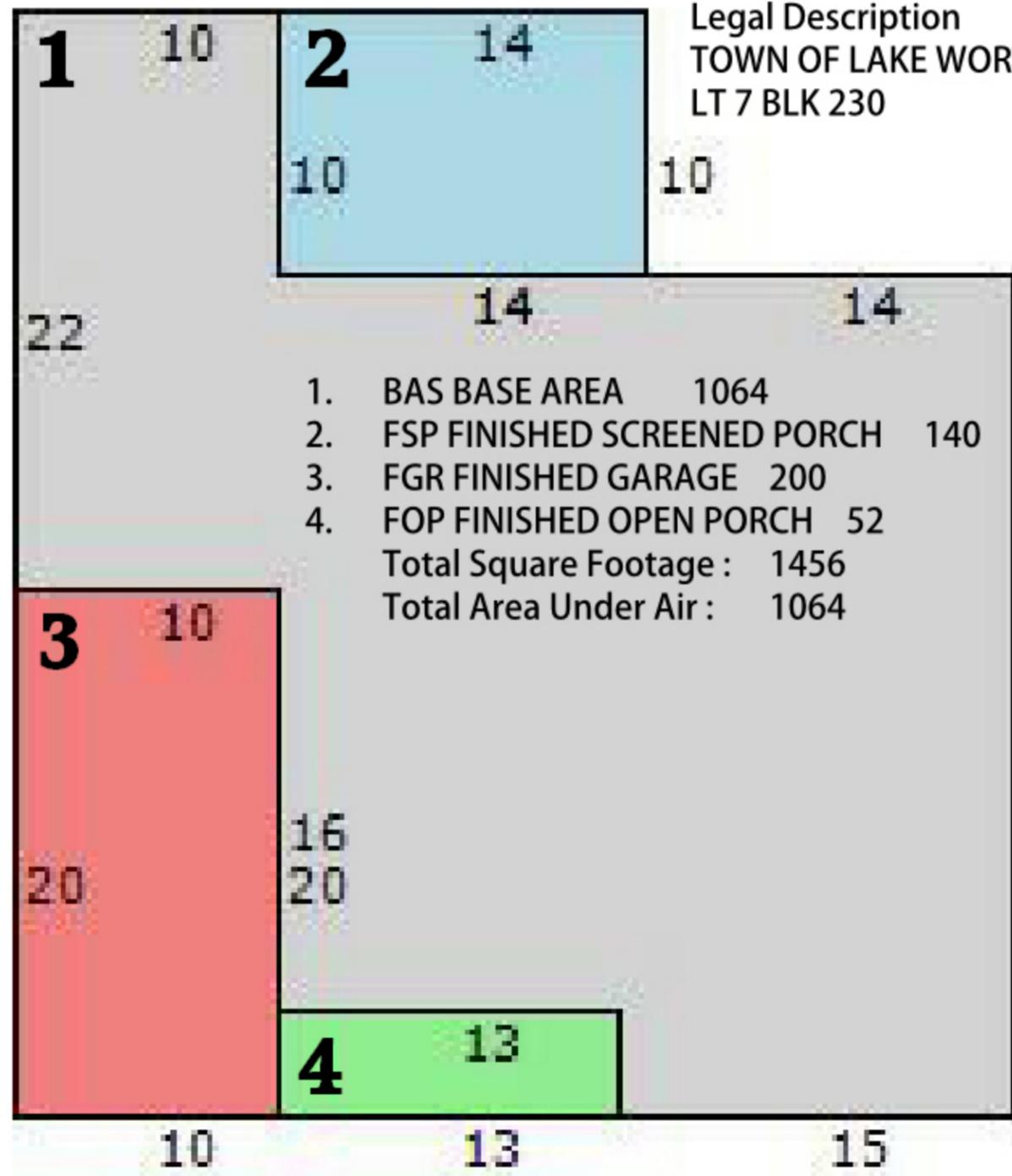
SOUTH SIDE
VIEW

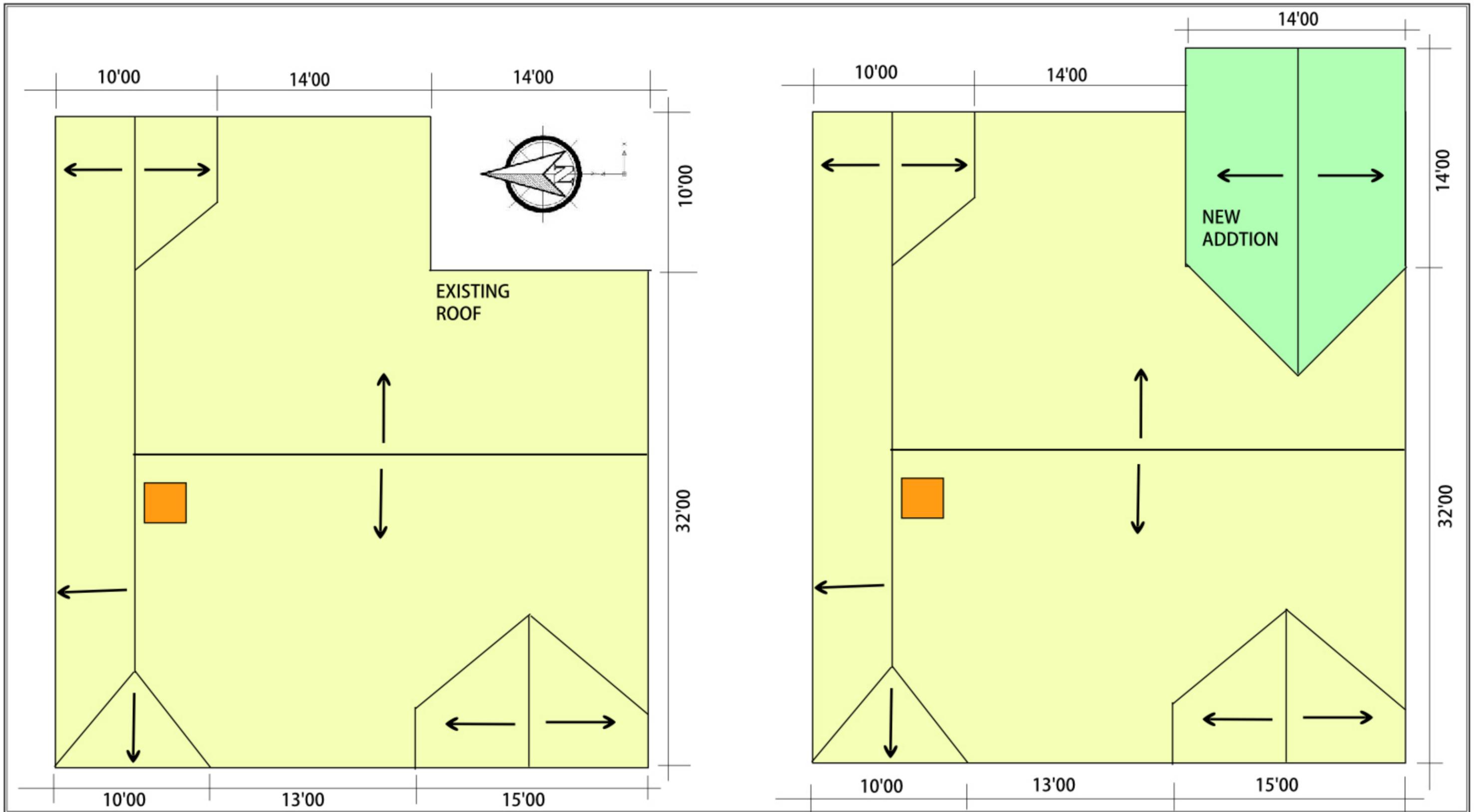


826 North Palmway Lake Worth 33460
Master Bedroom Addition & Renovation

Owner Name: OSWALDO & SUSAN ONA
Parcel Control Number: 38-43-44-21-15-230-0070

IMAGES

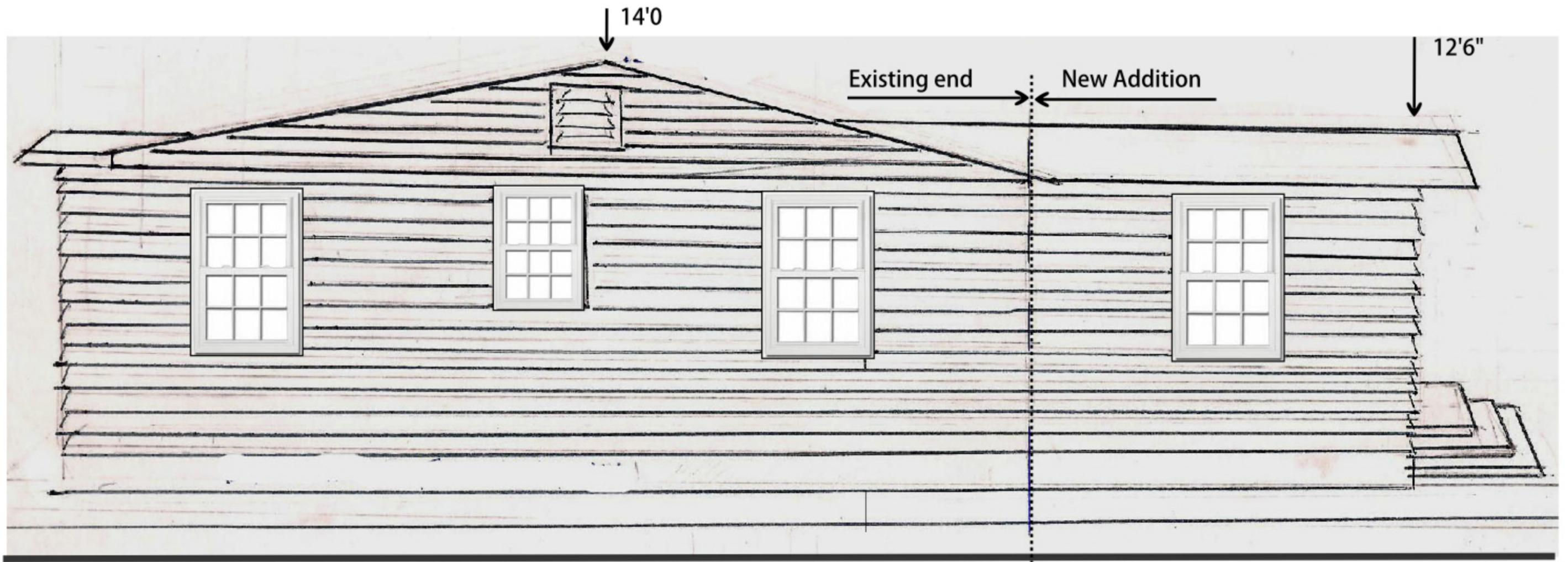




826 North Palmway Lake Worth 33460
Master Bedroom Addition & Renovation

Owner Name: OSWALDO & SUSAN ONA
Parcel Control Number: 38-43-44-21-15-230-0070

ROOF PLANS
DECEMBER 2015



SOUTH VIEW OF THE NEW ADDITION



826 North Palmway Lake Worth 33460
Master Bedroom Addition & Renovation

Owner Name: OSWALDO & SUSAN ONA
Parcel Control Number: 38-43-44-21-15-230-0070

ADDITION
S.E. CORNER



VIEW OF THE NEW ADDITION



EXISTING BACK VIEW



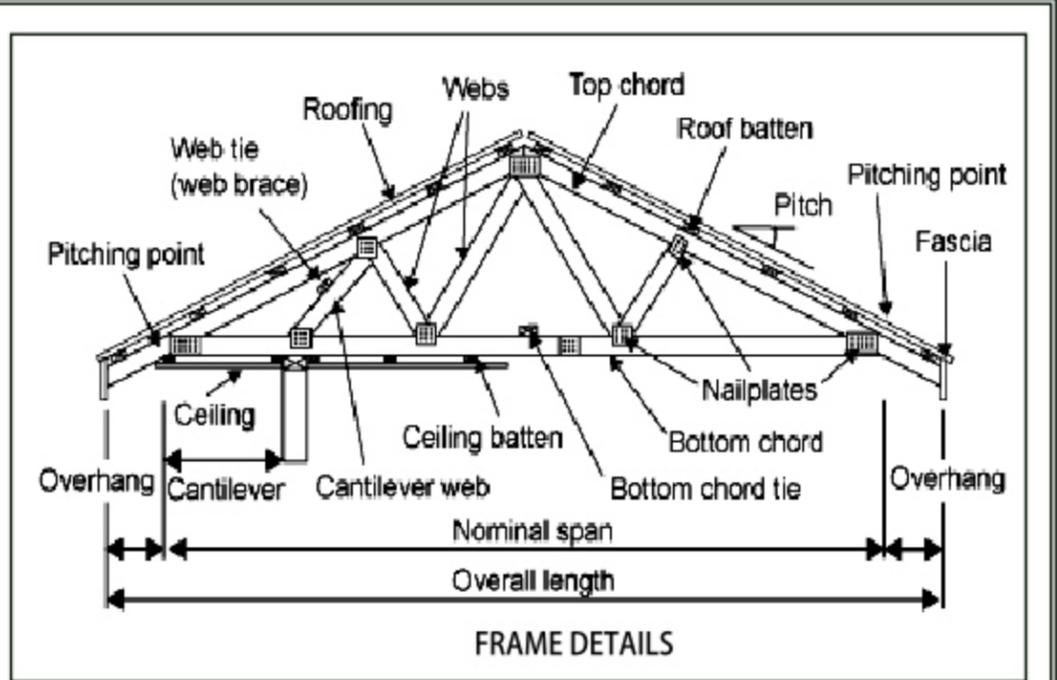
826 North Palmway Lake Worth 33460
Master Bedroom Addition & Renovation

Owner Name: OSWALDO & SUSAN ONA
Parcel Control Number: 38-43-44-21-15-230-0070

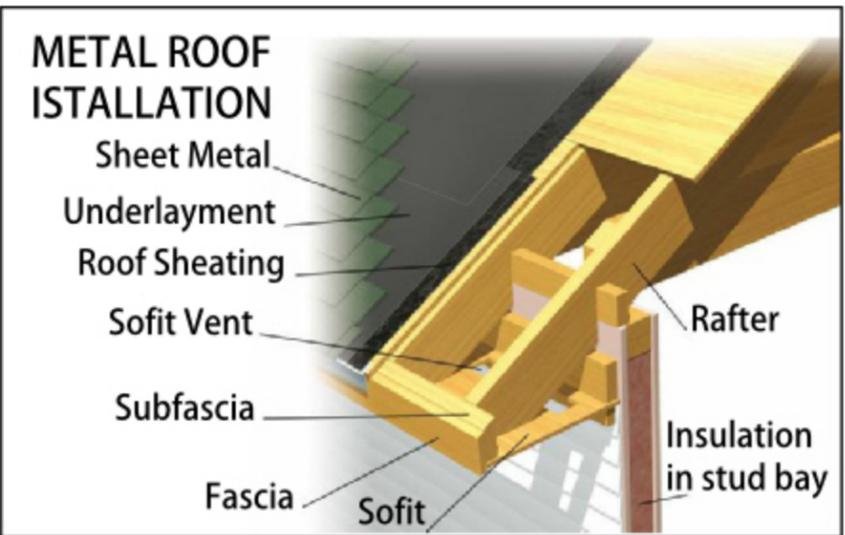
**ADDITION
S.E. CORNER**



FRONT VIEW



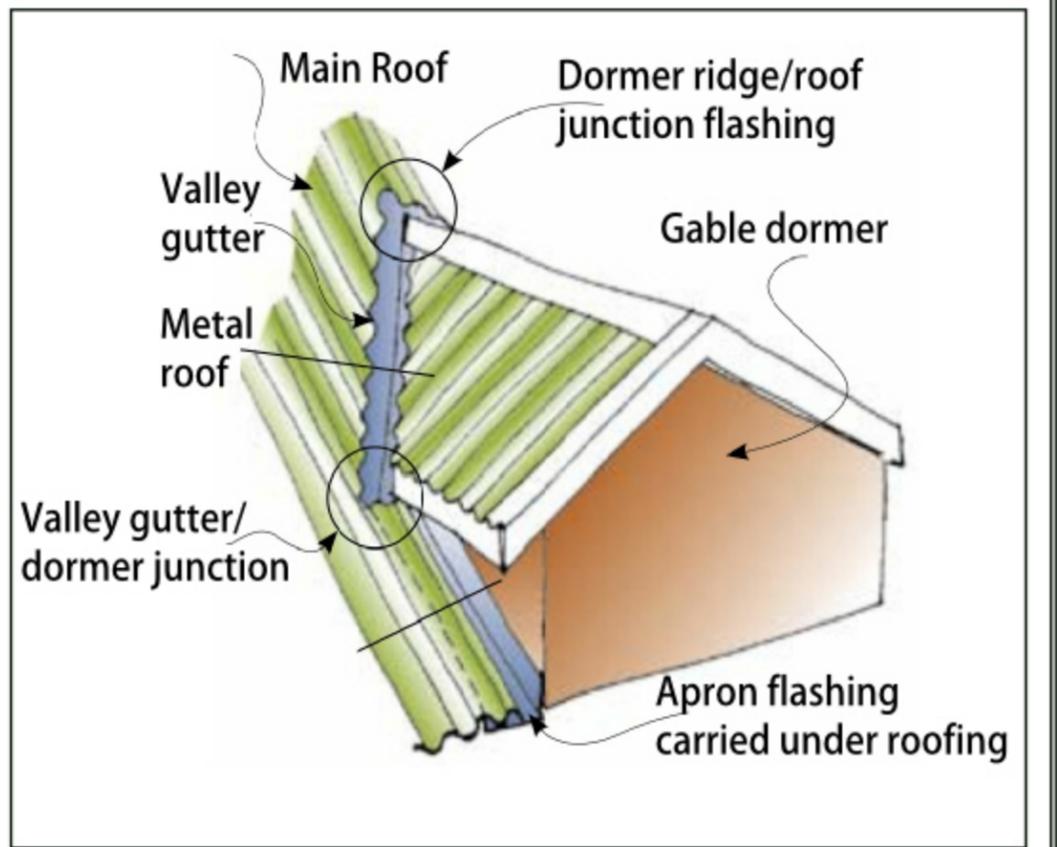
FRAME DETAILS



METAL ROOF INSTALLATION



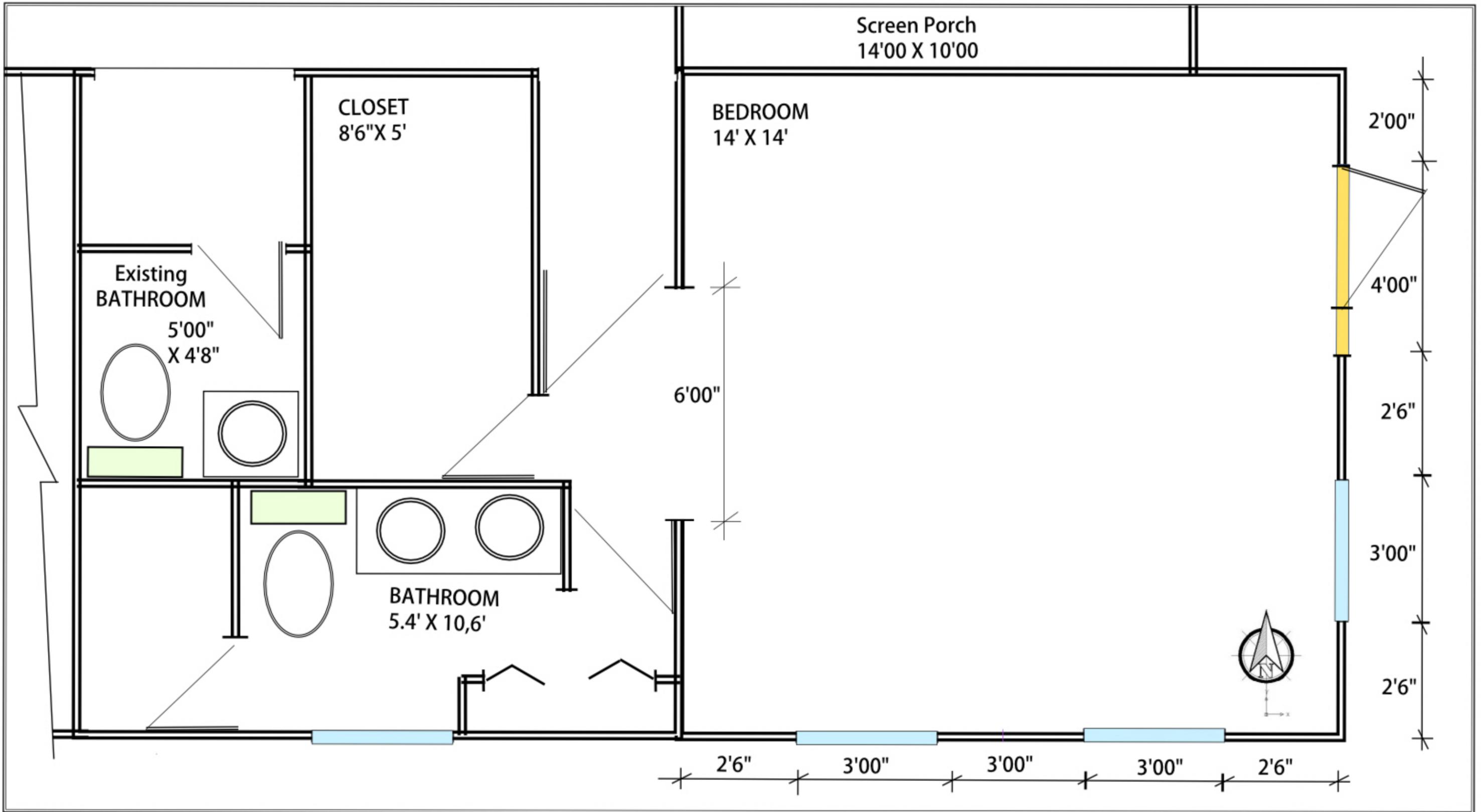
Dormer Bath Cutting



826 North Palmway Lake Worth 33460
Master Bedroom Addition & Renovation

Owner Name: OSWALDO & SUSAN ONA
Parcel Control Number: 38-43-44-21-15-230-0070

FRONT VIEW
DECEMBER 2015



826 North Palmway Lake Worth 33460
Master Bedroom Addition & Renovation

Owner Name: OSWALDO & SUSAN ONA
Parcel Control Number: 38-43-44-21-15-230-0070

FLOOR PLAN
DECEMBER 2015



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City Of Lake Worth

Department for Community Sustainability

Planning, Zoning and Historic Preservation Division

1900 Second Avenue North · Lake Worth · Florida 33461 · Phone: 561-586-1687

MEMORANDUM DATE: January 6, 2016

AGENDA DATE: January 13, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **731 North M Street**

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department for Community Sustainability

TITLE: **HRPB Project Number 15-00100211**: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at **731 N M St**, PCN# 38-43-44-21-15-220-0090. The subject building was constructed in 1946 and the property is a contributing resource within the Northeast Lucerne Local Historic District.

