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, NOVEMBER 09, 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

   A. October 19, 2016 Meeting Minutes

   B. September 21, 2016 HRPB Workshop Minutes

5. Cases

   A. Swearing in of Staff and Applicants

   B. Proof of Publication

      1. Lake Worth Herald Publication

   C. Withdrawals/Postponements

   D. Consent

   E. Public Hearings

      1. Board Disclosure

      2. HRPB Project #16-00100228: Consideration of a Certificate of Appropriateness (COA) for the demolition of a contributing 250 square foot accessory garage structure, installation of a new inground pool, and the construction of a new +/- 901 square foot accessory structure including a historic waiver from the accessory structure limitations at

230 North Palmway; PCN# 38-43-44-21-15-038-0080. The subject property is contributing to the Old Lucerne Local Historic District.

F. Unfinished Business

G. New Business

1. HRPB Project #16-00100215: Consideration of a Certificate of Appropriateness (COA) for an addition for the single-family structure located at 1005 North Palmway; PCN# 38-43-44-21-15-298-0150. The subject property was constructed in 1940 and is a non-contributing resource within the Northeast Lucerne Local Historic District.

2. HRPB Project #16-00100234: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the single-family structure located at 1401 South Lakeside Drive; PCN# 38-43-44-27-01-077-0080. The subject property was constructed in 1953 and is a non-contributing resource within the South Palm Park Local Historic District.

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)

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.

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Regular Meeting
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City Hall Commission Room
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WEDNESDAY, OCTOBER 19, 2016 6:30 PM

1. Roll Call and Recording of Absences
   Present were: Madeleine Burnside, Chairman Herman Robinson, Judith Just, Vice-Chairman Darrin Engel, Erin Fitzhugh Sita.
   Also present: Aimee Sunny, Senior Preservation Coordinator; Maxime Ducoste, Assistant Director Planning and Preservation; Jordan Hodges, Associate Preservation Planner; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.
   Absent: Tom Norris and Robert D'Arinzo.
2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda
   M. Burnside requests to re-order agenda to allow 914 S Palmway to be last on the agenda.
   Motion: M. Burnside moves to re-order, J. Just 2nd
   Vote: Ayes all, unanimous
4. Approval of Minutes

   A. September 14, 2016 RM Minutes
      Motion: M. Burnside moves to accept minutes as presented J. Just 2nd.
      Vote: Ayes all, unanimous.
      Board Chairman inquires as to when to expect Workshop minutes. Staff responds the intent is to present a document outlining proposals/suggestions/ideas at the same time as the minutes are brought forward. Board Chair asks if that is anticipated by November meeting, to which staff is hopeful.
5. Cases

   A. Swearing in of Staff and Applicants
      Board Secretary administered oath.
   B. Proof of Publication

      1. LW Herald - 112 South J Street
      Provided in meeting packet
   C. Withdrawals/Postponements

   D. Consent

E. Public Hearings

1. Board Disclosure
   M. Burnside-friends with 914 S Palmway applicant, will not affect her decision.
   H. Robinson – spoken with Mr. Contin, will not affect decision.
   D. Engel-driven by Bermuda Cay and has had conversations with applicant, will not affect decision.

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

   Staff: Presents case analysis and findings. Staff is in support of the Historic Waiver request. Landscape requirements will apply and be evaluated at time of permit.
   Board: D. Engel asks about the front yard parking space. A. Sunny responds the applicant has met front yard permeable requirements and has met parking requirement with 2 parking spaces at the rear of the property.
   Applicant: Juan Contin, Architect, agrees with most conditions except the additional columns. A. Sunny suggests there will be paired columns (only 2 more). Applicant agrees. Parking space in front was existing, it is to the side of the structure.
   Board: D. Engel mentions there is street parking with a curb cut (existing), expresses the concern about the trees in the yard. Applicant acknowledges and states they are remaining even with the parking space in front yard. D. Engel states this is a frame vernacular and has concerns about terminology of columns, believes accurate term is "posts", and they should be equally spaced without regard to symmetry. Staff states it is more compatible to have parking to the side of the structure rather than the front of the structure.
   Public Comments: Jonathan Wright-Applicant-112 South J Street- inquires about curb cut fees, is agreeable with only 2 spaces in back, especially if the curb cut fees are prohibitive. The current sidewalk and existing curb is in good shape. Does not want to park in front of house.
   Motion: E. Fitzhugh Sita moves to approve and add a new condition #11: Site design may be modified to remove the parking space in the front yard subject to staff review and meeting all codes. Motion superceded by substitute motion.
   Motion: D. Engel moves to approve HRPB Project # 16-00100221 striking condition #1 and condition #3. Replace one word in #7 "accurate" to "similar". E Fizthugh Sita 2nd .
   Staff and Board discuss removal of condition #3. The height of the wraparound porch has sufficient clearance and meets code of 6'8". A. Sunny reiterates the spacing between "posts" is very wide. Applicant in agreement.
   Vote: Ayes all, unanimous.

3. HRPB Project #16-00100200: Consideration of a Certificate of Appropriateness (COA) for 301 South Federal Highway for new construction of a +/- 6,281 square foot, two-story, three-unit townhome structure on the southwest corner of S. Federal Highway and 3rd Avenue South, 301 South Federal Highway. The 0.15 acre site is currently undeveloped and is located in the Mixed Use-Federal Highway (MU-FH) zoning district and the Southeast Lucerne Local Historic District. PCN# 38-43-44-21-15-109-0090. The Applicant is requesting a continuance to a date certain of November 9, 2016.
   Applicant today has requested until December 14, 2016.
   Motion: D. Engel moves to continue HRPB Project #16-00100200, J. Just 2nd.
   Vote: Ayes all, unanimous.

F. Unfinished Business

1. HRPB Project #16-00100193: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the single-family structure located at 1111 N Lakeside Drive; PCN# 38-43-44-21-15-358-0140. The subject property was constructed in 1951 and is a contributing resource within the Northeast Lucerne Local Historic District.
   Staff: Presents case analysis and findings, which was previously heard and continued. Requests previous testimony and reports given during the September 14, 2016 HRPB meeting be entered into the record. Contractor and applicant have provided a letter they agree to staff conditions. Previously staff had recommended repair of windows not replacement. Applicant and contractor are unavailable. Replacements being requested are impact. Awnings will remain, replicate muntin pattern on front, and aluminum frames. Garage door to be replaced. Board will need to decide between repair or replacement. D. Engel asks if an analysis of unrepairable has been presented, staff responds no. 30 % is the threshold for repair vs. replacement.
   Public Comment: Ted Johnson South Palmway-during storm many people did not have labor to install shutters. Elderly are at the mercy of elements and crime.
   Chip Gutherie: 823 S. Palmway energy efficient impact replacements replicating same style should be allowed.
   Ted Brownstein: 1016 S. Lakeside enters Courtesy Notice of Formation of South Palm Park into the record.
   Motion to receive and file: E. Fitzhugh Sita moves to accept document (Courtesy notice dated April 14, 2000 re: Formation of South Palm Park Historic District.) D. Engel 2nd
   Board: H. Robinson- this case is not a code issue. Wants to distinguish between a code issue and an ordinance. The Secretary of the Interior recommendations are part of the Land Development Regulations not the Florida Building Code.
   Board Attorney: Advises Board should not consider the newly entered document in deliberations, the actual ordinance would be more persuasive.
   Board: J. Just would like to consider modern convenience, safety and energy efficiency. Does not want to burden older neighbors with having to place shutters in time of storm.

E. Fitzhugh Sita – need guidelines/ clear criteria regarding whether it can be repaired and any mitigating factors. Previous discussion of primary façade being a priority.
M. Burnside- Would rather see impact or energy efficient windows that do not require shuttering as opposed to non-historic shutter tracks, would be a cleaner look.
D. Engel states the exact style replacements for these windows are not even available.
M. Ducoste wants the record to reflect the applicant has agreed to do not "what Aimee wants" but rather what ordinances require. There shouldn't be a perception that it is "what Aimee wants" as has been stated.
D. Engel asks about specific openings. Proposal is for even thirds for the horizontal rollers.
Motion: D. Engel moves to approve HRPB Project #16-00100193 with staff recommended conditions and modification to Condition #3 openings 10 and 14 can remain horizontal rollers as proposed. New Condition #12 - remove existing type accordion shutters where needed. E. Fitzhugh Sita 2nd. Amend #3 to choice of applicant horizontal rollers or single hung E. Fitzhugh Sita2nd the amendment.
Vote: Ayes, all unanimous.

2. HRPB Project #16-00100104: Consideration of a Certificate of Appropriateness (COA) for an addition to the existing structure at 1002 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was constructed in 1960 and is a non-contributing resource within the South Palm Park Local Historic District. The Applicant is requesting a continuance.
Motion: E. Fitzhugh Sita to continue HRPB Project #16-00100104, to a time requested by applicant, (time certain not required.) At the pleasure of the applicant. J. Just 2nd.
Vote: Ayes all, unanimous.

G. New Business

1. HRPB Project #16-00100217: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 901 North Federal Highway, PCN# 38-43-44-21-15-286-0160. The subject building was constructed c.1926 and is a contributing resource within the Northeast Lucerne Local Historic District.
Staff: Presents case analysis and findings. Not recommending change to proposed material. Horizontal lines are compatible unlike vertical lines of a standing seam roof. Staff has located 3 replacements products that replicate the existing metal shingles available for this area.
Applicant: Iwona Baran finds the metal shingles not available or prohibitively expensive. Roof is old and dilapidated, sore thumb. Wants to preserve the look of the building. Does not like the look of the metal shingle and prefers to follow contractor recommendation. Not prepared to replace with same material.
Board: H. Robinson inquires as to whether the applicant is amenable to looking at other metal roof types. Applicant replies in the affirmative. E. Fitzhugh Sita inquires as to whether the 30 % threshold for replacement has been met, to which A. Sunny replies that only applies to windows and doors. Board members point out different features they believe were not original.
Public Comment: None
Motion: D. Engel moves to approve HRPB Project #16-00100217 with Condition #1 Shall be silver metal shingles to replicate the existing metal shingles or silver 5V crimp roofing subject to staff approval.

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

2. HRPB Project #16-00100224: Consideration of a Certificate of Appropriateness (COA) for installation of a PVC fence at the single-family residence located at 914 South Palmway; PCN# 38-43-44-27-01-032-0050. The subject property was constructed in 1968 and is a non-contributing resource within the South Palm Park Local Historic District.
Heard last due to re-rordering of agenda:
Staff: Presents case analysis and findings. Does not recommend approval.
Applicant: Kathleen Holmes 730 South Lakeside Drive. Understands the philosophical reason for not permitting vinyl and PVC. However after many years in S. Florida does not want to paint. Would like it to "frame" the property. Earlier replacement of chain link and aluminum in poor repair**.**
Board: D. Engel inquires if a COA is correct or if a Waiver is more appropriate. M. Burnside questions staff regarding the style and material. H. Robinson's concern is the material, not the style. Discussion ensues regarding material (PVC), style and quality of construction. Board members agree there are varying levels of quality in both construction and material. D. Engel mentions it is a fence not a structure. M. Ducoste points out there are no specifications nor standards included with this submittal. H. Robinson wants to go case by case and does not want to visit the PVC/plastic issue with fences.
Public Comment: Chip Gutherie – fence looked cute when it was installed. Applicant has improved the property in general. He has a vinyl fence. It is a dilemma to judge quality. His has lasted through 2 hurricanes and has not faded or warped. Testifies that all the neighbors loved the applicants' fence.
Ted Johnson 802 South Palmway-poor looking fences exist of each type (wood, vinyl aluminum.) Believes there is overreach when evaluating non-contributing structures and it creates hostility.
Ted Brownstein 1016 South Lakeside – Has heard rumors about the bad reputation the City has amongst contractors due to "code". Most of the minutia (of the code) is over the head of the average citizen.
Piotr Monaco -714 South Palmway- make us want to stay here and invest in our houses.
M. Burnside- There is a high likelihood that one broken picket will destroy a fence as opposed to a wood fence. E. Fitzhugh Sita- from personal experience does not like vinyl would never have installed one at her property if she knew then what she knows now.
Motion: D. Engel moves to approve HRPB Project #16-00100224. M. Ducoste questions how Chair can state this a quality fence, what is the reasoning that this is quality. Chair responds the assemblage is quality. E. Fitzhugh Sita – no standard to judge the quality and it now appears the Historic Board is the only body in the city approving vinyl as is not approved anywhere in the city.
Vote: Motion passes 4/1 E. Fitzhugh Sita dissenting.

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

Heard second from last due to re-ordering of agenda.
Staff: Presents case analysis and findings. Staff is not recommending approval of the project.
J. Just asks about screens.
Applicant: Dan and Heather Cooney 1001 N M Street. Many varied window types in the house. Proposal is for PGT vinyl which will have a lifetime warranty. No more peeling paint. Grey screens are not a problem.
Board: D. Engel sees evidence of warping and non-repairable condition on the existing windows. Applicant represents the vinyl is more expensive than aluminum because they are low e-rated and that aluminum impact does not come with low e-ratings. Staff clarifies that the aluminum impact does indeed exist with low e-ratings. Applicant states the vinyl is easier to lift and impact gives safety. Vinyl does not conduct heat but the aluminum does.
Board discusses the shortcomings of vinyl. H. Robinson has experienced vinyl windows in the north and prefers them. D. Engel believes the life span is less. E. Fitzhugh Sita states this is not the same shape or style of window, does not even replicate the same style.
Motion: J. Just moves to approve HRPB Project #16-00100216 with staff recommended conditions modifying Condition #1 to strike aluminum and replace with vinyl and allow double or single hung. M. Burnside withdraws her 2nd (as the applicant is requesting single hung) and thinks it should be double hung; as she discovers property is non-contributing reinstates her 2nd.
Vote: Motion passes 3/2. Dissenting D. Engel, E. Fitzhugh Sita.

6. Planning Issues
   None
7. Public Comments (3 minute limit)
   None
8. Departmental Reports
   Contract with Historic Survey Company was approved last night at Commission.
   Motion: E. Fitzhugh Sita moves to send letter from Board re: any funding necessary to implement the design guidelines.

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

9. Board Member Comments:
   E. Fitzhugh Sita clarifies her votes against both vinyl products this evening. Until something (code) changes, she stands by her conviction and does not want to be perceived as arbitrary.
   D. Engel-828 South Lakeside roof fell in and large backhoe on property.
   M. Burnside will not be here for November meeting.
   H. Robinson asks about list of demolitions and schedules. Plaques for historic properties, will they be non-traditional materials. Staff unable to provide an exact time frame. Need another workshop to discuss vinyl.
   J. Just states the fence reviewed several meetings ago is the reason Board needs to see fences. Shuffleboard court is installing a six (6) foot aluminum fence.

10. Adjournment: 9:28 PM

Attest: _____

Herman Robinson, Chairman

Submitted By: _____

Sherie Coale, Board Secretary

Minutes Approved: _____

Date

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Historic Resources Preservation Board
City Hall Commission Chambers
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, SEPTEMBER 21, 2016 6:01 PM

1. Roll Call and Recording of Absences
   Present were: Herman Robinson, Judith Just, Madeleine Burnside, Tom Norris, Darrin Engel, Erin Fitzhugh Sita, Robert D'Arinzo
   Also present were: Aimee Sunny, Senior Preservation Coordinator; Maxime Ducoste, Assistant Director for Planning & Preservation; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda

Motion: J. Just.to reorder for agenda placing board comment and public comment before planning issues. R. D'Arinzo 2nd.
Vote: Ayes all, unanimous.

Public Comment:
Anna Donahue 1025 North O Street asks about whether the workshop is a joint workshop of Planning & Zoning and Historic Resources Preservation Board.
A. Sunny clarifies that there are two (2) Boards, this is the Historic Resources Preservation Board, not the Planning & Zoning Board.

4. Planning Issues- Staff asks what specific concerns the Board would like to address.
   Board: E. Fitzhugh Sita- Would like to have user friendly handouts and documentation for residents, summary for windows, doors roof requirements, styles. Exemptions should be for supporting climate, infrastructure resiliency for sea level rise, and metal roofs.
   D. Engel- comments at a later time.
   J. Just- Does not want get overzealous with detail. Not all properties are on the National Historic Register. Many homes are run down and people are needing to renovate. People are not wealthy nor can they afford to put money toward maintaining detail.
   R. D'Arinzo- Has Realtor experience with young families not knowing the ramifications of purchasing in a historic neighborhood. Agrees with the ideas of informational pamphlets detailing the doors, windows, roofs allowed; guidelines to aid residents in material and style selection.
   M. Burnside-Concerned with historically important, valuable homes getting a lot of attention, the resident should be fully aware a historic home was purchased. There are many less than desirable homes that we insist on maintaining at the same level that should probably be torn down, rather than renovated not always to the best standards. Would like to see new, green,

compatible construction in the districts so the historic districts are more vibrant. Little homes in the Historic districts that get renovated quickly then rented out however the renovations are not all good i.e. interiors with mold.
T. Norris- comments at a later time.
H. Robinson-"Cottages of LW" is a beautiful book up for distribution next month. Board recognizes the historic districts are not frozen in time and the Board needs to work at making preservation part of the future. Education is not as expensive as ignorance.
E. Fitzhugh Sita- Cost containment can be effective by deciding which façade is of primary importance and paying attention to the detail on those locations.
D. Engel- Biggest spenders are not the most effective in preserving the appearance. Simple maintenance of a property is not always costly.
Staff: M. Ducoste- Historic neighborhoods provide a certain cachet and this is what we try to preserve every day. Protect the integrity of the structures. Find an amenable solution. It's not always a simple equation, compromise if the Board prefers the terminology.
PowerPoint presentation by A. Sunny with suggested areas of review.
Discussion of front, side, and rear facades. Primary, secondary, tertiary. Example shown is corner lot. Right of Way versus the alley.
Some corner lots have exposure on two (2) streets and therefore two primary façades. Asks Board how they feel about differentiating between the facades in regard to preservation but cautions the practice of facadism (treating each side differently) is not a good preservation practice.
J. Just asks if a percentage of change would be allowed. Concurrence is that would complicate the issue. R. D'Arinzo -If you can't see it, such as a flat roof or rear façade, unless it is a contributing structure, it should be a different level of review. E. Fitzhugh Sita- 2 categories of homes. Historic contributing homes and those homes where people are seeking a tax exemption should receive stricter review. All primary facades of contributing and non-contributing should be of utmost concern.
There should be compatibility review of non-contributing structures within any historic district (scale, size, mass) among other criteria. Staff states all districts have design review standards for non-contributing structures, these homes are still a part of district. Can be listed as non-contributing for various reasons such as age, changes resulting in the elimination of characteristics and qualities that made it contributing, some changes are irreversible. Non-contributing does not mean forever.
J. Just requests clarification about the survey. Does age automatically qualify the property as contributing? A. Sunny states no, the homeowner would have to request a re-survey of the property. Can a homeowner have a property excluded/ removed from the survey? Staff responds in the negative. D. Engel- Land Development Regulations state Certificates of Appropriateness are required for properties in a designated district, does not differentiate between contributing and non-contributing.
A. Sunny mentions the survey is forthcoming in 2017. Staff has applied for grants for design guidelines. M. Burnside – inquires whether abandoned, boarded, or demolished properties can be bought by individuals in those states of disrepair. A. Sunny speaks regarding procedures for the city to demolish a structure. Just because the city demolishes a house, it does not necessarily follow that the city owns the lot. Health and safety concerns will allow the city to demolish, this is a discussion for code enforcement. Compatibility is required for the rebuild of property. Innovation is allowed so long as it is compatible.
Of primary importance should be the façade that fronts the street followed by secondary street side on corner lots, followed by secondary facades.

Clarification: D. Engel believes owner should be allowed freedom and creativity on tertiary façade, with the consideration that it may not be the best thing to do structurally.

R-O-W-/ Alley-The level of review for alleys-all alleys in all districts are not created equal, some alleys are utilized much more as pedestrian and vehicular venues. Garage doors, accessory structures.

H. Robinson-inquires about a horizontal fence A. Sunny states that some horizontal fencing could be compatible.

A. Sunny continues with PowerPoint presentation and showcases elements involved in a review. Windows- single-hung vs double-hung. Aluminum vs vinyl vs wood, can the average passer-by distinguish? E. Fitzhugh Sita doesn't mind replacement windows on tertiary facade. To which J. Just disagrees residents should be prohibited from replacing contributing windows while allowing the balance of the house to be replaced. Staff should be allowed to review and approve @ 70%, according to D. Engel. Applicants need to understand the right to dispute at Board level takes time. Single-hung are allowed currently although double-hung is recommended. Vinyl is not currently allowed. Primarily because it is not a sustainable product, does not function well in South FL. However recent improvements in products could lead to a different experience. H. Robinson does not like vinyl as they are not wood. A. Sunny mentions City of WPB recently decided not allow vinyl after a 3 hour meeting without even debating the grades of vinyl. Vinyl is typically disallowed in Historic Districts nationwide. Denied in Lake Worth because they are not compatible. Product availability varies by region.

Vinyl windows- Consensus- Board would consider vinyl windows for non-contributing structures on a case by case basis.

Metal casement windows - importance according to primary, secondary, tertiary

Staff is not typically in favor of horizontal rollers. Partially due to look of screen. However for 3-part casement windows a horizontal roller may be the only option.

Jalousie windows and doors-can be replaced with compatible type- Board would like for this to be allowed with a compatible style. Staff recommendation for jalousie doors would be a full-light Single French door, and jalousie windows is a casement window. Board does not want to see the jalousie replacements.

Awning windows- 3-light awning windows cannot be replicated with a single-hung, but a 2-light and 4-light can be closely replicated. No impact awning windows are available. Repair advocated prior to replacement.

Doors-5 lite, 15 light is very common, 3 panel with four lights. Staff recommends repair of original door. Compatibility with style.

Building dept would clarify the frame to remain and replace the leaf.

Garage Doors-recessed panel doors and flush panel are recommended depending on architectural style of structure. Fiberglass materials for doors and windows are being seen more frequently and are of a different quality from vinyl. Shutters could be installed over to protect during a wind event. Kevlar reinforced Fabric screens are being utilized at various places.

Roofs-Bermuda vs plantation style, both are types of flat white concrete tile roofs, although the interlocking feature is different. Plantation tile (10 x13 and 13x17) probably slightly cheaper due to larger size. Bermuda now being made in a larger size.

J. Just asks about hardship process due to cost of white concrete tile installation.

3-dimensional asphalt shingle has been considered under an economic hardship. Case by case basis. Consensus is if concrete tile being replaced with anything other than flat white concrete tile it must come to Board.

Consensus: Asphalt replaced with metal should be considered if a non-contributing structure on a case by case basis. Ordinance does not currently allow Board to relinquish review of non-contributing to staff only. Cannot jeopardize grant.

Exterior Building Materials/Siding: Consideration of new materials as long as it is compatible. The challenge with Hardieplank is the depth and profile of original wood cannot often be duplicated. Hardie is significantly thinner, more costly than real wood siding. Secretary of Interior has not accepted it as a like material. No vinyl siding should be allowed- Consensus.
Stucco texture usually processed at staff level according to style of structure.
Fences- Public Comment: Vinyl and PVC not allowed, prohibited in city code, (not in historic guidelines). Decorative wrought iron and decorative walls, shell walls etc.. E. Fitzhugh Sita relates her personal experience with PVC fencing. Fencing material applies to all properties not just district wide. A problem with PVC is that pickets get broken and are hard to replace.
Staff: Horizontal fencing to be considered in the alley for all structures.
Public comment: Marty Welfeld – has on old vinyl fence that looks new. Quality & style consensus to allow LDR to allow vinyl. Can be discussed at P&Z.
Board Attorney: Recommends workshop results should come back to HRPB as a formal document for approval prior to asking the Planning & Zoning Board to consider items affecting all areas as an agenda item. Any desired changes to Land Development Regulations should be formalized by HRPB prior to asking the other Board to consider the recommendations.
The review process for appeals was mentioned. Increased flexibility is important and part of the reason for the neighborhood meetings but the focus should not solely be for creating investment opportunities.
Parking not encouraged in front yard and should be consistent with character of structure.
Question arises as to whether other cities to provide tax relief.
Historic District Signs/ Plaques- Soon to be seen. Not an incentive but a notice of appreciation. Ceramic would be nice, utilization of local artist talent was suggested, suggestions about House names.
Even with input from neighborhoods there are still limitations to what can be done. Staff is executing the ordinances. Board states there are many cities with Historic Boards and we are constrained by the ordinances and guidelines. When someone doesn't agree, they come here.
Public Comment: Marty Welfeld 829 N Lakeside- City does not maintain alleys. Historic designation of 50 years for the survey is an arbitrary date. Young people coming for affordability and looking to improve properties.
Teresa Miller 829 N Lakeside-is in favor of people investing in the old western properties, we should be glad for these people.
Scott Maxwell-Vice Mayor- sat on the committee to institute Historic Districts, and has no validation to show value of preservation in Lake Worth. Speaks about real and perceived subjectivity. Staff should get away from subjectivity and follow the law/ordinances. We have created a bureaucracy with which people can't deal. 9:01pm
Board: Member states he lives here because of the historic district, another member is updating a house outside the Historic district and can understand the frustration of homeowners.
Vice Mayor would like a quantification of the value of properties with historic designation.

5. Adjournment 9:20 pm

Attest:

_____
Herman Robinson, Chairman

Submitted By:

_____
Sherie Coale, Board Secretary

Minutes Approved:

_____
Date

THE

LAKE WORTH HERALD

Published Once a Week

Lake Worth, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

BEFORE the undersigned authority personally appeared MARK J EASTON, who on oath says that he is PRESIDENT of *The Lake Worth Herald*, a weekly newspaper published at Lake Worth in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

Notice by the City of Lake Worth, Florida, Historic Resources Preservation Board, HRPB 16-00100228 public hearing to be held on or after 6:00 p.m. on Wednesday, November 9, 2016, in the City Hall Commission Chambers, 7 North Dixie Highway, Lake Worth, Florida,

was published in said newspaper in the issue of

October 27, 2016

Affiant further says that the said *The Lake Worth Herald* is a newspaper published at Lake Worth, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, each week and has been entered as second class mail matter at the post office in Lake Worth, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

MARK J EASTON

SWORN TO AND SUBSCRIBED before me this 27th day of October, A.D. 2016, by Mark J Easton, who is known to me.

Notary Public State of Florida at Large

DEBRA J SNODGRASS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF045522
Expires 9/18/2017

Legal Notice No 30897

PLEASE TAKE NOTICE that the City of Lake Worth, Florida, Historic Resources Preservation Board, will hold a Public Hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at 6:00 PM, or as soon thereafter as possible, on Wednesday, November 9, 2016, to consider a request by Patricia Wiseman and Luana Gibbons, Owners, for the following:

HRPB 16-00100228: A request for Consideration of a Certificate of Appropriateness for Demolition of an existing one-story +/- 253 square foot accessory garage and New Construction of a +/- 901 square foot two-story accessory structure, including a historic waiver from the accessory structure limitations, for the property located at 230 North Palmway, pursuant to Sections 23.2-7, 23.3-7, and 23.5-4 of the Land Development Regulations. The subject property is located in the Single-Family Residential (SFR) zoning district and the existing single-family structure and accessory garage are contributing resources in the Old Lucerne Local Historic District. PCN# 38-43- 44-21- 15-038- 0080.

Written responses can be sent to the Lake Worth Historic Preservation Board at 1900 2 nd Avenue N, Lake Worth, FL 33461, and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 2 nd Avenue N, Lake Worth, FL 33461, or contact City Staff at 561-586- 1687. If an affected party decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105). In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586- 1687 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
October 27, 2016

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: November 3, 2016

AGENDA DATE: November 9, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **230 North Palmway**

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

TITLE: HRPB Project Number 16-00100228: Consideration of a Certificate of Appropriateness (COA) for the demolition of a contributing 250 square foot accessory garage structure, installation of a new inground pool, and the construction of a new +/- 901 square foot accessory structure including a historic waiver from the accessory structure limitations at **230 North Palmway**; PCN# 38-43-44-21-15-038-0080. The subject property is contributing to the Old Lucerne Local Historic District.

OWNERS: Patricia Wiseman and Luana Gibbons
230 North Palmway
Lake Worth, FL 33460

BACKGROUND:
The subject property has an existing, contributing single-family Frame Vernacular structure built by Architect Edgar S. Wortman c.1940. The property has public frontage on North Palmway to the west and 3rd Ave North to the north. The original architectural plans for the building are available in the City's property files. Based on the information in the City's property file, the building has undergone multiple changes over time including a rear addition, window replacement, front porch expansion, siding replacement, and roof replacement approved by the HRPB in March 2012 under case number 12-00100038. Overall, the existing building retains a moderate degree of historic integrity of location, setting, materials, and design.

REQUEST:
The Applicant has submitted plans for the demolition of the contributing garage structure with public frontage on 3rd Ave North to allow for the construction of a new two-story storage/office accessory structure and pool. The Applicant proposes to connect the existing single-family residence to the new accessory structure with a new wood pergola running parallel to the existing fencing along 3rd Ave North. A new 6' tall fence to serve as a pool barrier is also proposed. The Applicant has provided proposed architectural plans for the building, including a site plan, floor plan, and elevations. The proposed building is designed in a Coastal Florida style, with elements of local Frame Vernacular architecture.

The proposed new construction has public frontage on 3rd Ave North to the north. The building will be constructed with concrete block walls with HardiePlank siding and a hipped metal roof to match the existing primary structure. Other proposed finishes for the outside of the building include impact aluminum single-hung windows and French doors, and a large decorative pergola-style porch with columns.

The property is Zoned Single Family Residential (SF-R).

Dimension	**Required by Code**	**Existing or Proposed**
Lot size	7,500 sq. ft. for single-family	6,750 sq. ft. (existing non-conforming)
Lot width	75'-0"	50'-0" (existing non-conforming)
Lot depth	n/a	135'-0"
Front setback	20'-0"	29'-2"
Side setback	10% of lot width = 5'-0" each side	North P.L. to Existing – 12'-0" North P.L. to Proposed – 5'-0" South P.L. to Existing – 3'0" *Approved variance by HRPB in 2012* South P.L. to Proposed – 5'0"
Rear setback	15'-0" or 10% of lot depth= 13'-5" for primary building 5'-0" for accessory structures	54'-7" for primary building 5' to proposed accessory structure
Height[1] (Comp. Plan)	30' for SFR land use designation	20'-6" to mid-point of the roof
Height (SFR zoning)	30' for primary structure, 24' for accessory, 2 stories	20'-6" to mid-point of the roof
F.A.R.[2]	0.50 (3,375 sq. ft.)	0.39 (2,640 sq. ft.)
Max. Building Coverage[3] for a Medium Lot	35% max. (2,362.5 sq. ft.)	32% (2,189.5 sq. ft.)
Impermeable surface	55% max. = 3,712.5 sq. ft.	51.7% = 3,491 sq. ft.
Accessory Structure Limitations	Not to exceed 40% of the principal structure, or 1000 sq. ft. whichever is less	Primary Structure: 1739 sq. ft. gross Allowed Accessory: 697 sq. ft. gross Proposed Structure: 901 sq. ft. gross Proposed Percentage: 51.8% ***The proposal exceeds the 40% accessory structure limitation.**

[1] *Building height:* The vertical distance measured from the minimum required floor or base flood elevation of twelve (12) inches above the crown of the road, whichever is less, to (a) the highest point of a flat roof; (b) the deck line of mansard roof, (c) the average height between eaves and ridge for gable, hip, and gambrel roofs, or (d) the average height between high and low points for a shed roof. The measurement of height shall not include decorative architectural elements, chimneys, mechanical equipment, church steeples and architecturally integrated signage, which may extend an additional ten (10) feet but cannot cover cumulatively more than ten (10) percent of the roof surface.

[2] *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.

[3] *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:

New Construction:

Zoning and Comprehensive Plan Consistency

The proposed new construction project is consistent with all site data requirements in the City's Zoning Code and Comprehensive Plan, except for the accessory structure limitation. In order for this proposal to move forward, the site will require an exception from the accessory structure limitation, and Staff recommends the HRPB consider a historic waiver from the accessory structure limitations.

According to LDR Section 23.5-4(r) the HRPB can choose to waive or modify certain land development regulations, if the proposal meets the following criteria:

(A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.

Response: The request complies with this criterion. The proposal is compatible with the Code criteria regarding New Construction in the historic districts, and Staff has recommended Conditions of Approval to further increase compatibility.

(B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

Response: The request complies with this criterion. Although the new construction will be taller than the accessory garage being demolished, there is precedent for two-story structures in the immediate vicinity of 230 North Palmway; including 231 N Lakeside Drive and 230 North O Street. The streetscape elevation shows that the proposed structure is compatible with the surrounding structures.

(C) The waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare.

Response: The request complies with this criterion. The proposal does not exceed any Code requirements beyond the accessory structure limitation, and is therefore not detrimental to the public.

(D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes.

Response: The Applicant intends to heavily utilize the proposed accessory structure as a home work space, as both owners currently work from home. The structure will also provide for storage, a laundry area, and a pool cabana. It is possible to build a smaller structure, which would more closely comply with Code, however the owners would prefer the design as submitted.

Additionally, LDR Section 23.5-4(r) states that in approving a waiver or modification of property development regulations, the HRPB may prescribe any appropriate conditions necessary to protect and further the interests of the community and of abutting properties, including but not limited to:

(A) Landscape material, walls and fences as required buffering;
(B) Modification of the orientation of any openings; and
(C) Modification of site arrangements.
(D) The waiver or modification shall be incorporated into the findings of the certificate of appropriateness.

