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, FEBRUARY 10, 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 2015 Meeting Minutes

   B. November 2015 Meeting Minutes

   C. January 2016 Meeting Minutes

5. Cases

   A. Swearing in of Staff and Applicants

   B. Proof of Publication

      1. Lake Worth Herald

   C. Withdrawals/Postponements

   D. Consent

   E. Public Hearings

      1. Board Disclosure

         a. HRPB Project Number 15-00100209: Consideration of a Certificate of Appropriateness (COA) for new construction of a rear accessory garage, for the single-family structure located at 525 North Palmway; PCN# 38-43-44-21-15-162-

0110. The subject property was constructed in 1939 and is a contributing resource within the Old Lucerne Local Historic District.

b. HRPB Project Number 15-00100230: Consideration of Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the property located at 514 South J Street, PCN# 38-43-44-21-15-171-0100. The subject building was constructed c.1924 and the property is a contributing resource within the Southeast Lucerne Local Historic District.

F. Unfinished Business

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

G. New Business

1. HRPB Project Number 15-00100231: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 520 North Palmway, PCN# 38-43-44-21-15-164-0050. The subject building was constructed in 1939 and the property is a contributing resource within the Old Lucerne Local Historic District.

2. HRPB Project Number 16-00100002: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 612 North Palmway, PCN# 38-43-44-21-15-166-0030. The subject building was constructed in 1939 and the property is a contributing resource within the Old Lucerne Local Historic District.

3. HRPB Project Number 15-00100240: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 726 North M Street, PCN# 38-43-44-21-15-222-0060. The subject building was constructed in 1941 and the property is a contributing resource within the Northeast Lucerne Local Historic District.

4. HRPB Project Number 15-00100234: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family residence located at 921 South Palmway; PCN# 38-43-44-27-01-031-0131. The subject property was constructed in 1965 and is a non-contributing resource within the South Palm Park Local Historic District.

5. Conceptual Review for 314 Columbia Dr: Discussion of an addition to the rear and side of the existing structure.

6. PZB/HRPB Project Number 16-02900001 Chapter 23, Land Development Regulations & Permitted Use Table of the Lake Worth Code of Ordinances

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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Agenda
Regular Meeting
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WEDNESDAY, OCTOBER 14, 2015 6:00 PM

1. Roll Call and Recording of Absences: Herman Robinson, Chair, called the meeting to order at 6:00 PM. Curt Thompson, Community Planner, called the roll.
   Present in addition to the Chair were: Darrin Engel; Tom Norris; and Loretta Sharpe.
   Also present were: Carolyn Ansay, Assistant City Attorney; Maxime Ducoste, Planning & Preservation Manager; Aimee Sunny, Preservation Planning Coordinator; and Curt Thompson, Community Planner.

2. **Pledge of Allegiance**

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

   Action: Motion to approve the Agenda made by Mr. Engel with a second by Mr. Norris
   Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Norris; and Ms. Sharpe.
   Unanimous Motion carried four (4) to zero (0).

4. Approval of Minutes

   A. September 9 2015 RM

   Action: Motion to approve the September 9, 2015, Minutes made by Mr. Norris
   Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Norris; and Ms. Sharpe.
   Unanimous Motion carried four (4) to zero (0).

5. Cases

   A. Swearing in of Staff and Applicants
      - Mr. Thompson administered the swearing in.

   B. Proof of Publication
      1. Legal Ad
         a) 302 North Lakeside Drive

   C. Withdrawals/Postponements

- None.

D. Consent

E. Public Hearings

1. Board Disclosure
   - None.

2. HRPB Project Number 15-00100154: Consideration of a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at 302 North Lakeside Dr.; PCN# 38-43-44-21-15-430-0010. The subject property is a vacant lot located within the Old Lucerne Local Historic District.

   - Staff Comments: Aimee Sunny (06:05 PM)

   Request is to construct a new single-family residence on a vacant lot, at the corner of North Lakeside Drive and 3rd Avenue North, in the Single Family Residential Zoning District. Applicant has submitted site plans, floor plans, elevations, and a landscape plan to construct a 1-story contemporary cottage house. The proposed building complies with all applicable zoning regulations, and would not require any variances. Ms. Sunny expressed a few concerns with the relationships of solids to voids, and long expanses of blank façades, as seen on the North elevation and portions of the South elevation. Additional concerns regarding the window pattern and inconsistencies in the elevations and window/door schedule. Staff recommends continuance of the project in order to allow the applicant time to address Staff concerns. Staff also provided recommended conditions of approval if the Board chooses to approve the project.

   - Board Member Comments:

   Loretta Sharpe indicated that she does not agree with reviewing the architectural quality of proposed new construction. Mr. Engel stated that it is the purview of the Board to review all new construction in the historic district, in order to protect the integrity of the surrounding district. Staff responded that it is the purview of the Board to review all new construction for compatibility with the historic district. Ms. Sharpe questioned the recommended conditions of approval regarding Staff review at permitting. Staff responded that these conditions help to expedite the permitting process, and allow for details to be reviewed by Staff, rather than requiring the project to go back before the HRPB. Mr. Engel questioned the parking space located in the front setback, and the front yard permeability requirement, as well as the lack of a proposed sidewalk. Plans do not show a sidewalk, Aimee adds that is correct, a sidewalk shall be installed by the applicant.

   - Public Comment:

   Ms. Sunny read a letter into the record that was received from Judith Just, absent Board member.

   Applicant Presentation: Kelly Yates, Architect (06:25 PM)

Mr. Yates stated that he does acknowledge that the north elevation does have blank area, but that Mr. Jolicoeur (the owner) prefers privacy on the north and south elevations. Additionally, he does not believe that the elevation is visible from the street, and does not negatively impact the compatibility with the district. Mr. Engel responded that he generally feels that the proposed house is compatible with the district. Mr. Pierre Jolicoeur, owner, stated that he worked very hard to ensure that the front and rear elevations are compatible with the neighborhood. He also stated that he wants to have privacy from the neighbors, in order to enjoy use of the patio and back yard.

- Board discussion:

Mr. Robinson feels that it is important to respect the Owner's wishes for his property, and potentially adding landscaping to fill in the blank elevations. Mr. Norris suggested adding mouldings or panels under the windows in order to make the openings larger. Mr. Engel does not prefer fake recesses, and does not prefer the north elevation, but overall he feels that the house is a good addition to the neighborhood. The Board discussed landscaping of varying heights and conditions with the applicant.

Action: Motion made by Ms. Sharpe, with a second by Mr. Norris, to approve the request for new construction, with the conditions recommended by Staff, except condition #2, and with the additional conditions that landscaping of varied height shall be added on the north elevation, to exceed the code requirement, the sidewalk along North Lakeside Drive shall be added as required by the Code, and that the parking space parallel to North Lakeside Drive shall be removed.
Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Norris; and Ms. Sharpe.
Unanimous Motion carried four (4) to zero (0). (06:55 PM)

F. Unfinished Business

1. HRPB Project Number 15-00100067: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and a historic preservation ad valorem tax exemption for the subject property located at 801 Lake Avenue (7 South J Street); PCN# 38-43-44-21-15-017-0212. The subject building was constructed c.1920 and the property is a contributing resource within the Old Town Local Historic District.

- Staff Comments: Aimee Sunny

Staff presented the case, and mentioned that the case has been heard at several HRPB meetings. Staff discussed the character defining features, the changes to the building over time, and the request from the applicant. Previous COA's for exterior alterations were granted in 2011 and 2013, which have both expired. Staff presented historic photos of the building, and discussed the similarities and differences in the historic photos and the building today. Revised drawings submitted request to repair the existing wood windows and bay windows, replace the storefront systems, and repair the building as necessary. Staff also presented the requirements and steps necessary for the requested ad valorem tax exemption. In general, Staff recommends the Board discuss the alterations to the storefronts, and has recommended conditions of approval for the case in general, and the ad valorem tax exemption.

Board Member Comments:

Ms. Sharpe questioned the proposed use of the building once the renovations are completed. Staff indicated that the first floor is proposed to be a commercial space, but the second floor is to be left vacant at this time. Mr. Norris mentioned that he feels setting back the storefront, similar to the historic photos of the meat market, would be appropriate for the structure. Mr. Engel discussed the proposed alterations and design of the storefronts, and that he feels the existing storefronts are part of the evolution of the building over time.

- Applicant's Agent Comments: Robert D'Arinzo

Presented that he looked extensively for the historic photos of the structure. The Agent indicated he agrees with the Conditions recommended by Staff, and that they will work with Staff moving forward.

Action: Motion to approve the COA request for exterior alterations, with the Conditions of Approval, as recommended by Staff, including the ability to inset the Lake Avenue storefront entry if desired or required by DOT, made by Mr. Engel, with a second by Mr. Norris.
Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Norris; and Ms. Sharpe.
Unanimous Motion carried four (4) to zero (0).

Action: Motion to approve the Pre-Construction application request for a Historic Preservation Ad Valorem Tax Exemption, with the Conditions of Approval, as recommended by Staff, including the ability to inset the Lake Avenue storefront entry if desired or required, and subject to the required Findings of Fact as outlined in the Staff report, made by Mr. Engel, with a second by Mr. Norris.
Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Norris; and Ms. Sharpe.
Unanimous Motion carried four (4) to zero (0). (07:30 PM)

G. New Business

1. HRPB Project Number 15-00100152: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 1311 South Palmway, PCN# 38-43-44-27-01-067-0101. The subject building was constructed in 1945 and the property is a contributing structure within the South Palm Park Local Historic District.

- Staff Comments: Aimee Sunny

Staff presented the case, indicated that the structure was constructed in a Mid-Century Modern and Art Moderne Influence style. Staff described the changes that occurred to the building over time, and the request for roof replacement. Staff stated that the Neo-Mediterranean concrete s-tile roof proposed is not appropriate given the style of the property, and does not meet the Standards for review as outlined in the Historic Preservation Ordinance. Staff suggested re-roofing with asphalt shingle or flat white concrete tile, in keeping with the character of the house. Staff is recommending denial of the project as proposed, and approval of roof replacement with an alternate, compatible material.

- Applicant Comments: Geoffrey Mintz

Presented that the roof area in question is not visible from the street, and that he feels the aesthetic appearance of the tile roof is better than the asphalt shingle. Mr. Mintz

stated that there is a diverse array of roofing materials on the building currently, and that adding the tile blends in with the diverse materials. He does not prefer the flat white tile, as it had a tendency to discolor and grow mold. Stated that the roofing contractor would employ an engineer to assess the structural stability of the roof.

- Board Comments:

Discussion over the structural stability of the building to support the additional weight of the concrete tiles, as opposed to the asphalt shingles. Mr. Engel indicated that the style of roof proposed, the concrete s-tile, does not match the style of the house, and Mr. Robinson concurred. Ms. Sharpe indicated that she does not think the house can structurally support the weight of the tile. Mr. Robinson, Mr. Norris, and Mr. Engel all stated that they think this is a unique, contributing property.

Action: Motion made by Mr. Engel, with a second by Mr. Norris, to deny the COA request for concrete s-tile roof replacement for 1311 South Palmway as submitted by the Applicant, subject to the Conditions as recommended by Staff; and to grant approval for a roof replacement, subject to the Staff recommended conditions of approval, which allows for the roof to be replaced with 3-tab asphalt shingle, dimensional asphalt shingle, or flat white concrete tile.
Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Norris; and Ms. Sharpe.
Unanimous Motion carried four (4) to zero (0). (07:58 PM)

2. HRPB Project Number 15-00100168: Consideration of a Certificate of Appropriateness (COA) for window replacement for the subject property located at 720 North Federal Highway; PCN# 38-43-44-21-15-224-0050. The subject building was constructed in 1948 and the property is a contributing resource within the Northeast Lucerne Local Historic District. This case was heard before the HRPB on March 11, 2015, under case #15-00100042, and the request was denied by the Board.

- Staff Comments: Aimee Sunny

Ms. Sunny presented the case, and called attention to the previous COA request heard in March 2015. The resubmittal request is fundamentally the same as the previously denied request, with the addition of flat plastic muntins to replicate the divided light pattern of the existing original windows. Staff presented the construction history of the church and support buildings. Staff outlined the window replacement request, and the differences between the existing and proposed windows. Staff recommends denial of the application as submitted, and recommends alternate methods for repairing or replacing the windows.

- Applicant Presentation: Carlos Quintana, Pastor for the Church; Michael McDonald, General Contractor; Elias Contreras, Window Salesman and Client Representative

  The applicants were sworn in at 08:10PM. Mr. McDonald presented that they feel the proposed windows are very close to replicating the existing windows; and that the new Florida Building Code changes are pushing vinyl windows as the most energy efficient option for replacement windows. Ms. Sunny noted that the existing historic buildings in a historic district are exempt from the new energy code. Mr. Contreras stated that they had met with the Mayor regarding this case, and that

these windows were old and deteriorated and needed to be replaced. Mr. Contreras stated that he felt he did not receive adequate notice of the meeting, or communication regarding the reasons for denial and the ability to appeal the previous decision.

No public comment was presented.

- Board Discussion:
  The Board discussed the importance of the buildings, and the type of windows being proposed. Ms. Sharpe recommended that if the applicant prefers, they can chose to appeal the Board's decision to the City Commission. Mr. Engel stated that the reasons to review historic buildings include protecting the unique architecture, materials, and designs of the historic buildings and the character of the City.

Action: Motion to deny the window replacement request as submitted, made by Ms. Sharpe, with a second by Mr. Engel.
Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Norris; and Ms. Sharpe.
Unanimous Motion carried four (4) to zero (0). (08:25 PM)

Ms. Ansay recommended that Staff coordinate to obtain the proper addresses for the applicant in this case, in order to ensure that the proper notices can be mailed.

6. Planning Issues
   - Mr. Ducoste discussed potential amendments to the LDRs, and stated the need to have a joint Workshop or present the changes to each Board separately.
   - Ms. Sunny presented photos of 2012 Notre Dame, which is a 1950's ranch house located on the Intracoastal in College Park, and has requested permission to demolish the existing house.
   - Ms. Sunny indicated that the Board will be reviewing a rezoning application for land adjacent to the Gulfstream Hotel at the November meeting.

7. Public Comments (3 minute limit)
   - Mr. Carmelo Giglio, presented that he had an application for new construction that was reviewed by the HRPB in August 2015. Mr. Robinson stated he had discussed the case with Mr. Giglio since that meeting. Mr. Giglio presented that during the completion of the construction documents for the new construction house, additional alterations were necessary to the plans and elevations. Mr. Giglio requested that the Board review the proposed changes to see if they are acceptable. Ms. Ansay and Ms. Sunny discussed that it is a code requirement that alterations to approved Certificates of Appropriateness from the HRPB require the Applicant to complete the HRPB review process again, including a legal ad, courtesy notice mailing, submitted drawings and a request for a revision. Mr. Giglio asserted that he does not believe the changes to be substantial. The discussion with the Board is that Mr. Giglio will go through with the process as required by the Land Development Regulations, and will submit for a building permit while awaiting approval by the HRPB. This permit will be applied for at the Applicant's own risk, pending approval by the HRPB. (08:50 PM)
   - Ms. Erin Fitzhugh Sita presented that she is looking forward to joining the HRPB at the November meeting, and that she is currently a Planner with Palm beach County.

8. Departmental Reports
    - No reports.

9. Board Member Comments
    - Mr. Engel stated that the planning and zoning review process is lengthy in all municipalities. Additionally, the length of review is related to the quality and completeness of application.
    - Mr. Norris indicated that he also wondered if the review process could be adjusted.
    - Board members discussed with Ms. Ansay the revision approval process, and how best to proceed with issues of revisions to Certificates of Appropriateness.
    - Ms. Sharpe stated that she does not agree with changing architect's plans on new buildings, as they are not the historic resources.
    - Mr. Robinson stated that he attended the West Palm Beach Historic Board's window workshop; that the Lake Worth Staff also attended and presented at the meeting, and that protecting the integrity of the historic resources is important.

10. Adjournment
    - Meeting adjourned at 09:15PM.

Attest: _____

Herman Robinson, Chairman

Submitted by: _____

Aimee Sunny, Preservation Planning Coordinator

Minutes Approved: _____

Date

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Minutes
Regular Meeting
City of Lake Worth
Historic Resources Preservation Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, NOVEMBER 18, 2015 6:00 PM

1. Roll Call and Recording of Absences: Herman Robinson, Chair, called the meeting to order at 6:02 PM. Beth Jones Administrative Support Supervisor, called the roll.

   Present were: Mr. Robinson; Jimmy Zoellner; Tom Norris; Judith Just; Darrin Engel; Loretta Sharpe; and Erin Fitzhugh Sita. Also present were: Carolyn Ansay, Assistant City Attorney; William Waters, Director for the Department of Community Sustainability; Maxime Ducoste, Planning & Preservation Manager; Aimee Sunny, Preservation Planning Coordinator; Curt Thompson, Community Planner and Ms. Jones.

2. **Pledge of Allegiance**

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

   - **Action**: Motion to approve the Agenda made by Ms. Just seconded by Mr. Norris
     Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Zoellner; Mr. Norris; Ms. Just; Ms. Sharpe and Ms. Fitzhugh Sita
     Unanimous Motion carried seven (7) to zero (0).

4. Approval of Minutes

   A. The October 14, 2015, meeting minutes will be presented at the December 9, 2015, Historic Resources Preservation Board meeting.

5. Cases

A. Swearing in of Staff and Applicants
   - Ms. Jones administered the swearing in.

B. Proof of Publication

   1. Legal Ads

Action: Motion to approve the legal ads was made by Mr. Zoellner with a second by Mr. Engel.

Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Zoellner; Mr. Norris; Ms. Just; Ms. Sharpe and Ms. Fitzhugh Sita

Unanimous Motion carried seven (7) to zero (0).

C. Withdrawals/Postponements

D. Consent

1. HRPB Project Number 15-00100084: Consideration of a Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the subject property located at 805 Lake Avenue; PCN# 38-43-44-21-15-017-0191. The subject property is contributing to the Old Town Local Historic District and National Register Historic District.

   Action: Motion to approve the Consent Agenda made by Ms. Just with a second by Ms. Sharpe.
   Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Zoellner; Mr. Norris; Ms. Just; Ms. Sharpe and Ms. Fitzhugh Sita
   Unanimous Motion carried seven (7) to zero (0).

2. HRPB Project Number 15-00100114: Consideration of a Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the subject property located at 828 North Lakeside Drive PCN# 38-43-44-21-15-420-0070. The subject property is contributing to the Northeast Lucerne Local Historic District.

   Action: Motion to approve the Consent Agenda made by Ms. Just with a second by Ms. Sharpe.
   Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Zoellner; Mr. Norris; Ms. Just; Ms. Sharpe and Ms. Fitzhugh Sita
   Unanimous Motion carried seven (7) to zero (0).

E. Public Hearings

1. Board Disclosure (06:09 PM)
   - Mr. Engel disclosed that his employer does work for Hudson Holdings; however, he does not have any direct involvement with the project being reviewed tonight. He has not had any conversations with the public or Hudson Holdings regarding the cases. He also has had conversations with Beth Schrantz, but not regarding the cases on the Agenda.
   - Mr. Robinson disclosed that he had one conversation with two employees of Hudson Holdings.
   - Ms. Sharpe disclosed that she had conversations with members of the neighborhood association.
   - Mr. Robinson, Mr. Engle, and Ms. Sharpe all indicated that none of their conversations would affect their decisions for the cases.

2. HRPB Project Number 15-01300001: A request by Beth Schrantz and Bonnie Miskel, Esq. of Dunay, Miskel and Backman, LLP, on behalf of HH Gulfstream Land Holdings, LLC (petitioner/applicant), to rezone +/- .93 acres of property. The subject site is located on the south side of Lake Avenue between South Lakeside Drive to the west and South Golfview Road to the east, and is located within the South Palm Park Local Historic District. The subject property consists of the following Property Control Numbers (PCNs): 38-43-44-21-15-033-0010; 38-43-44-21-15-033-0030; 38-43-44-21-15-033-0040; 38-43-44-21-15-033-0050; 38-43-44-21-15-033-0060.

- Staff Comments: Maxime Ducoste (06:10 PM)

Mr. Ducoste introduced the case, noted the subject parcels and general site location, and presented the rezoning criteria and corresponding staff responses. He discussed the differences between Downtown (DT) and Multi-Family (MF30) zoning regulations as they apply to this site. Mentioned conceptual site plan, the applicant's plans to renovate the existing Gulfstream Hotel, and build new support structures. Presented two letters of opposition. Stated that because the requests as presented and documented meets the rezoning criteria, Staff recommends that the HRPB approve the rezoning request.

- Applicant Presentation: Bonnie Miskel (06:40 PM)

Ms. Miskel presented an overview of the zoning request. She discussed general comprehensive planning and future land use planning principles as well as land use and zoning law. She presented the conceptual site plan and noted that a site plan is not needed for a rezoning, but one was being presented to help clarify the intent of the project. Stated that the specific details of the project will be reviewed by the HRPB under a Certificate of Appropriateness, Major Site Plan Review, and a Conditional Land Use. Presented photos and approximate heights of neighboring building. Addressed the rezoning criteria and requested that the HRPB approve the request based on all the documentation and justifications submitted in support of the request.

- Public Comments: (07:20 PM)

The following people were generally opposed to the rezoning for a variety of reasons which included height allowances, intensity of use, compatibility with surrounding area, and concerns over design of project: Lynn Anderson; Katie McGiveron; Gael Silverblatt; Mary Watson; Lynda Mahoney; Dan Vasone; John Kane; Jo-Ann Golden; Andrew Swain; Susan Ona; Rosann Malakates; and Richard Stowe. In addition, this group brought up concerns with the height referendum that would have applied in this area and felt the City had erred in not amending the charter based on the approval by the voters of the referendum.

The following people generally approved of the rezoning for a variety of reasons which included that the project meets the rezoning requirements, will stimulate redevelopment of the site including the rehabilitation of the historic hotel, and will revitalize the area: Christina Morrison; Connie Stahl; James Tebbe; Bernard Guthrie; Maryann Polizzi; Peggy Fisher; Janice Keough; and Katie Curtis.

- Board Member Comments:

Board members requested clarification on the rezoning process, what type of conditions can be placed on a rezoning, and whether the rezoning should take into account the proposed plans for the project. Carolyn Ansay provided clarifications, answers and legal

basis for the rezoning. Board members expressed concerns over height allowance, compatibility of design, and intensity of use. The Board indicated that they support the rezoning as it generally meets the review criteria, and that they would review the specifics of the project in the future under the Certificate of Appropriateness, Major Site Plan Review, and Conditional Land Use.

Action: Motion for case #15-01300001 was to recommend to the City Commission, approval of the rezoning request, with the Unity of Title condition as recommended by Staff, and with the direction that the HRPB is concerned about the height, mass, bulk, design, and visual compatibility of any development on the southernmost parcel, located at the northeast corner of South Lakeside Drive and 1st Avenue South, and the HRPB recommends that the City Commission add a condition of approval related to this concern.

Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Zoellner; Mr. Norris; Ms. Just; Ms. Sharpe and Ms. Fitzhugh Sita
Unanimous Motion carried seven (7) to zero (0).

F. Unfinished Business

1. HRPB Project Number 15-00100123: Consideration of a REVISION to a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at 245 Princeton Drive; PCN# 38-43-44-15-06-011-4370. The subject property is located within the College Park Local Historic District.

- Staff Comments: Aimee Sunny

Stated that the Certificate of Appropriateness for new construction of single family residence was approved by the HRPB at the August 12, 2015 regular meeting. The applicant has submitted plans for revisions to the previously approved COA, including a site plan, floor plans, elevation and a landscape plan. Ms. Sunny presented the case and clarified the extent of the proposed revisions and expressed concerns relating to the windows, front porch railing, siding material, and second floor dormer and recommended conditions to address these concerns.

- Applicant Comments: Carmelo Giglio (08:30 PM)

Mr. Giglio stated that he feels strongly about revisions proposed; stated that the lowering of the front porch railing was necessary to enjoy sitting on the front porch; stated that the windows on the east side of the property created a conflict with the floor plan; stated that he does not agree with the Staff recommendations and requested approval of the revisions as submitted.

Board Member Comments:
General questions regarding the setbacks of the proposed new construction residence and the neighboring property, the second floor ceiling heights, the applicant's preference regarding the railing height, and the additional windows or blank windows on the side elevation.

Action: Motion to approve the revisions made by Mr. Engle, with the Conditions recommended by Staff, except for Conditions 2 and 4; with a second by Ms. Sharpe.
Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Zoellner; Mr. Norris; Ms. Just; Ms. Sharpe and Ms. Fitzhugh Sita
Unanimous Motion carried seven (7) to zero (0). (08:40 PM)

Ms. Sharpe left the dais at 08:45 PM.

G. New Business

1. HRPB Project Number 15-00100181: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family residence located at 1232 South Palmway; PCN# 38-43-44-27-01-059-0010. The subject property was constructed in 1974 and is a non-contributing resource within the South Palm Park Local Historic District.

- Staff Comments: Aimee Sunny

Stated that the project as proposed is not consistent with the Comprehensive Plan, the Secretary of the Interior's Standards for Historic Preservation, and the City of Lake Worth's Historic Preservation Ordinance. The Applicant has submitted an application for replacement of all the original windows to PGT impact white aluminum insulated horizontal roller windows. Most windows are proposed to be replaced in the existing openings; however, the divided light configuration and appearance of the windows is proposed to change; one window is proposed to be replaced with a sliding glass door. The type, finish and configuration of the proposed windows are not consistent with the original windows for this structure.

Staff recommends that the Board deny the application as submitted.

- Applicant Comments: Michael Allison

Stated that he chose this non-contributing property that he did not believe would have to go through the Historic process. Applicant chose the sliding windows for security, as you can install interior locks on the windows. He believes the casement windows are not as secure as the sliders. He wants to make the house beautiful and secure. Noted that he also plans on landscaping the property, adding fencing, pavers, and a pergola.

- Board member comments:

General comments and consensus of the board is that this is a non-contributing property built in 1974 and has very little historical or architectural significance. Therefore the board felt the changes would not damage the structure and were appropriate.

Action: Motion to approve application made by Mr. Engle with a second by Mr. Zoellner
Vote: Ayes: Mr. Robinson; Mr. Engel; Mr. Zoellner; Ms. Just; and Ms. Fitzhugh Sita
Nays: One; Mr. Norris

Motion carried five (5) to one (1). (08:55 PM)

6. Planning Issues
    - Mr. Ducoste mentioned that the City is interested in having a LDR amendment workshop on December 16, 2015, and inquired about the Board's availability.
    - Ms. Sunny discussed window replacement options and presented examples of different types of historic and replacement windows.

7. Public Comments (3 minute limit)
    - No public comment.

8. Departmental Reports
    - No Departmental Reports.

9. Board Member Comments (09:10 PM)
    - Ms. Fitzhugh Sita did not have any comment.
    - Mr. Engel welcomed Ms. Fitzhugh Sita, requested clarification regarding the condition and size of the Board packet, mentioned the Gulfstream hotel and surrounding properties.
    - Ms. Just welcomed Ms. Fitzhugh Sita, and thanked her for her comments and creative ideas throughout the meeting.
    - Mr. Robinson welcomed Ms. Fitzhugh Sita as well.
    - Mr. Norris mentioned the new townhouses behind the Post Office, and that he finds the design and configuration to be a bit jarring, and wonders about whether or not they are appropriate given the proximity to the Historic District and the Post Office.
    - Mr. Zoellner welcomed Mr. Fitzhugh Sita to the Board and thanked Ms. Ansay for all of her input and guidance throughout the meeting.

10. Adjournment
    - The meeting adjourned at 9:20 PM.

Attest: _____
Herman Robinson, Chair

Submitted by: _____
Aimee Sunny, Preservation Planning Coordinator

Minutes Approved: _____
Date

CITY OF LAKE WORTH
1900 2nd Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

Agenda
Regular Meeting
City of Lake Worth
Historic Resources Preservation Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, JANUARY 13, 2016 6:00 PM

1. Roll Call and Recording of Absences

Present : Jimmy Zoellner
Tom Norris
Herman Robinson
Darrin Engle
Erin Fitzhugh Sita
Absent: Judith Just
Late arrival: Erin Fitzhugh Sita 6:10 pm
Via conference call: Loretta Sharpe
Staff present include: Aimee Sunny, Preservation Planning Coordinator
Maxime Ducoste, Planning & Preservation Manager,
Carolyn Ansay, Board Attorney
Sherie Coale, Board Secretary

2. Pledge of Allegiance

3. Additions/Deletions/Reordering and Approval of the Agenda
None
4. Approval of Minutes
None – A. Sunny indicates minutes from previous months will be brought forward at the February meeting.

5. Cases

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

C. Withdrawals/Postponements

A. Sunny- Only the rear porch request for HRPB project Number 15-00100209 will be heard tonight. Due to noticing requirements not previously noted by staff the accessory garage will be heard at the next (February) meeting.

D. Consent

E. Public Hearings

1. Board Disclosure
   None

F. Unfinished Business
   None

G. New Business

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

   - A Sunny gives brief overview. Recommends hip be changed to gable, supporting columns should be larger and additional columns, windows are not in agreement with style. Recommends approval with added conditions.
   - Open air
   - D. Engel inquires about recommendation for 6x6 columns as opposed to 4x4 columns.
   - Front porch has changed over time, staff cannot locate certificate of appropriateness
   - D. Engle discusses frame vernacular style of columns based on examples in Key West and Delray Beach.
   - Chair Robinson asks about structural soundness from engineering.
   - A. Sunny indicates structural soundness does not indicate compatibility. 6 x 6 support in lieu of 4x4 since applicant does not want additional columns.
   - T. Norris agrees the column size appears small.
   - Larry Rowe, for applicant, agrees the columns will be close to 6 inches when finished/trimmed out. Other neighborhood homes have smaller columns. Existing roof will stand and will hip into the existing, hip roofs also being more insurance friendly. Looks warmer and better.
   - D. Engle is not seeing the architectural detail he would like to see.

   A. Sunny says the drawings are simple engineering drawings and it does what it needs to do.

   Larry Rowe indicates they will wrap and add to the columns.

   A. Sunny states that the existing porch is not the original porch and not to make comparisons to the proposed.

   E. Fitzhugh Sita questions the style of the roof (hip vs gable). Compatibility vs originality.

   A.Sunny states that the original vs the hip will not be in disagreement with preservation standards.

E. Fitzhugh asks about standards of additions. A. Sunny reads excerpt from Secretary of Interior regarding the standards and supports the recommendation made here.
Darrin re-writes a condition. Erin also wants the condition to be spelled out.
Public Comment: Marian Cone agrees with Aimee in the analysis.
Larry Rowe – shed roof
Tom Norris-
Action:
Motion: D. Engle and 2nd by E. Fitzhugh Sita to approve subject to COA #2 re-write. Remove condition #7
Vote**:** Unanimous

2. HRPB Project Number 15-00100218: Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family structure located at 721 North Palmway; PCN# 38-43-44-21-15-226-0110. The subject property was constructed in 1961 and is a non-contributing resource within the Northeast Lucerne Local Historic District.
A Sunny gives overview of 402 sq ft addition. The rear of the property is where the improvement will take place. Believes there can be additional improvements and has worked with the client. Sunroom enclosure and addition. Recommends approval of request with conditions: Enlarging windows, stucco to match, dimensional shingle to match existing.
T. Norris asks about windows being only issue, yes – recommendation to enlarge.
D. Engle – visual appearance similar to a "storage shed" to be used as a bedroom.
A Sunny recommends double windows.
GC speaking for owner. Property owner indicates the bedroom is for an elderly parent and due to physical limitations of family member the bed and bath was located in that particular position. Window size matches other windows Homeowner parent did not want too many windows, would be agreeable to 2 windows on the north side
Erin would like to change a condition to the south side that there be two (2) windows. May want to consider matching the north side as well. Owner would prefer one window on the north side. General discussion of window arrangement. There is a door directly to the outside permitting egress.
Loretta concurs/agrees if the family member needs this layout, it is vital to their well-being.
Owner indicates intent is to eventually replace all windows to white for house. Same size 2 over 2. A. Sunny- change out of all windows single hung 2 over 2.
   - E. Fitzhugh Sita prefers to eliminate reference to LDR'S in the conditions as she considers this to be a foregone conclusion that the code will be adhered to.
   - A. Sunny prefers it remain as it clarifies without doubt and without debate.

Action:
D. Engel motions with staff condition amending condition #4 to include 2 windows on south side bedroom (1 each side wall and future window replacement can be white to match with muntion. Loretta 2nd
Vote: Ayes. Unanimous.

3. HRPB Project Number 15-00100229: Consideration of a Certificate of Appropriateness (COA) for an addition to the single-family structure located at 826 North Palmway;

PCN# 38-43-44-21-15-230-0070. The subject property was constructed in 1940 and is a contributing resource within the Northeast Lucerne Local Historic District.

- A.Sunny provides overview of request. 196 sq ft addition scope will include gable end roof. Concerns over lack of detail of submitted plans.
- Owner Mr. Ona indicates there is already a slab where bedroom projected to go. 5x10 bathroom was a bedroom will remain a 2/2. Heavily landscaped.
- J. Zoellner confirms that staff is in favor of the plans presented, only the plans are lacking.
- A. Sunny concurs and adds a condition states that this proposal would receive complete evaluation at time of permit. If anything is affected at time of permit, it would come back to board for review. As conceived and presented at this point in time it is an acceptable proposal. Windows only in the proposal will be approved at this time.

D. Engel asks about floor levels being same, owner concurs. Also asks about muntins Exterior applied muntins are standard as opposed to internal muntins. Susan Ona states all windows will be replaced eventually, asks for recommendation. A Sunny states she has not reviewed this level of window replacement. Can be done at staff level if compatible but should come back via application.

No public comment.

Action: Motion: D. Engel 2nd J.Zollener with addition of condition#7 new soffits to match existing.

Vote: Ayes-unanimous

Mr Ona thanks A. Sunny.

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

   A. Sunny recommends denial, original is rolled slate and has file documentation with masonry vernacular style. Several changes roof window and shutter replacements. Not in agreement with historic standards. Staff recommends denial. Decision criteria standards 2 & 5 apply to the recommendation. Aluminum standing seam not appropriate. Original was a rolled slate material. Staff recommends a white 3- dimensional shingle, white 3-tab shingle or white concrete tile.

   T. Norris asks about rolled slate. A. Sunny indicates the lifespan is @ 9 yrs. and a very inexpensive material.

   The applicant/ homeowner/ contractor is not present for questions.

A. Public Comment: Marian Cone questions how A.Sunny knew the white concrete tile was the correct roof. Says she is not certain what national standards would say about concrete tile. She believes composition would be the replacement. A. Sunny gave option of tile vs composition material (shingle).

   H.Robinson cannot envision 3 tab shingle, and rolled would not pass permitting in south Florida.

   E. Fizhugh Sita finds concrete tile to be prohibitively expensive and prefers Bermuda metal (horizontal metal panels.) as a less expensive alternative with the

look and style of flat tile. Can we look for materials that represent the look of metal roofs.
H. Robinson and J. Zoellner concur that a standing seam would be of better quality and visual appeal than what is presented or recommended. Vertical lines vs. horizontal lines.

T. Norris questions approximate lifespan of dimensional shingle. A. Sunny gives 10-15 varying according to manufacturer. Concrete tile averages up to @ 50 years.
Justification statement presented by homeowner does not provide insight or a reason as to why the metal roof is being requested.
E. Fitzhugh Sita will provide contact information for the vendor to be provided to client by staff.
Action**:** J. Zollener motions to continue this item to next meeting. 2nd T. Norris.
Vote: Ayes 5/1 Loretta dissenting.

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

M. Ducoste leaves room 7:42 pm returns 7:45

Only the exterior alterations will be heard tonight. Tax exemption will be heard in February. This is the pre-construction approval which is required for the tax abatement approval to proceed.

- A Sunny gives an overview. Intended to remain as a 3 unit bldg.. Does have current code issues.
- Chair asks if any of the units are occupied.
- Board Attorney reiterates any/all questions regarding the tax abatement will be addressed at the next meeting.
- E. Fitzhugh Sitas asks whether project will go to site plan review due to parking etc. Parking and landscaping is offensive, impervious surface is dominant and is difficult to see the contributing factors. There are questions regarding bringing property up to code.

M. Ducoste clarifies that concrete will not be removed (despite a non-conforming status) provided it was originally permitted due to not increasing the intensity of the site. Will not go to site plan because there are three (3) units only. E. Fitzhugh Sita states more landscape is needed, and cannot envision removing this property from tax roll.

- Owner Dale Wirz owns a landscaping and is planning on extensive landscaping. Interior demo and renovation. Six (6) over one (1) windows to remain as well as soffit. In agreement with landscaping and admits to a parking issue since it is a 3 unit.

Chair Robinson – will rely on building dept. for inspections for permits. A. Sunny will most likely go along for inspection.
Action:
Motion: E.Fitzhugh Sita for exterior alterations with staff recommendations. 2nd by D. Engel.
Vote: Ayes unanimous

Loretta signs off at 8:00 pm.

6. HRPB Approval of Proposed Amendments to the COA Approval Matrix
   M Ducoste provides a overview of matrix and changes.
   Changes: No fee for application for appeal
   - J. Zoellner: expresses concern re: non-contributing needing Board approval and away from staff approval. Non- contributing should be either made contributing and reviewed by Board vs if it is non-contributing then staff can review.
   - A Sunny agrees to put it back to staff if Board so desires. Reason for recommending board review (as opposed to staff) was due to previous conversations about difficulty of appeals for non-contributing structures.
   - Board asks about expected load of projects.
   - E. Fitzhugh Sita speaks to citizens buying non-contributing,. Accessory dwelling structures. Change: Staff approves non-contributing and can appeal to Board if in disagreement.
   - T. Norris prefers to hear a case for non-contributing versus an appeal for non-contributing.
   - Chair Robinson wishes to have a further discussion regarding "alternative materials" (vinyl windows). E. Fitzhugh Sita would like discussion to include metal roof panels. A. Sunny major input from staff, the burden of discovery falls to the Board members personal investigatory skills.

   Action**:** Motion: Amend the matrix as presented. E. Fitzhugh Sita: 2nd T. Norris
   Vote: All Ayes **-** unanimous

6. Planning Issues
   - M. Ducoste poses the question if Board is amenable to attending a special meeting the 3rd Wed in February. The number of items on the agenda is prohibitive for the amount of time that will be required to review all projects.
   - Board Attorney directs the Chair to not stray from the request on the floor. Clarifies that public noticing will occur in accordance with city requirements. Agenda packet will be complete when received by Board members. In order to adjourn with all items being heard on the 2nd Wednesday, the meeting could easily go to midnight or later. Leaves the staff with discretion to determine which cases go on the 10 & which go on the 17th.
   - Some board members have schedule conflicts for the meeting date.
   - M. Ducoste asks for email or call to decide.

7. Public Comments (3 minute limit)

8. Departmental Reports
   A. Sunny and W. Waters presented to a neighborhood meeting on Monday night .Workshop will be scheduled to address Board's desire to further investigate acceptable alternative materials and styles
9. Board Member Comments
   E. Fitzhugh Sita mentions the historic district mission, we should align it to the comp plan.
   D. Engle mentions a recently approved site that is now for sale also a recent visit to Boynton Womens Club. When Federal Hwy was widened, a tower was removed. T. Norris mentions the Everglades Club originally for Veterans.

T. Norris- no historic designation for his hometown in Mass despite dating to 1640.
Chair mentions Aimees' professional articulate demeanor during the neighborhood meeting.

Board Attorney will forward an update on ex-parti communications to Board members. Includes conversations with staff, independent research. 8 lines from the code. You do not want to prejudice your decision and have your vote or discussion thrown out. This applies to all cases.

10. Motion to adjourn at 9:08 pm by J. Zollener 2nd by E.Fitzhugh Sita
Ayes : unanimous

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, HRPB15-00100209, public hearing to be held at or after 6:00 p.m. on February 10, 2016, in the City Hall Commission Chambers, 7 North Dixie Highway, Lake Worth, Florida,

was published in said newspaper in the issue of

January 28, 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 28th day of January, A.D. 2016, by Mark J Easton, who is known to me.

Notary Public, State of Florida at Large

JAANA PIIRA
MY COMMISSION #FF026577
EXPIRES June 11, 2017
(407) 398-0153 FloridaNotaryService.com

Legal Notice No. 29838

PLEASE TAKE NOTICE that the City of Lake Worth, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Commission Room, 7 N Dixie Hwy, in said City at or after 6:00P.M. on February 10, 2016, to consider the following:

HRPB 15-00100209: Consideration of a request by Barbara Reeve, Applicant, to allow new construction of a +/- 484 square foot detached 2-car garage in the rear of the property, pursuant to Sec 23.2-7 of the Land Development Regulations. The subject property is in the Single Family Residential Zoning District, and is a contributing resource in the Old Lucerne Local Historic District. PCN #: 38-43-44-21-15-162-0110.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Historic Resources Preservation Board at 1900 2nd 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 Second Ave. North, Lake Worth, Florida 33461, or contact City Staff at 561-586-1687.

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

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

Publish: The Lake Worth Herald
January 28, 2016

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: February 3, 2016

AGENDA DATE: February 10, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **525 North Palmway**

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

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

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

BACKGROUND:

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

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

REQUEST:

This case was heard in part at the January 13, 2016, HRPB regular meeting, and approval was granted for a 336 sq. ft. rear porch addition. The second part of the request, for a 484 sq. ft. rear detached accessory garage, was delayed due to advertising requirements. The Applicant has provided basic architectural plans for the garage, including a site plan, floor plan, details, and elevations.

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

The subject property is zoned Single-family Residential (SFR), and is subject to the development standards for this district in the City of Lake Worth Zoning Code and in the City's Comprehensive Plan.

An addition to a single-family residence is permitted, so long as it conforms to the required development criteria in §23.3-7 of the City of Lake Worth Zoning Code. The following table includes some of the basic specifications for the proposed construction:

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

ANALYSIS:

Zoning and Comprehensive Plan Consistency

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

Historic Preservation

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

It is the opinion of Staff that the proposed accessory garage is compatible with the existing frame vernacular structure, and is complementary in design. The accessory structure is located in the rear yard, with access off the alley, and will have minimal visual impact on the structure as viewed from North

[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.

Palmway. The proposed garage meets all applicable zoning criteria, and is in scale in height and massing with the main structure. Staff does have concerns over the double overhead garage door, and had previously recommended to the Applicant that two single, recessed panel, doors be used instead. The Applicant indicated that they hope to use the garage for boat storage, and that given the narrow width of the alley, the double door was necessary in order to maneuver in and out of the garage. Given this constraint on the new construction structure, Staff is recommending approval of the double garage door, with conditions. Staff also had concerns over the size and style of the double 24" 6-panel doors on the north elevation and has recommended conditions of approval to address these concerns. The 24" wide double door as shown is too narrow for the 6-panel design. Staff would recommend a 1 or 2 panel design, flush doors with applied trim, or that the doors be enlarged to a minimum of 30" in size.

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

COMPREHENSIVE PLAN CONSISTENCY:

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

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

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

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

CONSEQUENT ACTION:

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

RECOMMENDATION:

Staff recommends approval of the request for **new construction of an accessory garage** with the following conditions:

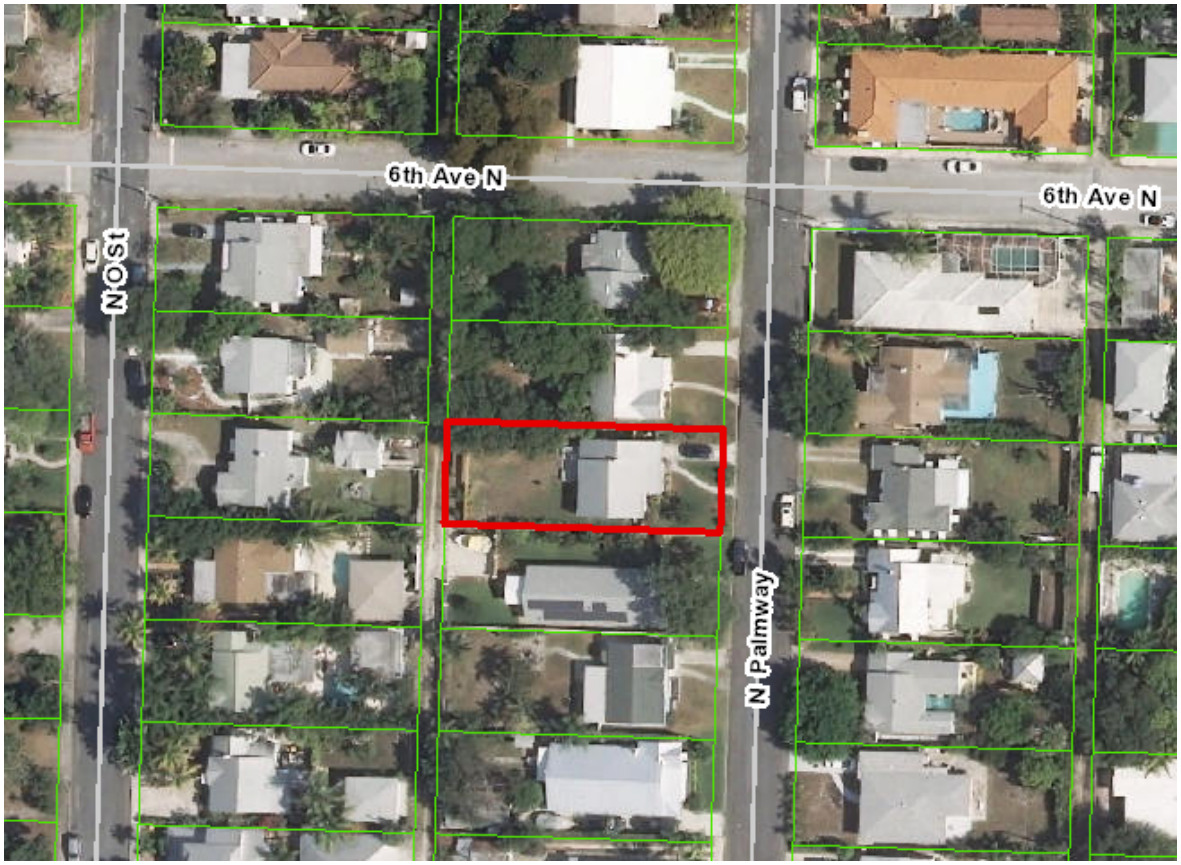
1) The double overhead garage door shall have a recessed short or long panel design, subject to Staff review at permitting.
2) The double doors on the north elevation may be enlarged at permitting or during construction as needed for accessibility to the garage, subject to Staff review and approval.
3) The design of the doors shall be revised based on the final construction size, subject to Staff review at permitting.
4) The windows shall not use reflective glass.
5) The proposed wood siding shall match the existing wood siding on the main house in size, shape, and profile.

6) The roof material shall be 5-v crimp metal, to match the existing structure.
7) An updated survey shall be required, prior to the issuance of a building permit.
8) Due to the schematic quality of the proposed architectural drawings, all detailing of the proposed garage shall be subject to Staff review at permitting and inspection during construction.

POTENTIAL MOTION:
I MOVE TO APPROVE/DENY HRPB PR# 15-00100209: Consideration of a Certificate of Appropriateness (COA) for a new construction accessory garage to the subject property located at 525 North Palmway, with the conditions recommended by Staff.

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

LOCATION MAP



MEMORANDUM

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

HRPB Meeting Date: February 10, 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 accessory garage is consistent with the height of other 1 and 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 are compatible in height and width, and are well balanced around the structure. The overhead garage door is larger than would typically be found in the surrounding District, and the double doors are too thin given the 6-panel design. Staff has recommended conditions to address these concerns.

(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 front façade is broken up with the front porch, as well as windows and doors, and the solid to void relationship is compatible with the district.

(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 garage respects 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: Not applicable to this project.

(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 have wood lap siding, to match the siding on the existing single-family structure.

(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 hip roof is compatible in the district, although not typically associated with frame vernacular structures. The hip roof will match with the new rear porch addition approved by the HRPB in January 2016.

(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: The proposed building meets this criteria.

(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 building's height and massing are compatible with other single-family residential 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 garage is designed in a frame vernacular style 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: It is the opinion of Staff that the plans provided at this point are consistent with this requirement.

(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.

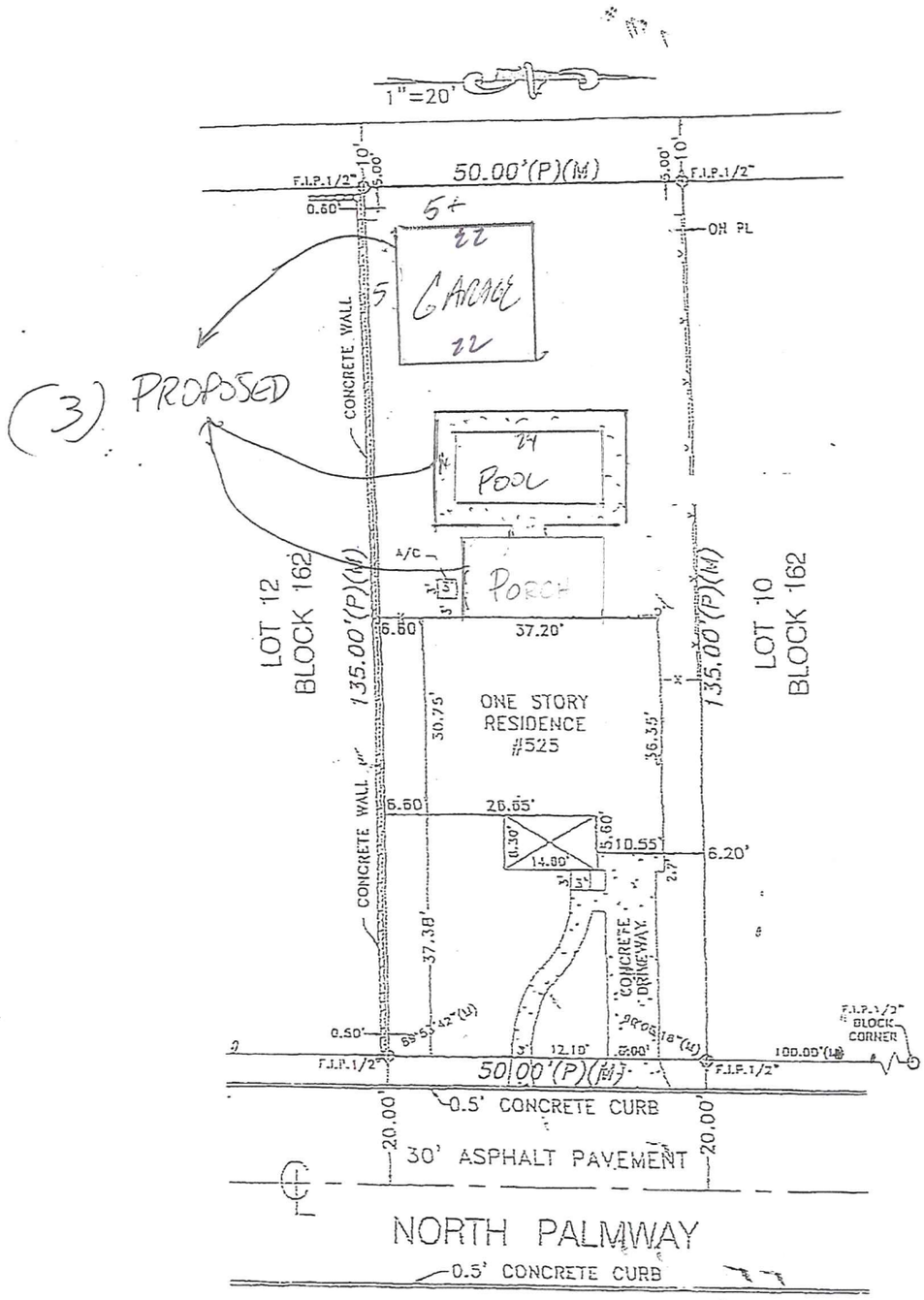
(b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.
Response: Not applicable to this project.

(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: Not applicable to this project.

(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: It is the opinion of Staff that the plans provided are consistent with this requirement. Parking is achieved with a detached accessory garage that is accessed from the alley, which is consistent with 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 all façades.