OWNER: John Downing
731 N M St
Lake Worth, FL 33460

BACKGROUND:

The property at 731 North M Street has a one-story single-family structure built in 1946 in a Masonry Vernacular style. The property has frontage on North M Street to the East, and 8th Avenue North to the North. The original architectural plans for the main house are available in the City's property files. Based on the original plans, the building has undergone several changes over time, including roof replacement, window replacement, and shutter replacement. Overall, the building retains a moderate degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant is proposing to replace the existing 3-tab asphalt shingle roof with a new aluminum standing seam metal roof in Solar White.

COMPREHENSIVE PLAN CONSISTENCY:

It is the opinion of Staff that the project, as proposed, is not consistent with the Comprehensive Plan goals and objectives concerning historic preservation and housing due to the fact that the Applicant is proposing a change that will have an adverse effect on the historic integrity of the property.

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

ANALYSIS:

Staff has reviewed the documentation and materials provided in this application and applied the applicable guidelines and standards found in the City’s Historic Preservation Ordinance, detailed in Attachment 1 – Decision Criteria.

The National Park Service and Secretary of the Interior’s Standards have very specific criteria regarding replacement of historic materials. Specifically Standards 2 and 5 apply in this situation:

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

According to the Secretary of the Interior’s Standards, distinctive materials that characterize a property shall be preserved. The roof material is an important character defining feature of a historic property. According to the City’s property file, the original roof in 1946 was 90# rolled slate. In 1955, this material was removed, and a flat white concrete tile roof was installed. There is documentation in the property file that the roof was subsequently replaced with fiberglass or asphalt shingles in 1983, 1996, and 2005. The building currently has a 3-tab asphalt shingle roof that was installed in 2005.

It is the opinion of Staff that the proposed change to an aluminum standing seam roof is not appropriate for the structure, and negatively effects a character defining feature of the property. The Masonry vernacular style of architecture primarily used flat white concrete tile as a roofing material, and occasionally used an asbestos shingle or rolled roofing. It is possible that the concrete tile was not available or was too expensive in 1946, and therefore the cheaper rolled slate material was used until 1955. Although the structure has had several different roof materials since its construction, the structure has never had a metal roof. Therefore, the proposed metal roof installation does not comply with the Secretary of the Interior’s Standards for Rehabilitation or the City’s Land Development Regulations, Historic Preservation Ordinance, §23.5-4(k).

Staff recommended two different replacement options to the Applicant, including flat white concrete tile and dimensional asphalt shingle. Staff does not recommend a 3-tab asphalt shingle roof, as the quality and life expectancy is inferior to the dimensional asphalt shingle.

RECOMMENDATION:

Staff recommends that the Board deny the application as submitted, given that the metal roof installation as proposed by the Applicant does not meet the Secretary of the Interior’s Standards for Rehabilitation, does not meet the criteria set forth in the City of Lake Worth Land Development Regulations §23.5-4(k), and will have an adverse effect on the integrity and character of the property.

If the Board chooses to approve a replacement roof for the structure, Staff recommends the following conditions:

- 1) The replacement roof material may be a white 3-tab asphalt shingle, a white dimensional asphalt shingle, or a flat white concrete roof tile. Staff recommends the flat white concrete tile as the most appropriate option for the historic masonry vernacular structure.

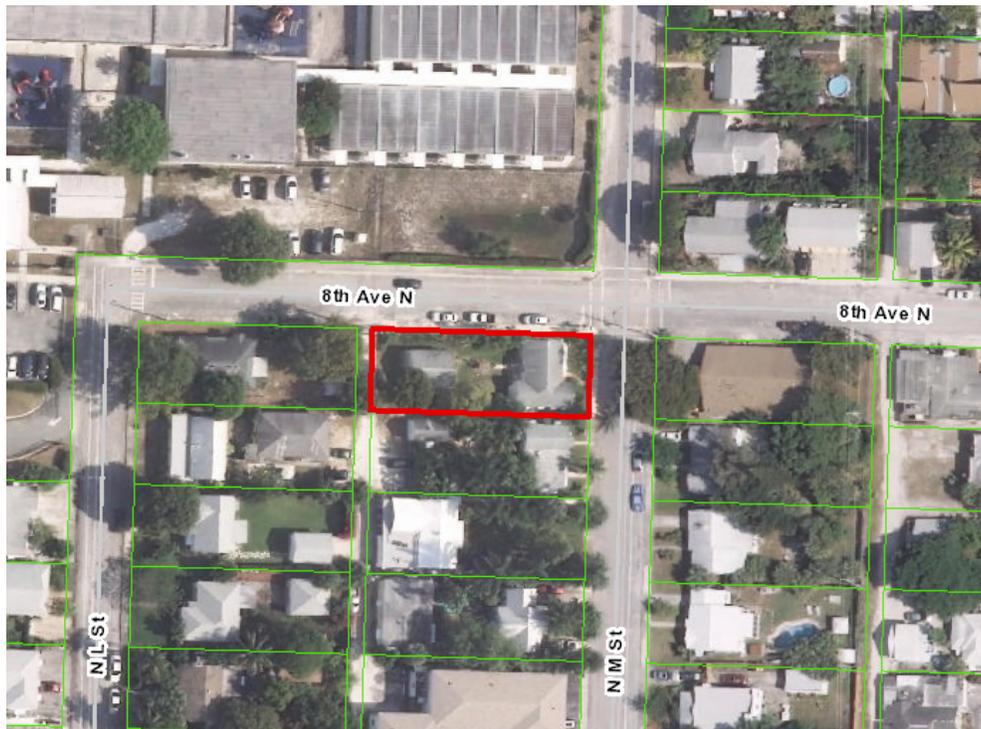
POTENTIAL MOTION:

I MOVE TO APPROVE/DENY HRPB 15-00100211: Consideration of a Certificate of Appropriateness (COA) for roof replacement for the subject building located at 731 North M Street as recommended by Staff.

ATTACHMENTS:

1. Administrative Decision Criteria
2. Application Photographs
3. Justification Statement
4. Roof Brochure

LOCATION MAP



MEMORANDUM

DATE: January 6, 2016

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department of Community Sustainability

SUBJECT: HRPB Project Number 15-00100211 : Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at **731 N M St**, PCN# 38-43-44-21-15-220-0090. The subject building was constructed in 1946 and the property is a contributing resource within the Northeast Lucerne Local Historic District.

HRPB Meeting Date: January 13, 2016

Per Section 23.5-4k(1) of the historic preservation ordinance, the Board shall use the following criteria in making a determination:

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

Response: It is the opinion of Staff that the proposed work on the property located at 731 N M St will have an adverse visual effect on the building.

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

Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Northeast Lucerne Local Historic District. However, the project would have an adverse visual effect on the building itself and an indirect adverse effect on the district.

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?

Response: The project as proposed would have an adverse effect on the integrity of material and design of the building. The proposed roof replacement is not compatible with the architectural style and design of the structure.

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

Response: The denial of this COA as submitted does not prevent the Applicant from proposing other alterations to the home, or re-roofing with an alternate recommended material.

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

Response: Yes.

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: It is the opinion of Staff that the proposed metal roof material would alter the Masonry Vernacular character of the structure.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Response: Not applicable to this project.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: Not applicable to this project.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response: The roof is a distinctive feature of the structure, and the type of roof material used on the structure should be retained. Although the original materials have been removed, the proposed metal roof represents a further departure from the original roof material and the Masonry Vernacular style.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.

Response: Not applicable to this project.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: Not applicable to this project.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response: Not applicable to this project.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be

compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Response: The application is not proposing a new addition.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

Response: Not applicable to this project.

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?

Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as outlined above. The proposal does not represent the least possible adverse effect.

Section 23.5-4k(2). *Additional guidelines for alterations.*

In approving or denying applications for certificates of appropriateness for alterations, the HRPB shall also consider the following additional guidelines:

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?

Response: 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.

Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as the original style of the building would be affected by the alterations proposed.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:

(1) The work to be performed will conform to the original door and window openings of the structure; and

Response: Not applicable to this project.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.

Response: Not applicable to this project.











Friday, December 11, 2015

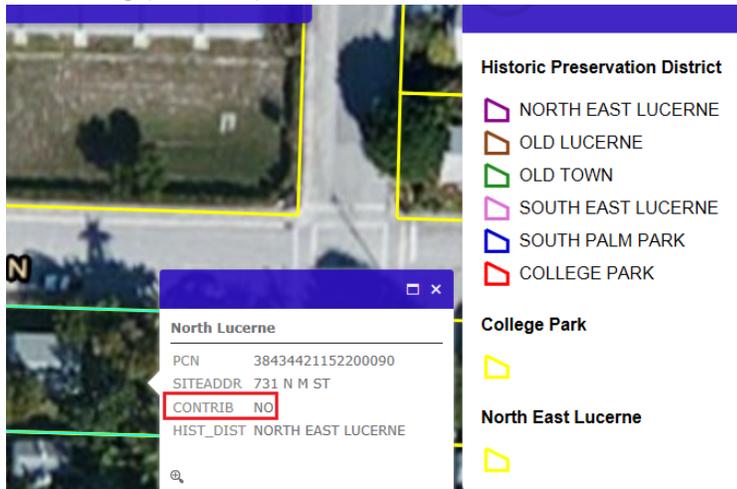
Department for Community Sustainability

City of Lake Worth
1900 2nd Avenue North
Lake Worth, FL 33461
561.586.1687

Dear Ms. Sunny,

My name is John Downing and I reside at 731 North M Street in Lake Worth Florida. I am writing you today concerning a request for a re-roof permit for my residence from my roofing contractor Roof Pro.

They have indicated that City's Historic Preservation will most likely not allow me to replace my existing asphalt shingles roof with an aluminum standing seam roof due to my property being historically contributing. My first question is what makes a property contributing? The City's interactive web sites states that my property is not contributing (see below)



I would also like to point out that there are several homes within short walking distance of my home that currently have either a standing seam roof or an exposed fastener roof. (See list below)

Street Address	Year Built	Roof type
810 N M St.	1930	Exposed fastener
909 N M St.	1949	Standing Seam
721 N L St.	1968	Exposed fastener
722 N L St.	1952	Exposed fastener
618 N M ST.	1924	Standing Seam
706 N M St.	1942	Exposed fastener
717 N M St.	1939	Exposed fastener
606 N L St.	1965	Exposed fastener
526 N M St.	19??	Exposed fastener
621 N O St.	1927	Standing Seam
311 S 7th Ave.	1930	Standing Seam

I thought that it might be helpful if I included a few picture of my house
This is what my house looked like originally, notice concrete tile.



This is what it looks like today with asphalt shingles.



I am hopeful that the city's Interactive Historic District Map is accurate, that my house is not contributing and the permit process can proceed. If my house is found to be contributing I would like to know what makes it so, and also what do I need to do in order to facilitate getting my new roof approved.