The Applicant complies with the decision criteria and the proposal is compatible with the district and all additional LDR requirements. Staff recommends that the HRPB discuss LDR Section 23.5-4(r), specifically Criteria D, in regards to "reasonable use" to determine if the criteria for a historic waiver has been met.

According to Code allowance, the Accessory Structure Limitation would be 695 sq. ft. The proposed accessory structure is 901 sq. ft.

The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

Historic Preservation

Demolition and new construction within a local historic district are subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City's historic preservation regulations. These criteria are provided in Attachments 1 and 2 and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

It is the analysis of Staff that the demolition and new construction project as proposed is compatible with the regulations set forth in the historic preservation ordinance. The proposed design responds to the lot size, shape, and configuration and respects the lot development pattern in the neighborhood. The design utilizes some character-defining design elements found in the Frame Vernacular architectural style, which is prevalent in the Old Lucerne Local Historic District and Lake Worth in general.

Staff had previously worked with the Applicant to address window and door placements in order to avoid large expanses of blank façade. Staff also suggested replacing a pedestrian door with a garage door on the 3rd Ave North façade to reference the placement of the original garage bay, to provide a sense of cohesion among other garage facades in the immediate surroundings, and to allow for better access to the storage space. The resulting revision drawings adequately addressed Staff concerns and propose a compatible, complementary design.

Public Comment

At the time of publication of the agenda, Staff has not received any public comments 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 1.3 To preserve and enhance the City's community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

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)

Goal 3.1 To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

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 that the Board discuss the historic waiver request for relief from the accessory structure limitations and the criteria as outlined in Section 23.5-4(r).

If the Board chooses to approve the historic waiver request, and the proposed demolition of the existing garage structure and new construction accessory structure, Staff recommends the following conditions:

1) The existing garage structure shall be fully photo documented, and the photos shall be provided in electronic format to Staff, prior to commencing demolition of the structure.
2) The roof and siding shall match in size, shape, profile, and material to that of the primary structure, subject to Staff review at permitting.
3) The trim and sills for all windows and doors shall utilize historically similar detailing, as proposed, subject to Staff review at permitting.
4) The windows and doors may be wood, aluminum, or fiberglass and shall not have reflective glass.
5) All muntins shall be created using exterior raised applied muntins. No flat or internal muntins shall be permitted.
6) Proposed shutters on the east and west facades shall be equal to half the size of the window.
7) Shutters equal to the width of the windows shall be installed on the north façade of the structure fronting 3rd Avenue North.
8) Due to the schematic nature of the submitted drawings, the exact design and profile of the columns, beams, and purlins of the pergola shall be subject to Staff review at permitting.
9) All proposed landscaping, fencing, hardscape, and mechanical equipment shall be subject to Staff review at permitting.
10) The proposal shall comply with the Land Development Regulations and all other required Codes.

POTENTIAL MOTION:
I MOVE TO **APPROVE** HRPB 16-00100228: Consideration of a Certificate of Appropriateness (COA) for the demolition of the contributing accessory garage and the new construction of a two-story accessory structure, including a historic waiver from the accessory structure limitations, for the subject property located at **230 North Palmway**, based upon the preponderance of competent substantial evidence and the required historic waiver findings of fact, with the conditions as recommended by Staff.

I MOVE TO **DENY** HRPB 16-00100228: Consideration of a Certificate of Appropriateness (COA) for the demolition of the contributing accessory garage and the new construction of a two-story accessory structure, including a historic waiver from the accessory structure limitations, for the subject property located at **230 North Palmway**, because the Applicant has not established by a preponderance of the evidence that the application is in compliance with the City of Lake Worth Land Development Regulations, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:
1. Decision Criteria – Demolition
2. Decision Criteria – New Construction
3. Photographs
4. Proposed Architectural Plans
5. Proposed Product Information

LOCATION MAP

MEMORANDUM

DATE: November 3, 2016

TO: Chair and Members of the Historic Resources Preservation Board

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

SUBJECT: **HRPB Project Number 16-00100228:** Consideration of a Certificate of Appropriateness (COA) for the demolition of a contributing 250 square foot accessory garage structure, pool installation, and the construction of a new +/- 901 square foot accessory structure including a historic waiver from the accessory structure limitations at **230 North Palmway**; PCN# 38-43-44-21-15-038-0080. The subject property is contributing to the Old Lucerne Local Historic District.

HRPB Meeting Date: November 9, 2016

Section 23.5-4k(3) Additional requirements for demolitions.

A. Decisionmaking criteria. No certificate of appropriateness for demolition shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a landmark building or structure, the HRPB shall, at a minimum, consider the following additional decisionmaking criteria and guidelines:

(1) Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?

Response: The existing garage building is listed as a contributing resource in the National Register and Local Historic District. The structure is not individually listed, and would not be eligible for individual designation.

(2) Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?

Response: The existing garage building is a good example of a Frame Vernacular single-car garage. Frame Vernacular is a simple architectural style, using local design and craftsmanship prevalent during the construction period. The design is simplistic enough to be easily and economically reproduced.

(3) Is the structure one (1) of the few remaining examples of its kind in the city?

Response: There are several other examples of Frame Vernacular single-car garages remaining in the City, including one directly across the street from this property.

(4) Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?

Response: The simple Frame Vernacular design of this structure would not necessarily provide an exemplary opportunity to study local history or design. Prior to demolition, Staff would recommend that the structure be thoroughly photographed for historical documentation purposes.

(5) Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?

Response: The application does propose simultaneous demolition and new construction, in accordance with the Code requirement. The new construction accessory structure as proposed is compatible and complementary in design, as is outlined in Attachment 2, Decision Criteria for New Construction.

(6) Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?

Response: Although the existing garage building is a good example of a Frame Vernacular single-car garage, Staff's analysis is that the demolition of the structure would not result in an irreparable loss of a significant historic resource.

(7) Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?

Response: The application does propose simultaneous demolition and new construction, in accordance with the Code requirement. The proposal is to remove the existing garage structure, and immediately construct the new accessory structure. The new construction accessory structure as proposed is compatible and complementary in design, as is outlined in Attachment 2, Decision Criteria for New Construction.

(8) Is the building or structure capable of earning reasonable economic return on its value?

Response: Yes, the existing house is approximately 1738 square feet and the garage structure is approximately 250 square feet, which is reasonably sized for properties within the historic district.

(9) Would denial of demolition result in an unreasonable economic hardship for the property owner?

Response: The property owners would like to use the proposed accessory structure as a home office space, as both owners currently work from home. Their request states that the current primary structure does not meet their office-space needs.

(10) Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?

Response: The structure is a contributing resource within the Old Lucerne Historic District, however it is not specified as a significant, individually contributing resource. The structure does contribute to a small grouping of similar Frame Vernacular garages in the immediate vicinity.

(11) Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?

Response: No, the structure has not been ordered to be demolished.

(12) Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?

Response: The structure has not been substantially restored, but it is not in immediate danger of collapse.

MEMORANDUM

DATE: November 3, 2016

TO: Chair and Members of the Historic Resources Preservation Board

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

SUBJECT: **HRPB Project Number 16-00100228:** Consideration of a Certificate of Appropriateness (COA) for the demolition of a contributing 250 square foot accessory garage structure, pool installation, and the construction of a new +/- 901 square foot accessory structure including a historic waiver from the accessory structure limitations at **230 North Palmway**; PCN# 38-43-44-21-15-038-0080. The subject property is contributing to the Old Lucerne Local Historic District.

HRPB Meeting Date: November 9, 2016

Section 23.5-4k(3) Additional guidelines for new construction; visual compatibility

All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district.

A. In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility:

(1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.
Response: The proposed building is consistent with the height of other 2-story buildings surrounding the property, and is in harmony with the height of other historic properties in the district.

(2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.
Response: The width and height of the front elevations of the proposed building is in scale with the surrounding properties.

(3) The openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height

of the windows and doors in a building shall be visually compatible with buildings within the district.
Response: The proposed windows and doors are compatible in height and width with the typical windows and doors on the neighboring structures.

(4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.
Response: The proposal avoids long expanses of unbroken façade, and the overall design and configuration complements the existing streetscape.

(5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.
Response: The proposed building adheres to the customary front, side, and rear setbacks within the district, and also within the current zoning code.

(6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.
Response: The proposed design utilizes a 6' garage door on the 3rd Ave North façade to replicate the placement of the original garage bay and to provide a sense of cohesion among other garage facades in the immediate surroundings. The front porch and entry of this accessory structure will face the rear of the primary structure, and is not directly in public line of sight.

(7) The relationship of the materials, texture and color of the facade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.
Response: The building will be concrete block finished with HardiPlank to replicate the primary structure. Although HardiPlank is not a commonly approved material in Lake Worth's Historic Districts, the HRPB did approve the use of this material on the primary structure in 2012. In order to keep a unified and cohesive appearance for this property, HardiPlank is considered visually compatible.

(8) The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.
Response: The hipped roof is compatible with the Frame Vernacular architectural style and the City as a whole.

(9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to insure visual compatibility of the building to the buildings and places to which it is visually related.

Response: It is the opinion of Staff that the plans provided are consistent with this requirement.

(10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.
Response: Although the new construction will be taller than the accessory garage being demolished, there is precedent for two-story structures in the immediate vicinity of 230 North Palmway; including 230 N O Street and 231 N Lakeside Dr. It is the opinion of Staff that the new construction will be visually compatible.

(11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.
Response: The Applicant has provided a streetscape showing the building in relation to those to either side of it, and across the street. The building's height and massing are compatible with other residential and accessory buildings on the block.

(12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.
Response: The building is a designed in Coastal Florida style with elements of Frame Vernacular architecture. The building is visually compatible with the district, but does not attempt to replicate any historic structures.

(13) Landscaping shall be compatible with the architectural character and appearance of the structure and of other buildings located within the historic district.
Response: The landscape plan will be reviewed by Staff at permitting.

(14) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

(a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.
Response: Not applicable to this project.

(b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.
Response: Staff will ensure that any mechanical systems for the new building meet this criterion.

(c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

Response: Staff will ensure that any mechanical systems for the building meet this criterion.

(15) The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Response: The proposed demolition of the existing garage structure does not take the applicant below an acceptable level of off street parking per Code requirements. All hardscape surfaces are compatible in the district.

B. In considering certificates of appropriateness for new buildings or structures which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade.

Response: The above criteria and responses apply to the primary façade facing the rear of the primary structure at 230 N Palmway and the public frontage facing north along 3rd Ave. North.

NOTICE
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687

th Palmway, Lake Worth, FL. 33460

213 0002 C 9-30-1982

L. Wiseman

lock 38
MS CO. PLAT NO. 2,
NE, N/K/A CITY OF LAKE WORTH,
reof as recorded in the public records of
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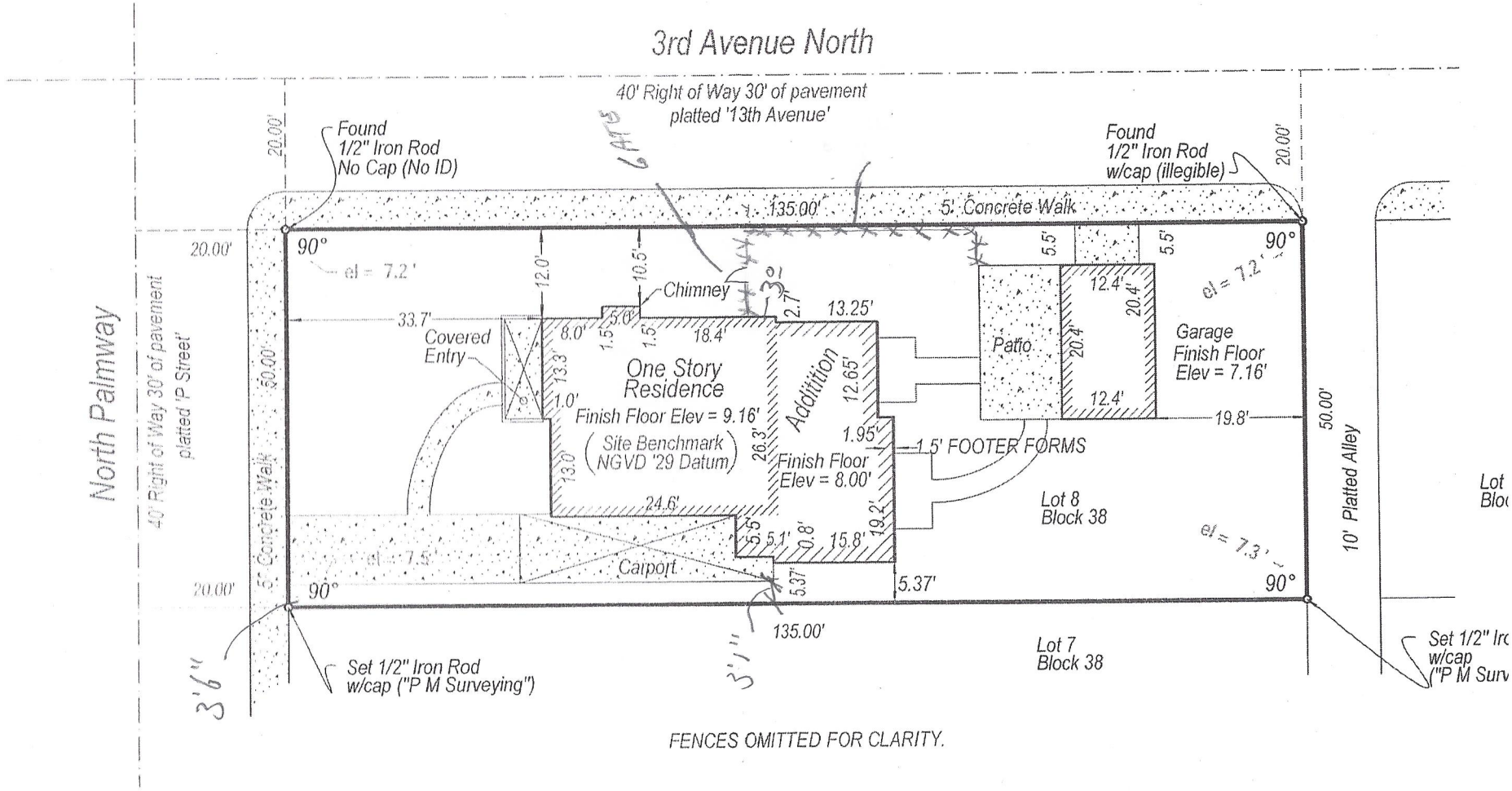
ng in Palm Beach County, Florida.



meets Minimum Technical Standards,
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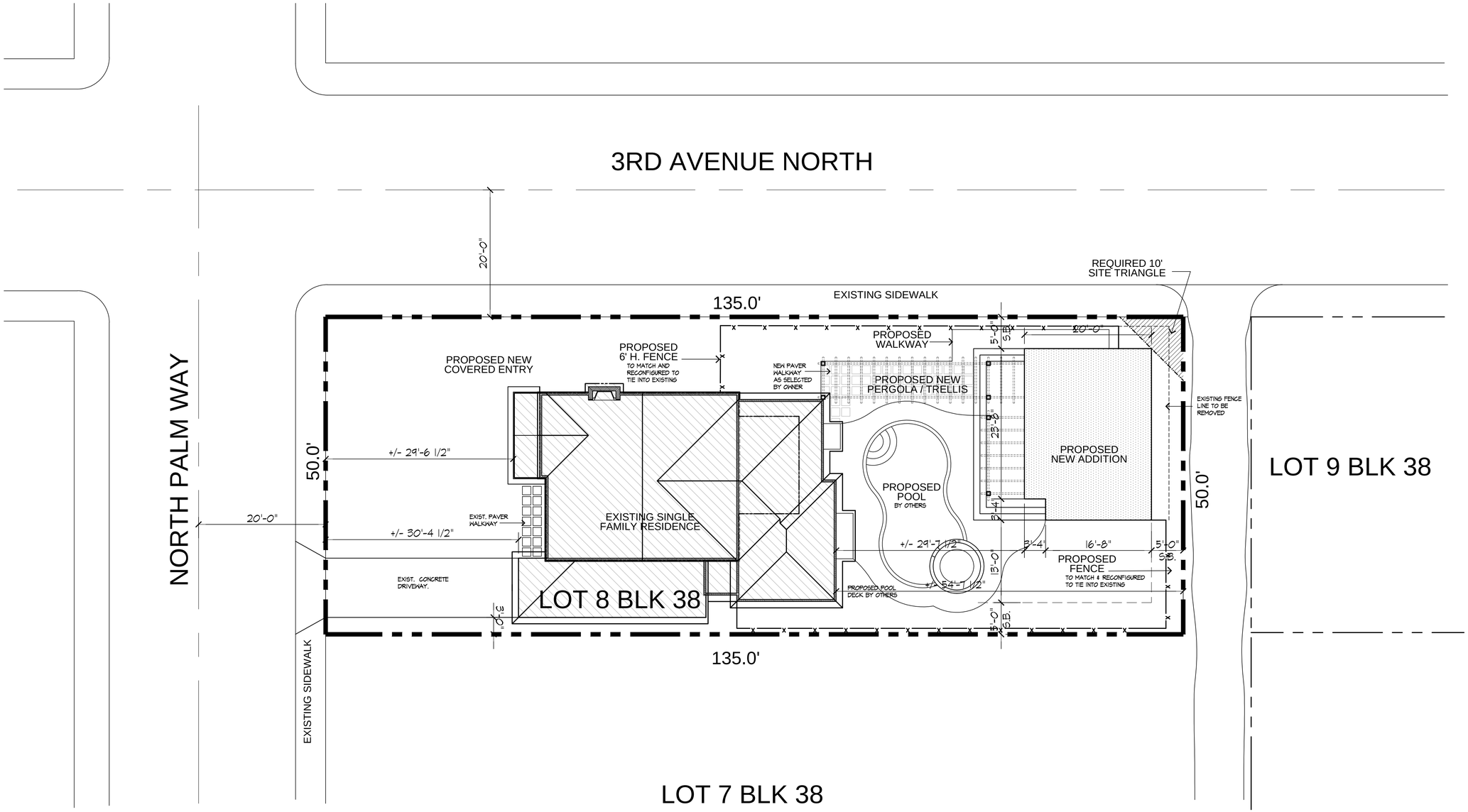
he copies thereof are not valid without the
eal of a Florida licensed surveyor and mapper.

Boundary Survey
& FINAL TIE-IN RECORD SURVEY

2-08-13



SITE DATA:

TOTAL LOT AREA:	(50'x135')	6750 S.F. / 100.0%
MAX. ALLOWED FLOOR AREA RATIO (FAR):		3375 S.F. / 50.0%
EXISTING BLDG. AREA:		1734 S.F. / 25.8%
PROPOSED POOL HOUSE AREA:		974 S.F. / 10.1%
ALLOWED FAR:		3375 S.F. / 50.0%
EXISTING BUILDING FAR:		1734 S.F. / 25.8%
PROPOSED TOTAL FAR:		2710 S.F. / 40.2%
ALLOWED MAX. BUILDING AREA:		2362.5 S.F. / 35.0%
EXISTING BLDG. AREA:		1734 S.F. / 25.8%
PROPOSED NEW POOL HOUSE BLDG. AREA: FIRST FLOOR AREA:		524 S.F. / 07.9%
PROPOSED TOTAL BLDG. AREA:		2268 S.F. / 33.6%
IMPERMEABLE AREA: PROPOSED POOL, POOL DECK, AND WOOD DECK		1070 S.F. / 15.9%
ACCESSORY STRUCTURE LIMITATIONS:		40.0%
EXIST. BLDG. AREA:	1734 S.F. x 40%= 693.60 S.F.	

revisions

no.	date
1 - BUILDING DEPT. REV.	9/11/2012

designed	JRT
drawn	JRT
checked	SBD
date	1/20/2012
scale	1/4"=1'-0"
job no.	120207

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

RESIDENTIAL REMODEL FOR:
WISEMAN RESIDENCE

230 NORTH PALMWAY
LAKE WORTH, FLORIDA 33460

by: BLUE WATER CONSTRUCTION

ARCHITECTURAL Studio, Inc.

Architecture
•
Planning

300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418

Phone 561.202.6990
Fax 561.296.2494
archstudiofll.com

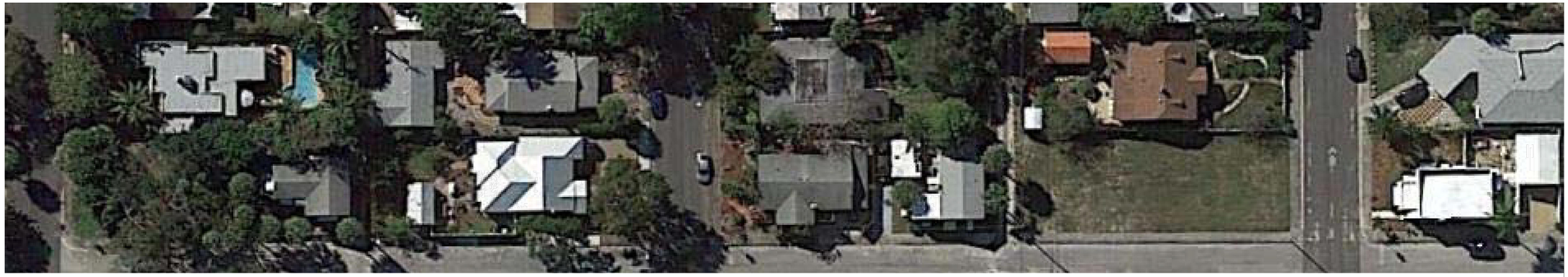
drawing

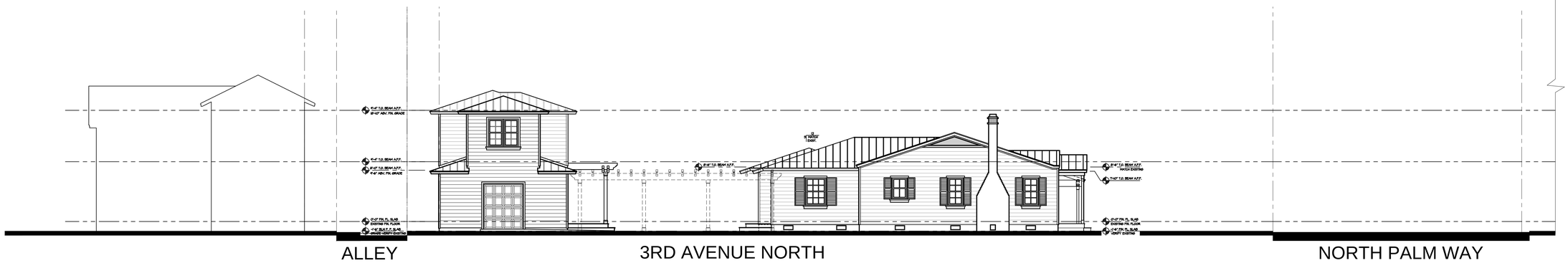
SITE PLAN

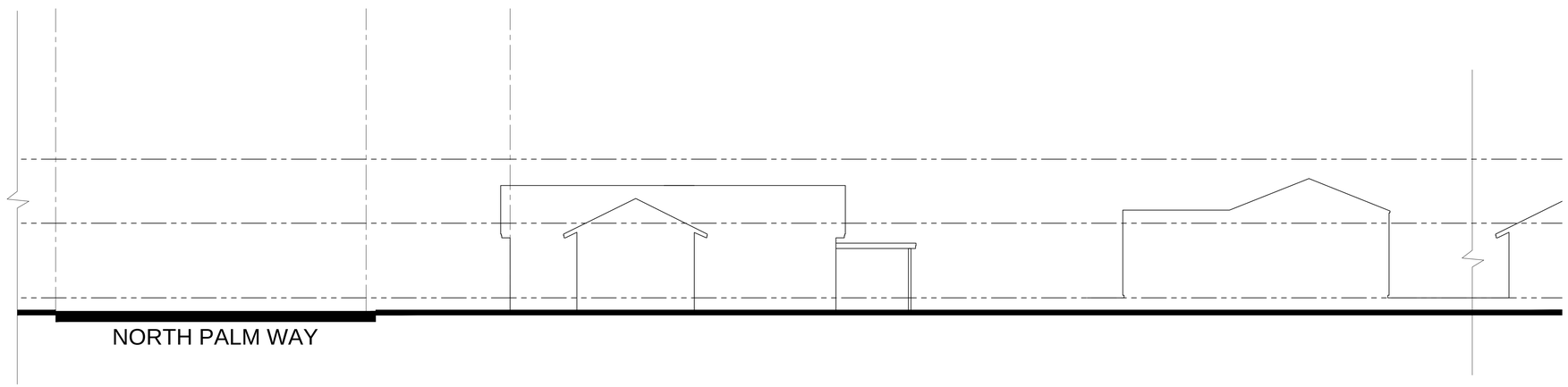
sheet

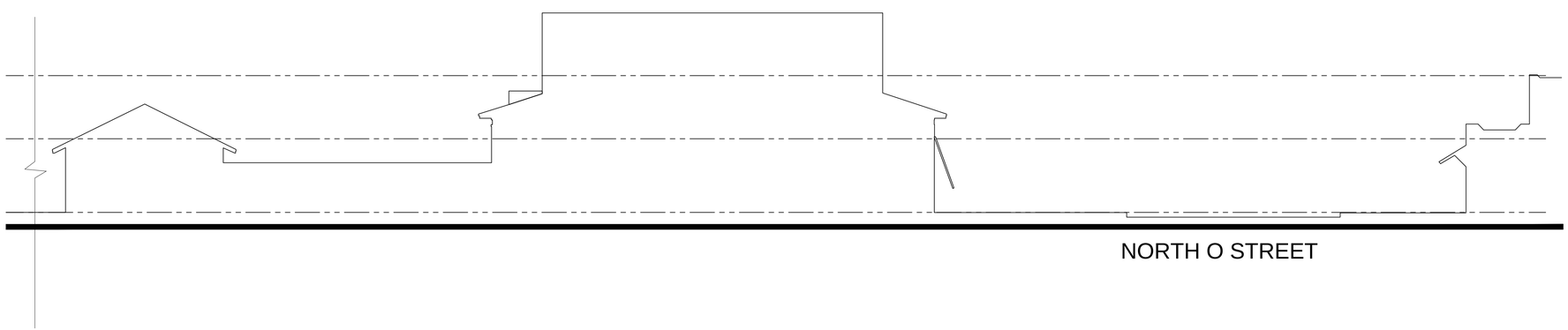
AS-1

of









revisions

no.	date
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designed	JRT
drawn	JRT
checked	SBD
date	1/20/2012
scale	1/4"=1'-0"
job no.	120207

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

RESIDENTIAL REMODEL FOR:
WISEMAN RESIDENCE

230 NORTH PALMWAY
LAKE WORTH, FLORIDA 33460

by: BLUE WATER CONSTRUCTION

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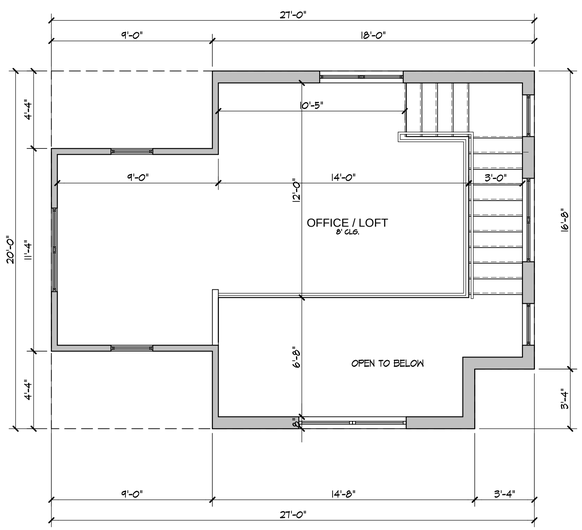
drawing

STREETSCAPE

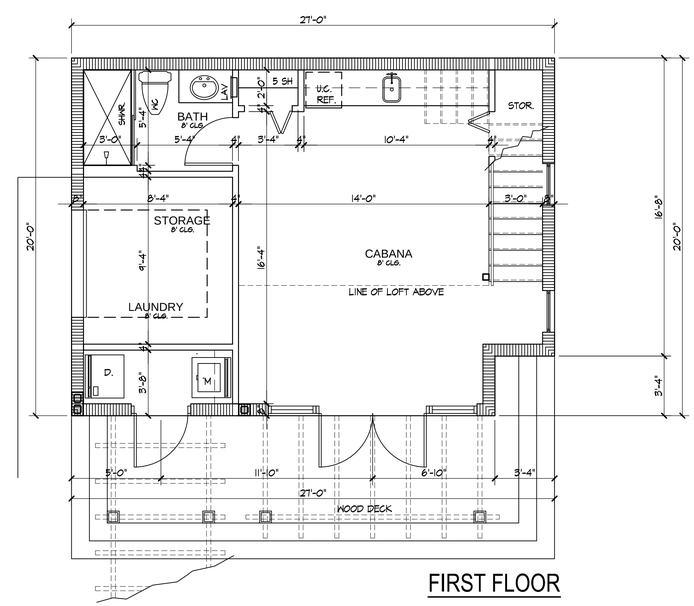
sheet

A-1.0

of



LOFT FLOOR



FIRST FLOOR

CALCULATIONS

AIR CONDITIONED AREAS

FIRST FLOOR A/C	445 SF
2ND. FLOOR LOFT / OFFICE	271 SF
	716 SF

NON CONDITIONED AREAS

FIRST FLOOR STORAGE	84 SF
	84 SF

GROSS AREA

GROSS AREA	800 SF

revisions

no.	date
1 - BUILDING DEPT. REV.	9/17/2012

designed	JRT
drawn	JRT
checked	SBD
date	1/20/2012
scale	1/4"=1'-0"
job no.	120207

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

RESIDENTIAL REMODEL FOR:
WISEMAN RESIDENCE

230 NORTH PALMWAY
LAKE WORTH, FLORIDA 33460

by: BLUE WATER CONSTRUCTION

ARCHITECTURAL Studio, Inc.

Architecture
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Planning

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drawing

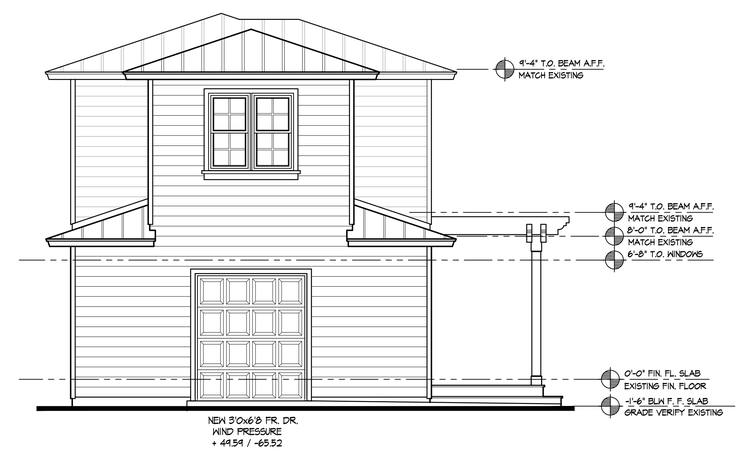
FIRST FLOOR / LOFT PLAN

sheet

A-1

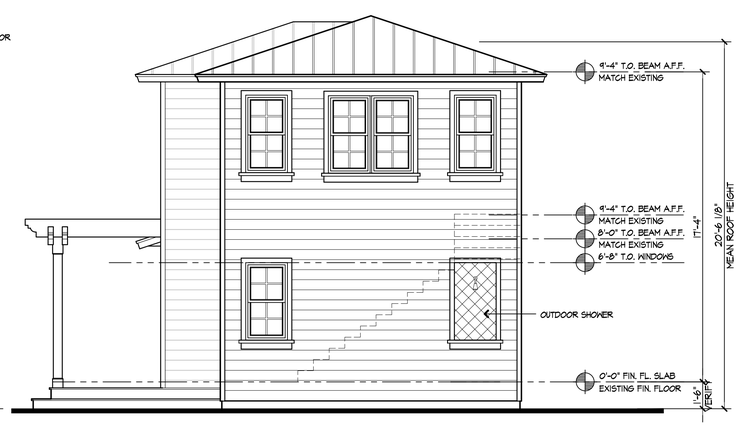
of

(ALLEY) REAR ELEVATION



(STREET) LEFT SIDE ELEVATION

FRONT ELEVATION



RIGHT SIDE ELEVATION

revisions

no.	date
1 - BUILDING DEPT. REV.	9/17/2012

designed	JRT
drawn	JRT
checked	SBD
date	1/20/2012
scale	1/4"=1'-0"
job no.	120207

Scott Blakeslee Disher
AR-0011586 AA-0003285

project

RESIDENTIAL REMODEL FOR:
WISEMAN RESIDENCE

230 NORTH PALMWAY
LAKE WORTH, FLORIDA 33460

by: BLUE WATER CONSTRUCTION

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drawing

ELEVATIONS

sheet

A-2

of

HRPB Project #16-00100228
230 North Palmway
Comments dated 11/9/2016
From Ginny Powell
224 North Palmway

First I want the board to know that I did not oppose the expansion of the principal structure on this property in 2012. The expansion, while permitted, comes very close to my property and in fact the driveway received a variance to encroach into the required 5' set back so that is within 2' of my property line. It seemed fair and appropriate to allow for reasonable use and the house needed some major repairs. At that time, the owners expressed interest in eventually converting the 250 sf garage into an office to which I had no objection thinking it would be a similar footprint or even slightly larger. However, I was unaware of the magnitude of the proposed accessory structure especially the 2nd story and the pool. While I disagree with the project as proposed, I offer some recommendations.