NOTICE
This property is being considered for a
CoA-REAR PORCH; GARAGE ADDITIONS
HRPB Project # 15-00100209
For questions regarding this case
Please contact the City of Lake Worth
Planning Department: 586-1687



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

Notes:
NO NOTES

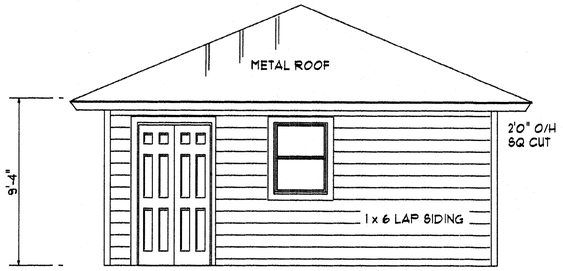
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
MIGUEL ESPINOSA
STATE OF FLORIDA P.S.M. NO. 5101

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OR A DIGITAL SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THE MAPS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

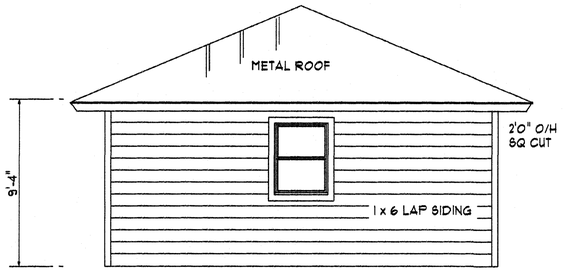
MIGUEL ESPINOSA LAND
SURVEYING, INC.
10665 SW 190TH Street
Suite 3110
MIAMI, FL 33157
PHONE:(305) 740-3319
FAX #:(305) 669-3190 LB # 6463

Accepted By



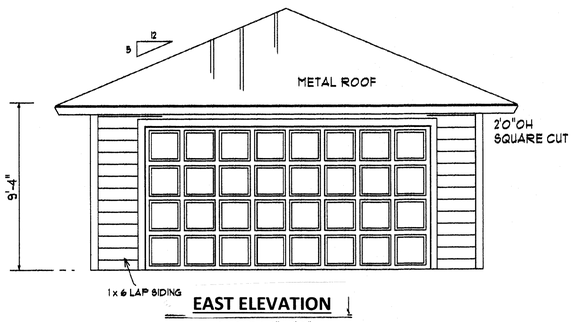
NORTH ELEVATION

SCALE 1/4" = 1'0"



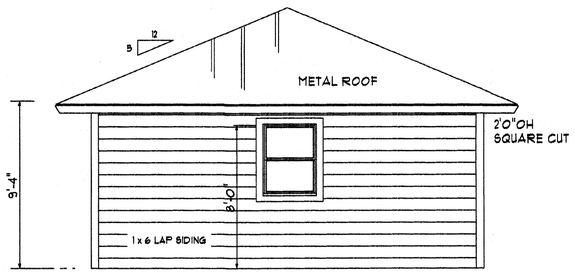
SOUTH ELEVATION

SCALE 1/4" = 1'0"



EAST ELEVATION

SCALE 1/4" = 1'0"



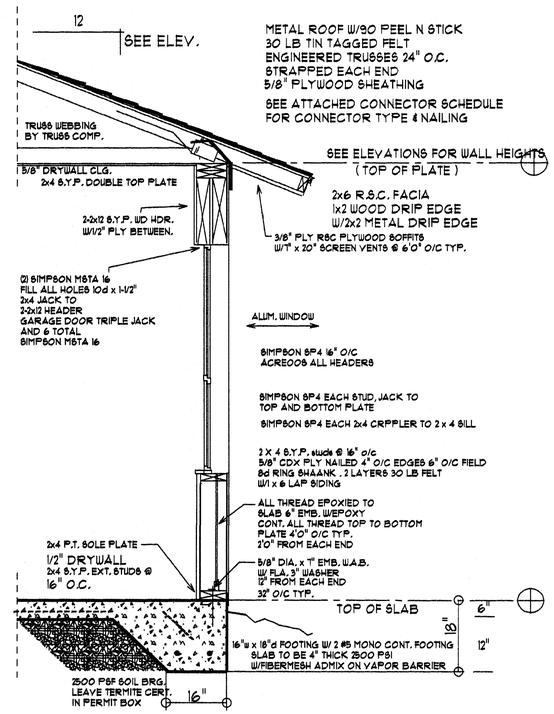
WEST ELEVATION

SCALE 1/4" = 1'0"

DESIGN PRESSURES FOR OPENINGS:

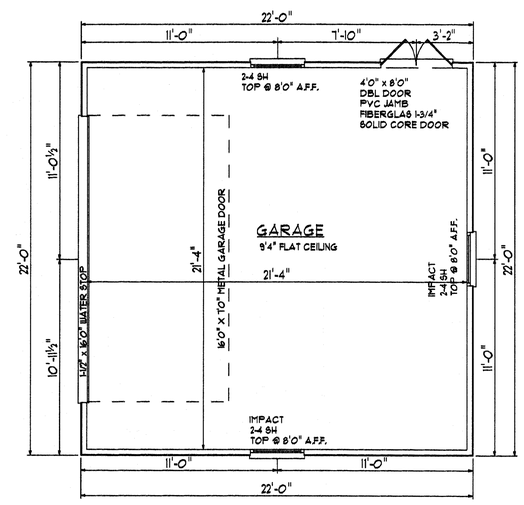
OVERHEAD GARAGE DOOR :16'x8' +31.3 PSF, -39.8 PSF
ALL OTHERS : +37.8 PSF,-41.0 PSF ZONE 4 4'0" AWAY FROM OUTSIDE CORNER
+37.8 PSF,-50.6 PSF ZONE 5 4'0" WITHIN OUTSIDE CORNER
BASED ON 15' ROOF MEAN HEIGHT

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



TYPICAL WALL SECTION

2x4 WALL



FLOOR PLAN

SCALE 1/4" = 1'0"

AREA TABS

PROPOSED DETACHED GARAGE_484_
TOTAL SQFT_484_

PLANS REMAIN THE PROPERTY OF THE DESIGNER UNTIL (1) PAID IN FULL BY CLIENT AND (2) PLANS HAVE BEEN PROCESSED, PERMITTED AND ISSUED BY THE PLANS REVIEW AGENCY THAT MEETS F.L.A. STATUTE 553.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGN ENGINEER PRIOR TO WORK.

H. JOHN GRIFFIN II
PE #38641
5398 SW 61 AVE.
DAVIE, FL. 33314
561-249-1212

CLIENT :

CKD

CORAL KEY DESIGN INC.
605 BELVEDERE RD. #8
W.P.B., FL. 33405
561-722-3880

A PROPOSED DETACHED GARAGE
525 NORTH PALM WAY
LAKE WORTH, FL.

1	2	3	4

DRAWN BY : HJG

DATE : 1-18-16

JOB NO. :

COPYRIGHT APPLIED :

APPROVED :

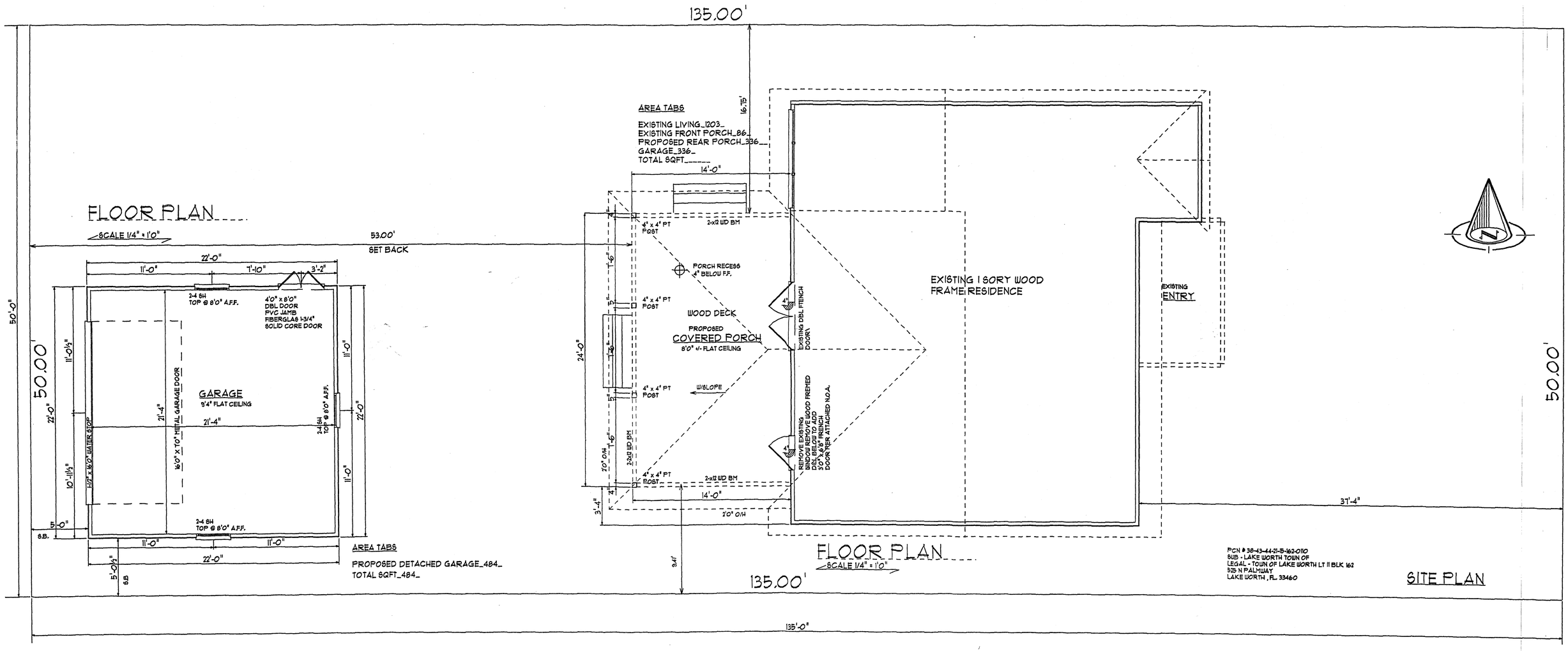
CUSTOMER : REEVES

BUILDER : LB ROWE

DRAWING : FLOOR PLAN, ELEVATIONS WALL SECTION

SHEET NO.

1


135.00'
50.00'
53.00'
SET BACK
16.75'
14'-0"
2-x12 WD BM
4" x 4" PT POST
PORCH RECESS 4" BELOW F.F.
WOOD DECK
PROPOSED
COVERED PORCH
8'0" +/- FLAT CEILING
W/SLOPE
EXISTING DBL FRENCH DOOR
REMOVE EXISTING WINDOW REMOVE WOOD FRENCH DOOR AND REPLACE WITH 3'0" x 6'8" FRENCH DOOR PER ATTACHED N.O.A.
EXISTING 1 SORY WOOD FRAME RESIDENCE
EXISTING ENTRY
24'-0"
20" O/H
3'-4"
9.41'
37'-4"
135'-0"
FLOOR PLAN
SCALE 1/4" = 1'0"
AREA TABS
EXISTING LIVING_1203_
EXISTING FRONT PORCH_86_
PROPOSED REAR PORCH_336__
GARAGE_336_
TOTAL SQFT_____
FLOOR PLAN
SCALE 1/4" = 1'0"
22'-0"
11'-0"
7'-10"
3'-2"
2-4 SH TOP @ 8'0" A.F.F.
4'0" x 8'0" DBL DOOR PVC JAMB FIBERGLAS 1-3/4" SOLID CORE DOOR
50'-0"
11'-0¼"
22'-0"
10'-11¼"
GARAGE
9'4" FLAT CEILING
21'-4"
16'0" X 7'0" METAL GARAGE DOOR
1-1/2" x 16'0" WATER STOP
2-4 SH TOP @ 8'0" A.F.F.
11'-0"
22'-0"
5'-0"
S.B.
5'-0½"
S.B.
AREA TABS
PROPOSED DETACHED GARAGE_484_
TOTAL SQFT_484_
PCN # 38-43-44-21-15-162-0110
SUB - LAKE WORTH TOWN OF
LEGAL - TOWN OF LAKE WORTH LT 11 BLK 162
525 N PALMWAY
LAKE WORTH, FL. 33460
SITE PLAN

STRUCTURAL WOOD NOTES :
1. ALL WOOD IN CONTACT W/MASONRY TO BE PT.
2.METAL STRAPS, CLIPS AND HARDWARE TO BE GALVANIZED.
3. STRUCTURAL WOOD :
A. A PRIMARY WOOD FRAMING TO #2 HF OR SYP.
B. SURFACED DRY , USED AT 19% MAX. M.C. WITH THE FOLLOWING STRSS RATINGS.
I. FB SINGLE MEMBER 1,200 PSI
II. FB REPETIVIVE MEMBERS. 1,400 PSI
III. FC PERPINDICULAR TO GRAIN 565 PSI
IV. E 1,6000,000

4. ALL CONSTRUCTION TO CONFORM TO FBC 2014, 5th EDITION ELECTRICAL PER NEC 2011

GARAGE DOOR BUCKS:

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

DOOR FASTENING :

SEE ATTACHED N.O.A.'S

WINDOW FASTENING :

SEE ATTACHED N.O.A.'S

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

ATTIC VENTILATION IS PROVIDED BY SCREEN SOFFIT VENTS 20" x 7" WITH INSECT STEEL SCREENING , ASSUMED FREE AREA = 75% MIN.

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

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

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

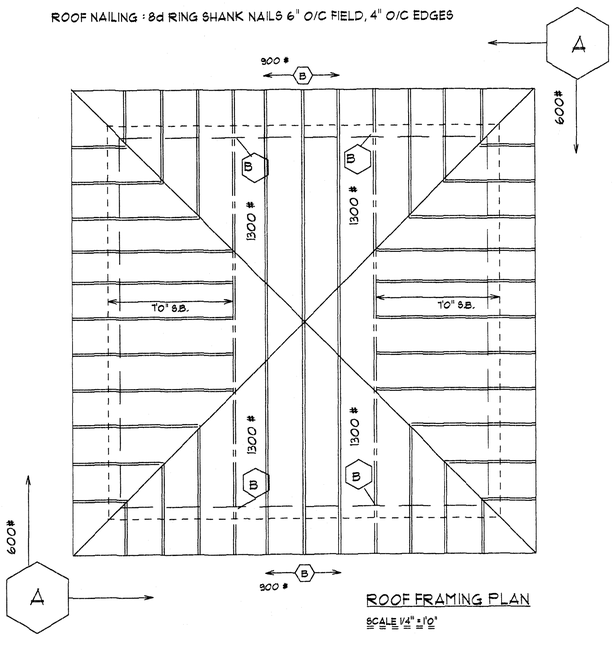
DO NOT SUBSTITUTE CONNECTERS.
DO NOT SHEATH TRUSSES BEFORE ALL STRAPS ARE IN PLACE.

CONNECTOR SCHEDULE

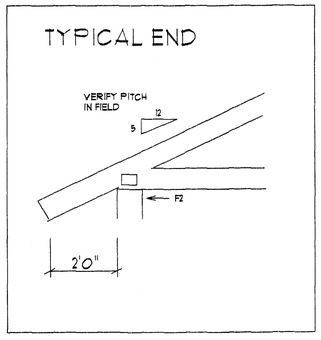
BEARING POINT	CONNECTOR	QUANTITY	CONNECTOR DESIGN UPLIFT		FASTENERS
A	SIMPSON H10 (WOOD TO WOOD)	1	905 (F2 525)		(16) 8d x 1-1/2" NAILS
B	SIMPSON H10 (WOOD TO WOOD)	1 EACH	905	T145	(16) 8d x 1-1/2" NAILS
	+ (1) SIMPSON MTS 16		840		(14) 10d x 1-1/2" NAILS

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

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



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



DESIGN CRITERIA

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

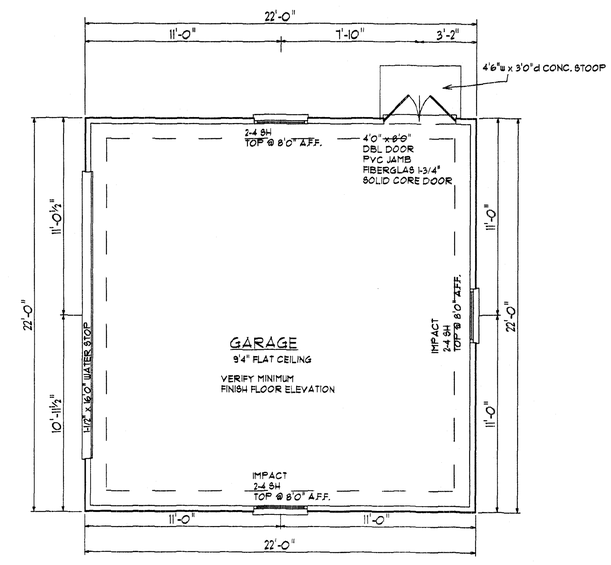
A = H.O. 30', B = URBAN O OPEN TERRAIN w/ SCATTERED OBSTRUCTIONS ,D = COASTAL

GRAVITY	WIND RESISTENCE
TC LL 30 PSF TC DL 15 PSF BC LL 0 PSF BC DL 10 PSF	TC DL 5.0 PSF BC DL 5.0 PSF
TOTAL 55 PSF	TOTAL 10.0 PSF

DURATION = 1.33
DURATION = 1.25 WIND @ 110 MPH

110 MPH 3-SEC GUST WIND SPEED

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



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

H. JOHN GRIFFIN II
PE #38647
5398 SW 61 AVE.
DAVIE, FL. 33314
561249-1212

CLIENT :
CKD
CORAL KEY DESIGN INC.
605 BELVEDRE RD. #3
W.P.B. FL. 33405
561-722-3890

A PROPOSED DETACHED GARAGE
525 N. PALM WAY
LAKE WORTH , FL.

1 | 2 | 3 | 4

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

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

SHEET NO.
2

ELEC LOAD CALC & PANEL

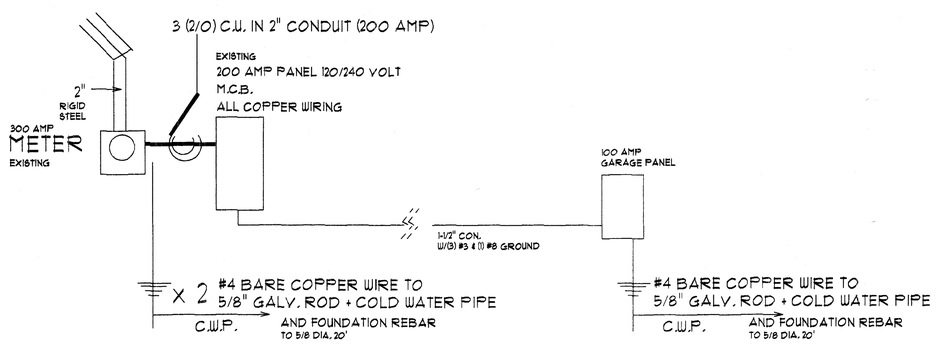
CIRCUIT NO.	DESCIPTION	CIRCUIT BW POLE	CIRCUIT BW TRIP	WIRE	WATTS	REMARKS
1	GFI'S	1	20	12	1500	
2	GAR. OPENER	1	20	12	800	
3	LIGHTS	1	20	12	1500	
4-26	SPARES					

TOTAL LOAD = 4500

TOTAL 4500

÷ 240 V = AMPS 19

OVERHEAD BY UTILITY COMPANY



ELECTRICAL RISER DIAGRAM

ELECTRICAL NOTES :

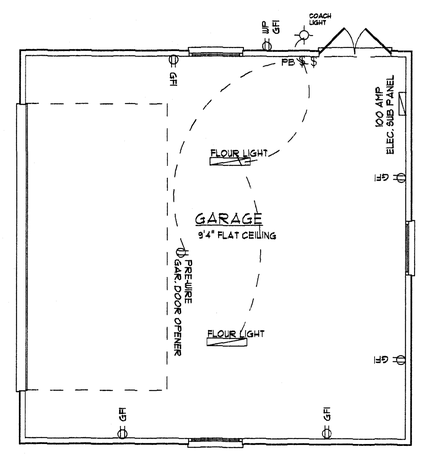
ALL ELECTRICAL SHALL COMPLY WITH NEC 2011

ALL NEW 125 VOLT , 15 AND 20 AMP RECEPTACLES
IN ALL AREAS SPECIFIED IN NEC 210.52, SHALL BE LISTED
TAMPER - RESISTANT RECEPTACLES .

NEC 210.4B SIMULTANEOUS DISC. FOR MULTI WIRE CIRCUITS.
NEC 210.4D GROUPING OF MULTI WIRE CIRCUITS IN PANEL.
NEC 210.12B COMBINATION ARC-FAULT PROTECTION
NEC 210.52 REC. SPACING REQ.
NEC 250 GROUNDING AND BONDING
NEC 250.94 INTERSYSTEM BONDING TERMINATION
NEC 406.11 TAMPER RESISTENT RECEPTACLES.

ELECTRICAL LEGEND

	DOME LIGHT	PRE-WIRE GAR. DOOR OPENER	RECEPTACLE GARAGE DOOR
	SINLE POLE SWITCH	EX FAN	EXHAUST FAN
	110 V. RECEPTACLE	VAPOR PROOF HIGH HAT	VAPOR PROOF HIGH HAT
$3	THREE WAY SWITCH	FLOUR LIGHT	FLOURESCENT LIGHT
	220 V. RECEPTACLE		ELECTRICAL PANEL
GFI	GROUND FAULT INTERUPT		METER
WP	WATERPROOF	PB	DOOR OPENER
	220 DISCONNECT		



ELECTRICAL PLAN

SCALE 1/4" = 1'0"

CLIENT :

CORAL KEY DESIGN INC.
605 BELVEDRE RD. #9
W.P.B. FL. 33405
561-122-3830

A PROPOSED DETACHED GARAGE
525 N. PALM WAY
LAKE WORTH , FL.

1	2	3	4

DRAWN BY : H.J.G

DATE : 11-30-15

JOB NO. :

COPYRIGHT APPLIED :

APPROVED :

CUSTOMER : REEVES

BUILDER :

DRAWING : ELECTRICAL PLAN

SHEET NO.

E-1

City Of Lake Worth
Community Development Department
Planning, Zoning and Historic Preservation Division

1900 Second Avenue North· Lake Worth, Florida 33460 · Phone: 561-586-1687

MEMORANDUM DATE: February 3, 2016

AGENDA DATE: February 10, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **514 South J Street**

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

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

The COA for exterior alterations was approved with conditions at the January 13, 2016, HRPB meeting.

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

BACKGROUND:

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

REQUEST:

The Applicant received approval on January 13, 2016, for the exterior alterations and repairs to the property, as outlined on the architectural drawings submitted. These alterations include:

1. Repair the existing wood lap siding where possible; where the level of deterioration is too severe, the siding will be replaced with new wood lap siding to match the size, shape, and profile of the existing siding
2. Repair all existing wood double hung windows; where the windows are too deteriorated, new wood windows will be installed to replicate the size, shape, and profile of the existing.
3. Replace the existing plywood front door and second floor door with solid wood doors.
4. Install screens in the existing front porch in the existing openings.

5. Install screens or windows in the second floor covered porch in the existing openings.
6. Install a new window on the east elevation, and two windows on the south elevation.
7. Install new fiber cement board or cement foundation under the existing front porch if needed.

COMPREHENSIVE PLAN CONSISTENCY:

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

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

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

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

CONSEQUENT ACTION:

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

ANALYSIS:

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

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

1) Whether the property for which the proposed exemption is requested satisfies section 196.1997(11)(a), Florida Statutes.
   Staff Response: The subject property is a contributing historic resource in the Southeast Lucerne Local Historic District, designated by local ordinance in 2002.

2) Whether the proposed improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1990), U.S. Department of the Interior, National Park Service, which are hereby incorporated by reference in this section, and the criteria specified in Chapter 1A-38, F.A.C.
   Staff Response: As outlined above, the proposed exterior alterations were evaluated using the Secretary of the Interior's Standards, and were approved on January 13, 2016. The proposal is

compatible with the historic character of the building, and would not have an adverse effect on the historic integrity of the property.

3) For applications submitted under the provisions of section 196.1998, Florida Statutes, whether the improvements meeting the criteria Rule 1A-38.001(3) and (4), F.A.C.
Staff Response: Not applicable. The building is not intended to be used for non-profit or governmental purposes.

RECOMMENDATION:

On January 13, 2016, the HRPB approved the COA application for exterior alterations with the following Conditions of Approval:

1) All siding, decorative mouldings, rafter tails, and details shall be repaired rather than replaced. If repair is not possible, the applicant shall consult with Staff to determine an appropriate course of action. If these items are replaced, they shall be replicated exactly in size, shape, profile, material, and location.
2) The building, and all features of the building, shall be cleaned and repaired using the gentlest means possible, in accordance with the National Park Service guidelines and technical briefs. Destructive sandblasting or other harsh cleaning methods shall be avoided.
3) The existing windows shall be repaired rather than replaced. If any windows are too deteriorated to be repaired, the applicant shall consult with Staff to determine an appropriate course of action. Any replacement windows or sashes shall exactly replicate the original windows in size, shape, profile, material, and location.
4) The proposed new windows and doors shall be wood or aluminum, have a design in keeping with the original structure, and shall be subject to Staff review at permitting.
5) All alterations shall be subject to Staff review and approval at permitting, and inspection for compliance and accuracy throughout the construction process.

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

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

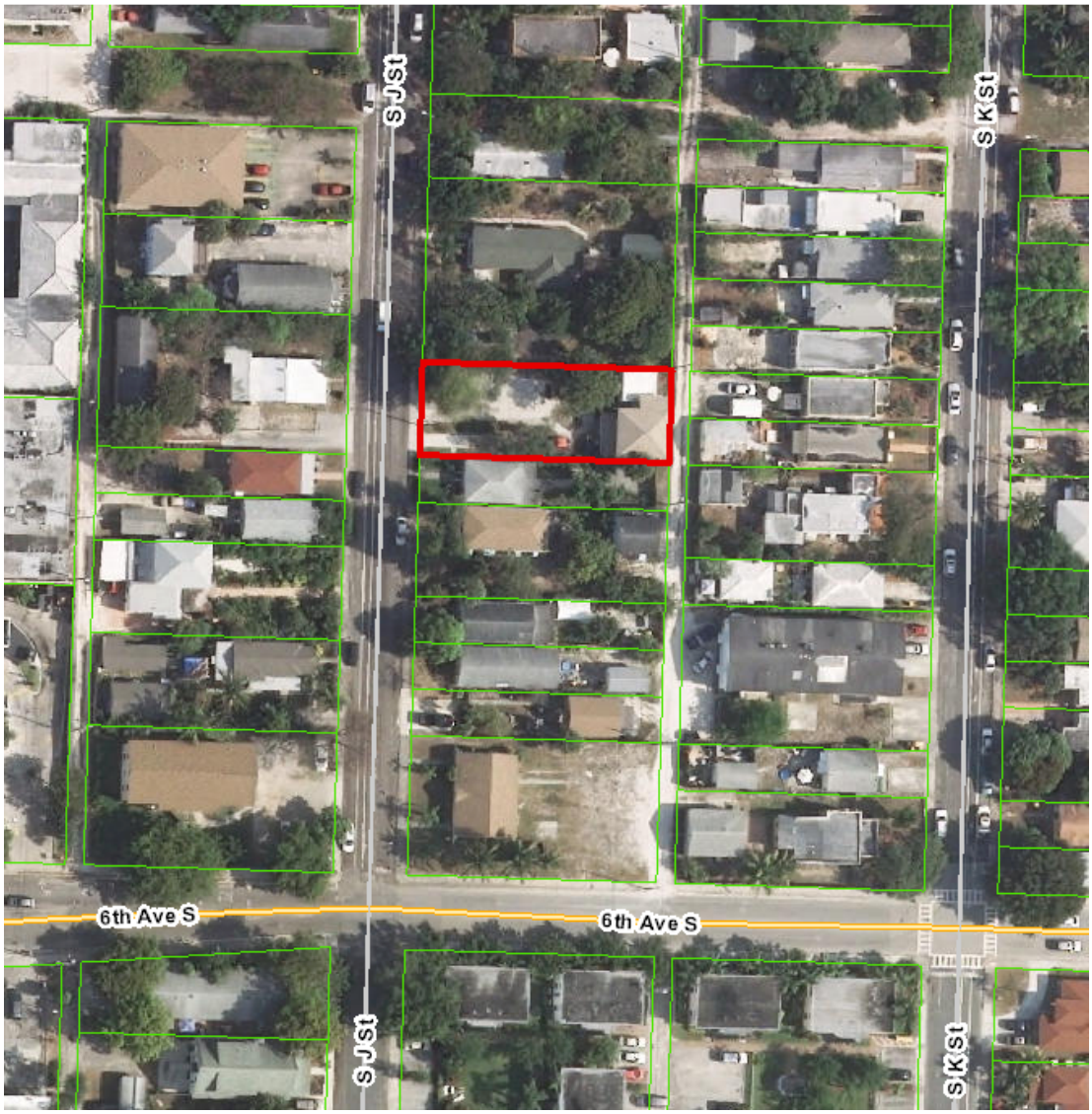
POTENTIAL MOTION:

I MOVE TO APPROVE/DENY HRPB 15-00100230: Consideration of a pre-construction approval for a historic preservation ad valorem tax exemption for the subject property located at 514 South J Street, subject to Staff's recommended Conditions of Approval and the required findings of fact as outlined in this Staff report.

ATTACHMENTS:

1. Photographs
    a. Application Photographs
2. Architectural Plans, submitted January 7, 2016
3. Ad Valorem Tax Exemption Preconstruction Application
4. 196.1997, Florida Statutes - Ad valorem tax exemption for historic properties
5. 196.1998, Florida Statutes – Additional ad valorem tax exemptions for historic properties open to the public
6. Chapter 1A-38 Tax Exemptions for Historic Properties

LOCATION MAP



WARNING!
NO TRESPASSING
PROHIBIDO LA ENTRADA
PALM BEACH COUNTY
SHERIFF'S OFFICE
F.S.S. 810.09
514

WARNING!
NO TRESPASSING
PROHIBIDO LA ENTRADA
PALM BEACH COUNTY
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F.S.S. 810.09
514

A
514

514

THIS PROPERTY IS MANAGED BY
CHASE HOME FINANCE, LLC.

DELTA

DALE WIRZ

RESIDENCE RESTORATION

514 SOUTH "J" STREET, UNIT "A" **LAKE WORTH, FLORIDA**

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List Of Drawings

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

ABBREVIATIONS LEGEND

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

REVISIONS

REF.	DATE	BY

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LAKE WORTH, FL

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

SHEET

TS-1

DEMOLITION LEGEND

EXISTING CONC. BLOCK WALLS TO REMAIN

EXISTING INTERIOR WOOD PARTITON TO REMAIN

EXISTING CONC. BLOCK WALLS TO BE REMOVED

EXISTING DOORS TO BE REMOVED

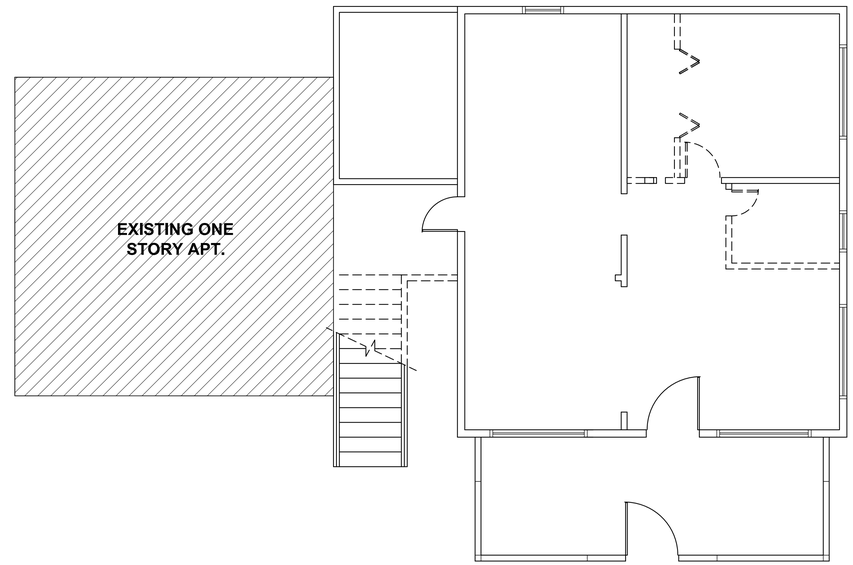
DEMOLITION GENERAL NOTES

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

NOTE:

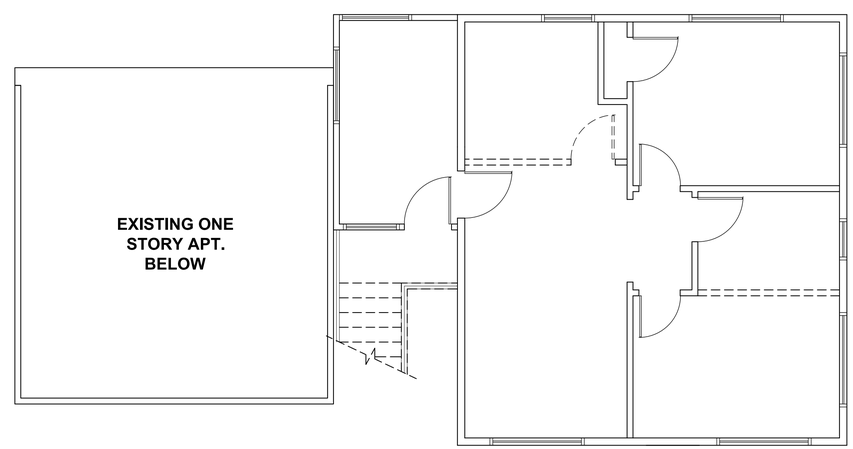
IT IS THE CONTRACTORS RESPONSIBILITY TO BE THOROUGHLY FAMILIAR WITH ALL ARCHITECTURAL & STRUCTURAL PLANS IN THIS SET PRIOR TO BEGINNING ANY DEMOLITION.

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



FIRST FLOOR DEMOLITION PLAN

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



SECOND FLOOR DEMOLITION PLAN

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

REVISIONS		
REF.	DATE	BY

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LAKE WORTH, FL

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

SHEET

A-2.1

DOOR & WINDOW NOTES

1. FABRICATION & INSTALLATION OF ALL NEW DOORS & WINDOWS TO BE IN FULL COMPLIANCE WITH ALL WITH ALL APPLICABLE SECTIONS AND AMENDMENTS OF THE "FLORIDA BUILDING CODE 2014".
2. ALL NEW DOORS & WINDOWS TO BE MIAMI–DADE APPROVED "IMPACT CERTIFIED". ANY NON–IMPACT RESISTANT OPENINGS ARE TO BE SHUTTERED – CONTRACTOR SHALL SUBMIT TESTING REPORTS & SHOP DRAWINGS OF ALL APPROVED DOORS & WINDOWS.
3. THE FRONT ENTRY DOOR IS THE MAIN POINT OF EGRESS & SHALL MEET WIND LOAD REQUIREMENTS WITHOUT ANY SHUTTER PROTECTION (INCLUDES GLASS SIDE LITES & GLASS TRANSOM ABOVE).
4. ALL EGRESS WINDOWS (IN BEDROOMS) MUST FULLY COMPLY WITH THE "FLORIDA BUILDING CODE 2014" WITH ALL OPERATING MECHANISMS NOT MORE THAN 54" ABOVE THE FINISHED FLOOR.
5. ALL FRENCH DOORS, SLIDING GLASS DOORS, & ANY OTHER DOORS WITH GLASS PANELS SHALL HAVE CATEGORY II SAFETY GLAZING AS PER "FLORIDA BUILDING CODE 2014".
6. ALL GLASS PANELS (SIDE LITES) ADJACENT TO DOORS WITH SHALL HAVE CATEGORY II SAFETY GLAZING AS PER "FLORIDA BUILDING CODE 2014".
7. ALL NEW SKYLIGHTS ON ROOF SHALL BE OF MIAMI–DADE APPROVED "IMPACT–RESISTANT" & ADHERE TO ALL REQUIREMENTS OF "FLORIDA BUILDING CODE 2014"
8. CONTRACTOR SHALL VERIFY ALL REQUIRED ROUGH OPENINGS SIZES WITH SPECIFIED DOOR & WINDOW MANUFACTURER'S PRIOR TO START OF CONSTRUCTION OR INSTALLATION & ADJUST ROUGH OPENINGS SHOWN ON PLANS AS REQUIRED.
9. ALL SLIDING GLASS DOORS SHALL BE CATEGORY II SAFETY GLAZING, AS PER 2014 F.B.C.
10. ALL GLASS IN SHOWER ENCLOSERS SHALL BE CATERGORY II SAFETY GLAZING, AS PER 2014 F.B.C.
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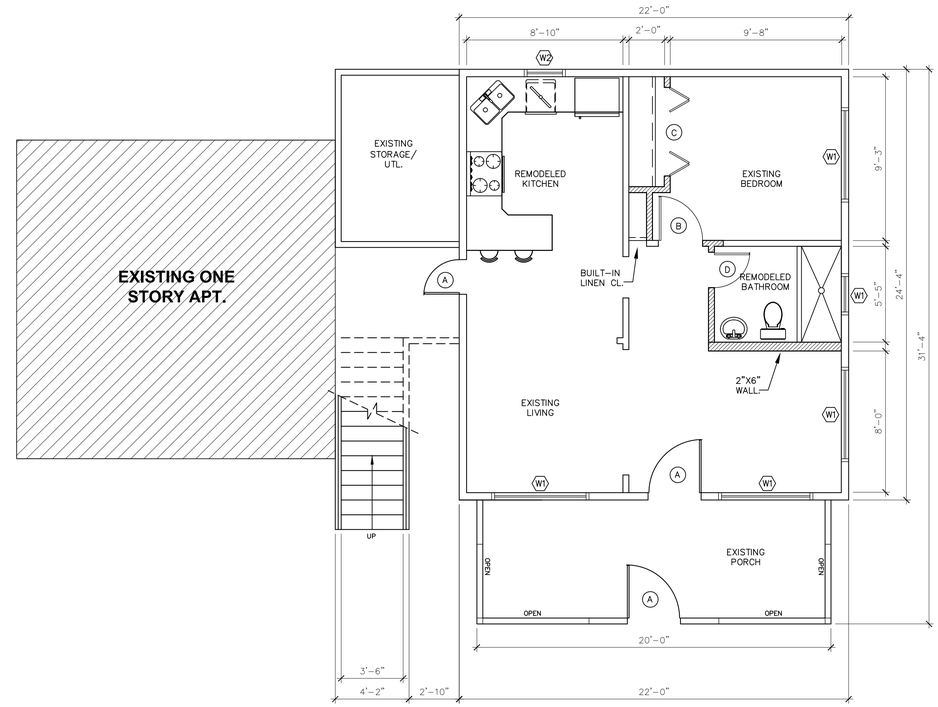
12. ALL DOOR, WINDOW, SKYLIGHT, & HARDWARE SELECTION BY OWNER.
13. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF NEW WINDOWS AND DOORS AND ADJUST ROUGH OPENING DIMENSIONS SPECIFIED IN THESE PLANS TO ACCOMODADE PROPER INSTALLATION.
14. WE RECOMMEND TM WINDOWS

DOOR SCHEDULE

NO.	SIZE WIDTH	SIZE HGT.	SIZE THICK	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
A	--	--	--	EXISTING DOOR	--	--	--	--	EXISTING TO REMAIN
B	2'–0"	6'–8"	1–3/8"	H.C. FLUSH	WOOD	PAINTED	--	--	
C	(2) 1'–6"	6'–8"	1–3/8"	H.C. FLUSH			--	--	
D	2'–4"	6'–8"	1–3/4"	H.C. FLUSH	WOOD	PAINTED	ALUM.	--	
E	2'–6"	6'–8"	1–3/4"	H.C. FLUSH	WOOD	PAINTED	ALUM.		

WINDOW SCHEDULE

MARK	SIZE CODE	DESCRIPTION	DIMENSION (W x H)	FRAME MATERIAL	FRAME FINISH	GLAZING THICK	GLAZING U–VALUE	GLAZING SHADE	REMARKS
W1	---	EXISTING WINDOWS	---	---	---	---	---	---	EXISTING TO REMAIN
W2	---	NEW WINDOW	2'8" X 4'0"	ALUM.	WHITE	---	---	---	



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'–0"

REVISIONS		
REF.	DATE	BY

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DESIGN DWG	ZH
WORKING DWG	ZH
BID REVIEW	ZH
PERMIT REVIEW	ZH
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SHEET

A-2•2

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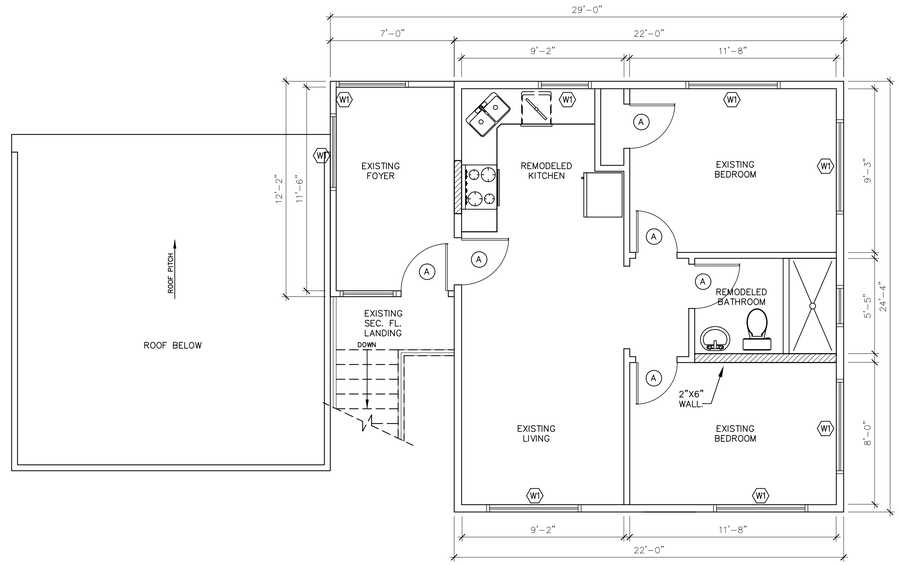
WINDOW SCHEDULE

MARK	SIZE CODE	DESCRIPTION	DIMENSION (W x H)	FRAME MATERIAL	FRAME FINISH	GLAZING THICK	GLAZING U-VALUE	GLAZING SHADE	REMARKS
W1	---	EXISTING WINDOWS	---	---	---	---	---	---	EXISTING TO REMAIN
W2	---	NEW WINDOW	3636	ALUM.	WHITE	---	---	---	"ETCHED" GLASS FINISH



PROPOSED SECOND FLOOR PLAN

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

REVISIONS		
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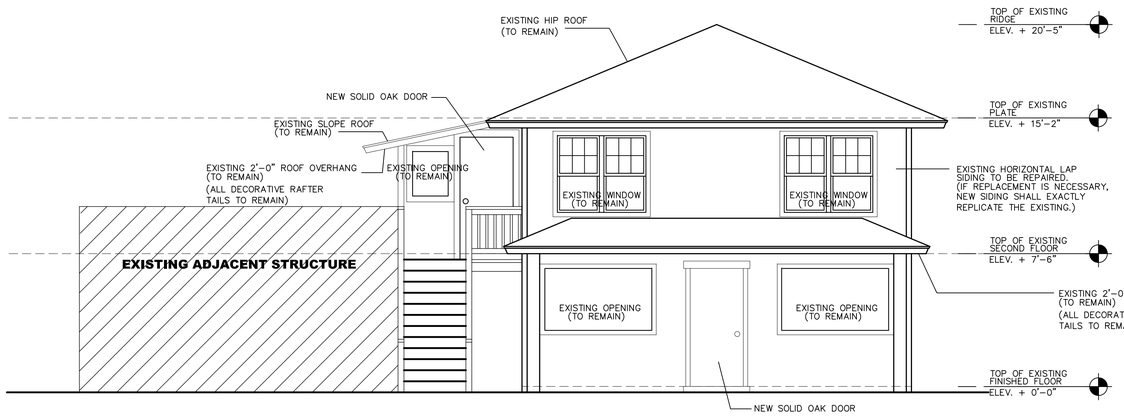
LAKE WORTH, FL

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

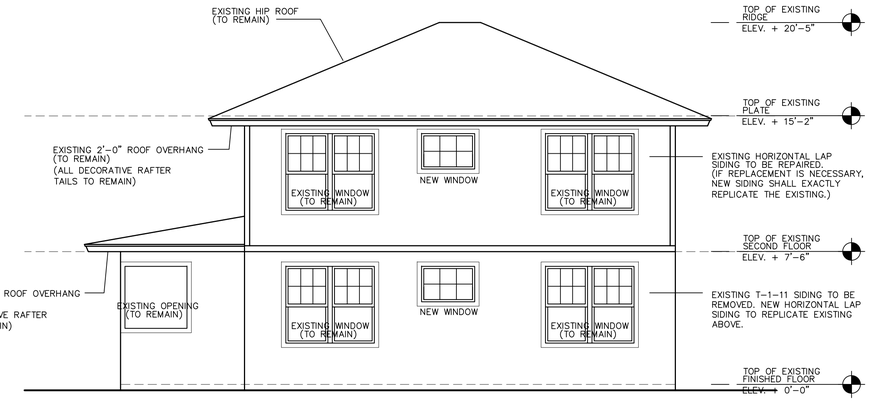
SHEET

A-2•3



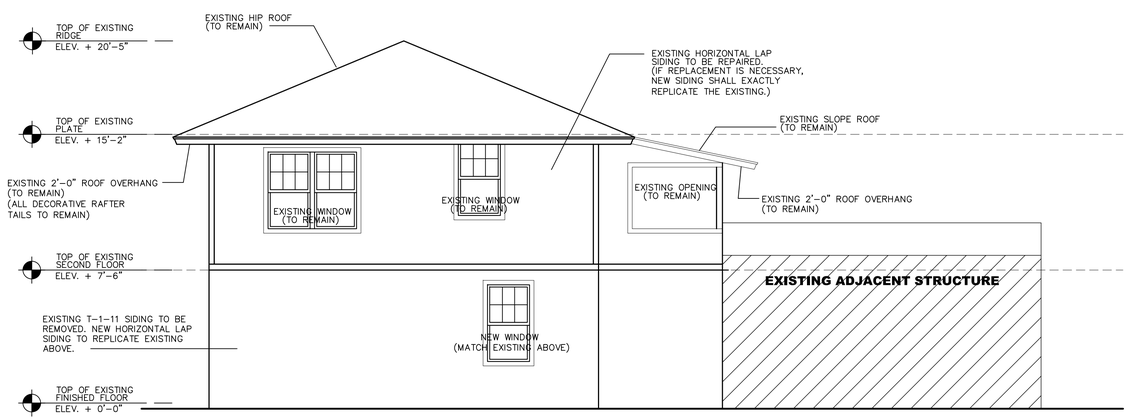
EXISTING WEST ELEVATION

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



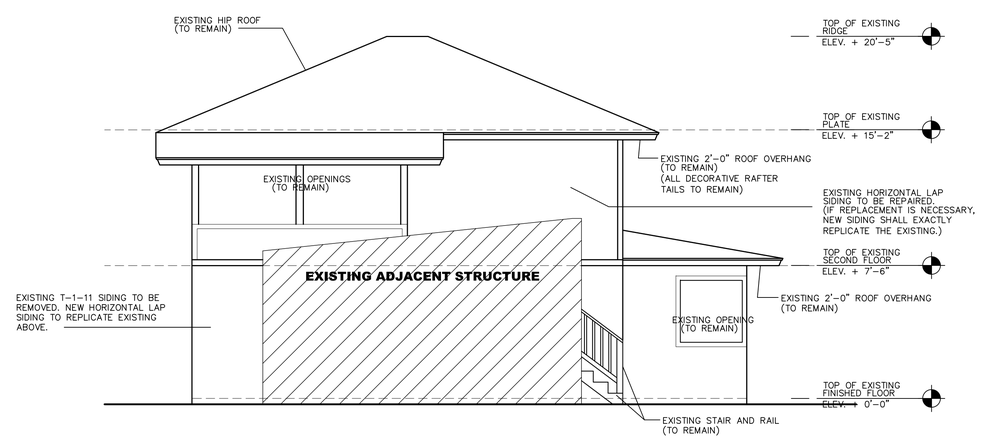
EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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

EXTERIOR ELEVATIONS

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

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

REVISIONS		
REF.	DATE	BY

825 S.E. 8TH AVENUE SUITE 101
DEERFIELD BEACH, FL 33441
wayne@wayneferrell.com
PH:(954) 427-1069 FAX:(954) 428-9133

1031 LA SALLE STREET
JACKSONVILLE, FL 32207
wayne@wayneferrell.com
PH:(561) 305-7555

1213 NORTH FRANKLIN STREET
TAMPA, FLORIDA 33602
PH:(813) 318-9100 FAX:(813) 318-9101

240 BURT STREET #407
SANTA ROSA, CA 95407
PH:(415) 391-1080
CELL:(707)509-9747

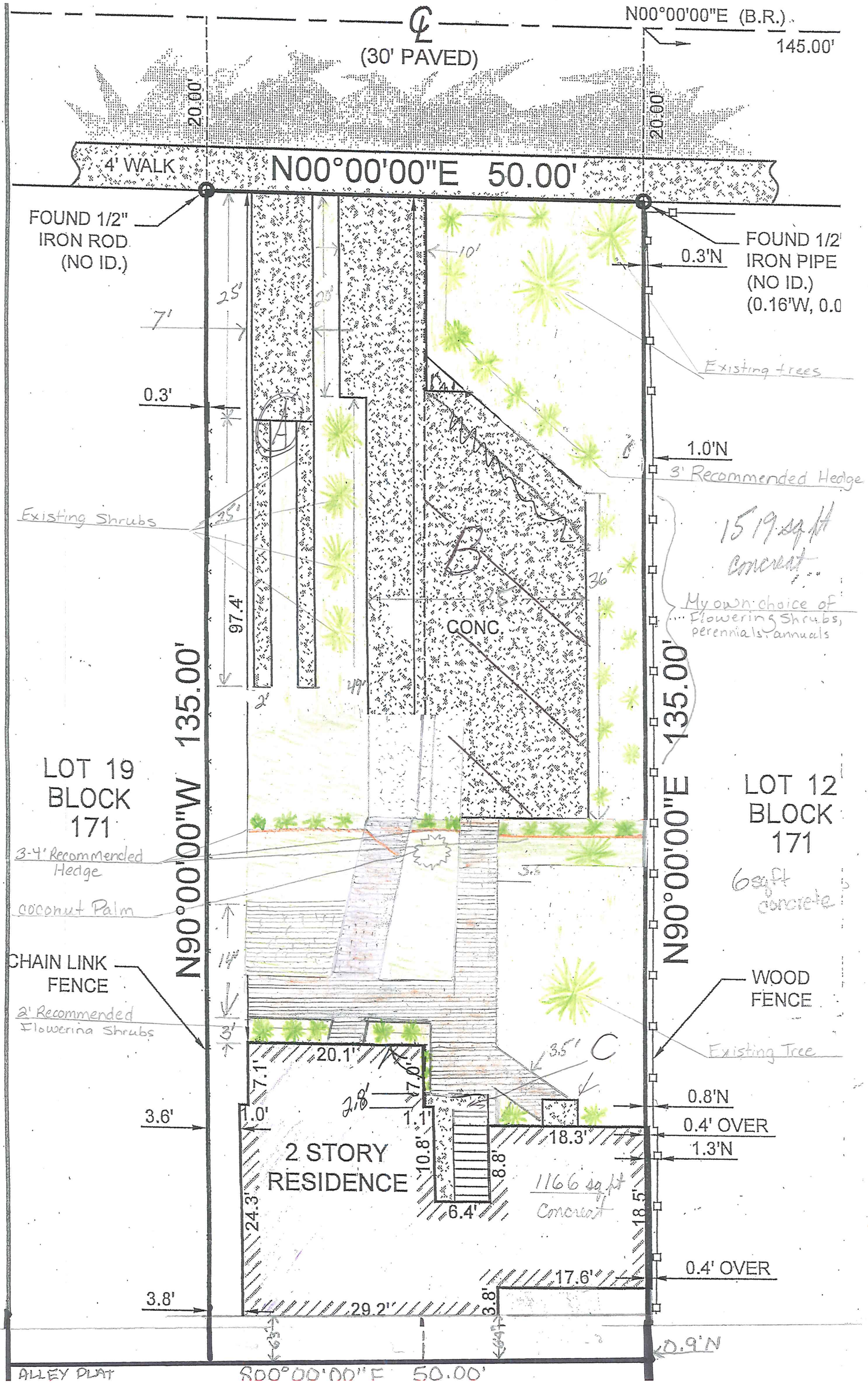
ARCHITECT COM ONE
ARCHITECTURE
C.WAYNE FERRELL-ARCHITECT
AA 26002488

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

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

SHEET

A-3.0


℄
(30' PAVED)
N00°00'00"E (B.R.)
145.00'
20.00'
20.00'
4' WALK
N00°00'00"E 50.00'
FOUND 1/2" IRON ROD (NO ID.)
FOUND 1/2' IRON PIPE (NO ID.) (0.16'W, 0.0
0.3'N
10'
25'
20'
7'
0.3'
Existing trees
1.0'N
3' Recommended Hedge
Existing Shrubs
25'
1519 sq ft concrete
36'
My own choice of Flowering Shrubs, perennials, annuals
97.4'
CONC.
2'
135.00'
N90°00'00"W
135.00'
N90°00'00"E
LOT 19
BLOCK
171
LOT 12
BLOCK
171
6 sq ft concrete
3-4' Recommended Hedge
coconut Palm
CHAIN LINK FENCE
WOOD FENCE
2' Recommended Flowering Shrubs
3'
Existing Tree
3.5'
C
20.1'
7.1'
7.0'
2.8'
1.1'
1.0'
3.6'
0.8'N
0.4' OVER
1.3'N
18.3'
2 STORY RESIDENCE
10.8'
8.8'
6.4'
1166 sq ft Concrete
24.3'
18.5'
0.4' OVER
17.6'
3.8'
29.2'
3.8'
0.9'N
ALLEY PLAT
S00°00'00"E 50.00'

7 x 25 = 175
4 x 25 = 100 A south Driveway 275 sq ft

10 x 20 = 200
25 x 36 = 900 B north Driveway 1212.5 sq ft
15 x 15 x .5 112.5

3 x 4 = 12
2 x 15 = 45 C front step + area By stairway 57 sq ft

15445 sq ft

Deck 10 x 14 = 140
side walk north 3.5 x 22 = 77
side walk south 3.5 x 27 = 95
side walk 4.5 x 10 = 45
Conecting north and south
side Walk to single unit 3.5 x 11 = 38.5
sidewalk from Deck to Drive 2 x 25 = 50

$\frac{1}{2}$ paver with sand layover = +
445.5

1990 sq ft

7x25 = 175
4x25 = 100
10x20 = 200
25x36 = 900
15x15x.5 = 112.5
3x4 = 12
7x2.8 = 19.6

1519 sq ft
Concreat

House
+1166 = 2685
412
3097 + 50 sq ft 2' walk south side

3147 sq ft

Deck 10x14 = 140
sidewalk 3.5x22 = 77
sidewalk 3.5x27 = 94.5
sidewalk 4x10 = 40
" 3.5x10 = 61.25

412.25

DOS Form No. HR3E101292
Revised 09/03/00

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

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

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

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

Address of property: Street 514 south J Street

City Lake Worth County Palm Beach Zip Code 33460

( ) Individually National Register listed
( ) In a National Register district
( ) Locally designated historic property or landmark*
(X) In a locally designated district

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

Name of historic district _____

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

Name of local historic preservation agency/office ~~7 North Dixie~~

Mailing Address 7 North Dixie

City Lake Worth State FL Zip Code _____

Telephone Number (_____) _____

2. Type of request:

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

3. Owner information:

Name of individual or organization owning the property Dale Wirz

Mailing address ~~33460~~ 514 South J St

City Lake Worth State FL Zip code 33460

Daytime Telephone Number (763) 360-6020

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

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number Lot 10+11 Block 171

Property Address 514 South J St Lake Worth FL 33460

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

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

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

Title	Organization name

EVALUATION OF PROPERTY ELIGIBILITY
(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance: This house is in Local Historic District a 2 story house was on Lot 22 Build on to a house on Lot 23 the siding & windowes all need repair due to weather & age but can be repaired & can all look the same as it was on the outside the inside has old plater & latth all craked and will have to be romoved new wireing and plumbing are needed the floor plan will stay amost the same

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

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

6. Statement of Significance: This house faces J street and has not had many changes the wood windows are 6 over 1 pain glass lap wood siding open soffits all the materials from 1929 the house has a open front porch and a sleeping porch up stairs After all repairs this house will look just like it did in 1929

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

(To be completed by all applicants):
Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number Lots 10 & 11 Lake Worth Block 171

Property Address 514 S J street Lake Worth FL 33460

Feature 1

Feature_____
Approx. date of feature_____

Describe existing feature and its condition:
Windows and Siding need paint & Repair
Sofit & Facia need paint

Photo no._____ Drawing no._____

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

Feature 2

Feature_____
Approx. date of feature_____

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

Photo no._____ Drawing no._____

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

Feature 3

Feature_____
Approx. date of feature_____

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

Photo no._____ Drawing no._____

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

DOS Form No. HR3E101292
Revised 09/03/00

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number Lots 10 & 11 Block 171

Property Address 5145 J Street Lake Worth FL 33460

Feature 4

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Replace or Repair is needed on Concreat in the front Photo no._____ Drawing no._____	Describe work and impact on existing feature: Concreat in front of house will be replaced with shrubs & pavers see landscape plan it will have an impact for the older look it should give we also need it for better water placement

Feature 5

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Feature 6

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number _____

Property Address 514 South J St Lake Worth FL 33460

Property Use (To be completed by all applicants):

1. Use(s) before improvement: Triplex

2. Proposed use(s) after improvement: Home for Me my Mom & Family

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

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

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

_____

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres)_____square feet( ) acres( )

4. How much area does the organization or agency use?_____square feet( ) acres( )

5. What percentage of the usable area does the organization or agency use?_____%

6. Is the property open to the public ( )Yes ( )No If so, when?_____

7. Are there regular hours? ( )Yes ( )No If so, what are they? _____

_____

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

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

196.1997 Ad valorem tax exemptions for historic properties.—

(1) The board of county commissioners of any county or the governing authority of any municipality may adopt an ordinance to allow ad valorem tax exemptions under s. 3, Art. VII of the State Constitution to historic properties if the owners are engaging in the restoration, rehabilitation, or renovation of such properties in accordance with guidelines established in this section.