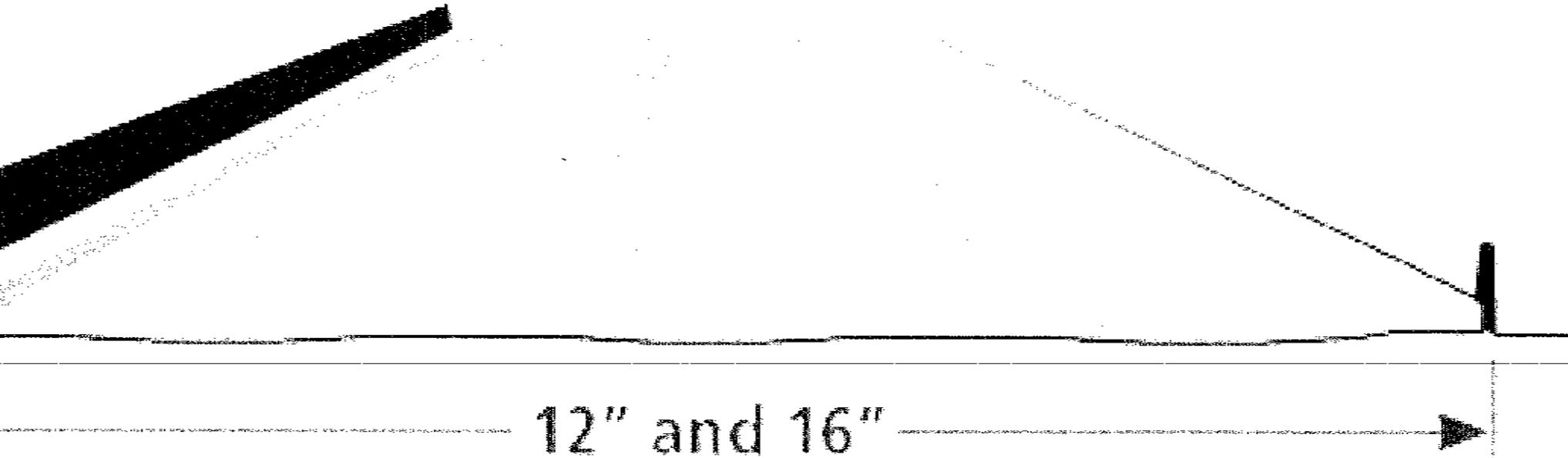
Please advices

Regards

John Downing
561-586-7059

JOHN DOWNING
731 N. 'M' STREET
15-00100211

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1900 Second Avenue North · Lake Worth · Florida 33461 · Phone: 561-586-1687

MEMORANDUM DATE: January 6, 2016

AGENDA DATE: January 13, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **514 South J Street**

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department for Community Sustainability

TITLE: **HRPB Project Number 15-00100230**: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and a Historic Preservation Ad Valorem Tax Exemption for the property located at **514 South J Street**, PCN# 38-43-44-21-15-171-0100. The subject building was constructed c.1924 and the property is a contributing resource within the Southeast Lucerne Local Historic District.

The pre-construction approval for the Ad Valorem Tax Exemption will be heard at the February 10, 2015, HRPB meeting due to notice requirements.

OWNER: Dale Wirz
514 South J Street
Lake Worth, FL 33460

BACKGROUND:

The multi-family property at 514 South J Street Street has a one-story structure built c.1920 and a two-story structure built c.1924. The property has frontage on South J Street to the West. Based on the information available in the City's property files, the building has undergone few changes over time. The property appraiser's card from 1944 lists the materials and the layout of the structures, which is substantially similar to the existing conditions today. The main two-story structure still retains original wood siding, wood windows, rafter tails, and interior layout. Overall, the building retains a good degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant is proposing exterior alterations and repairs to the property, as outlined on the architectural drawings submitted. These alterations include:

1. Repair the existing wood lap siding where possible; where the level of deterioration is too severe, the siding will be replaced with new wood lap siding to match the size, shape, and profile of the existing siding

2. Repair all existing wood double hung windows; where the windows are too deteriorated, new wood windows will be installed to replicate the size, shape, and profile of the existing.
3. Replace the existing plywood front door and second floor door with solid wood doors.
4. Install screens in the existing front porch in the existing openings.
5. Install screens or windows in the second floor covered porch in the existing openings.
6. Install a new window on the east elevation, and two windows on the south elevation.
7. Install new fiber cement board or cement foundation under the existing front porch if needed.

COMPREHENSIVE PLAN CONSISTENCY:

The project is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City's Historic Preservation Ordinance to the extent feasible.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

ANALYSIS:

Staff has reviewed the documentation and materials provided in this application and applied the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in Attachment 1 – Decision Criteria.

The National Park Service and Secretary of the Interior's Standards have very specific criteria regarding replacement of historic materials. Specifically Standards 2, 5, and 6 apply in this situation:

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6 - Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

According to the Secretary of the Interior's Standards, distinctive materials that characterize a property shall be preserved. The alterations and repairs proposed by the Applicant comply with these Standards, and qualify the applicant for the Historic Preservation Ad Valorem Tax Exemption. As part of the Tax Exemption requirements, the HRPB must approve the scope of work prior to the commencement of construction.

Pursuant to Section 23.27.08.00 of the historic preservation ordinance, in the review of pre-construction applications for the historic ad valorem tax exemption program, the HRPB is required to make findings pursuant to three criteria and determine the following:

- 1) Whether the property for which the proposed exemption is requested satisfies section 196.1997(11)(a), Florida Statutes.
Staff Response: The subject property is a contributing historic resource in the Southeast Lucerne Local Historic District, designated by local ordinance in 2002.
- 2) Whether the proposed improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1990), U.S. Department of the Interior, National Park Service, which are hereby incorporated by reference in this section, and the criteria specified in Chapter 1A-38, F.A.C.
Staff Response: As outlined above, the proposed exterior alterations are evaluated using the Secretary of the Interior's Standards and Staff has recommended that the proposal is compatible with the historic character of the building, and would not have an adverse effect on the historic integrity of the property.
- 3) For applications submitted under the provisions of section 196.1998, Florida Statutes, whether the improvements meeting the criteria Rule 1A-38.001(3) and (4), F.A.C.
Staff Response: Not applicable. The building is not intended to be used for non-profit or governmental purposes.

RECOMMENDATION:

Staff recommends that the Board approve the application with the conditions recommended by Staff, given that the Application meets the Secretary of the Interior's Standards for Rehabilitation and meets the criteria set forth in the City of Lake Worth Land Development Regulations §23.5-4(k).

Staff recommends approval of COA for exterior alterations with the following Conditions of Approval:

- 1) All siding, decorative mouldings, rafter tails, and details shall be repaired rather than replaced. If repair is not possible, the applicant shall consult with Staff to determine an appropriate course of action. If these items are replaced, they shall be replicated exactly in size, shape, profile, material, and location.
- 2) The building, and all features of the building, shall be cleaned and repaired using the gentlest means possible, in accordance with the National Park Service guidelines and technical briefs. Destructive sandblasting or other harsh cleaning methods shall be avoided.
- 3) The existing windows shall be repaired rather than replaced. If any windows are too deteriorated to be repaired, the applicant shall consult with Staff to determine an appropriate course of action. Any replacement windows or sashes shall exactly replicate the original windows in size, shape, profile, material, and location.

- 4) The proposed new windows and doors shall be wood or aluminum, have a design in keeping with the original structure, and shall be subject to Staff review at permitting.
- 5) All alterations shall be subject to Staff review and approval at permitting, and inspection for compliance and accuracy throughout the construction process.

Staff recommends approval of pre-construction application for a historic preservation ad valorem tax exemption with the following Conditions of Approval:

- 1) All work shall be conducted per the submitted and approved COA for exterior alterations. Any revisions or changes to this approval shall be reported to Staff and may require additional approvals.
- 2) All work shall be conducted in accordance with the Secretary of the Interior's Standards.
- 3) The applicant shall be responsible for fully documenting the rehabilitation process so that the Board will have sufficient documentation to evaluate the completed work and make a recommendation on the tax exemption application to the City Commission.

POTENTIAL MOTION:

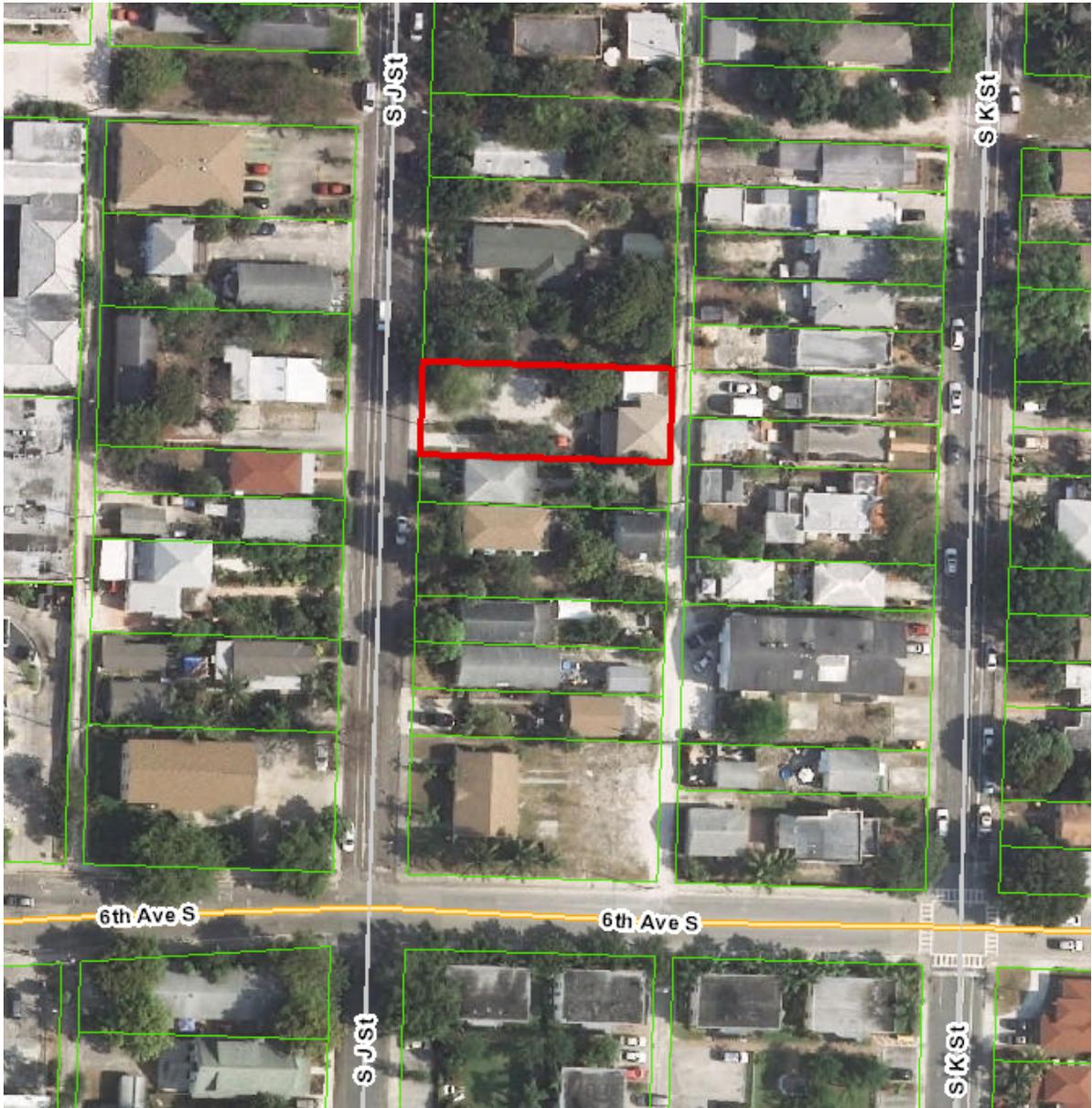
I MOVE TO APPROVE/DENY HRPB 15-00100230: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and repairs for the subject building located at 514 South J Street with conditions as recommended by Staff.