Comments:

1. The 2nd story will have **aural and visual impact on my property – See Criteria (B)** which city staff says there will be no impact on the adjacent property. **It will have a negative visual impact by its presence and invade my privacy** -- it will directly overlook my primary work and recreational space. I am an avid gardener and outdoor person and the privacy of this space is important to me. I do not believe that a 2nd story is necessary to give the applicant reasonable use of their land especially if I lose reasonable use of my land. I am aware of the 2nd story property located across the alley at 231 North Lakeside Drive. However, there is no useable space behind this property and therefore there will be no impact to either property. The comparison is not appropriate.

2. I believe the code limit of 697 sf is adequate for a single story storage room, office space, laundry and half bath. However, the board would need to grant a variance from the max bldg. coverage requirement so that a single story with a 697 sf footprint could be constructed.

3. RE: proposed pool and hot tub. Pools typically increase the frequency and use of a space along with an associated increase in the noise level from users. Anyone including probably all of you would have a problem with a pool located this close to your private outdoor space. A demonstration of this point is the property immediately east of me across the alley – close to 40' away. It has a pool and maybe be a rental as I have seen different vehicles and people there over time. During the summer, there is endless noise, children screaming all day, adults partying, talking and playing music at night

causing a negative aural impact. Reporting this to code likely wouldn't help as I doubt the volume exceeds the allowable decibel level. Therefore, I am proposing that **only a hot tub** be constructed as part of the plan.

4. Since staff has essentially agreed that this project is compliant, I'm concerned that you will approve as is. I respectfully request that you consider modifying/approving with the following conditions:
   a. Eliminate the 2nd story and replace with a single story as detailed in No. 2 above. An alternative to that would be to (1) Replace 2nd story windows on west and south elevations with wood frames/false windows or with glass blocks that would allow for some light and or (2) Install a native plant hedge inside the south property line to screen the 2nd story from view. The plants should be big enough to provide a 12' screen within in 2 years. Applicants will work with the city re: species, sizes and numbers to plant to meet this criteria.
   b. Add only a hot tub, not a pool.
   c. Add specific language that all storm water must be retaining on site. This is especially critical due to the volume and velocity of water running off a metal roof.
   d. Any lighting added must be installed below the 6' maximum fence height with a shield over the bulb to ensure that the light is directed downward.

The historical cottages preserve a unique piece of LW's history. In the 9/21/16 meeting notes, Herman Robinson rightly calls attention to the beautiful new book "Cottages of LW" which highlights some of these treasures that make LW special. I'm lucky to own one and I have spent 27 years restoring it, working hard to preserve its charm and keeping it in good shape. I believe more recent transplants also love these homes, but they buy them and once they realize it is hard to live in that small space, the renovations and expansion begin. I believe this is moving our city towards gentrification by upper class property owners who will replace the low to middle class owners who have lived in the city for a long time and were able to purchase their homes at lower prices years ago, but are now priced out of the market. I believe this is detrimental to our city.

Please put yourself in my shoes, picture yourself with your neighbors being able to see directly into your living, work and play space and otherwise invading your privacy aurally or visually.

Thank you for your review and consideration of my recommendations.

Ginny Powell

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: November 2, 2016

AGENDA DATE: November 9, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1005 North Palmway**

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

TITLE: **HRPB Project Number 16-00100215:** Consideration of a Certificate of Appropriateness (COA) for an addition for the single-family structure located at **1005 North Palmway**; PCN# 38-43-44-21-15-298-0150. The subject property was constructed in 1940 and is a non-contributing resource within the Northeast Lucerne Local Historic District.

OWNER/APPLICANT: Howard Perkins
1005 N Palmway
Lake Worth, FL 33460

BACKGROUND:

The property at 1005 N Palmway has a one-story Frame Vernacular single-family residence designed in 1940 by Architect Geo. T. Porter for Mrs. Clara Chissell. The property has public frontage on North Palmway to the south. Character defining features of the building include the recessed front porch with decorative porch columns, decorative cupola, brick chimney, ranch-style floor plan, and frame construction.

The original architectural plans for the building are available in the City's property files. Based on the information in the City's property file, the building has undergone multiple changes over time including roof replacement, window replacement, enclosure of the original garage, vinyl siding, and an addition to the structure in 1996. Overall, the building retains a moderate degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant has submitted plans to remove the existing non-original, non-contributing 200 sq. ft. metal carport, and construct a new 240 sq. ft. garage 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 in size, however the design of the proposed addition will match the existing structure in scale, design, and materials. The overall effect on the front façade will be minimal, with the addition being located entirely behind the existing structure. The new addition is proposed to be concrete masonry construction with vinyl siding to match the existing structure, and will have an asphalt shingle gable roof and aluminum windows and doors to match the existing house.

Separately, the Applicant has also worked with Staff to remove the existing non-original awning style windows and install new aluminum single-hung windows, to closely replicate the original wood double-hung windows on the structure. All of the original wood shutters will remain on the structure.

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:

Dimension	**Required by Code**	**Existing or Proposed**
Lot size	7,500 sq. feet for single family	6,750 sq. feet existing non-conforming
Lot width	75'-0"	50'-0" existing non-conforming
Front (East) setback	20'0"	20'0" existing
Side setback	10% of lot width = 5'-0"	North = 5.0' existing and proposed, South = 4.4' existing and proposed West = 7.6' existing, 7.6' proposed
Rear (West) setback	15.0' for primary building	30'-5" existing and proposed
F.A.R.[1]	0.50	0.30 existing, 0.34 proposed
Max. Building Coverage[2]	35% max.	35% proposed
Impervious surface	55% max.	Appx. 54.6% proposed

ANALYSIS:

Zoning and Comprehensive Plan Consistency

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

The property does have an existing Code Compliance issue regarding the paver driveway that was installed by the previous owner in the front yard without an approved COA or building permit. The driveway as installed exceeds the total impervious surface allowed in the front yard, and the entire lot. The Applicant has worked with Staff to propose a remedy to the unpermitted work, which is shown on the survey in Attachment 3. The Applicant is proposing to remove a large portion of the pavers, and install a ribbon

[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.

driveway instead. Final review and approval of this proposal can be granted at Staff level, and does not require Board approval.

Historic Preservation

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

It is the analysis 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 the massing and height of the existing structure, and utilizes a compatible design and detailing. The design also utilizes compatible window and door spacing and design.

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) The addition may be concrete masonry or frame construction. An appropriate expansion joint shall be used between the existing structure and the proposed addition as needed in order to avoid damage to the existing building, subject to staff review at permitting.

2) 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.
3) All windows and doors shall be aluminum, and shall not use reflective glass. The header height of the new windows and doors should match that of the existing windows and doors on the rear of the structure if possible, subject to staff review at permitting.
4) The new windows and doors shall have decorative trim installed, similar to the existing window and door trim on the structure.
5) The decorative trim and vent detailing on the proposed garage addition shall closely replicate the size, shape, and scale of the trim and vent detailing on the existing structure, subject to staff review at permitting and inspection during construction.
6) The soffit and fascia detailing on the proposed addition shall match the detailing on the existing structure.
7) The siding may be vinyl, to match the existing siding on the house, or the siding may be wood, to replicate the wood siding existing beneath the vinyl siding. If vinyl siding is used on the addition, the walls shall be constructed so that wood siding could be installed in the future, if the owner wishes to remove all of the non-original vinyl siding.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB 16-00100215: Consideration of a Certificate of Appropriateness (COA) for the construction of an addition for the subject building located at **1005 North Palmway**, with conditions as recommended by Staff, based upon the preponderance of competent substantial evidence.

I MOVE TO **DENY** HRPB 16-00100215: Consideration of a Certificate of Appropriateness (COA) for the construction of an addition for the subject building located at **1005 North Palmway** because the Applicant has not established by a preponderance of the evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

1. Decision Criteria
2. Application Photographs
3. Survey
4. Proposed Architectural Drawings
5. Proposed Product Brochures
6. Original Architectural Drawings

LOCATION MAP

MEMORANDUM

DATE: November 2, 2016

TO: Chair and Members of the Historic Resources Preservation Board

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

SUBJECT: **HRPB Project Number 16-00100215:** Consideration of a Certificate of Appropriateness (COA) for an addition for the single-family structure located at **1005 N Palmway**; PCN# 38-43-44-21-15-298-0150. The subject property was constructed in 1940 and is a non-contributing resource within the North East Lucerne Local Historic District.

HRPB Meeting Date: November 9, 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 analysis of Staff that the proposed work on the property located at 1005 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 analysis 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 will not create a false sense of 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: 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 footprint, 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.

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.

ADT

CITY OF LAKE WORTH FLORIDA
ADT

BRUTE
BRUTE

GENESIS

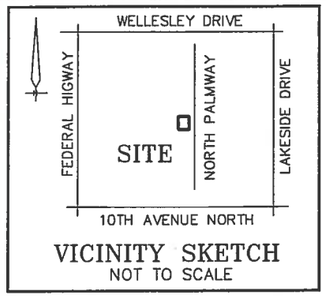
CITY OF LAKE WORTH FLORIDA
SOC 900376
ADT

ADT

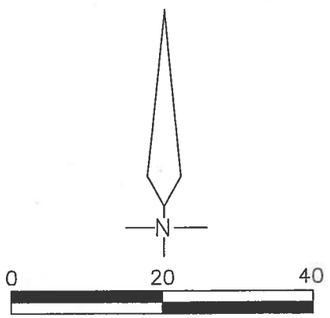
4005

LOT SF - 6750
ALLOWABLE IMPERMIABLE - 3712
REVISED IMPERMIABLE - 3690.

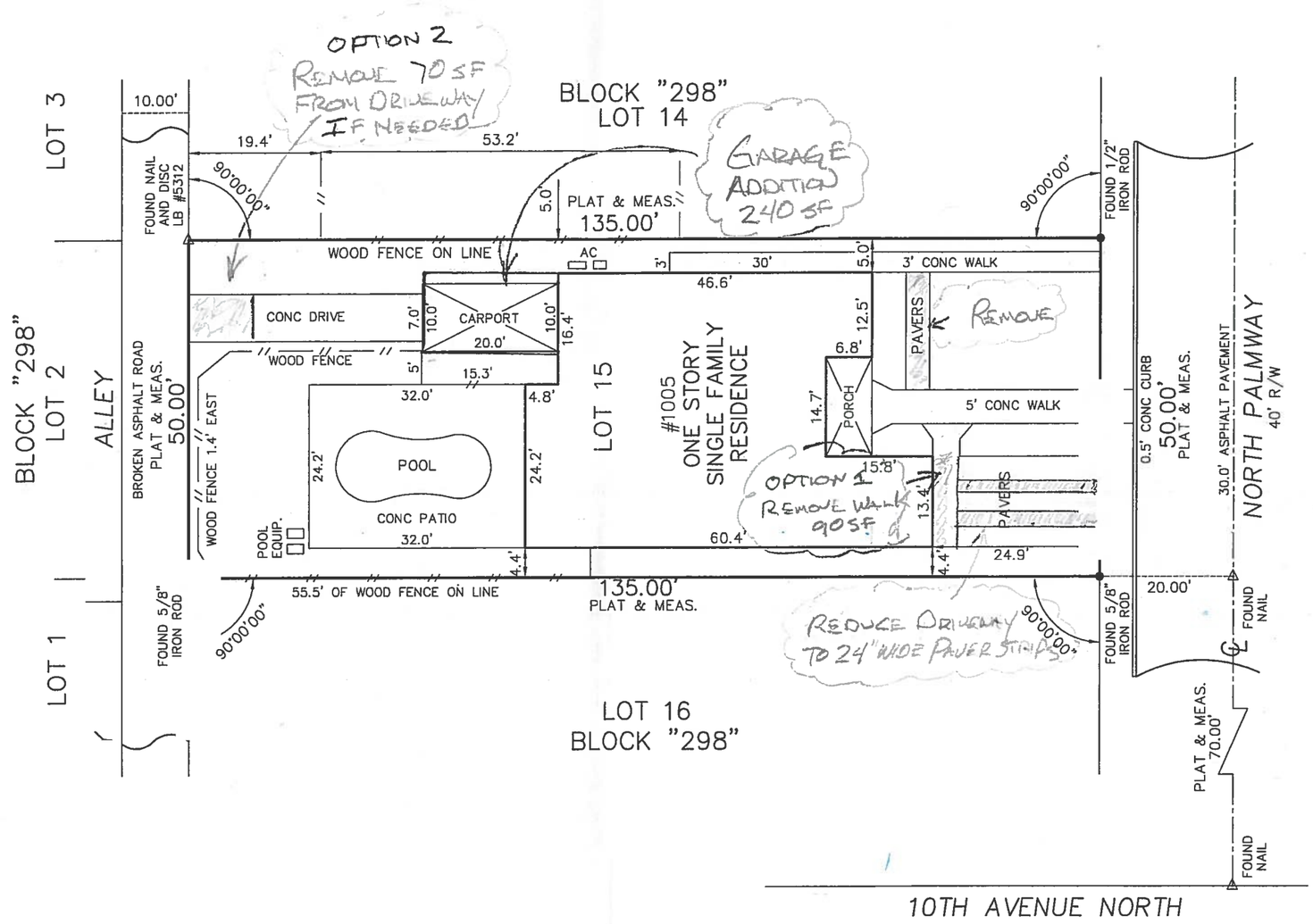
Boundary Survey
for
GILLIAN PERKINS



VICINITY SKETCH
NOT TO SCALE



SCALE: 1" = 20'



PROPERTY ADDRESS

1005 NORTH PALMWAY
LAKE WORTH, FLORIDA, 33460

FLOOD ZONE

FLOOD ZONE 'B'
PANEL NO. 120213 0001 C
DATED SEP. 30, 1982

PREPARED FOR

GILLIAN PERKINS
1005 NORTH PALM WAY
LAKE WORTH,
FLORIDA, 33460

SURVEYOR'S NOTES

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

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.

DWG # 1006416

LEGAL DESCRIPTION

LOT 15, BLOCK 298, TOWN OF LAKE WORTH, F/K/A TOWNSITE OF LUCERNE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGES 29 TO 40, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATION

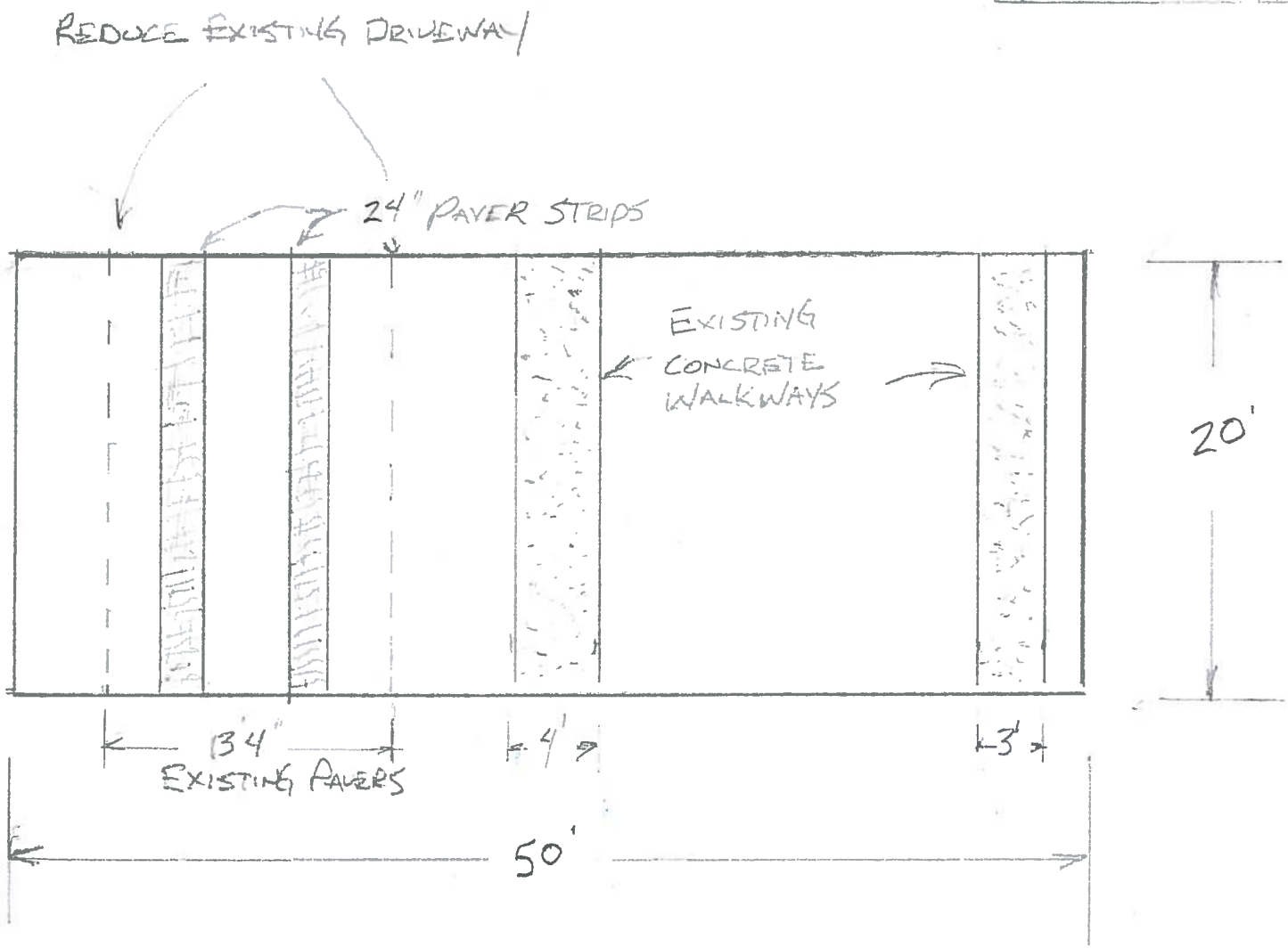
I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF FIELD SURVEY: 10-21-16

561-732-7877

1005 N PALMWAY
FRONT YARD IMPERMIABLES
BASED ON FIRST 20' SET BACK
SCALE - 1/8" PF

N. WALKWAY - 60 SF
CENTER WALK - 80 SF
NEW DRIVEWAY - 80 SF
TOTAL - 220 SF



1005 N PALMWAY
PERKINS RESIDENCE

IMPERMIABLE CALCULATIONS

LOT SIZE - 135 x 50	=	6750
HOUSE AND PORCH	-	2128.72
NORTH WALK	-	191.70
CENTER WALK	-	135.60
PAVER WALK		0.00
REVISED DRIVEWAY	-	80.00
POOL & DECK	-	774.40
CARPORT / NEW GARAGE	-	240.00
REVISED: REAR DRIVEWAY	-	140.00
TOTAL	—	3690.42
ALLOWABLE	—	3712.50

16-00100215
Perkins 1005 N. Palmway

RECEIVED
SEP 19 2016
By

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE EXISTING BUILDING 2014 CURRENT EDT. AND ALL OTHER APPLICABLE CODES AND REGULATIONS OF CITY OF LAKE WORTH FLORIDA.
2. THE CONTRACTOR & SUBCONTRACTORS SHALL REVIEW CONSTRUCTION DOCUMENTS. ANY DISCREPENCIES SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCERPANCIES OCCURRING BETWEEN THE DRAWINGS AND FIELD CONDITIONS.
4. ANY DEVIATION OR SUBSTITUTION OF THE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY THE ARCHITECT/AND OR OWNER PRIOR TO THE CONSTRUCTION OF WORK IN QUESTION.
5. DO NOT SCALE DRAWINGS. DIMENSIONS ON PLANS AND/OR EXISTING CONDITIONS GOVERN. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES.
6. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS & INSURANCES FOR THE CONSTRUCTION AND OCCUPANCY OF THE PROJECT.
7. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
8. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THE WORK IS COMPLETED IN A TIMELY MANNER AND IN COMPLIANCE WITH THE OWNER/CONTRACTOR AGREEMENT.
9. PROVIDE & MAINTAIN AT A CONVENIENT LOCATION WITHIN THE JOB SITE, A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDING ALL THE LATEST REVISIONS AND SUPPLEMENT SHEETS FOR REFERENCE AND COORDINATION DURING CONSTRUCTION AND INSPECTION.
10. CLEANING: REMOVE TRASH AND DEBRIS DAILY. LEAVE JOB SITE CLEAN UPON COMPLETION OF WORK.
11. ANY ITEMS OR PORTIONS OF EXISTING RESIDENCE AND PROPERTY DAMAGED DURING CONSTRUCTION OR DEMPOLITION BY THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS SHALL BE REPAIRED AS REQUIRED AT THE CONTRACTOR'S EXPENSE IN A TIMELY MANNER.
12. INTERRUPTION OF UTILITIES, IF REQUIRED, SHALL BE COORDINATED WITH OWNER AND BUILDING'S MANAGEMENT.ALL WORK SHALL BE DONE IN ACCORDANCE WITH PALM BEACH COUNTY GUIDELINES.

SITE AREA CALCULATIONS

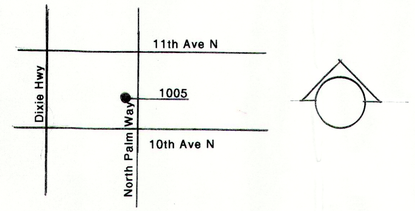
ZONED **SFR** SINGLE FAMILY RESIDENTIAL
LOT SIZE 50X135= 6750 SQ.FT.
ALLOWALABLE BUILDING FLOOR AREA RATIO (FAR) 35%= 2362SQ.FT.
EXISTING FAR = 1960 SQ.FT.
ADDITIONAL ALLOWABLE FLOOR AREA = 402 SQ.FT.
ADDITIONAL GARAGE AREA EXPANSION = 240 SQ.FT.
PROPOSED FAR = 2200 SQ.FT.

IMPERVIOUS SITE COVERAGE ALLOWABLE 55% OF 6750 = 3712.5 SQ.FT.
RESIDENCE WITH PORCH = 2200 SQ.FT.
POOL DECK AREA 200 SQ.FT. POOL NOT COUNTED AS IMPERVIOUS
SIDEWALKS & DRIVEWAY 605 SQ.FT.
TOTAL IMPERVIOUSE PROPOSED 3005 SQ.FT.

SETBACKS
FRONT 20FT.
SIDES 10 PCT. OF LOT WIDTH 5 FT.
REAR 15 FT.

JOB ADDRESS & LOCATION

1005 NORTH PALM WAY
LAKEWORTH FLORIDA 33460



CODE INFORMATION:

APPLICABLE CODES AND REGULATIONS

1. FLORIDIA BUILDING CODE EXISTING BUILDING FBC 2014
2. NATIONAL ELECTRIC CODE CURRENT EDT.
3. ALL CODES AS PER THE CITY OF LAKE WORTH FLORIDA

DRAWING INDEX

A1.0 - SITE PLAN, CODE INFORMATION, GENERAL NOTES
A1.1 - DEMOLITION ? EXISTING FLOOR PLAN
A1.2 - PROPOSED FLOOR PLAN, NOTES & BUCK DETAILS
A1.3 - EXTERIOR ELEVATIONS & NOTES
A1.4 - FOUNDATION PLAN AND NOTES
A1.5 - ROOF FRAMING PLAN & TYPICAL WALL SECTION
E1.1 - ELECTRICAL PLAN & NOTES

PROJECT DISCRIPTION

20FT X 11FT. GARAGE EXPANSION TO THE REAR

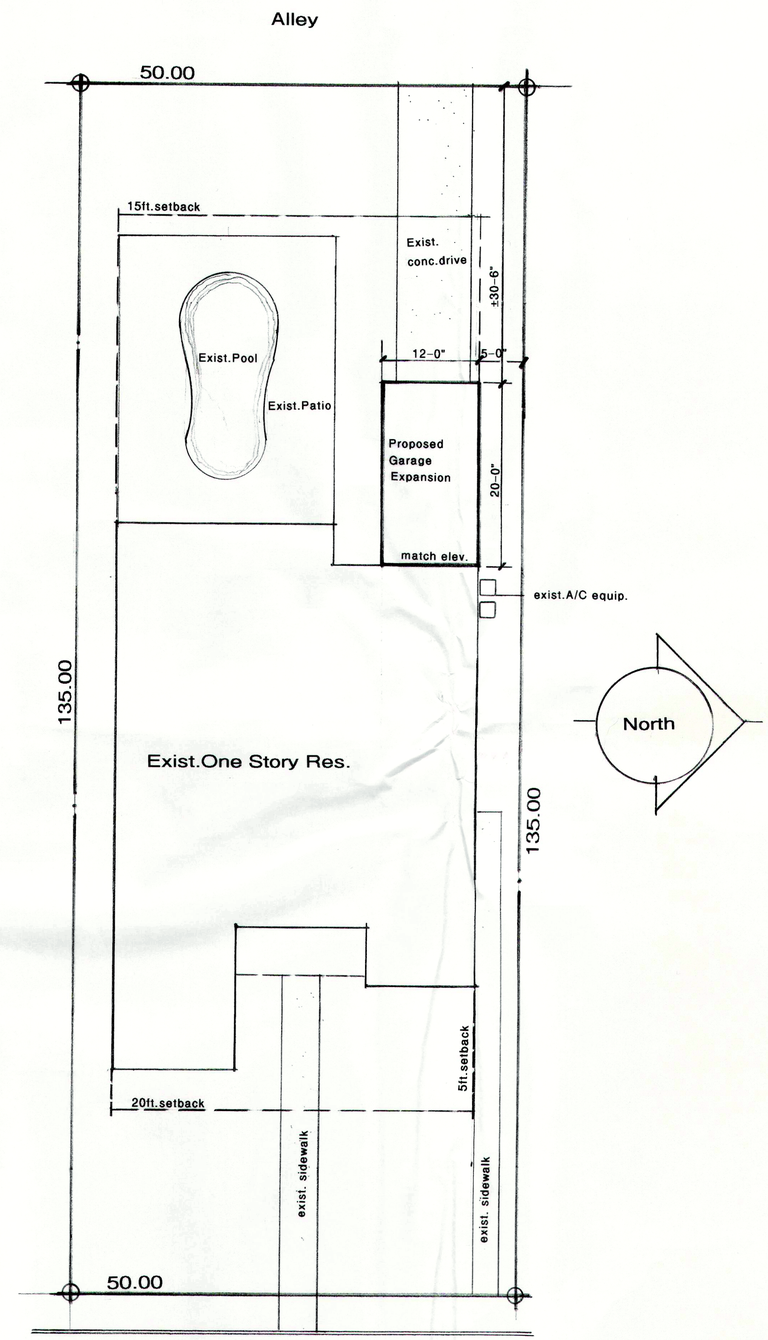
ZONING INFORMATION:

ZONED-OCCUPANCY RESIDENTIAL SFR

BUILDING INFORMATION:
ZONED OCCUPANCY SINGLE FAMILY RESIDENTIAL AS PER CITY OF LAKE WORTH
BUILDING CONSTRUCTION CONCRETE, CONCRETE BLOCK & WOOD
NUMBER OF STORIES 1
BUILDING CONSTRUCTION TYPE 3
LEVEL 2 ALTERATION

BUILDING SQUARE FOOTAGE
EXISTING AIR CONDITIONED 1875 SQ.FT. NO CHANGE
EXISTING PORCH 85 SQ.FT. NO CHANGE
PROPOSED ADDITIONAL GARAGE 240 SQ.FT.

NEW PROPOSED TOTAL SQUARE FOOTAGE 2200



1005 North Palm Way Alley

Site Plan 1/8"=1-0"

PERKINS RESIDENCE

1005 NORTH PALM WAY
LAKE WORTH FLORIDA
33460

PROPOSED
GARAGE ADDTION

STEPHEN H. LITTLE
DESIGN PLANNING
5063 HEATHERHILL LANE
BOCA RATON FLORIDA
WWW.STEPHENHLITTLE.COM
404-664-5282

DKK CONSULTING ENGINEERING INC.
951 SANSBURY'S WAY SUITE 206
ROYAL PALM BEACH FLORIDA 33411
561-718-8390
DEREK SCHENAVAR P.E. #63858
C.O.A. 26844

9/16/16

DRAWING: A1.0
COVER SHEET / SITE PLAN

DRAWN: SL

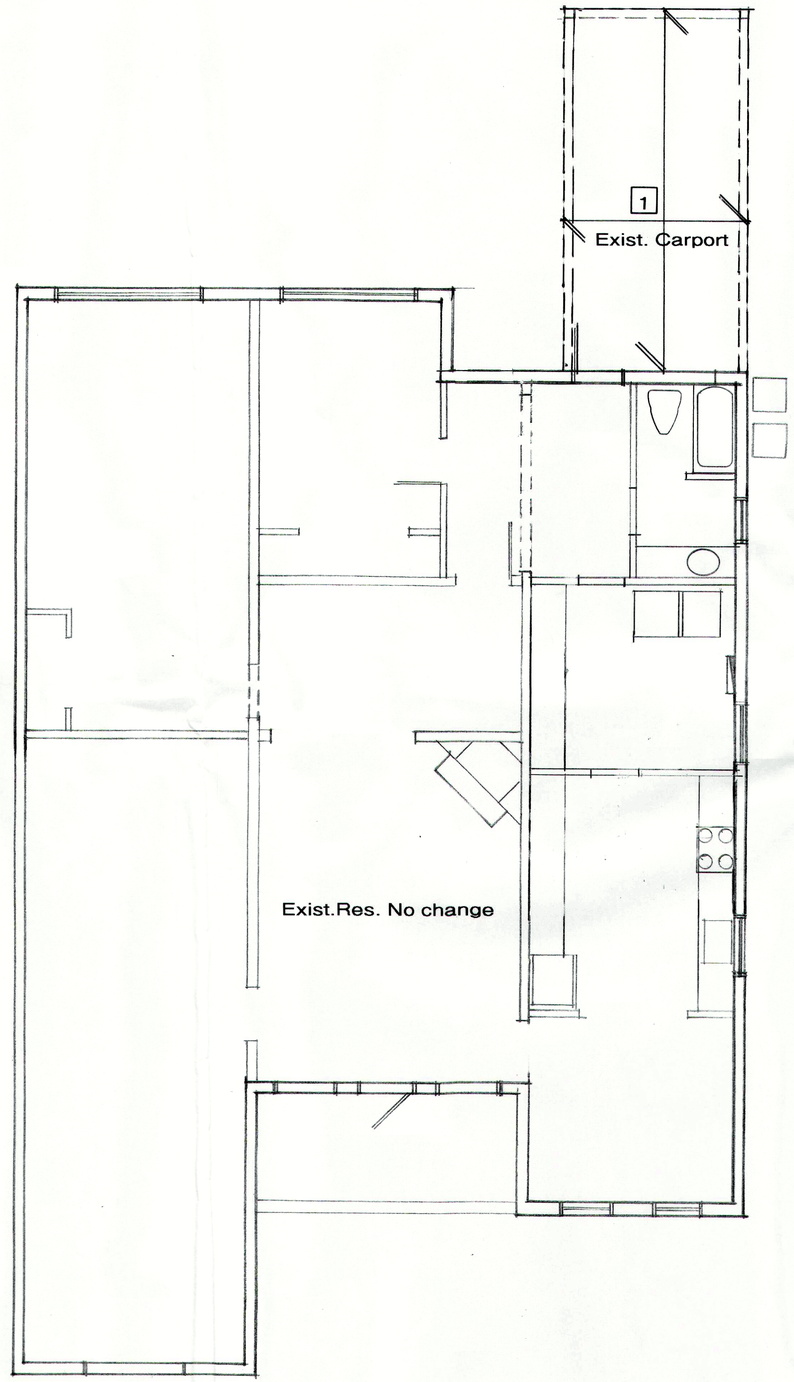
SCALE: NOTED

CHECKED: SL DS

ISSUED: PERMIT DOCUMENTS

DATE: 9/13/2017

REVISIONS:



Exist./Demolition Plan 1/4"

DEMOLITION NOTES:

KEYED NOTES:
1. REMOVE SLAB. ROOF AND ROOF TRUSSES AT CARPORT ONLY TO ALLOW FOR NEW ONE GARAGE

GENERAL NOTES:
REMOVE ALL ELECTRICAL DEVICES AND LIGHTING FROM CARPORT
ALL DEBRIS SHALL BE REMOVED DAILY OR WEEKLY,CONSTRUCTION SITE SHALL BE KEPT NEAT AND CLEAN.
THE CONTRACTOR SHALL FAMILARIZE HIMSELF WITH CITY OF LAKE WORTH GUIDELINES AND REGULATIONS FOR DEMOLITION AND NEW CONSTRUCTION.
THE CONTRACTOR SHALL LOCATE ALL WATER MAIN, ANY GAS LINES & ELECTRICAL SHUTOFFS TO THE BUILDING PRIOR TO DEMOLITION.
PROVIDE UNCLE PRIOR TO ANY EXCAVATION OF CARPORT AREA.
ALL BUILDING PERMITS SHALL BE POSTED ON SITE.