(2) The board of county commissioners or the governing authority of the municipality by ordinance may authorize the exemption from ad valorem taxation of up to 100 percent of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties. The exemption applies only to improvements to real property. In order for the property to qualify for the exemption, any such improvements must be made on or after the day the ordinance authorizing ad valorem tax exemption for historic properties is adopted.

(3) The ordinance shall designate the type and location of historic property for which exemptions may be granted, which may include any property meeting the provisions of subsection (11), which property may be further required to be located within a particular geographic area or areas of the county or municipality.

(4) The ordinance must specify that such exemptions shall apply only to taxes levied by the unit of government granting the exemption. The exemptions do not apply, however, to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to s. 9(b) or s. 12, Art. VII of the State Constitution.

(5) The ordinance must specify that any exemption granted remains in effect for up to 10 years with respect to any particular property, regardless of any change in the authority of the county or municipality to grant such exemptions or any change in ownership of the property. In order to retain the exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption is granted.

(6) The ordinance shall designate either a local historic preservation office or the Division of Historical Resources of the Department of State to review applications for exemptions. The local historic preservation office or the division, whichever is applicable, must recommend that the board of county commissioners or the governing authority of the municipality grant or deny the exemption. Such reviews must be conducted in accordance with rules adopted by the Department of State. The recommendation, and the reasons therefor, must be provided to the applicant and to the governing entity before consideration of the application at an official meeting of the governing entity. For the purposes of this section, local historic preservation offices must be approved and certified by the Department of State.

(7) To qualify for an exemption, the property owner must enter into a covenant or agreement with the governing body for the term for which the exemption is granted. The form of the covenant or agreement must be established by the Department of State and must require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended; or

2. Is a contributing property to a national-register-listed district; or

3. Is designated as a historic property, or as a contributing property to a historic district, under the terms of a local preservation ordinance; and

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

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

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

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

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

History.—s. 1, ch. 92-159.

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

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

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

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

History.—s. 2, ch. 92-159

CHAPTER 1A-38 TAX EXEMPTIONS FOR HISTORIC PROPERTIES

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

1A-38.002 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.003 Application for Exemption.

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

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

(a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,

(b) Be in the two-part format of DOS Form No. HR3E101292, and

(c) Be approved by the Division.

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

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

(a) Whether the property for which an exemption has been requested satisfies Section 196.1997(11)(a), F.S.,

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

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

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

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

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

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

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

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

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

1A-38.004 Evaluation of Property.

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

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

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

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

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

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

1A-38.005 Evaluation of Improvements.

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

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

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

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

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

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

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

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

1A-38.006 Covenant.

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

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

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

(b) be approved by the Division.

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

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

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

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

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

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

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

1A-38.007 Certification of Local Historic Preservation Office.

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

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

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

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

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

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

City Of Lake Worth
Community Development Department
Planning, Zoning and Historic Preservation Division

1900 Second Avenue North· Lake Worth, Florida 33460 · Phone: 561-586-1687

MEMORANDUM DATE: February 3, 2016

AGENDA DATE: February 10, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **731 North M Street**

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

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

This case was heard at the January 13, 2016, and the HRPB voted to continue the case to the February 10, 2016, regular meeting in order for the Applicant to be present at the hearing and additional information to be provided regarding alternative materials. To date, no additional information has been provided by the Applicant regarding the cost and feasibility of alternative roof materials.

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

BACKGROUND:

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

REQUEST:

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

COMPREHENSIVE PLAN CONSISTENCY:

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

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

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

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

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

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

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

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

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

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

It is the opinion of Staff that the proposed change to an aluminum standing seam roof is not appropriate for the structure, and negatively effects a character defining feature of the property. The Masonry vernacular style of architecture primarily used flat white concrete tile as a roofing material, and occasionally used an asbestos shingle or rolled roofing. It is possible that the concrete tile was not available or was too expensive in 1946, and therefore the cheaper rolled slate material was used until 1955. Although the structure has had several different roof materials since its construction, the structure has never had a metal roof. Additionally, the masonry vernacular architectural style did not

use metal roofing, and used almost exclusively flat white concrete tile. Therefore, the proposed metal roof installation does not comply with the Secretary of the Interior's Standards for Rehabilitation or the City's Land Development Regulations, Historic Preservation Ordinance, §23.5-4(k).

The National Park Service Preservation Brief #4 "Roofing for Historic Buildings" has been included as Attachment #5. This Brief discusses the issues and options for the repair and replacement of historic roofs. Under the "Alternative Materials" section of the Brief, Staff would like to draw special attention to this paragraph:

"In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material."

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

RECOMMENDATION:
Staff recommends that the Board deny the application as submitted, given that the metal roof installation as proposed by the Applicant does not meet the Secretary of the Interior's Standards for Rehabilitation, does not meet the criteria set forth in the City of Lake Worth Land Development Regulations §23.5-4(k), and will have an adverse effect on the integrity and character of the property. Additionally, the Applicant has not provided any additional information to explain and support the request for an alternative material.

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

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

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

ATTACHMENTS:

1. Administrative Decision Criteria
2. Application Photographs
3. Justification Statement
4. Roof Brochure
5. Original Architectural Drawings
6. NPS Preservation Brief #4 "Roofing for Historic Buildings"

LOCATION MAP

MEMORANDUM

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

HRPB Meeting Date: February 10, 2016

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

A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?
Response: It is the opinion of Staff that the proposed work on the property located at731 N M St will have an adverse visual effect on the building.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Northeast Lucerne Local Historic District. However, the project would have an adverse visual effect on the building itself and an indirect adverse effect on the district.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?
Response: The project as proposed would have an adverse effect on the integrity of material and design of the building. The proposed roof replacement is not compatible with the architectural style and design of the structure.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
Response: The denial of this COA as submitted does not prevent the Applicant from proposing other alterations to the home, or re-roofing with an alternate recommended material.

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

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

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Response: It is the opinion of Staff that the proposed metal roof material would alter the Masonry Vernacular character of the structure.

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

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Response: Not applicable to this project.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Response: The roof is a distinctive feature of the structure, and the type of roof material used on the structure should be retained. Although the original materials have been removed, the proposed metal roof represents a further departure from the original roof material and the Masonry Vernacular style.

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

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.
Response: Not applicable to this project.

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

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Response: Not applicable to this project.

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

compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
Response: The application is not proposing a new addition.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
Response: Not applicable to this project.

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?
Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as outlined above. The proposal does not represent the least possible adverse effect.

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

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

A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?
Response: No change to the use of the property is proposed.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.
Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as the original style of the building would be affected by the alterations proposed.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:
(1) The work to be performed will conform to the original door and window openings of the structure; and
Response: Not applicable to this project.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.
Response: Not applicable to this project.

731
NOTICE

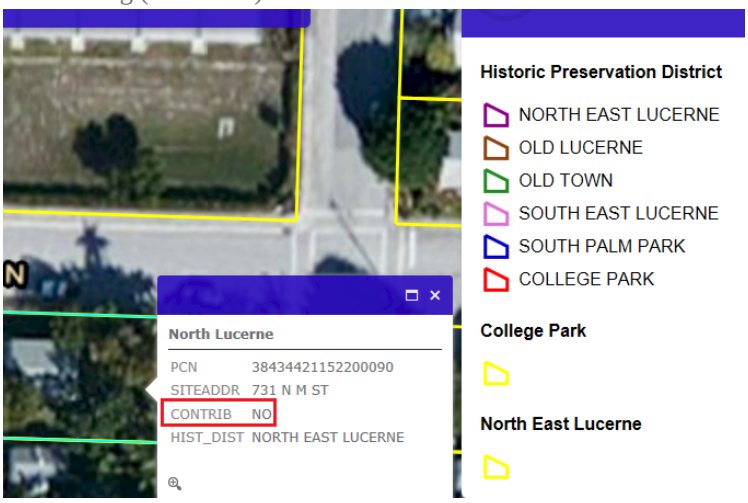
Friday, December 11, 2015

Department for Community Sustainability
City of Lake Worth
1900 2nd Avenue North
Lake Worth, FL 33461
561.586.1687

Dear Ms. Sunny,

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

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



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

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

I thought that it might be helpful if I included a few picture of my house

This is what my house looked like originally, notice concrete tile.

This is what it looks like today with asphalt shingles.

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

Please advices

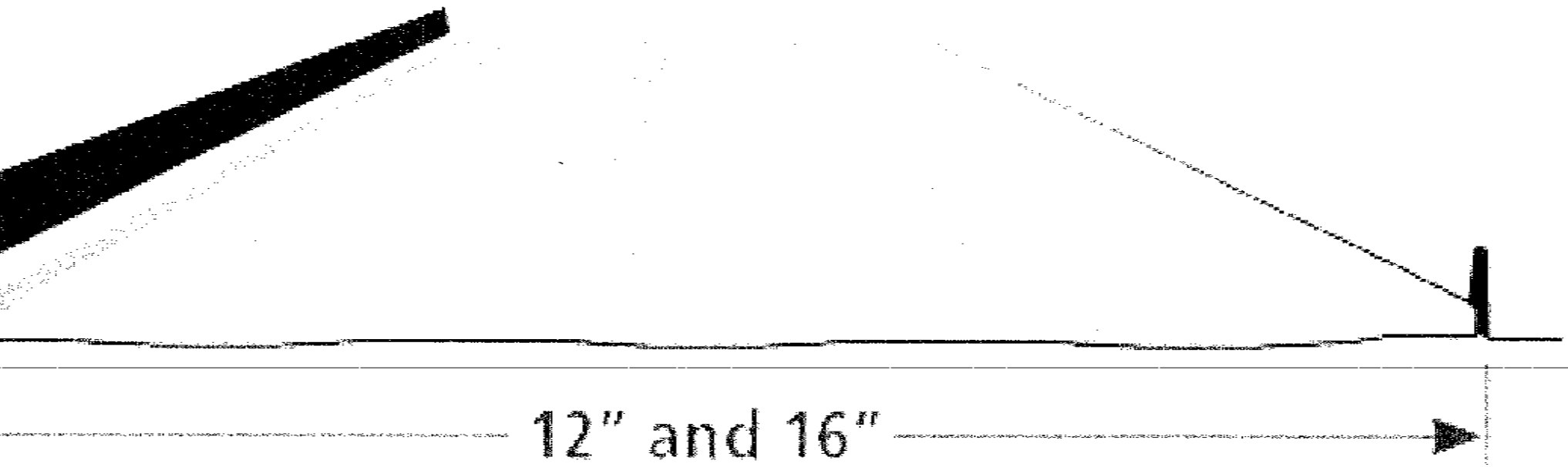
Regards

John Downing
561-586-7059

JOHN DOWNING
731 N. 'M' STREET

15-00100211

1" SNAPLOCK
.040 ALUMINUM
16" WIDE PANEL



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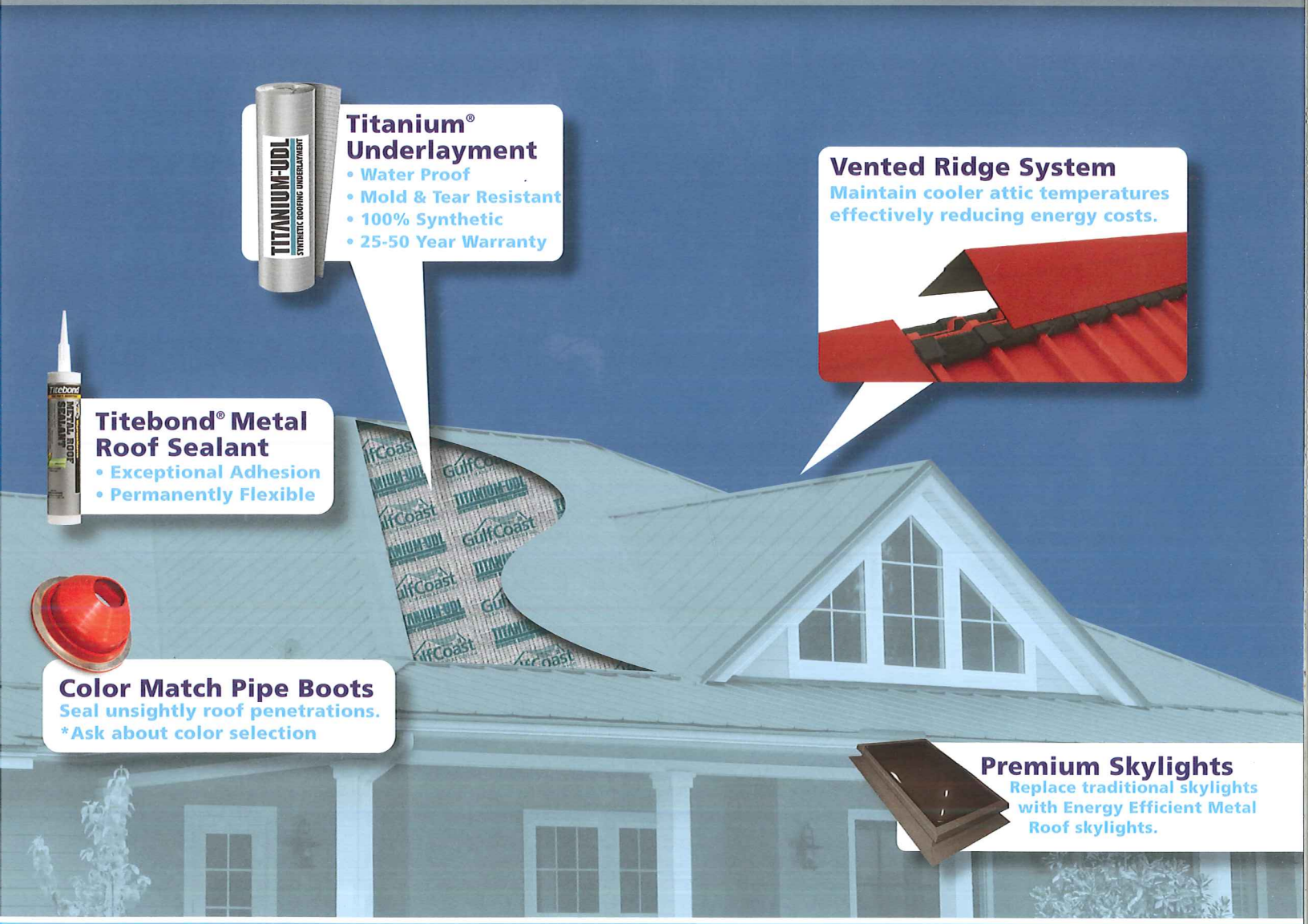

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Maintain cooler attic temperatures effectively reducing energy costs.

Titebond® Metal Roof Sealant
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Seal unsightly roof penetrations.
*Ask about color selection

Premium Skylights
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Substrate/ Warranty:	AZ-50 Gulfalume / 35/30 Year Premium Paint Finish Warranty AZ-50 Gulfalume / 40/30 Year Standard Paint Finish Warranty AZ-55 Gulfalume / 25 Year Unpainted Mill Finish Warranty 25 Year OceanGuard™ Salt Water Warranty*
Testing:	HVHZ Approved/Miami-Dade NOA: 14-0520 FL Product Approval No. 11651
Min. Slope:	3:12 (FOR APPLICATIONS ON LOWER SLOPES, CONTACT MANUFACTURER)
Substructure:	15/32" CDX (minimum)

*Available options for OceanGuard™ Coastal Aluminum Roofing Series

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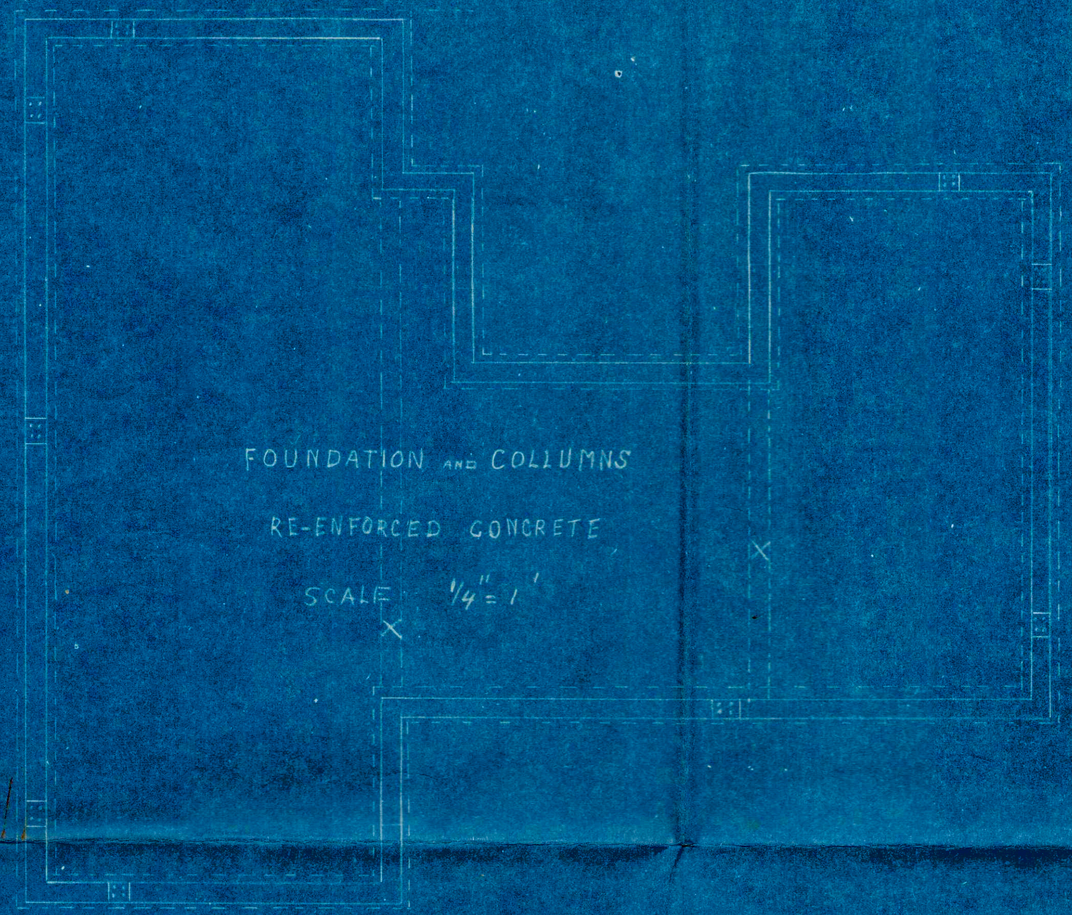
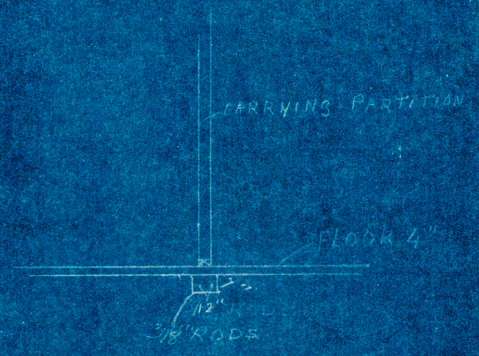
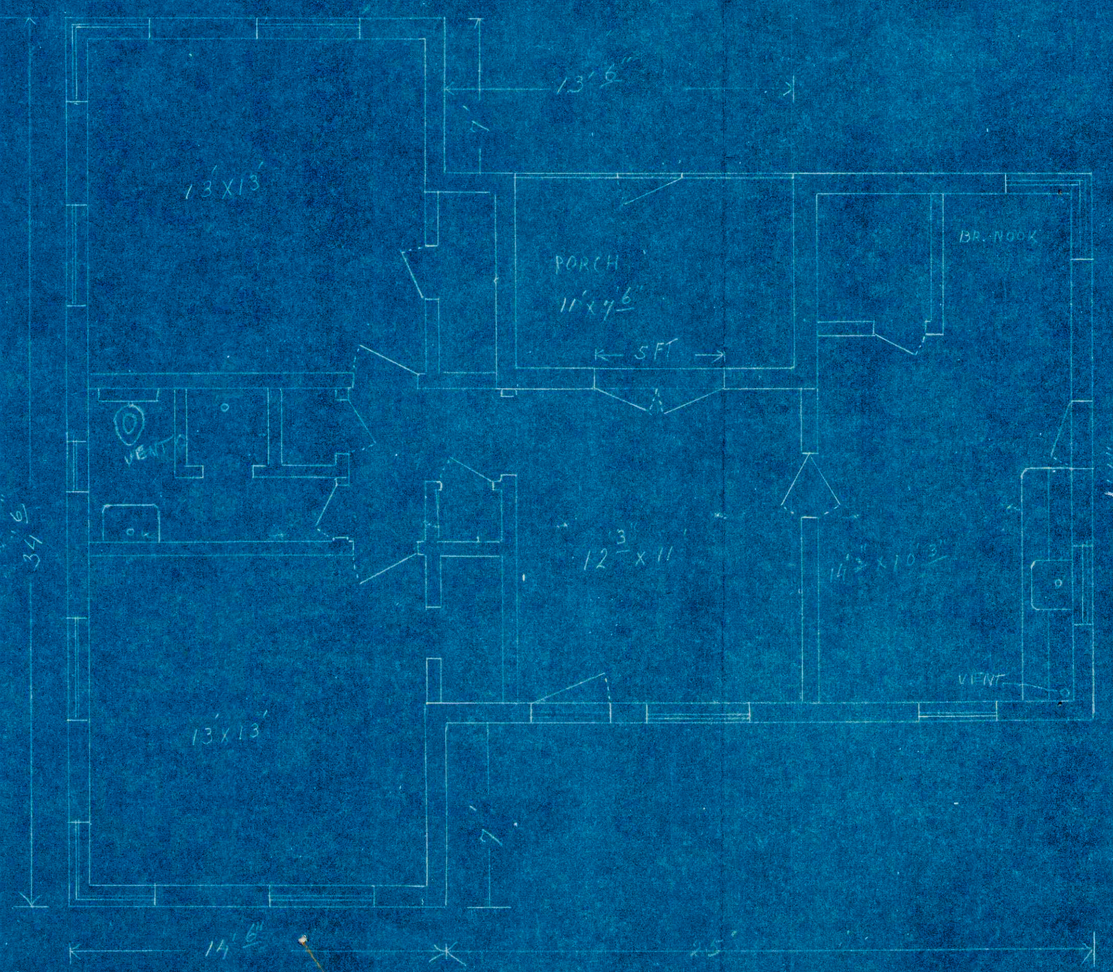

FOUNDATION AND COLUMNS
RE-ENFORCED CONCRETE
SCALE 1/4" = 1'

GARAGE ELEVATION
22'
GRADE
OWNER J. WEYSMAN
BUILDER J.A. CONKLIN
LOT 9 BLOCK 220
TOWN SITE


CARRYING PARTITION
FLOOR
1/2"
3/8" RODS

DETAIL X


13'6"
13'x13'
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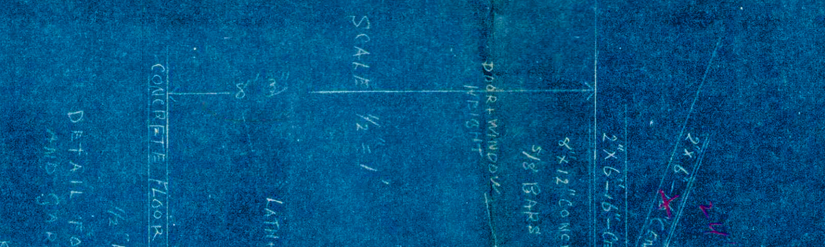
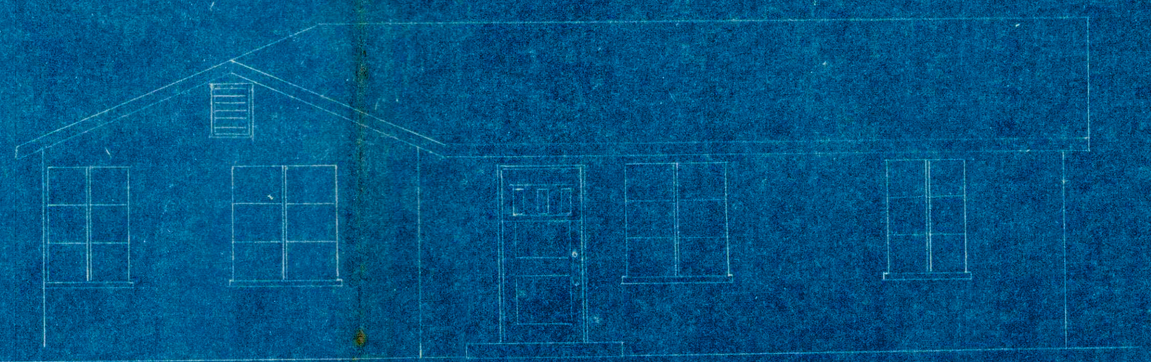
11'x9'6"
5FT
BR. NOOK
VENT
12'3" x 11'
14'3" x 10'3"
VENT
13'x13'
34'6"
21'2"
14'6"


SCALE 1/2" = 1'
CONCRETE FLOOR
1/2" BARS
DETAIL FOR HOUSE AND GARAGE
CONCRETE FOOTING
GRADE LINE
LATH + PLASTER
BLOCKS
DOOR & WINDOW HEIGHT
8"x12" CONCRETE
5/8" BARS
2"x6"-16" CENTRE
2"x10"
STRAP
HEIGHT



Transcript
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40

Aimee Sunny

From: Cureton, Kenneth H. <Kenneth.Cureton@dos.myflorida.com>
Sent: Friday, February 05, 2016 4:17 PM
To: Aimee Sunny
Subject: RE: Lake Worth - Roof Questions

Aimee

To follow up on our conversation this morning, the State Historic Preservation Office follows the National Park Service / Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Rehabilitation of Historic Buildings explicitly when reviewing projects under our purview, along with the supplemental guidance NPS provides. Such additional NPS guidance can be found in their preservation topics index here: http://www.nps.gov/tps/how-to-preserve/by-topic.htm

These standards are incorporated by reference in Section 1203 and Appendix B of the Florida Building Code – Existing Building, 5th Edition as code mandated requirements for work on buildings that meet the definition of a **Historic Building** in Section 1202 therein. Therefore, the argument can be made that if the Standards are not followed, the work is not in compliance with the building code.

In all four cases you have presented, the first consideration would be replacement of the historic materials based on pictorial evidence, which you have provided. The NPS Guidelines allows that when an in-kind replacement of a historic roof "…is not technically or economically feasible, then a *compatible* substitute material may be considered." The key here is compatibility. If in-kind replacement is not feasible, our opinion of a *compatible* roof for these particular projects is the actual roof material would be subordinate to the color and pattern that the historic roof provided. The low slope of the roof pitch in all four examples would allow for replacement with an architectural grade shingle, provided it was in the light grey color range the metal shingles originally presented. We feel that a white shingle would not be an appropriate color.

We would strongly advise against sheet metal products, since the strong vertical lines and shadows of such products would adversely impact the historic status of the building, as it would completely change the character of the roof and have no historical basis.

We would also strongly advise that if a lack of selection of metal shingles with Florida Product Approval is the reason for higher costs, your authority having jurisdiction should contact the Florida Building Commission to investigate local product approval options.

Hope this opinion helps clarify how we would view such issues on a State level.

Thanks for your inquiry and best of luck with your projects.

Kenneth H. Cureton, R.A., NCARB
Senior Architect, Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6343 | 1.800.847.7278 | Fax: 850.245.6439 | Kenneth.Cureton@DOS.MyFlorida.com | dos.myflorida.com/historical

FLORIDA DEPARTMENT OF STATE
DIVISION OF
Historical Resources

From: Aimee Sunny [mailto:asunny@LakeWorth.org]
Sent: Friday, February 05, 2016 12:03 PM
To: Cureton, Kenneth H.
Cc: Hilburn, Richard L.
Subject: Lake Worth - Roof Questions

Mr. Cureton,

Thank you very much for your time and consideration this morning regarding the projects I mentioned in Lake Worth. I very much appreciate your analysis and discussion on the various roof types we discussed, as they relate to historic properties.

As I mentioned, I have attached a few photos of several cases that will be heard before the HRPB next Wednesday, February 10th, and I welcome your input:

520 N Palmway – Contributing, c.1940, Frame Vernacular, with original flat metal shingles. The request is for Southeastern Metals, SEM-Lok Snap Standing Seam 16" wide Aluminum panels.

612 N Palmway – Contributing, c.1940, Frame Vernacular, with original flat metal shingles. The request is for Gulf Coast Supply, Gulf-Lok 16" Wide Roof Panels, 26 gauge steel.

726 N M St – Non-contributing, c. 1940, Frame Vernacular, with original flat metal shingle that have been coated several times. The request is for CertainTeed Landmark dimensional asphalt shingles.

731 N M St – Surveyed as Contributing, but has lost many features over time. 1946, Masonry Vernacular. The original construction drawings called for rolled slate roofing, the roof was changed to flat white concrete tile in 1955, and later changed to 3-tab asphalt shingles in the 1990's. The request is now to change to Gulf Coast Supply, Gulf-Lok 16" Wide Aluminum Roof Panels, in a white color.

I look forward to receiving your suggestions, and to working with you in the future.

Best wishes,

Aimee N. Sunny
Preservation Planning Coordinator
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Lake Worth, Florida 33461
561-586-1690
asunny@lakeworth.org

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4 PRESERVATION BRIEFS

HABS

Roofing for Historic Buildings

Sarah M. Sweetser

U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services

Significance of the Roof

A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design. In the system that allows a building to work as a shelter, the roof sheds the rain, shades from the sun, and buffers the weather.

During some periods in the history of architecture, the roof imparts much of the architectural character. It defines the style and contributes to the building's aesthetics. The hipped roofs of Georgian architecture, the turrets of Queen Anne, the Mansard roofs, and the graceful slopes of the Shingle Style and Bungalow designs are examples of the use of roofing as a major design feature.

But no matter how decorative the patterning or how compelling the form, the roof is a highly vulnerable element of a shelter that will inevitable fail. A poor roof will permit the accelerated deterioration of historic building materials—masonry, wood, plaster, paint—and will cause general disintegration of the basic structure. Furthermore, there is an urgency involved in repairing a leaky roof since such repair costs will quickly become prohibitive. Although such action is desirable as soon as a failure is discovered, temporary patching methods should be carefully chosen to prevent inadvertent damage to sound or historic roofing materials and related features. Before any repair work is performed, the historic value of the materials used on the roof should be understood. Then a complete internal and external inspection of the roof should be planned to determine all the causes of failure and to identify the alternatives for repair or replacement of the roofing.

Historic Roofing Materials in America

Clay Tile: European settlers used clay tile for roofing as early as the mid-17th century; many pantiles (S-curved tiles), as well as flat roofing tiles, were used in Jamestown, Virginia. In some cities such as New York and Boston, clay was popularly used as a precaution against such fire as those that engulfed London in 1666 and scorched Boston in 1679.

Tiles roofs found in the mid-18th century Moravian settlements in Pennsylvania closely resembled those found in Germany. Typically, the tiles were 14–15″ long, 6–7″ wide with a curved butt. A lug on the back allowed the tiles to hang on the lathing without nails or pegs. The tile surface was usually scored with finger marks to promote drainage. In the Southwest, the tile roofs of the Spanish missionaries (mission tiles) were first manufactured (ca. 1780) at the Mission San Antonio de Padua in California. These semicircular tiles were made by molding clay over sections of logs, and they were generally 22″ long and tapered in width.

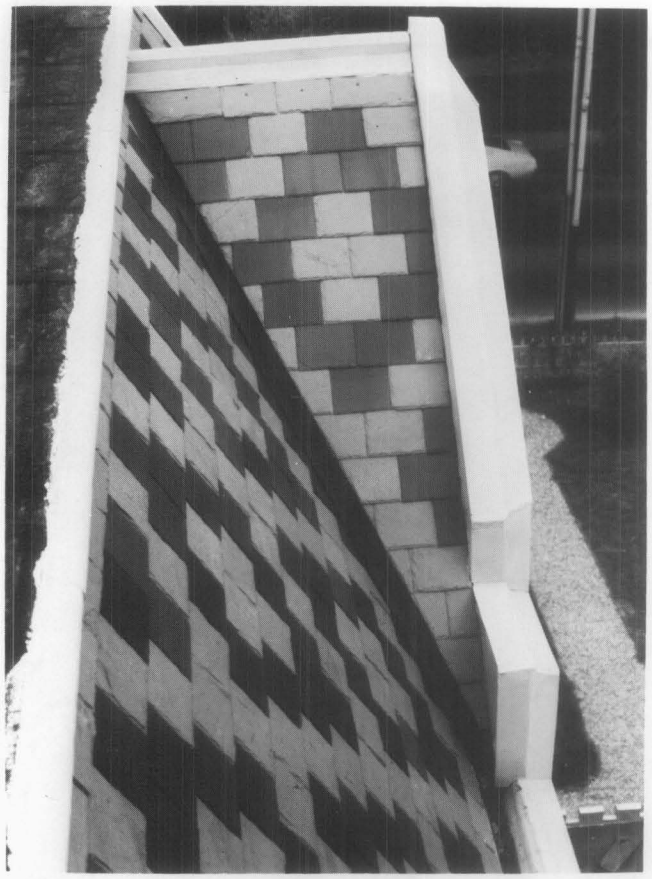
Repairs on this pantile roof were made with new tiles held in place with metal hangers. (Main Building, Ellis Island, New York)

The plain or flat rectangular tiles most commonly used from the 17th through the beginning of the 19th century measured about 10″ by 6″ by ½″, and had two holes at one end for a nail or peg fastener. Sometimes mortar was applied between the courses to secure the tiles in a heavy wind.

In the mid-19th century, tile roofs were often replaced by sheet-metal roofs, which were lighter and easier to install and maintain. However, by the turn of the century, the Romanesque Revival and Mission style buildings created a new demand and popularity for this picturesque roofing material.

Slate: Another practice settlers brought to the New World was slate roofing. Evidence of roofing slates have been found also among the ruins of mid-17th-century Jamestown. But because of the cost and the time required to obtain the material, which was mostly imported from Wales, the use of slate was initially limited. Even in Philadelphia (the second largest city in the English-speaking world at the time of the Revolution) slates were so rare that "The Slate Roof House" distinctly referred to William Penn's home built late in the 1600s. Sources of native slate were known to exist along the eastern seaboard from Maine to Virginia, but difficulties in inland transportation limited its availability to the cities, and contributed to its expense. Welsh slate continued to be imported until the development of canals and railroads in the mid-19th century made American slate more accessible and economical.

Slate was popular for its durability, fireproof qualities, and



The Victorians loved to used different colored slates to create decorative patterns on their roofs, an effect which cannot be easily duplicated by substitute materials. Before any repair work on a roof such as this, the slate sizes, colors, and position of the patterning should be carefully recorded to assure proper replacement. (Ebenezer Maxwell Mansion, Philadelphia, Pennsylvania, photo courtesy of William D. Hershey)

Replacement of particular historic details is important to the individual historic character of a roof, such as the treatment at the eaves of this rounded butt wood shingle roof. Also note that the surface of the roof was carefully sloped to drain water away from the side of the dormer. In the restoration, this function was augmented with the addition of carefully concealed modern metal flashing. (Mount Vernon, Virginia)

Galvanized sheet-metal shingles imitating the appearance of pantiles remained popular from the second half of the 19th century into the 20th century. (Episcopal Church, now the Jerome Historical Society Building, Jerome, Arizona, 1927)

aesthetic potential. Because slate was available in different colors (red, green, purple, and blue-gray), it was an effective material for decorative patterns on many 19th-century roofs (Gothic and Mansard styles). Slate continued to be used well into the 20th century, notably on many Tudor revival style buildings of the 1920s.

Shingles: Wood shingles were popular throughout the country in all periods of building history. The size and shape of the shingles as well as the detailing of the shingle roof differed according to regional craft practices. People within particular regions developed preferences for the local species of wood that most suited their purposes. In New England and the Delaware Valley, white pine was frequently used: in the South, cypress and oak; in the far west, red cedar or redwood. Sometimes a protective coating was applied to increase the durability of the shingle such as a mixture of brick dust and fish oil, or a paint made of red iron oxide and linseed oil.

Commonly in urban areas, wooden roofs were replaced with more fire resistant materials, but in rural areas this was not a major concern. On many Victorian country houses, the practice of wood shingling survived the technological advances of metal roofing in the 19th century, and near the turn of the century enjoyed a full revival in its namesake, the Shingle Style. Colonial revival and the Bungalow styles in the 20th century assured wood shingles a place as one of the most fashionable, domestic roofing materials.

Metal: Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th-century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

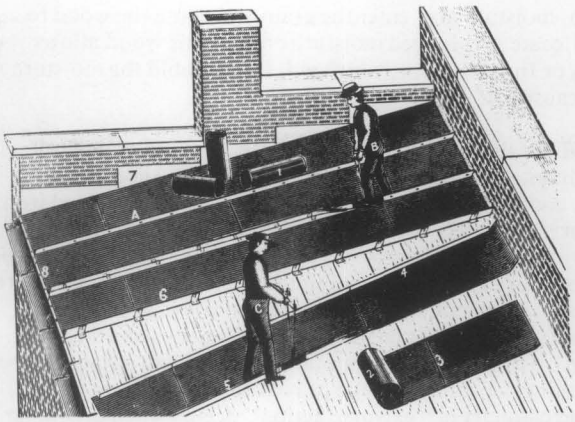
Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727–1744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Galvanizing with zinc to protect the base metal from rust was developed in France in 1837. By the 1850s the material was used on post offices and customhouses, as well as on train sheds and factories. In 1857 one of the first metal roofs in the

Repeated repair with asphalt, which cracks as it hardens, has created a blistered surface on this sheet-metal roof and built-in gutter, which will retain water. Repairs could be made by carefully heating and scraping the surface clean, repairing the holes in the metal with a flexible mastic compound or a metal patch, and coating the surface with a fibre paint. (Roane County Courthouse, Kingston, Tennessee, photo courtesy of Building Conservation Technology, Inc.)



A Chicago firm's catalog dated 1896 illustrates a method of unrolling, turning the edges, and finishing the standing seam on a metal roof.

Tin shingles, commonly embossed to imitate wood or tile, or with a decorative design, were popular as an inexpensive, textured roofing material. These shingles $8^3/_8$ inch by $12^1/_2$ inch on the exposed surface) were designed with interlocking edges, but they have been repaired by surface nailing, which may cause future leakage. (Ballard House, Yorktown, Virgina, photo by Gordie Whittington, National Park Service)

South was installed on the U.S. Mint in New Orleans. The Mint was thereby "fireproofed" with a 20-gauge galvanized, corrugated iron roof on iron trusses.

Tin-plate iron, commonly called "tin roofing," was used extensively in Canada in the 18th century, but it was not as common in the United States until later. Thomas Jefferson was an early advocate of tin roofing, and he installed a standing-seam tin roof on "Monticello" (ca. 1770–1802). The Arch Street Meetinghouse (1804) in Philadelphia had tin shingles laid in a herringbone pattern on a "piazza" roof.

However, once rolling mills were established in this country, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept well-painted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

Terne plate differed from tin plate in that the iron was dipped in an alloy of lead and tin, giving it a duller finish. Historic, as well as modern, documentation often confuses the two, so much that it is difficult to determine how often actual "terne" was used.

Zinc came into use in the 1820s, at the same time tin plate was becoming popular. Although a less expensive substitute for lead, its advantages were controversial, and it was never widely used in this country.

Other Materials: Asphalt shingles and roll roofing were used in the 1890s. Many roofs of asbestos, aluminum, stainless steel, galvinized steel, and lead-coated copper may soon have historic values as well. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive preservation treatments.

Locating the Problem

Failures of Surface Materials

When trouble occurs, it is important to contact a professional, either an architect, a reputable roofing contractor, or a craftsman familiar with the inherent characteristics of the particular historic roofing system involved. These professionals may be able to advise on immediate patching procedures and help plan more permanent repairs. A thorough examination of the roof should start with an appraisal of the existing condition and quality of the roofing material itself. Particular attention should be given to any southern slope because year-round exposure to direct sun may cause it to break down first.

Wood: Some historic roofing materials have limited life expectancies because of normal organic decay and "wear." For example, the flat surfaces of wood shingles erode from exposure to rain and ultraviolet rays. Some species are more hardy than others, and heartwood, for example, is stronger and more durable than sapwood.

Ideally, shingles are split with the grain perpendicular to

the surface. This is because if shingles are sawn across the grain, moisture may enter the grain and cause the wood to deteriorate. Prolonged moisture on or in the wood allows moss or fungi to grow, which will further hold the moisture and cause rot.

Metal: Of the inorganic roofing materials used on historic buildings, the most common are perhaps the sheet metals: lead, copper, zinc, tin plate, terne plate, and galvanized iron. In varying degrees each of these sheet metals are likely to deteriorate from chemical action by pitting or streaking. This can be caused by airborn pollutants; acid rainwater; acids from lichen or moss; alkalis found in lime mortars or portland cement, which might be on adjoining features and washes down on the roof surface; or tannic acids from adjacent wood sheathings or shingles made of red cedar or oak.

Corrosion from "galvanic action" occurs when dissimilar metals, such as copper and iron, are used in direct contact. Corrosion may also occur even though the metals are physically separated; one of the metals will react chemically against the other in the presence of an electrolyte such as rainwater. In roofing, this situation might occur when either a copper roof is decorated with iron cresting, or when steel nails are used in copper sheets. In some instances the corrosion can be prevented by inserting a plastic insulator between the dissimilar materials. Ideally, the fasteners should be a metal sympathetic to those involved.

Iron rusts unless it is well-painted or plated. Historically this problem was avoided by use of tin plating or galvinizing. But this method is durable only as long as the coating remains intact. Once the plating is worn or damaged, the exposed iron will rust. Therefore, any iron-based roofing material needs to be undercoated, and its surface needs to be kept well-painted to prevent corrosion.

One cause of sheet metal deterioration is fatigue. Depending upon the size and the gauge of the metal sheets, wear and metal failure can occur at the joints or at any protrusions in the sheathing as a result from the metal's alternating movement to thermal changes. Lead will tear because of "creep," or the gravitational stress that causes the material to move down the roof slope.

Slate: Perhaps the most durable roofing materials are slate and tile. Seemingly indestructable, both vary in quality. Some slates are hard and tough without being brittle. Soft slates are more subject to erosion and to attack by airborne and rainwater chemicals, which cause the slates to wear at nail holes, to delaminate, or to break. In winter, slate is very susceptible to breakage by ice, or ice dams.

Tile: Tiles will weather well, but tend to crack or break if hit, as by tree branches, or if they are walked on improperly. Like slates, tiles cannot support much weight. Low quality tiles that have been insufficiently fired during manufacture, will craze and spall under the effects of freeze and thaw cycles on their porous surfaces.

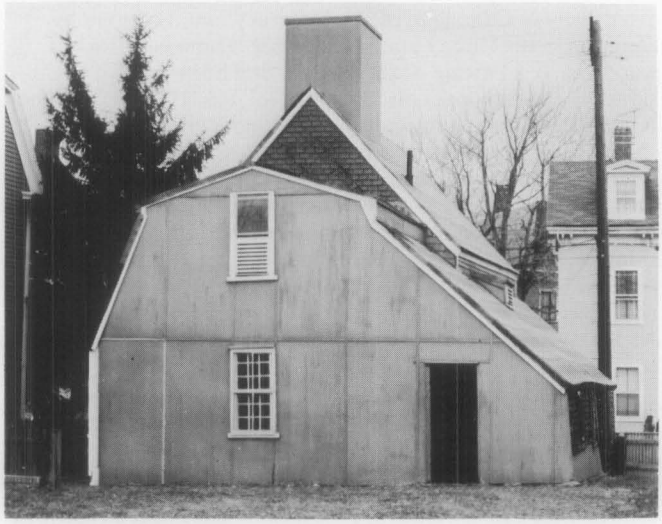
Failures of Support Systems

Once the condition of the roofing material has been determined, the related features and support systems should be examined on the exterior and on the interior of the roof. The gutters and downspouts need periodic cleaning and maintenance since a variety of debris fill them, causing water to back up and seep under roofing units. Water will eventually cause fasteners, sheathing, and roofing structure to deteriorate. During winter, the daily freeze-thaw cycles can cause ice floes to develop under the roof surface. The pressure from these ice floes will dislodge the roofing material, especially slates, shingles, or tiles. Moreover, the buildup of ice dams above the gutters can trap enough moisture to rot the sheathing or the structural members.

Many large public buildings have built-in gutters set within the perimeter of the roof. The downspouts for these gutters may run within the walls of the building, or drainage may be through the roof surface or through a parapet to exterior downspouts. These systems can be effective if properly maintained; however, if the roof slope is inadequate for good runoff, or if the traps are allowed to clog, rainwater will form pools on the roof surface. Interior downspouts can collect debris and thus back up, perhaps leaking water into the surrounding walls. Exterior downspouts may fill with water, which in cold weather may freeze and crack the pipes. Conduits from the built-in gutter to the exterior downspout may also leak water into the surrounding roof structure or walls.

Failure of the flashing system is usually a major cause of roof deterioration. Flashing should be carefully inspected for failure caused by either poor workmanship, thermal stress, or metal deterioration (both of flashing material itself and of the fasteners). With many roofing materials, the replacement of flashing on an existing roof is a major operation, which may require taking up large sections of the roof surface. Therefore, the installation of top quality flashing material on

This detail shows slate delamination caused by a combination of weathering and pollution. In addition, the slates have eroded around the repair nails, incorrectly placed in the exposed surface of the slates. (Lower Pontalba Building, New Orleans, photo courtesy of Building Conservation Technology, Inc.)



Temporary stabilization or "mothballing" with materials such as plywood and building paper can protect the roof of a project until it can be properly repaired or replaced. (Narbonne House, Salem, Massachusetts)

These two views of the same house demonstrate how the use of a substitute material can drastically affect the overall character of a structure. The textural interest of the original tile roof was lost with the use of asphalt shingles. Recent preservation efforts are replacing the tile roof. (Frank House, Kearney, Nebraska, photo courtesy of the Nebraska State Historical Society, Lincoln, Nebraska)

a new or replaced roof should be a primary consideration. *Remember, some roofing and flashing materials are not compatible.*

Roof fasteners and clips should also be made of a material compatible with all other materials used, or coated to prevent rust. For example, the tannic acid in oak will corrode iron nails. Some roofs such as slate and sheet metals may fail if nailed too rigidly.

If the roof structure appears sound and nothing indicates recent movement, the area to be examined most closely is the roof substrate—the sheathing or the battens. The danger spots would be near the roof plates, under any exterior patches, at the intersections of the roof planes, or at vertical surfaces such as dormers. Water penetration, indicating a breach in the roofing surface or flashing, should be readily apparent, usually as a damp spot or stain. Probing with a small pen knife may reveal any rot which may indicate previously undetected damage to the roofing membrane. Insect infestation evident by small exit holes and frass (a sawdust-like debris) should also be noted. Condensation on the underside of the roofing is undesirable and indicates improper ventilation. Moisture will have an adverse effect on any roofing material; a good roof stays dry inside and out.

Repair or Replace

Understanding potential weaknesses of roofing material also requires knowledge of repair difficulties. Individual slates can be replaced normally without major disruption to the rest of the roof, but replacing flashing on a slate roof can require substantial removal of surrounding slates. If it is the substrate or a support material that has deteriorated, many surface materials such as slate or tile can be reused if handled carefully during the repair. Such problems should be evaluated at the outset of any project to determine if the roof can be effectively patched, or if it should be completely replaced.

Will the repairs be effective? Maintenance costs tend to multiply once trouble starts. As the cost of labor escalates, repeated repairs could soon equal the cost of a new roof.

The more durable the surface is initially, the easier it will be to maintain. Some roofing materials such as slate are expensive to install, but if top quality slate and flashing are used, it will last 40–60 years with minimal maintenance. Although the installation cost of the roof will be high, low maintenance needs will make the lifetime cost of the roof less expensive.

Historical Research

In a restoration project, research of documents and physical investigation of the building usually will establish the roof's history. Documentary research should include any original plans or building specifications, early insurance surveys, newspaper descriptions, or the personal papers and files of people who owned or were involved in the history of the building. Old photographs of the building might provide evidence of missing details.

Along with a thorough understanding of any written history of the building, a physical investigation of the roofing and its structure may reveal information about the roof's construction history. Starting with an overall impression of the structure, are there any changes in the roof slope, its configuration, or roofing materials? Perhaps there are obvious patches or changes in patterning of exterior brickwork where a gable roof was changed to a gambrel, or where a whole upper story was added. Perhaps there are obvious stylistic changes in the roof line, dormers, or ornamentation. These observations could help one understand any important alteration, and could help establish the direction of further investigation.

Because most roofs are physically out of the range of careful scrutiny, the "principle of least effort" has probably limited the extent and quality of previous patching or replacing, and usually considerable evidence of an earlier roof surface remains. Sometimes the older roof will be found as an underlayment of the current exposed roof. Original roofing may still be intact in awkward places under later features on a roof. Often if there is any unfinished attic space, remnants of roofing may have been dropped and left when the roof was being built or repaired. If the configuration of the roof has been changed, some of the original material might still be in place under the existing roof. Sometimes whole sections of the roof and roof framing will have been left intact under the higher roof. The profile and/or flashing of the earlier roof may be apparent on the interior of the walls at the level of the alteration. If the sheathing or lathing appears to have survived changes in the roofing surface, they may contain evidence of the roofing systems. These may appear either as dirt marks, which provide "shadows" of a roofing material, or as nails broken or driven down into the wood, rather than pulled out during previous alterations or repairs. Wooden headers in the roof framing may indicate that earlier chimneys or skylights have been removed. Any metal ornamentation that might have existed may be indicated by anchors or unusual markings along the ridge or at other edges of the roof. This primary

evidence is essential for a full understanding of the roof's history.

Caution should be taken in dating early "fabric" on the evidence of a single item, as recycling of materials is not a mid-20th-century innovation. Carpenters have been reusing materials, sheathing, and framing members in the interest of economy for centuries. Therefore, any analysis of the materials found, such as nails or sawmarks on the wood, requires an accurate knowledge of the history of local building practices before any final conclusion can be accurately reached. It is helpful to establish a sequence of construction history for the roof and roofing materials; any historic fabric or pertinent evidence in the roof should be photographed, measured, and recorded for future reference.

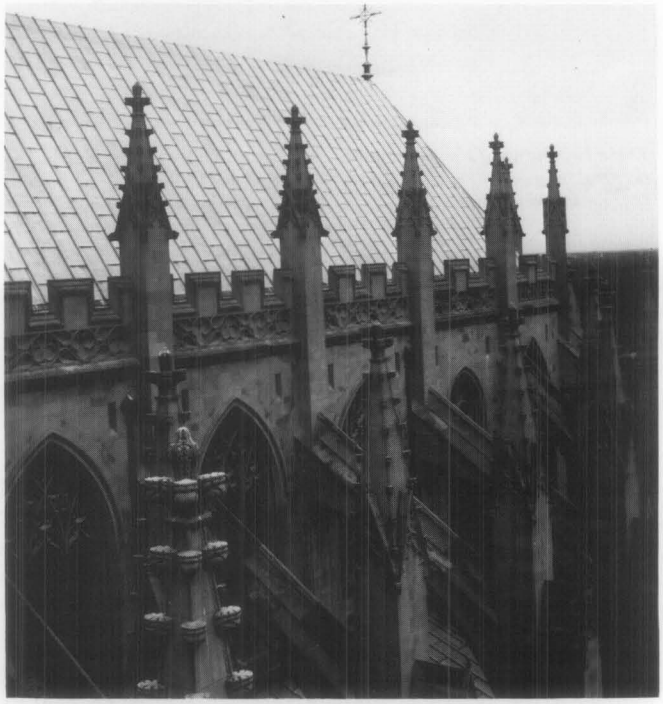
During the repair work, useful evidence might unexpectedly appear. It is essential that records be kept of any type of work on a historic building, before, during, and after the project. Photographs are generally the easiest and fastest method, and should include overall views and details at the gutters, flashing, dormers, chimneys, valleys, ridges, and eaves. All photographs should be immediately labeled to insure accurate identification at a later date. Any patterning or design on the roofing deserves particular attention. For example, slate roofs are often decorative and have subtle changes in size, color, and texture, such as a gradually decreasing coursing length from the eave to the peak. If not carefully noted before a project begins, there may be problems in replacing the surface. The standard reference for this phase of the work is *Recording Historic Buildings,* compiled by Harley J. McKee for the Historic American Buildings Survey, National Park Service, Washington, D.C., 1970.

Replacing the Historic Roofing Material

Professional advice will be needed to assess the various aspects of replacing a historic roof. With some exceptions, most historic roofing materials are available today. If not, an architect or preservation group who has previously worked with the same type material may be able to recommend suppliers. Special roofing materials, such as tile or embossed metal shingles, can be produced by manufacturers of related products that are commonly used elsewhere, either on the exterior or interior of a structure. With some creative thinking and research, the historic materials usually can be found.

Because of the roof's visibility, the slate detailing around the dormers is important to the character of this structure. Note how the slates swirl from a horizontal pattern on the main roof to a diamond pattern on the dormer roofs and side walls. (18th and Que Streets, NW, Washington, D.C.)