The pre-construction approval for the Ad Valorem Tax Exemption will be heard at the February 10, 2015, HRPB meeting due to notice requirements.

ATTACHMENTS:

1. Administrative Decision Criteria
2. Photographs
 - a. Application Photographs
3. Architectural Plans, submitted January 7, 2015
4. Ad Valorem Tax Exemption Preconstruction Application
5. 196.1997, Florida Statutes - Ad valorem tax exemption for historic properties
6. 196.1998, Florida Statutes – Additional ad valorem tax exemptions for historic properties open to the public
7. Chapter 1A-38 Tax Exemptions for Historic Properties

LOCATION MAP



MEMORANDUM

DATE: January 6, 2015

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Preservation Planning Coordinator
Department of Community Sustainability

SUBJECT: HRPB Project Number 15-00100230 : Consideration of a Certificate of Appropriateness (COA) for exterior alterations and a Historic Preservation Ad Valorem Tax Exemption for the property located at **514 South J Street**, PCN# 38-43-44-21-15-171-0100. The subject building was constructed c.1924 and the property is a contributing resource within the Southeast Lucerne Local Historic District.

HRPB Meeting Date: January 13, 2015

The Board is to use the following criteria in making a determination:

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

Response: It is the opinion of Staff that the proposed exterior alterations, with the conditions of approval as recommended by Staff, will not have an adverse effect on the historic appearance or significance of the building.

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

Response: The proposed work, if done with the conditions of approval recommended by Staff, will not have an adverse physical or visual effect on any surrounding properties within the Southeast Lucerne Local Historic District.

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?

Response: The historical and architectural style and significance of the property will actually be improved by the proposed alterations, provided that they are done in accordance with the Staff recommended conditions of approval. The proposed alterations will actually restore the building to a more historically accurate appearance.

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

Response: The property is currently vacant, and alterations are necessary in order for this building to resume use as a residential structure.

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

Response: Yes.

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Response: The Applicant is not proposing any work that would change the use of the building as a residential structure.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: The Applicant is not removing any original historic materials from the property.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Response: It is the opinion of Staff that the changes proposed will not create a false sense of history or historical development.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: Not applicable.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response: It is the opinion of Staff that no character-defining features of the building will be adversely impacted by the project proposed.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.

Response: It is the opinion of Staff that the changes proposed are consistent with the design of the building.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: Staff has recommended this as a condition of approval for this project.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response: Not applicable.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be

compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Response: Not applicable.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

Response: Not applicable.

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?

Response: Staff feels that the proposed modifications to the existing building, if done in accordance with the recommended conditions of approval, will have no adverse effect on the historic integrity of design of the property, as outlined above. The work proposed does not alter any of the significant character defining features of the building, and will not have an adverse impact on the historic integrity of the resource.

23.27.05.08. Additional guidelines for alterations.

In approving or denying applications for certificates of appropriateness for alterations, the HRPB shall also consider the following additional guidelines:

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?

Response: The Applicant is not proposing any work that would change the use of the building as a residential building.

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.

Response: Staff feels that the proposed modifications to the existing building will have no adverse effect to the historic integrity of design of the property, as outlined above.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:

(1) The work to be performed will conform to the original door and window openings of the structure; and

Response: The Applicant has proposed alterations to the size of three windows, however they are in keeping with the style of the structure.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.

Response: The windows will be repaired rather than replaced.

Historic Preservation Property Tax Exemption Application Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): Lot 10 and 11 Block 171 Attach legal description of property

Address of property: Street 514 south J Street

City Lake Worth County Palm Beach Zip Code 33460

Individually National Register listed
 In a National Register district

Locally designated historic property or landmark*
 In a locally designated district

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of historic district _____

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office 7 North Dixie

Mailing Address 7 North Dixie

City Lake Worth State FL Zip Code _____

Telephone Number (____) _____

2. Type of request:

- Exemption under 196.1997, F.S. (standard exemption)
 Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.*

3. Owner information:

Name of individual or organization owning the property Dale Wirz

Mailing address 33460 514 south J St

City Lake Worth State FL Zip code 33460

Daytime Telephone Number (763) 360-6020

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Page Two - Historic Preservation Property Tax Exemption Application

Property Identification Number Lot 10+11 Block 171
Property Address 514 South J St Lake Worth FL 33460

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Dale Wirz Dale Wirz 11-29-15
Name Signature Date

Complete the following if signing for an organization or multiple owners:

Title Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

This house is in Local Historic District a 2 story house was on lot 22 Built on to a house on lot 23. the siding & windows all need repair due to weather & age but can be repaired & can all look the same as it was on the outside the inside has old plaster & lath all cracked and will have to be removed new wiring and plumbing are needed the floor plan will stay almost the same

Date of Construction 1929 Date(s) of Alteration(s) _____

Has building been moved? () Yes (X) No If so, when? _____

6. Statement of Significance:

This house faces J street and does not lack many changes the wood windows are covered 1 pain glass Lap wood siding open soffits all the materials from 1929 the house has a open front porch and a sleeping porch up stairs After all repairs this house will look just like it did in 1929

Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number Lots 10 & 11 Lake Worth Block 171

Property Address 514 S J Street Lake Worth FL 33460

Feature 1

Feature _____
Approx. date of feature _____

Describe existing feature and its condition:
*Windows and siding need paint & repair
Sofit & Fascia need paint*

Describe work and impact on existing feature:
*Will repair wood windows
Will replace siding where needed with the same kind
New paint on all of the exterior
No impact*

Photo no. _____ Drawing no. _____

Feature 2

Feature _____
Approx. date of feature _____

Describe existing feature and its condition:
Walls & Ceiling all have paneling on them not original plaster all cracked or gone

Describe work and impact on existing feature:
*Must remove and replace with sheetrock
No impact*

Photo no. _____ Drawing no. _____

Feature 3

Feature _____
Approx. date of feature _____

Describe existing feature and its condition:
Electrical & Plumbing gone or not to code

Describe work and impact on existing feature:
*Replace to code
No impact*

Photo no. _____ Drawing no. _____

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number Lots 10 & 11 Block 171
Property Address 5145 J Street Lake Worth FL 33460

Feature 4

<p>Feature _____ Approx. date of feature _____</p> <p>Describe existing feature and its condition: <i>Replace or Repair is needed on concrete in the front</i></p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature: <i>Concrete in front of house will be replaced with shales & pavers see landscape plan it will have an impact for the older look it should give we also need it for better water placement</i></p>
---	---

Feature 5

<p>Feature _____ Approx. date of feature _____</p> <p>Describe existing feature and its condition:</p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p>
---	--

Feature 6

<p>Feature _____ Approx. date of feature _____</p> <p>Describe existing feature and its condition:</p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p>
---	--

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number _____

Property Address 514 South J St Lake Worth FL 33460

Property Use (To be completed by all applicants):

1. Use(s) before improvement: Triplex
2. Proposed use(s) after improvement: Home for Me my Momme & Family

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site? _____
3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet() acres()
4. How much area does the organization or agency use? _____ square feet() acres()
5. What percentage of the usable area does the organization or agency use? _____ %
6. Is the property open to the public ()Yes ()No If so, when? _____
7. Are there regular hours? ()Yes ()No If so, what are they? _____

8. Is the property also open by appointment? ()Yes ()No
9. Is the property open only by appointment? ()Yes ()No

DALE WIRZ

RESIDENCE RESTORATION

514 SOUTH "J" STREET, UNIT "A"

LAKE WORTH, FLORIDA

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ALL IDEAS, DRAWINGS, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT OR ENGINEER OF RECORD. THEY WERE CREATED FOR AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE IDEAS, DESIGNS, DRAWINGS, PLANS AND ARRANGEMENTS OF THE SPECIFIED PROJECT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSONS, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER OF RECORD.

List Of Drawings

- Cover Sheet TS-1
- Demolition Plan A2.1
- First Floor Plan A2.2
- Second Floor Plan A2.3
- Exterior Elevations A3.0