DEMOLITION WALL TYPES

POST AND BEAMS ABV. TO BE REMOVED

EXISTING BLOCK WALLS TO REMAIN UNDISTURBED

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STEPHEN H. LITTLE
DESIGN PLANNING
5063 HEATHERHILL LANE
BOCA RATON FLORIDA
WWW.STEPHENHLITTLE.COM
404-664-5282

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ROYAL PALM BEACH FLORIDA 33411
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DEREK SCHENAVAR P.E. #63858
C.O.A. 26844

9/16/16

DRAWING: A1.1
DEMOLITION PLAN

DRAWN: SL

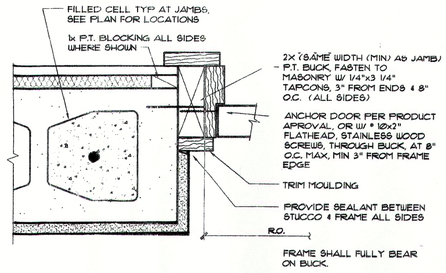
SCALE: NOTED

CHECKED: SL DS

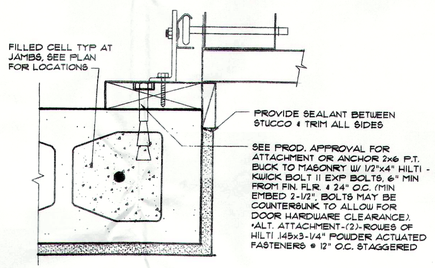
ISSUED: PERMIT DOCUMENTS

DATE: 9/13/2017

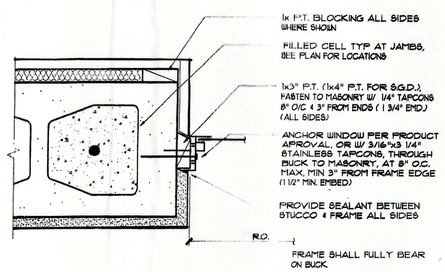
REVISIONS:



Door Jamb Det. NTS

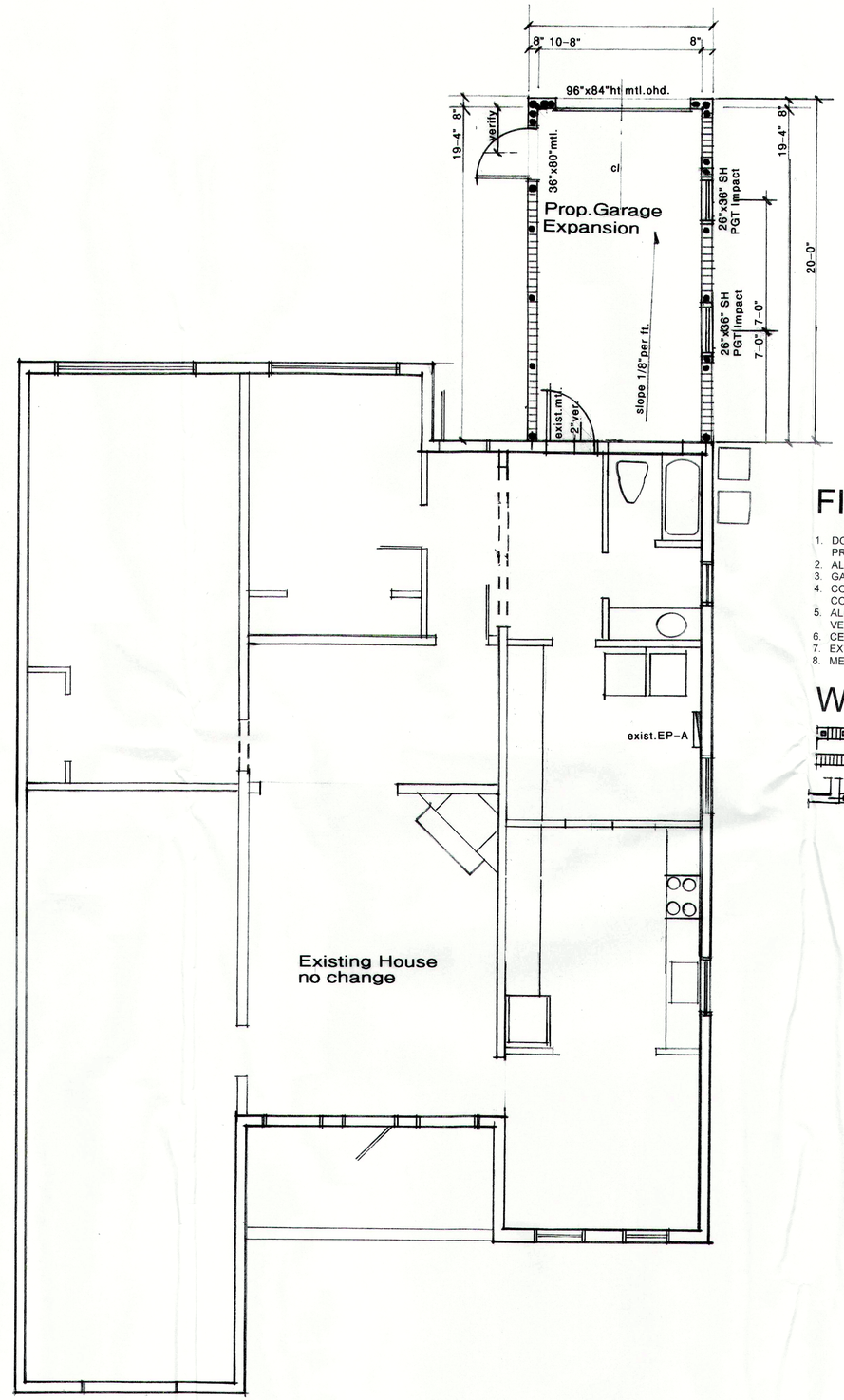


Garage Door Jamb Det. NTS



All Windows & Doors Shall Be Flashed as per FBC 703.8
Zip system or equal.

Window & Sl.Gl.Door Jamb Det. NTS



Floor Plan 1/4"

FINISH NOTES:

1. DO NOT SCALE DRAWINGS. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
2. ALL INTERIOR FINISHES SHALL MATCH EXISTING FINISH LEVEL. FIELD VERIFY
3. GARAGE FLOOR TO BE CONCRETE, INTERIOR WALLS TO BE BLOCK.
4. CONTRACTOR SHALL FURR ALL WALLS AND CEILINGS TO ALIGN AND FINISH TO EXISTING CONDITIONS.
5. ALL DOOR JAMBS, HEADS AND THRESHOLDS TO MATCH AS CALLED ON PLANS, DETAILS VERIFY JAMBS TO WALL THICKNESS IN FIELD TO ACCOMDATE FIELD CONDITIONS.
6. CEILINGS IN GARAGE TO BE OPEN RAFTERS
7. EXTERIOR FINISH TO MATCH EXISTING
8. METAL DOORS TO BE IMPACT CONTRACTOR TO PROVIDE NOAs

WALL LEGEND:

CONCRETE FILLED CELLS WITH #5BAR CONT. WHERE SHOWN AND **MAX** 48"O.C.

8"X8"X16" CMU

8"X8" STARTER COL. PROVIDE #5 HORZ. @ **16"O.C.** EPOXY GRTD. MIN 6" EMBED KNOCK OUR FACE OF EXIST. BLOCK AND FILL WITH CONCRETE IF IT IS NOT SOLID

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DESIGN PLANNING
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BOCA RATON FLORIDA
WWW.STEPHENHLITTLE.COM
404-664-5282

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951 SANSBURY'S WAY SUITE 206
ROYAL PALM BEACH FLORIDA 33411
561-718-8390
DEREK SCHENAVAR P.E. #63858
C.O.A. 26844

9/16/16

DRAWING: A1.2
FLOOR PLAN

DRAWN: SL

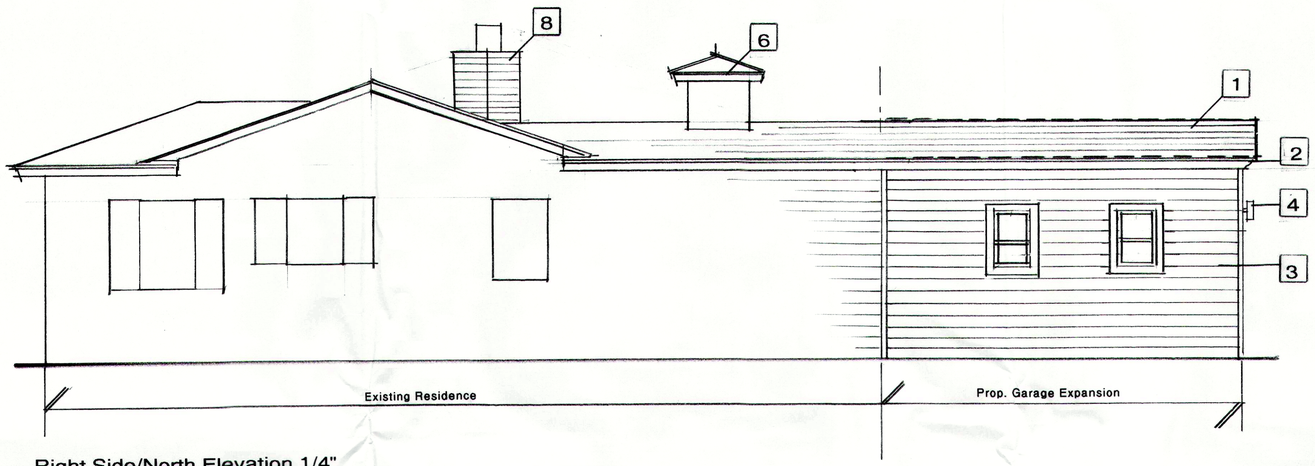
SCALE: NOTED

CHECKED: SL DS

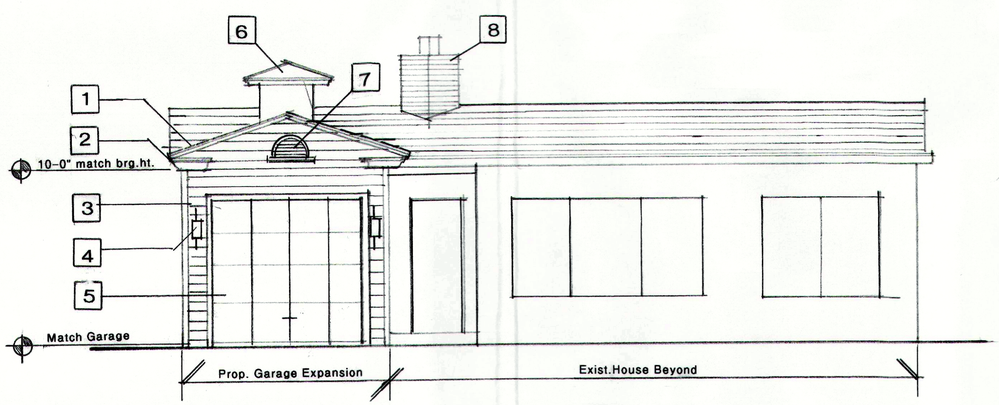
ISSUED: PERMIT DOCUMENTS

DATE: 9/13/2017

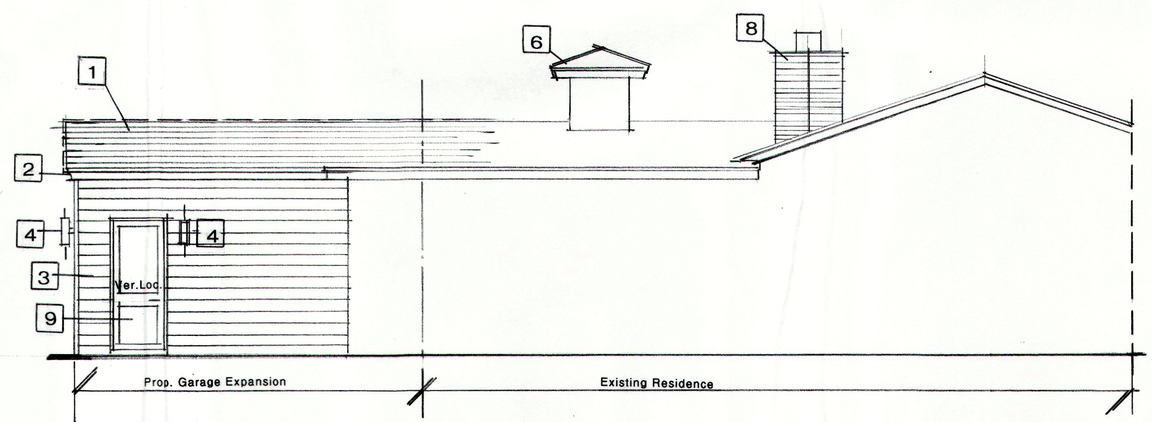
REVISIONS:



Right Side/North Elevation 1/4"



Rear/West Elevation 1/4"



Left Side/South Elevation 1/4"

ELEVATION NOTES:

KEYED NOTES:

1. ASPHALT SHINGLES TO MATCH EXISTING RESIDENCE.
2. WOOD FASCIA ,SOFFIT DETAILS, & OVERHANG TO MATCH EXISTING.
3. SIDING TO MATCH EXISTING OR REVIEW BOARD APPROVED.
4. SCONCE LIGHT MATCH EXISTING OR REVIEW BOARD APPROVED.
5. METAL OVERHEAD IMPACT DOOR APPROVED BY OWNER OR REVIEW BOARD.
6. EXISTING COUPLA BEYOND.
7. REPURPOSE EXISTING DECORATIVE LOUVER FROM EXISTING GABLE
8. EXISTING BRICK CHIMNEY BEYOND.
9. METAL EXTERIOR DOOR APPROVED BY OWNER OR REVIEW BOARD.

NOTE:
CONTRACTOR TO PROVIDE ALL NECESSARY MATERIAL SAMPLES FOR OWNER OR REVIEW BOARD APPROVAL.
ALL MATERIALS ARE TO ALIGHN AS THEY CONNECT TO EACH OTHER.

PERKINS RESIDENCE

1005 NORTH PALM WAY
LAKE WORTH FLORIDA
33460

PROPOSED
GARAGE ADDTION

STEPHEN H. LITTLE
DESIGN PLANNING
5063 HEATHERHILL LANE
BOCA RATON FLORIDA
WWW.STEPHENHLITTLE.COM
404-664-5282

DKK CONSULTING ENGINEERING INC.
951 SANSBURY'S WAY SUITE 206
ROYAL PALM BEACH FLORIDA 33411
561-718-8390
DEREK SCHENAVAR P.E. #63858
C.O.A. 26844

9/16/16

DRAWING: A1.3
EXTERIOR ELEVATIONS

DRAWN: SL

SCALE: NOTED

CHECKED: SL DS

ISSUED: PERMIT DOCUMENTS

DATE: 9/13/2017

REVISIONS:

STRUCTURAL NOTES:

MISCELLANEOUS:

1. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING/STRUCTURE UNTIL STRUCTURAL SYSTEM IS COMPLETED.
2. APPLICABLE BUILDING CODE: 2014 EXISTING FLORIDA BUILDING CODE, W/ REVISIONS.
3. WIND DESIGN CRITERIA:
   BASIC WIND SPEED = 170 mph (3 SECOND GUST)
   IMPORTANCE FACTOR = 1.0
   EXPOSURE = C
   WIND BORNE DEBRIS REGION
   STRUCTURE IS DESIGNED AS CLOSED
4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REFERENCED BUILDING CODE.
5. CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
6. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
7. ANY CHANGES TO THE PROPOSED STRUCTURE CONTAINED HEREIN THESE DRAWNGS SHALL HAVE BEEN REVIEWED AND APPROVED IN WRITING BY THE ENGINEER PRIOR TO COMMENCING WORK ON ITEMS AFFECTED.

SITE WORK:

1. BASE MATERIAL AND SITE WORK TO BE PREPARED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
1.1 MINIMUM BEARING CAPACITY TO BY 2500 psf.
2. ALL BASE MATERIAL TO BE A MIN. OF GRADE 1 QUALITY (<1 PCT. ORGANICS
3. BASE MATERIALS TO BE COMPACTED TO A MIN. OF 98 PCT. AASHTO T-180
4. DENSITY DEST SHALL BE PREFORMED AND SULLPIED TO ENGINEER OF RECORD.
5. COMPACTED PAD TO EXTEND 12" BEYOND PAD AND MIN. 12" THICK

CAST IN PLACE CONCRETE:

1. APPLICABLE STANDARDS:

ACI NUMBER	TITLE
117	STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION
304	GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE
304.2R	PLACING CONCRETE BY PUMPING METHODS
305R	HOT WEATHER CONCRETING
308	STANDARD PRACTICE FOR CURING CONCRETE
318	BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
347	RECOMMENDED PRACTICE FOR CONCRETE FORMWORK

2. LAP SPLICE ALL BARS 48 DIAMETERS MINIMUM UNLESS OTHERWISE SHOWN OR NOTED.
3. PROVIDE FOUNDATION DOWELS TO MATCH SIZE AND NUMBER OF VERTICAL BARS. EMBED DOWELS TO 3" ABOVE BOTTOM OF FOOTINGS.
4. ALL REINFORCEMENT SHALL BE FASTENED AND SECURED TOGETHER TO PREVENT DISPLACEMENT BY CONSTRUCTION LOADS OR THE PLACING OF CONCRETE
5. ALL FILLED CELLS TO BE MECHANICALLY CONSOLIDATED

MASONRY:

1. MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATION) WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 psi (TYPE M) AND 1800 psi (TYPE S).
2. COURSE GROUT SHALL CONFORM TO ASTM C476:
   A) 2500 psi AT 28 DAYS.
   B) 1/4" MAXIMUM AGGREGATE.
   C) 8"-11" SLUMP.
3. CODES AND STANDARDS:
   A) SPECIFICATIONS FOR MASONRY STRUCTURES - ACI 530.1/ASCE 6/TMS 602 IS INCLUDED BY REFERENCE IN ITS ENTIRETY.
   B) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES: ACI 530/ASCE 5-99/TMS 402.
4. VERTICAL BARS SHALL BE HELD IN A POSITION AT THE TOP AND BOTTOM OF BAR SO AS TO PROVIDE A MINIMUM CLEARANCE OF 1/2" FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT BE LESS THAN ONE BAR DIAMETER.
5. ALL REINFORCED CELLS ARE TO BE CLEAN AND FREE OF ANY FOREIGN MATERIAL OR DEBRIS.

CONCRET SLAB:
CONC SLAB SHALL BE MIN 4" THICK 3000 PSI CONCRETE W/6X6 10/10 WWM MESH ON 6 MIL VISQUEEN ON CLEAN COMPACTED TERMITE TREATED FILL.
ALL FOOTINGS SHALL BE MIN 3000 PSI CONCRETE

FOOTING SCHEDULE:

F1 18"D X 16" W MONO. FTG. W/3 #5 BARS CONT.

F2 12"X12" THICKN EDGE W/#5 BAR CONT. EPOXTY #5 BAR MIN 6"EMBED X 24" OVERLAP @ 12" O.C. INTO EXIST. FTG.

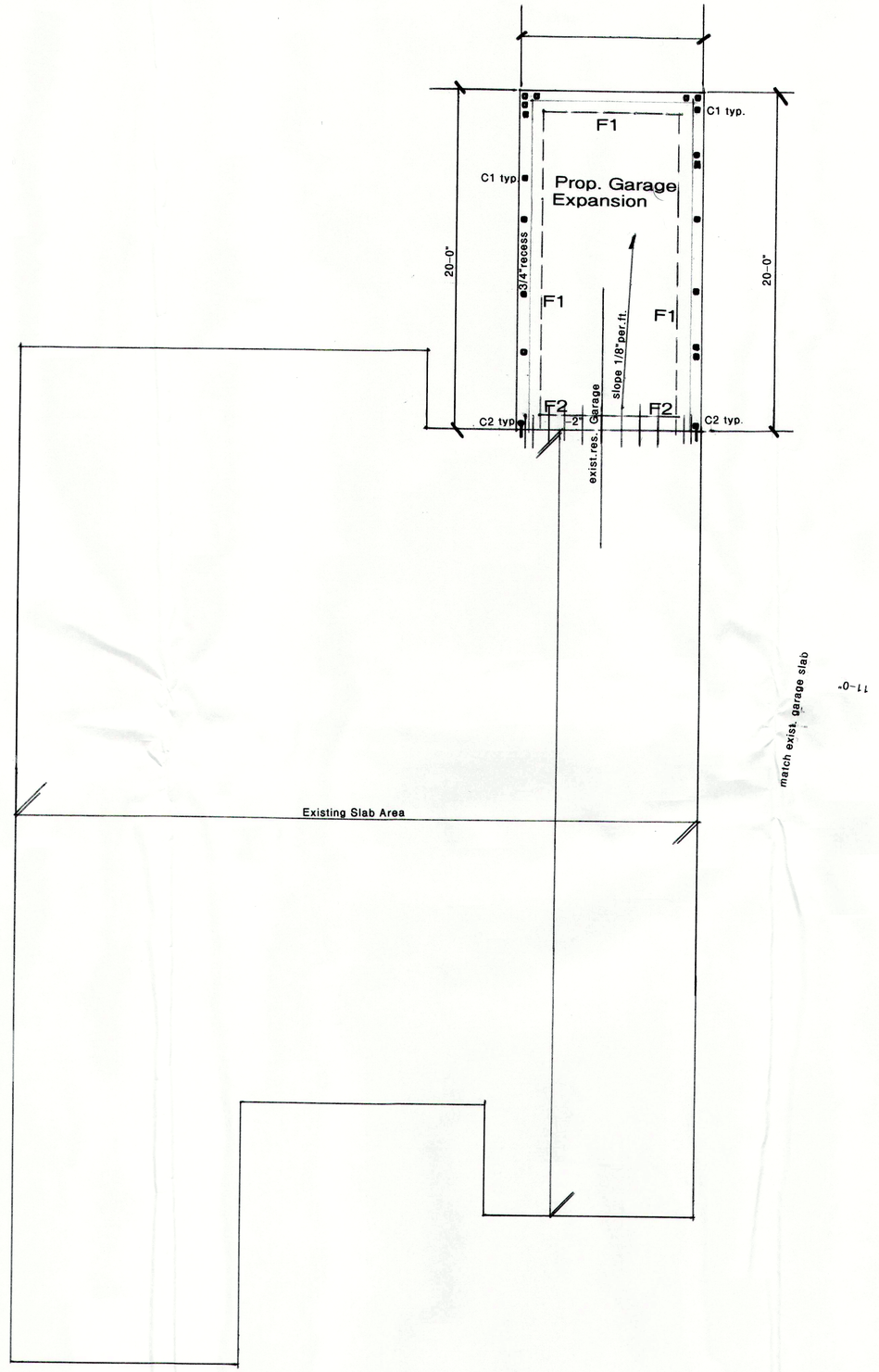
FOUNDATION NOTES
SLAB SHALL BE MIN. 4" THICK 3000PSI CONCRETE W/ 6X6 W2.1 / W2.1 OVER 6 MIL. VAPOR BARRIER OVER TERMIT TREATED WELL COMPACTED FILL.FILL TO BE COMPACTED AND PREPARED AS PER GEOTECH REPORT.

COLUNM SCHEDULE

C1- 8"X8" OR 8"X16" CONC. FILLED CELL W/ #5 HOOK BAR CONT.

C2- 8"X8" STARTER COL. W/#5 BAR CONT & #5 HORZ. BARS EPOXY GRTD @ 16"O.C. INTO EXIST CONC COL. IF COL. IS NOT SOLID KNOCK OUT FACE AND CONCRETE FILL.

NOTE: EXTEND ALL BARS IN CONC. FILLED CELLS INTO FOOTING AND BEAMS ABOVE



Foundation Plan 1/4"

PERKINS RESIDENCE

1005 NORTH PALM WAY
LAKE WORTH FLORIDA
33460

PROPOSED
GARAGE ADDTION

STEPHEN H. LITTLE
DESIGN PLANNING
5063 HEATHERHILL LANE
BOCA RATON FLORIDA
WWW.STEPHENHLITTLE.COM
404-664-5282

DKK CONSULTING ENGINEERING INC.
951 SANSBURY'S WAY SUITE 206
ROYAL PALM BEACH FLORIDA 33411
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DEREK SCHENAVAR P.E. #63858
C.O.A. 26844

9/16/16

DRAWING: A1.4
FOUNDATION PLAN

DRAWN: SL

SCALE: NOTED

CHECKED: SL DS

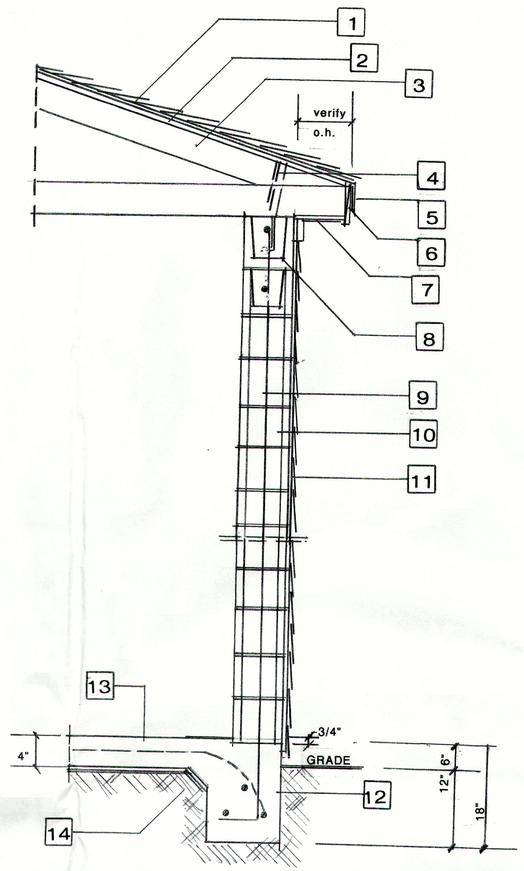
ISSUED: PERMIT DOCUMENTS

DATE: 9/13/2017

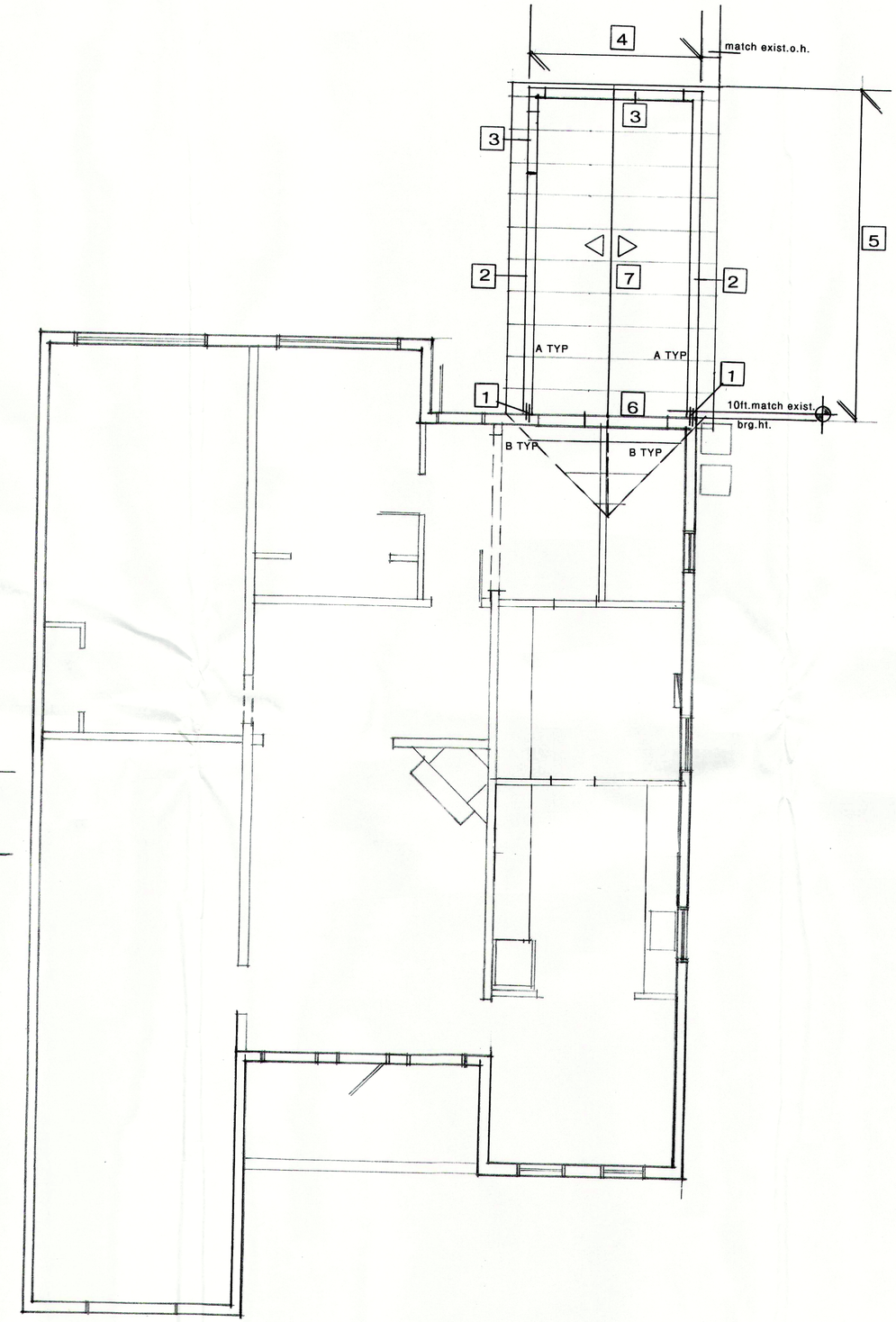
REVISIONS:

WALL SECTION NOTES:

1. ASPHALT SHINGLES TO MATCH EXISTING ON 30LB FELT. TIN TAGGED TO 5/8" EXTERIOR SHEATHING.
2. 5/8" EXTERIOR SHEATHING.
3. PRE ENG. WOOD ROOF TRUSSES @ 24" O.C. MATCH EXIST. ROOF PITCH VERIFY PITCH IN FIELD.
4. HURRICANE STRAP EMBEDED INTO BOND BM. HETAL SERIES
5. METAL DRIP DEGE TO MATCH EXISTING DETAILS.
6. WOOD FASCIA MATCH EXISTING HOUSE SIZE AND TYPE FIELD VERIFY.
7. WOOD SOFFIT & CONT. 2" CONT.PVC SOFFIT VENT.
8. DBL CONC. FILLED BOND BEAM W/ #5 CONT.
9. #5 CONT BAR & CONC. FILLED CELL AS SHOWN ON PLAN OR 48"O.C.
10. 8"X16" CONC. MASONRY UNIT TYP.
11. SIDING TO MATCH EXISTING OR APPROVED BY REVIEW BOARD ON 1X2 P.T. FURRING STRIPS @ 16" O.C.
12. CONCRETE MONOLYTHIC FOOTING SEE FOOTING SCHEDULE.
13. 4" CONCRETE SLAB SEE FOUNDATION PLAN FOR DETAILS.
14. CLEAN COMPACTED FILL SEE FOUNDATION NOTES FOR DETAILS



Typical Wall Section nts.



Roof Framing Plan 1/4"

HURRICANE STRAP SCHEDULE

A- TYPICAL @ EACH END SIMPSON DETAL 20 USE 18:X10D X 11/2" NAILS EMBEDED INTO BOND BEAM
B- TYPICAL @ EACH END SIMPSON SST SETIES OR SIMPSON VCTR CLIP

PLYWOOD SHEATHING SCHEDULE

ROOF ZONE: 2 ½" 8D RING SHANK 4" @ EDGES & 6" @ INTERMEDIATE SUPPORTS CONT.

WALL ZONE: 2 ½" 8D RING SHANK 4" @ EDGES & 8" @ INTERMEDIATE SUPPORTS CONT.

NOTE:

DOORS AND CLADDING ARE CALCULATED TO BE -57.8 / 41.2
ALL DOORS SHALL BE IMPACT RESISTANCE.