Craft Practices: Determining the craft practices used in the installation of a historic roof is another major concern in roof restoration. Early builders took great pride in their work, and experience has shown that the "rustic" or irregular designs commercially labled "Early American" are a 20th-century invention. For example, historically, wood shingles underwent several distinct operations in their manufacture including splitting by hand, and smoothing the surface with a draw knife. In modern nomenclature, the same item would be a "tapersplit" shingle which has been dressed. Unfortunately, the rustic appearance of today's commercially available "handsplit" and re-sawn shingle bears no resemblance to the hand-made roofing materials used on early American buildings.



Good design and quality materials for the roof surface, fastenings, and flashing minimize roofing failures. This is essential on roofs such as on the National Cathedral where a thorough maintenance inspection and minor repairs cannot be done easily without special scaffolding. However, the success of the roof on any structure depends on frequent cleaning and repair of the gutter system. (Washington, D.C., photo courtesy of John Burns, A.I.A.)

Early craftsmen worked with a great deal of common sense; they understood their materials. For example they knew that wood shingles should be relatively narrow; shingles much wider than about 6" would split when walked on, or they may curl or crack from varying temperature and moisture. It is important to understand these aspects of craftsmanship, remembering that people wanted their roofs to be weather-tight and to last a long time. The recent use of "mother-goose" shingles on historic structures is a gross underestimation of the early craftsman's skills.

Supervision: Finding a modern craftsman to reproduce historic details may take some effort. It may even involve some special instruction to raise his understanding of certain historic craft practices. At the same time, it may be pointless (and expensive) to follow historic craft practices in any construction that will not be visible on the finished product. But if the roofing details are readily visible, their appearance should be based on architectural evidence or on historic prototypes. For instance, the spacing of the seams on a standing-seam metal roof will affect the building's overall scale and should therefore match the original dimensions of the seams.

Many older roofing practices are no longer performed because of modern improvements. Research and review of specific detailing in the roof with the contractor before beginning the project is highly recommended. For example, one early craft practice was to finish the ridge of a wood shingle roof with a roof "comb"—that is, the top course of one slope of the roof was extended uniformly beyond the peak to shield the ridge, and to provide some weather protection for the raw horizontal edges of the shingles on the other slope. If the "comb" is known to have been the correct detail, it should be used. Though this method leaves the top course vulnerable to the weather, a disguised strip of flashing will strengthen this weak point.

Detail drawings or a sample mock-up will help ensure that the contractor or craftsman understands the scope and special requirements of the project. It should never be assumed that the modern carpenter, slater, sheet metal worker, or roofer will know all the historic details. Supervision is as important as any other stage of the process.

Special problems inherent in the design of an elaborate historic roof can be controlled through the use of good materials and regular maintenance. The shape and detailing are essential elements of the building's historic character, and should not be modified, despite the use of alternative surface materials. (Gamwell House, Bellingham, Washington)

Alternative Materials

The use of the historic roofing material on a structure may be restricted by building codes or by the availability of the materials, in which case an appropriate alternative will have to be found.

Some municipal building codes allow variances for roofing materials in historic districts. In other instances, individual variances may be obtained. Most modern heating and cooking is fueled by gas, electricity, or oil—none of which emit the hot embers that historically have been the cause of roof fires. Where wood burning fireplaces or stoves are used, spark arrestor screens at the top of the chimneys help to prevent flaming material from escaping, thus reducing the number of fires that start at the roof. In most states, insurance rates have been equalized to reflect revised considerations for the risks involved with various roofing materials.

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardent building paper may be an acceptable alternative.

Lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper.

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire cause many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on over-ambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building.

Temporary Stabilization

It may be necessary to carry out an immediate and temporary stabilization to prevent further deterioration until research can determine how the roof should be restored or rehabilitated, or until funding can be provided to do a proper job. A simple covering of exterior plywood or roll roofing might provide adequate protection, but any temporary covering should be applied with caution. One should be careful not to overload the roof structure, or to damage or destroy historic evidence or fabric that might be incorporated into a new roof at a later date. In this sense, repairs with caulking or bituminous patching compounds should be recognized as potentially harmful, since they are difficult to remove, and at their best, are very temporary.

Precautions

The architect or contractor should warn the owner of any precautions to be taken against the specific hazards in installing the roofing material. Soldering of sheet metals, for instance, can be a fire hazard, either from the open flame or from overheating and undected smoldering of the wooden substrate materials.

Thought should be given to the design and placement of any modern roof appurtenances such as plumbing stacks, air vents, or TV antennas. Consideration should begin with the placement of modern plumbing on the interior of the building, otherwise a series of vent stacks may pierce the roof membrane at various spots creating maintenance problems as well as aesthetic ones. Air handling units placed in the attic space will require vents which, in turn, require sensitive design. Incorporating these in unused chimneys has been very successful

in the past.

Whenever gutters and downspouts are needed that were not on the building historically, the additions should be made as unobtrusively as possible, perhaps by painting them out with a color compatible with the nearby wall or trim.

Maintenance

Although a new roof can be an object of beauty, it will not be protective for long without proper maintenance. At least twice a year, the roof should be inspected against a checklist. All changes should be recorded and reported. Guidelines should be established for any foot traffic that may be required for the maintenance of the roof. Many roofing materials should not be walked on at all. For some—slate, asbestos, and clay tile—a self-supporting ladder might be hung over the ridge of the roof, or planks might be spanned across the roof surface. Such items should be specifically designed and kept in a storage space accessible to the roof. If exterior work ever requires hanging scaffolding, use caution to insure that the anchors do not penetrate, break, or wear the roofing surface, gutters, or flashing.

Any roofing system should be recognized as a membrane that is designed to be self-sustaining, but that can be easily damaged by intrusions such as pedestrian traffic or fallen tree branches. Certain items should be checked at specific times. For example, gutters tend to accumulate leaves and debris during the spring and fall and after heavy rain. Hidden gutter screening both at downspouts and over the full length of the gutter could help keep them clean. The surface material would require checking after a storm as well. Periodic checking of the underside of the roof from the attic after a storm or winter freezing may give early warning of any leaks. Generally, damage from water or ice is less likely on a roof that has good flashing on the outside and is well ventilated and insulated on the inside. Specific instructions for the maintenance of the different roof materials should be available from the architect or contractor.

Summary

The essential ingredients for replacing and maintaining a historic roof are:

- Understanding the historic character of the building and being sympathetic to it.
- Careful examination and recording of the existing roof and any evidence of earlier roofs.
- Consideration of the historic craftsmanship and detailing and implementing them in the renewal wherever visible.
- Supervision of the roofers or maintenance personnel to assure preservation of historic fabric and proper understanding of the scope and detailing of the project.
- Consideration of alternative materials where the original cannot be used.
- Cyclical maintenance program to assure that the staff understands how to take care of the roof and of the particular trouble spots to safeguard.

With these points in mind, it will be possible to preserve the architectural character and maintain the physical integrity of the roofing on a historic building.

This Preservation Brief was written by Sarah M. Sweetser, Architectural Historian, Technical Preservation Services Division. Much of the technical information was based upon an unpublished report prepared under contract for this office by John G. and Diana S. Waite. Some of the historical information was from Charles E. Peterson, FAIA, "American Notes," *Journal of the Society of Architectural Historians.*

The illustrations for this brief not specifically credited are from the files of the Technical Preservation Services Division.

This publication was prepared pursuant to Executive Order 11593, "Protection and Enhancement of the Cultural Environment," which directs the Secretary of the Interior to "develop and make available to Federal agencies and State and local governments information concerning professional methods and techniques for preserving, improving, restoring and maintaining historic properties." The Brief has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcome and can be sent to Mr. Nelson at the above address. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated. **February 1978.**

Decorative features such as cupolas require extra maintenance. The flashing is carefully detailed to promote run-off, and the wooden ribbing must be kept well-painted. This roof surface, which was originally tin plate, has been replaced with lead-coated copper for maintenance purposes. (Lyndhurst, Tarrytown, New York, photo courtesy of the National Trust for Historic Preservation)

Additional readings on the subject of roofing are listed below.

Boaz, Joseph N., ed. *Architectural Graphic Standards.* New York: John Wiley and Sons, Inc., 1970. (Modern roofing types and detailing)

Briggs, Martin S. *A Short History of the Building Crafts.* London: Oxford University Press, 1925. (Descriptions of historic roofing materials)

Bulletin of the Association for Preservation Technology. Vol. 2 (nos. 1-2) 1970. (Entirely on roofing)

Holstrom, Ingmar; and Sandstrom, Christina. *Maintenance of Old Buildings: Preservation from the Technical and Antiquarian Standpoint.* Stockholm: National Swedish Building Research, 1972. (Contains a section on roof maintenance problems)

Insall, Donald. *The Care of Old Buildings Today.* London: The Architectural Press, 1972. (Excellent guide to some problems and solutions for historic roofs)

Labine, R.A. Clem. "Repairing Slate Roofs." *The Old House Journal* 3 (no. 12, Dec. 1975): 6-7.

Lefer, Henry. "A Birds-eye View." *Progressive Architecture.* (Mar. 1977), pp. 88-92. (Article on contemporary sheet metal)

National Slate Association. *Slate Roofs.* Reprint of 1926 edition, now available from the Vermont Structural Slate Co., Inc., Fairhaven, VT 05743. (An excellent reference for the many designs and details of slate roofs)

Peterson, Charles E. "Iron in Early American Roofs." *The Smithsonian Journal of History* 3 (no. 3). Edited by Peter C. Welsh. Washington, D.C.: Smithsonian Institution, 1968, pp. 41-76.

Waite, Diana S. *Nineteenth Century Tin Roofing and its Use at Hyde Hall.* Albany: New York State Historic Trust, 1971.

——. "Roofing for Early America." *Building Early America.* Edited by Charles E. Peterson. Radnor, Penn.: Chilton Book Co., 1976.

NATIONAL PARK SERVICE

STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

EXTERIOR FEATURES

roofs

HISTORICAL OVERVIEW

Identify Protect Repair Replace Missing feature Alterations/Additions

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

These slate and copper mansard roofs are distinctive features of their urban setting and need to be retained and repaired, or if too deteriorated to repair, replaced in kind to match. Photo: NPS files.

NOT RECOMMENDED

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

top

-GUIDELINES-

The Approach

Exterior Materials
Masonry
Wood
Architectural Metals

Exterior Features
Roofs
Windows
Entrances + Porches
Storefronts

Interior Features
Structural System
Spaces/Features/Finishes
Mechanical Systems

Site

Setting

Special Requirements
Energy Efficiency
New Additions
Accessibility
Health + Safety

THE STANDARDS

Protect and Maintain

RECOMMENDED

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to ensure that materials are free from insect infestation.

This new step flashing overlaps the next in a downward slope to shed water draining down the face of the chimney and the roof. Photo: © John Leeke.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

NOT RECOMMENDED

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials–masonry, wood, plaster, paint and structural members–occurs.

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Repair

RECOMMENDED

Repairing a roof by reinforcing the historicmaterials which comprise roof features. Repairs will also generally include the limited replacement in kind--or with compatible substitute material–of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

After removing the deteriorated slate and sliding the new slate into place, it is secured with a copper nail. A copper bib

(shown here) is formed to protect the newly created nail hole. Finally, a slate hammer is used to push the bib in place over the nail head. Photo: Jeffrey S. Levine.

NOT RECOMMENDED

Replacing an entire roof feature such as a cupolaor dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

top

Replace

RECOMMENDED

Replacing in kind an entire feature of the roof that is too deteriorated to repair–if the overall form and detailing are still evident–using the physicalevidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

NOT RECOMMENDED

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance

Asphalt shingles are an incompatible replacement substitute for the original Spanish clay tiles. Photo: NPS files.

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The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic

Features

RECOMMENDED

Designing and constructing a new feature when the historic feature is completely missing, such as chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

NOT RECOMMENDED

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material and color.

top

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Alterations/Additions for the New Use

RECOMMENDED

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

NOT RECOMMENDED

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

City Of Lake Worth
Community Development Department
Planning, Zoning and Historic Preservation Division

1900 Second Avenue North· Lake Worth, Florida 33460 · Phone: 561-586-1687

MEMORANDUM DATE: February 3, 2016

AGENDA DATE: February 10, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **520 North Palmway**

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

TITLE: **HRPB Project Number 15-00100231**: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at **520 North Palmway**, PCN# 38-43-44-21-15-164-0050. The subject building was constructed in 1939 and the property is a contributing resource within the Old Lucerne Local Historic District.

OWNER: Dana McLaughlin
520 North Palmway
Lake Worth, FL 33460

BACKGROUND:

The property at 520 North Palmway has a one-story single-family structure built in 1939 in a Frame Vernacular style. The property has frontage on North Palmway to the west. The original architectural plans for the main house are available in the City's property files, and were designed by Paist and Steward Architects from Miami, Florida. Based on the original plans, the building has undergone few alterations over time. The building retains many of its original character defining features, including the original wood lap siding, metal shingles, and brick chimney. The original wood windows were changed in 1994, however the new windows retain the 1/1 configuration and conform to the original openings. Overall, the building retains a high level of historic integrity of location, setting, materials, craftsmanship, and design.

REQUEST:

The Applicant is proposing to replace the existing original interlocking galvanized metal shingles with a Southeastern Metals SEM-Lok Snap Standing Seam 16" wide aluminum roof panel system.

COMPREHENSIVE PLAN CONSISTENCY:

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

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

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

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

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

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

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

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

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

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

According to the Secretary of the Interior's Standards, disctinctive materials that characterize a property shall be preserved. The roof material is an important character defining feature of a historic property. According to the architect's specification book provided in the City's property file, and included as Attachment 4, the original roof material installed in 1939 was "interlocking galvanized metal shingles, with a 15 lb. felt underlayment. The original metal shingles are still in place, and have rusted over time. A previous owner painted the shingles with an elastomeric silver paint, which is now peeling off of the shingles.

It is the opinion of Staff that the proposed change to an aluminum standing seam roof is not appropriate for the structure, and negatively effects a character defining feature of the property. The metal shingles have a horizontal rhythm and scale that is substantially different from the crisp vertical lines and shadows of the standing seam roof. Additionally, the Frame Vernacular style of architecture in the late 1930's primarily used metal shingles, and did not use standing seam metal. The metal shingles represent

a distinctive material and level of craftsmanship that is very indicative of the local Frame Vernacular style.

The National Park Service Preservation Brief #4 "Roofing for Historic Buildings" has been included as Attachment #7. This Brief discusses the issues and options for the repair and replacement of historic roofs. Under the "Alternative Materials" section of the Brief, Staff would like to draw special attention to this paragraph:

"In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material."

Additionally, Staff has contacted the Florida Division of Historical Resources with regards to the request for roof replacement with standing seam metal. The response from the State's Senior Architect, Kenneth Cureton, is included as Attachment 3. In particular, Staff would like to draw attention to the follow excerpt,

"We would <u>strongly advise against</u> sheet metal products, since the strong vertical lines and shadows of such products would adversely impact the historic status of the building, as it would completely change the character of the roof and have no historical basis."

With regards to alternate roof options, the letter from Mr. Cureton states,

"In all four cases you have presented, the first consideration would be replacement of the historic materials based on pictorial evidence, which you have provided. The NPS Guidelines allows that when an in-kind replacement of a historic roof "…is not technically or economically feasible, then a <u>compatible</u> substitute material may be considered." The key here is compatibility. If in-kind replacement is not feasible, our opinion of a compatible roof for these particular projects is the actual roof material would be subordinate to the color and pattern that the historic roof provided. The low slope of the roof pitch in all four examples would allow for replacement with an architectural grade shingle, provided it was in the light grey color range the metal shingles originally presented. We feel that a white shingle would not be an appropriate color."

Replacement metal shingles are still available, and are therefore technically feasible. Additionally, this is the primary sloped roof for the structure and is readily visible. The metal shingles are the only product that will properly replicate the "scale, texture, and coloration of the historic roofing material" as required by National Park Service's Standards for the Rehabilitation of Historic Properties. If it is determined that the metal shingles are not financially feasible, the recommendation from the Florida Division of

Historical Resources is that a light gray architectural dimensional shingle should be used. Staff will defer to the Board regarding the economic feasibility of the products.

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

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

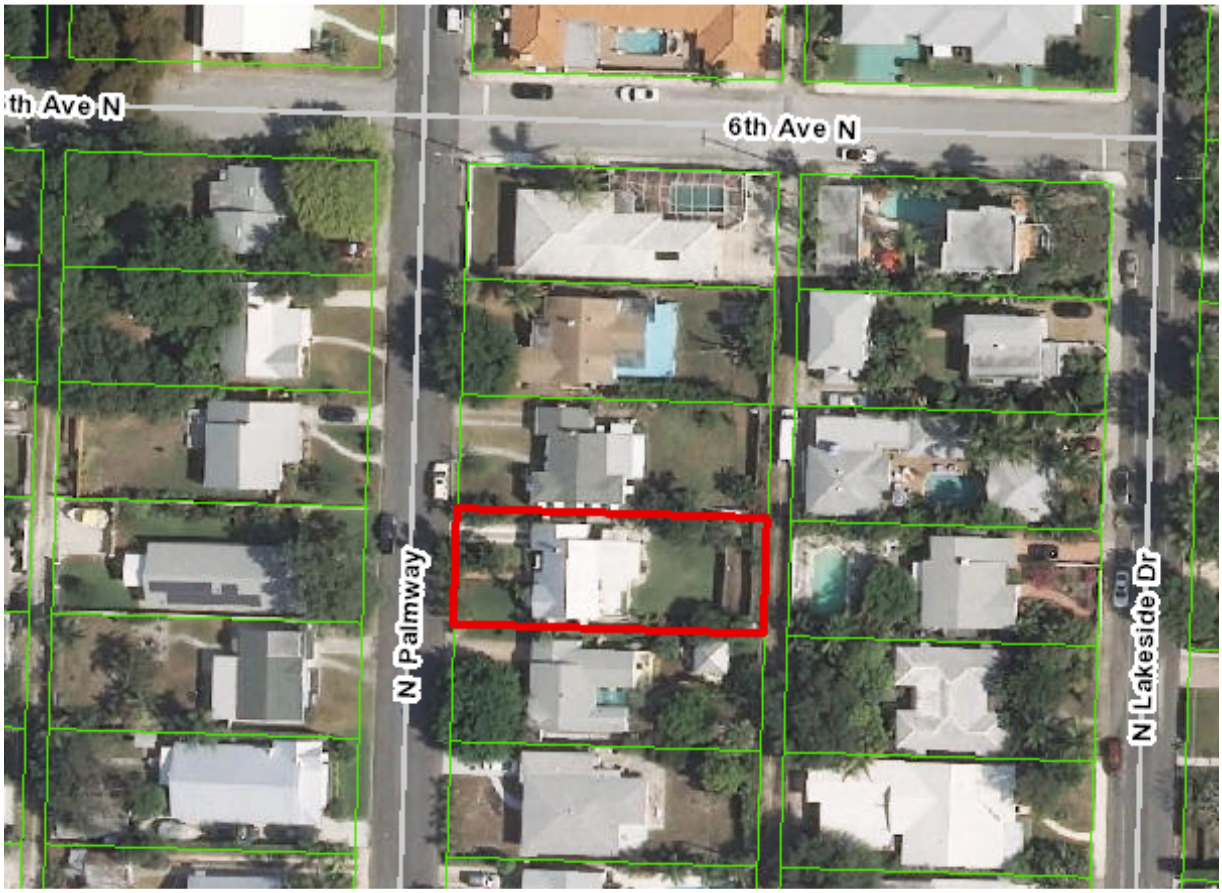
1) The replacement roof material shall be silver metal shingles, to replicate the existing metal shingles as closely as possible.

POTENTIAL MOTION:
I MOVE TO APPROVE/DENY HRPB 15-00100231: Consideration of a Certificate of Appropriateness (COA) for roof replacement for the subject building located at 520 North Palmway as recommended by Staff.

ATTACHMENTS:

1. Administrative Decision Criteria
2. Application Photographs
3. Memo from Kenneth Cureton
4. Original Architectural Drawings
5. Justification Statement
6. Roof Quotes and Specifications
7. NPS Preservation Brief #4 "Roofing for Historic Buildings"

LOCATION MAP



MEMORANDUM

DATE: February 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 15-00100231**: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at **520 North Palmway**, PCN# 38-43-44-21-15-164-0050. The subject building was constructed in 1939 and the property is a contributing resource within the Old Lucerne Local Historic District.

HRPB Meeting Date: February 10, 2016

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

A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?
Response: It is the opinion of Staff that the proposed work on the property located at 520 North Palmway will have an adverse visual effect on the building.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Old Lucerne Local Historic District. However, the project would have an adverse visual effect on the building itself and an indirect adverse effect on the district.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?
Response: The project as proposed would have an adverse effect on the integrity of material and design of the building. The proposed roof replacement is not compatible with the architectural style and design of the structure.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
Response: The denial of this COA as submitted does not prevent the Applicant from proposing other alterations to the home, or re-roofing with an alternate recommended material.

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

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

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Response: It is the opinion of Staff that the proposed metal roof material would alter the Frame Vernacular character of the structure by altering the strong horizontal lines of the existing metal shingle roof.

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

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Response: Not applicable to this project.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Response: The roof is a distinctive feature of the structure, and the type of roof material used on the structure should be retained. The metal shingle is an example of the craftsmanship of the 1930's and was widely used in Frame Vernacular design. This is an important design feature, and should be preserved or replaced in kind.

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

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.
Response: Not applicable to this project.

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

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Response: Not applicable to this project.

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

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
Response: Not applicable to this project.

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?
Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as outlined above. The proposal does not represent the least possible adverse effect.

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

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

A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?
Response: No change to the use of the property is proposed.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.
Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as the original style of the building would be affected by the alterations proposed.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:
(1) The work to be performed will conform to the original door and window openings of the structure; and
Response: Not applicable to this project.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.
Response: Not applicable to this project.

520

Aimee Sunny

From: Cureton, Kenneth H. <Kenneth.Cureton@dos.myflorida.com>
Sent: Friday, February 05, 2016 4:17 PM
To: Aimee Sunny
Subject: RE: Lake Worth - Roof Questions

Aimee

To follow up on our conversation this morning, the State Historic Preservation Office follows the National Park Service / Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Rehabilitation of Historic Buildings explicitly when reviewing projects under our purview, along with the supplemental guidance NPS provides. Such additional NPS guidance can be found in their preservation topics index here: http://www.nps.gov/tps/how-to-preserve/by-topic.htm

These standards are incorporated by reference in Section 1203 and Appendix B of the Florida Building Code – Existing Building, 5th Edition as code mandated requirements for work on buildings that meet the definition of a **Historic Building** in Section 1202 therein. Therefore, the argument can be made that if the Standards are not followed, the work is not in compliance with the building code.

In all four cases you have presented, the first consideration would be replacement of the historic materials based on pictorial evidence, which you have provided. The NPS Guidelines allows that when an in-kind replacement of a historic roof "…is not technically or economically feasible, then a *compatible* substitute material may be considered." The key here is compatibility. If in-kind replacement is not feasible, our opinion of a *compatible* roof for these particular projects is the actual roof material would be subordinate to the color and pattern that the historic roof provided. The low slope of the roof pitch in all four examples would allow for replacement with an architectural grade shingle, provided it was in the light grey color range the metal shingles originally presented. We feel that a white shingle would not be an appropriate color.

We would strongly advise against sheet metal products, since the strong vertical lines and shadows of such products would adversely impact the historic status of the building, as it would completely change the character of the roof and have no historical basis.

We would also strongly advise that if a lack of selection of metal shingles with Florida Product Approval is the reason for higher costs, your authority having jurisdiction should contact the Florida Building Commission to investigate local product approval options.

Hope this opinion helps clarify how we would view such issues on a State level.

Thanks for your inquiry and best of luck with your projects.

Kenneth H. Cureton, R.A., NCARB
Senior Architect, Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6343 | 1.800.847.7278 | Fax: 850.245.6439 | Kenneth.Cureton@DOS.MyFlorida.com | dos.myflorida.com/historical

FLORIDA DEPARTMENT OF STATE
DIVISION OF
Historical Resources

From: Aimee Sunny [mailto:asunny@LakeWorth.org]
Sent: Friday, February 05, 2016 12:03 PM
To: Cureton, Kenneth H.
Cc: Hilburn, Richard L.
Subject: Lake Worth - Roof Questions

Mr. Cureton,

Thank you very much for your time and consideration this morning regarding the projects I mentioned in Lake Worth. I very much appreciate your analysis and discussion on the various roof types we discussed, as they relate to historic properties.

As I mentioned, I have attached a few photos of several cases that will be heard before the HRPB next Wednesday, February 10th, and I welcome your input:

520 N Palmway – Contributing, c.1940, Frame Vernacular, with original flat metal shingles. The request is for Southeastern Metals, SEM-Lok Snap Standing Seam 16" wide Aluminum panels.

612 N Palmway – Contributing, c.1940, Frame Vernacular, with original flat metal shingles. The request is for Gulf Coast Supply, Gulf-Lok 16" Wide Roof Panels, 26 gauge steel.

726 N M St – Non-contributing, c. 1940, Frame Vernacular, with original flat metal shingle that have been coated several times. The request is for CertainTeed Landmark dimensional asphalt shingles.

731 N M St – Surveyed as Contributing, but has lost many features over time. 1946, Masonry Vernacular. The original construction drawings called for rolled slate roofing, the roof was changed to flat white concrete tile in 1955, and later changed to 3-tab asphalt shingles in the 1990's. The request is now to change to Gulf Coast Supply, Gulf-Lok 16" Wide Aluminum Roof Panels, in a white color.

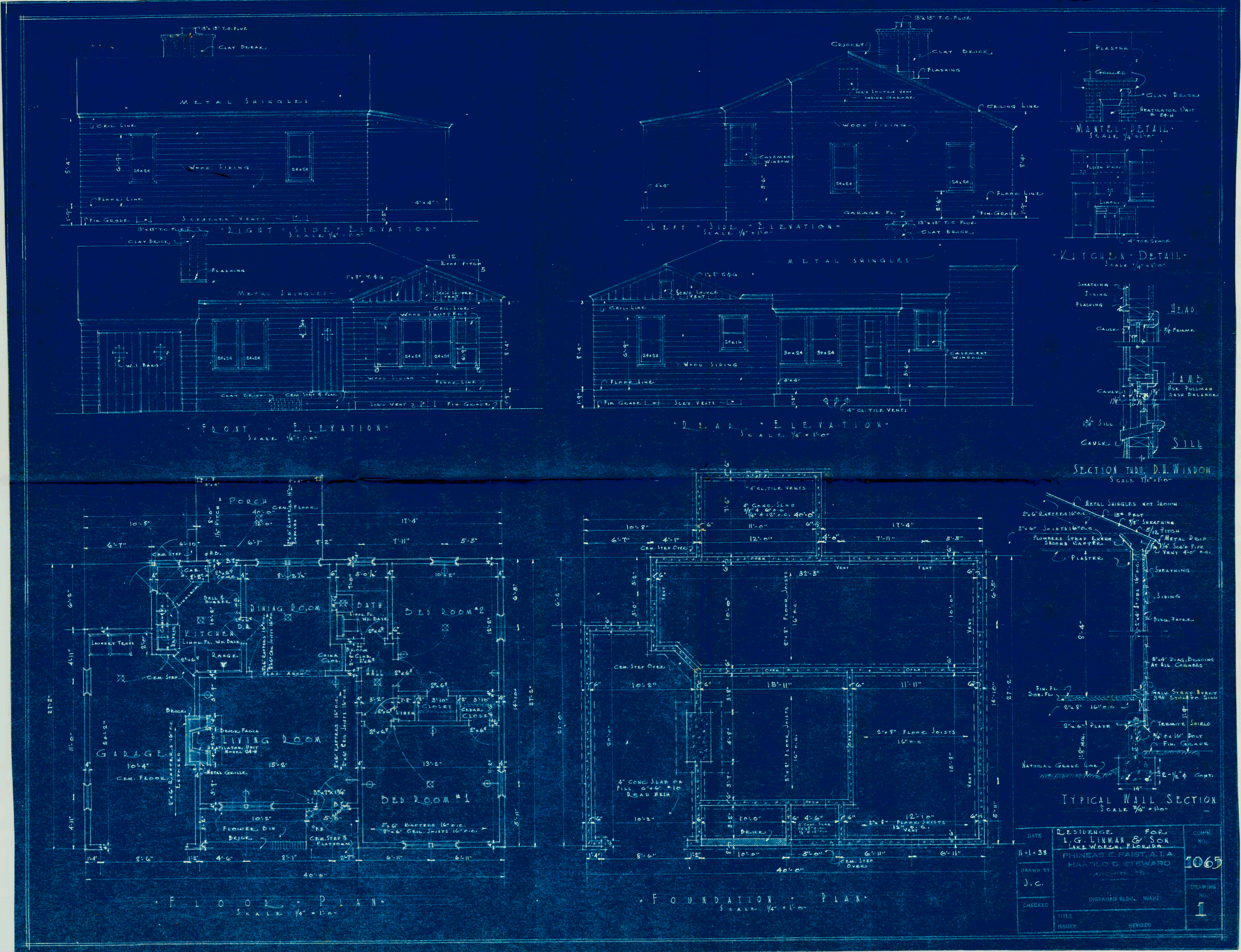
I look forward to receiving your suggestions, and to working with you in the future.

Best wishes,

Aimee N. Sunny
Preservation Planning Coordinator
City of Lake Worth
1900 Second Avenue North

Lake Worth, Florida 33461
561-586-1690
asunny@lakeworth.org

The Department of State is committed to excellence.
Please take our Customer Satisfaction Survey.


RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"
FRONT ELEVATION
SCALE 1/4" = 1'-0"
REAR ELEVATION
SCALE 1/4" = 1'-0"
MANTEL DETAIL
SCALE 1/4" = 1'-0"
KITCHEN DETAIL
SCALE 1/4" = 1'-0"
SECTION THRU D.H. WINDOW
SCALE 1 1/2" = 1'-0"
TYPICAL WALL SECTION
SCALE 3/4" = 1'-0"
FLOOR PLAN
SCALE 1/4" = 1'-0"
FOUNDATION PLAN
SCALE 1/4" = 1'-0"
METAL SHINGLES
WOOD SIDING
PORCH
DINING ROOM
KITCHEN
BATH
BED ROOM #2
HALL
LIVING ROOM
GARAGE
BED ROOM #1
RESIDENCE FOR
L. G. LINMAN & SON
LAKE WORTH, FLORIDA
PHINEAS E. PAIST, A.I.A.
HAROLD D. STEWARD
ARCHITECTS
INGRAHAM BLDG. MIAMI
DATE 11-1-38
DRAWN BY J.C.
CHECKED
COMM. NO. 1065
DRAWING NO. 1
TITLE
ISSUED
REVISED

Permit No. 3241
Plan No. ~~[illegible]~~
Zone A
Fire Limit outside

Bureau of Building Inspection

CITY OF LAKE WORTH

Application for Erection of Buildings

Application is hereby made to the Bureau of Building Inspection of the City of Lake Worth, for the approval of plans, in duplicate, herewith submitted including plot plan, for the erection of the building or buildings herein described. All provisions of the Building and Zoning Laws and Ordinances shall be complied with in the erection of said building or buildings, whether specified herein or not.

(Sign here) Roland Underwood

Lake Worth, Florida Dec 21, 1928.

DETAILED STATEMENT OF SPECIFICATIONS FOR THE ERECTION OF NEW BUILDINGS.

State buildings to be erected Dwg No. of stories one

Location of Bldg. 320 N R 5 Lot 5 Block 164 Addn

Occupancy No. of rooms 6

Size of Lot: No. of feet frontage 50 Feet rear 50 Depth 135

Size of Bldg: 27 X 40 Feet Frontage 40 Feet rear 40 Depth 27

Build. set back: front 20 Sides 5 Rear 25

No. of feet in height from surface of ground to highest point of roof 16

Height of 1st story 8 2d 3d 4th

Size of foundation: Footing 8 X 4 Wall 8

Material for foundation Concrete

Thickness of external walls: 1st story 6 2nd 3d 4th

Size of girder or beam 2 X 6 set on Concrete

Construction of chimneys Brick with liner

With what materials walls to be coped

Will roof be flat, pitched, or mansard? Pitched Material of roofing Metal

Size of joist or beams: 1st floor 2 X 8 2nd 3d 4th

Centers 16

Ceiling joist 2 X 6 Rafters 2 X 6 Centers 16 - 24

Size of studding 2 X 4 Centers 16

Will there be any projection beyond building line?

Have you complied with State Workmen's Compensation Requirements? Yes

Cost of building 3950

Remarks

Owner L. H. Lummus & Son Address

Contractor Roland Underwood Address

Work was commenced on the within building on the day of , 19, and completed on the day of , 19.

Respectfully,

Inspector.

I N D E X

General Conditions---------- 1.
Excavation-Concrete-Masonry---------- 2, 3.
Millwork & Carpentry---------- 4, 5.
Lathing & Plastering---------- 6.
Painting---------- 6.
Roofing & Sheet Metal---------- 7.
Electric Work---------- 8.
Plumbing---------- 9, 10.

R E S I D E N C E

F O R

L. G. L I N M A N A N D S O N

L A K E W O R T H, F L O R I D A

PAIST & STEWARD

Architects

1136 Ingraham Building
Miami, Florida

WMB/a/10/31/38

GENERAL CONDITIONS

General Conditions	The General Conditions of the American Institute of Architects apply to this building as though copied herein in full and copy of same may be had upon application to the Architect.
Right to Reject Bids	The Owner reserves the right to reject any or all bids as well as sub-contractors. A list of proposed sub-contractors shall be submitted with the bid.
Examination of Premises	The Contractor shall carefully examine the premises as no allowance will be made for lack of full knowledge of all conditions except underground which are indeterminable.
Laying out Work	The Contractor shall assume responsibility for damage sustained by Owner due to incorrect location of the building or laying out of the work.
Windstorm Insurance	The Owner shall effect and maintain windstorm insurance as well as fire insurance as called for in Article 29.
Defective or Improper Work	Any work or materials not acceptable to the Architect must be removed by the Contractor and replaced by approved materials or work without extra compensation.
Ordinances and Regulations	All requirements of the Federal Housing Administration as well as all requirements of local and state ordinances and regulations relating to buildings shall be observed by all contractors.
Permits	The General Contractor shall secure and pay for general building permits. Special permits shall be taken out and paid for by the Contractor of such work.
Guarantee	The Contractor shall be responsible and shall make good any defects due to faults in labor or materials, which may arise or be discovered within one year after completion of the work and its acceptance by the Architect.

EXCAVATION - CONCRETE - MASONRY

Removal of Earth

The excavations shall be cut to sufficient size and depth to allow for foundations, form work and the installation of all other work to the best advantage. Excavation for soil, water, underground conduit, etc. shall be done by the respective trades.

Grading of any surplus soil shall be done as indicated on the drawings as grading up to the walls of the building. Contractor is to furnish any additional soil required for terraces or slabs on fill after soil from excavations has been used up for that purpose.

Reinforcing Steel

Reinforcing steel for concrete shall be intermediate grade conforming to specifications of the American Society for Testing Materials.

Concrete

Reinforced concrete shall be in proportion of one part cement to six parts fine and coarse aggregates. In proportioning materials one bag of cement weighing approximately 94 pounds shall be considered as one cubic foot.

Usually fine and coarse aggregate is to be proportioned to a ratio of 2-1/2 parts fine to 3-1/2 parts coarse, but same may be varied by the Architect to secure a smooth working mixture. In no case will more than eight gallons of water to each bag of cement be used and same may be reduced where aggregate is wet. Designed strength for concrete shall be a minimum of 2500 lbs.

Brick

All brick for trim shall be old brick as approved by the Architect. Chimney shall be constructed of Common or Cement brick above throat. Flue to be 13 x 13 T.C. flue lining full length.

Heatilator

Provide and install a Heatilator in Fireplace opening, of size indicated, complete with intake and exhaust grills.

Topping

Finish topping for steps and slabs shall be not less than 3/4" thickness, troweled hard and smooth. Mix for topping shall be one part cement to two and one-half parts fresh water sand, except where an imitation stone is specified; same shall be composed of 1/2 white cement 1/2 gray and two parts white sane, floated as directed by Architect.

Forms	Wood forms for the concrete work shall be built strongly and rigidly to support load of concrete without deflections. Forms shall be built straight and true and to size required.
Paving	Garage floor and ribbons shall be cement finish on concrete slab as specified below.
Slab	Slab shall be four inches thick where called for, reinforced with 6-6-10-10 galvanized road mesh and waterproofed with Sec #1 per manufacturer's specification. Slab laid over tamped and soaked fill.

MILLWORK & CARPENTRY

General	General Contractor shall maintain a competent superintendent or foreman on the job from start to finish and such foreman shall be responsible for the determination of lines and levels, maintaining street barricades, lanterns, scaffolds, etc. necessary for the safety of the workmen and the public.
Rough Stock & Framing Lumber	Framing lumber shall be #2 or better short leaf pine, thoroughly seasoned, mill sawn to full dimensions and free from sap, shakes, large and unsound knots and all other defects imparing its strength.
Treating of Lumber	Exterior millwork all sides of exterior door and window frames and all wood in contact with masonry shall be treated with two brush coats of Cel-cur-sol.
Vents	Roof vents to be 1-1/2" galvanized pipe or sleeves 20' o.c. placed around entire eaves of house. Proper access doors shall be placed to attic. Louvre vents where shown shall be constructed of wood with a hopper back and shall have 18 mesh bronze screen. Provide storm shutters for louvre vents which may be easily installed.
Roof & Wall Sheathing	All sheathing shall be #2 Common Pine Stock sheathing laid at right angles to supports 12" o.c. with butt joints over same. Exterior wall sheathing shall be 1 x 6 12" o.c. laid at an angle of 45 degrees. Cover sheathing of walls with 50# rag felt securely cap nailed in place and extend same around door and window frames as directed.
Siding	Exterior siding shall be #1 Cypress 10" bevelled laid 8" to the weather. Siding shall be 1-3/8" stock resawed as directed. The interior walls of garage to have 8" "V" jointed cypress boards laid horizontal.
Windows	Windows shall be double hung 1-3/8" sash, white pine with Pullman sash balancers. Glass to be set in full bed of putty.
Millwork	Construct and fit neatly in place, securely, all cabinets, cases, shelves, rods, etc. indicated on the drawings. Bedroom closets shall have one shelf and a garment pole. Linen closet to be fitted with five shelves.

Kitchen dressers shall be to detail with flush panel Fir doors. Counter tops, back and ends shall be standard grade linoleum with chromium edging.

All exterior doors to be of ClearCypress. Interior doors to be stock 1-3/8" single panel doors. Trim to be plaster mould stock #1 Cypress.

Glazing	All glazing shall be with D.S.B. glass set with wood steps in putty in glass doors and with putty in wood sash.
Grounds	Carpenter shall set grounds where required.
Ceilings	Ceiling. Porch shall be Select #2 Cypress; boards shall be T & G "V" joints.
Floors	All floors except where indicated otherwise shall be select Red Oak sanded and given two coats varnish. Kitchen and bathroom floors to be standard grade linoleum set over felt and mastic.
Hardware	Contractor shall furnish and install rough hardware such as bolts, anchors, straps, etc.
Finish Hardware	An allowance of Fifty ($50.00) Dollars shall be made for finish hardware.
Weather-stripping	Exterior doors where shown shall have 2-1/2" bronze inter-locking threshold with spring bronze inter-locking feature.
Screens	All exterior doors shall have screens of 18 mesh bronze screen. Thickness shall be 1-1/8".
Medicine Cabinet	Allowance shall be made of Eight ($8.00) Dollars for medicine cabinet.
Cedar Closet	Closet where shown to be lined, walls and ceiling, with 3/8" T & G Red Cedar.
Shutters	Shutters where shown are #2 Cypress. All other windows shall be fitted with wood or prestwood shutters. SHUTTERS SHALL BE BATTEN TYPE.
GARAGE	GARAGE INTERIOR TO BE FINISHED WITH FIR PLYWOOD.

LATHING AND PLASTERING

General

No lathing shall be done until building is acceptable to the plasterer and until electrician and plumber have had their rough installations inspected and approved by their inspectors.

No finish plaster to be applied until roof is complete.

Application of plaster is to be in two coat job, scratch, and finish, with finish in texture of trowel and brush, fairly smooth, and according to approved sample. Finish in bath and kitchen to be troweled smooth and hard. Plaster shall not show scaffold marks or other discoloration.

Lath shall be first quality Cypress, thoroughly seasoned and dry and lath shall be securely nailed, reinforced at angles and corners with six inch Clinton wire lath strips nailed on with galvanized nails.

PAINTING

General

Painter shall inspect the work of others before commencing his work and shall report any defective work which will give him unsatisfactory results and commencing work indicates acceptance of work of others.

Exterior Woodwork & Metal

All exterior woodwork and metal except copper to be painted with two coats of lead and oil Sherwin Williams or equal in addition to priming coat, which on metal shall be aluminum metal primer.

Interior Woodwork

Interior woodwork including base, trim, interior and exterior of cabinets, etc. to be painted two coats lead and oil in addition to priming coat of colors selected. Third coat in one bath and kitchen to be enamel. Putty fill cracks between woodwork and plaster.

Plaster

Plaster will not be painted.

ROOFING & SHEET METAL WORK

Metal Shingles	All roofs to be covered with interlocking galvanized metal shingles of approved make. All to be laid according to manufacturer's instructions. 15 LB. FELT UNDER THIS ROOF.
Flashing	All flashing including 14" valley flashing and drip strip shall be 16 oz. copper.

ELECTRIC WORK

General

The complete electrical installation shall conform with all the rules and regulations of the National Board of Fire Underwriters specified in the latest edition of the Code, the local rules of the Florida Power & Light Co. and the Southern Bell Telephone Co; and the requirements of the Inspector.

Architect will furnish information regarding the location of the service pole and note that meter and service installation shall conform with the recent requirements of the Power Company.

Materials

Duplex receptacles and switch outlets may be four inch or Gem D. Provide plaster rings and all ceiling and bracket outlets with no bolt fixture studs.

Covers and switch plates to be bakelite, cover plates, switches to be toggle type and gange switches where more than one occurs.

Service & Metering

Light and Power service shall be overhead from nearest pole. Master switch and distributing panel shall be flush mounted in neat manner.

Provide meter loop and conduit connection to panels and furnish one spare fuse gap and complete set of fuses. Power to consist of one two pole 60 amp gap for range, one 30 amp. gap for refrigerator and one 30 amp gap for heater.

Overhead service to be three wire 110/220 volt and wire shall be rubber covered cable.

Label clearly and neatly all circuits at panel. Ground all equipment properly in accordance with requirements.

Wiring SHALL BE ROMX. ~~on exterior walls shall be run in hot dip galvanized steel tubing~~. Under fill or outside shall be conduit.

Fixtures

Fixtures shall be furnished by Owner and installed by this contractor.

Buzzer

Provide push button from front and rear door with buzzer and bell in kitchen.

PLUMBING

General

The Plumbing installation shall be in accordance with the requirements of the Inspector and Code of the City and certificates of approval shall be obrained as required.

Sanitary system shall be connected with septic tank supplied by this Contractor according to Code.

All piping for sanitary system within the building walls to be cast iron. Cold water piping shall be run with C.I. This contractor shall run water service to meter. Meter and tap to be supplied by Owner.

Sanitary

The connections in cast iron shall be made up with picked oakum and lead. Vent piping to be graded to free itself of condensation and rain water and horizontal soil lines to be graded not less than 1/4" to foot.

Lead bends and wastes shall be covered with bronze screen spot soldered.

Vents through roof to be flashed with lead.

Fixtures

Bath (In White)
C-3308 5' Corwith Bath
C-3866-B C.P. Bath and shower fixture
C-33581-E C.P. Waste
C-4962-B 1 x 62" C.P. Rod.

Closet (In White)
C-11125-JA Neuton bowl with shelf
C-13580 Neumode Tank
C-9010 White Sheet covered seat
C-14484 Floor flange
C-14510 China bolt caps
C-32589 C.P. supply valve

Lavatory
C-2500 17 x 19" Neuday lavatory
C-32165 C.P. Supply and waste fixture
C-38A-235 C.P. supplies
C-33980 1-1/4" C.P. P Trap

Toilet Room
Closet:
C-1125-JA Neuton as above.

Kitchen (In White)
C-19350-X 20 x 24" A.R. sink
C-32751-AS C.P. faucet
C-33980 1-1/2" C.P. Trap
C-19770 C.P. Utility Waste

Laundry Trays

C-21294-B two part cement Laundry tray on frame

C-31746-S Rough N.P. Laundry faucet 1½" lead P. trap

The home currently has a metal shingle tile roof. The roof proposed by the homeowner is a standing seam metal roof.

THE STANDING SEAM METAL ROOF IS IN KEEPING WITH THE CHARACTER OF THE HOUSE AND THE NEIGHBORHOOD

* The standing seam metal roof is consistent with the historic nature of the house. The home is a 1941 frame vernacular which the Model Guidelines for Design Review (Florida Department of State) describes as having "metal roofs, including ornamental metal roofs". The standing seam consists of metal panels which run from the ridge of the roof to the eaves connected by raised fasteners (seams). According to the Design Guidelines for Old Town Historic District and Major Thoroughfares, "metal standing seam or shingle roofs are appropriate to the frame vernacular building style". There is no evidence that the specific roof proposed by the Preservation Planning Coordinator is a necessary component of a frame vernacular structure.
* The standing seam roof is in keeping with the character of the neighborhood. Comparable homes in the neighborhood have standing seam roofs as well as roofs which are inferior to the proposed standing seam roof (5v crimp, shingle, etc). (See photographs of comparable contributing homes provided.)

THE ROOF PROPOSED BY THE PRESERVATION PLANNING COORDINATOR WILL PLACE AN UNREASONABLE FINANCIAL BURDEN ON THE HOMEOWNER

* Roof replacement is not required at this time. Though the current roof is aging and in poor condition, it is still functional. However, the homeowner wishes to improve the present condition of the house by installing a new roof.
* The homeowner is not proposing the least expensive available roof. To the contrary, the homeowner is willing to pay a greater cost to elevate the value of the home and contribute to the character of the neighborhood by installing a standing seam metal roof.
* The roof proposed by the Preservation Planning Coordinator is considerably more expensive than the standing seam roof. The expense of the installation and materials of the Planning Coordinator's proposed roof creates an unreasonable financial burden on the homeowner.
* The homeowner has contracted with Brodbeck roofing company and Mr. Brodbeck based upon his over 30 years of experience and reputation in local roof installation.

The proposed roof is compatible with the architectural style of the home and will not adversely affect the historic integrity of the original structure.

NORTH PALMWAY

109 N Palmway (Contributing)

222 N Palmway Below (Contributing)

206 N Palmway (contributing)

214 N Palmway (contibuting)

230 N Palmway (contributing)

302 N Palmway (contributing)

411 N Palmway (contributing)

428 N Palmway(contributing)

NORTH PALMWAY

722 N Palmway(contributing)

826 N Palmway (on your January agenda and reportedly, previous to this metal roof, had a metal shingle roof) (contributing)

NORTH PALMWAY

524 N Palmway (my neighbor to the north) (contributing)

514 N Palmway (My neighbor to the south)

close up

NORTH PALMWAY

515 N Palmway (contributing)

Across the street from me: 527 N Palmway (contributing)

NORTH PALMWAY

525 And 527 N Palmway (across the street from my house and both contributing)

525 N Palmway and on the January agenda. Reportedly had a metal shingle roof prior to the current metal roof(contributing)

509 N Palmway (contributing)

NORTH PALMWAY

NORTH O STREET

418 N O Street (contributing)

510 N O Street (contributing)

NORTH O STREET

514 N O Street (contributing)

NORTH O STREET

521 N O Street (contributing)

NORTH O STREET CONTINUED

526 N O Street (contributing)

604 N O Street (contributing)

NORTH O STREET CONTINUED

611 N O Street (contributing)

621 N O Street (contributing)

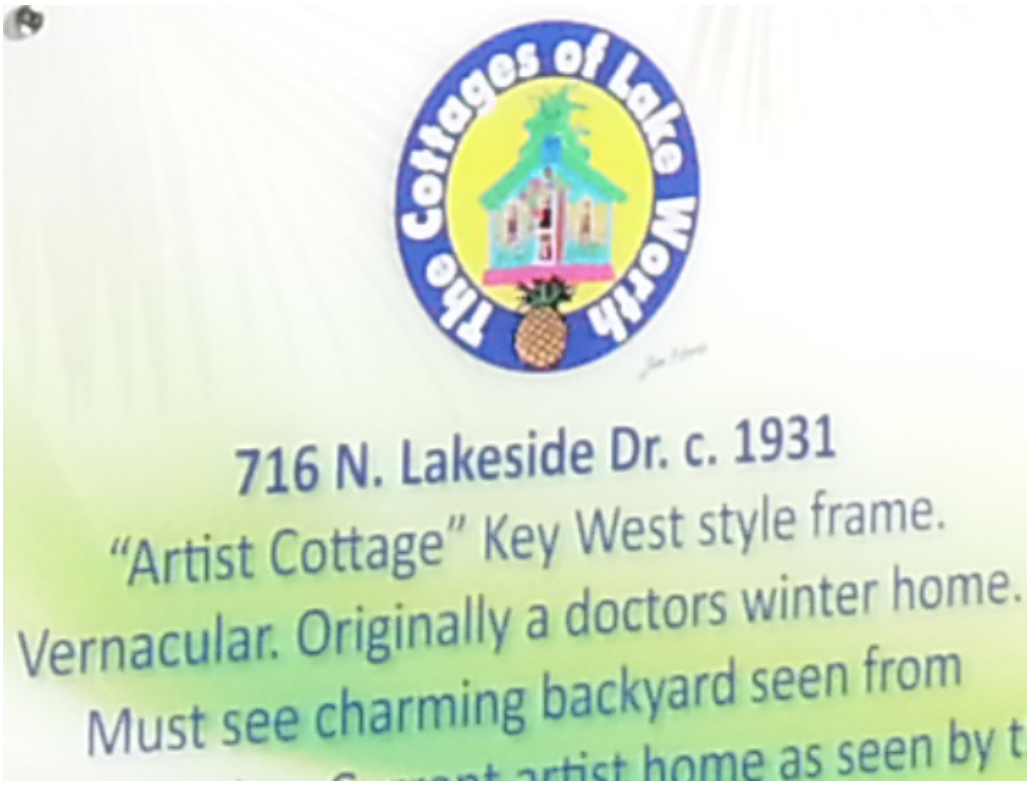
NORTH O STREET CONTINUED

NORTH LAKESIDE

230 N Lakeside (contributing)

716 N Lakeside (contributing)

NORTH LAKESIDE



821 N Lakeside (contributing)

NORTH LAKESIDE

PRODUCT 118

Page No. of Pages

Proposal

W. E. BRODBECK ROOFING COMPANY, INC.
601 Industrial Street
LAKE WORTH, FL 33461
(561) 582-0449

PROPOSAL SUBMITTED TO: Dana Mclaughlin	PHONE: 628-2160	DATE: 12-8-15
STREET: 520 N Palmway	JOB NAME:	
CITY, STATE and ZIP CODE: Lake Worth,FL.33460	JOB LOCATION:	
ARCHITECT: / DATE OF PLANS:		JOB PHONE:

We hereby submit specifications and estimates for:

Labor and material to remove slope and flat roofs down to sheathing and renail to new codes.Reroof slope with a 30pd felt tin tagged on,install 26 gaugh galvalume Berridge dripedge,valley metal and base flashings where needed.Finish with mill finish 26 gauge Berridge Victorian style shingle.Install slip sheet in between panels and 30pd felt.Install collars around pipe penatrations. Reroof flatdeck with a 75pd base tin tagged,mop 2plys glass in hot asphalt.Install 3x3 galvalume dripedge around eaves and 16" in break.Prime all metal with asphalt primer.Finish with a white granulated modified in hot asphalt.Replace up to 100 linear ft of 1x sheathing.Permits included.

$ 14,960.00

Labor and material for woodwork over amount stated above will be $2.75 a linear ft.We will remove the debris.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: _____ dollars ($ _____).

Payment to be made as follows:
50% at start Balance upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

ABC Supply Co. inc.

BRANCH:
400 RINKER WAY
LAKE WORTH FL
33461-3817

(561)585-4999

Superior Service - Quality Products - On-Time Delivery - Brands You Want

This Quotation is subject to the Terms and Conditions set forth on the reverse side. This Quotation is NOT VALID for purchases made beyond thirty (30) days of issuance unless signed by an officer or branch manager of ABC Supply, in addition to the signature of an ABC Supply salesman or other ABC Supply representative.

QUOTATION

CUSTOMER:
W E BRODBECK RFG CO INC
601 INDUSTRIAL ST
LAKE WORTH FL
33461-3892

SHIP TO:
BERRIDGE SHINGLE

SLS#	OT#	PAGE
	SLM	1

QUOTE NO.	CUSTOMER ORDER NO.	SHIP VIA	CUSTOMER NO.	TERMS	QUOTE DATE	EXP. DATE
1759728		CPU	26703100	1% 10TH NET EOM	2/04/16	3/05/16

ITEM NUMBER	ITEM DESCRIPTION	U/M T/D	QUANTITY	UNIT PRICE	EXTENDED PRICE
QUOTE	FROM: ABC #048 LAKE WORTH				
99MIABC	MISCELLANEOUS GOODS	EA	1	4130.00	4130.00
BERRIDGE SHINGLES 14 SQ					
99MIABC	MISCELLANEOUS GOODS	EA	1	1084.08	1084.08
BERRIDGE TRIM PACKAGE					
99MIABC	MISCELLANEOUS GOODS	EA	1	246.00	246.00
SCREWS & SEALANT					
78ANCOS042	FREIGHT/PACKAGING	EA	1	1350.00	1350.00

QUOTE ONLY NOT A TAX INVOICE

SUBTOTAL	6810.08
FREIGHT	.00
EST. SALES TAX	408.60
QUOTE TOTAL (U.S.)	7218.68

Salesman or other ABC Supply Representative

Title: _____

Branch Manager or ABC Supply Officer

Title: _____

Duration: _____

Proposal

W. E. BRODBECK ROOFING COMPANY, INC.
601 Industrial Street
LAKE WORTH, FL 33461
(561) 582-0449

PROPOSAL SUBMITTED TO: Dana Mclaughlin	PHONE: 628-2160	DATE: 11-15-15
STREET: 520 N Palmway	JOB NAME:	
CITY, STATE and ZIP CODE: Lake Worth,FL.33460	JOB LOCATION:	
ARCHITECT: / DATE OF PLANS:		JOB PHONE:

We hereby submit specifications and estimates for:

Labor and material to remove slope and flat roofs down to sheathing and renail to new codes.Reroof slope with a 30pd felt tin tagged on,install 26 gauge galvalume dripedge around eaves white metal in valleys and base flashing where needed.Finish with mill finish 5v crimp or snap lock standing seam panels.Install slip sheet in between panels and 30pd felt,install collars around pipe penatrations. Reroof flatdeck with a 75pd base tin tagged,mop 2 plys glass in hot asphalt.Install 3x3 galvalume dripedge around eaves and 16" in break.Prime all metal with asphalt primer.Finish with a white granulated modified in hot asphalt.Replace up to 100 linear ft of 1x sheeting.Permits included. 5v crimp $8,250.00

Standing Seam $8,875.00

Labor and material for woodwork over amount stated above will be $2.75 a linear ft.We will remove the debris.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: _____ dollars ($ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

X Signature _____

Signature _____

Date of Acceptance: _____

BRANCH:
400 RINKER WAY
LAKE WORTH FL
33461-3817

(561)585-4999

Superior Service - Quality Products - On-Time Delivery - Brands You Want

This Quotation is subject to the Terms and Conditions set forth on the reverse side. This Quotation is NOT VALID for purchases made beyond thirty (30) days of issuance unless signed by an officer or branch manager of ABC Supply, in addition to the signature of an ABC Supply salesman or other ABC Supply representative.