ABBREVIATIONS LEGEND

ABV	ABOVE	CRS	COURSE (S)	FR	FRAME (D), (ING)	MH	MANHOLE	RL	RAIL (ING)	UC	UNDERCUT
AFF	ABOVE FINISHED FLOOR	CFM	CUBIC FEET PER MINUTE	FUR	FURRED (ING)	MFR	MANUFACTURE (ER)	RR	RAILROAD	UL	UNDERWRITER'S LABORATORY
ACC	ACCESS	CU.FT.	CUBIC FOOT			MKBD	MARKER BOARD	REF	REFERENCE	UR	URNAL
ACOU	ACOUSTICAL	CYD	CUBIC YARD	GA	GAGE, GAUGE	NAS	MASONRY	REFR	REFRIGERATOR	UON	UNLESS OTHERWISE NOTED
APC	ACOUSTICAL PANEL CEILING			GALV	GALVANIZED	MO	MASONRY OPENING	REINF	REINFORCED (D), (ING)		
ADD	ADDENDUM	DEMO	DEMOLISH DEMOLITION	GC	GENERAL CONTRACTOR	MAX	MAXIMUM	RCP	REINFORCED CONCRETE PIPE		
ADJ	ADJACENT	DTL	DETAIL	GL	GLASS, GLAZING	MECH	MECHANIC (AL)	REQ'D	REQUIRED	VERT	VERTICAL
A/C	AIR CONDITIONING	DIAG	DIAGONAL	GB	GRAB BAR	MED	MEDIUM	RA	RETURN AIR	VCT	VINYL COMPOSITION TILE
ALT	ALTERNATE	DIA.	DIAMETER	GWB	GYPSPUM WALLBOARD	MTL	METAL	REV	REVISION (S), REVISED	VOL	VOLUME
AL, ALUM	ALUMINUM	DIM	DIMENSION			MIN	MINIMUM	RH	RIGHT HAND		
ANC	ANCHOR, ANCHORAGE	DIV	DIVISION	HDW	HARDWARE	MISC	MISCELLANEOUS	R/W	RIGHT OF WAY	WC	WATER CLOSET
AB	ANCHOR BOLT	DR	DOOR	HTG	HEATING	MULL	MULLION	RD	ROOF DRAIN	WH	WATER HEATER
∠	ANGLE	DBL	DOUBLE	HVAC	HEATING/VENTILATING/AIR COND.			RM	ROOM	WD	WATER PROOFING
ANOD	ANODIZED	DN	DOWN	HT	HEIGHT			RO	ROUGH OPENING	WT	WEIGHT
ARCH	ARCHITECT (URAL)	DS	DOWN SPOUT	HC	HOLLOW CORE	NRC	NOISE REDUCTION COEFFICIENT			WWF	WELDED WIRE FABRIC
AUTO	AUTOMATIC	D	DRAIN	H	HIGH	NOM	NOMINAL			W	WEST
AVE	AVENUE	DWR	DRAWER	HM	HOLLOW METAL	N	NORTH	SGH	SCHEDULE	W/	WIDTH, WIDE
AVG	AVERAGE	DWG	DRAWING	HMZ	HOLLOW METAL FRAME	NIC	NOT IN CONTRACT	SEC	SECTION	W/O	WITH
		DF	DRINKING FOUNTAIN	HB	HORIZONTAL	NTS	NOT TO SCALE	SHT	SHEET	WD	WITHOUT
		DW	DISHWASHER	HR	HOSE BIBB	NO, #	NUMBER	SH	SHELF, SHELVING		WOOD
								SIM	SIMILAR	YD	YARD
BM	BEAM			IN	INCH	OC	ON CENTER (S)	SLD	STUDENT LEARNING DISABILITIES		
BLK	BLOCK	EA	EACH	INCAN	INCANDESCENT	OPG	OPENING	SC	SOLID CORE		
BLKG	BLOCKING	E	EAST	INCL	INCLUDE (D) (ING)	OPP	OPPOSITE	S	SOUTH		
BD	BOARD	ELEC	ELECTRIC (AL)	INSUL	INSULATION	OA	OVERALL	STC	SOUND TRANSMITTANCE COEFFICIENT		
BOT	BOTTOM	EQ	ELECTRIC (AL)	ID	INSIDE DIAMETER	OH	OVERHEAD	STC	SPECIFICATION (S)		
BRG	BEARING	EWH	ELECTRIC WATER COOLER	INT	INTERIOR	OZ	OUNCE	SPKR	SPRINKLER		
BLDG.	BUILDING	ELEV	ELEVATION	INV	INVERT	OD	OUTSIDE DIAMETER	SO	SQUARE		
BUR	BUILT UP ROOFING	EL	ELEVATOR			PNL	PANEL	SS	STAINLESS STEEL		
		EMER	EMERGENCY			PTD	PAPER TOWEL DISPENSER	STD	STANDARD		
CAB	CABINET	EQ	EQUAL	JT	JOINT	PTB	PAPER TOWEL RECEPTOR	STL	STEEL		
CB	CATCH BASIN	EXH	EXHAUST	KIT	KITCHEN	PKG	PARKING	ST	STREET		
CB	CAST IRON	EXIST	EXISTING			PVMT	PAVEMENT	STO	STORAGE		
CLG	CEILING	EXPJT, EJ	EXPANSION JOINT			PLAS	PLASTIC	STR	STRUCTURAL		
CEM	CEMENT	EXT	EXTERIOR			PLAM	PLASTIC LAMINATE	SUSP	SUSPENDED		
				LAB	LABORATORY	PL	PLATE	SYS	SYSTEM		
CER	CERAMIC			LAM	LAMINATE (D)	PL	PLYWOOD				
CT	CERAMIC TILE			LAV	LAVATORY	PMD	POLYMER				
				LH	LEFT HAND	PVC	POLYVINYL CHLORIDE				
CIR	CIRCLE	FIN	FINISH (ED)	L	LENGTH	PCF	POUNDS PER CUBIC FOOT				
CCTV	CLOSED CIRCUIT TELEVISION	FFE	FINISH FLOOR ELEVATION	LLV	LONG LEG VERTICAL	PSF	POUNDS PER SQUARE FOOT				
CLO	CLOSET	FFL	FINISH FLOOR LINE	LLH	LONG LEG HORIZONTAL	PSI	POUNDS PER SQUARE INCH				
COL	COLUMN	FA	FIRE ALARM	LT	LIGHT	PT	PRESSURE TREATED				
CONC	CONCRETE	FE	FIRE EXTINGUISHER	LVR	LOUVER	PT	PREFABRICATE (D)				
CMU	CONCRETE MASONRY UNIT	FEC	FIRE EXTINGUISHER CABINET			PREFAB	PROPERTY LINE				
CONST	CONSTRUCTION	FH	FIRE HYDRANT			PL					
CONT	CONTINUOUS OR CONTINUE	FL	FLOOR (ING)								
CONTR	CONTRACT (OR)	FD	FLOOR DRAIN			QT	QUARRY TILE				
CJ	CONTROL JOINT	FLUR	FLUORESCENT								
CORR	CORRUGATED	FND	FOUNDATION			R	RADIUS				

REVISIONS		
REF.	DATE	BY

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RESIDENCE RESTORATION
DALE WIRZ
514 SOUTH "J" STREET, UNIT "A"
LAKE WORTH, FL

DESIGN	CWF
DESIGN DWG	ZH
WORKING DWG	ZH
BID REVIEW	ZH
PERMIT REVIEW	ZH
ISSUE DATE	11-16-15
SCALE	AS NOTED
JOB NO.	20151116

SHEET
TS-1

DEMOLITION LEGEND	
EXISTING CONC. BLOCK WALLS TO REMAIN	
EXISTING INTERIOR WOOD PARTITION TO REMAIN	
EXISTING CONC. BLOCK WALLS TO BE REMOVED	
EXISTING DOORS TO BE REMOVED	

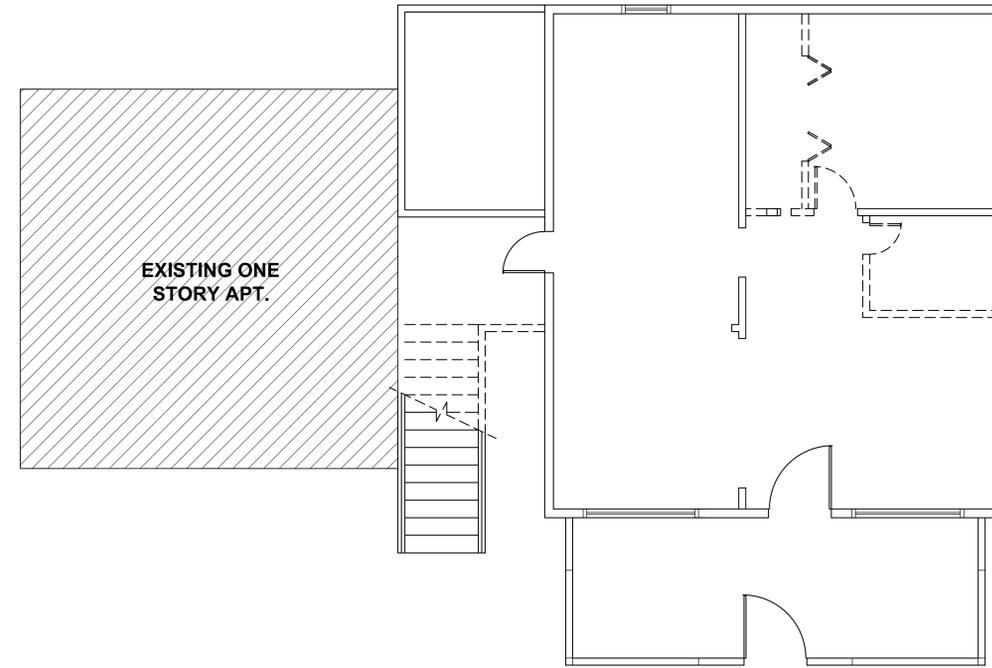
DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL IN THE WORK OF ALL TRADES , PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE GENERAL CONTRACTOR SHALL REPAIR AND RESTORE SATISFACTION OF THE OWNER AND THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. THE GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE STRUCTURAL START POINT FOR THE NEW WORK TO BEGIN.
4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
5. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION & CONSTRUCTION.
6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE GENERAL CONTRACTORS SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING, ETC.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
10. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
11. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
12. ALL SALVAGE RIGHTS BELONG TO BUILDING OWNER.
13. DO NOT SCALE DRAWINGS.
14. ALL DEMOLISHED PORTIONS OF THIS BUILDING MUST BE REBUILT PER PLANS TO NEW CODES AND STANDARDS, OR IF BEING REPAIRED MUST BE RESTORED TO NEW OR OLD FUNCTION AND OR AESTHETIC LOOK, TO ALL APPLICABLE CODES, INCLUDING, BUT NOT LIMITED TO SUCH THINGS AS INSULATION, FRAMING, STRUCTURE, INTERIOR AND EXTERIOR SURFACES TO THE SATISFACTION OF THE OWNER WHEN IN DOUBT CALL THE ARCHITECT .
15. SHORE AS REQUIRED

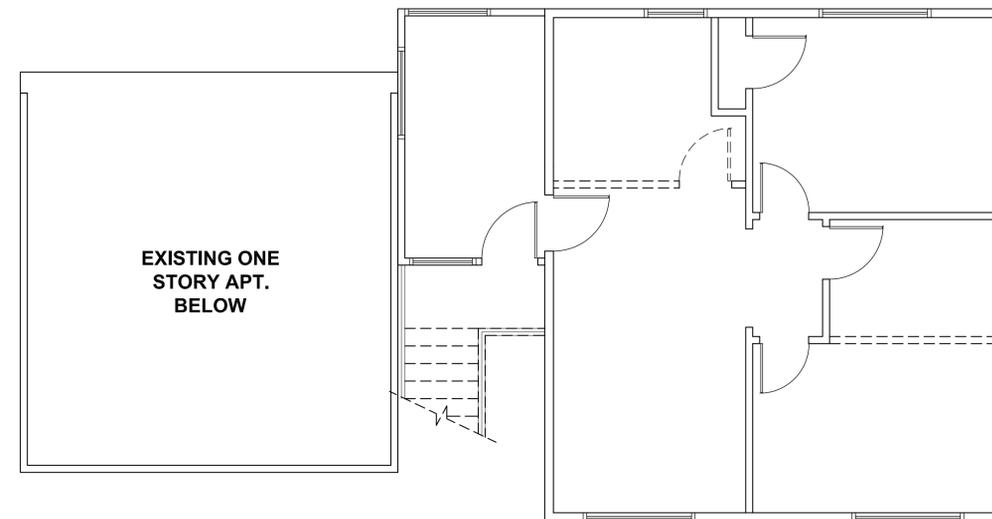
NOTE:

IT IS THE CONTRACTORS RESPONSIBILITY TO BE THOROUGHLY FAMILIAR WITH ALL ARCHITECTURAL & STRUCTURAL PLANS IN THIS SET PRIOR TO BEGINNING ANY DEMOLITION.

FOR ANY CLARIFICATION OR QUESTIONS CONCERNING THE PROJECT, CALL ARCHITECT PRIOR TO PROCEEDING.



FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

REVISIONS		
REF.	DATE	BY

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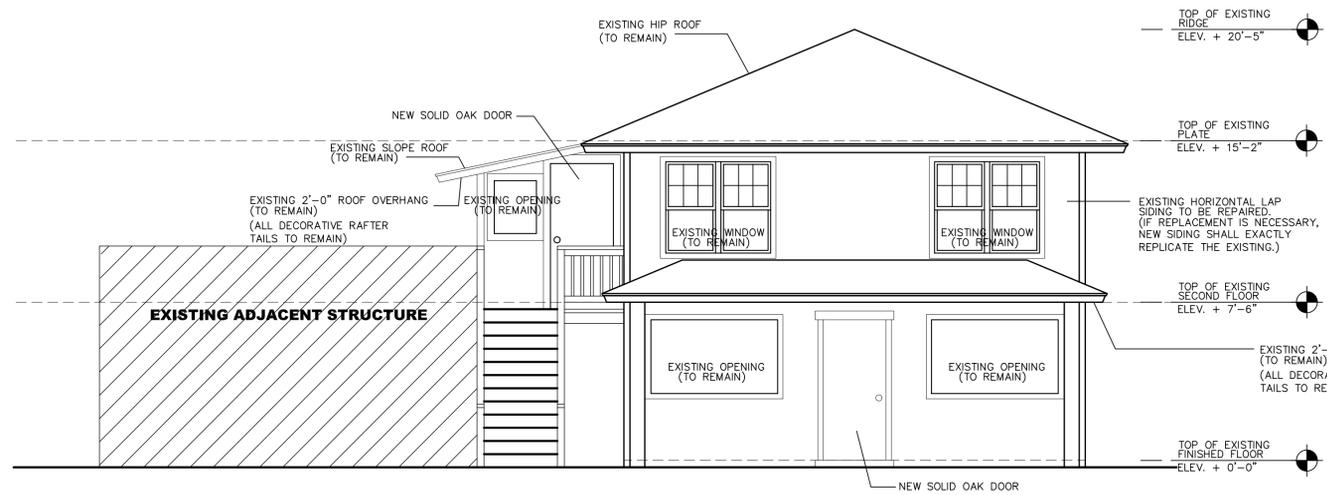
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ARCHITECT COM ONE
ARCHITECTURE
C.WAYNE FERRELL-ARCHITECT
AA 2602488