KEY ROOFING FRAMING NOTES:

1. EPOXY DOWEL #5 BOND BEAM BARS INTO EXISTING TIE BEAM MIN 6"EMBED.
2. CONT. CONCRETE FILLED BOND BEAM WITH 2#5 BARS CONT. MATCH EXIST. TIE BEAM HT.
3. PRECAST LINTEL BEAM AT OPENINGS.
4. RAKED DBL. BOND BEAM W/ 4#5 BARS CONT. AT GABLE END.
5. PRE ENG ROOF TRUSSES @ 24" O.C. CONTRACTOR TO PROVIDE SHOP DRAWING FOR ENGINEERS REVIEW PRIOR TO INSTALLATION
6. ALIGN NEW TRUSSES TO EXIST. GABLE END.
7. ASPHALT SHINGLES ON 30LB FELT ON 5/8" CDX PLYWOOD

NOTE
USE SIMPSON META 24 AT EACH END OF TRUSS

PERKINS RESIDENCE

1005 NORTH PALM WAY
LAKE WORTH FLORIDA
33460

PROPOSED
GARAGE ADDTION

STEPHEN H. LITTLE
DESIGN PLANNING
5063 HEATHERHILL LANE
BOCA RATON FLORIDA
WWW.STEPHENHLITTLE.COM
404-664-5282

DKK CONSULTING ENGINEERING INC.
951 SANSBURY'S WAY SUITE 206
ROYAL PALM BEACH FLORIDA 33411
561-718-8390
DEREK SCHENAVAR P.E. #63858
C.O.A. 26844

9/16/16

DRAWING: A1.5
ROOF FRAMING PLAN

DRAWN: SL

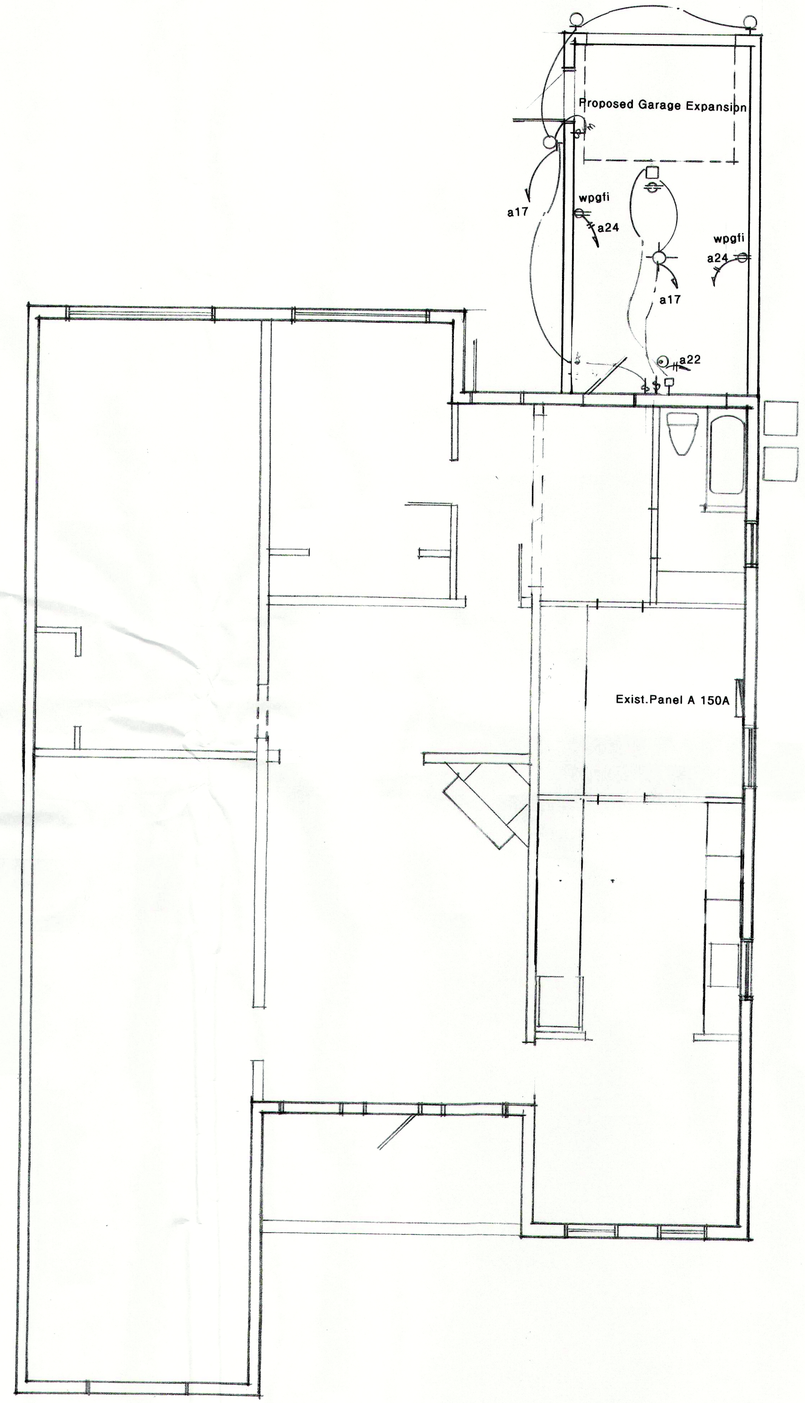
SCALE: NOTED

CHECKED: SL DS

ISSUED: PERMIT DOCUMENTS

DATE: 9/13/2017

REVISIONS:



Electrical Plan 1/4"

ELECTRICAL LEGEND

- CEILING MTD. PENDANT LIGHT
- SCONCE LIGHT
- 110V WPGFI WATER PROOF GFI
- SWITCH
- GARAGE DOOR OPENER
- HEAT & CARBONMINOXIDE DETECTOR W/BATTERY

NOTE: ALL LIGHTING AND OUTLETS SHALL BE TIED INTO EXISTING CIRCUTS FOR FOR THE PARTICULAR MODIFYED ROOM. THERE IS MINIMAL CHANGE.

PERKINS RESIDENCE

1005 NORTH PALM WAY
LAKE WORTH FLORIDA
33460

PROPOSED
GARAGE ADDTION

STEPHEN H. LITTLE
DESIGN PLANNING
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951 SANSBURY'S WAY SUITE 206
ROYAL PALM BEACH FLORIDA 33411
561-718-8390
DEREK SCHENAVAR P.E. #63858
C.O.A. 26844

9/16/16

DRAWING: E1.1
ELECTRICAL PLAN

DRAWN: SL

SCALE: NOTED

CHECKED: SL DS

ISSUED: PERMIT DOCUMENTS

DATE: 9/13/2017

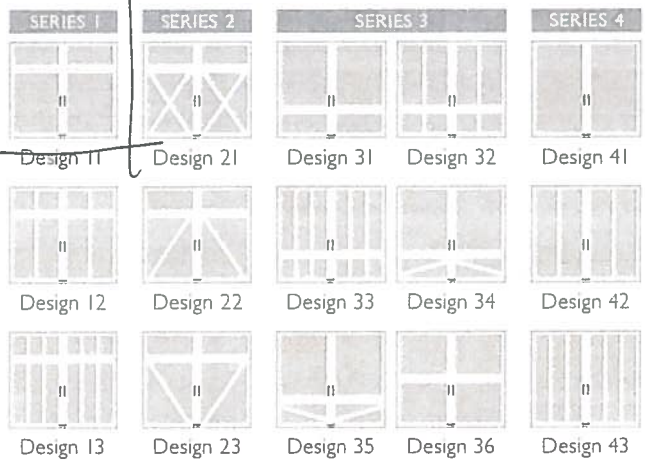
REVISIONS:

COACHMAN® collection

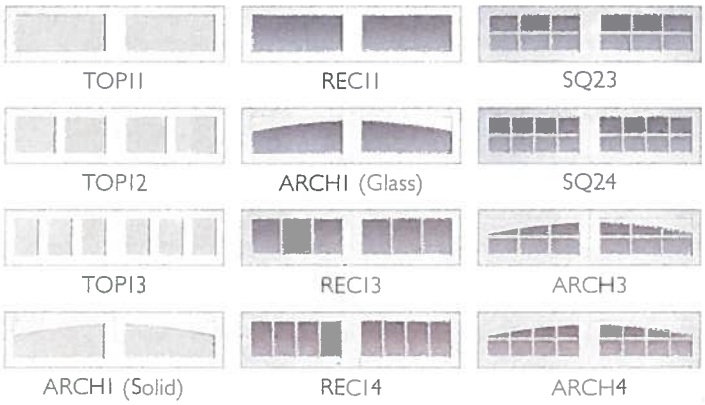
Design 21 shown in Almond Base and Standard White Overlays with standard and optional decorative hardware

HANDCRAFTED 4-LAYER CONSTRUCTION

DESIGNS



WINDOW/TOP SECTIONS



Series 3 and 4 are not available with windows. Windows are standard with 1/8" double strength clear glass or optional obscure glass with removable insert grilles. Windows available in select markets only.

DOOR & OVERLAY COLORS

Standard White | Almond | Desert Tan | Sandtone

Door and overlay colors can be mixed and matched. Due to the printing process, colors may vary.

DECORATIVE HARDWARE

Additional hardware options available, see pages 16–17.

SIZE/WINDCODE® AVAILABILITY

Width	CF Models	CX, CXU Models
Up to 9'	W1, W5*†	W1, W6*†, W8*†
10' to 16'	W1, W4*†	W1, W5*†, W6*†, W8*†
18'	W1	W1, W6*†

For W6/W8 doors over 9' wide, add 2" to the door opening. *Florida approved †Texas approved
CX Models are Miami-Dade approved.

PRODUCT INFORMATION

- 2" thick intellicore polyurethane insulation sandwiched between two layers of steel with an 18.4 R-value*.
- 2" thick polystyrene insulation sandwiched between two layers of steel with a 9.0 R-value*.
- 1-3/8" thick polystyrene insulation sandwiched between two layers of steel with a 6.5 R-value*.
- Doors and overlays can be painted. Please contact 1-800-HOMEDEPOT or go to http://info.garagedoors.com/lrv for complete instructions. Failure to follow the instructions voids the warranty.
- Requests for samples, please contact Clopay at 877-526-2050.

*Calculated door section R-value is in accordance with DASMA TDS-163.

WARRANTIES

PAINT SYSTEM LIMITED LIFE WARRANTY

WINDOW & OVERLAY DISCOLORATION LIMITED 10 YEAR WARRANTY

HARDWARE & OVERLAY DELAMINATION LIMITED 5 YEAR WARRANTY

GOOD HOUSEKEEPING Since 1909

HARDWARE MEDALLION UPGRADE

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

Clopay Building Products Company
8585 Duke Boulevard
Mason, OH 45040

SCOPE: This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER-Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ). This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Coachman 2" EPS Insulated Steel Sectional Garage Door up to 16'-2" Wide w/ Overlays (DP +46.6, -52.0 PSF)

APPROVAL DOCUMENT: Drawing No. **103560**, titled "Coachman 2" EPS W/Overlays", sheet 1 of 1, dated 02/27/2007, with revision 4 dated 02/2015, prepared by Clopay Building Products Company, signed and sealed by Scott Hamilton, P.E., bearing the Miami-Dade County Product Control revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: A permanent label with the manufacturer's name or logo, manufacturing address, model number, the positive and negative design pressure rating, indicate impact rated if applicable, installation instruction drawing reference number, approval number (NOA), the applicable test standards, and the statement reading 'Miami-Dade County Product Control Approved' is to be located on the door's side track, bottom angle, or inner surface of a panel.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

LIMITATION: This approval requires the manufacturer to do testing of all coils used to fabricate door panels. A minimum of 2 specimens shall be cut from each coil and tensile tested according to ASTM E-8 by a Miami-Dade County approved laboratory. Every 3 months, the manufacturer shall mail to this office a copy of the tested reports. Only coils with average yield strength of 27,000 psi or more shall be used to make door panels for Miami-Dade County under this Notice of Acceptance.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises NOA # 12-1231.01** and consists of this page 1 and evidence page E-1, as well as approval document mentioned above.

The submitted documentation was reviewed by **Carlos M. Utrera, P.E.**

MIAMI-DADE COUNTY APPROVED

5/4/15

NOA No. 15-0225.13
Expiration Date: March 6, 2018
Approval Date: May 14, 2015

Clopay Building Products Company

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

1. Drawing No. **103560**, titled "Coachman 2" EPS W/Overlays", sheet 1 of 1, dated 02/27/2007, with revision 4 dated 02/2015, prepared by Clopay Building Products Company, signed and sealed by Scott Hamilton, P.E.

B. TESTS *"Submitted under NOA # 08-0107.05"*

1. Test reports on 1) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   2) Large Missile Impact Test per FBC, TAS 201-94
   3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   4) Forced Entry Test, per FBC, TAS 202-94
   5) Tensile Test per ASTM E8

   Along with marked-up drawings and installation diagram of 16'2"x 8', 27ga steel garage door Coachman Model CG11, prepared by American Test Lab, Inc., Test Report No. **ATLNC 1106.01-07**, dated 11/29/2007, signed and sealed by David W. Johnson, P.E.
2. Test reports on Salt Spray per ASTM B117 of painted G40 galvanized coated panels, prepared by Stork Materials Technology, Test Report No. **30160-04-63365**, dated 01/26/2005, signed by John D. Lee, P.E. ***"Submitted under NOA # 07-0807.14"***

C. CALCULATIONS *"Submitted under NOA # 08-0107.05"*

1. Jamb anchor calculations, complying with FBC-2004, prepared by Clopay Building Products Company, dated 12/17/2007, signed and sealed by Scott Hamilton, P.E.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS *"Submitted under NOA # 07-0807.14"*

1. Test report on Surface Burning Characteristics, per ASTM E84 of Type I EPS, Report No. **3082960-500**, prepared by Intertek Testing Services, NA, Inc., dated 10/04/2005, signed by Javier Trevino.
2. Test report on Ignition Properties of Plastics, per ASTM D1929 of Type I EPS, Report No. **3082959-500**, prepared by Intertek Testing Services, NA, Inc., dated 09/16/2005, signed by C. Anthony Penaloza.

F. STATEMENTS

1. Statement letter of code conformance with the 2010 and the 5th edition (2014) FBC issued by Clopay Building Products Company, dated 02/18/2015, signed and sealed by Scott Hamilton, P.E.

   "Submitted under NOA # 12-1231.01"
2. Statement letter of code conformance to 2010 FBC, dated 12/18/2012, signed and sealed by Scott Hamilton, P.E.
3. Statement letter of no financial interest issued by Clopay Building Products Company, dated 12/18/2012, signed and sealed by Scott Hamilton, P.E.

5/4/15

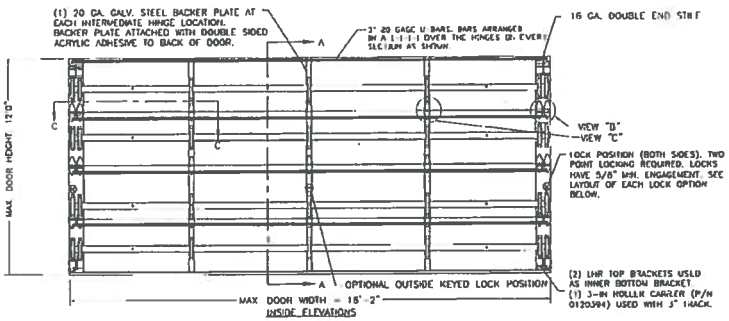
Carlos M. Utrera, P.E.
Product Control Examiner
NOA No. 15-0225.13
Expiration Date: March 6, 2018
Approval Date: May 14, 2015

CLOPAY COACHMAN SERIES; CPnn, HPnn, CGnn, CXnn

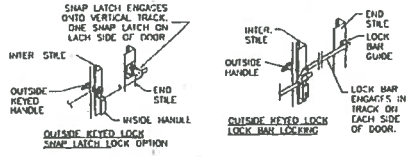
HOLMES SETTLERS SERIES: SXnn

IDEAL AFFINITY SERIES: AGnn

NOTE: "nn" REPRESENTS THE ARRANGEMENT OF THE DECORATIVE OVERLAYS. THE FIRST DIGIT WILL HAVE A VALUE FROM 1 TO 3 AND THE SECOND DIGIT WILL HAVE A VALUE FROM 1 TO 5

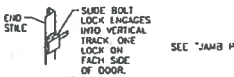


INSIDE ELEVATIONS



OUTSIDE KEYED LOCK SNAP LATCH LOCK OPTION

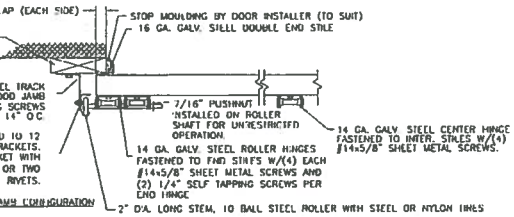
OUTSIDE KEYED LOCK LOCK BAR LOCKING



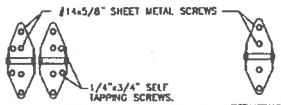
INSIDE SIDE BOLT LOCK OPTION

PRODUCT REVISED
as complying with the Florida Building Code
Acceptance No 15-0225.13
Expiration Date 03/06/2018
By
Miami/Dade Product Control

REV	DATE	DESCRIPTION
1	12/2007	INITIAL RELEASE
2	01/2008	REVISED JAMB ATTACHMENT PER M-D REVIEW.
3	01/2012	AFFIRMED COMPLIANCE WITH 2010 FBC.
4	02/2015	UPDATED CODE COMPLIANCE STATEMENT.



JAMB CONFIGURATION



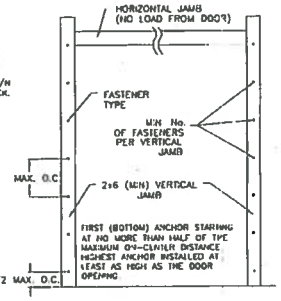
14 GA. END HINGES VIEW "B"

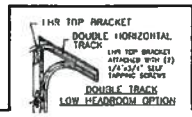
14 GA. INTERMEDIATE HINGE VIEW "C"

JAMB PREPARATION NOTE

THE METHOD OF ATTACHMENT TO THE SUPPORTING STRUCTURE OF THE PRESSURE TREATED 2x6 WOOD JAMBS SHALL BE APPROVED BY THE PROFESSIONAL OF RECORD FOR THE STRUCTURE AND IN ACCORDANCE WITH CURRENT BUILDING CODES FOR THE LOADS LISTED ON THIS DRAWING. PREPARATION OF JAMBS BY OTHERS

ALL MOUNTING OF TRACK, ANGLES, HORIZONTAL TRACK SUPPORTS, AND ALL OTHER DOOR HARDWARE TO BE INSTALLED PER CLOPAY INSTALLATION INSTRUCTIONS SUPPLIED WITH DOOR SYSTEM UNLESS OTHERWISE NOTED

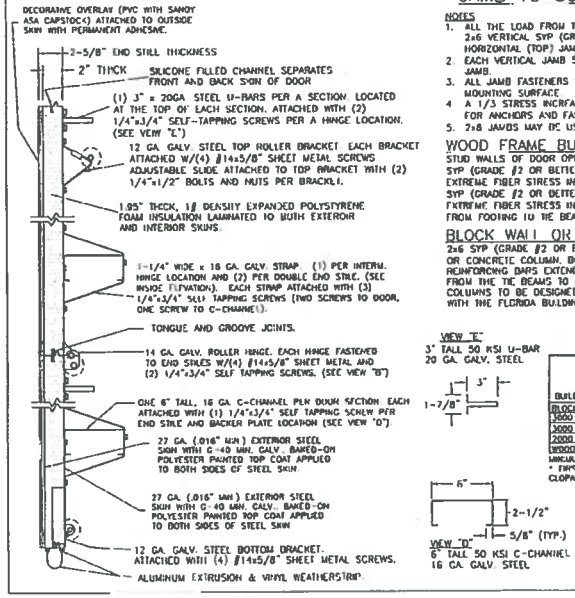




DOUBLE TRACK LOW HEADROOM OPTION

NOTE: 3" TRACK AND ROLLERS ARE REQUIRED FOR DOORS OVER 800 LBS

SECTION A-A (SIDE VIEW)



JAMB TO SUPPORTING STRUCTURE ATTACHMENT

NOTES

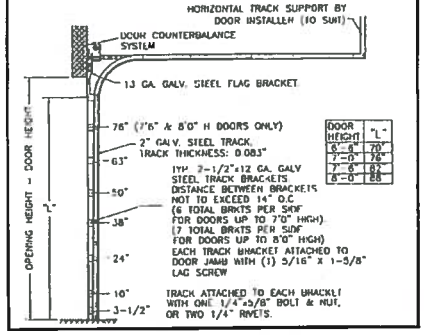
1. ALL THE LOAD FROM THE DOOR IS TRANSFERRED TO THE TRACK AND THEN FROM THE TRACK TO THE 2x6 VERTICAL SYP (GRADE #2 OR BETTER) JAMBS. NO LOAD FROM THE DOOR IS TRANSFERRED TO THE HORIZONTAL (TOP) JAMB.
2. EACH VERTICAL JAMB SEES A MAXIMUM DESIGN LOAD OF +372.8 LB & -416 LB PER LINEAR FOOT OF JAMB.
3. ALL JAMB FASTENERS MAY BE (BUT ARE NOT REQUIRED TO BE) COUNTERSUNK TO PROVIDE A FLUSH MOUNTING SURFACE.
4. A 1/3 STRESS INCREASE FOR WIND LOAD WAS NOT USED IN THE CALCULATION OF ALLOWABLE LOADS FOR ANCHORS AND FASTENERS FOR STEEL, CONCRETE AND MASONRY.
5. 2x8 JAMBS MAY BE USED WITH 3" TRACK.

WOOD FRAME BUILDINGS

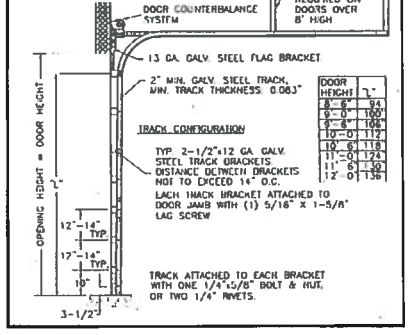
STUD WALLS OF DOOR OPENING SHALL BE FRAMED SOLID BY NOT LESS THAN (3) 2x6 PRESSURE TREATED SYP (GRADE #2 OR BETTER) WOOD STUDS OF A STRESS GRADE NOT LESS THAN 1200 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (F_b) FOR DOORS UP TO 8'0" HIGH OR (4) 2x6 PRESSURE TREATED SYP (GRADE #2 OR BETTER) WOOD STUDS OF A STRESS GRADE NOT LESS THAN 1200 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (F_b) FOR DOORS UP TO 12'0" HIGH. STUD WALLS TO BE CONTINUOUS FROM FOOTING TO THE BEAMS.

BLOCK WALL OR CONCRETE

2x6 SYP (GRADE #2 OR BETTER) WOOD JAMB SHALL BE ANCHORED TO GROUT REINFORCED BLOCK WALL OR CONCRETE COLUMN. BLOCK WALL CELLS SHALL BE FILLED WITH CONCRETE AND REINFORCED WITH REINFORCING BARS EXTENDING INTO THE FOOTING AND INTO THE BEAMS. ALL BARS SHALL BE CONTINUOUS FROM THE TIE BEAMS TO FOOTING PER BLOCK WALL OR CONCRETE COLUMN. BLOCK WALLS AND CONCRETE COLUMNS TO BE DESIGNED BY THE BUILDING ENGINEER OR ARCHITECT OF RECORD AND IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.



DOOR HEIGHT	"L"
6'-6"	70"
7'-0"	76"
7'-6"	82"
8'-0"	88"



DOOR HEIGHT	"L"
8'-6"	94"
9'-0"	100"
9'-6"	106"
10'-0"	112"
10'-6"	118"
11'-0"	124"
11'-6"	130"
12'-0"	136"

THIS DOOR MEETS THE REQUIREMENTS OF THE LARGE MISSILE IMPACT AND CYCLIC TESTING.

2x6 JAMB TO SUPPORTING STRUCTURE ATTACHMENT

(NOT TO BE USED FOR ATTACHMENT OF TRACK ANGLE TO 2x6 VERTICAL JAMBS OR SUPPORTING STRUCTURE)

BUILDING TYPE	FASTENER TYPE	MAXIMUM ON-CENTER DISTANCE BETWEEN FASTENERS*	STEEL WASHERS REQUIRED?
BLOCK WALL	1/4" x 1-1/4" MIN. EMBED TAPCON CONCRETE ANCHOR	8-1/4"	1" O.D.
3000 PSI MIN. CONCRETE	1/4" x 1-3/4" MIN. EMBED TAPCON CONCRETE ANCHOR	18-1/4"	1" O.D.
3000 PSI MIN. CONCRETE	1/2" x 2-1/4" MIN. EMBED SIMPSON STRONG-TIE WEDGE-ALL WEDGE ANCHOR	12-1/2"	INCLUDED INCLUDED
2000 PSI MIN. CONCRETE	3/8" x 1-3/4" MIN. EMBED SLEEVE ANCHOR	14"	
WOOD FRAME (SYP G.S.S. SG)	1/2" x 3" LAG SCREW (ASTM A307 GRADE A) 1-5/8" EMBED INTO STRUCTURE	14 1/2"	1" O.D.

MINIMUM DISTANCE BETWEEN CENTER OF ANCHOR AND EDGE OF CONCRETE BLOCK: 3", EXCLUDING STUCCO THICKNESS.
* FIRST (BOTTOM) ANCHOR STARTING AT NO MORE THAN HALF OF THE MAXIMUM ON CENTER DISTANCE. HIGHEST ANCHOR INSTALLED AT LEAST AS HIGH AS THE DOOR OPENING.
CLOPAY DOES NOT SUPPLY JAMB ATTACHMENT FASTENERS.

NOTE: SUPPORTING STRUCTURAL ELEMENTS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR WIND LOADS SHOWN ON THIS DRAWING.

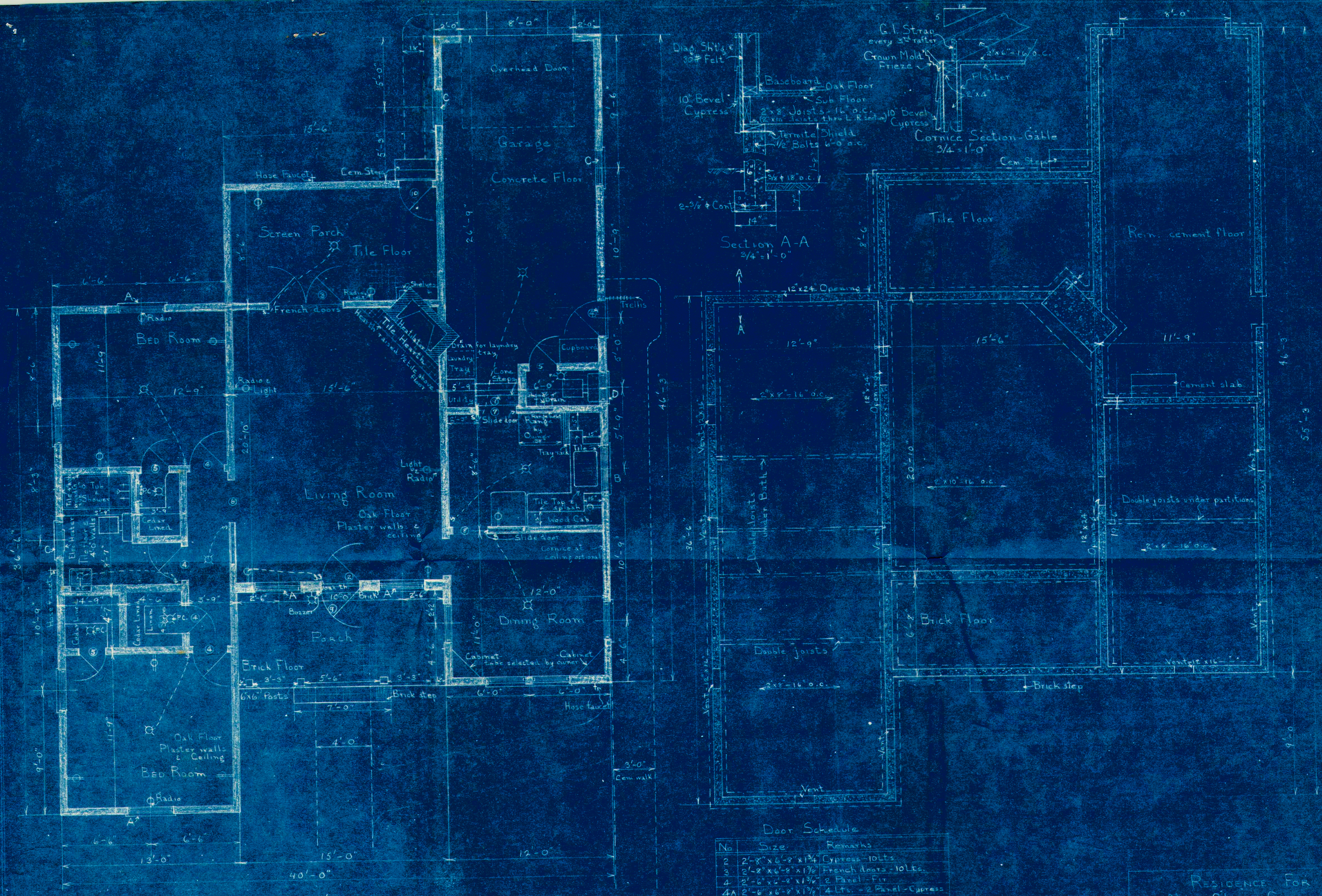
THIS PRODUCT CONFORMS TO THE REQUIREMENTS OF THE 2010 FBC AND THE HVHZ EDITION THEREOF.
SAID NAHLIAN, P.E.
FLORIDA P.E. #56286
12/10/13
DESIGN LOADS: +46.6 P.S.F. & -52.0 P.S.F.

Clopay Building Products Company

CLOPAY BUILDING PRODUCTS COMPANY
8585 DUKE BLVD
MASON, OH 45040
(513) 770-4800

Clopay Corporation All Rights Reserved

SCALE:	N/A
DATE:	2/27/07
DRAWN BY:	BHA
CHECKED BY:	
CLOPAY VIEWLINE RATING	W8
MAX DOOR SIZE	16'2"W x 12'0"H
DESCRIPTION	COACHMAN 2" EPS W/OVERLAYS +46.6/-52 PSF DESIGN
DRAWING NUMBER	103660
REV	B
VER	M-D



Window Schedule

No	Size	Remarks
A	3'-4½" x 4'-6"	D.H. 12 Lts.
B	3'-4½" x 3'-2"	D.H. 12 Lts.
C	2'-4½" x 3'-2"	D.H. 6 Lts.
All other windows to be 2'-10½" x 4'-6" - D.H. 12 Lts.		
D	1'-10 x 3'-0"	D.H. 4 Lts.

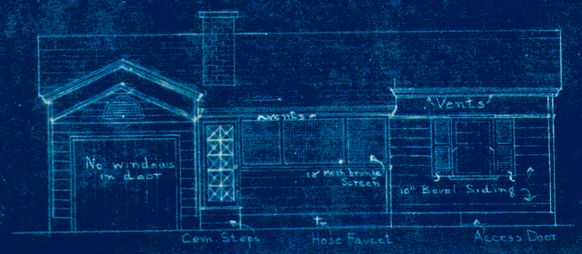
Door Schedule

No	Size	Remarks
2	2'-8" x 6'-8" x 1¾"	Cypress - 10 Lts.
3	2'-8" x 6'-8" x 1⅜"	French doors - 10 Lts.
4	2'-6" x 6'-8" x 1⅜"	2 Panel - Fir
4A	2'-6" x 6'-8" x 1⅜"	4 Lts. - 2 Panel - Cypress
5	2'-0" x 6'-8" x 1⅜"	2 Panel - Fir
6	3'-0" x 6'-8" x 1⅜"	Slide door
7	2'-8" x 6'-8" x 1⅜"	Slide door
8	2'-6" x 6'-8" x 1⅜"	Slide door
9	2'-8" x 6'-8" x 1⅜"	Front Screen door - Cypress
9A	2'-8" x 6'-8" x 1⅜"	Kitchen Screen door
10	2'-6" x 6'-8" x 1⅜"	Porch Screen door

RESIDENCE FOR
MRS. CLARA CHISSELL
LAKE WORTH, FLORIDA

Drawn by PAB	GEO. T. PORTER	Job No.
Date Nov. 25, '40	DESIGNER & BUILDER	Drawing ONE

North Elevation
Scale 1/8" = 1'-0"

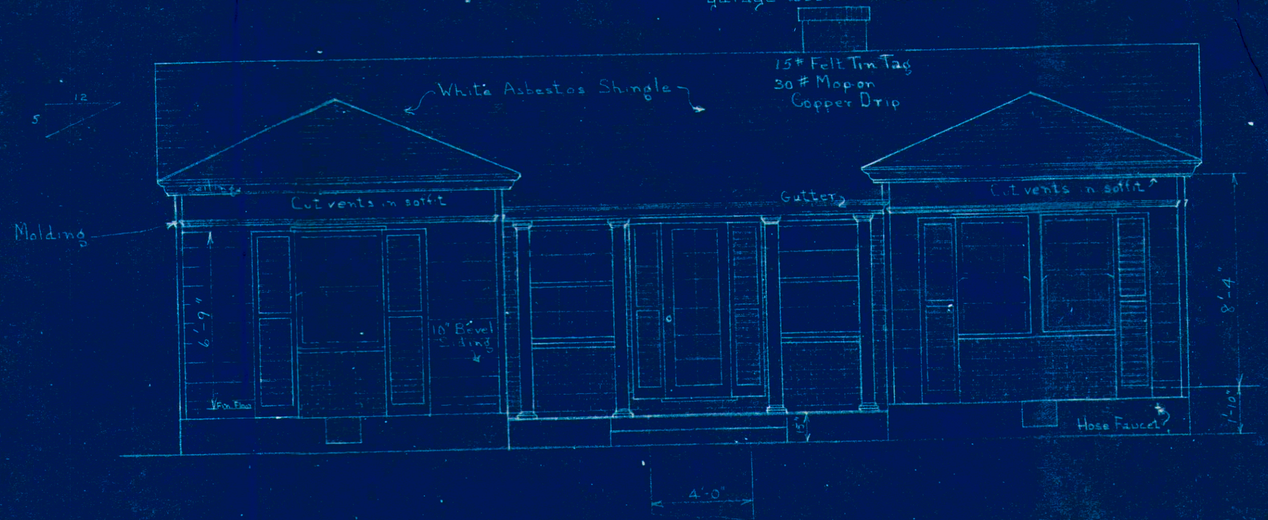


Rear Elevation
Scale 1/8" = 1'-0"

Note. Awning type shutters to be put on screened porch

Gutters over front porch - garage side door and garage door - no conductors

South Elevation
Scale 1/8" = 1'-0"



Front Elevation

Residence For
Mrs. Clara Chissell
Lake Worth Florida

Drawn by PAB	Geo. T. Porter	Job No
Date Nov. 28 '40	Designer & Builder	Drawing Two

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: November 2, 2016

AGENDA DATE: November 9, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1401 South Lakeside Drive**

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

TITLE: HRPB Project Number 16-00100234: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the single-family structure located at **1401 South Lakeside Drive**; PCN# 3843442701-0770080. The subject property was constructed in 1953 and is a non-contributing resource within the South Palm Park Local Historic District.