QUOTATION

CUSTOMER:
W E BRODBECK RFG CO INC
601 INDUSTRIAL ST
LAKE WORTH FL
33461-3892

SHIP TO:

SLS#	OT#	PAGE
		1

QUOTE NO.	CUSTOMER ORDER NO.	SHIP VIA	CUSTOMER NO.	TERMS	QUOTE DATE	EXP. DATE
1760249	W.E. BRODBECK RFG	CPU	26703100	1% 10TH NET EOM	2/05/16	3/06/16

ITEM NUMBER	ITEM DESCRIPTION	U/M T/D	QUANTITY	UNIT PRICE	EXTENDED PRICE
	******CHANGE ORDER TYPE: QUOTE #01 FROM 048	QUOTE	EDIT 1/24/16		
78MSSO5236	MS IMAGE II PANELS LF	EA	1	406.84	406.84
	11" RIDGE 26GA 6PCS				
	RES EXT EAVE 26GA 8PCS				
	EW PITCH BREAK 1PC				
	W VALLEY 3PCS				
	RES IMAGE II RAKE 10PCS				
	S/W PITCH BREAK 90 DEG 2PCS				
78MSSO0436	MS ACCESSORIES PACKAGE	EA	1	499.48	499.48
	OFFSET CLEAT 26PCS				
	IMAGE II Z CLOSURE 25PCS				
	COUNTER FLASH 2PCS				
	1/8"X3/16" POP RIVET S/S 2 BAGS				
	TITE BOND TUBE SEALANT CLEAR 8 TUBES				
	DOUBLE BEAD TAPE SEALANT 25FT 20 ROLLS				
	#10-12X1" PANCAKE HEAD SCREW 3 BAGS				
	HEMMING TOOL				
78MSSO5236	MS IMAGE II PANELS LF	EA	1	1034.66	1034.66

QUOTE ONLY NOT AN INVOICE

SUBTOTAL	1940.98
FREIGHT	50.00
EST. SALES TAX	116.46
QUOTE TOTAL (U.S.)	2107.44

Salesman or other ABC Supply Representative

Title: _____

Branch Manager or ABC Supply Officer

Title: _____

Duration: _____

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

ROOF / REROOF CHECKLIST

Address: 520 N Palmway Date: 12-9-15

PR Number:

Use of Building:

☑ 1 or 2 Family Dwelling ☐ Multi-Family (3 or More Units) ☐ Non-Residential

Exposure Category: C Existing Roof Material: Metal

Roof Type: ☐ New Roof ☑ Re-Roofing ☐ Recovering ☐ Repair __ % Roof / Section

Roof Slope: 4 /12 Deck Type: Wood Roof Height: 10' Ft.

Proposed Roof Covering: (Check all that apply to this permit application)

☑ Flat Roof ☐ Mechanically Fastened Tile ☐ Mortar / Foam Set Tile
☐ Asphalt Shingles ☑ Metal Panel / Shingle ☐ Wood Shakes / Shingles
☐ Other:

Slope of Roofing Work by Area: (Complete all that apply)

Flat Roofs Up to (17%) ≤2" / 12" 24 sf

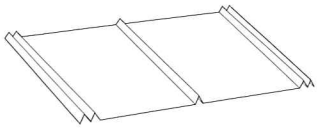
Slope Roofs (18%) ›2.5" / 12" 120 sf

Is Enhanced Nailing Required Per NOA: Yes ☐ No☐

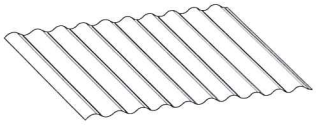
CERTIFICATION:

Gregory Broadbent — Qualifier Name (Print)
Signature
12-9-15 — Date

SemCoat SP - 40 Year Warranty



5V CRIMP



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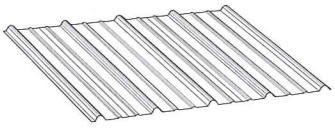
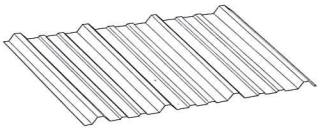


SM-RIB

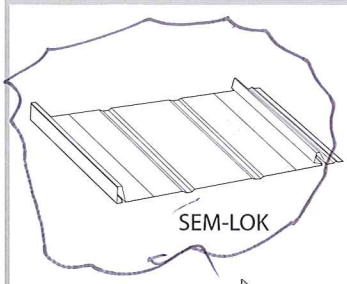


PBR & R

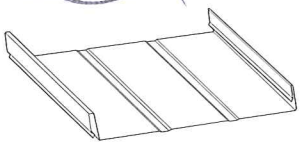
Our advanced Superl Paint System includes a 40 year warranty against chipping, cracking and peeling. Exhibits exceptional color retention and is formulated to meet or exceed Energy Star® requirements.

COLOR	5V CRIMP	CORRUGATED	SM-RIB	PBR & R
Barn Red	26	26	26/29	26/29
Bone White	26	26	29	29
Burnished Slate	26	26	26	26
Charcoal Gray	26	26	26/29	26/29
Cocoa Brown	26	26	29	29
Forest Green	26	26	26/29	26/29
Hawaiian Blue	26	26	26/29	26/29
Light Stone	26	26	26/29	26/29
Marine Green	26	26	–	–
Mocha Tan	26	26	26/29	26/29
Old Town Gray	26	26	26/29	26/29
Reflective White	26	26	26	26

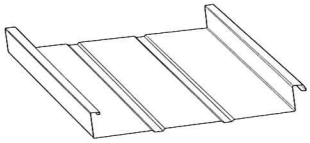
SemCoat Plus - 45 Year Warranty



SEM-LOK



VERTI-LOK



ROCK-LOK

Our premium Kynar Paint system includes a 45 year warranty against chipping, cracking, peeling and fading. Exhibits superior color retention and performs in a wide range of harsh environments.

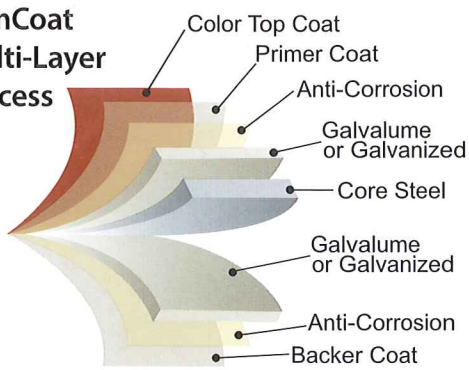
COLOR	SEM-LOK	VERTI-LOK	ROCK-LOK	SM-RIB	PBR
Brick Red	24/26	24	24	24/26	24/26
Chamois Tan	26	24	24	26	26
Copper Penny	24/26	24	24	24/26	24/26
Hartford Green	24/26	24	24	24/26	24/26
Onyx Gray	24/26	24	24	24/26	24/26
Patina Green	26	24	24	26	26
Regal Blue	24/26	24	24	24/26	24/26
Regal White*	24/26	24	24	24/26	24/26
Silver Dollar	24/26	24	24	24/26	24/26
Slate Bronze	24/26	24	24	24/26	24/26
Slate Gray	24/26	24	24	24/26	24/26

** 24 Gauge 5V-Crimp and Corrugated panels also available in Regal White.*

Customer Service
800.874.0335
Technical Support
800.690.7235

SEMCO™
SOUTHEASTERN METALS
www.semetals.com
11801 INDUSTRY DRIVE • JACKSONVILLE, FLORIDA 32218

SemCoat Multi-Layer Process



ENERGY STAR PARTNER

SEMCO™ SOUTHEASTERN METALS

Metal Roofing Color Guide

11801 INDUSTRY DRIVE • JACKSONVILLE, FLORIDA 32218

CRRC COOL ROOF RATING COUNCIL ® MEMBER

SemCoat SP - 40 Year Warranty

Barn Red *
(SR).35 (TE).83 (SRI)36

Hawaiian Blue *
(SR).32 (TE).83 (SRI)32

Bone White *
(SR).55 (TE).83 (SRI)63

Light Stone *
(SR).55 (TE).83 (SRI)63

Burnished Slate *
(SR).25 (TE).83 (SRI)22

Discontinued

Marine Green *
(SR).32 (TE).83 (SRI)32

Charcoal Gray *
(SR).25 (TE).83 (SRI)22

Mocha Tan *
(SR).32 (TE).83 (SRI)32

Cocoa Brown *
(SR).25 (TE).83 (SRI)22

Old Town Gray *
(SR).35 (TE).83 (SRI)36

Forest Green *
(SR).25 (TE).83 (SRI)22

Reflective White *
(SR).55 (TE).83 (SRI)63

SemCoat Plus - 45 Year Warranty

Brick Red *
(SR).35 (TE).83 (SRI)36

Regal Blue
(SR).25 (TE).85 (SRI)23

Chamois Tan †
(SR).45 (TE).83 (SRI)49

Regal White *
(SR).70 (TE).83 (SRI)84

Copper Penny *
(SR).35 (TE).75 (SRI)32

Silver Dollar *
(SR).47 (TE).84 (SRI)52

Hartford Green †
(SR).25 (TE).83 (SRI)22

Slate Bronze ††
(SR).25 (TE).83 (SRI)22

Onyx Gray ††
(SR).35 (TE).83 (SRI)36

Slate Gray ††
(SR).35 (TE).83 (SRI)36

Patina Green ††
(SR).32 (TE).83 (SRI)32

* Meets or exceeds Energy Star® requirements for:
Solar Reflectance (SR), Thermal Emittance (TE), Solar Reflectance Index (SRI)

† Energy Star®/Cool Color availability in 26 gauge

†† Cool Color availability varies by gauge

NOTE: Colors shown are for reference only. Limited by printing process and viewing conditions the colors are only a close approximation. Actual metal color samples are available upon request.

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/pera

DEPARTMENT OF PERMITTING, ENVIRONMENT, AND REGULATORY AFFAIRS
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

Southeastern Metals Manufacturing Company, Inc.
11801 Industry Drive
Jacksonville, FL. 32218

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 PERA - 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. PERA 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 of the Florida Building Code.

DESCRIPTION: SEM-Lok Snap Standing Seam Aluminum Roof Panels

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state 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 consists of pages 1 through 5.
The submitted documentation was reviewed by Alex Tigera.

MIAMI-DADE COUNTY APPROVED

NOA No.: 11-0714.07
Expiration Date: 08/30/17
Approval Date: 08/30/12

ROOFING ASSEMBLY APPROVAL:

Category:	Roofing
Sub-Category:	Non-Structural Metal Roofing
Material:	Aluminum
Deck Type:	Wood
Maximum Design Pressure	**-120 psf**

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
"SEM-Lok Snap-Lok Standing Seam"	l = various w = 16" min. 0.032" thick Yield Strength: Min. 22ksi	TAS 110 & TAS 125	Corrosion resistant, Kynar or SuperL II coated, pre-finished, standing seam aluminum panel.
SEM-Lok Cleat (CL-3)	l = various w = 1-3/8" h = 1"	TAS 125	Preformed, galvalume, metal cleat.
Trim Pieces	l = varies w = varies min. 0.0217" thick	TAS 110	Standard flashing and trim pieces. Manufactured for each panel width

MANUFACTURING LOCATION:

1. Jacksonville, FL.

EVIDENCE SUBMITTED:

Test Agency	Test Identifier	Test Name/Report	Date
PRI Construction Materials Technologies	SEM-013-02-02.4	TAS 125	01/19/11
Celotex Corporation Testing Services	520504	TAS 100	12/21/99

APPROVED ASSEMBLIES:

SYSTEM A-1:	"Sem-Lok Snap-Lok Standing Seam" 0.032" Aluminum Panel
Deck Type:	Wood, Non-insulated
Deck Description:	$^{19}/_{32}$" or greater plywood or wood plank.
Slope Range:	2": 12" or greater
Maximum Uplift Pressure:	**See Table A Below**

Deck Attachment: In accordance with applicable Building Code, but in no case shall it be less than #8d galvanized ring shank common nails spaced 6" o.c. around the perimeter and in the field. In reroofing, where the deck is less that $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$"). The above attachment method must be in addition to existing attachment.

Underlayment: Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-laps and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 1¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or any approved underlayment having a current NOA.

Valleys: Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Southeastern Metal Manufacturing Company, Inc's current published installation instructions.

Fire Barrier Board: Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.

Metal Panels and Accessories: Install the "SEM-Lok Snap-Lok Panels" and accessories in compliance with Southeastern Metal Manufacturing Company, Inc's current published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133.

"SEM-Lok Panels" shall be installed through the prefabricated panel slop openings with a minimum #10 pancake wood screws of sufficient length (but not less than 1") to penetrate through the sheathing a minimum of 3/16" of an inch. Fasteners shall be spaced a maximum of 7" o.c. Place cleat over male rib before securing the panel with screws. See **Detail A** herein. For perimeter and corner conditions, place a ½" wide continuous bead of Liquid Nails® Heavy Duty Construction Adhesive to the top side of the cleat along the fastening line.

TABLE A
Maximum Design Pressure

	Field	**Perimeter and Corner[1]**
Maximum Design Pressure	**-63.75 psf**	**-120 psf**
	With Cleat	**With Cleat**
	Without Adhesive	**With Liquid Nails® Heavy Duty Construction Adhesive**

1. Extrapolation shall not be allowed

SYSTEM LIMITATIONS

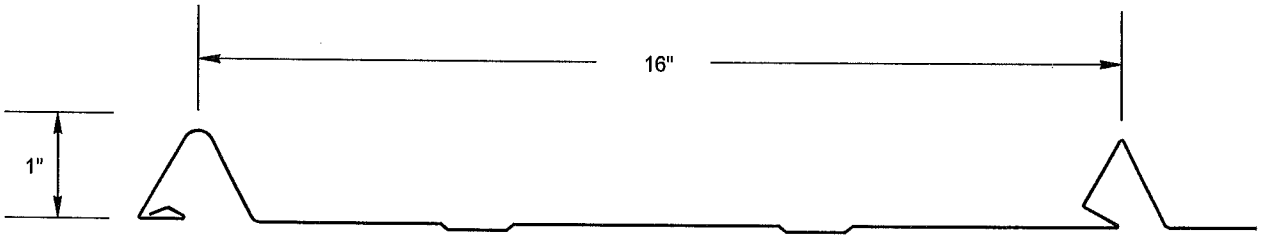
1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. Panels may be rolls formed in continuous lengths from eave to ridge. Maximum lengths shall be as described in Roofing Application Standard RAS 133
4. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

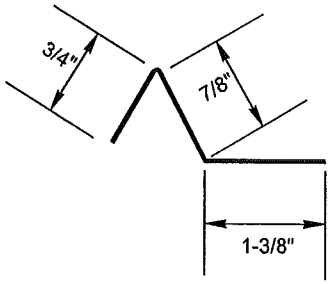
MIAMI-DADE COUNTY
APPROVED

5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9N-3 of the Florida Administrative Code.

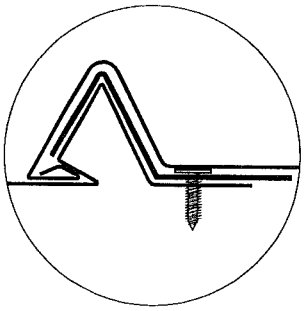
PROFILE DRAWINGS
DETAIL A

"SEM-LOK SNAP LOK STANDING SEAM" ALUMINUM ROOF PANELS

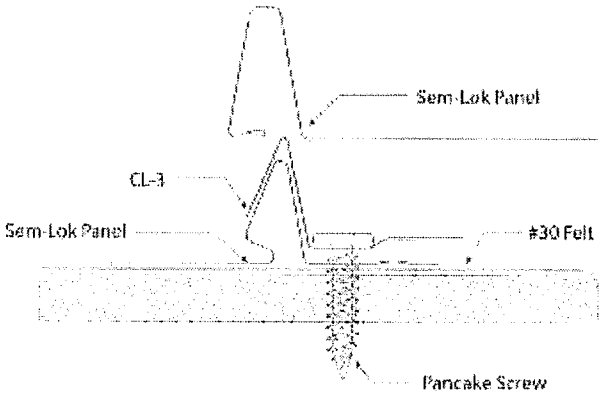




CLEAT DETAIL



WITH CLEAT



END OF THIS ACCEPTANCE

4 PRESERVATION BRIEFS

HABS

Roofing for Historic Buildings

Sarah M. Sweetser

U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services

Significance of the Roof

A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design. In the system that allows a building to work as a shelter, the roof sheds the rain, shades from the sun, and buffers the weather.

During some periods in the history of architecture, the roof imparts much of the architectural character. It defines the style and contributes to the building's aesthetics. The hipped roofs of Georgian architecture, the turrets of Queen Anne, the Mansard roofs, and the graceful slopes of the Shingle Style and Bungalow designs are examples of the use of roofing as a major design feature.

But no matter how decorative the patterning or how compelling the form, the roof is a highly vulnerable element of a shelter that will inevitable fail. A poor roof will permit the accelerated deterioration of historic building materials—masonry, wood, plaster, paint—and will cause general disintegration of the basic structure. Furthermore, there is an urgency involved in repairing a leaky roof since such repair costs will quickly become prohibitive. Although such action is desirable as soon as a failure is discovered, temporary patching methods should be carefully chosen to prevent inadvertent damage to sound or historic roofing materials and related features. Before any repair work is performed, the historic value of the materials used on the roof should be understood. Then a complete internal and external inspection of the roof should be planned to determine all the causes of failure and to identify the alternatives for repair or replacement of the roofing.

Historic Roofing Materials in America

Clay Tile: European settlers used clay tile for roofing as early as the mid-17th century; many pantiles (S-curved tiles), as well as flat roofing tiles, were used in Jamestown, Virginia. In some cities such as New York and Boston, clay was popularly used as a precaution against such fire as those that engulfed London in 1666 and scorched Boston in 1679.

Tiles roofs found in the mid-18th century Moravian settlements in Pennsylvania closely resembled those found in Germany. Typically, the tiles were 14–15″ long, 6–7″ wide with a curved butt. A lug on the back allowed the tiles to hang on the lathing without nails or pegs. The tile surface was usually scored with finger marks to promote drainage. In the Southwest, the tile roofs of the Spanish missionaries (mission tiles) were first manufactured (ca. 1780) at the Mission San Antonio de Padua in California. These semicircular tiles were made by molding clay over sections of logs, and they were generally 22″ long and tapered in width.

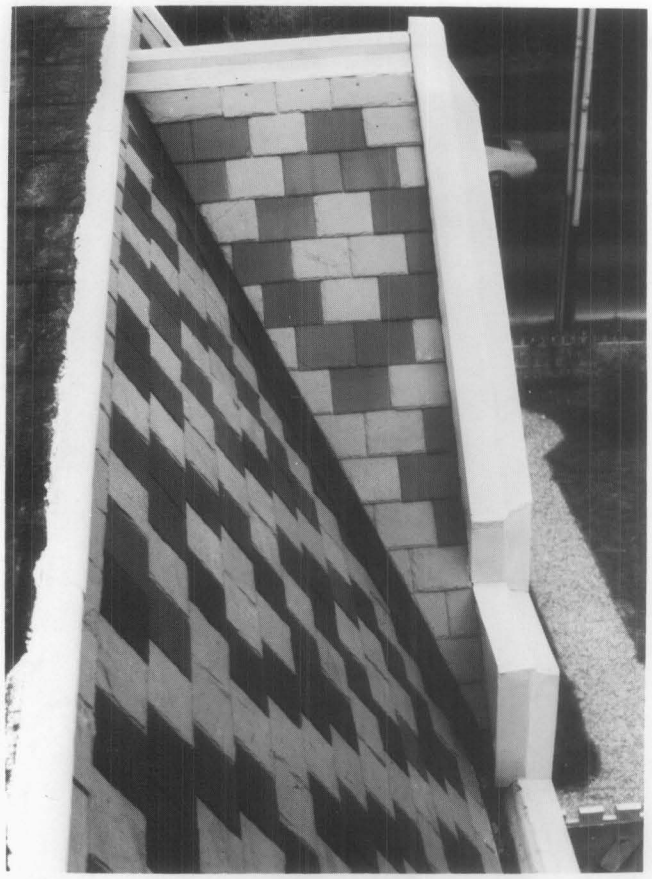
Repairs on this pantile roof were made with new tiles held in place with metal hangers. (Main Building, Ellis Island, New York)

The plain or flat rectangular tiles most commonly used from the 17th through the beginning of the 19th century measured about 10″ by 6″ by ½″, and had two holes at one end for a nail or peg fastener. Sometimes mortar was applied between the courses to secure the tiles in a heavy wind.

In the mid-19th century, tile roofs were often replaced by sheet-metal roofs, which were lighter and easier to install and maintain. However, by the turn of the century, the Romanesque Revival and Mission style buildings created a new demand and popularity for this picturesque roofing material.

Slate: Another practice settlers brought to the New World was slate roofing. Evidence of roofing slates have been found also among the ruins of mid-17th-century Jamestown. But because of the cost and the time required to obtain the material, which was mostly imported from Wales, the use of slate was initially limited. Even in Philadelphia (the second largest city in the English-speaking world at the time of the Revolution) slates were so rare that "The Slate Roof House" distinctly referred to William Penn's home built late in the 1600s. Sources of native slate were known to exist along the eastern seaboard from Maine to Virginia, but difficulties in inland transportation limited its availability to the cities, and contributed to its expense. Welsh slate continued to be imported until the development of canals and railroads in the mid-19th century made American slate more accessible and economical.

Slate was popular for its durability, fireproof qualities, and



The Victorians loved to used different colored slates to create decorative patterns on their roofs, an effect which cannot be easily duplicated by substitute materials. Before any repair work on a roof such as this, the slate sizes, colors, and position of the patterning should be carefully recorded to assure proper replacement. (Ebenezer Maxwell Mansion, Philadelphia, Pennsylvania, photo courtesy of William D. Hershey)

Replacement of particular historic details is important to the individual historic character of a roof, such as the treatment at the eaves of this rounded butt wood shingle roof. Also note that the surface of the roof was carefully sloped to drain water away from the side of the dormer. In the restoration, this function was augmented with the addition of carefully concealed modern metal flashing. (Mount Vernon, Virginia)

Galvanized sheet-metal shingles imitating the appearance of pantiles remained popular from the second half of the 19th century into the 20th century. (Episcopal Church, now the Jerome Historical Society Building, Jerome, Arizona, 1927)

aesthetic potential. Because slate was available in different colors (red, green, purple, and blue-gray), it was an effective material for decorative patterns on many 19th-century roofs (Gothic and Mansard styles). Slate continued to be used well into the 20th century, notably on many Tudor revival style buildings of the 1920s.

Shingles: Wood shingles were popular throughout the country in all periods of building history. The size and shape of the shingles as well as the detailing of the shingle roof differed according to regional craft practices. People within particular regions developed preferences for the local species of wood that most suited their purposes. In New England and the Delaware Valley, white pine was frequently used: in the South, cypress and oak; in the far west, red cedar or redwood. Sometimes a protective coating was applied to increase the durability of the shingle such as a mixture of brick dust and fish oil, or a paint made of red iron oxide and linseed oil.

Commonly in urban areas, wooden roofs were replaced with more fire resistant materials, but in rural areas this was not a major concern. On many Victorian country houses, the practice of wood shingling survived the technological advances of metal roofing in the 19th century, and near the turn of the century enjoyed a full revival in its namesake, the Shingle Style. Colonial revival and the Bungalow styles in the 20th century assured wood shingles a place as one of the most fashionable, domestic roofing materials.

Metal: Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th-century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

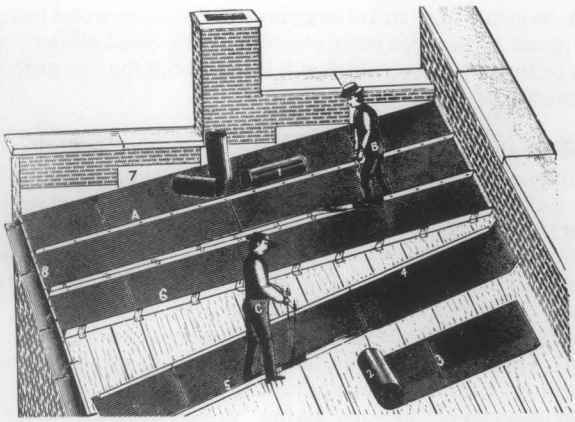
Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727–1744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Galvanizing with zinc to protect the base metal from rust was developed in France in 1837. By the 1850s the material was used on post offices and customhouses, as well as on train sheds and factories. In 1857 one of the first metal roofs in the

Repeated repair with asphalt, which cracks as it hardens, has created a blistered surface on this sheet-metal roof and built-in gutter, which will retain water. Repairs could be made by carefully heating and scraping the surface clean, repairing the holes in the metal with a flexible mastic compound or a metal patch, and coating the surface with a fibre paint. (Roane County Courthouse, Kingston, Tennessee, photo courtesy of Building Conservation Technology, Inc.)



A Chicago firm's catalog dated 1896 illustrates a method of unrolling, turning the edges, and finishing the standing seam on a metal roof.

Tin shingles, commonly embossed to imitate wood or tile, or with a decorative design, were popular as an inexpensive, textured roofing material. These shingles $8^3/_8$ inch by $12^1/_2$ inch on the exposed surface) were designed with interlocking edges, but they have been repaired by surface nailing, which may cause future leakage. (Ballard House, Yorktown, Virgina, photo by Gordie Whittington, National Park Service)

South was installed on the U.S. Mint in New Orleans. The Mint was thereby "fireproofed" with a 20-gauge galvanized, corrugated iron roof on iron trusses.

Tin-plate iron, commonly called "tin roofing," was used extensively in Canada in the 18th century, but it was not as common in the United States until later. Thomas Jefferson was an early advocate of tin roofing, and he installed a standing-seam tin roof on "Monticello" (ca. 1770–1802). The Arch Street Meetinghouse (1804) in Philadelphia had tin shingles laid in a herringbone pattern on a "piazza" roof.

However, once rolling mills were established in this country, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept well-painted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

Terne plate differed from tin plate in that the iron was dipped in an alloy of lead and tin, giving it a duller finish. Historic, as well as modern, documentation often confuses the two, so much that it is difficult to determine how often actual "terne" was used.

Zinc came into use in the 1820s, at the same time tin plate was becoming popular. Although a less expensive substitute for lead, its advantages were controversial, and it was never widely used in this country.

Other Materials: Asphalt shingles and roll roofing were used in the 1890s. Many roofs of asbestos, aluminum, stainless steel, galvinized steel, and lead-coated copper may soon have historic values as well. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive preservation treatments.

Locating the Problem

Failures of Surface Materials

When trouble occurs, it is important to contact a professional, either an architect, a reputable roofing contractor, or a craftsman familiar with the inherent characteristics of the particular historic roofing system involved. These professionals may be able to advise on immediate patching procedures and help plan more permanent repairs. A thorough examination of the roof should start with an appraisal of the existing condition and quality of the roofing material itself. Particular attention should be given to any southern slope because year-round exposure to direct sun may cause it to break down first.

Wood: Some historic roofing materials have limited life expectancies because of normal organic decay and "wear." For example, the flat surfaces of wood shingles erode from exposure to rain and ultraviolet rays. Some species are more hardy than others, and heartwood, for example, is stronger and more durable than sapwood.

Ideally, shingles are split with the grain perpendicular to

the surface. This is because if shingles are sawn across the grain, moisture may enter the grain and cause the wood to deteriorate. Prolonged moisture on or in the wood allows moss or fungi to grow, which will further hold the moisture and cause rot.

Metal: Of the inorganic roofing materials used on historic buildings, the most common are perhaps the sheet metals: lead, copper, zinc, tin plate, terne plate, and galvanized iron. In varying degrees each of these sheet metals are likely to deteriorate from chemical action by pitting or streaking. This can be caused by airborn pollutants; acid rainwater; acids from lichen or moss; alkalis found in lime mortars or portland cement, which might be on adjoining features and washes down on the roof surface; or tannic acids from adjacent wood sheathings or shingles made of red cedar or oak.

Corrosion from "galvanic action" occurs when dissimilar metals, such as copper and iron, are used in direct contact. Corrosion may also occur even though the metals are physically separated; one of the metals will react chemically against the other in the presence of an electrolyte such as rainwater. In roofing, this situation might occur when either a copper roof is decorated with iron cresting, or when steel nails are used in copper sheets. In some instances the corrosion can be prevented by inserting a plastic insulator between the dissimilar materials. Ideally, the fasteners should be a metal sympathetic to those involved.

Iron rusts unless it is well-painted or plated. Historically this problem was avoided by use of tin plating or galvinizing. But this method is durable only as long as the coating remains intact. Once the plating is worn or damaged, the exposed iron will rust. Therefore, any iron-based roofing material needs to be undercoated, and its surface needs to be kept well-painted to prevent corrosion.

One cause of sheet metal deterioration is fatigue. Depending upon the size and the gauge of the metal sheets, wear and metal failure can occur at the joints or at any protrusions in the sheathing as a result from the metal's alternating movement to thermal changes. Lead will tear because of "creep," or the gravitational stress that causes the material to move down the roof slope.

Slate: Perhaps the most durable roofing materials are slate and tile. Seemingly indestructable, both vary in quality. Some slates are hard and tough without being brittle. Soft slates are more subject to erosion and to attack by airborne and rainwater chemicals, which cause the slates to wear at nail holes, to delaminate, or to break. In winter, slate is very susceptible to breakage by ice, or ice dams.

Tile: Tiles will weather well, but tend to crack or break if hit, as by tree branches, or if they are walked on improperly. Like slates, tiles cannot support much weight. Low quality tiles that have been insufficiently fired during manufacture, will craze and spall under the effects of freeze and thaw cycles on their porous surfaces.

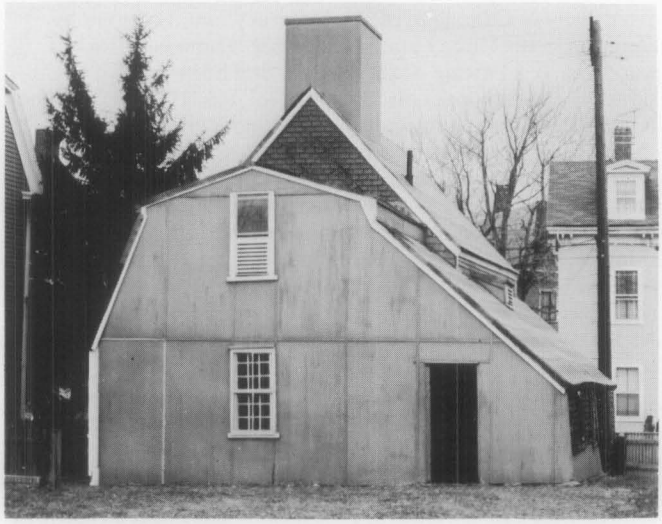
Failures of Support Systems

Once the condition of the roofing material has been determined, the related features and support systems should be examined on the exterior and on the interior of the roof. The gutters and downspouts need periodic cleaning and maintenance since a variety of debris fill them, causing water to back up and seep under roofing units. Water will eventually cause fasteners, sheathing, and roofing structure to deteriorate. During winter, the daily freeze-thaw cycles can cause ice floes to develop under the roof surface. The pressure from these ice floes will dislodge the roofing material, especially slates, shingles, or tiles. Moreover, the buildup of ice dams above the gutters can trap enough moisture to rot the sheathing or the structural members.

Many large public buildings have built-in gutters set within the perimeter of the roof. The downspouts for these gutters may run within the walls of the building, or drainage may be through the roof surface or through a parapet to exterior downspouts. These systems can be effective if properly maintained; however, if the roof slope is inadequate for good runoff, or if the traps are allowed to clog, rainwater will form pools on the roof surface. Interior downspouts can collect debris and thus back up, perhaps leaking water into the surrounding walls. Exterior downspouts may fill with water, which in cold weather may freeze and crack the pipes. Conduits from the built-in gutter to the exterior downspout may also leak water into the surrounding roof structure or walls.

Failure of the flashing system is usually a major cause of roof deterioration. Flashing should be carefully inspected for failure caused by either poor workmanship, thermal stress, or metal deterioration (both of flashing material itself and of the fasteners). With many roofing materials, the replacement of flashing on an existing roof is a major operation, which may require taking up large sections of the roof surface. Therefore, the installation of top quality flashing material on

This detail shows slate delamination caused by a combination of weathering and pollution. In addition, the slates have eroded around the repair nails, incorrectly placed in the exposed surface of the slates. (Lower Pontalba Building, New Orleans, photo courtesy of Building Conservation Technology, Inc.)



Temporary stabilization or "mothballing" with materials such as plywood and building paper can protect the roof of a project until it can be properly repaired or replaced. (Narbonne House, Salem, Massachusetts)

These two views of the same house demonstrate how the use of a substitute material can drastically affect the overall character of a structure. The textural interest of the original tile roof was lost with the use of asphalt shingles. Recent preservation efforts are replacing the tile roof. (Frank House, Kearney, Nebraska, photo courtesy of the Nebraska State Historical Society, Lincoln, Nebraska)

a new or replaced roof should be a primary consideration. *Remember, some roofing and flashing materials are not compatible.*

Roof fasteners and clips should also be made of a material compatible with all other materials used, or coated to prevent rust. For example, the tannic acid in oak will corrode iron nails. Some roofs such as slate and sheet metals may fail if nailed too rigidly.

If the roof structure appears sound and nothing indicates recent movement, the area to be examined most closely is the roof substrate—the sheathing or the battens. The danger spots would be near the roof plates, under any exterior patches, at the intersections of the roof planes, or at vertical surfaces such as dormers. Water penetration, indicating a breach in the roofing surface or flashing, should be readily apparent, usually as a damp spot or stain. Probing with a small pen knife may reveal any rot which may indicate previously undetected damage to the roofing membrane. Insect infestation evident by small exit holes and frass (a sawdust-like debris) should also be noted. Condensation on the underside of the roofing is undesirable and indicates improper ventilation. Moisture will have an adverse effect on any roofing material; a good roof stays dry inside and out.

Repair or Replace

Understanding potential weaknesses of roofing material also requires knowledge of repair difficulties. Individual slates can be replaced normally without major disruption to the rest of the roof, but replacing flashing on a slate roof can require substantial removal of surrounding slates. If it is the substrate or a support material that has deteriorated, many surface materials such as slate or tile can be reused if handled carefully during the repair. Such problems should be evaluated at the outset of any project to determine if the roof can be effectively patched, or if it should be completely replaced.

Will the repairs be effective? Maintenance costs tend to multiply once trouble starts. As the cost of labor escalates, repeated repairs could soon equal the cost of a new roof.

The more durable the surface is initially, the easier it will be to maintain. Some roofing materials such as slate are expensive to install, but if top quality slate and flashing are used, it will last 40–60 years with minimal maintenance. Although the installation cost of the roof will be high, low maintenance needs will make the lifetime cost of the roof less expensive.

Historical Research

In a restoration project, research of documents and physical investigation of the building usually will establish the roof's history. Documentary research should include any original plans or building specifications, early insurance surveys, newspaper descriptions, or the personal papers and files of people who owned or were involved in the history of the building. Old photographs of the building might provide evidence of missing details.

Along with a thorough understanding of any written history of the building, a physical investigation of the roofing and its structure may reveal information about the roof's construction history. Starting with an overall impression of the structure, are there any changes in the roof slope, its configuration, or roofing materials? Perhaps there are obvious patches or changes in patterning of exterior brickwork where a gable roof was changed to a gambrel, or where a whole upper story was added. Perhaps there are obvious stylistic changes in the roof line, dormers, or ornamentation. These observations could help one understand any important alteration, and could help establish the direction of further investigation.

Because most roofs are physically out of the range of careful scrutiny, the "principle of least effort" has probably limited the extent and quality of previous patching or replacing, and usually considerable evidence of an earlier roof surface remains. Sometimes the older roof will be found as an underlayment of the current exposed roof. Original roofing may still be intact in awkward places under later features on a roof. Often if there is any unfinished attic space, remnants of roofing may have been dropped and left when the roof was being built or repaired. If the configuration of the roof has been changed, some of the original material might still be in place under the existing roof. Sometimes whole sections of the roof and roof framing will have been left intact under the higher roof. The profile and/or flashing of the earlier roof may be apparent on the interior of the walls at the level of the alteration. If the sheathing or lathing appears to have survived changes in the roofing surface, they may contain evidence of the roofing systems. These may appear either as dirt marks, which provide "shadows" of a roofing material, or as nails broken or driven down into the wood, rather than pulled out during previous alterations or repairs. Wooden headers in the roof framing may indicate that earlier chimneys or skylights have been removed. Any metal ornamentation that might have existed may be indicated by anchors or unusual markings along the ridge or at other edges of the roof. This primary

evidence is essential for a full understanding of the roof's history.

Caution should be taken in dating early "fabric" on the evidence of a single item, as recycling of materials is not a mid-20th-century innovation. Carpenters have been reusing materials, sheathing, and framing members in the interest of economy for centuries. Therefore, any analysis of the materials found, such as nails or sawmarks on the wood, requires an accurate knowledge of the history of local building practices before any final conclusion can be accurately reached. It is helpful to establish a sequence of construction history for the roof and roofing materials; any historic fabric or pertinent evidence in the roof should be photographed, measured, and recorded for future reference.

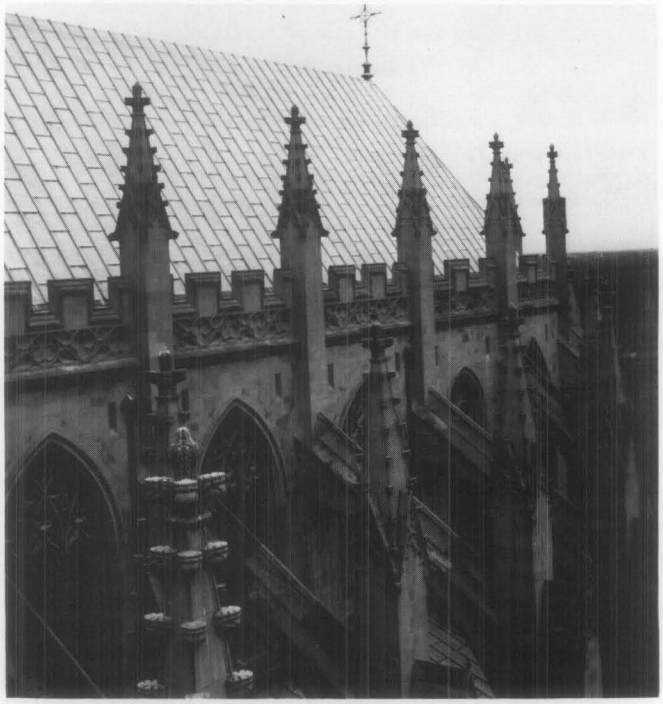
During the repair work, useful evidence might unexpectedly appear. It is essential that records be kept of any type of work on a historic building, before, during, and after the project. Photographs are generally the easiest and fastest method, and should include overall views and details at the gutters, flashing, dormers, chimneys, valleys, ridges, and eaves. All photographs should be immediately labeled to insure accurate identification at a later date. Any patterning or design on the roofing deserves particular attention. For example, slate roofs are often decorative and have subtle changes in size, color, and texture, such as a gradually decreasing coursing length from the eave to the peak. If not carefully noted before a project begins, there may be problems in replacing the surface. The standard reference for this phase of the work is *Recording Historic Buildings,* compiled by Harley J. McKee for the Historic American Buildings Survey, National Park Service, Washington, D.C., 1970.

Replacing the Historic Roofing Material

Professional advice will be needed to assess the various aspects of replacing a historic roof. With some exceptions, most historic roofing materials are available today. If not, an architect or preservation group who has previously worked with the same type material may be able to recommend suppliers. Special roofing materials, such as tile or embossed metal shingles, can be produced by manufacturers of related products that are commonly used elsewhere, either on the exterior or interior of a structure. With some creative thinking and research, the historic materials usually can be found.

Because of the roof's visibility, the slate detailing around the dormers is important to the character of this structure. Note how the slates swirl from a horizontal pattern on the main roof to a diamond pattern on the dormer roofs and side walls. (18th and Que Streets, NW, Washington, D.C.)

Craft Practices: Determining the craft practices used in the installation of a historic roof is another major concern in roof restoration. Early builders took great pride in their work, and experience has shown that the "rustic" or irregular designs commercially labled "Early American" are a 20th-century invention. For example, historically, wood shingles underwent several distinct operations in their manufacture including splitting by hand, and smoothing the surface with a draw knife. In modern nomenclature, the same item would be a "tapersplit" shingle which has been dressed. Unfortunately, the rustic appearance of today's commercially available "handsplit" and re-sawn shingle bears no resemblance to the hand-made roofing materials used on early American buildings.



Good design and quality materials for the roof surface, fastenings, and flashing minimize roofing failures. This is essential on roofs such as on the National Cathedral where a thorough maintenance inspection and minor repairs cannot be done easily without special scaffolding. However, the success of the roof on any structure depends on frequent cleaning and repair of the gutter system. (Washington, D.C., photo courtesy of John Burns, A.I.A.)

Early craftsmen worked with a great deal of common sense; they understood their materials. For example they knew that wood shingles should be relatively narrow; shingles much wider than about 6" would split when walked on, or they may curl or crack from varying temperature and moisture. It is important to understand these aspects of craftsmanship, remembering that people wanted their roofs to be weather-tight and to last a long time. The recent use of "mother-goose" shingles on historic structures is a gross underestimation of the early craftsman's skills.

Supervision: Finding a modern craftsman to reproduce historic details may take some effort. It may even involve some special instruction to raise his understanding of certain historic craft practices. At the same time, it may be pointless (and expensive) to follow historic craft practices in any construction that will not be visible on the finished product. But if the roofing details are readily visible, their appearance should be based on architectural evidence or on historic prototypes. For instance, the spacing of the seams on a standing-seam metal roof will affect the building's overall scale and should therefore match the original dimensions of the seams.

Many older roofing practices are no longer performed because of modern improvements. Research and review of specific detailing in the roof with the contractor before beginning the project is highly recommended. For example, one early craft practice was to finish the ridge of a wood shingle roof with a roof "comb"—that is, the top course of one slope of the roof was extended uniformly beyond the peak to shield the ridge, and to provide some weather protection for the raw horizontal edges of the shingles on the other slope. If the "comb" is known to have been the correct detail, it should be used. Though this method leaves the top course vulnerable to the weather, a disguised strip of flashing will strengthen this weak point.

Detail drawings or a sample mock-up will help ensure that the contractor or craftsman understands the scope and special requirements of the project. It should never be assumed that the modern carpenter, slater, sheet metal worker, or roofer will know all the historic details. Supervision is as important as any other stage of the process.

Special problems inherent in the design of an elaborate historic roof can be controlled through the use of good materials and regular maintenance. The shape and detailing are essential elements of the building's historic character, and should not be modified, despite the use of alternative surface materials. (Gamwell House, Bellingham, Washington)

Alternative Materials

The use of the historic roofing material on a structure may be restricted by building codes or by the availability of the materials, in which case an appropriate alternative will have to be found.

Some municipal building codes allow variances for roofing materials in historic districts. In other instances, individual variances may be obtained. Most modern heating and cooking is fueled by gas, electricity, or oil—none of which emit the hot embers that historically have been the cause of roof fires. Where wood burning fireplaces or stoves are used, spark arrestor screens at the top of the chimneys help to prevent flaming material from escaping, thus reducing the number of fires that start at the roof. In most states, insurance rates have been equalized to reflect revised considerations for the risks involved with various roofing materials.

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardent building paper may be an acceptable alternative.

Lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper.

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire cause many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on over-ambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building.

Temporary Stabilization

It may be necessary to carry out an immediate and temporary stabilization to prevent further deterioration until research can determine how the roof should be restored or rehabilitated, or until funding can be provided to do a proper job. A simple covering of exterior plywood or roll roofing might provide adequate protection, but any temporary covering should be applied with caution. One should be careful not to overload the roof structure, or to damage or destroy historic evidence or fabric that might be incorporated into a new roof at a later date. In this sense, repairs with caulking or bituminous patching compounds should be recognized as potentially harmful, since they are difficult to remove, and at their best, are very temporary.

Precautions

The architect or contractor should warn the owner of any precautions to be taken against the specific hazards in installing the roofing material. Soldering of sheet metals, for instance, can be a fire hazard, either from the open flame or from overheating and undected smoldering of the wooden substrate materials.

Thought should be given to the design and placement of any modern roof appurtenances such as plumbing stacks, air vents, or TV antennas. Consideration should begin with the placement of modern plumbing on the interior of the building, otherwise a series of vent stacks may pierce the roof membrane at various spots creating maintenance problems as well as aesthetic ones. Air handling units placed in the attic space will require vents which, in turn, require sensitive design. Incorporating these in unused chimneys has been very successful

in the past.

Whenever gutters and downspouts are needed that were not on the building historically, the additions should be made as unobtrusively as possible, perhaps by painting them out with a color compatible with the nearby wall or trim.

Maintenance

Although a new roof can be an object of beauty, it will not be protective for long without proper maintenance. At least twice a year, the roof should be inspected against a checklist. All changes should be recorded and reported. Guidelines should be established for any foot traffic that may be required for the maintenance of the roof. Many roofing materials should not be walked on at all. For some—slate, asbestos, and clay tile—a self-supporting ladder might be hung over the ridge of the roof, or planks might be spanned across the roof surface. Such items should be specifically designed and kept in a storage space accessible to the roof. If exterior work ever requires hanging scaffolding, use caution to insure that the anchors do not penetrate, break, or wear the roofing surface, gutters, or flashing.

Any roofing system should be recognized as a membrane that is designed to be self-sustaining, but that can be easily damaged by intrusions such as pedestrian traffic or fallen tree branches. Certain items should be checked at specific times. For example, gutters tend to accumulate leaves and debris during the spring and fall and after heavy rain. Hidden gutter screening both at downspouts and over the full length of the gutter could help keep them clean. The surface material would require checking after a storm as well. Periodic checking of the underside of the roof from the attic after a storm or winter freezing may give early warning of any leaks. Generally, damage from water or ice is less likely on a roof that has good flashing on the outside and is well ventilated and insulated on the inside. Specific instructions for the maintenance of the different roof materials should be available from the architect or contractor.

Summary

The essential ingredients for replacing and maintaining a historic roof are:

- Understanding the historic character of the building and being sympathetic to it.
- Careful examination and recording of the existing roof and any evidence of earlier roofs.
- Consideration of the historic craftsmanship and detailing and implementing them in the renewal wherever visible.
- Supervision of the roofers or maintenance personnel to assure preservation of historic fabric and proper understanding of the scope and detailing of the project.
- Consideration of alternative materials where the original cannot be used.
- Cyclical maintenance program to assure that the staff understands how to take care of the roof and of the particular trouble spots to safeguard.

With these points in mind, it will be possible to preserve the architectural character and maintain the physical integrity of the roofing on a historic building.

This Preservation Brief was written by Sarah M. Sweetser, Architectural Historian, Technical Preservation Services Division. Much of the technical information was based upon an unpublished report prepared under contract for this office by John G. and Diana S. Waite. Some of the historical information was from Charles E. Peterson, FAIA, "American Notes," *Journal of the Society of Architectural Historians.*

The illustrations for this brief not specifically credited are from the files of the Technical Preservation Services Division.

This publication was prepared pursuant to Executive Order 11593, "Protection and Enhancement of the Cultural Environment," which directs the Secretary of the Interior to "develop and make available to Federal agencies and State and local governments information concerning professional methods and techniques for preserving, improving, restoring and maintaining historic properties." The Brief has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcome and can be sent to Mr. Nelson at the above address. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated. **February 1978.**

Decorative features such as cupolas require extra maintenance. The flashing is carefully detailed to promote run-off, and the wooden ribbing must be kept well-painted. This roof surface, which was originally tin plate, has been replaced with lead-coated copper for maintenance purposes. (Lyndhurst, Tarrytown, New York, photo courtesy of the National Trust for Historic Preservation)

Additional readings on the subject of roofing are listed below.

Boaz, Joseph N., ed. *Architectural Graphic Standards.* New York: John Wiley and Sons, Inc., 1970. (Modern roofing types and detailing)

Briggs, Martin S. *A Short History of the Building Crafts.* London: Oxford University Press, 1925. (Descriptions of historic roofing materials)

Bulletin of the Association for Preservation Technology. Vol. 2 (nos. 1-2) 1970. (Entirely on roofing)

Holstrom, Ingmar; and Sandstrom, Christina. *Maintenance of Old Buildings: Preservation from the Technical and Antiquarian Standpoint.* Stockholm: National Swedish Building Research, 1972. (Contains a section on roof maintenance problems)

Insall, Donald. *The Care of Old Buildings Today.* London: The Architectural Press, 1972. (Excellent guide to some problems and solutions for historic roofs)

Labine, R.A. Clem. "Repairing Slate Roofs." *The Old House Journal* 3 (no. 12, Dec. 1975): 6-7.

Lefer, Henry. "A Birds-eye View." *Progressive Architecture.* (Mar. 1977), pp. 88-92. (Article on contemporary sheet metal)

National Slate Association. *Slate Roofs.* Reprint of 1926 edition, now available from the Vermont Structural Slate Co., Inc., Fairhaven, VT 05743. (An excellent reference for the many designs and details of slate roofs)

Peterson, Charles E. "Iron in Early American Roofs." *The Smithsonian Journal of History* 3 (no. 3). Edited by Peter C. Welsh. Washington, D.C.: Smithsonian Institution, 1968, pp. 41-76.

Waite, Diana S. *Nineteenth Century Tin Roofing and its Use at Hyde Hall.* Albany: New York State Historic Trust, 1971.

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NATIONAL PARK SERVICE

STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

EXTERIOR FEATURES

roofs

HISTORICAL OVERVIEW

Identify Protect Repair Replace Missing feature Alterations/Additions

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

These slate and copper mansard roofs are distinctive features of their urban setting and need to be retained and repaired, or if too deteriorated to repair, replaced in kind to match. Photo: NPS files.

NOT RECOMMENDED

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

top

-GUIDELINES-

The Approach

Exterior Materials
Masonry
Wood
Architectural Metals

Exterior Features
Roofs
Windows
Entrances + Porches
Storefronts

Interior Features
Structural System
Spaces/Features/Finishes
Mechanical Systems

Site

Setting

Special Requirements
Energy Efficiency
New Additions
Accessibility
Health + Safety

THE STANDARDS

Protect and Maintain

RECOMMENDED

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to ensure that materials are free from insect infestation.

This new step flashing overlaps the next in a downward slope to shed water draining down the face of the chimney and the roof. Photo: © John Leeke.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

NOT RECOMMENDED

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials–masonry, wood, plaster, paint and structural members–occurs.

top

Repair

RECOMMENDED

Repairing a roof by reinforcing the historicmaterials which comprise roof features. Repairs will also generally include the limited replacement in kind--or with compatible substitute material–of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

After removing the deteriorated slate and sliding the new slate into place, it is secured with a copper nail. A copper bib

(shown here) is formed to protect the newly created nail hole. Finally, a slate hammer is used to push the bib in place over the nail head. Photo: Jeffrey S. Levine.

NOT RECOMMENDED

Replacing an entire roof feature such as a cupolaor dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

top

Replace

RECOMMENDED

Replacing in kind an entire feature of the roof that is too deteriorated to repair–if the overall form and detailing are still evident–using the physicalevidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

NOT RECOMMENDED

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance

Asphalt shingles are an incompatible replacement substitute for the original Spanish clay tiles. Photo: NPS files.

top

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic

Features

RECOMMENDED

Designing and constructing a new feature when the historic feature is completely missing, such as chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

NOT RECOMMENDED

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material and color.

top

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Alterations/Additions for the New Use

RECOMMENDED

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

NOT RECOMMENDED

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

City Of Lake Worth
Community Development Department
Planning, Zoning and Historic Preservation Division

1900 Second Avenue North· Lake Worth, Florida 33460 · Phone: 561-586-1687

MEMORANDUM DATE: February 3, 2016

AGENDA DATE: February 10, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **612 North Palmway**

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

TITLE: **HRPB Project Number 16-00100002**: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at **612 North Palmway**, PCN# 38-43-44-21-15-166-0030. The subject building was constructed in 1939 and the property is a contributing resource within the Old Lucerne Local Historic District.

OWNER: Michael Torres
612 North Palmway
Lake Worth, FL 33460

BACKGROUND:

The property at 612 North Palmway has a one-story single-family structure built in 1939 in a Frame Vernacular style. The property has frontage on North Palmway to the west. The original architectural plans for the main house are available in the City's property files, and were designed by G. Sherman Childs from Lake Worth, Florida. Mr. Childs was a very prominent architect and designed many important structures in the City including the Birthday Cake House at 1 5th Avenue South.

Based on the original plans, the building has undergone few alterations over time. The building retains many of its original character defining features, including the original wood lap siding, metal roof shingles, and decorative front porch overhang. The original garage was converted to living space in 1942 and the bay window was added, and the original wood windows were changed to aluminum awning windows. Overall, the building retains a high level of historic integrity of location, setting, materials, craftsmanship, and design.

REQUEST:

The Applicant is proposing to replace the existing original interlocking galvanized metal shingles with a Gulf Coast Supply and Manufacturing, Gulf Lok 16" Wide Panel, 26 gauge steel, standing seam roof system.

COMPREHENSIVE PLAN CONSISTENCY:

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

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

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

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

CONSEQUENT ACTION:

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

ANALYSIS:

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

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

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

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

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

According to the Secretary of the Interior's Standards, disctinctive materials that characterize a property shall be preserved. The roof material is an important character defining feature of a historic property. According to G. Sherman Child's original architectural drawings, the original roof material is "galvanized iron flat interlocking shingles." The original metal shingles are still in place, although a previous owner painted the shingles with a silver paint.