RESIDENCE RESTORATION
DALE WIRZ
514 SOUTH "J" STREET, UNIT "A"
LAKE WORTH, FL

DESIGN	CWF
DESIGN DWG	ZH
WORKING DWG	ZH
BID REVIEW	ZH
PERMIT REVIEW	ZH
ISSUE DATE	11-16-15
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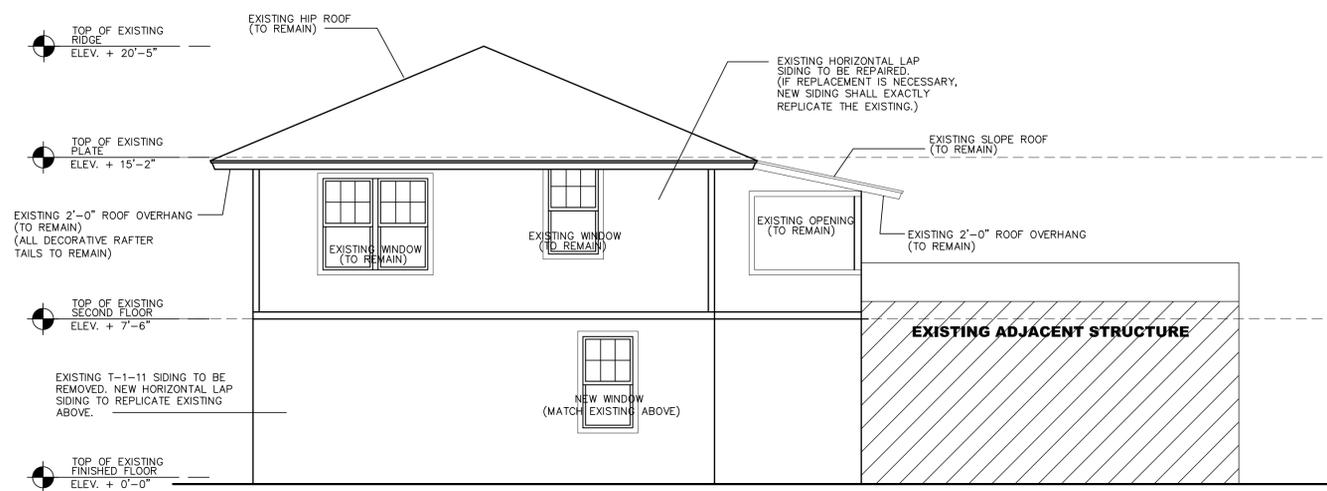
SHEET
A-2.1



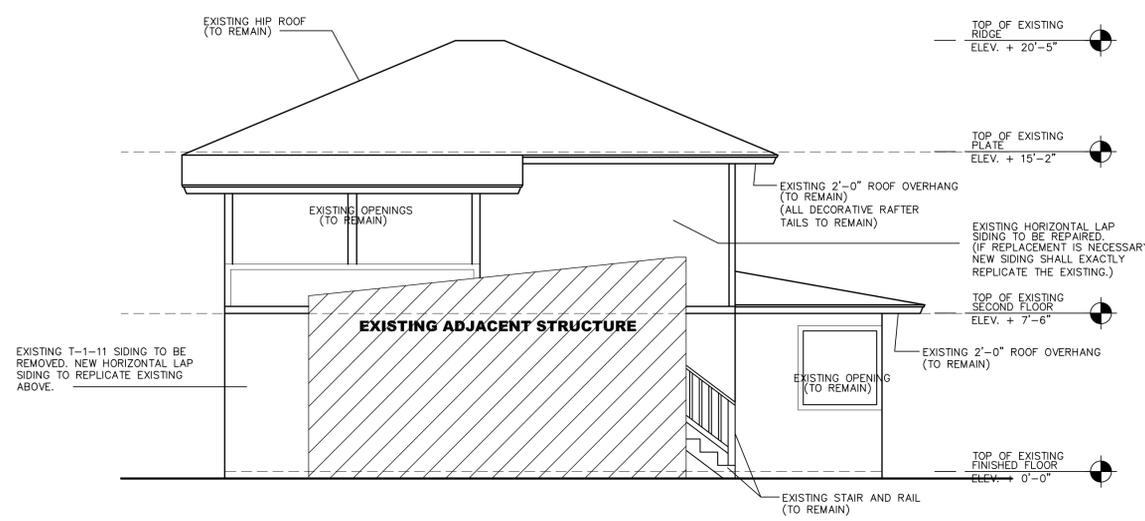
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

NOTE:
THE EXTERIOR OF THE BUILDING SHALL BE REPAIRED RATHER THAN REPLACED. IF ANY REPLACEMENT BECOMES NECESSARY, THE OWNER SHALL CONSULT WITH HISTORIC PRESERVATION BOARD

REVISIONS		
REF.	DATE	BY

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PH:(813) 318-9100 FAX:(813) 318-9101

ARCHITECT COM ONE
ARCHITECTURE

C. WAYNE FERRELL-ARCHITECT
AA 26602468

RESIDENCE RESTORATION
DALE WIRZ
514 SOUTH "J" STREET, UNIT "A"
LAKE WORTH, FL

DESIGN	CWF
DESIGN DWG	ZH
WORKING DWG	ZH
BID REVIEW	ZH
PERMIT REVIEW	ZH
ISSUE DATE	11-16-15
SCALE	AS NOTED
JOB NO.	20151116

SHEET
A-3.0

196.1997 Ad valorem tax exemptions for historic properties.—

- (1) The board of county commissioners of any county or the governing authority of any municipality may adopt an ordinance to allow ad valorem tax exemptions under s. 3, Art. VII of the State Constitution to historic properties if the owners are engaging in the restoration, rehabilitation, or renovation of such properties in accordance with guidelines established in this section.
- (2) The board of county commissioners or the governing authority of the municipality by ordinance may authorize the exemption from ad valorem taxation of up to 100 percent of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties. The exemption applies only to improvements to real property. In order for the property to qualify for the exemption, any such improvements must be made on or after the day the ordinance authorizing ad valorem tax exemption for historic properties is adopted.
- (3) The ordinance shall designate the type and location of historic property for which exemptions may be granted, which may include any property meeting the provisions of subsection (11), which property may be further required to be located within a particular geographic area or areas of the county or municipality.
- (4) The ordinance must specify that such exemptions shall apply only to taxes levied by the unit of government granting the exemption. The exemptions do not apply, however, to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to s. 9(b) or s. 12, Art. VII of the State Constitution.
- (5) The ordinance must specify that any exemption granted remains in effect for up to 10 years with respect to any particular property, regardless of any change in the authority of the county or municipality to grant such exemptions or any change in ownership of the property. In order to retain the exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption is granted.
- (6) The ordinance shall designate either a local historic preservation office or the Division of Historical Resources of the Department of State to review applications for exemptions. The local historic preservation office or the division, whichever is applicable, must recommend that the board of county commissioners or the governing authority of the municipality grant or deny the exemption. Such reviews must be conducted in accordance with rules adopted by the Department of State. The recommendation, and the reasons therefor, must be provided to the applicant and to the governing entity before consideration of the application at an official meeting of the governing entity. For the purposes of this section, local historic preservation offices must be approved and certified by the Department of State.
- (7) To qualify for an exemption, the property owner must enter into a covenant or agreement with the governing body for the term for which the exemption is granted. The form of the covenant or agreement must be established by the Department of State and must require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their

heirs, successors, or assigns. Violation of the covenant or agreement results in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. [212.12\(3\)](#).

(8) Any person, firm, or corporation that desires an ad valorem tax exemption for the improvement of a historic property must, in the year the exemption is desired to take effect, file with the board of county commissioners or the governing authority of the municipality a written application on a form prescribed by the Department of State. The application must include the following information:

(a) The name of the property owner and the location of the historic property.

(b) A description of the improvements to real property for which an exemption is requested and the date of commencement of construction of such improvements.

(c) Proof, to the satisfaction of the designated local historic preservation office or the Division of Historical Resources, whichever is applicable, that the property that is to be rehabilitated or renovated is a historic property under this section.

(d) Proof, to the satisfaction of the designated local historic preservation office or the Division of Historical Resources, whichever is applicable, that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for Rehabilitation and will be made in accordance with guidelines developed by the Department of State.

(e) Other information deemed necessary by the Department of State.

(9) The board of county commissioners or the governing authority of the municipality shall deliver a copy of each application for a historic preservation ad valorem tax exemption to the property appraiser of the county. Upon certification of the assessment roll, or recertification, if applicable, pursuant to s. [193.122](#), for each fiscal year during which the ordinance is in effect, the property appraiser shall report the following information to the local governing body:

(a) The total taxable value of all property within the county or municipality for the current fiscal year.

(b) The total exempted value of all property in the county or municipality which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year.

(10) A majority vote of the board of county commissioners of the county or of the governing authority of the municipality shall be required to approve a written application for exemption. Such exemption shall take effect on the January 1 following substantial completion of the improvement. The board of county commissioners or the governing authority of a municipality shall include the following in the resolution or ordinance approving the written application for exemption:

(a) The name of the owner and the address of the historic property for which the exemption is granted.

(b) The period of time for which the exemption will remain in effect and the expiration date of the exemption.

(c) A finding that the historic property meets the requirements of this section.

(11) Property is qualified for an exemption under this section if:

(a) At the time the exemption is granted, the property:

1. Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended; or
2. Is a contributing property to a national-register-listed district; or
3. Is designated as a historic property, or as a contributing property to a historic district, under the terms of a local preservation ordinance; and

(b) The local historic preservation office or the Division of Historical Resources, whichever is applicable, has certified to the local governing authority that the property for which an exemption is requested satisfies paragraph (a).

(12) In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:

(a) Be consistent with the United States Secretary of Interior's Standards for Rehabilitation.

(b) Be determined by the Division of Historical Resources or the local historic preservation office, whichever is applicable, to meet criteria established in rules adopted by the Department of State.

(13) The Department of State shall adopt rules as provided in chapter 120 for the implementation of this section. These rules must specify the criteria for determining whether a property is eligible for exemption; guidelines to determine improvements to historic properties which qualify the property for an exemption; criteria for the review of applications for exemptions; procedures for the cancellation of exemptions for violations to the agreement required by subsection (7); the manner in which local historic preservation offices may be certified as qualified to review applications; and other requirements necessary to implement this section.

History.—s. 1, ch. 92-159.

196.1998 Additional ad valorem tax exemptions for historic properties open to the public. –

(1) If an improvement qualifies a historic property for an exemption under s. [196.1997](#), and the property is used for nonprofit or governmental purposes and is regularly and frequently open for the public's visitation, use, and benefit, the board of county commissioners or the governing authority of the municipality by ordinance may authorize the exemption from ad valorem taxation of up to 100 percent of the assessed value of the property, as improved, any provision of s. [196.1997](#)(2) to the contrary notwithstanding, if all other provisions of that section are complied with; provided, however, that the assessed value of the improvement must be equal to at least 50 percent of the total assessed value of the property as improved. The exemption applies only to real property to which improvements are made by or for the use of the existing owner. In order for the property to qualify for the exemption provided in this section, any such improvements must be made on or after the day the ordinance granting the exemption is adopted.