OWNER/APPLICANT: Christine Harasz and Rennie Newmark
1401 South Lakeside Drive
Lake Worth, FL 33460

BACKGROUND:

The single-family structure at 1401 South Lakeside Drive was designed by architect Agnes Ballard in a Mid-Century Masonry Vernacular style, and was constructed in 1953. The structure utilizes concrete masonry construction with a smooth stucco finish, and has decorative brickwork and planter beds. Ms. Ballard is noted for being the first female registered architect in Florida, and designed several structures in Lake Worth.

The property has public frontage on three sides, South Lakeside Drive to the east, South Palmway to the west, and 14th Avenue South to the north. The structure was originally constructed with the front facing South Palmway, but was later changed so that the front door faces South Lakeside Drive. The address was also changed from 1402 South Palmway to 1401 South Lakeside Drive.

The original architectural plans for the building are available in the City's property files. Based on the information in the property file, many exterior alterations have occurred over time, including roof replacement from flat white concrete tile to dimensional asphalt shingle, enclosure of the carport, a bathroom addition, enclosure of the porch, and window replacement. The original architectural drawings indicate that the structure had primarily metal casement windows, and jalousie windows in the porch area, however the existing windows are aluminum awnings and the existing doors are full-light jalousie doors. Overall, the building retains a moderate degree of historic integrity of location, setting, materials, and design.

REQUEST:

In June 2016, Staff issued an administrative approval for COA#16-00100140, included as Attachment 3, to allow the replacement of (14) windows, (1) existing door, and the installation of (1) new door. The approval was issued after several meetings between Staff and the Applicant and discussion over the proposed alterations, and

included (6) conditions of approval. The Applicant proceeded with ordering and commencing installation of windows, and on September 9, 2016, the Building Department performed an in-progress inspection and noticed that the windows installed were not in compliance with the Conditions of Approval in the Certificate of Appropriateness letter.

The Applicant, as defined in the Justification Statement included as Attachment #4, is now requesting a Certificate of Appropriateness as follows:

1) Replace the existing full-light jalousie front door with a new full-light white aluminum single French door.
2) In window openings #2 and #3 on the east elevation (53”x48”), install a pair of white aluminum casement windows.
3) In window openings #1 and #4 on the east elevation, and openings #1 and #3 on the south elevation (73”x48”), install a pair of square 37”x38” white aluminum casement windows, and a fixed 37”x12” picture window above.
4) In window opening #2 on the south elevation, and windows openings #2, #3, #4, and #5 on the north elevation, install single white aluminum casement windows.
5) On the west elevation, in opening #1, install a new full-light white aluminum single French door, and in opening #2, a new single white aluminum casement window.

COMPREHENSIVE PLAN CONSISTENCY:

It is the analysis 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. Specifically, the request is in conflict with these objectives:

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.

ANALYSIS:

Zoning

The proposed alterations are not in conflict with the development requirements in the City’s Zoning Code.

Historic Preservation

Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City’s Historic Preservation Ordinance, detailed in 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.

It is the analysis of Staff that the project as proposed is not compatible with the review criteria set forth in the City's Land Development Regulations Section 23.5-4, the City's Comprehensive Plan, and the Secretary of the Interior's Standards for Rehabilitation.

According to the Secretary of the Interior's Standards, distinctive materials that characterize a property shall be preserved. The design and pattern of the windows is an important character defining feature of the property. The Staff COA approval issued in June 2016 complies with the Standards and the Code, and allows for compatible casement style windows with horizontal muntin patterns to replicate the metal casement windows on the original architectural drawings. Metal casement windows with horizontal divided lights were utilized heavily in the City in the early 1950's and are compatible with this Mid-Century Masonry Vernacular structure. In fact, this structure utilized the same construction drawings as the structure located at 830 South Lakeside Drive, which had several original metal casement windows remaining until the windows were replaced in 2016 with compatible divided light casement and horizontal roller windows.

The Applicant's request to install a pair of square 37"x38" white aluminum casement windows, and a fixed 37"x12" picture window above in window openings #1 and #4 on the east elevation, and openings #1 and #3 on the south elevation (73"x48" total opening) is not in compliance with the Standards and the Code. This structure did not have square windows with fixed transoms above, and that window configuration was not utilized in the Mid-Century Masonry Vernacular architecture found in Lake Worth. Staff recommends that (2) 8-light casement windows be installed in the 73"x48" openings.

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

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:
The new proposal for replacement windows and doors 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. Staff recommends that the Board uphold the Conditions of Approval as stated in the Staff approved COA#16-00100140, as follows:

1) The (2) east facing 53"x48" 3-pane awning windows shall be replaced with an even 1/3-1/3-1/3 horizontal roller window with exterior raised applied triangular muntins creating 4 horizontal lights in each panel, 12 lights overall.
2) Staff recommends that the windows shall have a clear anodized or silver mill finish.
3) Reflective glass shall not be used. All muntin patterns shall be installed per the stamped elevation drawings, and shall be created using exterior raised applied triangular muntins. No flat or internal muntins shall be permitted.

4) Any paired windows shall be connected by a mullion not to exceed 1" in width, as required.
5) The windows shall be replaced in the existing openings, and the existing openings shall not be made smaller by building in the framing.
6) All conditions shall be met as noted and outlined on the submittal drawings (included as Attachment 3). These drawings shall accompany all permit documents at the time of building permit inspection.

POTENTIAL MOTIONS:

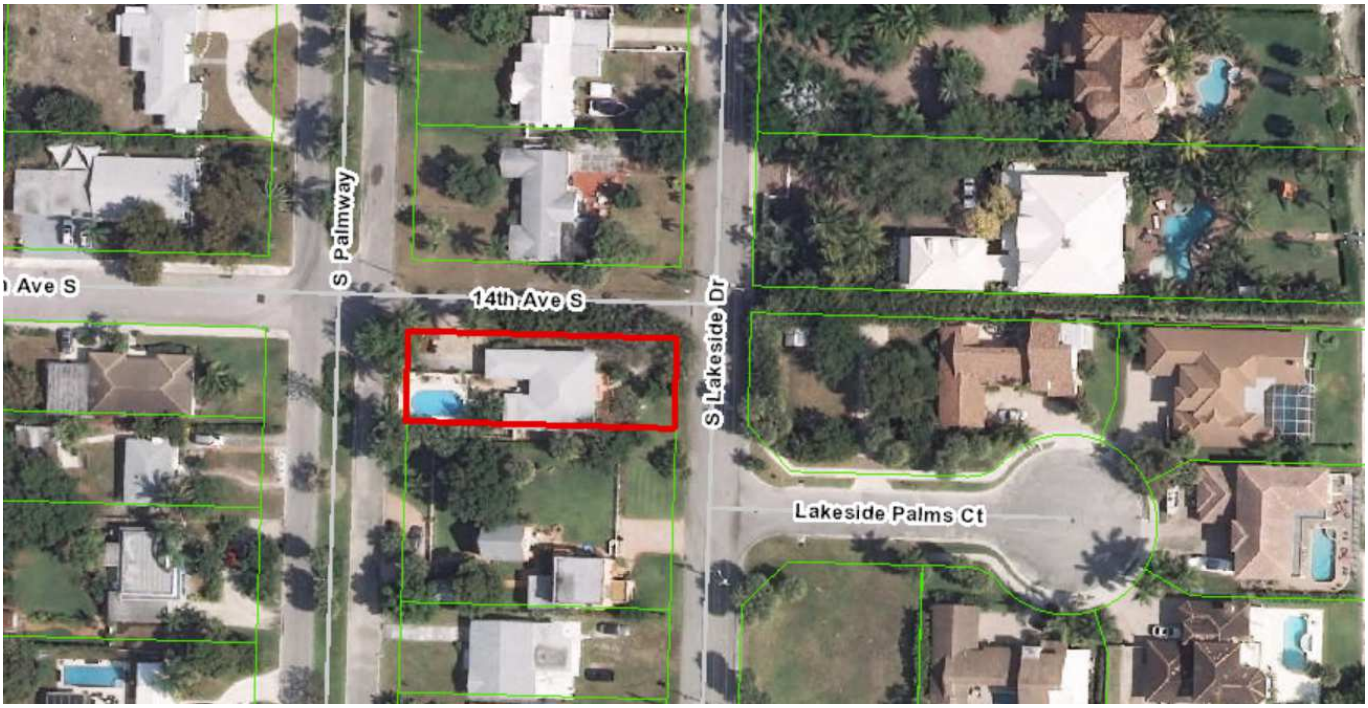
I MOVE TO **APPROVE** HRPB 16-00100234: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the subject building located at **1401 North Lakeside Drive**, with the conditions as recommended by Staff, based upon the preponderance of competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations Section 23.5-4.

I MOVE TO **DENY** HRPB 16-00100234: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the subject building located at **1401 North Lakeside Drive** because the Applicant has not established by a preponderance of the competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

1. Decision Criteria
2. Photographs
3. Staff Approved COA#16-00100140
4. Applicant's Justification Statement
5. Original Architectural Drawings

LOCATION MAP



MEMORANDUM

DATE: November 3, 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 16-00100234:** Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the single-family structure located at **1401 South Lakeside Drive**; PCN# 38-43-44-27-01-077-0080. The subject property was constructed in 1953 and is a non-contributing resource within the South Palm Park Local Historic District.

HRPB Meeting Date: November 9, 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 work proposed would have an adverse effect on the historic appearance of the building, and is not fully compatible with the design or style.

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 South Palm Park Local Historic District, however it will have an indirect visual 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 Applicant is proposing work that is not compatible with the architectural design and detailing of the building by removing the historic aluminum awning windows and replacing them with white aluminum casements without the appropriate muntin patterns. The Applicant is also proposing to alter the configuration and size of the windows.

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 structure, 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 to remove non-original windows, and install non-compatible replacement windows.

(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 original window design is an example of craftsmanship that characterizes not only this structure, but also the time period and architectural style in general.

(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.
Response: The proposed window replacement does not match the original windows or the existing non-original windows in style, composition, design, or color.

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 windows are not compatible with the original window designs that characterize the property and the Mid-Century Masonry Vernacular architectural style.

(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 analysis 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 requested exterior alterations do not represent the least possible adverse effect on the property. There is an alternate option for replacement windows that more closely replicate the original historic windows.

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: The replacement windows should replicate the existing originals as closely as possible.

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 window openings of the structure; and
Response: The applicant meets this criteria.

(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: Staff must defer to the applicant.

1401
NOTICE
This property is being considered for a
HRPB Project# 16-00100234
COA - WINDOWS AND DOORS
For information regarding this case call:
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687
ADT

NOTICE
This property is being considered for a
HRPB Project: 16-00100234
COA - WINDOWS AND DOORS
For information regarding this case call:
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687

DEPARTMENT for COMMUNITY SUSTAINABILITY
PLANNING, ZONING, AND HISTORIC PRESERVATION
1900 2nd Ave North · Lake Worth, Florida 33461 · Phone: 561-586-1687

DATE: 06/08/2016

APPLICANT: Christine Harasz
1401 S Lakeside Drive
Lake Worth, FL 33460

PROJECT: **COA#16-00100140**: Certificate of Appropriateness (COA) for window and door replacement for the subject property located at 1401 South Lakeside Drive; PCN#38-43-44-27-01-024-0010. The subject property is a non-contributing resource within the South Palm Park Local Historic District.

On May 26, 2016, the Division of Planning, Zoning, and Historic Preservation received a COA application for window and door replacement for the single-family structure located at 1401 South Lakeside Drive. The application proposes to replace (14) existing awning windows with casement windows, and replace (1) window with (1) full lite French door, and replace (1) existing door with a new full lite French door, per the plans and documentation submitted. The completed COA application was submitted prior to the building permit application.

Staff approves the request as described in the COA application, with the following conditions:

1) The (2) east facing 53"x48" 3-pane awning windows shall be replaced with an even 1/3-1/3-1/3 horizontal roller window with exterior raised applied triangular muntins creating 4 horizontal lights in each panel, 12 lights overall.
2) Staff recommends that the windows shall have a clear anodized or silver mill finish.
3) Reflective glass shall not be used. All muntin patterns shall be installed per the stamped elevation drawings, and shall be created using exterior raised applied triangular muntins. No flat or internal muntins shall be permitted.
4) Any paired windows shall be connected by a mullion not to exceed 1" in width, as required.
5) The windows shall be replaced in the existing openings, and the existing openings shall not be made smaller by building in the framing.
6) All conditions shall be met as noted and outlined on the submittal drawings. These drawings shall accompany all permit documents at the time of building permit inspection.

With these conditions, the project is consistent with the requirements of the historic preservation ordinance and will have no adverse physical or visual effect on the property or the surrounding historic district. This approval does not include any changes to the structure that are not specifically stated herein. This letter only constitutes an approval of compliance with the review process for exterior changes to a property within a local historic district as defined in City of Lake Worth Municipal Code §23.5-4. This approval does not exempt the applicant from complying with the building code and zoning ordinance of the City of Lake Worth concerning window installation.
No changes shall be made to the information on this approved application that could in any way constitute a change in the aesthetic character of the project without approval of staff or the Historic Resources Preservation Board. No additional changes to the structure shall be made without further approvals.

Please be advised the Certificate of Appropriateness authorized herein shall be null and void unless construction has commenced and is proceeding within one (1) year from the staff approval date.

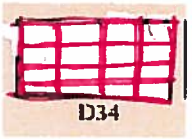
Aimee N. Sunny

Aimee N. Sunny, Preservation Planning Coordinator
Division of Planning, Zoning, and Historic Preservation
Department for Community Sustainability

FRONT (EAST) ELEVATION

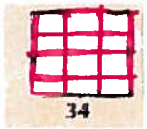
HISTORIC PROVISO:
ALL MUNTIN PATTERNS SHALL BE INSTALLED PER THESE DRAWINGS. 4 PAGES TOTAL. COORDINATE ANY QUESTIONS WITH HISTORIC STAFF.

EAST WINDOW #1
73 x 48



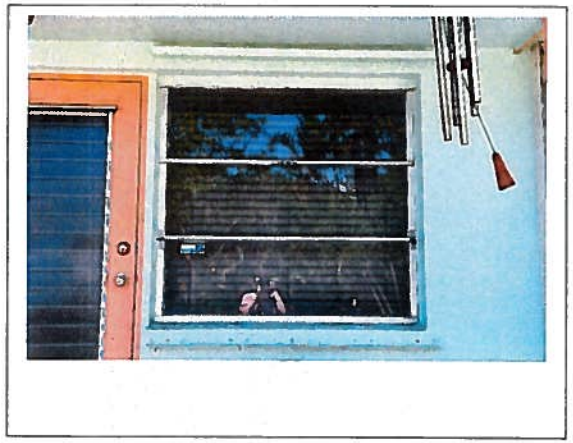
2 CASEMENTS

EAST WINDOW #2
53 x 48



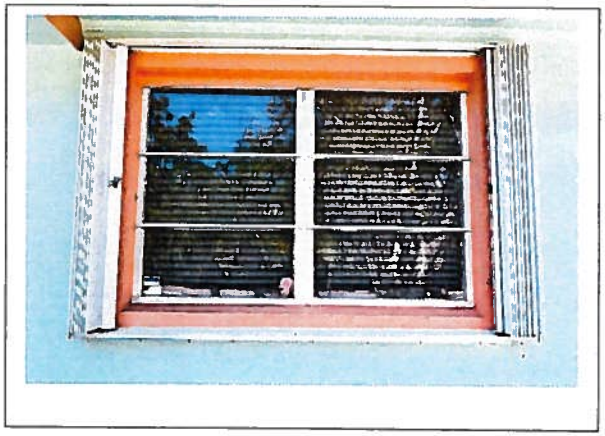
1 HORIZONTAL ROLLER

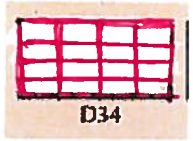
EAST WINDOW #3
53 x 48



1 HORIZONTAL ROLLER

EAST WINDOW #4
73 x 48



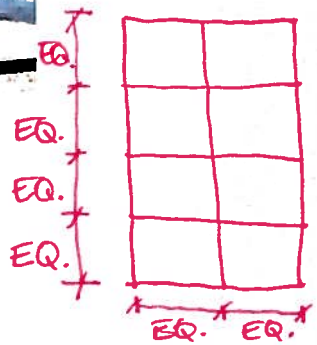


2 CASEMENTS

SIDE (NORTH) ELEVATION

HISTORIC PROVISO:
FOR ALL WINDOWS, DIVIDED LIGHTS SHALL BE EQUAL, SEE EXAMPLE DRAWING BELOW. COORDINATE ANY QUESTIONS WITH HISTORIC.

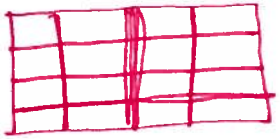
TYPICAL 8-LIGHT CASEMENT:



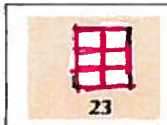
NORTH WINDOW #1 73" x 48" ~~we wish to eliminate this window~~

SAME AS WINDOW #1 ON THE SOUTH ELEVATION

2 CASEMENTS

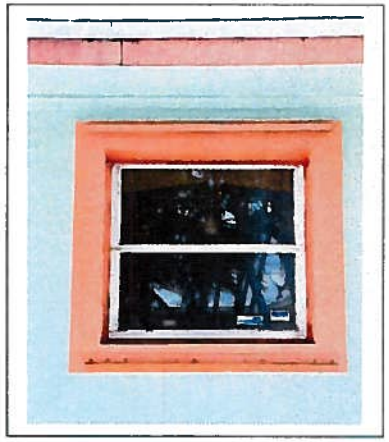


NORTH #2
36 x 36

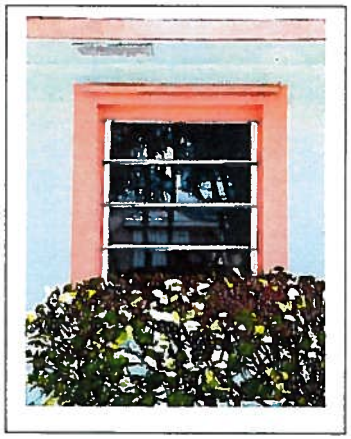


1 CASEMENT

NORTH #3
36 x 36

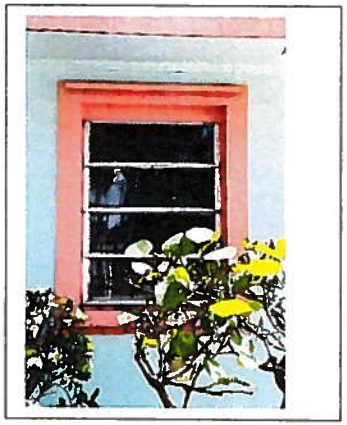


NORTH #4
36 x 49



1 CASEMENT

NORTH #5
36 x 49



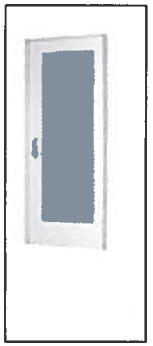
1 CASEMENT

WEST (BACK) ELEVATION

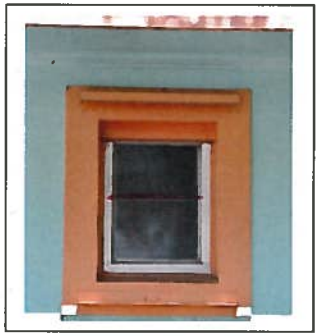
WEST LARGE PICTURE WINDOW #3

WEST #1
36" x 48"

Replace with Cabana Door



WEST #2
18 x 24.5



1 CASEMENT

~~Replace 3-light window with double French doors~~

N/A

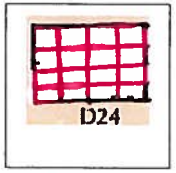
~~We would like to eliminate this door for a safer, easier entrance and improve the interior and exterior aesthetic~~

N/A

Replace with single pane casement window w/obscure glass (bathroom)

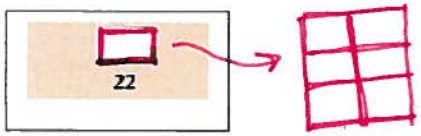
SOUTH SIDE ELEVATION

WINDOW #1 SOUTH
73" x 48"



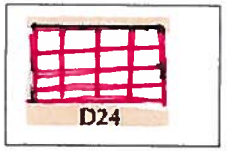
2 CASEMENTS

WINDOW #2 SOUTH
(BATHROOM)
36" x 37.5"



1 CASEMENT

WINDOW #3 SOUTH
73" x 48"



2 CASEMENTS

Christine Harasz
1401 S. Lakeside Drive
Lake Worth FL 33460

Ms. Aimee Sunny
Preservation Planning Coordinator
City of Lake Worth

Date of Revision Request: October 3, 2016
Permit no. 16-2383

We request a revised COA as follows:

1. **City Staff specified horizontal roller windows for 2 windows, East #2 and #3 (53 x 48). We request approval of installation of paired casements windows, divided by a mullion, on East # 2 and #3.**

At the pre-application meeting on May 5, 2016, City staff indicated that horizontal rollers were not preferred and would not be approved. City Staff comments were that horizontal rollers left a gap between the windows and have an "industrial' look. We amended our plan by specifying all casement windows for the project. Building and Installation plans were submitted and reviewed and the permit was approved with the specifications submitted. We installed the windows as per the approved permit issued by the building department. Subsequently, it has become apparent that the building permit and the Historic review comments do not align and that the windows we installed do not meet the Historic COA.

We have already installed these windows and have now been told they don't conform to the original historic permit, even after being issued a building permit for them, we have evaluated the feasibility to remove and replace them and find that the cost to do so is impracticable. At this point, it is unreasonable to ask us to uninstall windows and replace windows that are fully functioning and match the approved building permit.

According to the interactive map on the City's website, 1401 S Lakeside drive is not a contributing structure. Window replacement styles at this property will not impact the integrity of the historic district.

Windows as installed:

East Windows #2 and #3; PGT 740 double casement windows with mullions

2. City Staff requires muntin patterns on every window in configurations of 6, 8, 12- lights. We request reconsideration and elimination of this requirement.

According to standard architectural guidelines, muntins are appropriate for Colonial (1600s-present), Victorian (1830-1900) and Craftsman Style (1900's-1940's) architecture. These styles are inherently vertical in proportion and feature architectural details such as: 2 or more stories, steep-pitched roofs, large open porches, dormers, shutters, ornamentation, shingle exteriors, broad gables and wide overhanging eaves.

1401 S. Lakeside Drive is clearly not Victorian, Colonial or Craftsman—but rather a classic Midcentury Modern Ranch (1950's - present). The one-story house was built in 1952, with a shallow pitched roof, and a horizontal form.

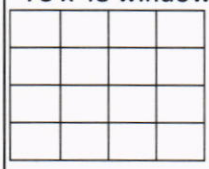
The windows on this house have never had square six, eight or twelve-light configurations so there appears to be no precedent for this request. The feature of the windows has always been large glass area with clean, minimal horizontal lines.

We are installing inside-mount plantation shutters on the East and South windows which will give the windows the horizontal lines that are characteristic for windows in Midcentury Modern houses. The addition of muntins will create a "traffic jam" of lines and a very "busy" look.

Example of plantation shutters/horizontal line effect:

Example COA muntins:

73 x 48 window



In summary, we are not willing to spend money on materials and labor on something that:

- does not add to the support, operation, durability or use of the windows;
- may in fact be a liability in a high wind since muntins are not part of the structure of the window; they are essentially "glued" on;
- will render the windows difficult to clean and maintain;
- will unnecessarily contribute to increased project costs;
- the house is not a contributing structure and we should not be held to a "historical" window style that was not significant.

We wish to "restore" our home rather than "remodel" it. We agree with the accepted architectural standards as cited and detailed in the enclosed Exhibit A. We do not think any muntins in any configuration would be an appropriate aesthetic for this project--our1952 Midcentury Modern Ranch house.

Supporting Documentation:

Exhibit A: Character Defining Windows by architect Lynn Hopkins

3. **Approve revised window product and installation on 4 windows (all 73x48) East #1, #4 & South #1, #3, with double PGT 740 casement windows (37 x 38), topped with PGT 720 Winguard (*fixed*) picture window (37 x 12) with horizontal and vertical mullions. Illustration below:**

Note: the above image has a different window operation than we specify; we will install four FIXED picture windows and the bottom 2 casement windows (37x38) may be opened.

Supporting documentation:

Exhibit B: Detailed construction drawing showing revised installation specifications using a PGT Casement CA740, topped by a PGT PW720 Winguard Picture window, with 1 vertical mullion and one horizontal mullion

Exhibit C: Window Images, Specifications, NOA, Installation Details

Exhibit D: Window elevations: East and South

BUILDING DIVISION
DEPARTMENT FOR COMMUNITY SUSTAINABILITY
CITY OF LAKE WORTH
1900 2ND AVENUE NORTH
LAKE WORTH, FL 33461
561.586.1647

REVISION SUBMITTAL FORM

Two (2) sets of documents are required for submittal

Applicant: Christine Harasz Date: Oct 3, 2016 Phone #: 561-602-2101

Job Address: 1401 S Lakeside Drive Permit #: 16-2383

Description: Check all that apply

☑Residential ☐Commercial
☐Building ☐Mechanical
☐Electrical ☐Plumbing
☐Zoning ☐Fire

Brief description: Review and approve revision on Items 1 and 3 from the COA

Approve alternate window installation for East 1, 4 and South 1 and 3

Supporting documentation attached.

OFFICE USE / APPROVALS ONLY

BUILDING:
☐APPROVED
☐DENIED
☐APPROVED W/ COMMENTS
DATE: _____ BY: _____

MECHANICAL:
☐APPROVED
☐DENIED
☐APPROVED W/ COMMENTS
DATE: _____ BY: _____

ELECTRICAL:
☐APPROVED
☐DENIED
☐APPROVED W/ COMMENTS
DATE: _____ BY: _____

PLUMBING:
☐APPROVED
☐DENIED
☐APPROVED W/ COMMENTS
DATE: _____ BY: _____

ZONING:
☐APPROVED
☐DENIED
☐APPROVED W/ COMMENTS
DATE: _____ BY: _____

FIRE:
☐APPROVED
☐DENIED
☐APPROVED W/ COMMENTS
DATE: _____ BY: _____

Processed by: _____

DEPARTMENT for COMMUNITY SUSTAINABILITY
PLANNING, ZONING, AND HISTORIC PRESERVATION
1900 2nd Ave North · Lake Worth, Florida 33461 · Phone: 561-586-1687

DATE: 06/08/2016

APPLICANT: Christine Harasz
1401 S Lakeside Drive
Lake Worth, FL 33460

PROJECT: **COA#16-00100140**: Certificate of Appropriateness (COA) for window and door replacement for the subject property located at 1401 South Lakeside Drive; PCN#38-43-44-27-01-024-0010. The subject property is a non-contributing resource within the South Palm Park Local Historic District.

On May 26, 2016, the Division of Planning, Zoning, and Historic Preservation received a COA application for window and door replacement for the single-family structure located at 1401 South Lakeside Drive. The application proposes to replace (14) existing awning windows with casement windows, and replace (1) window with (1) full lite French door, and replace (1) existing door with a new full lite French door, per the plans and documentation submitted. The completed COA application was submitted prior to the building permit application.

Staff approves the request as described in the COA application, with the following conditions:

1) The (2) east facing 53"x48" 3-pane awning windows shall be replaced with an even 1/3-1/3-1/3 horizontal roller window with exterior raised applied triangular muntins creating 4 horizontal lights in each panel, 12 lights overall.
2) Staff recommends that the windows shall have a clear anodized or silver mill finish.
3) Reflective glass shall not be used. All muntin patterns shall be installed per the stamped elevation drawings, and shall be created using exterior raised applied triangular muntins. No flat or internal muntins shall be permitted.
4) Any paired windows shall be connected by a mullion not to exceed 1" in width, as required.
5) The windows shall be replaced in the existing openings, and the existing openings shall not be made smaller by building in the framing.
6) All conditions shall be met as noted and outlined on the submittal drawings. These drawings shall accompany all permit documents at the time of building permit inspection.

With these conditions, the project is consistent with the requirements of the historic preservation ordinance and will have no adverse physical or visual effect on the property or the surrounding historic district. This approval does not include any changes to the structure that are not specifically stated herein. This letter only constitutes an approval of compliance with the review process for exterior changes to a property within a local historic district as defined in City of Lake Worth Municipal Code §23.5-4. This approval does not exempt the applicant from complying with the building code and zoning ordinance of the City of Lake Worth concerning window installation.
No changes shall be made to the information on this approved application that could in any way constitute a change in the aesthetic character of the project without approval of staff or the Historic Resources Preservation Board. No additional changes to the structure shall be made without further approvals.

Please be advised the Certificate of Appropriateness authorized herein shall be null and void unless construction has commenced and is proceeding within one (1) year from the staff approval date.

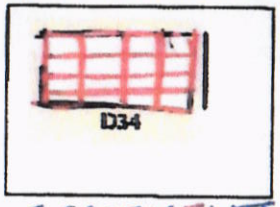
Aimee N. Sunny

Aimee N. Sunny, Preservation Planning Coordinator
Division of Planning, Zoning, and Historic Preservation
Department for Community Sustainability

HISTORIC PROVISO.
ALL MUNTIN PATTERNS SHALL BE INSTALLED PER THESE DRAWINGS, 4 PAGES TOTAL.
COORDINATE ANY QUESTIONS WITH HISTORIC STAFF

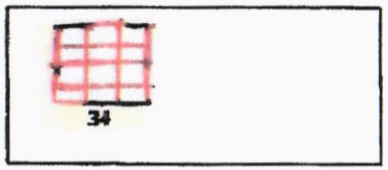
FRONT (EAST) ELEVATION

EAST WINDOW #1
73 x 48



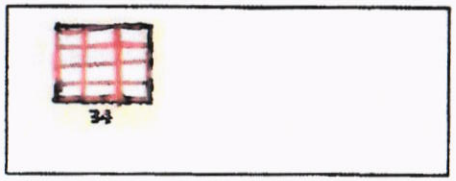
2 CASEMENTS

EAST WINDOW #2
53 x 48



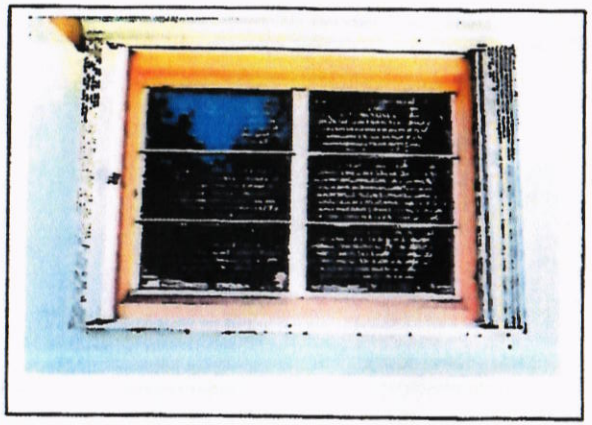
1 HORIZONTAL ROLLER

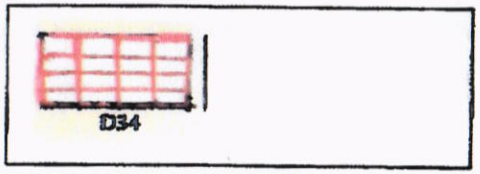
EAST WINDOW #3
53 x 48



1 HORIZONTAL ROLLER

EAST WINDOW #4
73 x 48

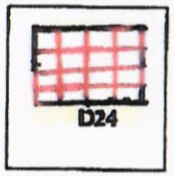




2 CASEMENTS

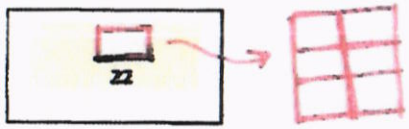
SOUTH SIDE ELEVATION

WINDOW #1 SOUTH
73" x 48"



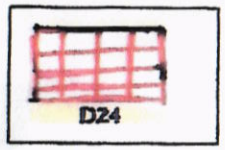
2 CASEMENTS

WINDOW #2 SOUTH
(BATHROOM)
36" x 37.5"



1 CASEMENT

WINDOW #3 SOUTH
73" x 48"

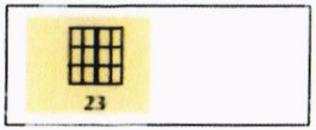


2 CASEMENTS

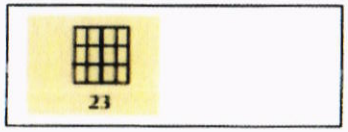
SIDE (NORTH) ELEVATION

NORTH WINDOW #1 73" x 48"—

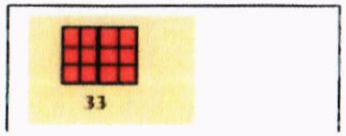
NORTH #2
36 x 36



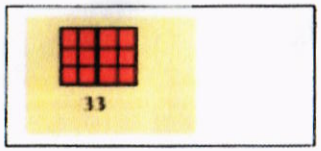
NORTH #3
36 x 36



NORTH #4
36 x 49



NORTH #5
36 x 49



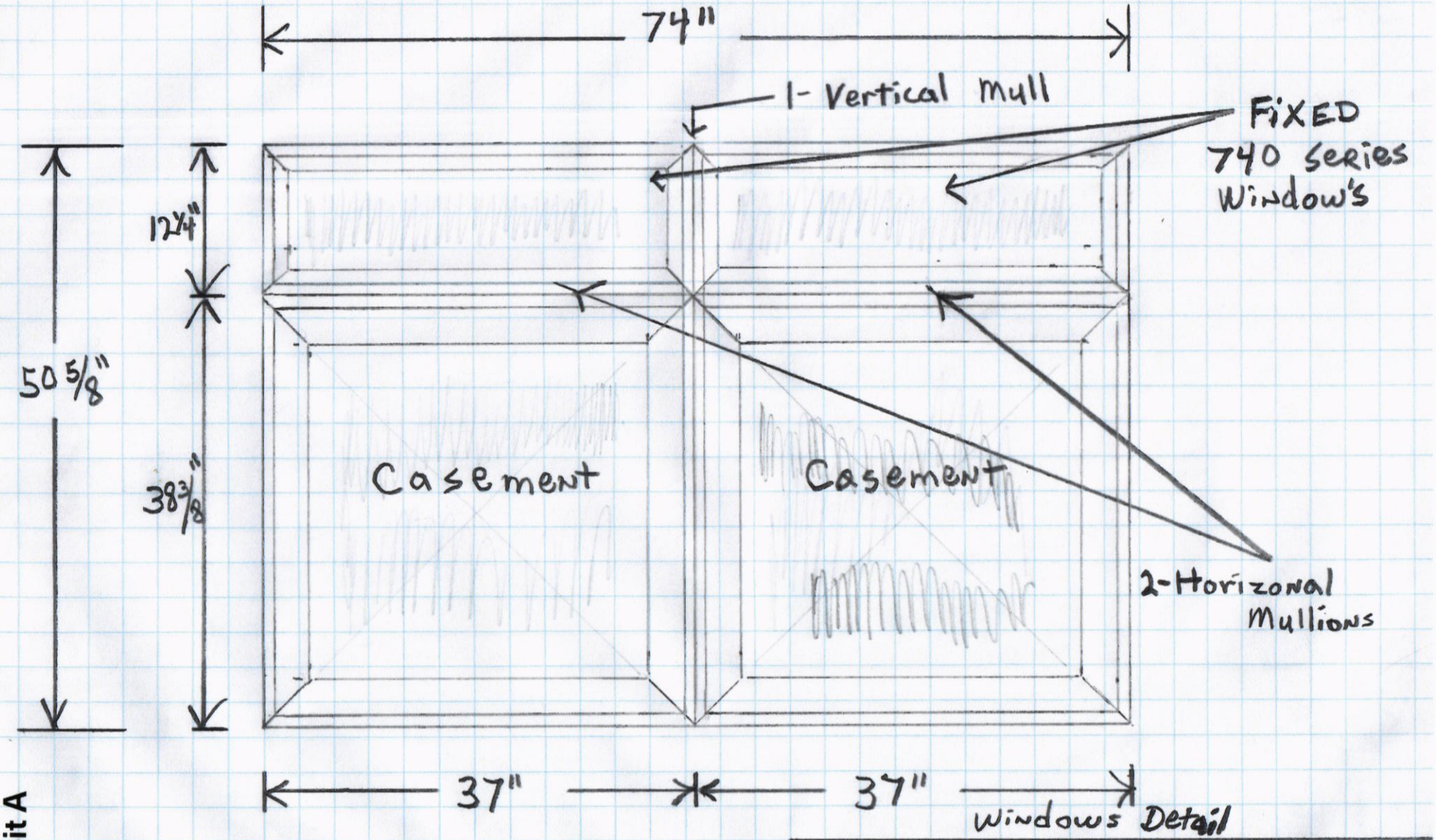


Exhibit A

Windows Detail

Harasz Christine
Newmark Rennie

1401 S Lakeside Dr.
Lake Worth Fl
33460

PO#:	
Job Name:	JEFF 1401LAK
Job Address:	561-460-3851
Quote #	510650
Sales Person:	Jesse Content

Customer Proposal - PGT Windows

ShipTo: BUILDERS FIRSTSOURCE-WEST PALM

Account#: A02176

3661 W BLUE HERON BLVD 012100-1
RIVIERA BEACH, FL 33404-4901
Phone# Fax#

Customer PIA JESSE

Account #

WEST PALM BEACH, FL

Phone# Fax#

Line #	Item Description	Quantity	Line Pricing	
0001 (1.00)	**CA740** WINGUARD CA SERIES 740	**Ordered:** 1.00	**Sell Price** $565.80	**Ext Price** $565.80

Configuration: 37.X38.375,23,1/2" FL,W,HNG LT,WASHABLE,CL,7/8 LIG,NO GRID,X,X,STANDARD,1816 CHARCOAL,DURASEAL,.,.x.