It is the opinion of Staff that the proposed change to a steel standing seam roof is not appropriate for the structure, and negatively effects a character defining feature of the property. The metal shingles have a horizontal rhythm and scale that is substantially different from the crisp vertical lines and shadows of the standing seam roof. Additionally, the Frame Vernacular style of architecture in Florida in the late 1930's primarily used metal shingles, and did not use standing seam metal. The metal shingles represent a distinctive material and level of craftsmanship that is very indicative of the local Frame Vernacular style.

The National Park Service Preservation Brief #4 "Roofing for Historic Buildings" has been included as Attachment #7. This Brief discusses the issues and options for the repair and replacement of historic roofs. Under the "Alternative Materials" section of the Brief, Staff would like to draw special attention to this paragraph:

"In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material."

Additionally, Staff has contacted the Florida Division of Historical Resources with regards to the request for roof replacement with standing seam metal. The response from the State's Senior Architect, Kenneth Cureton, is included as Attachment 3. In particular, Staff would like to draw attention to the follow excerpts,

"We would <u>strongly advise against</u> sheet metal products, since the strong vertical lines and shadows of such products would adversely impact the historic status of the building, as it would completely change the character of the roof and have no historical basis."

With regards to alternate roof options, the letter from Mr. Cureton states,

"In all four cases you have presented, the first consideration would be replacement of the historic materials based on pictorial evidence, which you have provided. The NPS Guidelines allows that when an in-kind replacement of a historic roof "…is not technically or economically feasible, then a <u>compatible</u> substitute material may be considered." The key here is compatibility. If in-kind replacement is not feasible, our opinion of a compatible roof for these particular projects is the actual roof material would be subordinate to the color and pattern that the historic roof provided. The low slope of the roof pitch in all four examples would allow for replacement with an architectural grade shingle, provided it was in the light grey color range the metal shingles originally presented. We feel that a white shingle would not be an appropriate color."

Replacement metal shingles are still available, and are therefore technically feasible. Additionally, this is the primary sloped roof for the structure and is readily visible. The metal shingles are the only product that will properly replicate the "scale, texture, and coloration of the historic roofing material" as required by National Park Service's Standards for the Rehabilitation of Historic Properties. If it is determined that the metal shingles are not financially feasible, the recommendation from the Florida Division of Historical Resources is that a light gray architectural dimensional shingle should be used. Staff will defer to the Board regarding the economic feasibility of the products.

RECOMMENDATION:

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

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

1) The replacement roof material shall be silver metal shingles, to replicate the existing metal shingles as closely as possible.

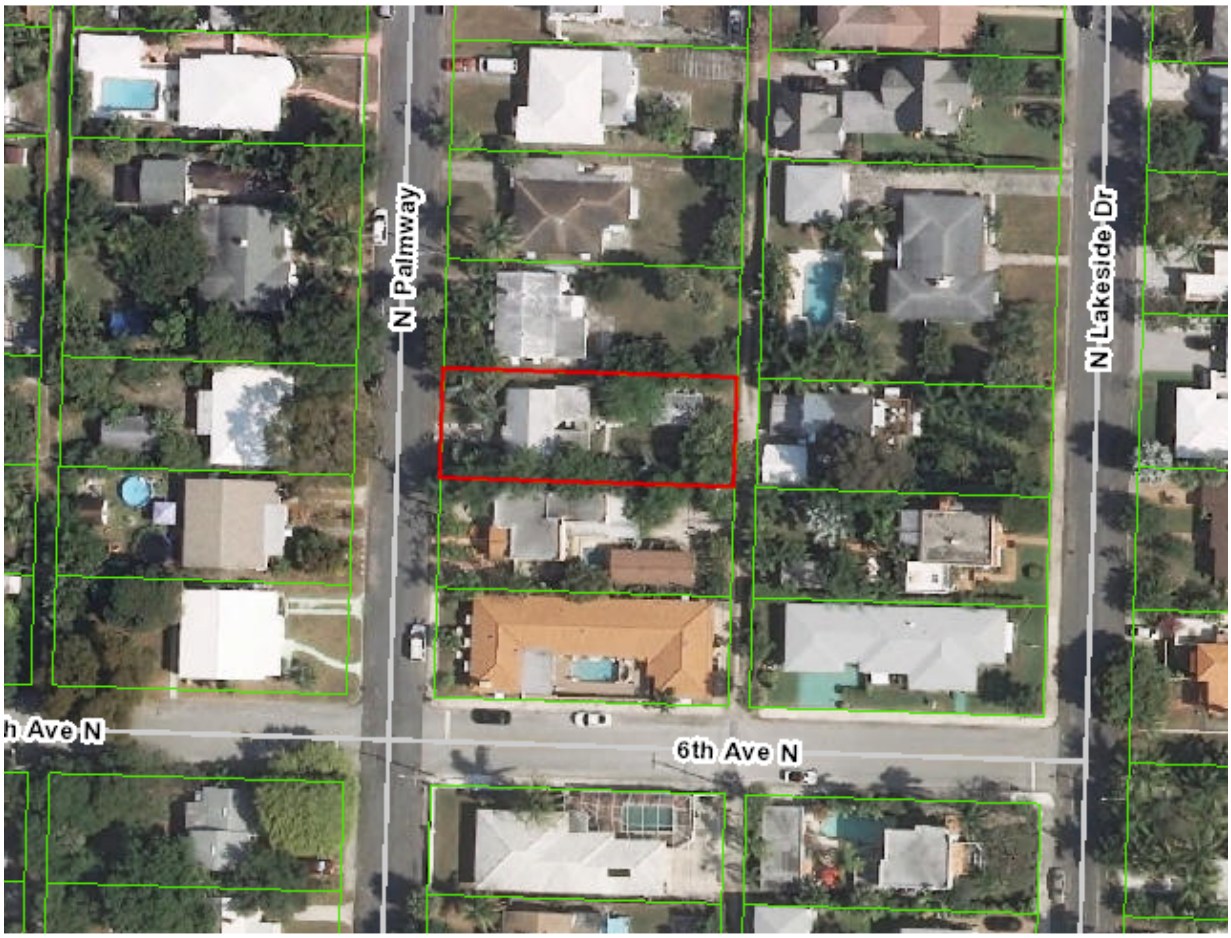
POTENTIAL MOTION:

I MOVE TO APPROVE/DENY HRPB 16-00100002: Consideration of a Certificate of Appropriateness (COA) for roof replacement for the subject building located at 612 North Palmway as recommended by Staff.

ATTACHMENTS:

1. Administrative Decision Criteria
2. Application Photographs
3. Memo from Kenneth Cureton
4. Original Architectural Drawings
5. Justification Statement
6. Roof Quotes and Specifications
7. NPS Preservation Brief #4 "Roofing for Historic Buildings"

LOCATION MAP



MEMORANDUM

DATE: February 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 16-00100002**: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at **612 North Palmway**, PCN# 38-43-44-21-15-166-0030. The subject building was constructed in 1939 and the property is a contributing resource within the Old Lucerne Local Historic District.

HRPB Meeting Date: February 10, 2016

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

A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?
Response: It is the opinion of Staff that the proposed work on the property located at 612 North Palmway will have an adverse visual effect on the building.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Old Lucerne Local Historic District. However, the project would have an adverse visual effect on the building itself and an indirect adverse effect on the district.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?
Response: The project as proposed would have an adverse effect on the integrity of material and design of the building. The proposed roof replacement is not compatible with the architectural style and design of the structure.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
Response: The denial of this COA as submitted does not prevent the Applicant from proposing other alterations to the home, or re-roofing with an alternate recommended material.

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

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

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Response: It is the opinion of Staff that the proposed metal roof material would alter the Frame Vernacular character of the structure by altering the strong horizontal lines of the existing metal shingle roof.

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

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Response: Not applicable to this project.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Response: The roof is a distinctive feature of the structure, and the type of roof material used on the structure should be retained. The metal shingle is an example of the craftsmanship of the 1930's and was widely used in Frame Vernacular design. This is an important design feature, and should be preserved or replaced in kind.

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

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.
Response: Not applicable to this project.

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

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Response: Not applicable to this project.

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

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
Response: Not applicable to this project.

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?
Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as outlined above. The proposal does not represent the least possible adverse effect.

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

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

A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?
Response: No change to the use of the property is proposed.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.
Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as the original style of the building would be affected by the alterations proposed.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:
(1) The work to be performed will conform to the original door and window openings of the structure; and
Response: Not applicable to this project.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.
Response: Not applicable to this project.

NOTICE
This property is being considered for a
CoA- ROOF REPLACEMENT
HRPB Project # 16-00100002
For questions regarding this case
Please contact the City of Lake Worth
Planning Department: 586-1687
612
ADT

612
ADT

Aimee Sunny

From: Cureton, Kenneth H. <Kenneth.Cureton@dos.myflorida.com>
Sent: Friday, February 05, 2016 4:17 PM
To: Aimee Sunny
Subject: RE: Lake Worth - Roof Questions

Aimee

To follow up on our conversation this morning, the State Historic Preservation Office follows the National Park Service / Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Rehabilitation of Historic Buildings explicitly when reviewing projects under our purview, along with the supplemental guidance NPS provides. Such additional NPS guidance can be found in their preservation topics index here: http://www.nps.gov/tps/how-to-preserve/by-topic.htm

These standards are incorporated by reference in Section 1203 and Appendix B of the Florida Building Code – Existing Building, 5th Edition as code mandated requirements for work on buildings that meet the definition of a **Historic Building** in Section 1202 therein. Therefore, the argument can be made that if the Standards are not followed, the work is not in compliance with the building code.

In all four cases you have presented, the first consideration would be replacement of the historic materials based on pictorial evidence, which you have provided. The NPS Guidelines allows that when an in-kind replacement of a historic roof "…is not technically or economically feasible, then a *compatible* substitute material may be considered." The key here is compatibility. If in-kind replacement is not feasible, our opinion of a *compatible* roof for these particular projects is the actual roof material would be subordinate to the color and pattern that the historic roof provided. The low slope of the roof pitch in all four examples would allow for replacement with an architectural grade shingle, provided it was in the light grey color range the metal shingles originally presented. We feel that a white shingle would not be an appropriate color.

We would strongly advise against sheet metal products, since the strong vertical lines and shadows of such products would adversely impact the historic status of the building, as it would completely change the character of the roof and have no historical basis.

We would also strongly advise that if a lack of selection of metal shingles with Florida Product Approval is the reason for higher costs, your authority having jurisdiction should contact the Florida Building Commission to investigate local product approval options.

Hope this opinion helps clarify how we would view such issues on a State level.

Thanks for your inquiry and best of luck with your projects.

Kenneth H. Cureton, R.A., NCARB
Senior Architect, Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6343 | 1.800.847.7278 | Fax: 850.245.6439 | Kenneth.Cureton@DOS.MyFlorida.com | dos.myflorida.com/historical

FLORIDA DEPARTMENT OF STATE
DIVISION OF
Historical Resources

From: Aimee Sunny [mailto:asunny@LakeWorth.org]
Sent: Friday, February 05, 2016 12:03 PM
To: Cureton, Kenneth H.
Cc: Hilburn, Richard L.
Subject: Lake Worth - Roof Questions

Mr. Cureton,

Thank you very much for your time and consideration this morning regarding the projects I mentioned in Lake Worth. I very much appreciate your analysis and discussion on the various roof types we discussed, as they relate to historic properties.

As I mentioned, I have attached a few photos of several cases that will be heard before the HRPB next Wednesday, February 10th, and I welcome your input:

520 N Palmway – Contributing, c.1940, Frame Vernacular, with original flat metal shingles. The request is for Southeastern Metals, SEM-Lok Snap Standing Seam 16" wide Aluminum panels.

612 N Palmway – Contributing, c.1940, Frame Vernacular, with original flat metal shingles. The request is for Gulf Coast Supply, Gulf-Lok 16" Wide Roof Panels, 26 gauge steel.

726 N M St – Non-contributing, c. 1940, Frame Vernacular, with original flat metal shingle that have been coated several times. The request is for CertainTeed Landmark dimensional asphalt shingles.

731 N M St – Surveyed as Contributing, but has lost many features over time. 1946, Masonry Vernacular. The original construction drawings called for rolled slate roofing, the roof was changed to flat white concrete tile in 1955, and later changed to 3-tab asphalt shingles in the 1990's. The request is now to change to Gulf Coast Supply, Gulf-Lok 16" Wide Aluminum Roof Panels, in a white color.

I look forward to receiving your suggestions, and to working with you in the future.

Best wishes,

Aimee N. Sunny
Preservation Planning Coordinator
City of Lake Worth
1900 Second Avenue North

Lake Worth, Florida 33461
561-586-1690
asunny@lakeworth.org

The Department of State is committed to excellence.
Please take our Customer Satisfaction Survey.

Permit No. 6424
Zone A
Fire Limit 3

APPLICATION FOR BUILDING PERMIT
CITY OF LAKE WORTH

Application is hereby made to the Building Inspector of the City of Lake Worth, for the approval of plans, in duplicate, herewith submitted including plot plan, for the erection of the building or buildings herein described. All provisions of the Building and Zoning Laws and Ordinances shall be complied with in the erection of said building or buildings, whether specified herein or not.

(Sign here) Fred E. Bauch

Lake Worth, Florida 12/5, 1942

DETAILED STATEMENT OF SPECIFICATIONS FOR THE ERECTION OF NEW BUILDINGS.

State buildings to be erected Frame No. of stories one
Location of Bldg. 612 - N. Palmway Lot 3 Block 166 Addn. Town
Occupancy 1-Car garage No. of rooms
Size of lot: No. of feet frontage 150' Feet rear 50' Depth 135'
Size of Bldg: 12X18'-8" Feet Frontage 12' Feet rear 12' Depth 18'8"
Build. set back: Front ✓ Sides 5' Rear 5'
No. of feet in height from surface of ground to highest point of roof 12'6"
Height of 1st story 8' 2d 3d 4th
Size of foundation: Footing 7X12-2-3/8 ⌀ Rods Wall 6X18" - 1-3/8-⌀ Rod
Material for foundation Concrete & Slab
Thickness of external walls: 1st story 4 1/2 2d 3d 4th
Size of girder or beam ✓ set on
Construction of chimneys ✓
With what materials walls to be coped ✓
Will roof be flat, pitched, or mansard? Mansard Material of roofing 90# Slate 30# Felt Underlayment mopped on
Size of joist or beams: 1st floor 2d 3d 4th
Centers
Ceiling joist 2 X 6" Rafters 2 X 4 Centers 16"
Size of studding 2 X 4 Centers 16"
Will there be any projection beyond building line?
Have you complied with State Workmen's Compensation Requirements? ✓
Cost of building $200.00
Remarks 1 Car garage - Change openings in present garage to be used as living quarters

Owner Mr & Mrs Fred Bauch Address 612 - No. Palmway
Contractor Address

Work was commenced on the within building on the 7th day of Dec, 1942, and completed on the 22nd day of May, 1943.

Respectfully,

Inspector.

Permit No. 5245
Plan No.
Zone A
Fire Limit outside

Bureau of Building Inspection

CITY OF LAKE WORTH

Application for Erection of Buildings

Application is hereby made to the Bureau of Building Inspection of the City of Lake Worth, for the approval of plans, in duplicate, herewith submitted including plot plan, for the erection of the building or buildings herein described. All provisions of the Building and Zoning Laws and Ordinances shall be complied with in the erection of said building or buildings, whether specified herein or not.

(Sign here) Fred E Bauch

Lake Worth, Florida Jan 5, 1939.

DETAILED STATEMENT OF SPECIFICATIONS FOR THE ERECTION OF NEW BUILDINGS.

State buildings to be erected Dwg & Garage No. of stories one

Location of Bldg. 612 N R Lot 3 Block 166 Addn

Occupancy No. of rooms 4

Size of Lot: No. of feet frontage 50 Feet rear 50 Depth 135

Size of Bldg: 21 x 30 Feet Frontage 30 Feet rear 30 Depth 21

Build. set back: front 30 Sides 10 Rear 94

No. of feet in height from surface of ground to highest point of roof 12

Height of 1st story 8 2d 3d 4th

Size of foundation: Footing 4 x 12 Wall 8

Material for foundation Concrete

Thickness of external walls: 1st story 4 2nd 3d 4th

Size of girder or beam 2 x 4 set on Concrete

Construction of chimneys none

With what materials walls to be coped none

Will roof be flat, pitched, or mansard? Pitched Material of roofing Galv.

Size of joist or beams: 1st floor 2 x 8 2nd 3d 4th

Centers 16

Ceiling joist 2 x 4 Rafters 2 x 4 Centers 16

Size of studding 2 x 4 Centers 16

Will there be any projection beyond building line? no

Have you complied with State Workmen's Compensation Requirements? no

Cost of building 3000 —

Remarks

Owner Fred E Bauch Address

Contractor Address

Work was commenced on the within building on the _____ day of _____, 19____, and completed on the _____ day of _____, 19____.

Respectfully,

_____
Inspector.

CITY OF LAKE WORTH

BUILDING PERMIT

№ 6434

Void if not used within 60 days.

Permission is hereby granted for the construction of a building as per plans and specifications filed with the Building Inspector. $200.00

Owner Mr & Mrs Fred Bauch

Builder Self

Location of building 612 - No. Palmway Street, between 6th & 7th Ave. No.

Lot 3 Block 166 Addition Town Fire Limit 3rd Zone A

New construction ✓ Repairs Remodeling ✓

FEE FOR PERMIT — $1.00 plus ten cents per each additional $100.00.

REMARKS: 12 x 18'8" garage. Change openings in present garage to be used as living quarters. This permit issued subject to all Federal Rules and regulations.

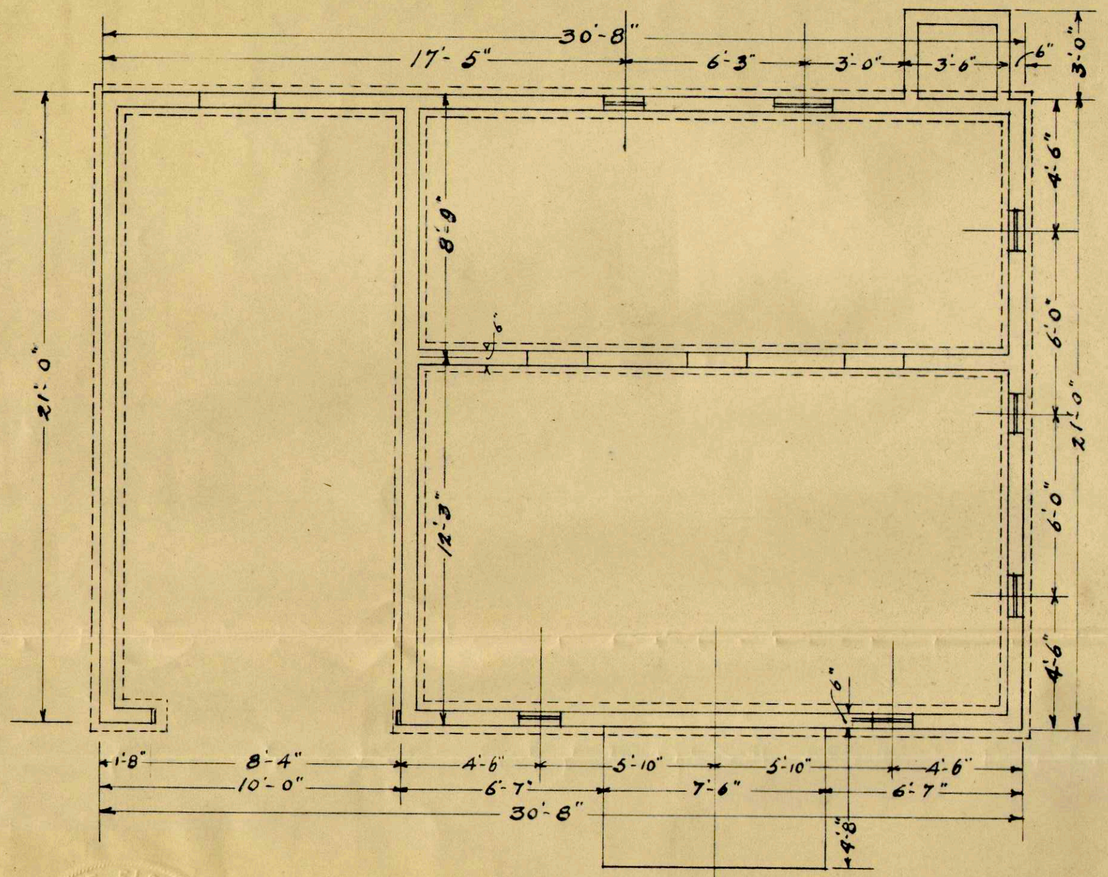
Date 12/5/42 Comp - 5/22/43

Paid $ 1.20

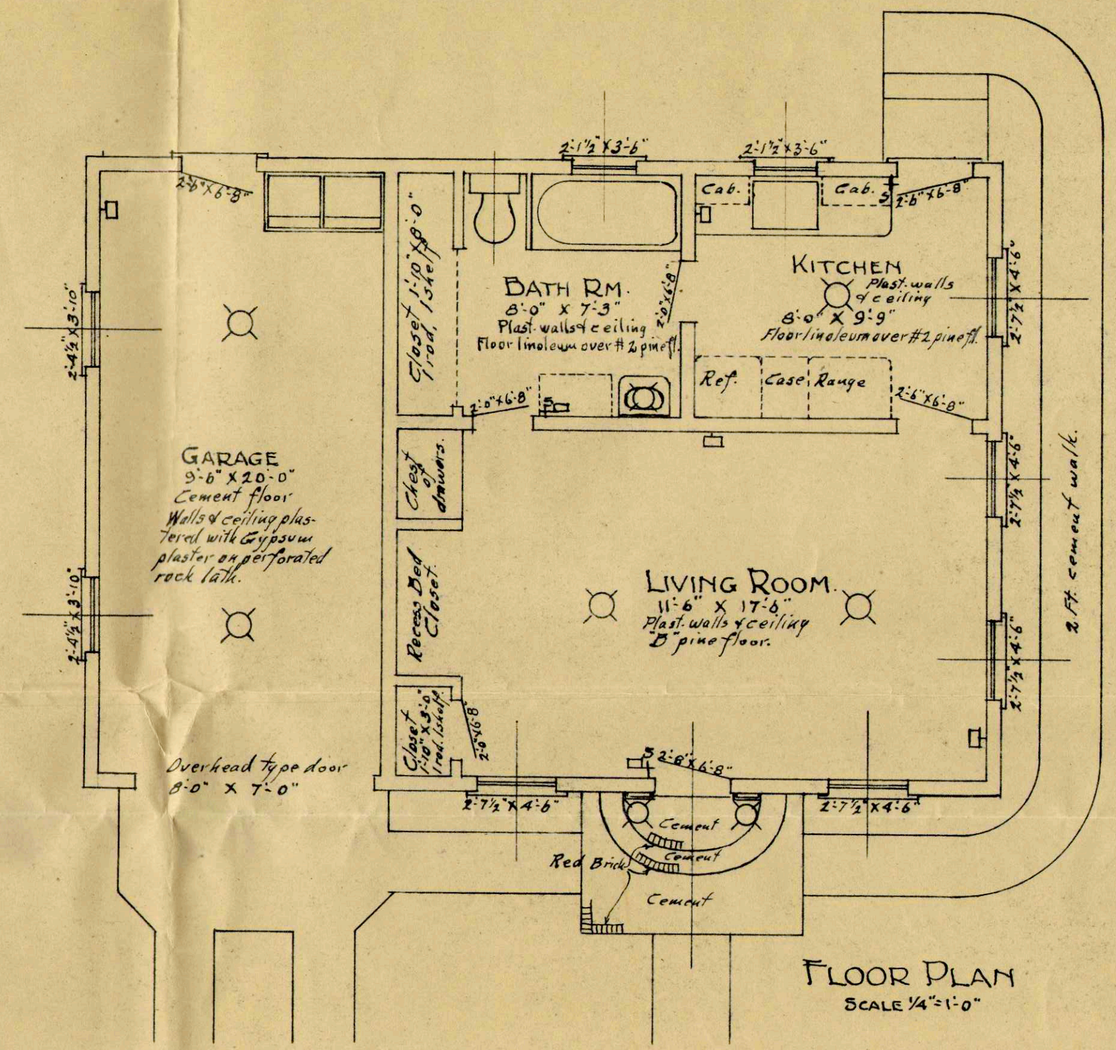
City Treasurer.

A.W. Putnam

Building Inspector.



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



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

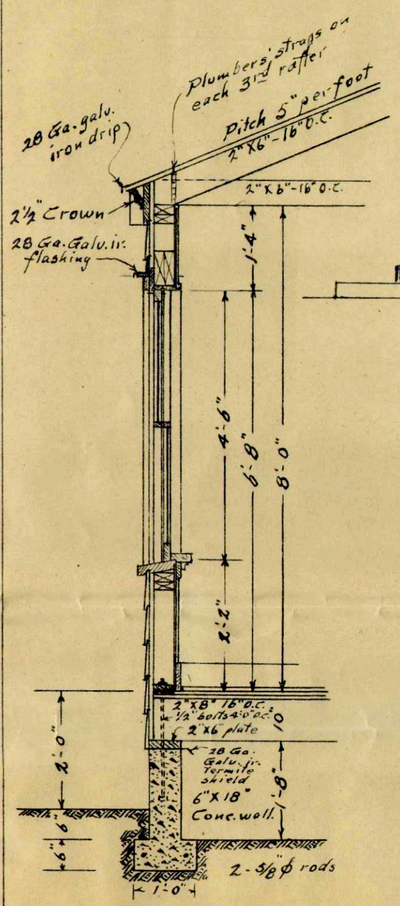
STATE OF FLORIDA
G. SHERMAN CHILDS
LAKE WORTH
FLA.
REGISTERED ARCHITECT

DRAWN BY G.S.C.
CHECKED BY G.S.C
DATE 1/3/39
COMMISSION NO. 3901

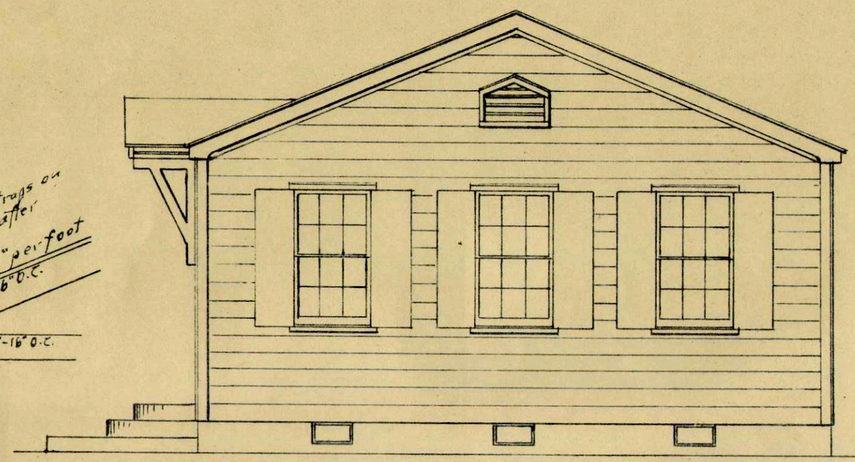
RESIDENCE FOR MR. & MRS. FRED BAUCH AT LAKE WORTH, FLORIDA

G. SHERMAN CHILDS
ARCHITECT
132 SOUTH "F" STREET
LAKE WORTH, FLORIDA.

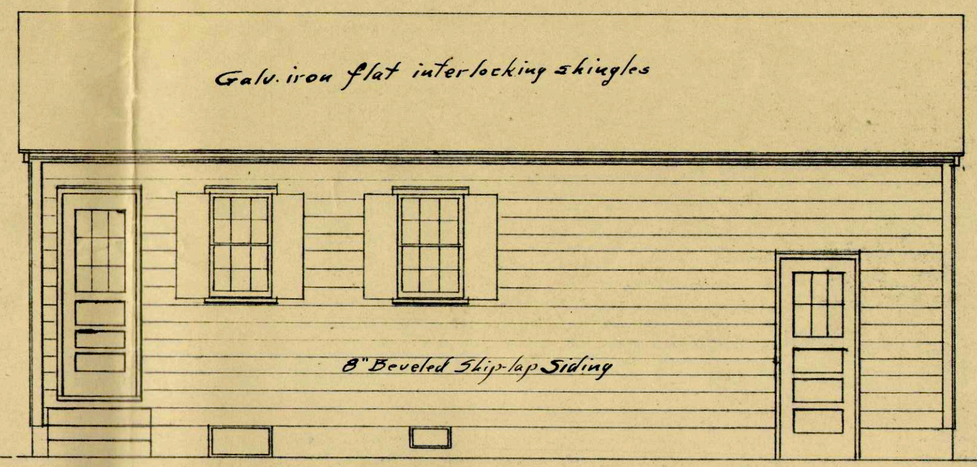
SHEET NO. 1



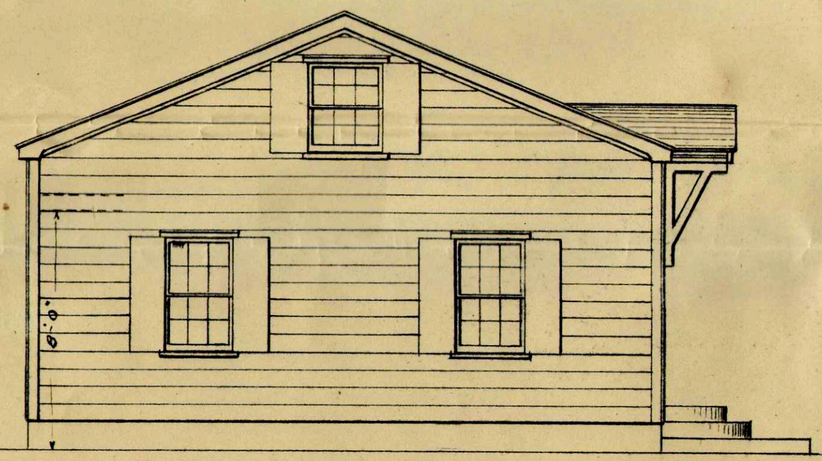
WALL SECTION
Through Living Rm. Windows.
SCALE ½" = 1'-0"



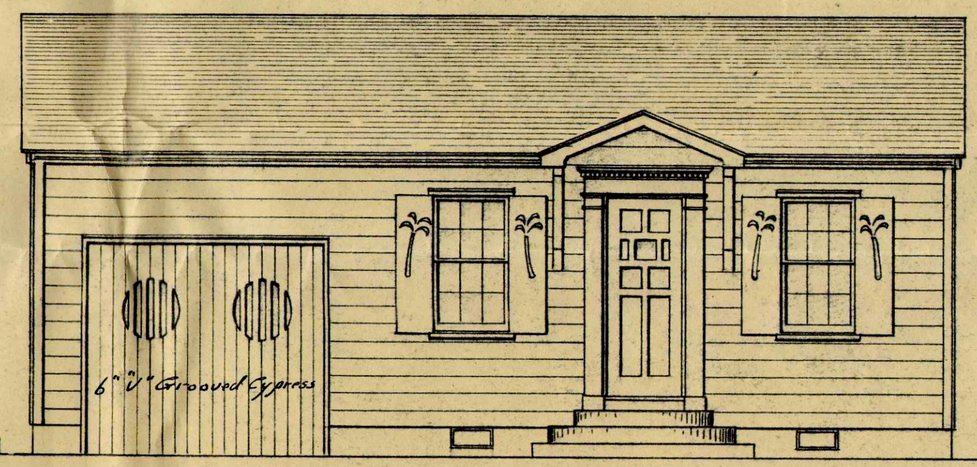
SOUTH ELEVATION



REAR ELEVATION



NORTH ELEVATION



FRONT ELEVATION

SCALE ¼" = 1'-0"

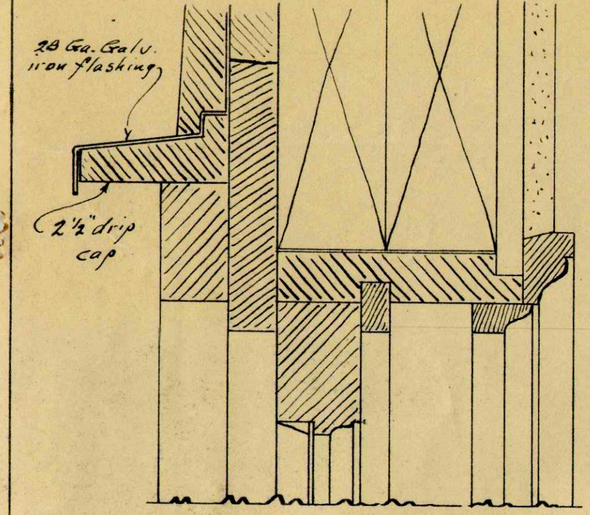
STATE OF FLORIDA
GUY SHERMAN CHILDS
STACK MANSION
FLA.
REGISTERED ARCHITECT

DRAWN BY G.S.C.
CHECKED BY G.S.C.
DATE 1/3/39
COMMISSION NO. 3901.

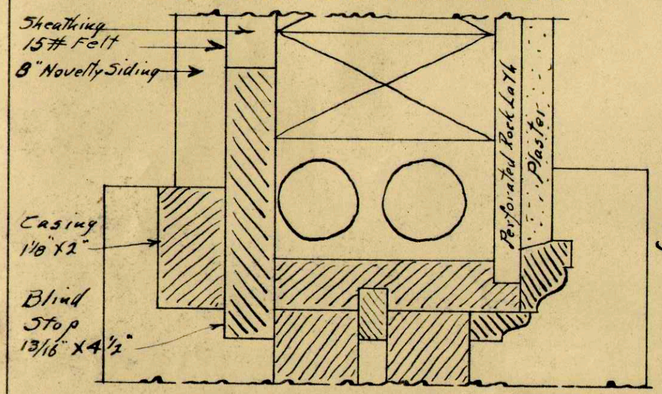
RESIDENCE FOR MR. & MRS. FRED BAUCH
AT LAKE WORTH, FLORIDA

G. SHERMAN CHILDS
ARCHITECT
132 SOUTH "F" STREET
LAKE WORTH, FLORIDA.

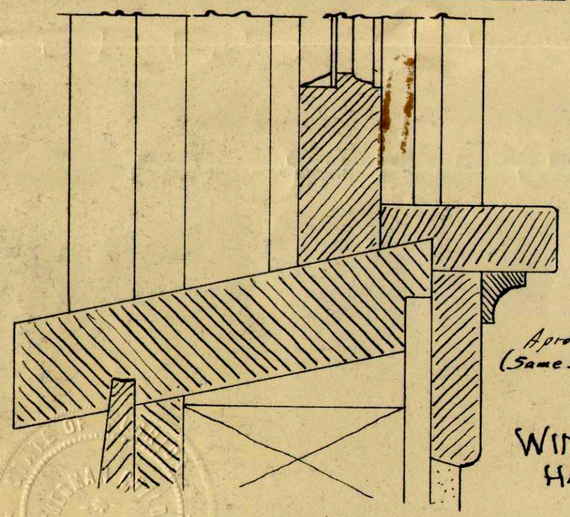
SHEET NO. 2



HEAD



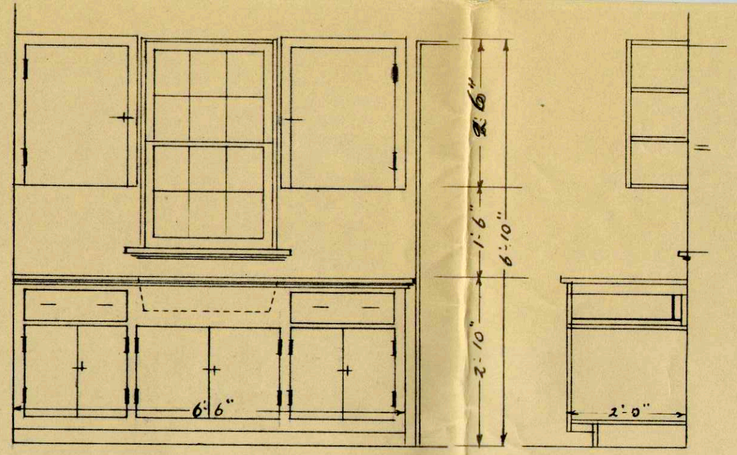
JAMB



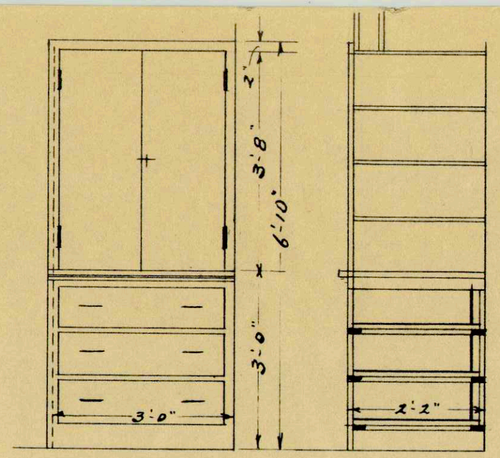
SILL

Apron 13/16" x 3 1/2
(Same section as base)

WINDOW DETAIL
HALF FULL SIZE.

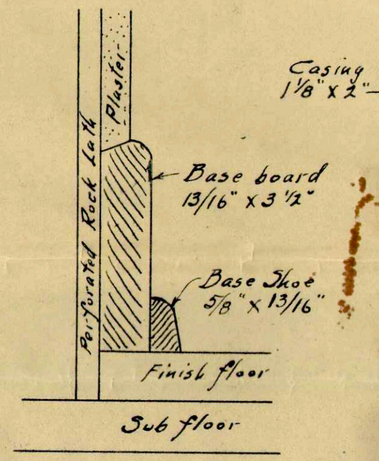


ELEVATION SECTION
KITCHEN CABINET

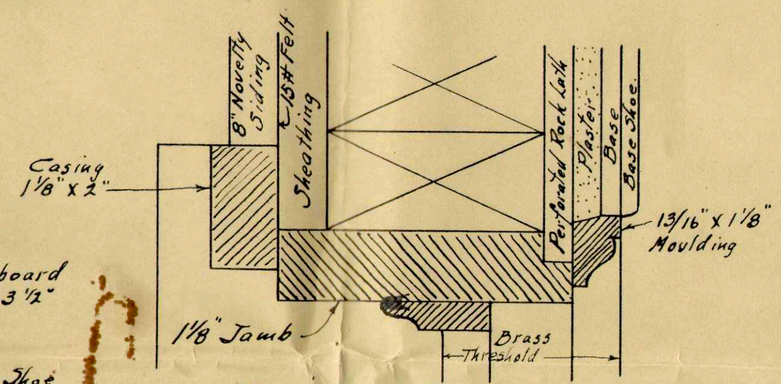


ELEVATION SECTION
CHEST OF DRAWERS
AND CUPBOARD.

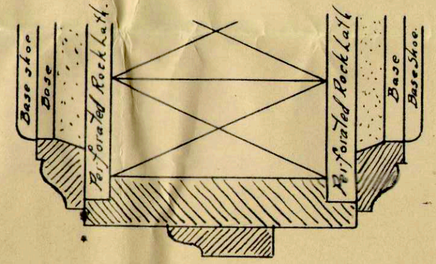
SCALE 1/2" = 1'-0"



WOOD BASE

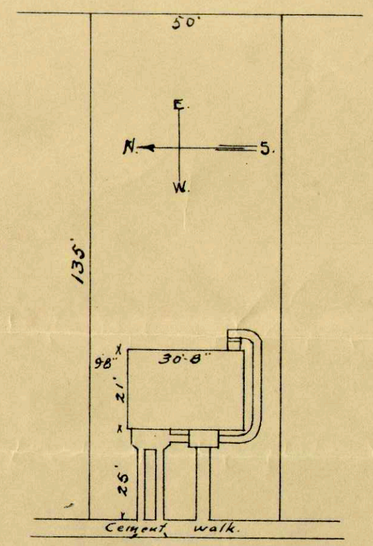


OUTSIDE DOOR JAMB



INSIDE DOOR JAMB

DETAILS HALF FULL SIZE



PLOT PLAN OF PROPERTY
OF MR. & MRS. FRED BAUCH
LOT 3, BLOCK 166
LAKE WORTH, FLORIDA
SCALE 1/32" = 1'-0"

	DRAWN BY G.S.C. CHECKED BY G.S.C. DATE 1/3/39 COMMISSION NO. 3901.	RESIDENCE FOR MR. & MRS. FRED BAUCH AT LAKE WORTH, FLORIDA.	G. SHERMAN CHILDS ARCHITECT 132 SOUTH "F" STREET LAKE WORTH, FLORIDA.	SHEET NO. 3

Justification Letter

I purchased 612 N. Palmway in November, under slight duress. I didn't realize at the time that it was in a historic area.

Since I moved in, this area has received fairly historic rainfall (20+ inches) for the months of November and December. During that time, my roof started leaking. My ceilings have started to crack, buckle and a sign of mold has started to form.

I have 3 kids. One child is has special needs and is highly allergic. He can not stay here with me under the current conditions.

I asked my roofing company, American Roofing, who I've worked with on other properties, to replace the deteriorated roof with a tin style roof. They informed me that they would have to get permitted through the historic board, which I was not aware.

Since, I've been informed that I would have to replace the existing 70-year-old tin shingles with same tin shingles. From my research, they are not carried in inventory anymore, but they can be manufactured, at a premium cost, not including shipping.

I was informed by the building department that because of the historic district designation of my home, and the "framed vernacular" style, I'd have to find the same shingles, or else present this "justification" of why I need to replace the existing roofing material with a different material. All I am requesting is to replace the old "tin shingles" with another tin style roof. I need the roof replaced as soon as possible, so I can then fix the ceilings and apply for homeowner insurance, which I cant now. I don't want to waste your time or my time. It seems to be a simple and reasonable request.

From my research, framed vernacular was a construction method that use whatever materials were available at the time, which over the years is now referred to as an architectural style, although there are no professional conforming standards to it that I can find. Why a tin shingle is conforming to my house, I don't understand. I drive around my

neighborhood and see many, many other tin roofs on framed vernacular and other types of houses. There seems to be little conformity.

My existing tin shingles look horrible. What I am proposing would be a significant improvement aesthetically, look similar because it is tin, conform to the other tin roofs in the area, and not present and undue and unreasonable financial hardship on my family, or a protracted permitting process.

I ask that you consider all the facts and even come out to the house to see the roof for your self. I can provide pictures of the interior damage, and pictures of many other houses within the same area of my house, that have the same type of roof that I have asked to install.

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

ROOF / REROOF CHECKLIST

Address: 612 N. Palmway Date: 12-28-15

PR Number: _____

Use of Building:

☒ 1 or 2 Family Dwelling ☐ Multi-Family (3 or More Units) ☐ Non-Residential

Exposure Category: C Existing Roof Material: Metal & Built Up

Roof Type: ☐ New Roof ☒ Re-Roofing ☐ Recovering ☐ Repair __ % Roof / Section

Roof Slope: 5 /12 + FLAT Deck Type: Wood Roof Height: 10 Ft.

Proposed Roof Covering: (Check all that apply to this permit application)

☒ Flat Roof ☐ Mechanically Fastened Tile ☐ Mortar / Foam Set Tile
☐ Asphalt Shingles ☒ Metal Panel / Shingle ☐ Wood Shakes / Shingles
☐ Other: _____

Slope of Roofing Work by Area: (Complete all that apply)

Flat Roofs Up to (17%) ≤2" / 12" 500 sf

Slope Roofs (18%) ›2.5" / 12" 800 sf

Is Enhanced Nailing Required Per NOA: Yes ☐ No ☒

CERTIFICATION:

Frank J. Quarles Jr. _____ 12-28-15
Qualifier Name (Print) Signature Date

Aimee Sunny

From: Mike Ametco <ametco.mike@gmail.com>
Sent: Monday, February 08, 2016 9:48 AM
To: Aimee Sunny
Subject: Re: Metal Shingle Roofs

Hi, Aimee,

Based on our conversation regarding roofing options and relative costs, and based on a hypothetical single story residential re-roof of 800 SF at 5:12 and with a 500 SF flat roof, here are some approximate values you may find helpful:

In all cases, it is presumed that the area figures above are actual roof area measurements, and the costs include all labor, materials, taxes, and disposal of existing roofing, etc.

Here are 3 options for mill finish galvalume roofing over self adhered modified underlayment in this example:

5-V Crimp (26 ga).....$4,200 to $4,500
24 ga Standing Seam.....$7,000 to $7,500 Depends on panel profile selected
24 ga Berridge Victorian Shingles.....$8,500 to $9,000

Flat Roofing.....$2,750 to $3,000 2-plies modified base sheet & modified bitumen cap sheet

Tapered insulation could add $1,000

Aimee, these prices presume good access to the structure, and don't address things like side-wall conditions, chimneys, out of the ordinary roof penetrations, etc. that could add to the cost of the job.

I hope you can find this useful.

Regards,

Mike Greiner
Ametco, Inc

On Fri, Feb 5, 2016 at 4:27 PM, Aimee Sunny <asunny@lakeworth.org> wrote:

> Hi Mike,
>
> Thank you very much for your time and consideration.
>
> Best,

Aimee N. Sunny

Preservation Planning Coordinator

City of Lake Worth

1900 Second Avenue North

Lake Worth, Florida 33461

561-586-1690

asunny@lakeworth.org

Proposal

AMERICAN ROOFING CONTRACTORS, INC.
114 East Coast Street South
Lake Worth, Florida 33460
www.americanroofingoriginal.com
(561) 585-0199

We are proud to be a DRUG-FREE WORKPLACE

PROPOSAL SUBMITTED TO	PHONE	DATE
Michael Torres	718-3070	January1, 2016

STREET
612 N. Palm Way

CITY, STATE AND ZIP CODE	JOB LOCATION
Lake Worth, FL 33460	Same

We hereby submit specifications and estimates for:

RE: REROOF - SLOPED ROOF
Remove existing metal roof down to the wood deck.
Renail existing wood deck to Palm Beach County codes.
Apply 1 Ply 30 lb. Felt Base Sheet tin tagged.
Apply a Modified Polyglass TU Plus.
Apply new metal drip edge.
Apply new lead stacks.
Apply Berridge Metal Shingles fastened to code.
RE: REFOOF - FLAT ROOF
Remove existing roof down to the wood deck.
Apply 75 lb. Base Sheet tin tagged.
Apply 1 ½" Insulation **embedded in hot asphalt.**
Apply ½" Insulation and Tapered Insulation **embedded in hot asphalt** as needed.
Apply 75 lb. Base Sheet **mopped in hot asphalt.**
Apply 2 Plies Fiberglass Felt **mopped in hot asphalt**.
Apply a White Granulated Ruberoid Modified System **mopped in hot asphalt**.
Apply proper tie-in to new metal roof.
Apply new metal drip edge.
Apply new lead stacks.
Remove and dispose of all roofing debris.
Replace rotted wood decking where necessary - allow up to 100 sq. ft.
ISSUE RENEWABLE TEN (10) YEAR AMERICAN ROOFING WARRANTY.
TWENTY(20) YEAR MANUFACTURERS WARRANTY ON BUILT-UP ROOF

We proposed hereby to furnish materials and labor, for the sum of:
Twenty-one thousand six hundred dollars. . . . . ($21,600.00)

Payment to be made as follows:
1/3 deposit and balance upon completion

Diane Nedorostek for
Frankie Quarles Jr.

If this proposal is acceptable, please include legal description with signed white copy of this contract. Any additional cost for engineering or lead certification will be invoiced if necessary. Permit included in price. License # CCC 1326268.

Frankie Quarles, Jr., President

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Signature: _____

FORM#573-D

Proposal

AMERICAN ROOFING CONTRACTORS, INC.
114 East Coast Street South
Lake Worth, Florida 33460
www.americanroofingoriginal.com
(561) 585-0199

We are proud to be a DRUG-FREE WORKPLACE

PROPOSAL SUBMITTED TO	PHONE	DATE
Michael Torres	718-3070	December 3, 2015

STREET
612 N. Palm Way

CITY, STATE AND ZIP CODE	JOB LOCATION
Lake Worth, FL 33460	Same

We hereby submit specifications and estimates for:

RE: REROOF - SLOPED ROOF
Remove existing metal roof down to the wood deck.
Renail existing wood deck to Palm Beach County codes.
Apply 1 Ply 30 lb. Felt Base Sheet tin tagged.
Apply a Modified Polyglass TU Plus.
Apply new metal drip edge.
Apply new lead stacks.
Apply Standing Seam Galvalume Metal Roof to code.
RE: REFOOF - FLAT ROOF
Remove existing roof down to the wood deck.
Apply 75 lb. Base Sheet tin tagged.
Apply 1 ½" Insulation **embedded in hot asphalt.**
Apply ½" Insulation and Tapered Insulation **embedded in hot asphalt** as needed.
Apply 75 lb. Base Sheet **mopped in hot asphalt.**
Apply 2 Plies Fiberglass Felt **mopped in hot asphalt**.
Apply a White Granulated Ruberoid Modified System **mopped in hot asphalt**.
Apply proper tie-in to new metal roof.
Apply new metal drip edge.
Apply new lead stacks.
Remove and dispose of all roofing debris.
Replace rotted wood decking where necessary - allow up to 100 sq. ft.
ISSUE RENEWABLE TEN (10) YEAR AMERICAN ROOFING WARRANTY.
TWENTY(20) YEAR MANUFACTURERS WARRANTY ON BUILT-UP ROOF

We proposed hereby to furnish materials and labor, for the sum of:
Fifteen thousand dollars. . . . . ($15,000.00)

Diane Nedorozik for
Frank Quarles Jr.

Payment to be made as follows:
1/3 deposit and balance upon completion

If this proposal is acceptable, please include legal description with signed white copy of this contract. Any additional cost for engineering or lead certification will be invoiced if necessary. Permit included in price. License # CCC 1326268.

Frankie Quarles, Jr., President

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: Michael Torres

Date of Acceptance: 12/15/15

Signature: _____

FORM#573-D

ESTIMATE-CONTRACT

Preston Enterprises
Roofing Contractor
2736 Playa Drive
Wellington, FL 33414
Phone (561) 964-7987 - Fax (561)434-1329
Lic. CCC1326390 - Insured

No. 2

Sheet No.

Date 2/03/16

Proposal Submitted to		Work To Be Performed At	
Name	Mr. Michael Torres	Name	Same
Street	612 North Palm Way	Street	
City	Lake Worth	City	
State	FL 33460	State	
Phone	(561) 718-3070	Architect	

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF

Re-roof of Slope Roof and Flat Roof, as follows:

1. Remove existing roof systems to wood deck and haul to landfill .

2. Woodwork charge (if required): Plywood sheathing @ $2.50 per sq. ft. (100 sq. ft. of roof sheathing allowance given), 1 x 2 feature strip @ $3.00 per lineal ft., Fascia board & rafters @ $8.00 per lineal ft., 1 x 6 or 1 x 8 decking @ $3.00 per lineal ft., soffit @ $5.00 per sq. ft. New exposed wood to be primed.

3. Roof deck to be nailed per local code.

4. Slope Roof
   A. Tin-tag one (1) ply of #30 asphalt felt to roof deck per code.
   B. Install one (1) ply of PolyGlass TU Plus self-adhered underlayment.
   C. Install new 26 gauge galvanized metal drip edge per code.
   D. Install new lead plumbing stack flashings.
   E. Install new Berridge metal shingles per code.

5. Flat Roof
   A. Tin-tag one (1) ply of Certainteed GlasBase base sheet to roof deck per code.
   B. Hot mop one (1) layer of 1 1/2" insulation
   C. Hot mop one (1) layer of 1/2" insulation followed by tapered insulation hot mopped.
   D. Hot mop one (1) ply of GlasBase base sheet followed by two (2) plies of Glasply IV felt hot mopped.
   E. Hot mop one (1) ply of white granulated surface Ruberoid modified bitumen as a cap sheet. Granulate laps.
   F. Install new 26 gauge galvanized metal drip edge per code.
   G. Install new lead plumbing stack flashings.

6. Preston Enterprises to furnish roof permit and five (5) year written guarantee.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:
Twenty Four Thousand Nine Hundred Ninety and 00/100---------- Dollars ($24,990.00).

Payment to be made as follows:
Deposit upon acceptance: 33% Roof Loading: N/A Completion of mop in: N/A Balance upon Completion

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreement contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's compensation and Public Liability Insurance on above work to be taken out by: PRESTON ENTERPRISES

Respectfully submitted
PRESTON ENTERPRISES

Note - This proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE

The above prices, specifications arid conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature_____ Date_____ Signature_____ Date_____

ESTIMATE-CONTRACT

Preston Enterprises
Roofing Contractor
2736 Playa Drive
Wellington, FL 33414
Phone (561) 964-7987 - Fax (561)434-1329
Lic. CCC1326390 - Insured

No. 1

Sheet No.

Date 2/03/16

Proposal Submitted to		Work To Be Performed At	
Name	Mr. Michael Torres	Name	Same
Street	612 North Palm Way	Street	
City	Lake Worth	City	
State	FL 33460	State	
Phone	(561) 718-3070	Architect	

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF

Re-roof of Slope Roof and Flat Roof, as follows:

1. Remove existing roof systems to wood deck and haul to landfill .

2. Woodwork charge (if required): Plywood sheathing @ $2.50 per sq. ft. (100 sq. ft. of roof sheathing allowance given), 1 x 2 feature strip @ $3.00 per lineal ft., Fascia board & rafters @ $8.00 per lineal ft., 1 x 6 or 1 x 8 decking @ $3.00 per lineal ft., soffit @ $5.00 per sq. ft. New exposed wood to be primed.

3. Roof deck to be nailed per local code.

4. Slope Roof
   A. Tin-tag one (1) ply of #30 asphalt felt to roof deck per code.
   B. Install one (1) ply of PolyGlass TU Plus self-adhered underlayment.
   C. Install new 26 gauge galvanized metal drip edge per code.
   D. Install new lead plumbing stack flashings.
   E. Install new Standing Seam Galvalume metal roof per code.

5. Flat Roof
   A. Tin-tag one (1) ply of Certainteed GlasBase base sheet to roof deck per code.
   B. Hot mop one (1) layer of 1 1/2" insulation
   C. Hot mop one (1) layer of 1/2" insulation followed by tapered insulation hot mopped.
   D. Hot mop one (1) ply of GlasBase base sheet followed by two (2) plies of Glasply IV felt hot mopped.
   E. Hot mop one (1) ply of white granulated surface Ruberoid modified bitumen as a cap sheet. Granulate laps.
   F. Install new 26 gauge galvanized metal drip edge per code.
   G. Install new lead plumbing stack flashings.