(2) In addition to meeting the criteria established in rules adopted by the Department of State under s. [196.1997](#), a historic property is qualified for an exemption under this section if the Division of Historical Resources, or the local historic preservation office, whichever is applicable, determines that the property meets the criteria established in rules adopted by the Department of State under this section.

(3) In addition to the authority granted to the Department of State to adopt rules under s. [196.1997](#), the Department of State shall adopt rules as provided in chapter 120 for the implementation of this section, which shall include criteria for determining whether a property is qualified for the exemption authorized by this section, and other rules necessary to implement this section.

History.—s. 2, ch. 92-159

CHAPTER 1A-38 TAX EXEMPTIONS FOR HISTORIC PROPERTIES

1A-38.001	Purpose. (Repealed)
1A-38.002	Definitions.
1A-38.003	Application for Exemption.
1A-38.004	Evaluation of Property.
1A-38.005	Evaluation of Improvements.
1A-38.006	Covenant.
1A-38.007	Certification of Local Historic Preservation Office.

1A-38.002 Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) "Contributing property" means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because

(a) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,

(b) Is capable of yielding important information about the period, or

(c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

(2) "Division" means the Division of Historical Resources of the Department of State.

(3) "Historic property" means a building, site, structure, or object which is:

(a) Individually listed in the National Register of Historic Places;

(b) A contributing property in a National Register listed historic district;

(c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or

(d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

(4) "Improvements" means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

(5) "Local government" means the board of county commissioners or the governing authority of the municipality that has adopted an ordinance providing for property tax exemption for improvements to historic properties pursuant to Section 196.1997 or 196.1998, F.S.

(6) "Local historic preservation office" means a local government agency certified by the Division as qualified to review applications for property tax exemptions pursuant to Sections 196.1997 or 196.1998, F.S.

(7) "National Register of Historic Places" means the list of historic properties significant in American history, architecture, archeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

(8) "Noncontributing property" means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because

(a) It was not present during the period of significance of the district,

(b) Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) It does not independently meet the National Register of Historic Places criteria for evaluation.

(9) "Renovation" or "rehabilitation". For historic properties or portions thereof which are of historical or architectural significance, "renovation" or "rehabilitation" means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of

archaeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(10) "Restoration" means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(11) "Useable space" means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

Specific Authority 196.1997, 196.1998 FS. Law Implemented 196.1997, 196.1998 FS. History--New 1-31-94, Amended 9-3-00.

1A-38.003 Application for Exemption.

(1) Except as provided in Rule 1A-38.003(2), F.A.C., application for the property tax exemption shall be made on the three-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, revised 9-3-00 and incorporated by reference. This form may be obtained by writing the Division at: Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, Florida 32399-0250, or from the local historic preservation office in the jurisdiction of the local government. Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements may be submitted before or during construction, or upon completion of the improvements; however, property owners are strongly encouraged to submit these parts of the application to ensure property eligibility and secure preliminary project approval before construction is initiated. Part 3-Request for Review of Completed Work shall be submitted upon completion of the improvements. For improvements completed before application is made, Part 3-Request for Review of Completed Work must accompany the Part 2 submission.

(2) In lieu of DOS Form No. HR3E101292, any local government with a local historic preservation office certified pursuant to Rule 1A-38.007, FAC., may develop an alternative application form for use by property owners within its jurisdiction; however, such alternative application form shall:

- (a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,
- (b) Be in the two-part format of DOS Form No. HR3E101292, and
- (c) Be approved by the Division.

(3) The completed Part 1-Evaluation of Property Eligibility, Part 2-Description of Improvements and Part 3-Request for Review of Completed Work shall be submitted by the property owner to the local historic preservation office or the Division, whichever is designated by the local ordinance as the representative of the local government for the purpose of reviewing applications for the property tax exemption.

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

- (a) Whether the property for which an exemption has been requested satisfies Section 196.1997(11)(a), F.S.,
- (b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C., and

(c) For applications submitted under the provisions of Section 196.1998, F.S., whether the improvements meet the criteria in Rule 1A-38.004(3) and (4). Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in Rule 1A-38.002(3) and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in Rules 1A-38.004(4) and (5). Copies of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in Rule 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review

of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to Section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Specific Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History—New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in Rules 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in Rules 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with Section 617.0125, F.S.

(5) For purposes of the exemption under Section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Specific Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History—New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the

eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Specific Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History—New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in Rule 1A-38.006(2), FAC., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in Rule 1A-38.003(1), FAC. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) at a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292, and

(b) be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under Section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), FAC., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in Rules 1A-38.004(4) and 1A-38.004(5), FAC.

Specific Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History—New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in Rule 1A-38.003(1), FAC.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in Sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Specific Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History—New 1-31-94.

City of Lake Worth
Historic Resources Preservation Board
Certificate of Appropriateness (COA) Approval Matrix - PROPOSED
***Proposed removal in Red *Proposed Addition in Green**

Action	Designated Landmarks or Contributing Structures			Non-Contributing		
	No Approval	Staff Approval	Board Approval	No Approval	Staff Approval	Board Approval
Additions to Primary Buildings						
Additions to Ancillary Structures						
Alterations, Interior (Not Specifically Designated; Not Affecting Exterior Appearance)						
Alterations Exterior Using Same/Similar Materials and Design (2)						
Alterations Exterior Using Alternate Materials and Design (2)						
Compatible Exterior Alterations to an Accessory Structure						
Incompatible Exterior Alterations to an Accessory Structure						
Awnings						
Deck, Front Yard or Otherwise Visible from Street						
Deck, Rear Yard, Not Visible from Street						
Demolition & Condemnation, Public, National Register Listing						
Demolition & Condemnation, Public, Not National Register			Board Notice			
Demolition, Private						
Dock						
Doors, Exterior, Not Visible from the Street						
Doors, Exterior, Visible from Street, Compatible with Original Design or Architectural Style of Property						
Doors, Exterior, Visible from Street, Alternate Material and/or Design						
Flat Hardscape (Driveways, Pavers, Patio, Sidewalks, etc) Initial Installation or Repaving with New Material						
Fences, Walls and Gates, Installation or Modification of Materials						
Front Porch Columns Duplicating Original in Style, Color & Material						
Landscape and Lawn Maintenance						
New Buildings in Historic Districts on Vacant Lots, Initial Construction						
New Construction of an Accessory Structure						
Occasional Maintenance and Repair (3)						
Paint Over Unpainted Masonry, Stone or Terra Cotta						
Pool, Above Ground, Visible from Street						
Pool, Ground Level, Visible from Street						
Pool, Not Visible from Street						
Porches, Porch Columns & Steps, Initial Installation and Alterations of						
Repair of Existing Material						
Repair/Replacement of Existing Material with Similar Material and/or Style						
Roof, Replacement with Incompatible Alternate Material						
Roof, Repair/Replacement with Same or Compatible Material						
Shed						
Shutters, Decorative or Protective, Removable						
Shutters, Decorative or Protective, Permanent Visible from Street						
Shutters, Decorative or Protective, Permanent Not Visible from Street						
Siding, Wood, Duplicates the Original						
Signs						
Skylights, Not Visible from Street						
Wall, Exterior Veneer or Siding						
Windows, Original Size, Material and Style						
Windows, Not Visible from Street						
Windows, Visible from Street, No Change in Opening Size, Compatible with Original Design or Architectural Style of Property						
Windows, Visible from Street, Change in Opening Size, and/or Change in Original Design or Architectural Style of Property						

Adopted by the City of Lake Worth Historic Preservation Board, 08/20/1997. Amended 12/1/99. Amended 01/11/2012. Amended 4/11/2012. Amended 10/9/2013. Proposed Amendment 1/13/2016.

Footnotes:

- (1) Refer to Sections 23.5-4f and h of the historic preservation ordinance for details of the authority of the HRPB to adopt this approval matrix. Be aware that additional requirements may be imposed by an ordinance creating a specific historic district or designating a specific landmark building which may supercede the authority of this document.
- (2) May include changes not specifically listed within the Approval Matrix. Any project may be referred at the discretion of staff or the HRPB to the Board for review.
- (3) Refer to Section 23.5-4m of the historic preservation ordinance for a list of items which qualify this category.

**City of Lake Worth
Historic Resources Preservation Board
Certificate of Appropriateness (COA) Approved Matrix (1)**

Action	Designated Landmarks or Contributing Structures			Non-Contributing		
	No Approval	Staff Approval	Board Approval	No Approval	Staff Approval	Board Approval
Additions to Primary Buildings						
Additions to Ancillary Structures						
Alterations, Interior (Not Specifically Designated; Not Affecting Exterior Appearance)						
Alterations Exterior Using Same/Similar Materials and Design (2)						
Alterations Exterior Using Alternate Materials and Design (2)						
Awnings						
Deck, Front Yard or Otherwise Visible from Street						
Deck, Rear Yard, Not Visible from Street						
Demolition & Condemnation, Public, National Register Listing						
Demolition & Condemnation, Public, Not National Register			Board Notice			
Demolition, Private						
Dock						
Doors, Exterior, Not Visible from the Street						
Doors, Exterior, Visible from Street, Compatible with Original Design or Architectural Style of Property						
Doors, Exterior, Visible from Street, Alternate Material and/or Design						
Flat Hardscape (Driveways, Pavers, Patio, Sidewalks, etc) Initial Installation or Repaving with New Material						
Fences, Walls and Gates, Installation or Modification of Materials						
Front Porch Columns Duplicating Original in Style, Color & Material						
Landscape and Lawn Maintenance						
New Buildings in Historic Districts on Vacant Lots, Initial Construction						
Occasional Maintenance and Repair (3)						
Paint Over Unpainted Masonry, Stone or Terra Cotta						
Pool, Above Ground, Visible from Street						
Pool, Ground Level, Visible from Street						
Pool, Not Visible from Street						
Porches, Porch Columns & Steps, Initial Installation and Alterations of						
Repair of Existing Material						
Repair/Replacement with Similar New Material and/or Style						
Roof Replacement with Alternate Material						
Roof, Repair/Replacement with Same or Compatible Material						
Shed						
Shutters, Decorative or Protection, Removable						
Shutters, Decorative or Protection, Permanent Visible from Street						
Shutters, Decorative or Protection, Permanent Not Visible from Street						
Siding, Wood, Duplicates the Original						
Signs						
Skylights, Not Visible from Street						
Wall, Exterior Veneer or Siding						
Windows, Original Size, Material and Style						
Windows, Not Visible from Street						
Windows, Visible from Street, No Change in Opening Size, Compatible with Original Design or Architectural Style of Property						
Windows, Visible from Street, Change in Opening Size, and/or Change in Original Design or Architectural Style of Property						

Adopted by the City of Lake Worth Historic Preservation Board, 08/20/1997. Amended 12/1/99. Amended 01/11/2012. Amended 4/11/2012. Amended 10/9/2013.

Footnotes:

- (1) Refer to Sections 23.5-4f and h of the historic preservation ordinance for details of the authority of the HRPB to adopt this approval matrix. Be aware that additional requirements may be imposed by an ordinance creating a specific historic district or designating a specific landmark building which may supercede the authority of this document.
- (2) May include changes not specifically listed within the Approval Matrix. Any project may be referred at the discretion of staff or the HRPB to the Board for review.
- (3) Refer to Section 23.5-4m of the historic preservation ordinance for a list of items which qualify this category.