Certification Type: MIAMI
Frame Type: .5FLANGE
Will a Assembly Tube Be Used: NO
Hinge Type: WASHABLE
Size Code: 23.0000
Actual Size: 37 X 38 3/8
Wood Frame Opening: 36 1/4 X 37 5/8
Frame Color: White
Glass Family: Laminated Insulating
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
Low E: NONE
Glass Spacer Type: DS
Screen Type: 1816 Charcoal
Stainless Steel Package: N
Anchor Plate: N
Decralite: N
PositiveDesignPressure: 70.0000
PANumber: FL245
CondensationResistance: 19.0000
SolarHeatGainCoeff: 0.5000
VTCOG: 0.8000

NOA Selection: 16-0629.21
Unit Configuration: X
Hinge Side: LEFT
Size Selection: COMMODITY
Size Ref: TTT
Rough Masonry Opening: 37 3/4 X 38 3/8
Egress Opening: 23 1/2 X 32 3/8 (5.283 SQFT)
Does unit need to meet Turtle Code: NO
Glass Type: 1/8" - 5/16"
Argon Gas: NONE
Glass Color: CLEAR
Privacy Glass: NONE
Grid Type: NO Grid
Handle Type: STD
Anchor Group: C.CA.6.7
Boxing Options: None
CAR#: 16-0629.21
NegativeDesignPressure: 90.0000
EnergyStar: NONE
UF: 0.7600
VT: 0.5300

Location: **Notes:**

0002 (3.00)	**MULL** MULL BARS	**Ordered:** 4.00	**Sell Price** $24.76	**Ext Price** $99.04

Configuration: ,49.625,WHITE,.5FLANGE,SERIES 700,ASSYTUBE

Product Family Series: 700.0000
Frame Type: .5FLANGE
Length: 49.6250
Packaging Options: N

Part Selection: ASSYTUBE
Size Selection: CUSTOM
Frame Color: W

Location: **Notes:**

0003 (2.00)	**PW720** PW720 WINGUARD PICTURE WINDOW	**Ordered:** 8.00	**Sell Price** $248.57	**Ext Price** $1,988.56

Configuration: 37.X12.25,1/2" FL,W,1 1/16 TLIG,CL,OUTSIDE GLZ,NO GRID,SS PACKAGE,.,.x.

	Certification Type: MIAMI Frame Type: .5FLANGE Size Ref: TTT Height: 12.2500 Rough Masonry Opening: 37 3/4 X 12 1/4 Frame Color: White Glass Family: Laminated Insulating Interlayer Type: PVB090 Glass: 1-1/16" LIG (3/16 TMP-7/16AIR-7/16 AN/HS Low E: NONE Glass Spacer Type: DS Stainless Steel Package: Y Decralite: N PositiveDesignPressure: 80.0000 PANumber: FL243 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.6200 VTCOG: 0.7800	NOA Selection: 16-0629.14 Size Selection: CUSTOM Width: 37.0000 Actual Size: 37 X 12 1/4 Wood Frame Opening: 36 1/4 X 11 1/2 Does unit need to meet Turtle Code: NO Tempered Location: UNIT Argon Gas: NONE Glass Color: CLEAR Privacy Glass: NONE Grid Type: NO Grid Boxing Options: None CAR#: 16-0629.14 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5800 VT: 0.7000

Location: **Notes:**

0004 (4.00)	**MULL** MULL BARS	**Ordered:** 8.00		**Sell Price** $17.96	**Ext Price** $143.68

Configuration: ,36.,WHITE,.5FLANGE,SERIES 700,ASSYTUBE

	Product Family Series: 700.0000 Frame Type: .5FLANGE Length: 36.0000 Packaging Options: N	Part Selection: ASSYTUBE Size Selection: CUSTOM Frame Color: W

Location: **Notes:**

Products Ordered	Total Quantity
CA740	1
MULL	12
PW720	8

TOTAL SALE AMT:	$2,797.08
TOTAL CUSTOMER TAX:	$167.82
NET SALE AMOUNT:	$2,964.90 - 1500.00 $1,464.90

PLEASE REVIEW, SIGN, AND FAX TO 561-798-3291 TO PLACE ORDER.ALL PROPOSALS RETURNED TO BUILDERS FIRSTSOURCE SIGNED BY THE CUSTOMER WILL BE CONSIDERED FINAL APPROVAL OF ALL MATERIALS AND THIER SPECIFICATIONS BY SAID CUSTOMER. ALL SIGNED ORDERS ARE FINAL AND CAN NOT BE CHANGED OR CANCELLED ONCE ORDER IS PLACED-ANY ALTERATIONS FROM SPECS, REQUESTED BY BUYER, WHICH BUYER AGREES TO PAY WILL BECOME AN EXTRA CHARGE OVER AND ABOVE ESTIMATE. CONDITIONS HAVE BEEN READ AND ACCEPTED. INSTALLATIONS ARE IN PREPARED OPENINGS. BUCKS NOT INCLUDED.QUOTE ARE VALID FOR 30 DAYS FROM ABOVE DATE.

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

PGT Industries, Inc.
1070 Technology Drive
North Venice, FL 34275

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami–Dade County Product Control Section (In Miami–Dade County) and/or the AHJ (in areas other than Miami–Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami–Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.-

DESCRIPTION: Series "PW-701/720/820" Aluminum Fixed Window - L.M.I.

APPROVAL DOCUMENT: Drawing No. **MD-720-820.1**, titled "Fixed Window Installation Guidelines", sheets 1 through 11 of 11, dated 04/12/13, with revision B dated 05/05/16, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises NOA# 15-0528.26** and consists of this page 1 and evidence pages E-1, E-2 and E-3, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

MIAMI-DADE COUNTY
APPROVED

7/29/16

PGT Industries, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

1. Manufacturer's die drawings and sections.
   (Submitted under NOA No. 03-1105.01)
2. Drawing No. **MD-720-820.1**, titled "Fixed Window Installation Guidelines", sheets 1 through 11 of 11, dated 04/12/13, with revision B dated 05/05/16, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.

B. TESTS

1. Test reports on: 1) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
   2) Large Missile Impact Test per FBC, TAS 201-94
   3) Cyclic Wind Pressure Loading per FBC, TAS 203-94

   along with marked-up drawings and installation diagram of a PVC sliding glass door, a PVC fixed window and an aluminum sliding glass door, using: Kodispace 4SG TPS spacer system, Duraseal® spacer system, Super Spacer® NXT™ spacer system and XL Edge™ spacer system at insulated glass, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-8717, FTL-8968** and **FTL-8970**, dated 11/16/15, 06/07/16 and 06/02/16 respectively, all signed and sealed by Idalmis Ortega, P.E.
2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   4) Large Missile Impact Test per FBC, TAS 201-94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   6) Forced Entry Test, per FBC 2411.3.2.1, and TAS 202-94

   along with marked-up drawings and installation diagram of an aluminum fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-7212**, dated 03/21/13, signed and sealed by Marlin D. Brinson, P.E.
   (Submitted under NOA No. 13-0502.03)
3. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   4) Large Missile Impact Test per FBC, TAS 201-94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203-94

   along with marked-up drawings and installation diagram of an aluminum fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-3835** and **FTL-3850**, dated 07/18/03 and 07/31/03 respectively, all signed and sealed by Joseph C. Chan, P.E.
   (Submitted under NOA No. 03-1105.01)

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 16-0629.14
Expiration Date: February 19, 2019
Approval Date: August 04, 2016

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC-5th Edition (2014)**, dated 05/20/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
   (Submitted under previous NOA No. 15-0528.26)
2. Glazing complies with **ASTM E1300-09**

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER).

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **14-0916.10** issued to **Kuraray America, Inc.** for their **"Kuraray Butacite® PVB Glass Interlayer"** dated 04/25/15, expiring on 12/11/16.
2. Notice of Acceptance No. **14-0916.11** issued to **Kuraray America, Inc.** for their **"Kuraray SentryGlas® (Clear and White) Glass Interlayers"** dated 06/25/15, expiring on 07/04/18.
3. TREMCO Part No. **TR–14271E** EPDM exterior glazing gasket complying with the following:
   a) ASTM C864 Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers with Option II exceptions.
   b) ASTM D412 Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers—Tension of 1600 PSI.
   c) ASTM D395B Test Methods for Rubber Property—Compression Set for 22 HRS 158°F.
   d) ASTM D 624 Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers of 143 lb/ in.

Manuel Perez, P.E.
Product Control Examiner
NOA No. 16-0629.14
Expiration Date: February 19, 2019
Approval Date: August 04, 2016

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC-5th Edition (2014)**, dated May 20, 2015, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
   (Submitted under previous NOA No. 15-0528.26)
2. Statement letter of no financial interest, dated May 20, 2015, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
   (Submitted under previous NOA No. 15-0528.26)
3. Laboratory compliance letter for Test Report No. **FTL-7212**, dated 03/21/13, signed and sealed by Marlin D. Brinson, P.E.
   (Submitted under previous NOA No. 13-0502.03)
4. Laboratory compliance letter for Test Reports No. **FTL-3835** and **FTL-3850**, dated 07/18/03 and 07/31/03 respectively, all signed and sealed by Joseph C. Chan, P.E.
   (Submitted under NOA No. 03-1105.01)
5. Proposal No. **16-0125** issued by the Product Control Section, dated March 09, 2016, signed by Ishaq Chanda, P.E.

G. OTHERS

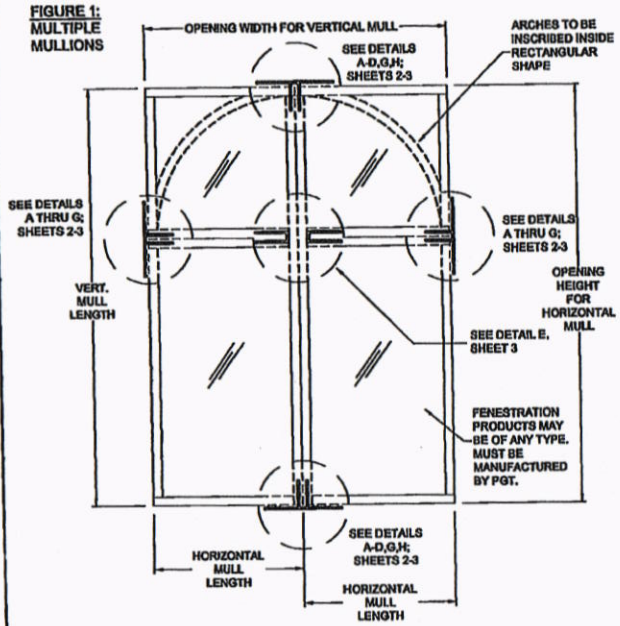
1. Notice of Acceptance No. **15-0528.26**, issued to PGT Industries for their Series "PW-701/720/820" Aluminum Fixed Window – L.M.I." approved on 07/09/15 and expiring on 02/19/19.

Manuel Perez

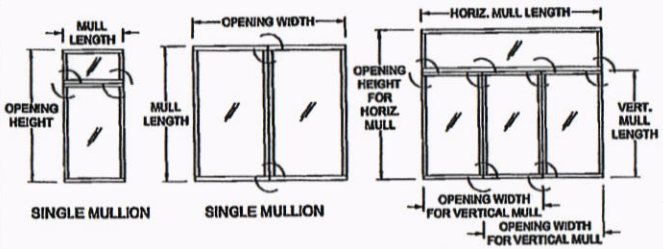
Manuel Perez, P.E.
Product Control Examiner
NOA No. 16-0629.14
Expiration Date: February 19, 2019
Approval Date: August 04, 2016

SUITABLE FOR ALL LOCATIONS REQUIRING NON-IMPACT OR LARGE AND SMALL MISSILE IMPACT-RESISTANT PRODUCTS

FIGURE 1: MULTIPLE MULLIONS



ADDITIONAL EXAMPLES OF MULL CONFIGURATIONS:



SEE CORRESPONDING DETAILS FROM FIGURE 1 ABOVE.

STANDARDS USED:

- 2014 FLORIDA BUILDING CODE (FBC), 5TH EDITION
- ANSI/AF&PA NDS-2012 FOR WOOD CONSTRUCTION
- ALUMINUM DESIGN MANUAL, ADM-2010
- AISI-S100-07/S2-2010

GENERAL NOTES:

1) DETAILS SHOWN ARE FOR THE MULLION ONLY. ANCHORS SHOWN ARE IN ADDITION TO ANY ANCHORS REQUIRED FOR THE FENESTRATION PRODUCT INSTALLATION. TYPICAL APPLICATIONS ARE SHOWN. EACH SITUATION IS UNIQUE AND SHOULD BE EVALUATED BY AN EXPERIENCED INSTALLER FOR THE BEST INSTALLATION METHOD. OPTIONAL 1X OR 2X WOOD BUCKS IF USED, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS AND ARE TO BE DESIGNED BY OTHERS.

2) THE TYPE AND NUMBER OF ANCHORS IS CRITICAL TO THE STRUCTURAL PERFORMANCE OF THE MULLED UNITS. MULLIONS HAVE BEEN TESTED AS "FREE-FLOATING" AND DO NOT NEED TO BE DIRECTLY ATTACHED TO THE MULLION CLIPS, BUT SHALL NOT HAVE A GAP OF MORE THAN 1/4" FROM THE CLIP.

3) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. MULLIONS ARE CALCULATED TO DEFLECT NO MORE THAN L/180. THE 1/3 STRESS INCREASE WAS NOT USED IN THIS ANCHOR EVALUATION. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF WOOD SCREWS.

4) PROPER SEALING OF ENTIRE ASSEMBLY IS THE RESPONSIBILITY OF OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.

5) USE THE COMBINED WIDTH OR HEIGHT OF ONLY TWO ADJACENT FENESTRATION PRODUCTS TO DETERMINE PRESSURES AND ANCHORAGE FOR THE COMMON MULLION, SEE EXAMPLES ON THIS SHEET AND SHEET 24. FOR MULTIPLE UNITS, CONSIDER ONLY TWO ADJACENT UNITS AT A TIME WHEN USING THE DESIGN PRESSURE AND ANCHORAGE TABLES. THE LOWEST DESIGN PRESSURE OF MULTIPLE MULLIONS OR FENESTRATION PRODUCTS SHALL APPLY.

6) WHEN FINDING YOUR SIZE IN THE MULLION TABLES, ALWAYS ROUND UP TO THE NEXT SIZE SHOWN ON THE TABLE(S).

7) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE. ANCHORS SHALL BE COATED OR CORROSION RESISTANT AS APPROPRIATE FOR SUBSTRATE MATERIAL. DISSIMILAR MATERIALS SHALL BE PROTECTED AS REQUIRED TO PREVENT REACTIONS.

8) REFERENCE: TEST REPORTS: FTL-6443; ELCO ULTRACON/AGGRE-GATOR NOA'S

9) MULLIONS AND CLIPS HAVE BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ARE APPROVED FOR IMPACT AND NON-IMPACT APPLICATIONS. MULLIONS ARE ONLY TO BE USED WITH PGT-APPROVED FENESTRATION PRODUCTS HAVING CURRENT APPROVALS.

10) MULLIONS ARE IN COMPLIANCE FOR USE IN THE HVHZ.

11) QUANTITY OF UNITS WITHIN A MULTIPLE MULLED ASSEMBLY IS UNLIMITED PROVIDED THAT THE SPAN AND OPENING WIDTH/HEIGHT OF EACH INDIVIDUAL MULLION COMPLIES WITH THE REQUIREMENTS OF THIS NOA.

INSTRUCTIONS:

1) DETERMINE THE DESIGN PRESSURE REQUIREMENT (LBS/FT²) FOR THE OPENING USING THE ASCE-7 STANDARD.

2) CHOOSE A MULLION TYPE THAT WILL FIT THE DEPTH OF THE FENESTRATION PRODUCT'S FRAME DEPTH.

3) REFER TO SHEET 25 TO DETERMINE IF THE WIND LOADING IS "RECTANGULAR" OR "TRIANGULAR/TRAPEZOIDAL".

4) FIND THE CHOSEN MULLION'S MULLION CAPACITY (LBS/FT²) FROM TABLES 1A THROUGH 16A, ON SHEETS 5 THROUGH 20 RESPECTIVELY, USING THE MULLION TYPE, LENGTH AND OPENING WIDTH OR HEIGHT (DEPENDING IF THE MULLION IS SPANNING VERTICALLY OR HORIZONTALLY). THE MULLION CAPACITY (LBS/FT²) OBTAINED SHALL MEET OR EXCEED THE DESIGN PRESSURE REQUIREMENT (LBS/FT²) FOR THE OPENING OBTAINED IN STEP 1).

5) FROM THE SAME TABLE USED IN STEP 4) ABOVE, FIND THE VALUE IN THE NEXT COLUMN ANCHOR CAPACITY REQUIRED (LBS). THIS VALUE REPRESENTS THE WINDLOAD TRANSFERRED TO THE SUBSTRATE BY THE ANCHORS AND MUST BE MET TO ATTAIN THE FULL MULLION CAPACITY.

6) FROM THE ANCHOR CAPACITY (LBS) TABLE ON THE SAME SHEET AND USING YOUR ACTUAL SUBSTRATE CONDITION (MULTIPLE ANCHOR/SUBSTRATE/ANCHOR-CLIP PATTERN MAY APPLY) SELECT AN ANCHOR CLIP PATTERN AND VERIFY THAT THE REQUIRED ANCHOR CAPACITY IS MET.

7) IF THE MULLION CAPACITY (LBS/FT²) OBTAINED IN THE TABLE IS HIGHER THAN THE DESIGN PRESSURE REQUIREMENT (LBS/FT²) FOR THE OPENING, YOU MAY USE THE "ANCHOR CAPACITY ADJUSTMENT FORMULA" TO OBTAIN THE LOWER ANCHOR CAPACITY REQUIRED. WITH THIS VALUE A LOWER ANCHOR CAPACITY OPTION MAY BE SELECTED FOR THE SAME SUBSTRATE

8) VERIFY THE DESIGN PRESSURE RATING (LBS/FT²) FOR THE FENESTRATION PRODUCT TO BE USED AND COMPARE WITH THE FINAL MULLION CAPACITY (LBS/FT²) OBTAINED FOR THE MULLION SYSTEM. THE LOWER OF THE TWO SHALL APPLY FOR THE ENTIRE MULLED FENESTRATION PRODUCT ASSEMBLY.

9) HIGHLIGHT OPTION USED AND TABLE VALUES USED IN A SPECIFIC APPLICATION WHEN USING THIS NOA TO APPLY FOR A PERMIT.

GENERAL NOTES..... 1
INSTRUCTIONS..... 1
ELEVATIONS..... 1
MULL TO 2X WOOD..... 2
MULL TO 1X & MASONRY..... 2
INSTALLATION NOTES..... 2
MULL TO MASONRY..... 3
MULL TO STEEL STUD..... 3
MULL TO MULL..... 3
ANCHOR SPECS..... 3
ALTERNATATE CLIPS..... 4
BAY MULL INSTALLATION..... 4
1 X 2 X .125 MULL SPECS..... 5
1 X 2 X .375 MULL SPECS..... 6
1 X 2.75 X .375 MULL SPECS..... 7
1 X 2.75 X .65 MULL SPECS..... 8
1 X 3.125 X .500 MULL SPECS..... 9
1 X 4 X .125 MULL SPECS..... 10
1 X 4 X .375 TUBE MULL SPECS..... 11
1 X 4 X .375 "I" MULL SPECS..... 11
1.25 X 3.166 X .265 MULL SPECS..... 12
1.25 X 3.25 X .100 MULL SPECS..... 13
1.25 X 3.25 X .624 MULL SPECS..... 14
1.25 X 3.94 X .624 MULL SPECS..... 15
2 X 4 X .25 MULL SPECS..... 16
2 X 6 X .25 MULL SPECS..... 17
1.28 X 2.11 X .125 MULL SPECS..... 18
30° X 3.25 BAY MULL SPECS..... 19
45° X 3.25 BAY MULL SPECS..... 20
MULLION & CLIP DIMENSIONS..... 21-23
EXAMPLES 1 & 2..... 24
LOADING EXAMPLES..... 25

PGT
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
P.O. BOX 1529
NORTH VENICE, FL 34274
FL CERT. OF AUTH.# 29296

Title: IMPACT-RESISTANT ALUMINUM TUBE MULLIONS
Description: GENERAL NOTES AND ELEVATION
Series: N/A | Scale: N/A | Drawing No. 6300JR | Sheet: 1 of 25 | Rev: B
Drawn By: J ROSOWSKI | Date: 08/29/11 | Checked By: | Date:
Rev By: J ROSOWSKI | Date: 10/10/14 | Revision: NEW MULLS TO SHEETSET

PRODUCT REVISED
as complying with the Florida Building Code
Acceptance No 16-0728.
Expiration Date May 7th, 2021
By Manuel Perez
Miami-Dade Product Control

ANTHONY LYNN MILLER
LICENSE
No. 58705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
FL P.E.# 58705

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

PGT Industries, Inc.
1070 Technology Drive
North Venice, FL 34275

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami–Dade County Product Control Section (In Miami–Dade County) and/or the AHJ (in areas other than Miami–Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami–Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.-

DESCRIPTION: Series "AW-740" Aluminum Awning Window - L.M.I.

APPROVAL DOCUMENT: Drawing No. **MD-AW740LM**, titled "Awning Window Details - LM & SM", sheets 1 through 11 of 11, dated 08/08/12, with revision B dated 05/05/16, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises NOA# 15-0519.11** and consists of this page 1 and evidence pages E-1 and E-2, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

MIAMI-DADE COUNTY APPROVED

9/1/16

PGT Industries, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

1. Manufacturer's die drawings and sections.
   (Submitted under NOA No. 12-1218.07)
2. Drawing No. **MD-AW740LM**, titled "Awning Window Details – LM & SM", sheets 1 through 11 of 11, dated 08/08/12, with revision B dated 05/05/16, signed and sealed by Anthony Lynn Miller, P.E.

B. TESTS

1. Test reports on: 1) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
   2) Large Missile Impact Test per FBC, TAS 201-94
   3) Cyclic Wind Pressure Loading per FBC, TAS 203-94

   along with marked-up drawings and installation diagram of a PVC sliding glass door, a PVC fixed window and an aluminum sliding glass door, using: Kodispace 4SG TPS spacer system, Duraseal® spacer system, Super Spacer® NXT™ spacer system and XL Edge™ spacer system at insulated glass, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-8717, FTL-8968** and **FTL-8970**, dated 11/16/15, 06/07/16 and 06/02/16 respectively, all signed and sealed by Idalmis Ortega, P.E.
2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   4) Forced Entry Test, per FBC 2411.3.2.1, and TAS 202-94
   5) Large Missile Impact Test per FBC, TAS 201-94
   6) Cyclic Wind Pressure Loading per FBC, TAS 203-94

   along with marked-up drawings and installation diagram of a series CA740P aluminum projected (awning) window, prepared by Fenestration Testing Laboratory, Inc. Test Report No. **FTL-7061**, dated 10/03/12, signed and sealed by Marlin D. Brinson, P.E.
   (Submitted under NOA No. 12-1218.07)

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC-5th Edition (2014)**, dated 05/16/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
   (Submitted under previous NOA No. 15-0519.11)
2. Glazing complies with **ASTM E1300-04**

Manuel Perez, P.E.
Product Control Examiner
NOA No. 16-0714.23
Expiration Date: April 11, 2018
Approval Date: September 08, 2016

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER).

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **14-0916.10** issued to **Kuraray America, Inc.** for their **"Kuraray Butacite® PVB Glass Interlayer"** dated 04/25/15, expiring on 12/11/16.
2. Notice of Acceptance No. **14-0916.11** issued to **Kuraray America, Inc.** for their **"Kuraray SentryGlas® (Clear and White) Glass Interlayers"** dated 06/25/15, expiring on 07/04/18.

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC-5th Edition (2014)**, dated May 16, 2015, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E. ***(Submitted under previous NOA No. 15-0519.11)***
2. Statement letter of no financial interest, dated May 16, 2015, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E. ***(Submitted under previous NOA No. 15-0519.11)***
3. Proposal No. **16-0125** issued by the Product Control Section, dated March 09, 2016, signed by Ishaq Chanda, P.E.

G. OTHERS

1. Notice of Acceptance No. **15-0519.11**, issued to PGT Industries for their Series "AW-740" Aluminum Awning Window - L.M.I. approved on 07/16/15 and expiring on 04/11/18.

Manuel Perez, P.E.
Product Control Examiner
NOA No. 16-0714.23
Expiration Date: April 11, 2018
Approval Date: September 08, 2016

GENERAL NOTES: SERIES 740 IMPACT-RESISTANT AWNING WINDOW

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ). FOR INSULATED GLASS INSTALLATIONS ABOVE 30' IN THE HVHZ, THE OUTBOARD LITE (CAP) MUST TEMPERED.

2) SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS.

3) FOR MASONRY APPLICATIONS IN MIAMI-DADE COUNTY, USE ONLY MIAMI-DADE COUNTY APPROVED MASONRY ANCHORS. MATERIALS USED FOR ANCHOR EVALUATIONS WERE SOUTHERN PINE, ASTM C90 CONCRETE MASONRY UNITS AND CONCRETE WITH MIN. KSI PER ANCHOR TYPE, SEE TABLE 3, SHEET 4.

4) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.

5) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT EMBEDMENT AS SPECIFIED ON TABLE 3, SHEET 4. NARROW JOINT SEALANT IS USED ON ALL FOUR CORNERS OF THE FRAME. INSTALLATION ANCHORS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.

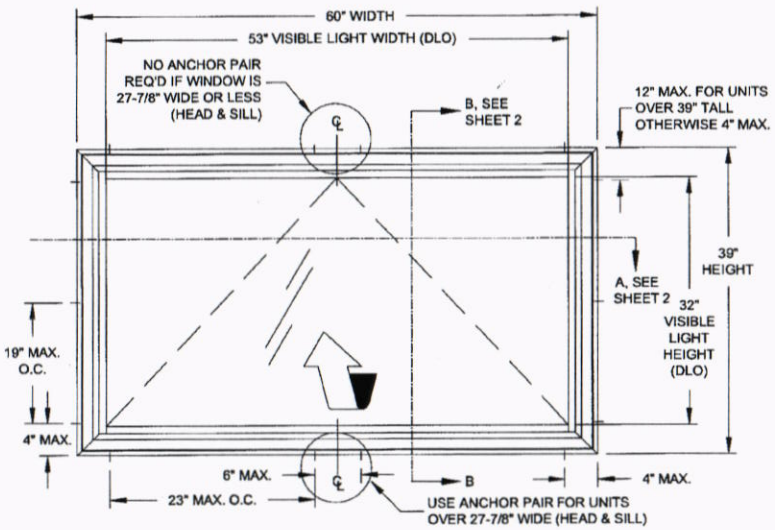
6) SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.

7) DESIGN PRESSURES:
A. NEGATIVE DESIGN LOADS BASED ON STRUCTURAL TEST PRESSURE, FRAME ANALYSIS AND GLASS PER ASTM E1300.
B. POSITIVE DESIGN LOADS BASED ON WATER TEST PRESSURE, STRUCTURAL TEST PRESSURE, FRAME ANALYSIS AND GLASS PER ASTM E1300.

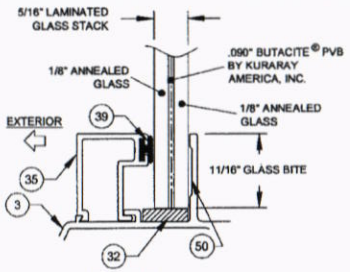
8) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

9) REFERENCES: TEST REPORTS FTL-7061, 3579, 3580, 3724; ELCO ULTRACON NOA; ELCO CRETEFLEX NOA; ANSI/AF&PA NDS FOR WOOD CONSTRUCTION AND ADM ALUMINUM DESIGN MANUAL.

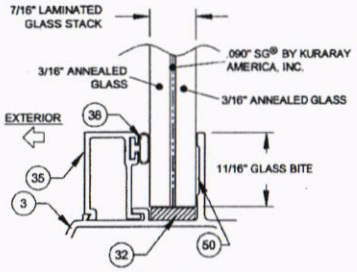
DESIGN PRESSURE RATING	IMPACT RATING
VARIES, SEE SHEETS 5-9	RATED FOR LARGE & SMALL MISSILE IMPACT RESISTANCE



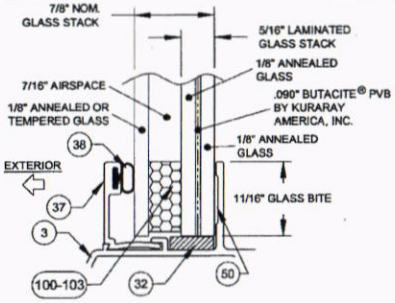
TYP. ELEVATION OF AWNING WINDOW



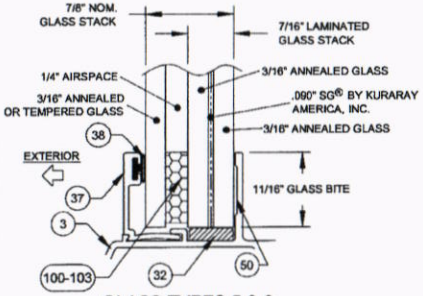
GLASS TYPE 1



GLASS TYPES 2



GLASS TYPES 3 & 4



GLASS TYPES 5 & 6

GENERAL NOTES	1
ELEVATION	1
GLAZING DETAILS	1
INSTALLATION	2
ASSEMBLY TUBE DETAILS	3
ANCHOR SPECIFICATIONS	4
ANCHOR QUANTITIES	4
DESIGN PRESSURES	5-9
ASSEMBLY DETAILS/BOM	10
EXTRUSIONS/SPACER	11

TABLE 1:

	Glass Types	Sheet #
1	5/16" Lami (1/8" An - .090" PVB - 1/8" An)	5
2	7/16" Lami (3/16" An - .090" SG - 3/16" An)	6
3	7/8" Lami. IG (1/8" An - 7/16" Air - 1/8" An - .090" PVB - 1/8" An)	7
4	7/8" Lami. IG (1/8" T - 7/16" Air - 1/8" An - .090" PVB - 1/8" An)	8
5	7/8" Lami. IG (3/16" An - 1/4" Air - 3/16" An - .090" SG - 3/16" An)	9
6	7/8" Lami. IG (3/16" T - 1/4" Air - 3/16" An - .090" SG - 3/16" An)	9

"PVB"= BUTACITE® PVB BY KURARAY AMERICA, INC.
"SG"= SENTRYGLAS® BY KURARAY AMERICA, INC.