6. Preston Enterprises to furnish roof permit and five (5) year written guarantee.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:
Eighteen Thousand Five Hundred and 00/100---------- Dollars ($18,500.00).

Payment to be made as follows:
Deposit upon acceptance: 33% Roof Loading: N/A Completion of mop in: N/A Balance upon Completion

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreement contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's compensation and Public Liability Insurance on above work to be taken out by: PRESTON ENTERPRISES

Respectfully submitted
PRESTON ENTERPRISES

Note - This proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE

The above prices, specifications arid conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature_____ Date_____ Signature_____ Date_____

PROPOSAL

STORM ROOFING INC.

LIC # CCC 1330210
1340 53rd Street
West Palm Beach, FL 33407
(561) 689-0268 Phone (561) 845-9182 Fax

Date 2/8/2016

Proposal Submitted To		Work to be Performed at	
Name	Michael Torres	Street	612 N Palm Way
Street		City	Lake Worth
City		State	FL
State		Zip Code	33460
Phone	718-3070	Email:	asunny@lakeworth.org

SLOPE ROOF: 5V CRIMP MIL FINISH METAL SYSTEM

Tear off existing roof down to smooth, workable surface. Haul off all debris.
Re-nail sheathing to Florida Building Code.
Install 1 ply 30# felt, tin tagged to code.
Install a 15# slip sheet.
Install 2x2 galvanized drip edge.
Install Berridge Metal Shingles Mill Finish Metal Roof System to code.
Hip and Ridge will be installed to code.
Clean up and haul off any remaning roofing debris.

GAF FLAT ROOF:

Tear off down to smooth, workable surface. Haul off all debris.
Re-nail sheathing to Florida Building Code with 8D Ring shank nails.
Install 1 ply 75 lb base sheet, tin tagged to code with 1 1/4" ring shank nails.
Install 2 plies of Glass Ply 6 with Type 3 asphalt.
Install 3 x 3 galvanized drip edge.
Install new lead stacks, vents and drain leads.
All metals to be primed.
Install 1 ply of granulated modified with type 3 asphalt.
Install granules on all asphalt bleed out at seams
Clean up and remove any remaining roofing debris.

All woodwork over and above contract price is $35.00 per man hour plus cost of material.
5 Year Workmanship Only Warranty

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Twenty Four Thousand Four Hundred Fifty Dollars ********** **$ 24,450.00**

with payments to be made as follows:
50% due upon signing/balance due upon completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control

Any account 30 days or more past due will incur reasonable collection & attorneys fees & will also be charged 1.5% per month on the outstanding balance from the date of service.

Respectfully Submitted
Storm Roofing Inc By Mark Lamb, President

Per ML / CW

*Note - This proposal may be withdrawn by us if not accepted within 14 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____ Signature _____

PROPOSAL

STORM ROOFING INC.

LIC # CCC 1330210
1340 53rd Street
West Palm Beach, FL 33407
(561) 689-0268 Phone (561) 845-9182 Fax

Date 2/8/2016

Proposal Submitted To		Work to be Performed at	
Name	Michael Torres	Street	612 N Palm Way
Street		City	Lake Worth
City		State	FL
State		Zip Code	33460
Phone	718-3070	Email:	asunny@lakeworth.org

SLOPE ROOF: 5V CRIMP MIL FINISH METAL SYSTEM

Tear off existing roof down to smooth, workable surface. Haul off all debris.
Re-nail sheathing to Florida Building Code.
Install 1 ply 30# felt, tin tagged to code.
Install a 15# slip sheet.
Install 2x2 galvanized drip edge.
Install 5V Crimp Mil Finish Metal Roof System to code.
Hip and Ridge will be installed to code.
Clean up and haul off any remaning roofing debris.

GAF FLAT ROOF:

Tear off down to smooth, workable surface. Haul off all debris.
Re-nail sheathing to Florida Building Code with 8D Ring shank nails.
Install 1 ply 75 lb base sheet, tin tagged to code with 1 1/4" ring shank nails.
Install 2 plies of Glass Ply 6 with Type 3 asphalt.
Install 3 x 3 galvanized drip edge.
Install new lead stacks, vents and drain leads.
All metals to be primed.
Install 1 ply of granulated modified with type 3 asphalt.
Install granules on all asphalt bleed out at seams
Clean up and remove any remaining roofing debris.

All woodwork over and above contract price is $35.00 per man hour plus cost of material.
5 Year Workmanship Only Warranty

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Seventeen Thousand Five Hundred Dollars ********** **$ 17,500.00**

with payments to be made as follows:
50% due upon signing/balance due upon completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control

Any account 30 days or more past due will incur reasonable collection & attorneys fees & will also be charged 1.5% per month on the outstanding balance from the date of service.

Respectfully Submitted
Storm Roofing Inc By Mark Lamb, President

Per ML / CW

*Note - This proposal may be withdrawn by us if not accepted within 14 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____ Signature _____

Florida Department of Business & Professional Regulation
License efficiently. Regulate fairly.

Product Approval

USER: Public User

FL #	FL11651-R2
Application Type	Revision
Code Version	2014
Application Status	Approved
Comments	
Archived	
Product Manufacturer	Gulf Coast Supply & Manufacturing, LLC.
Address/Phone/Email	4020 S. W. 449th Street Horseshoe Beach, FL 32648 (352) 498-7852 ray@gulfcoastsupply.com
Authorized Signature	Ray Bowen ray@gulfcoastsupply.com
Technical Representative Address/Phone/Email	
Quality Assurance Representative Address/Phone/Email	
Category	Roofing
Subcategory	Metal Roofing
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Daniel S. Kuhn
Florida License	PE-75519
Quality Assurance Entity	Keystone Certifications, Inc.
Quality Assurance Contract Expiration Date	04/12/2024
Validated By	Locke Bowden Validation Checklist - Hardcopy Received
Certificate of Independence	FL11651_R2_COI_Cert of Ind_Kuhn Eng.pdf FL11651_R2_COI_Letter of Name change.pdf

Referenced Standard and Year (of Standard)

Standard	Year
FM 4471	1992
TAS 100	1995
TAS 110	2000
TAS 125	2003
UL 1897	2004
UL 580	2006

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	07/01/2015
Date Validated	07/10/2015
Date Pending FBC Approval	07/18/2015
Date Approved	08/18/2015

Summary of Products

Go to Page Go

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FL #	Model, Number or Name	Description
11651.1	0.032" Aluminum 5V Crimp	0.032" 5 V Crimp Aluminum Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-108.5PSF **Other:** -108.5 psf @ 12" o.c. Install per manufacturers details. Not for use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_1_R2_0325vCrimp_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_14FL11651_1_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_1_R2_0325vCrimp_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.2	0.032" Aluminum Gulf Lok	0.032" Aluminum Gulf Lok 16" Wide Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-116.0PSF **Other:** -52.5 psf @ 5 3/16" o.c. fastener spacing. -116.0 psf @ 5 3/16" o.c. fastener spacing. Install per manufacturers details. Not for use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_2_R2_032GulfLok_16_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_14FL11651_2_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_2_R2_032GulfLok_16_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.3	1" 24ga. Gulf Snap	1" Gulf Snap 24 Ga. 17" wide Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/--131.0PS **Other:** -67.3 psf @ 24" o.c. clip spacing. -131 psf @ 6" o.c. clip spacing. Install per manufacturers details. For use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_2_R2_Metal_Roof_Panel_Detail.pdf FL11651_R2_II_14FL11651_3_R2_1_24GulfSnap_17_15-32Plywood_HVHZ..pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_3_R2_1_24GulfSnap_17_15-32Plywood_HVHZ..pdf Created by Independent Third Party: Yes
11651.4	1" 24ga. VersaLoc	1" VersaLoc 24ga 16.5" Wide Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-138.5PSF **Other:** -71 psf @ 24" o.c. clip spacing. -138.5 psf @ 6" o.c. clip spacing. Install per manufacturers details. For use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_4_R2_24VersaLoc SR_16.5_15-32Plywood_HVHZ..pdf FL11651_R2_II_14FL11651_4_R2_Metal_Roof_Panel_Detail..pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_4_R2_24VersaLoc SR_16.5_15-32Plywood_HVHZ..pdf Created by Independent Third Party: Yes
11651.5	1" VersaLoc .032" Aluminum	1" VersaLoc .032" Aluminum over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes		**Installation Instructions** FL11651_R2_II_14FL11651_5_R2_1in_032VersaLoc SR_16_15-32Plywood_HVHZ..pdf

Impact Resistant: N/A **Design Pressure:** +N/A/-101.0PSF **Other:** -63.3 psf @ 24" o.c. clip spacing. -101.0 psf @ 6" o.c. clip spacing. Install per manufacturers details. For use in HVHZ Zones.		FL11651_R2_II_14FL11651_5_R2_Metal_Roof_Panel_Detail..pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_5_R2_1in_032VersaLoc SR_16_15-32Plywood_HVHZ..pdf Created by Independent Third Party: Yes
11651.6	1.5" 24ga. Gulf Snap	1.5" Gulf Snap 24ga. 16" Wide Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-116.0PSF **Other:** -86.0 psf @ 24" o.c. clip spacing. -108.5 psf @ 12" o.c. clip spacing. -116.0 psf @ 6" o.c. clip spacing. Install per manufacturers details. For use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_6_R2_1.5_24GulfSnap_16_15-32Plywood_HVHZ..pdf FL11651_R2_II_14FL11651_6_R2_Metal_Roof_Panel_Detail..pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_6_R2_1.5_24GulfSnap_16_15-32Plywood_HVHZ..pdf Created by Independent Third Party: Yes
11651.7	1.5" 24ga. VersaLoc	1.5" VersaLoc 24ga. 16" wide Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-123.5PSF **Other:** -59.75 psf @ 24" o.c. clip spacing. -123.5 psf @ 12" o.c. clip spacing. Install per manufacturers details. For use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_7_R2_1.5_24VersaLoc_16_15-32Plywood_HVHZ..pdf FL11651_R2_II_14FL11651_7_R2_Metal_Roof_Panel_Detail..pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_7_R2_1.5_24VersaLoc_16_15-32Plywood_HVHZ..pdf Created by Independent Third Party: Yes
11651.8	2" 24ga. MegaLoc	24 Ga. 2" MegaLoc 18" wide Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-108.5PSF **Other:** -71.0 psf @ 24" o.c. clip spacing. -108.5 psf @ 12" o.c. clip spacing. Install per manufacturers details. Not for use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_8_R2_24MegaLoc_18_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_14FL11651_8_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_8_R2_24MegaLoc_18_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.9	24 Ga. Gulf Lok	24 Ga. Gulf Lok 16" Wide over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-96.7PSF **Other:** -81.75 psf @ 10-1/4" o.c. fastener spacing. -96.76 psf @ 5-1/8" o.c. fastener spacing. -121.75 psf @ 5-1/8" fastener spacing. -161 psf @ 5-1/8" fastener spacing. Install per manufacturers details. Not for use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_9_R2_24GulfLok_16_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_14FL11651_9_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_9_R2_24GulfLok_16_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.10	24 Ga. Gulf Seam	24 Ga. Gulf Seam 16" Wide Roof Panel over 1x4 Wood Purlins over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-93.5PSF **Other:** -93.5 psf @ 18" o.c. Install per manufacturers details. Not for use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_10_R2_24GulfSeam_16_1x4_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_14FL11651_10_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_10_R2_24GulfSeam_16_1x4_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.11	24 Ga. Gulf Seam	24 Ga. Gulf Seam, 1 3/4" Snap Lock, 18" Wide Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-108.5PSF **Other:** -69.25 psf @ 24" o.c. clip spacing. -108.5 psf @ 12" o.c. clip spacing. Install per		**Installation Instructions** FL11651_R2_II_14FL11651_11_R2_24GulfSeam_18_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_14FL11651_11_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports**

manufacturers details. Not for use in HVHZ Zones.		FL11651_R2_AE_14FL11651_11_R2_24GulfSeam_18_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.12	26 Ga. 5V Crimp	26 Ga. 5V Crimp Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-156.5PSF **Other:** -108.5 psf @ 12" o.c. fastener spacing. -156.5 psf @ 6" o.c. fastener spacing. Install per manufacturers details. For use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_12_R2_265vCrimp_15-32Plywood_HVHZ.pdf FL11651_R2_II_14FL11651_12_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_12_R2_265vCrimp_15-32Plywood_HVHZ.pdf Created by Independent Third Party: Yes
11651.13	26 Ga. 5V Crimp	26 Ga. 5V Crimp over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-131.PSF **Other:** -94.25 psf @ 16" o.c. fastener pattern. -131.0 psf @ 16" o.c. fastener pattern. Install per manufacturers details. Not for use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_13_R2_265vCrimp_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_14FL11651_13_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_13_R2_265vCrimp_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.14	26 Ga. 5V Crimp	26 Ga. 5V Crimp Roof Panel over 1x4 Wood Purlins over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-156.5PSF **Other:** -108.5 psf @ 12" o.c. fastener spacing. -156.5 psf @ 6" o.c. fastener spacing. Install per manufacturers details. For use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_14_R2_265vCrimp_1x4_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_14FL11651_14_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_14_R2_265vCrimp_1x4_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.15	26 Ga. Gulf Lok	26 Ga. Gulf Lok 16" Wide Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-161.0PSF **Other:** -63.5 psf @ 5 3/16" o.c. fastener spacing. -121.75 psf @ 5 3/16" spacing. -161.0 psf @ 5 3/16" o.c. fastener spacing. Install per manufacturers details. For use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_15_R2_26GulfLok_16_15-32Plywood_HVHZ.pdf FL11651_R2_II_14FL11651_15_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_15_R2_26GulfLok_16_15-32Plywood_HVHZ.pdf Created by Independent Third Party: Yes
11651.16	26 Ga. Gulf Lok	26 Ga. Gulf Lok 16" Wide Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-63.5PSF **Other:** -63.5 psf @ 5 3/16" o.c. fastener spacing. -121.75 psf @ 5 3/16" fastener spacing. -161 psf @ 5 3/16" fastener spacing. Install per manufacturers details. Not for use in HVHZ Zones.		**Installation Instructions** FL11651_R2_II_14FL11651_16_R2_26GulfLok_16_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_14FL11651_16_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_16_R2_26GulfLok_16_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.17	26 Ga. GulfPBR	26 Ga. Gulf PBR Roof Panel over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-154.7PSF **Other:** -59.25 psf @ 24" o.c. fastener pattern. -154.75 psf @ 12" o.c. fastener pattern. Install per manufacturer details. Not for use in HVHZ		**Installation Instructions** FL11651_R2_II_17_R2_26GulfPBR_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_17_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_17_R2_26GulfPBR_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes
11651.18	26 Ga. GulfPBR	26 Ga. GulfPBR Roof Panel over 1x4 Wood Purlins over 15/32" Plywood
Limits of Use		**Installation Instructions**

Approved for use in HVHZ: Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-151.7PSF **Other:** -100.5 psf @ 24" o.c. fastener spacing. -151.75 psf @ 12" fastener spacing. Install per manufacturer's details. For use in HVHZ Zones	FL11651_R2_II_14FL11651_18_R2_26GulfPBR_1x4_15-32Plywood_HVHZ.pdf FL11651_R2_II_18_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_18_R2_26GulfPBR_1x4_15-32Plywood_HVHZ.pdf Created by Independent Third Party: Yes
11651.19 — 26 Ga. GulfPBR	26 Ga. GulfPBR over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-154.7PSF **Other:** -60.5 psf @ 24" o.c. fastener spacing. -154.75 psf @ 12" o.c. fastener spacing. Install per manufacturer's details. For use in HVHZ Zones.	**Installation Instructions** FL11651_R2_II_14FL11651_19_R2_26GulfPBR_15-32Plywood_HVHZ.pdf FL11651_R2_II_19_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_14FL11651_19_R2_26GulfPBR_15-32Plywood_HVHZ.pdf Created by Independent Third Party: Yes
11651.20 — 26 Ga. GulfPBR	26 Ga. GulfPBR over 1x4 Wood Purlins over 15/32" Plywood
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-151.7PSF **Other:** -94.25 psf @ 24" o.c. fastener spacing. -151.75 psf @ 12" fastener spacing. Install per manufacturer's details. Not for use in HVHZ Zones	**Installation Instructions** FL11651_R2_II_20_R2_26GulfPBR_1x4_15-32Plywood_NonHVHZ.pdf FL11651_R2_II_20_R2_Metal_Roof_Panel_Detail.pdf Verified By: Dan Kuhn, P.E. 75519 Created by Independent Third Party: Yes **Evaluation Reports** FL11651_R2_AE_20_R2_26GulfPBR_1x4_15-32Plywood_NonHVHZ.pdf Created by Independent Third Party: Yes

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Back Next

Contact Us :: 1940 North Monroe Street, Tallahassee FL 32399 Phone: 850-487-1824

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Product Approval Accepts:

securitymetrics Credit Card SAFE

ENGINEER'S LOAD TABLE SPEC

GulfCoast SUPPLY & MANUFACTURING

GULFLOK™

26 GA. GULFLOK™ 16" WIDE ROOF PANEL OVER 15/32" PLYWOOD

FLORIDA PRODUCT APPROVAL **NO. 11651.15 R2**

ENGINEER LOAD TABLE: 26 Ga. GulfLok™ 16" Wide Roof Panel over 15/32" Plywood

Building Height to Roof Mean Height: 20'-0", Roof Slope: 2"/12" - 12"/12", Gable or Hip Roof, Wind Speeds 120-180 MPH, Exposure C, Risk Category II, Enclosed Building based on Florida Building Code 2014

WIND SPEED	FASTENER (MIN. 1/4" Penetration)	SUBSTRATE (MIN. 15/32")	120	130	140	150	160	170	180
			ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING
ZONE 1	(1) #10-12x1"	CDX PLYWOOD	ASSEMBLY A	ASSEMBLY A	ASSEMBLY A	ASSEMBLY A	ASSEMBLY A	ASSEMBLY A	ASSEMBLY A
ZONE 2	(1) #10-12x1"	CDX PLYWOOD	ASSEMBLY A	ASSEMBLY A	ASSEMBLY A	ASSEMBLY A	ASSEMBLY A	ASSEMBLY B	ASSEMBLY B
ZONE 3	(1) #10-12x1"	CDX PLYWOOD	ASSEMBLY A	ASSEMBLY A	ASSEMBLY B	ASSEMBLY B	ASSEMBLY B	ASSEMBLY B	ASSEMBLY B

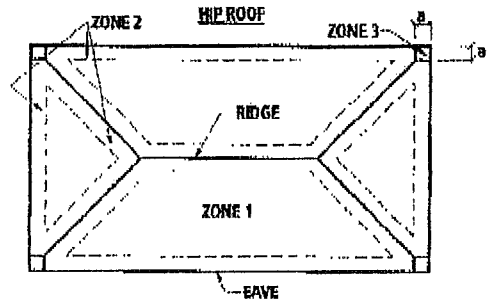
1.) PANEL DESCRIPTION: GULFLOK™, MIN. 26 GA, 7/8" RIB, 16" MAXIMUM COVERAGE, SNAP SEAM.

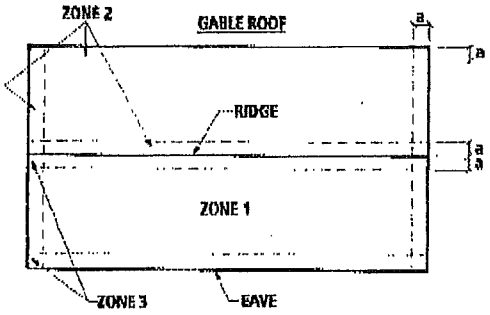
2.) PANEL FASTENER: THROUGH PANEL SLOT: (1) #10-12X1" PANCAKE TYPE A, ¼" MIN. PENETRATION THROUGH PLYWOOD.

3.) MAXIMUM ALLOWABLE PANEL UPLIFT PRESSURE: -63.5 PSF AT 5⅛" O.C. ASSEMBLY A, -121.75 PSF AT 5⅛" O.C. WITH SEALANT ASSEMBLY B, -161 PSF AT 5⅛" O.C. WITH CLIP ASSEMBLY C. PRESSURE BASED ON UL 580/UL 1897 TESTING BY FORCE ENGINEERING & TESTING.

4.) PLYWOOD DECKING: MIN. 15/32" THICK, APA RATED PLYWOOD, GRADE C-D. MUST BE DESIGNED IN ACCORDANCE W/ FBC 2014

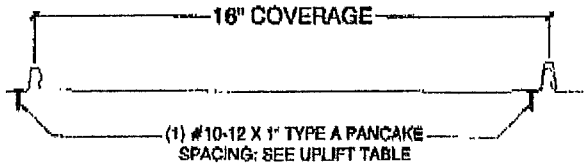
5.) LOAD TABLE BASED ON WIND PRESSURES CALCULATED PER ASCE 7-10 (KD = 0.85) MULTIPLIED BY 0.6 PER FLORIDA BUILDING CODE 2014



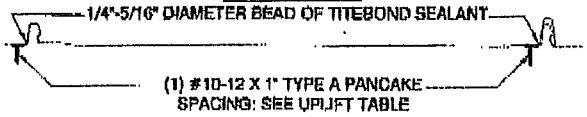


Note: Dimension (a) is defined as 10% of the minimum width of the building or 40% of the mean height of the roof, whichever is smaller, however, (a) cannot be less than either 4% of the minimum width of the building or 3 feet.

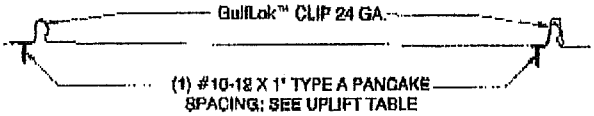
ASSEMBLY A



ASSEMBLY B



ASSEMBLY C W/CLIP



FL# 11651.15 R2 • JUNE 15, 2015

PRODUCT EVALUATION REPORT

2-16-15;14:33 ; 5859835 ;5616841750 # 5/ 5

Minimum Slope Range:	Minimum Slope shall comply with Florida Building Code 2014, including Section 1515.2 and in accordance with Manufacturers recommendations.
Installation:	Install per Manufacturer's recommended details and RAS 133.
Underlayment:	Shall comply with Florida Building Code 2014 section 1518.2, 1518.3, 1518.4. Self Adhered roofing underlayment must be used in the valley up 18" on each side of valley.
Fire Barrier:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. Fire classification is not part of this acceptance.
Shear Diaphragm:	Shear Diaphragm values are outside the scope of this report.
Design Procedure:	For roofs within the parameters listed on the load table, fastening pattern must at a minimum meet those listed for the applicable wind zone. For all roofs outside the parameters listed on the load table, design wind loads shall be determined for each project in accordance with FBC 2014 Section 1609 or ASCE 7-10 using allowable stress design. The maximum fastener spacing listed herein shall not be exceeded.

12-16-15;14:33 ; 5859835 ;5616841750 # 4/ 5

FLORIDA PRODUCT APPROVAL

GulfCoast SUPPLY & MANUFACTURING

GULFLOK™

26 GA GULFLOK 16" WIDE ROOF PANEL OVER 1/4" PLYWOOD

FLORIDA PRODUCT APPROVAL **NO. 11651.15 R2**

Code Compliance: The product described herein has demonstrated compliance with the Florida Building Code 2014, Sections 1504.3.2, 1518.9, 1523.6.5.2.4.

Evaluation Report Scope: The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2014, as relates to Rule 61G20-3.

Performance Standards: The product described herein has demonstrated compliance with:

- UL 580-06 - Test for Uplift Resistance of Roof Assemblies
- UL 1897-04 - Uplift Test for Roof Covering Systems.

Reference Data:

1. TAS 125-03: UL 580-94 / 1897-98 Uplift Test
   Force Engineering & Testing, Inc. (FBC Organization # TST-5328)
   Report No. 117-0301T-10A-C, Dated 10/11/2010
2. TAS 125
   Architectural Testing, Inc. (FBC Organization # TST-1527)
   Report No. B9000.01-450-18, Dated 12/12/2012
3. TAS 100-95
   Farabaugh Engineering & Testing, Inc. (FBC Organization # TST-1654)
   Report No. T356-10, Dated 10/29/2010
4. TAS 110-00: Valspar Fluropon coated metal panel testing
   A) ASTM G 26 by PRI Asphalt Technologies dated 01/19/2004
   B) ASTM B 117 by PRI Asphalt Technologies dated 01/19/2004
5. Certificate of Independence
   By Dan Kuhn, P.E. (FL# 75519) @ Kuhn Engineering, LLC
   (FBC Organization # ANE ID: 10743)

Test Standard Equivalence:

1. The UL 580-94 test standard is equivalent to the UL 580-06 test standard.
2. The UL 1897-98 test standard is equivalent to the UL 1897-04 test standard.
3. ASTM G 26 is equivalent to ASTM G 155.

Quality Assurance Entity: The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005(3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.

12-18-15;14:33 ; 5859835 ;5616841750 # 3/ 5

FLORIDA PRODUCT APPROVAL

GulfCoast SUPPLY & MANUFACTURING

GULFLOK™

26 GA. GULFLOK™ WIDER COVERAGE ROOF PANEL

FLORIDA PRODUCT APPROVAL **NO. 11651.15 R2**

Compliance Statement:	The product as described in this report has demonstrated compliance with the Florida Building Code 2014, Sections 1504.3.2, 1518.9, 1523.6.5.2.4.
Product Description:	GulfLok™, ⅞" Nailstrip Roof Panel, 26 Ga. Steel, Maximum 16" Coverage, Roof panel restrained with fasteners into minimum 15/32" plywood decking. Non Structural application.
Panel Material/Standards:	Material: Minimum 26 Ga. Steel, ASTM A792 or ASTM A653 G90 conforming to Florida Building Code 2014 Section 1507.4.3. Paint Finish Optional Yield Strength: 80.0 ksi Corrosion Resistance: Panel Material shall comply with Florida Building Code 2014, Section 1507.4.3.
Panel Dimension(s):	Thickness: 0.018" Minimum Width: 16" Coverage Maximum Female Rib: ⅞" Tall Male Rib: ¾" Tall Rib with Slotted Strip Panel Seam: Snap Lock
Panel Clip:	24 Ga. Zinc Aluminum Coated Steel, 24" Long. *Used at Corner Zones only, where required design pressures exceed -121.75 psf.*
Panel Fastener:	#10-12x1" Pancake Type A ¼" Minimum Penetration through Plywood. Corrosion Resistance: Per Florida Building Code 2014, Section 1506.6, 1507.4.4
Substrate Description:	Minimum 15/32" thick, APA Rated plywood over supports at maximum 24" O.C. Design of plywood and plywood supports are outside the scope of this evaluation. Must be designed in accordance w/ Florida Building Code 2014.

Design Uplift Pressures:

Table "A" Maximum Design Pressures

Roof Zone	Assembly A	Assembly B	Assembly C
Maximum Design Pressures	-63.5 psf	-121.75 psf	-161 psf
Fastener Spacing	6" O.C.	6" O.C.	6" O.C.
Sealant	No	Yes	No
Hard Hat	No	No	Yes

*Design Pressure includes a Safety Factor = 2.0.

PRODUCT EVALUATION REPORT

QUINN ENGINEERING

12-16-15;14:33 ; 5869835 ;5616841750 # 2/ 5

Product Evaluation Report

GULF COAST SUPPLY & MANUFACTURING, LLC.

26 Ga. GulfLok™ 16" Wide Roof Panel over 15/32" Plywood

Florida Product Approval #11651.15 R2
Florida Building Code 2014
Per Rule 61G20-3
Method: 1 --D

Category: Roofing
Subcategory: Metal Roofing
Compliance Method: 61G20-3.005(1)(d)
HVHZ

Product Manufacturer:
Gulf Coast Supply & Manufacturing, LLC.
14429 SW 2nd Place, Suite G30
Newberry, FL 32669

Engineer Evaluator:
Dan Kuhn, P.E. #75519
Florida Evaluation ANE ID: 10743

DANIEL S. KUHN
LICENSE
No. 75519
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
06/30/2015

Validator:
Locke Bowden, P.E. #49704
9450 Alysbury Place
Montgomery, AL 36117

Contents:
Evaluation Report Pages 1 – 5

City Of Lake Worth
Community Development Department
Planning, Zoning and Historic Preservation Division

1900 Second Avenue North· Lake Worth, Florida 33460 · Phone: 561-586-1687

MEMORANDUM DATE: February 3, 2016

AGENDA DATE: February 10, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **726 North M Street**

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

TITLE: **HRPB Project Number 15-00100240**: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at **726 North M Street**, PCN# 38-43-44-21-15-222-0060. The subject building was constructed in 1941 and the property is a contributing resource within the Northeast Lucerne Local Historic District.

OWNER: Arrow Land Trust & Gary Thompson
612 North Palmway
Lake Worth, FL 33460

BACKGROUND:

The property at 726 North M Street has a one-story single-family structure built in 1941 in a Frame Vernacular style. The property has frontage on North M Street to the west. The original architectural plans for the main house are available in the City's property files. Based on the original plans and property appraiser's card, the building has undergone few alterations over time. The building retains many of its original character defining features, including the original wood lap siding, asbestos roof shingles, some wood double-hung windows, brick chimney, decorative mouldings, and front porch columns. Overall, the building retains a high level of historic integrity of location, setting, materials, craftsmanship, and design.

REQUEST:

The Applicant is proposing to replace the existing roof with a new CertainTeed Landmark series dimensional asphalt shingle. The existing roof material on the front slope appears to be the original asbestos shingle and the roof material on the rear slope has been replaced with 3-tab asphalt shingle. The original construction documents as well as the property appraiser's card list the original roof type as asbestos shingle.

COMPREHENSIVE PLAN CONSISTENCY:

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

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

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

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

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

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

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

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

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

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

According to the Secretary of the Interior's Standards, disctinctive materials that characterize a property shall be preserved. The roof material is an important character defining feature of a historic property. The Frame Vernacular style of architecture in Florida in the late 1930's primarily used metal shingles. In this case, Staff believes that the existing roof material on the street-facing slope is asbestos shingle. It is possible that the existing material is metal interlocking shingles, however the roof has been coated many times with a sealant, making it difficult to properly distinguish the existing roof.

The National Park Service Preservation Brief #4 "Roofing for Historic Buildings" has been included as Attachment #7. This Brief discusses the issues and options for the repair and replacement of historic

roofs. Under the "Alternative Materials" section of the Brief, Staff would like to draw special attention to this paragraph:

"In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material."

Asbestos shingle is no longer manufactured, and therefore would not be available as a replacement roof material. In keeping with the National Park Service's Standards, when the historic material is no longer available, "the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material." In this case, it is the opinion of Staff that the closest possible match to the color, scale, and pattern of the existing shingles is metal interlocking shingles. Additionally, the Frame Vernacular architectural style routinely utilized metal shingles as the primary roof material.

This product is available, and is therefore technically feasible. If it is determined that the metal shingles are not financially feasible, the recommendation from the Florida Division of Historical Resources is that a light gray architectural dimensional shingle should be used. Staff will defer to the Board regarding the economic feasibility of the products.

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

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

1) The replacement roof material shall be silver metal shingles, to replicate the existing shingles as closely as possible.

POTENTIAL MOTION:
I MOVE TO APPROVE/DENY HRPB 15-00100240: Consideration of a Certificate of Appropriateness (COA) for roof replacement for the subject building located at 726 North M Street as recommended by Staff.

ATTACHMENTS:

1. Administrative Decision Criteria
2. Application Photographs
3. Roof Specifications

LOCATION MAP

MEMORANDUM

DATE: February 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 15-00100240**: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at **726 North M Street**, PCN# 38-43-44-21-15-222-0060. The subject building was constructed in 1941 and the property is a contributing resource within the Northeast Lucerne Local Historic District.

HRPB Meeting Date: February 10, 2016

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

A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?
Response: It is the opinion of Staff that the proposed work on the property located at 726 North M Street will have an adverse visual effect on the building.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Northeast Lucerne Local Historic District. However, the project would have an adverse visual effect on the building itself and an indirect adverse effect on the district.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?
Response: The project as proposed would have an adverse effect on the integrity of material and design of the building. The proposed roof replacement is not compatible with the architectural style and design of the structure.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
Response: The denial of this COA as submitted does not prevent the Applicant from proposing other alterations to the home, or re-roofing with an alternate recommended material.

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

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

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Response: It is the opinion of Staff that the proposed roof material would alter the Frame Vernacular character of the structure by altering the strong horizontal lines of the existing shingle roof.

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

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Response: Not applicable to this project.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Response: The roof is a distinctive feature of the structure, and the type of roof material used on the structure should be retained.

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

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.
Response: Not applicable to this project.

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

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Response: Not applicable to this project.

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

Response: The application is not proposing a new addition.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
Response: Not applicable to this project.

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?
Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as outlined above. The proposal does not represent the least possible adverse effect.

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

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

A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?
Response: No change to the use of the property is proposed.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.
Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as the original style of the building would be affected by the alterations proposed.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:
(1) The work to be performed will conform to the original door and window openings of the structure; and
Response: Not applicable to this project.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.
Response: Not applicable to this project.

726
NOTICE

Photo Sheet

American One Roofing Inc.

979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

1

Date Taken: 1/6/2016

Taken By: Rafael Paiva

726 N M St Lake Worth FL

2

Date Taken: 1/6/2016

Taken By: Rafael Paiva

726 N M St Lake Worth FL

Photo Sheet

American One Roofing Inc.
979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

3

Date Taken: 1/6/2016

Taken By: Rafael Paiva

726 N M St Lake Worth FL

4

Date Taken: 1/6/2016

Taken By: Rafael Paiva

726 N M St Lake Worth FL

Photo Sheet

American One Roofing Inc.
979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

5

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Front Slope - Shingles

6

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear Slope - Shingles

Photo Sheet

American One Roofing Inc.
979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

7

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear Elevation

8

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear slope - Three tab shingles were visible throughout the entire slope

Photo Sheet

American One Roofing Inc.

979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

9

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear slope - Three tab shingles were visible throughout the entire slope

10

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear slope - Three tab shingles were visible throughout the entire slope

Photo Sheet

American One Roofing Inc.

979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

11

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear slope - Three tab shingles were visible throughout the entire slope

12

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear slope - Three tab shingles were visible throughout the entire slope

Photo Sheet

American One Roofing Inc.

979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

13

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear Slope - Shingles - Three tab

14

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear Slope - Shingles - Three tab

Photo Sheet

American One Roofing Inc.

979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

15

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear Slope - Shingles - Three tab

16

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear Slope - Shingles - Three tab

Photo Sheet

American One Roofing Inc.

979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

17

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear Slope - Shingles - Three tab

18

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear Slope - Shingles - Three tab

Photo Sheet

American One Roofing Inc.
979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

19

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Rear Slope - Shingles - Three tab

20

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Roof Tarped on 01/06/2015

Photo Sheet

American One Roofing Inc.

979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

21

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Roof Tarped on 01/06/2015

22

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Roof Tarped on 01/06/2015

Photo Sheet

American One Roofing Inc.
979 Folsom Road
Loxahatchee, FL 33470

Insured: Gary, Thompson

Claim #:

Policy #:

23

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Water in the living Room

24

Date Taken: 1/6/2016

Taken By: Rafael Paiva

Water in the living Room

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

ROOF / REROOF CHECKLIST

Address: 726 N M Street Lake Worth FL 33460 Date: 12/15/2015

PR Number: _____

Use of Building:

■ 1 or 2 Family Dwelling ☐ Multi-Family (3 or More Units) ☐ Non-Residential

Exposure Category: _____ Existing Roof Material: Shingles

Roof Type: ☐ New Roof ■ Re-Roofing ☐ Recovering ☐ Repair __ % Roof / Section

Roof Slope: 5 /12 Deck Type: Plywood Roof Height: 8 Ft.

Proposed Roof Covering: (Check all that apply to this permit application)

☐ Flat Roof ☐ Mechanically Fastened Tile ☐ Mortar / Foam Set Tile
■ Asphalt Shingles ☐ Metal Panel / Shingle ☐ Wood Shakes / Shingles
☐ Other: _____

Slope of Roofing Work by Area: (Complete all that apply)

Flat Roofs Up to (17%) ≤2" / 12" N/A sf

Slope Roofs (18%) ›2.5" / 12" 1632 sf

Is Enhanced Nailing Required Per NOA: Yes ☐ No■

CERTIFICATION:

Rafael Paiva - American One Roofing Inc.
Qualifier Name (Print)

Signature

12/15/2015
Date

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

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

NOTICE OF ACCEPTANCE (NOA)

CertainTeed Corporation
1400 Union Meeting Road
Blue Bell, PA 19422

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 of the Florida Building Code.

DESCRIPTION: Landmark, Landmark Pro, Landmark Premium, Landmark Impact Resistant, Landmark Solaris, and Landmark Pro/Architectural 80

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state 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 revises NOA #12-1204.01 and consists of pages 1 through 6.
The submitted documentation was reviewed by Alex Tigera.

MIAMI-DADE COUNTY APPROVED

NOA No.: 14-0828.04
Expiration Date: 02/28/17
Approval Date: 02/12/15

ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub-Category: Asphalt Shingles
Materials Dimensional
Deck Type: Wood

SCOPE

This renews **CertainTeed Landmark, Landmark Pro, Landmark Premium, Landmark Impact Resistant and Landmark Solaris** Shingles as manufactured by **CertainTeed Corporation** described in Section 2 of this Notice of Acceptance.

PRODUCT DESCRIPTION

Product	Dimensions	Test Specifications	Product Description
Certainteed Landmark *Manufacturing Locations* **#1, 2, 3, 4, 5, 6, 7, 8, 9**	13¼" x 38 ¾"	TAS 110	A heavy weight, dimensional asphalt shingle.
Certainteed Landmark Pro *Manufacturing Locations* **#1, 3, 4, 5, 6, 9**	13¼" x 38 ¾"	TAS 110	A heavy weight, dimensional asphalt shingle.
Certainteed Landmark Premium *Manufacturing Locations* **#1, 3, 4, 5, 6, 8, 9**	13¼" x 38 ¾"	TAS 110	A heavy weight, dimensional asphalt shingle.
Certainteed Landmark Impact Resistant *Manufacturing Locations* **#1, 7**	13¼" x 38 ¾"	TAS 110	A heavy weight, dimensional asphalt shingle.
Certainteed Landmark Solaris *Manufacturing Locations* **#1, 8**	13¼" x 38 ¾"	TAS 110	A heavy weight, dimensional asphalt shingle.
Certainteed Landmark Pro/Architect 80 *Manufacturing Locations* **#8**	13¼" x 38 ¾"	TAS 110	A heavy weight, dimensional asphalt shingle.
Accessory Shingles	various	proprietary	Accessory shingles for hip, ridge and starter strip applications.

MANUFACTURING LOCATION(S):

1. Peachtree City, GA.
2. Ennis, TX.
3. Oxford, NC.
4. Shakopee, MN.
5. Avery (Milan), OH
6. Norwood, MA
7. Shreveport, LA.
8. Portland, OR.
9. Wilmington, CA.

EVIDENCE SUBMITTED:

Test Agency	Test Identifier	Test Name/Report	Date
Underwriters Laboratories, Inc.	R684	UL 790	04/02/01
PRI Asphalt Technologies, Inc.	PCTC-01-02-01	TAS 100	01/12/01
	CTC-006-02-01	TAS 100	11/12/02
PRI Construction Materials Technologies	CTC-092-02-01	TAS 100	02/23/12
	CTC-091-02-01	TAS 100	02/21/12
	CTC-090-02-01	TAS 100	09/02/11
	CTC-087-02-01	TAS 100	07/07/11
	CTC-086-02-01	TAS 100	07/07/11
	CTC-101-02-01	TAS 100	10/05/11
	CTC-102-02-01	TAS 100	10/05/11
	CTC-109-02-01	TAS 100	01/18/12
	CTC-106-02-01	TAS 100	11/02/11
	CTC-105-02-01	TAS 100	10/31/11
	CTC-089-02-01	TAS 100	07/18/11
	CTC-088-02-01	TAS 100	07/18/11
	CTC-213-02-01	TAS 100	05/20/14
	CTC-212-02-01	TAS 100	05/21/14
	CTC-207-02-01	TAS 100	05/20/14
	CTC-206-02-01	TAS 100	05/20/14
	CTC-110-02-01	TAS 100	02/13/12
	CTC-109-02-01	TAS 100	02/13/12
Underwriters Laboratories, Inc.	94NK9632	Wind uplift resistance TAS 107	11/30/00
	02NK42448	Wind uplift resistance TAS 107	11/08/02
	09CA28873	Letter	07/23/09
	11CA59020	TAS 107/ ASTM D3161	01/25/12
	11NK07864	TAS 107/ ASTM D3161	09/29/11
	07CA26696	TAS 107/ ASTM D3161	09/21/07
	11CA38844	TAS 107/ ASTM D3161	01/28/12
	11CA38844	TAS 107/ ASTM D3161	01/27/12
	11CA38844	TAS 107/ ASTM D3161	01/26/12
	06CA02648	TAS 107/ ASTM D3161	02/23/06

06CA28237	TAS 107/ ASTM D3161	09/22/06
10NK17366	TAS 107/ ASTM D3161	01/04/11
4786334383	TAS 107/ ASTM D3161	05/28/14
4786307351	TAS 107/ ASTM D3161/ASTM D 3462	05/13/14
11NK08333	ASTM D3462	05/15/12
11NK08333	ASTM D3462	04/15/12
11NK07864	ASTM D3462	09/29/11
11NK08333/Letter	ASTM D3462 / UL790	11/05/12
11NK08333/Letter	ASTM D3462 / UL790	11/05/12
11NK08333/Letter	ASTM D3462 / UL790	11/05/12
12NK13474	ASTM D3462 / UL790	05/27/13
4786325932	ASTM D3462 / UL790	04/04/14

LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. Shall not be installed on roof mean heights in excess of 33 ft.
3. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

INSTALLATION

1. Shingles shall be installed in compliance with Roofing Application Standard RAS 115.
2. Flashing shall be in accordance with Roofing Application Standard RAS 115
3. The manufacturer shall provide clearly written application instructions.
4. Exposure and course layout shall be in compliance with Detail 'A', attached.
5. Nailing shall be in compliance with Detail 'B', attached.

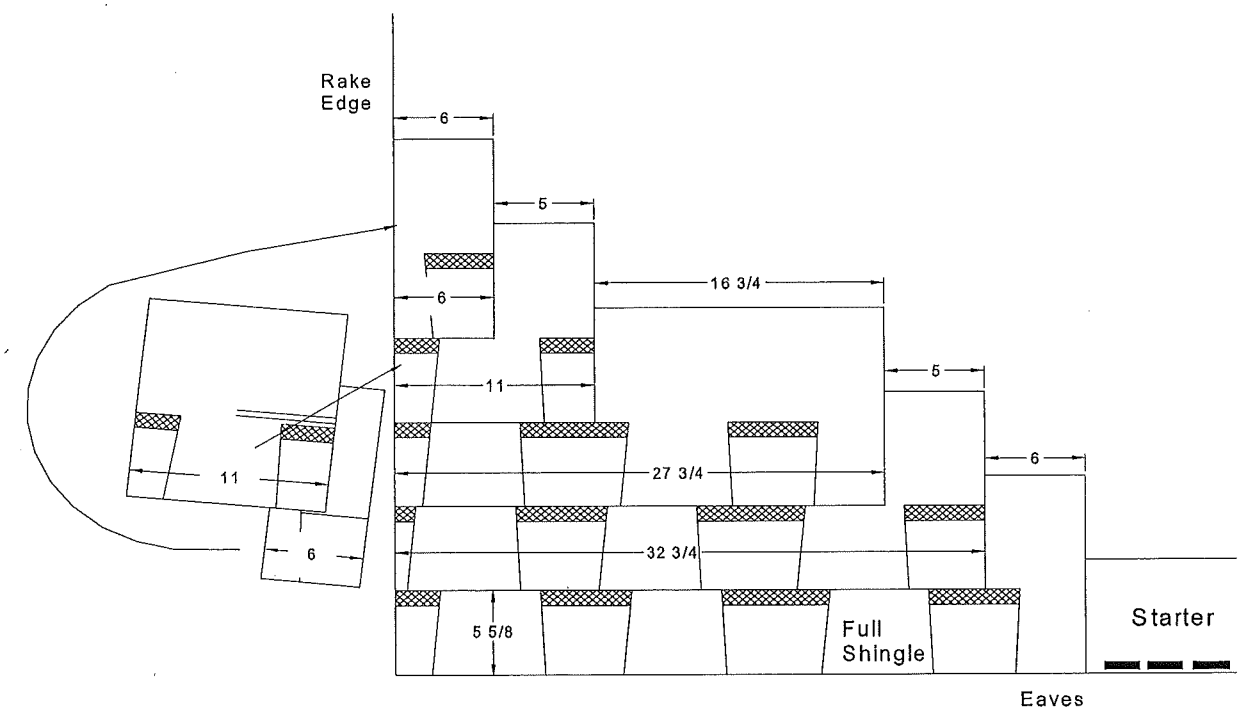
LABELING

1. Shingles shall be labeled with the Miami-Dade Product Control approved seal as seen below or the wording "Miami-Dade County Product Control Approved".

BUILDING PERMIT REQUIREMENTS

1. Application for building permit shall be accompanied by copies of the following:
   - **1.1** This Notice of Acceptance.
   - **1.2** Any other documents required by the Building Official or the applicable code in order to properly evaluate the installation of this system.

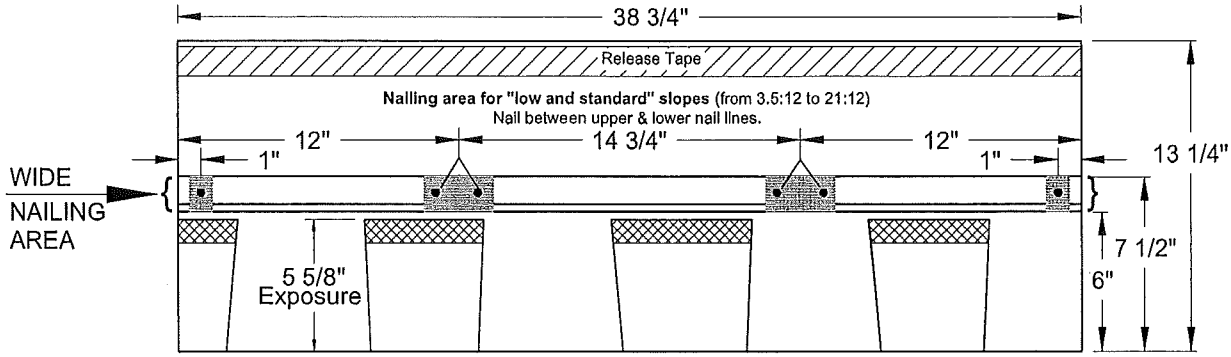
DETAIL A



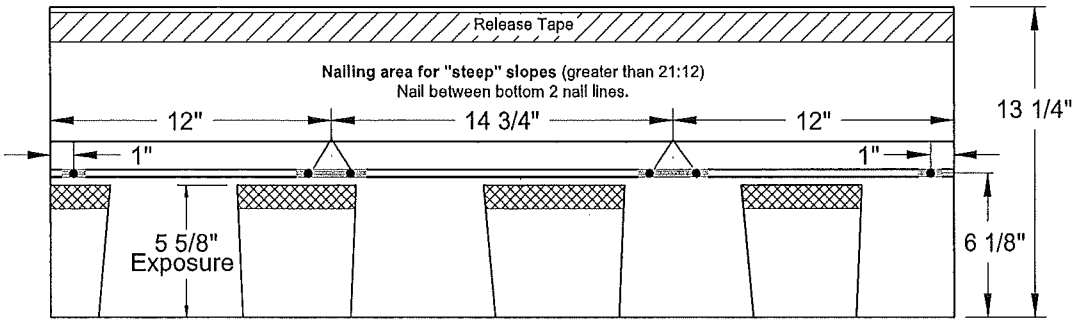
LANDMARK, LANDMARK PRO, LANDMARK PREMIUM, LANDMARK IMPACT RESISTANT, LANDMARK SOLARIS, AND LANDMARK PRO/ARCHITECT 80

SHINGLE LAYOUT

DETAIL B



LANDMARK, LANDMARK PRO, LANDMARK PREMIUM, LANDMARK IMPACT RESISTANT, LANDMARK SOLARIS, AND LANDMARK PRO/ARCHITECT 80 (LOW AND STANDARD SLOPE)



LANDMARK, LANDMARK PRO, LANDMARK PREMIUM, LANDMARK IMPACT RESISTANT, LANDMARK SOLARIS, AND LANDMARK PRO/ARCHITECT 80 (STEEP SLOPE)

END OF THIS ACCEPTANCE

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: February 3, 2016

AGENDA DATE: February 10, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **921 South Palmway**

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

TITLE: **HRPB Project Number 15-00100234:** Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family residence located at **921 South Palmway**; PCN# 38-43-44-27-01-031-0131. The subject property was constructed in 1965 and is a non-contributing resource within the South Palm Park Local Historic District.

APPLICANT: Stormtight Windows
1918 Corporate Drive
Boynton Beach, FL 33426

BACKGROUND:

The single-family structure at 921 South Palmway was designed by W. E. Cox and constructed by Victor Dottor in 1965. The property has public frontage on South Palmway to the east. The building is a Ranch style, with many characteristics of South Florida Masonry Vernacular architecture. Character defining features of the building include the one-story construction, linear footprint parallel to the street, flat white concrete tile roof, original aluminum awning windows, covered entryway, and concrete masonry construction with a stucco finish.

The original architectural plans for the building are available in the City's property files. Based on the information in the property file, few exterior alterations have occurred over time. Overall, the building retains a good degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant has submitted plans to replace (6) original aluminum awning windows on the front of the structure with PGT impact white aluminum horizontal roller windows. The windows are proposed to be replaced in the existing overall openings, however the divided light configuration and appearance of the windows within each opening is proposed to change.

COMPREHENSIVE PLAN CONSISTENCY:

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

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 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 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 opinion of Staff that the project as proposed is not compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, Section 23.5-4.

The existing aluminum awning windows are distinctive features of both the Masonry Vernacular and Ranch styles of architecture. These windows reflect a changing shift in architectural history, from the vertical proportions of all previous styles of architecture to a new horizontal emphasis on the Mid-Century styles of architecture. According to the Standards, these distinctive characteristics should be retained and preserved, and if replacement is necessary, the new feature should match the old in design.

The type, finish, and configuration of the proposed windows is not consistent with the original windows for this structure, and represents a change in design that has a negative impact on the historic integrity of the structure. The proposed configuration of the horizontal roller windows will change the appearance each opening by adding additional vertical mullions. The horizontal roller windows have a strong vertical orientation, while the original awning windows have horizontal panes. Horizontal roller style windows are not visually compatible with awning windows, as the glass sits in different visual planes with a screen on half of the opening, and the frames are substantially thicker, especially the bottom rail. The larger frames substantially reduce the amount of glazing area in each window as compared to the historic aluminum awning windows.

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

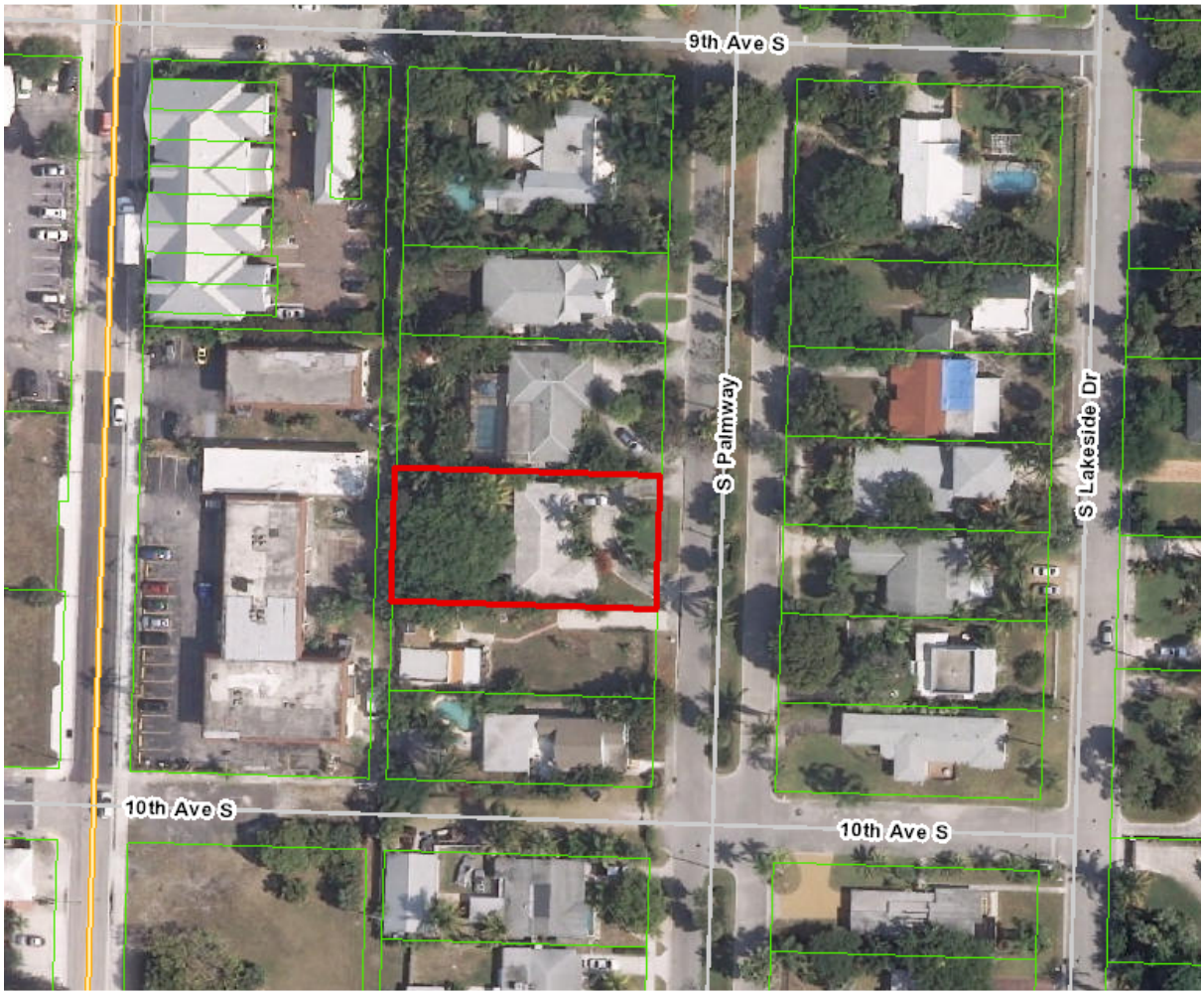
If the Board chooses to approve new replacement windows for the building, Staff recommends the following conditions:

1) Replacement windows shall be aluminum casement windows, match the original window opening sizes, and have a divided light pattern that replicates the original aluminum awning windows.
2) The divided light pattern shall be created by using exterior raised applied triangular muntins to replicate the pane configuration of the awning windows. No flat or internal muntins shall be allowed. The proper divided light pattern shall be reviewed by Staff at permitting.
3) The aluminum window replacements shall have a clear anodized or silver mill finish in order to most closely replicate the original aluminum windows.