STANDARDS USED:

- 2014 FLORIDA BUILDING CODE (FBC), 5TH EDITION
- ASTM E1300-04
- ANSI/AF&PA NDS-2012 FOR WOOD CONSTRUCTION
- ALUMINUM DESIGN MANUAL, ADM-2010
- AISI-S100-07/S2-2010

STATE OF FLORIDA A. LYNN MILLER LICENSE 58705 STATE OF FLORIDA
6/14/16
A. LYNN MILLER, P.E.
P.E.# 58705

PGT®
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
P.O. BOX 1529
NOKOMIS, FL 34274
CERT. OF AUTH. #29296

Revised By:	Date:	Revision B:
JR	05/05/16	ADDED SHEET 11 WITH SPACERS.
Revised By:	Date:	Revision A:

PRODUCT REVISED as complying with the Florida Building Code
Acceptance No 16-0714.23
Expiration Date April 11, 2018
By Manuel Perez
Miami-Dade Product Control

Description:	Drawn By:
GENERAL NOTES & ELEVATION	J ROSOWSKI

Title:	Date:
AWNING WINDOW DETAILS - LM & SM	08/08/12

Series/Model:	Scale:	Sheet:	Drawing No.	Rev:
AW-740	NTS	1 OF 11	MD-AW740LM	B

DESIGN

Character-Defining Windows

In this "Drawing Board" column, architect Lynn Hopkins describes both the characteristic and uncharacteristic features of four broad house styles.

By **Lynn Hopkins (http://www.finehomebuilding.com/author/lynn-hopkins)** | **Issue 224 (http://www.finehomebuilding.com/issue/2011/11/issue-224)**

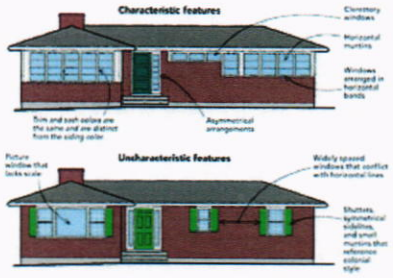
Through their size, shape, arrangement, and trim, windows do much to establish the character of a house. Because they also must fit in as part of a larger whole, choosing windows that work well with a house's overall style is important.

Most houses either date from a specific time period or reference a particular architectural style. Understanding that style and its design conventions can help you to select and arrange windows that reinforce this intended character.

Here, I'll describe how window choices reflect and inform the character of houses in four broad architectural styles, including ranch/midcentury modern, Craftsman, Victorian, and colonial. I'll also point out some common selection errors and missed opportunities.

In the illustrations, I've intentionally avoided the labels "Do" and "Don't" because sometimes breaking with convention is desirable. In this discussion, however, I'm assuming the goal is to choose windows that reinforce an intended style. Therefore, I point to the differences between "characteristic" window features of each style and the "uncharacteristic" features often misapplied to these styles.

Ranch/Midcentury Modern



(http://s3.amazonaws.com/finehomebuilding.s3.tauntoncloud.com/app/uploads/2016/04/09111435/021224090_xlg.jpg)

1950s-present

Ranches are single-story houses with shallow pitched roofs, a 1950s building type that popularized organizational objectives from the midcentury-modern architectural movement. Unlike the preceding styles, however, many ranch-style homes never reached their full potential. This may be because few respond consistently to the broad, horizontal orientation of their one-story form. Many ranches in the Eastern part of the country have colonial-style multipane windows, sometimes with shutters—elements that are more appropriate on a colonial-style house. Often, they have a large picture window that lacks scale and not only provides a view of the neighbors' house across the street, but also allows those neighbors an unobstructed view of the ranch's occupants.

A more successful window strategy for a single-story home is to embrace its horizontal proportions by grouping windows together into long, horizontal bands. Trim can be painted the same color as the window sashes and made distinct from the siding to help unify these bands, downplaying and disguising places where windows are interrupted by solid walls. Horizontal muntins reinforce the lateral orientation further. Casement, awning, and gliding windows, all introduced in the mid-20th century, are appropriate and practical choices for modern-style houses. Clerestory windows, tucked high on the wall and under the eaves, are a great way to bring a band of natural light into a room while maintaining privacy, and they are inherently horizontal in character.

The midcentury ranch is a style that accommodates asymmetry, either on the facade as a whole or in more modest instances, such as a single sidelite next to the entry door.

Craftsman

1900s-1940s

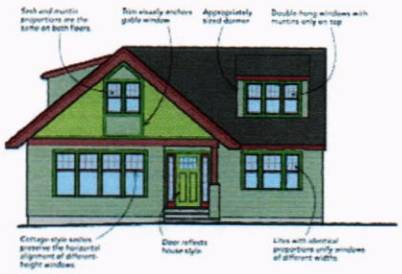
This era also includes prairie-and bungalow-style houses. These houses have more horizontal proportions than their tall Victorian predecessors. The form, often with broad gables and wide, overhanging eaves, looks like a single-story house with additional living space tucked away in a large, secondlevel attic

secondlevel attic.

Technological development during this era enabled larger glass sizes than had been possible before, but some lite divisions characteristic of earlier styles were retained, either in the upper sash or a transom window. A 6-over-1 or 4-over-1 muntin configuration has the advantage of providing the visual interest of smaller panes, or lites, in the top sash, but it allows an unobstructed view through the single-lite lower sash. Cottage-style windows, with a bottom sash that's taller than the upper sash, were commonly used in combination with conventional equal-height sash windows to unify windows of different heights visually. These two window types can work together when the upper sashes of both are the same height and align, even if the sills don't.

Muntins also can help to unify a window assembly with a wider center window and two narrower flankers. If the glass in the wider window is half again as wide as the glass in the narrower windows, each lite will be the same size when the glass is divided into four panes on the narrower window and into six on the wider. The consistent size of the lites ties the various window widths together into a harmonious whole.
Dormers are typical of this style.

If your house has a dormer, make sure the dormer is sized so that it appears subordinate to the roof and is positioned so that there is adequate roof visible below. Use multiple narrower windows with muntins to help reduce the scale and make the windows seem smaller.



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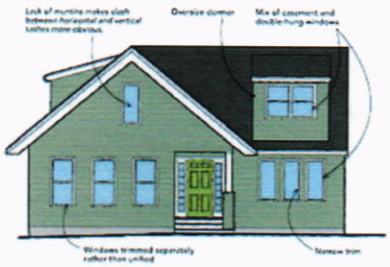

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Victorian

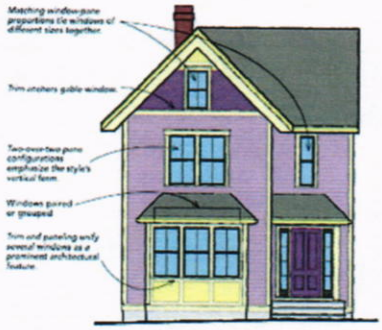
1830s-early 1900s

Greek-revival, Gothic, Queen Anne, shingle, and similar-style houses that reference the mid- to late-19th century often have distinctly vertical proportions. Rooms and houses tended to be tall, so windows also could be tall. Glassmaking technology of the time made fairly large panes of glass possible, and windows of this era often have a 2-over-2 muntin configuration. A new generation of architects broke with earlier conventions, often grouping windows together. Building forms were more complicated as well, often with multiple gabled or hip roofs, bay windows, and porches. The variety and asymmetry of this house form could accommodate a wide variety of window sizes and groupings.

Ornamentation was also highly favored at this time. Trim and panels around windows took on a marked exuberance. Stainedglass feature windows were common, especially in stairways.

If the house you are designing has vertical proportions, consider reflecting those proportions with the muntin configuration of your windows. Houses with a variety of roofs will happily accommodate a wider variety of window sizes and shapes than a simple gabled box can. Keeping the glass panes in the windows proportional to each other helps to tie multiple window sizes together visually.

Avoid covering the wall below a bay window with the same siding used on the rest of the house. Instead, use trim and paneling to pull windows and walls together visually into a larger assembly. Likewise, don't let an attic window float in an undifferentiated field of conventional siding. Add some trim, and/or change the siding type to tie the window into a focal point that celebrates the gable and the variety inherent in this house form



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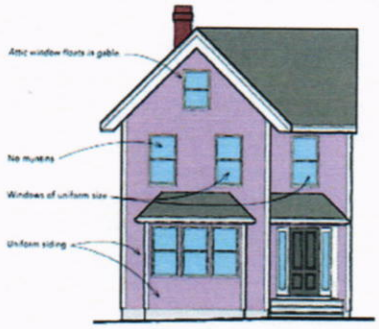

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Colonial

1600s-present

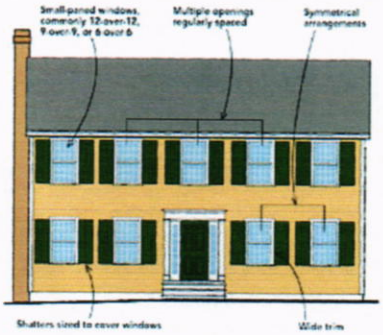
Colonial style got its start in the late 1600s and has flourished since, with multiple revivals and variations. Many stylistic conventions of colonial houses can be traced back to practical considerations. Colonial houses had small-paned windows because glass size at the time was limited. The panes, usually about 8 in. or 9 in. wide and 10 in. or 12 in. tall, were held in the window sash by muntins. Each window sash had multiple panes arranged in two, three, or four columns and rows. Double-hung windows, with their two sliding sashes, are often identified by the number of lites in each sash. In the colonial era, 6-over-6, 9-over-9, and 12-over-12 configurations were common. Muntins have the added design advantage of introducing a level of detail that provides interest and scale to a building's facade.

Most colonial homes followed old-world design conventions that limited the widths of wall openings. Individual windows, often evenly spaced and all the same size, were common. Thus, consistent window sizes and a symmetrical arrangement are appropriate for a contemporary colonial house, or any house with a simple two-story, boxlike form.

Trim around colonial windows was wide, making a design feature of the need to cover the gap between window frame and rough opening. Shutters were common for weather-related reasons and were sized to cover the window completely.

It follows, then, that large, single-lite casement windows with narrow or no trim look odd on a house with a boxy colonial shape. Because they lack muntins, these windows don't provide a clue about human scale, making the house look vacuous and banal. Likewise, ganging windows together in multiples, varying their sizes, and arranging them in an asymmetrical fashion are also at odds with this form of house.

If the house you are designing is a two-story box with a simple gable or hip roof and other traditional details, a regular, predictable arrangement of similar-size windows will do the most to enhance its character. Add interest to the facade with the muntin configuration and simple but generous trim around the windows.



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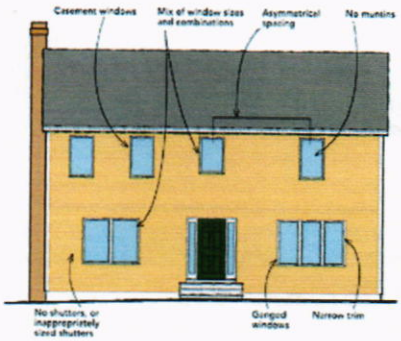

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Drawings: Lynn Hopkins

No comments yet

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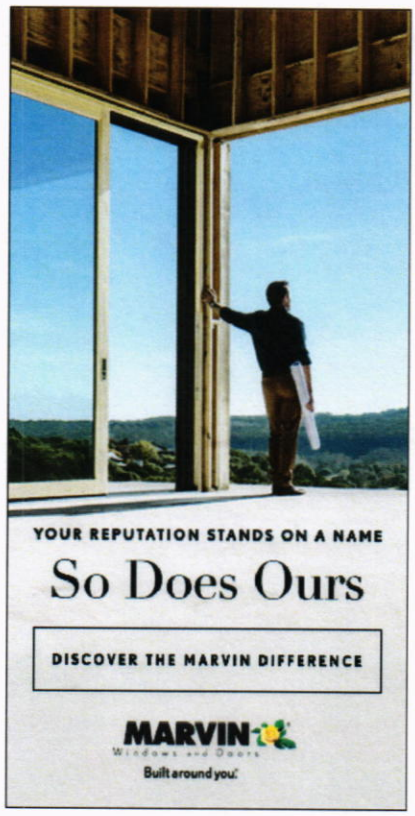

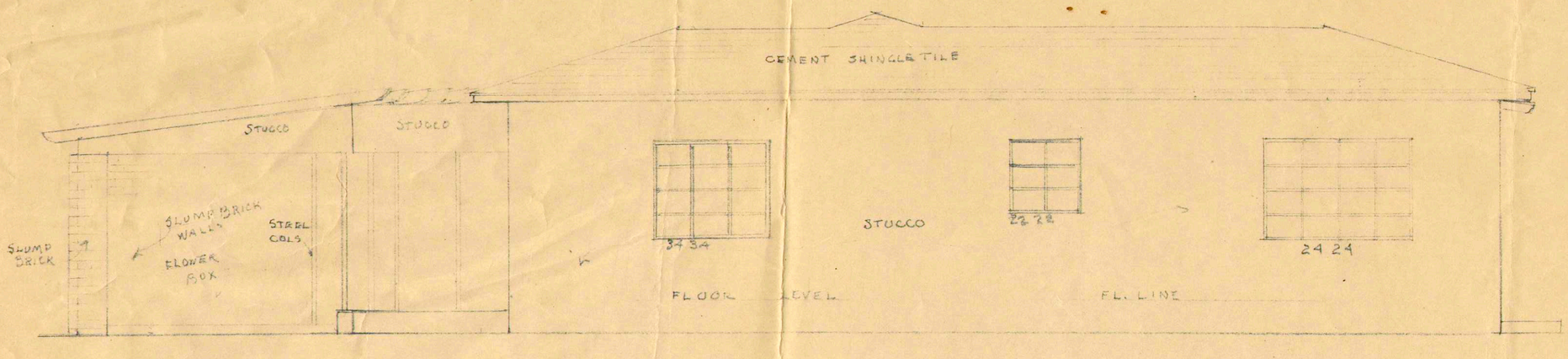

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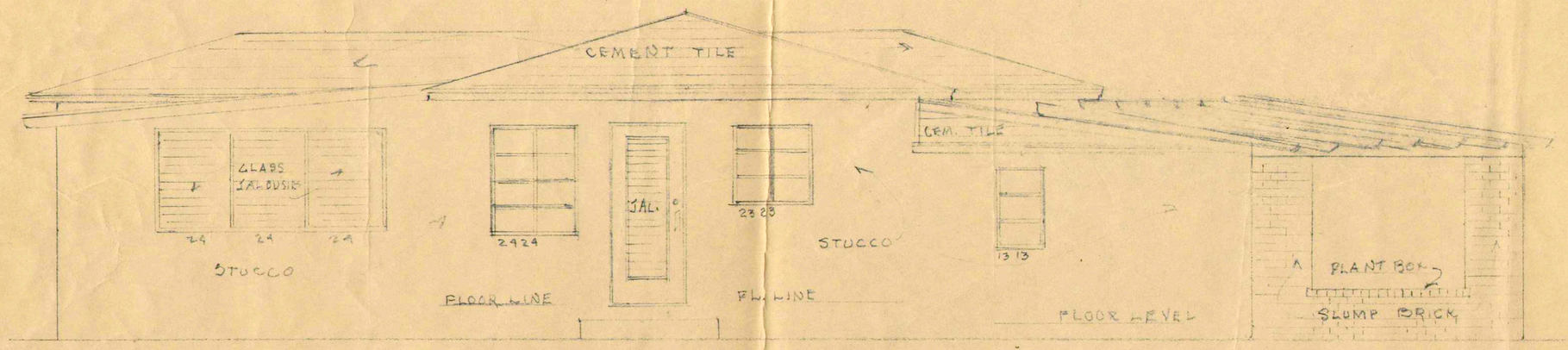

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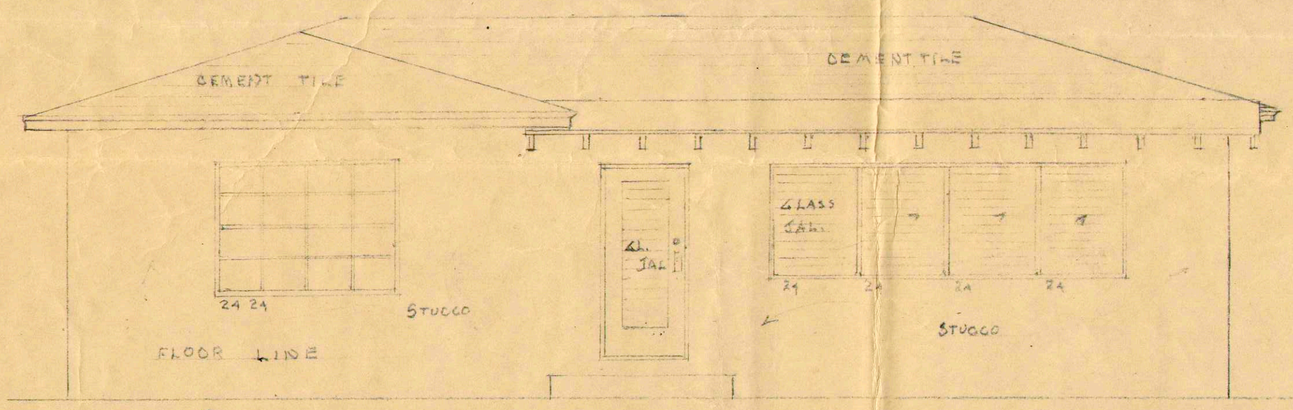

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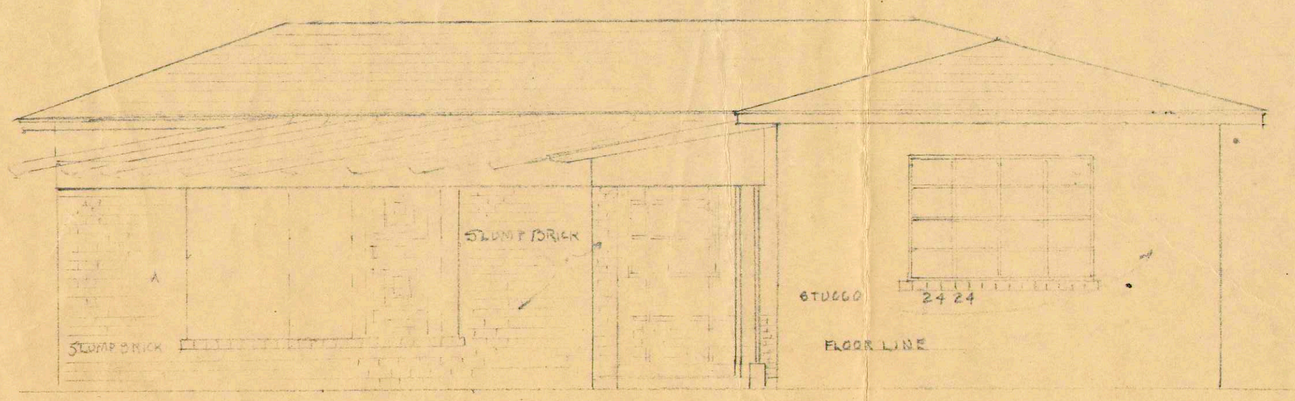

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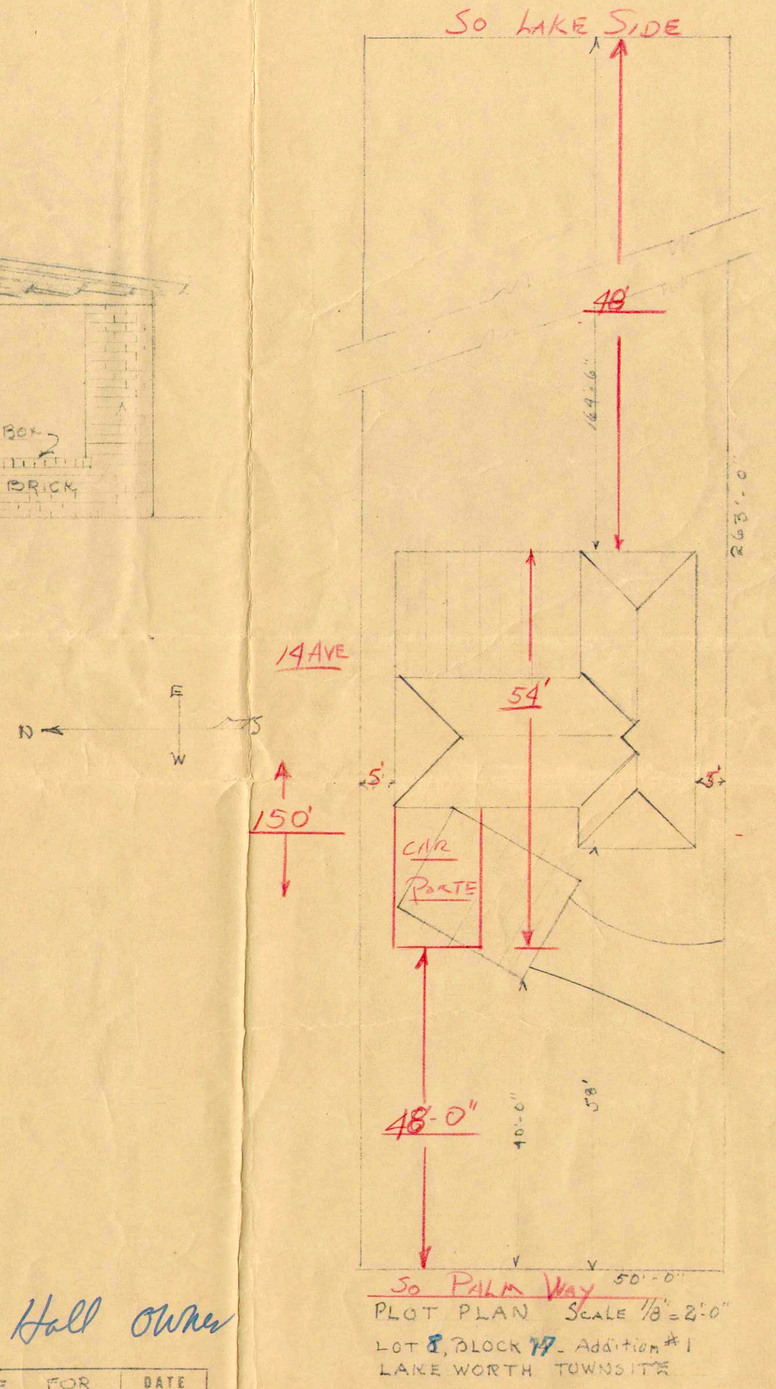


PLOT PLAN Scale 1/8"=2'-0"

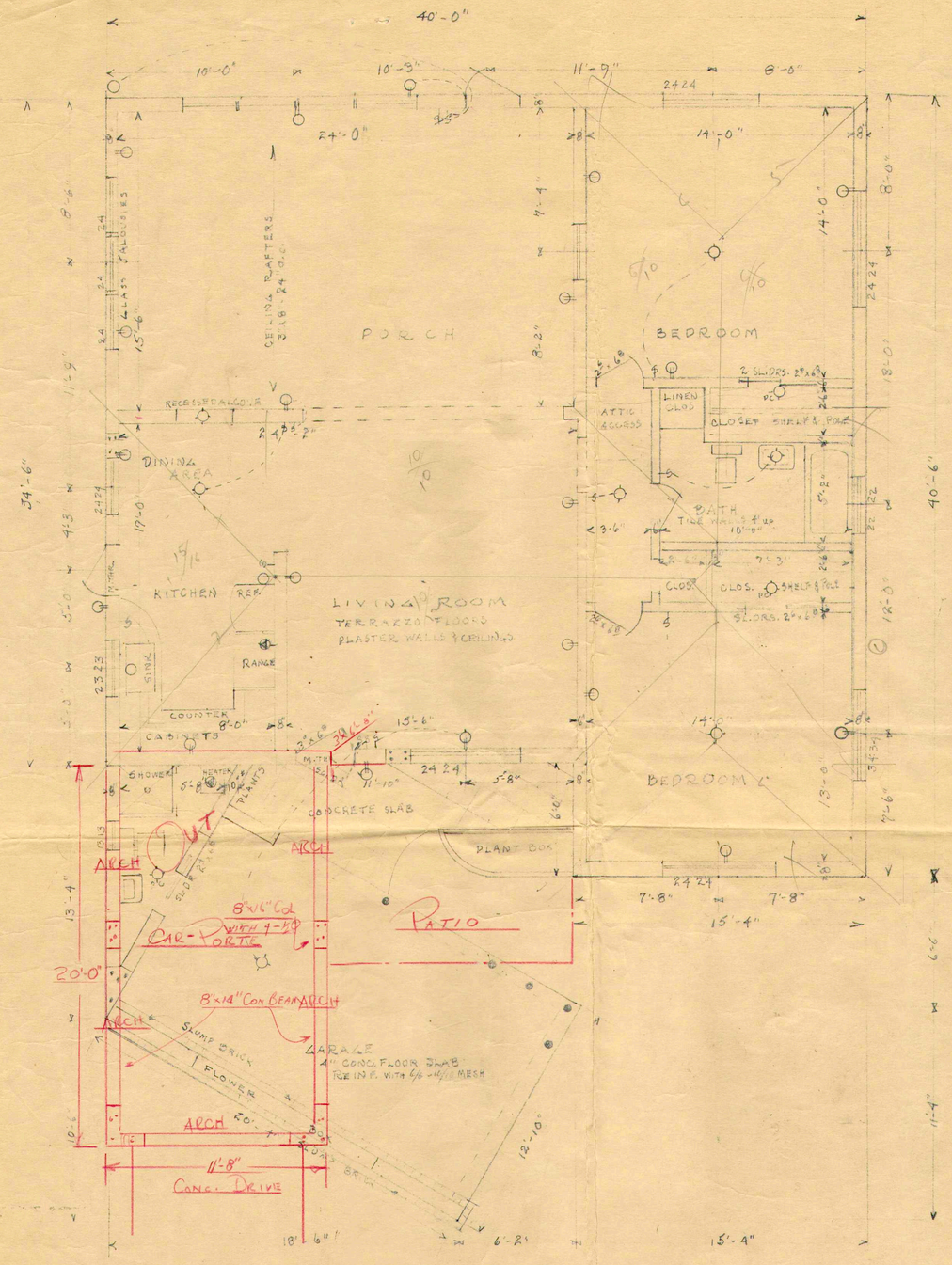
LOT 8, BLOCK 77 - Addition #1
LAKE WORTH TOWNSITE

Horace W Hall Owner

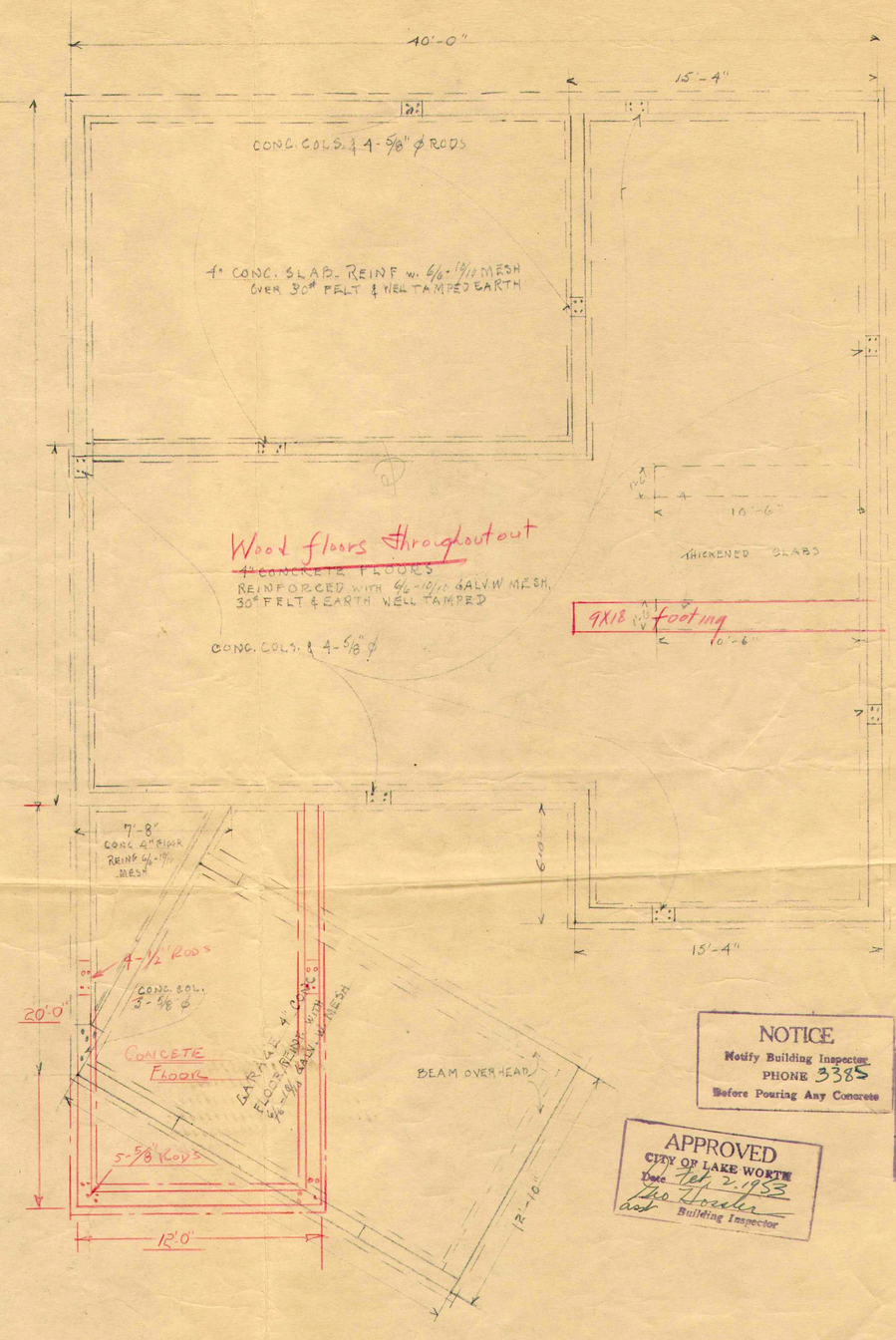
CHECKED BY	RESIDENCE FOR ~~Mr. & Mrs. Ronald Olsen~~ LAKE WORTH, FLORIDA	DATE DEC 3 1951
JOB No.	AGNES BALLARD ARCHITECT 415 Hampton Road West Palm Beach, Florida	SHEET 2

Agnes Ballard

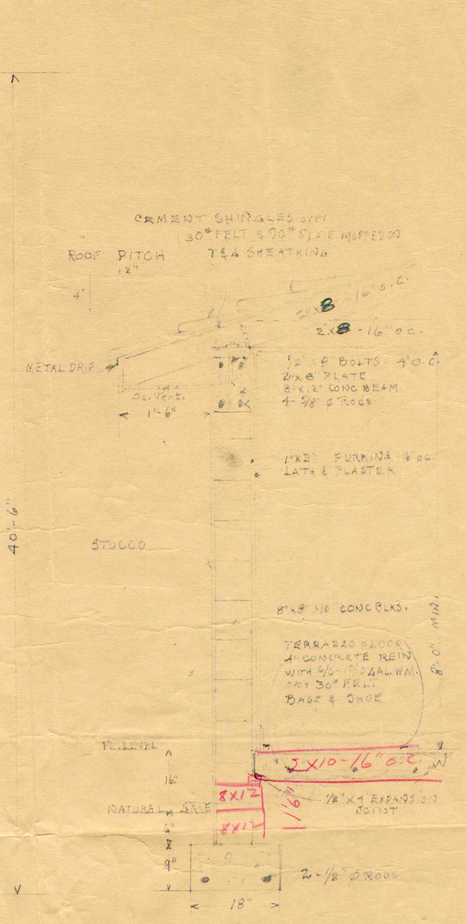
STATE OF FLORIDA · AGNES BALLARD · REGISTERED ARCHITECT · FLORIDA



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



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



WALL SECTION
SCALE 3/4" = 1'-0"

NOTICE
Notify Building Inspector
PHONE 3385
Before Pouring Any Concrete

APPROVED
CITY OF LAKE WORTH
Date Feb 2, 1953
Geo Hooker
Asst Building Inspector

-NOTE-
TOP of footing MUST be six inches (6") below lowest point of NATURAL grade. Footings shall be formed with 2" boards or equal.
FULL DEPTH of concrete member.
INSPECTION DEPARTMENT
CITY OF LAKE WORTH

Agnes Ballard

CHECKED BY	RESIDENCE FOR [redacted]	DATE DEC 8 1951
JOB No.	LAKE WORTH, FLORIDA	SHEET No 1
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