POTENTIAL MOTION:
I MOVE TO APPROVE/DENY HRPB #15-00100181: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at **921 South Palmway**, with the conditions recommended by Staff.

ATTACHMENTS:
1. Decision Criteria
2. Photographs
    a. Sign Posted
    b. Application Photographs
3. Proposed Window Information
4. Original Architectural Drawings

LOCATION MAP



MEMORANDUM

DATE: February 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 15-00100234:** Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family residence located at **921 South Palmway**; PCN# 38-43-44-27-01-031-0131. The subject property was constructed in 1965 and is a non-contributing resource within the South Palm Park Local Historic District.

HRPB Meeting Date: February 10, 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 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 horizontal roller 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 (6) windows and doors that are character defining features of this property.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Response: 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 windows are 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 existing in style, composition, design, or color. Specifically replacing horizontal awning windows with horizontal roller windows with a vertical proportion is altering the visual appearance of the structure.

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 alterations remove historic windows that characterize the property.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
Response: Not applicable to this project.

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?
Response: It is the opinion of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as outlined above. The requested exterior alterations do not represent the least possible adverse effect on the property. There are alternate options, including repair of the existing windows, or replacement with impact casement windows in a clear anodized finish, with exterior raised applied muntins to replicate the existing divided light pattern.

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 windows can be considered a distinctive architectural feature and should not be removed unless the level of deterioration is such that the windows cannot be repaired. In that case, the replacement windows should replicate the original windows 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 criterion, except for one window that will be changed to a sliding glass door.
(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.

#3

#1 of 2

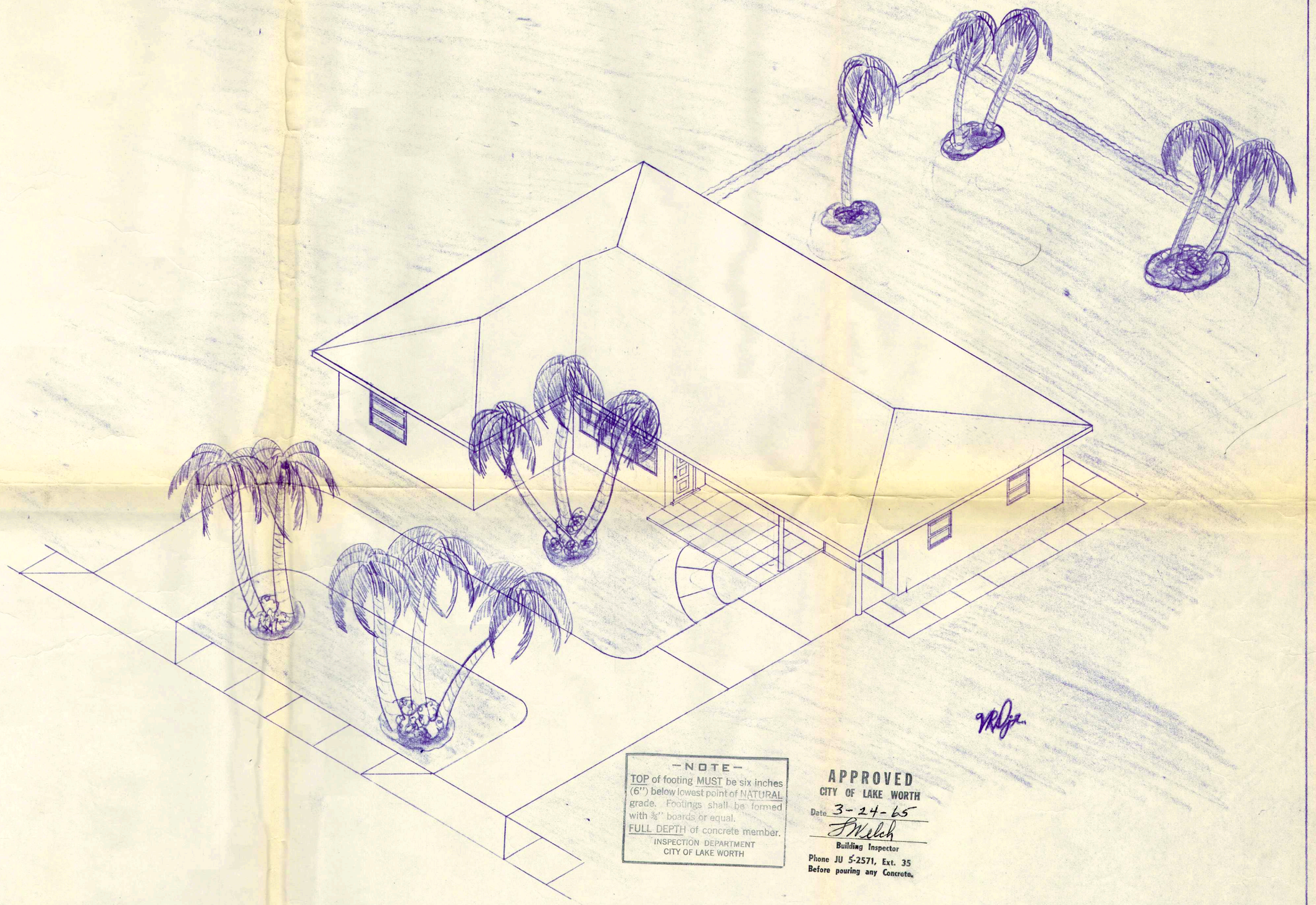
#1 & 2

#3
#3

#4&5

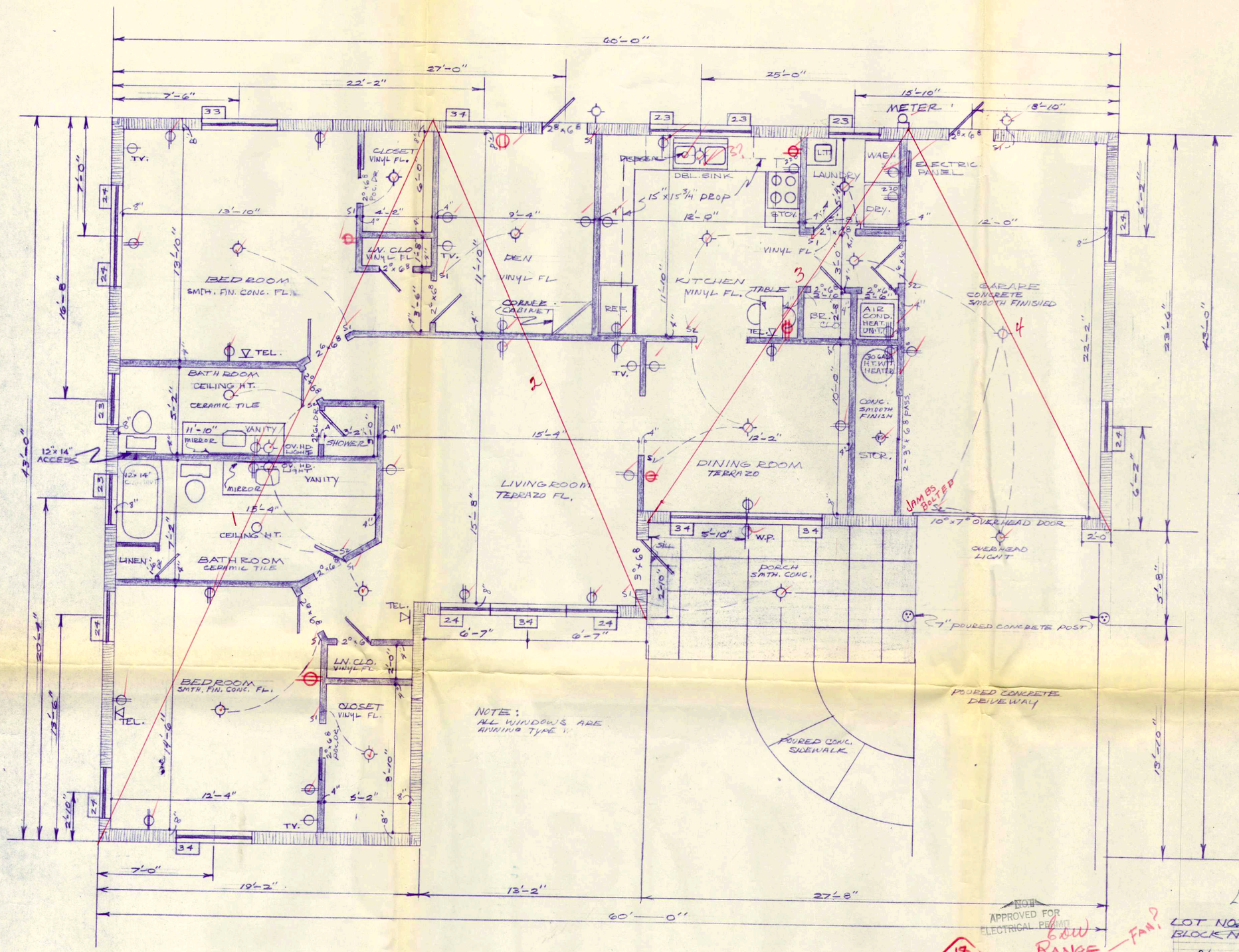
4 & 5

921
CITY OF LAKE WORTH FLORIDA
NOTICE
This property is being considered for a
CoA-WINDOW REPLACEMENT
HRPB Project # 15-00100234
For questions regarding this case
Please contact the City of Lake Worth
Planning Department: 586-1687



—NOTE—
TOP of footing MUST be six inches (6") below lowest point of NATURAL grade. Footings shall be formed with ¾" boards or equal.
FULL DEPTH of concrete member.
INSPECTION DEPARTMENT
CITY OF LAKE WORTH

APPROVED
CITY OF LAKE WORTH
Date 3-24-65
F Welch
Building Inspector
Phone JU 5-2571, Ext. 35
Before pouring any Concrete.



NOTE

SIDEWALKS WILL BE INSTALLED BEFORE BLDG. CAN BE OCCUPIED

NOTE

PLUMBER WILL MAKE PLUMBING DIAGRAM BEFORE PERMITT IS ISSUED

NOTE

ELECTRCIAN WILL MAKE ELECTRICAL DIAGRAM BEFORE A PERMITT IS ISSUED.

NOTE

TOP OF FOOTING MUST BE 6" BELOW LOWEST POINT OF NATURAL GRADE. FOOTINGS SHALL BE FORMED WITH 3/4" BOARDS OR EQUAL. FULL DEPTH OF CONCRETE MEMBER.

RANGE
AIR COND & HEAT
DRYER
2 BATH HEATERS
HT. WT. HEATER

Lot 14 & S. 25' of Lot 13
921-923 So Palmway

LOT NO. ~~14 & S 25 FT. OF LOT 13 & 25 OF~~
BLOCK NO. 31 ADD 1

BLOCK No 31 ADD. #1

NOT APPROVED FOR ELECTRICAL PERMIT

6 kw
RANGE
H_2O HTR
Disposal
DRYER
A/C
2 HTRS (CEILING)

FAN?

Riser Diagram Not Shown
Panel Size Not Shown
3/23/65

18 72 19 35

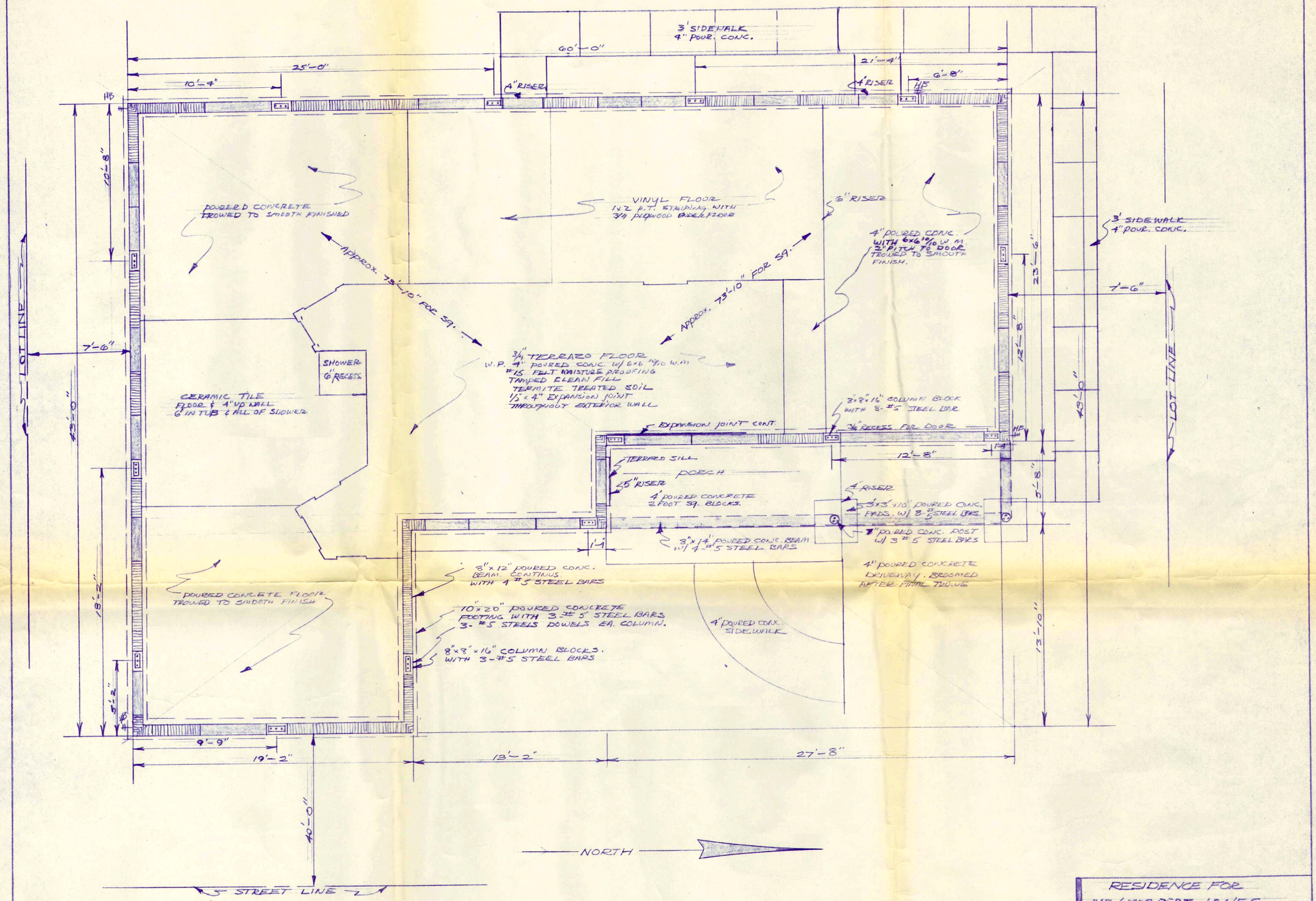
FLOOR PLAN

SCALE 1/4" = 1'-0"

— RESIDENCE FOR —
MR. & MRS. BERT JONES
~~922~~ SO. PALM WAY DR.
LAKE WORTH, FLORIDA.

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

DR. BY	Y.R.D. Jr.	SHEET
DATE	3/16/65	1 of 4



FOUNDATION PLAN

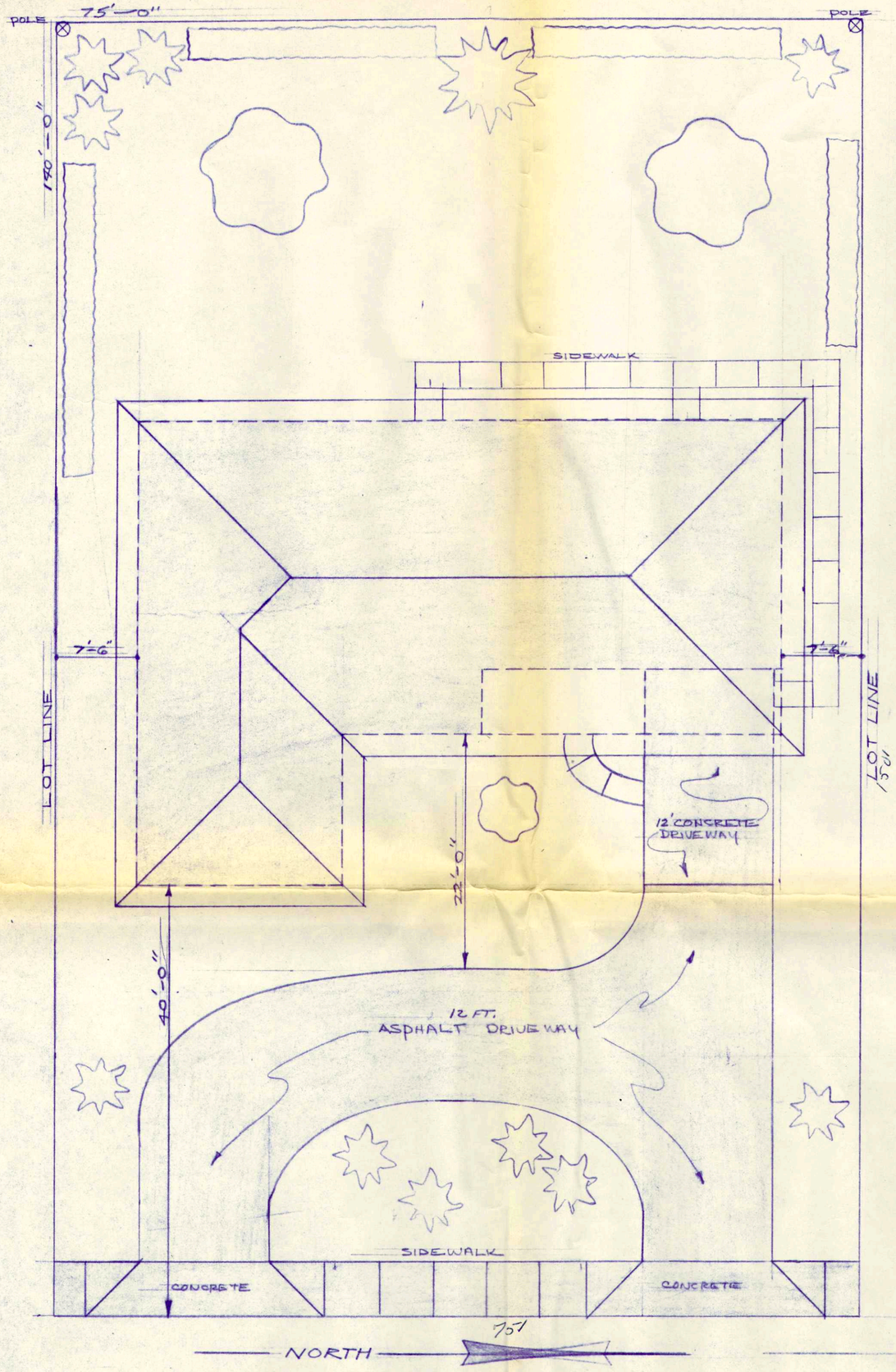
SCALE 1/4" = 1'-0"

RESIDENCE FOR
MR & MRS. BERT JONES
~~920~~ 921 SO. PALM WAY DR.
LAKE WORTH, FLORIDA.

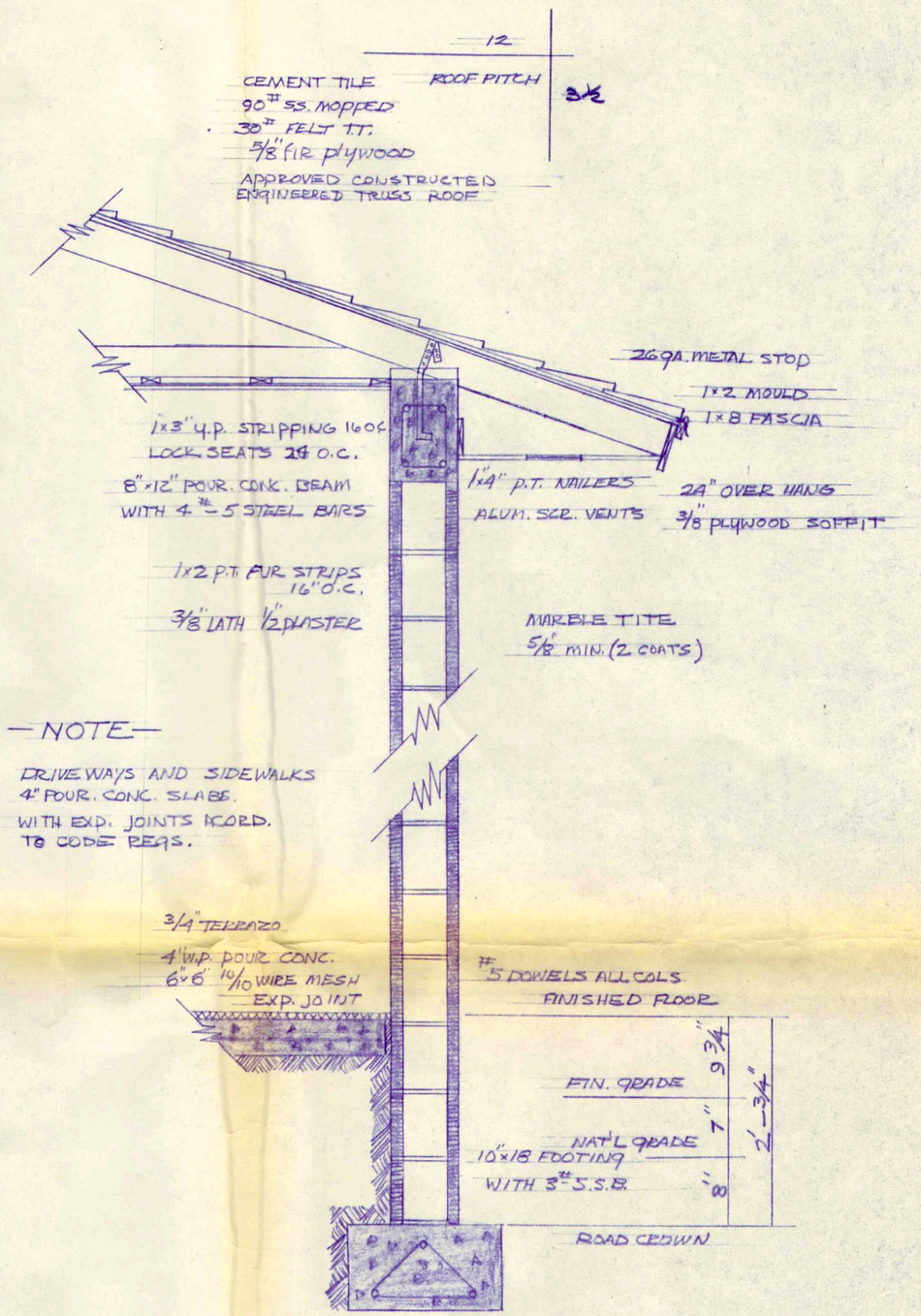
FOUNDATION PLAN 1/4" = 1'-0"

DR BY	J.R.D.	SHEET
DATE	3/16/65	2 OF 4

W. Elert



PLOT PLAN SCALE 1/8"=1'-0"



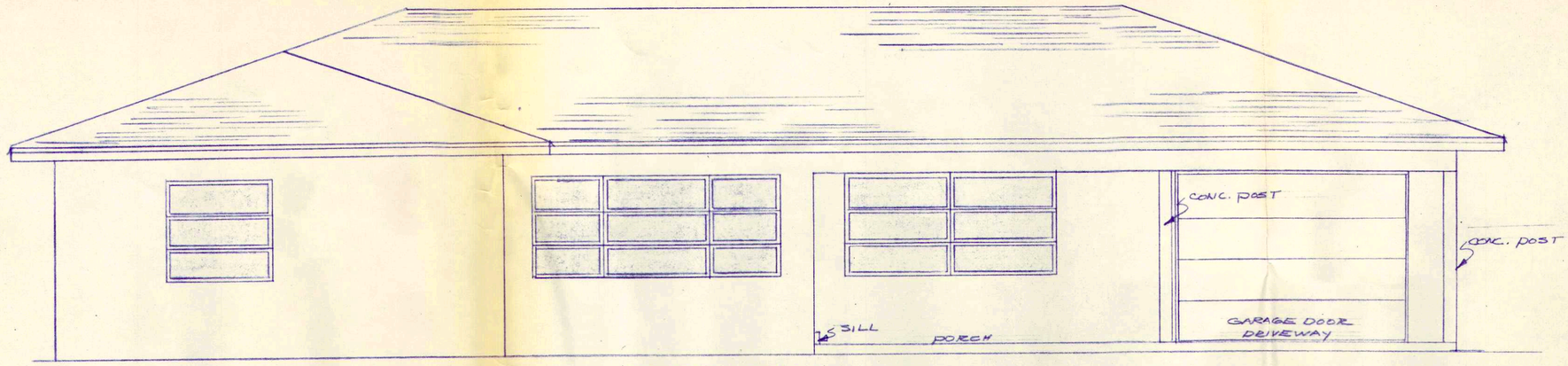
TYPICAL WALL SECTION SCALE 1"=1'-0"

—NOTE—

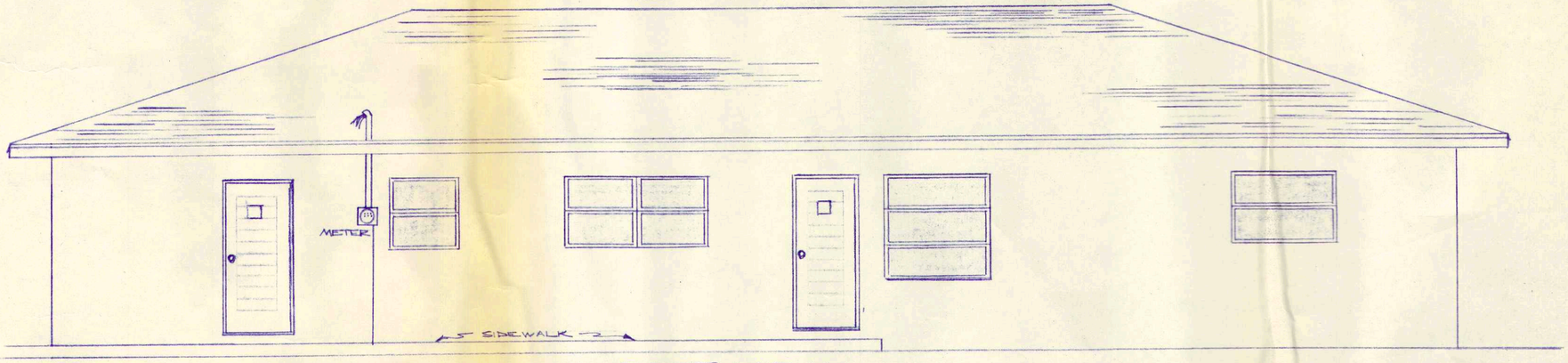
DRIVEWAYS AND SIDEWALKS 4" POUR. CONC. SLABS. WITH EXP. JOINTS ACORD. TO CODE REQS.

W. Elert

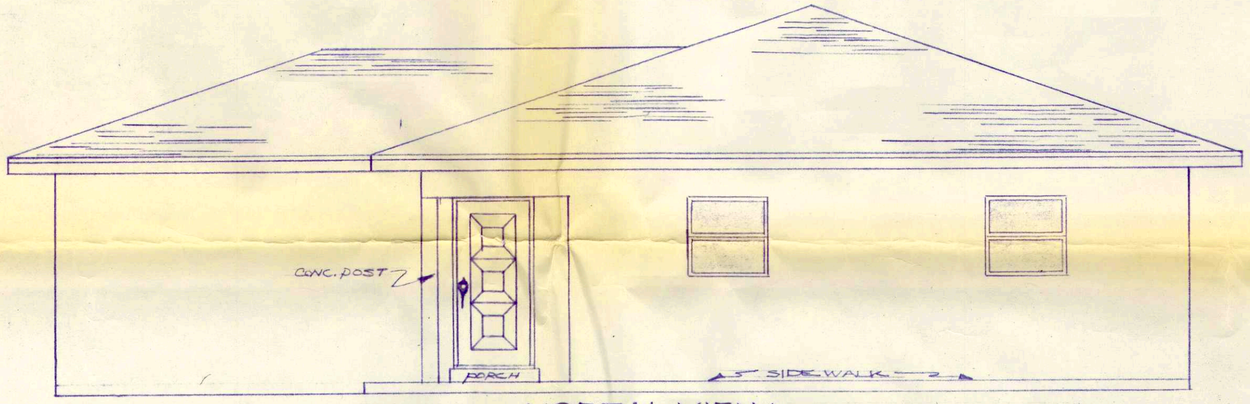
RESIDENCE FOR MR & MRS. BERT JONES ~~920~~ 921 SO. PALMWAY DR. LAKE WORTH, FLORIDA		
PLOT PLAN SCALE 1/8"=1'-0"		
DR. BY	J.R.B. Jr.	SHEET
DATE	3/17/65	3 of 4



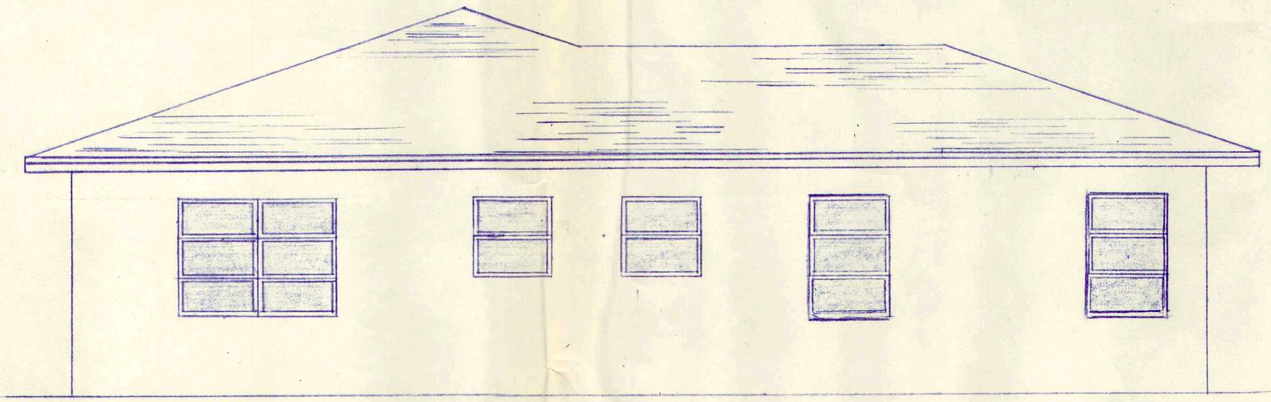
WEST VIEW



EAST VIEW



NORTH VIEW



SOUTH VIEW

ELEVATION

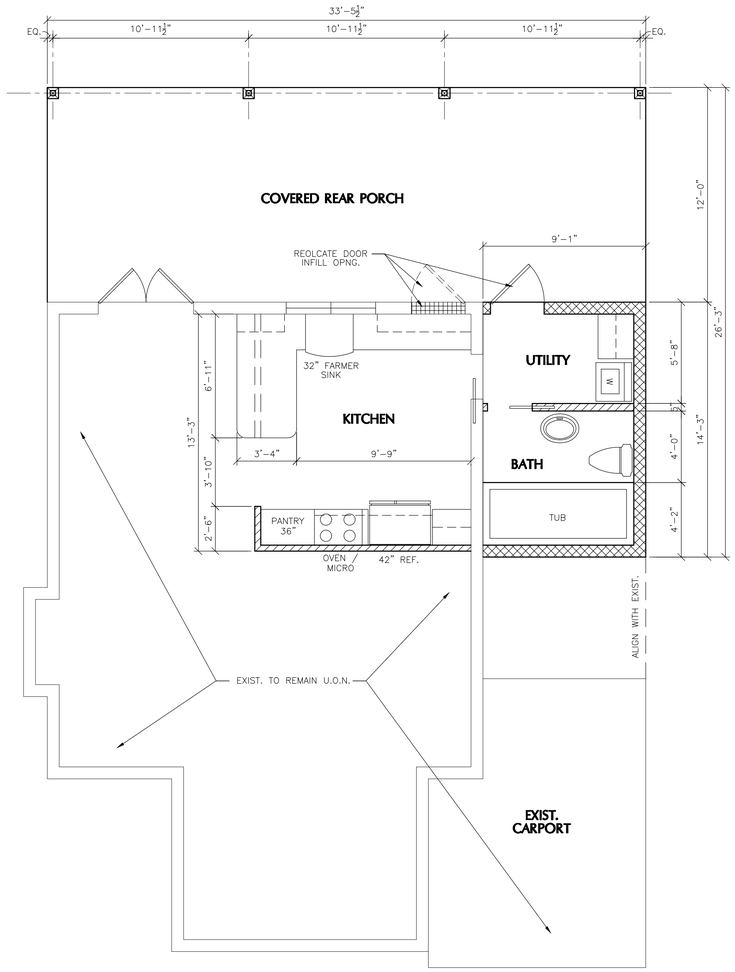
SCALE 1/4 = 1'-0"

W Elev

RESIDENCE FOR
MR & MRS. BERT JONES
~~920~~ 921 SO. PALMWAY DR
LAKE WORTH, FLORIDA

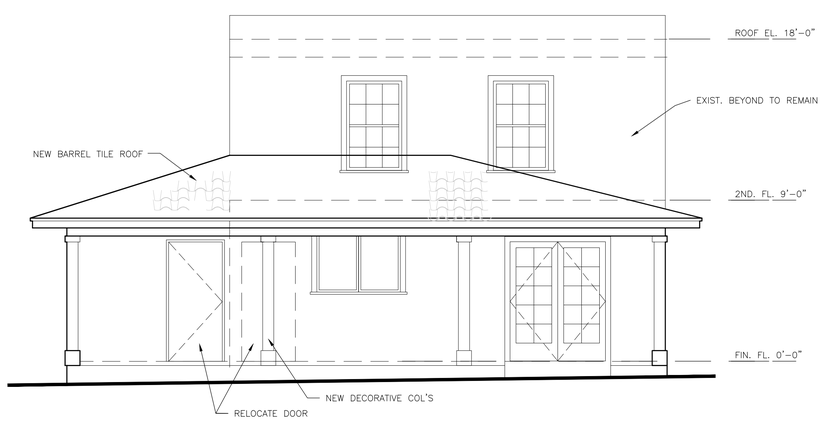
ELEVATIONS SCALE 1/4" = 1'-0"

DR. BY	YRHO	SHEET
DATE	3/17/65	4 of 4



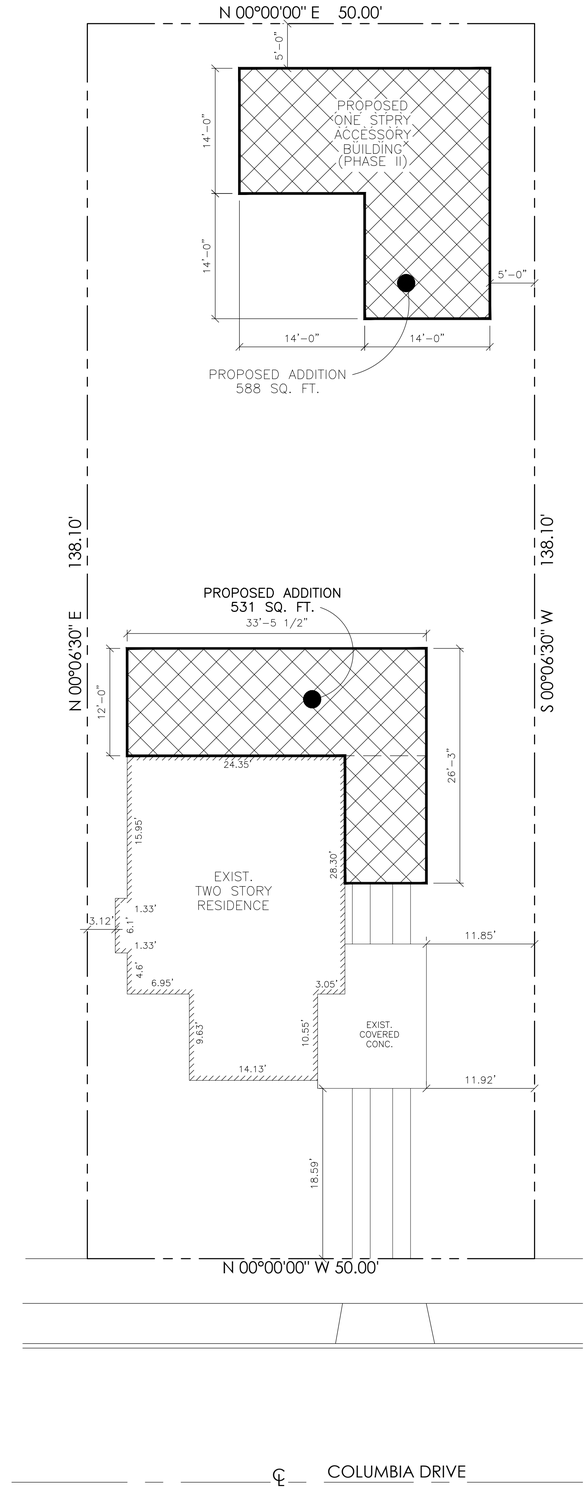
FLOOR PLAN

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

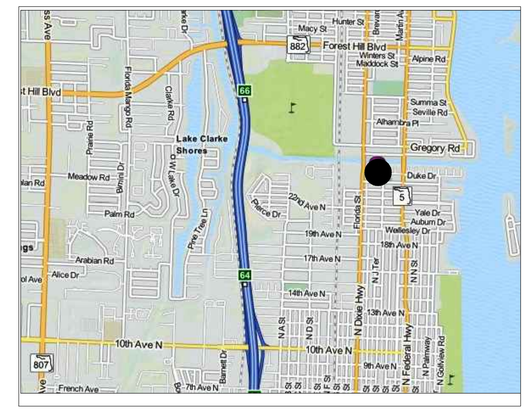


SITE PLAN

1/8"=1'-0"

AERIAL VIEW

N.T.S.



VICINITY MAP

N.T.S.

SITE DATA:			
ZONING DISTRICT SFR			
	EXISTING	PROPOSED	
LOT AREA	6,905 S.F.	6,905 S.F.	
LOT COVERAGE BY BUILDING	975 S.F. 14.1%	2,070 S.F. 30.0%	30% MAX. ALLOWABLE

BUILDING DATA:	
FIRST FLOOR (EXISTING)	975 S.F.
SECOND FLOOR (EXISTING)	672 S.F.
TOTAL A/C (EXISTING)	1,494 S.F.
ADDITION TO MAIN HOUSE - BATHROOM	130 S.F.
PROPOSED ONE STORY ACCESSORY BUILDING (PHASE II)	588 S.F.
TOTAL A/C (PROPOSED)	2,212 S.F.
NEW REAR OPEN COVERED PORCH	236 S.F.

JAMES C. PAINE, JR.

ARCHITECT
FIRM LIC. #0009524
2831A EXCHANGE CT.
WEST PALM BEACH
FLORIDA 33409
(561) 346-4685
FAX (561) 686-5862

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Proposed Additions for:

McCARROLL RESIDENCE

314 COLUMBIA DRIVE
LAKE WORTH, FLORIDA

REVISIONS:

DATE:2/2/2016
DRAWN BY: SCS
C:/JP/MCCARROLL

SHEET

PRELIM

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Secured by
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ADT

CONTINENTAL

314

314

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WASTE MANAGEMENT

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WASTE MANAGEMENT

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WASTE MANAGEMENT

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

MEMORANDUM DATE: February 4, 2016

AGENDA DATE: February 10, 2016

TO: Members of the Planning & Zoning Board

RE: Land Development Regulations (LDRs)

FROM: William Waters, Director
Maxime Ducoste, Planning and Preservation Manager
Department for Community Sustainability

TITLE: **PZB/HRPB Project Number 16-02900001**: Consideration of recommendation to the City Commission concerning a proposed amendment to Chapter 23 (Land Development Regulations) of the Lake Worth Code of Ordinances.

BACKGROUND AND JUSTIFICATION:
On August 6, 2013 the City of Lake Worth adopted Chapter 23 – Land Development Regulations of the Code of Ordinances. The LDRs include six (6) articles governing all development within the city. They are Article I – General Provisions, Article II – Administration, Article III – Zoning Districts, Article IV – Development Standards, Article V – Supplemental Regulations, and Article VI – Environmental Regulations.

As the code progresses, staff acknowledges that some aspects require clarification and edits/additions to provide consistency, improve understanding and facilitate implementation as well as address issues that have arisen over the past year. Attachment 1 of this report includes the proposed ordinance and a highlight/strike-thru version of those sections of the code which are proposed to be amended.

In this round of amendments, following the joint Planning and Zoning Board and Historic Resources Preservation Board workshop conducted on December 16, 2015 we are proposing to amend the following sections: Article 1 - Section 23.2-12 Definitions; Article 2 - Division 1: Administration, Section 23.2-15 – Summary of the Notice Requirements for Public Hearing; Section 23.2-30, Site Plan Review; Section 23.3-6, Permitted Use Table; Section 23.3-17, MU-DH – Mixed Use Dixie Highway; Section 23.4-3, Exterior Lighting; Section 23.4-6, Home Occupations; Section 23.4-10, Off-Street Parking; Section 23.5-1 Signs; and Section 23.6-1, Landscape Regulations.

As such, Staff is proposing these amendments as a solution to some of the aspects confronted during last year and are a solution to items discussed in the joint workshop held on December 16, 2015. The proposed amendments also will go before the Historic Resources Preservation Board (HRPB) next week at its regularly scheduled meeting of February 10, 2016. The first hearing of the ordinance before the City Commission is tentatively scheduled for the regularly scheduled meeting on March 1, 2016.

POTENTIAL MOTION:
I MOVE TO RECOMMEND/NOT RECOMMEND DENY PZB/HRPB 16-02900001: Proposed amendments to Chapter 23 (Land Development Regulations) of the Lake Worth Code of Ordinances.

ATTACHMENTS:
Proposed Ordinance No. 2016-XX Amendments to Chapter 23 (Land Development Regulations) – Inclusive of Attachments A through I.

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

MEMORANDUM DATE: January 19, 2016

AGENDA DATE: February 3, 2016

TO: Members of the Planning & Zoning Board

RE: Land Development Regulations (LDRs)

FROM: William Waters, Director
Maxime Ducoste, Planning and Preservation Manager
Department for Community Sustainability

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Department for Community Sustainability
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ATTACHMENTS:
Proposed Ordinance No. 2016-XX Amendments to Chapter 23 (Land Development Regulations) – Inclusive of Attachments A through I.

EXHIBIT A

Chapter 23

ZONING

***

ARTICLE 1 GENERAL PROVISIONS, DIVISION 2, SECTION 23.2-12 DEFINITIONS

Amended by adding the words and figures shown in underline type and deleting the words and figures crossed through.

Accessory structure: Any detached structure which houses an accessory use which is customarily incidental and subordinate to the principal structure. Accessory structures shall count toward overall floor area ratio (FAR) and lot coverage. Such structure must maintain the same setback or greater from public streets as the principal structure and may not be constructed between any principal structure and a public street right of way.

Accessory building: A building, structure, or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building, structure, or use. Examples would include detached garages or tool sheds. Accessory buildings shall count toward overall floor area ratio (FAR) and lot coverage. Such buildings must maintain the same setback or greater from public streets as the principal structure and may not be constructed between any principal structure and a public street right of way.

Lumen: A unit of measure of the quantity of light that falls on an area of one square foot every point of which one foot from the source of one candela. A light source of one candela emits a total of 12.57 lumens.

Pharmaceutical & Medicine: An establishment primarily engaged in one (1) or more of the following: (1) manufacturing biological and medicinal products; (2) processing (i.e., grading, grinding, and milling) botanical drugs and herbs; (3) isolating active medicinal principals from botanical drugs and herbs; and (4) the collection, destruction, disposal, or other related processes.

Research & Development, Scientific/Technological: An establishment engaged in conducting original investigation undertaken on a systematic basis to gain new knowledge (research) and/or the application of research findings or other scientific knowledge for the creation of new or significantly improved products or processes (experimental development). Excluding treatment, storage, or processing of human or animal bodies or body parts. Medical or scientific research which involves the use, treatment, storage, or processing of human or animal bodies or body parts would require conditional use approval.

Testing Laboratory: An establishment primarily engaged in performing laboratory analysis of natural, biological resources and manufactured materials. The scientific analysis is generally performed for an outside customer to support the work of that customer.

Exhibit B

Chapter 23

ZONING

***

ARTICLE 2 ADMINISTRATION, DIVISION 1, SECTION 23.2-15 SUMMARY ILLUSTRATION OF NOTICE REQUIREMENTS FOR PUBLIC HEARING

Amended by adding the words and figures shown in underline type and deleting the words and figures crossed through.

Table 2-2. Notice Requirements

Type of Permit Application	Newspaper Publication	Mailing	Site Posting	None Required
Historic landmark designation - district or individual property	~~14~~ 10 days	~~14~~ 10 days 400' R	10 days	
Certificate of appropriateness (COA) - Administrative	-	-	-	X
Certificate of appropriateness (COA) - Board • Demolition • New construction	10 days	10 days 400' R	~~Within 3 days of application~~ 10 days	-
Ad valorem tax abatement	10 days	10 days	~~Within 3 days of application~~ 10 days	-
Annexation - voluntary and involuntary	First hearing: 7 days Second hearing: 5 days	10 days 400’ R	10 days	-
Administrative use permit	-	-	-	X
Conditional use permit	10 days	10 days 400' R	10 days	-
Variance	10 days	10 days 400' R	10 days	-
Proximity waiver	-	-	X	-
Planned development (PD)	10 days prior to adoption hearing	10 days 400' R	10 days	-
Site plan - minor				X
Site plan - major	10 days	10 days 400' R	10 days	-
Sustainable bonus incentive (per associated permit required)	-	-	-	-

Type of Permit Application	Newspaper Publication	Mailing	Site Posting	None Required
Zoning map amendment, (rezone initiated by other than city)	10 days prior to adoption hearing	10 days 400' R	10 days	-
Zoning map amendment (rezone initiated by city) less than 10 acres	10 days	~~30 days~~ 10 days 400' R	10 days	
Zoning map amendment (rezone initiated by city) 10 acres or more	First hearing: 7 days Second hearing: 5 days	10 days 400' R	10 days	
Zoning text amendments (change to list of uses within a zoning category)	First hearing: 7 days Second hearing: 5 days			
Zoning text amendments	10 days prior to adoption hearing			
Comprehensive plan future land use map amendment (small scale, 10 or fewer acres)	~~5~~ 10 days			
Comprehensive plan amendment (more than 10 acres)	First hearing: 7 days Second hearing: 10 days			
Appeals to city commission of PZB or HRPB		10 days 400' R		

The foregoing Table 2-2 is illustrative with the text being controlling in the event of conflict or ambiguity between the text of these LDRs and the table.

Exhibit C

Chapter 23

ZONING

***

ARTICLE 2 ADMINISTRATION, DIVISION 3, SECTION 23.2-30 SITE PLAN REVIEW

Amended by adding the words shown in underline type and deleting the words crossed through.

Sec. 23.2-30. - Site plan review.

a) *Intent.* The intent of the site plan review provisions is to establish standards for development and provide review procedures which ensure compliance with these qualitative standards and with other regulations of these LDRs. Site plans shall be prepared in accordance with the qualitative site design requirements in section 23.2-31. Site plan review and approval shall be required for the following:

1. Construction of all new structures, except principal and accessory structures associated with use a lot or parcel for single-family detached dwelling units.
2. Modification of existing structures, except principal and accessory structures associated with use of a lot or parcel for single-family detached dwelling units.
3. Occupancy of an existing structure, where a change of occupancy requires additional parking, a site plan shall be required. Where a change of use does not require additional parking, an application so stating and signed by the development review official must be attached to the certificate of occupancy application file prior to the issuance of a certificate of occupancy.

In the case of a site plan that is part of a master development plan for a planned development district, the procedures in section 23.3-25 shall apply.

b) *Determination if site plan review required.* Prior to issuance of a building permit or a certificate of occupancy, the development review official shall determine if site plan review pursuant to the provisions of this section is required. If site plan review is required, the development review official shall notify the applicant of this determination.

c) *Determination of type of site plan review procedure application.* Applications shall be submitted to the department for community sustainability. The development review official shall review development applications to determine if they require site plan review or approval as minor or major developments. If the application constitutes a major development, notice of the review by the appropriate board shall be given by publication, posting and courtesy mailing in accordance with the notice provision of this article. The development review official's determination shall be based on the following criteria:

1. Minor development may include the following:

a. Addition of awnings, canopies or ornamental structures; redesign and different location of pools, parking spaces and drives and driveways; modifications in stairs or elevations of decks, porches, terraces and fencing; or similar types of improvements;
b. Addition of up to twenty (20) parking spaces;
c. Attached or detached additions to buildings which do not increase the floor area by more than five thousand (5,000) square feet; and
d. New structures having less than ~~ten thousand (10,000)~~ <u>seven thousand five hundred (7,500)</u> square feet of floor area.

Exhibit D

Chapter 23

ZONING

***

ARTICLE 3 ZONING DISTRICTS, DIVISION 1, SECTION 23.3-6 PERMITTED USE TABLE
Amended by adding the words shown in underlined type and deleting the words crossed through.

(to be inserted)

Exhibit E

Chapter 23

ZONING

***

ARTICLE 3 ZONING DISTRICTS, DIVISION 2, SECTION 23.3-17 MU-DH – MIXED USE – DIXIE HIGHWAY

Amended by adding the words shown in underlined type and deleting the words crossed through.

Sec. 23.3-17. - MU-DH—Mixed use-Dixie Highway.

a) Intent. The MU-DH mixed use - Dixie Highway district is designed for Dixie Highway, Lake Worth's commercial spine. The MU-DH district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not permitted in the district because they will be detrimental to the shopping or office functions of the area. The establishment of certain uses is subject to conditional use review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors. The district implements in part the downtown mixed use land use category of the Lake Worth Comprehensive Plan.

b) Use restrictions and development regulations for multiple-family residential uses in the MU-DH district. Multiple-family residential uses, <u>excluding single-family and two-family uses,</u> may be established and expanded in the MU-DH district subject to the provisions of section 23.3-10 for uses on the east side of Dixie Highway and section 23.3-11 for uses on the west side of Dixie Highway. Provided however that residential uses shall not be permitted at the ground floor of any building fronting on Dixie Highway.

Exhibit F

Chapter 23

ZONING

***

ARTICLE 4 DEVELOPMENT STANDARDS, SECTION 23.4-3. EXTERIOR LIGHTING

Amended by adding the words shown in underline type and deleting the words crossed through.

Sec. 23.4-3. - Exterior lighting.

a) *Purpose.* The purpose of this section is to provide for regulations for outdoor lighting that will permit reasonable uses of lighting for nighttime safety, utility, security, productivity, enjoyment and commerce. Further, this section shall strive to:

1. Conserve energy and resources to the greatest extent possible;
2. Minimize adverse off-site impacts, including light trespass and obtrusive light;
3. Curtail light pollution and preserve the nighttime environment; and
4. Help protect the natural environment from the adverse effects of nighttime lighting from electric sources.

b) *Conformance with all applicable codes.* All outdoor lighting shall be installed in conformance with the provisions of this chapter, applicable electrical and energy codes, and applicable sections of the building code.

c) *Design and location.*

1. All outdoor lighting in all zoning districts used to light the general area of a specific site shall be shielded to reduce glare and shall be so located and arranged so as to reflect lights away from all adjacent residential districts, adjacent residences or public thoroughfares.

2. All outdoor lighting in all zoning districts shall be directed toward the ground or the façade of a building.

3. All lighting used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of motor vehicle operators or pedestrians.

4. High intensity lighting may be used to illuminate parking areas and to promote security, where needed. However, such lighting shall be shielded and located so as not to allow light trespass upon neighboring residential properties or districts in excess of ~~one (1) foot candle~~ <u>12.57 lumens</u> when measured on that property.

5. No illuminated signs or any other outdoor feature shall be of a flashing, moving, or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use.

6. Lighting shall be arranged to eliminate conflicts with safe traffic and pedestrian movements.

7. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day.
8. Lighting following the form of the building or part of the building will not be allowed if the overall effect will be detrimental to the environment or contrary to the architectural style of the building.
9. Lighting on a building shall be compatible with the architectural style of the building. Any lighting proposed for decorative or artistic purposes shall be appropriate to both the use and function of the building as well as its architectural style.

Exhibit G

Chapter 23

ZONING

***

ARTICLE 4 DEVELOPMENT STANDARDS, SECTION 23.4-6. HOME OCCUPATIONS

Amended by adding the words shown in underline type and deleting the words crossed through.

Sec. 23.4-6. - Home occupations.

a) Purpose. It is the purpose of this section to provide for the orderly use of residential premises for certain customary home occupations. This provision allows for a portion of a residential unit to support a ~~home office space~~ business, profession or trade conducted for gain and that generates income for the owner/tenant. ~~If~~ It is further the purpose to assure that none of the residential ambiance of a neighborhood is modified or in any way diminished by the presence of said home occupation.

b) Design and performance standards.

1. Limited use. The home occupation shall be conducted within the residential premises and only by ~~the person who is licensed to do so and is a~~ residents of the premises. ~~The individual so licensed shall not engage any employees to assist in the home occupation.~~

2. Pedestrian and automobile traffic. The home occupation shall not generate pedestrian or automobile traffic beyond what would normally be expected in a residential district.

3. Maximum area of use. No individual home occupation shall occupy more space than twenty (20) percent of the total floor area of a residence exclusive of any open porch, attached garage, or similar space not suited for or intended to be occupied as living quarters, provided however, in no event shall such all home occupations occupy more than forty (40) percent of the total floor area of the residence or one thousand (1,000) square feet, whichever is less.

4. No signs or advertisements. No signs, banners or flyers shall be permitted to advertise the accessory use of the premises for an occupational purpose.

5. Limited equipment. ~~No equipment shall be used on the building site except telephones, typewriters, personal computers and mailboxes.~~ No chemical, electrical or mechanical equipment shall be used except that which is normally used for domestic, ~~or~~ household or home office purposes. No electrical or mechanical equipment which causes outside interference may be installed or used. No equipment or process shall be used in a home occupation which creates fumes, glare, noise, odors, vibration, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single family residence or outside the dwelling unit if conducted in other than a single family residence.

6. Stock in trade. No goods shall be sold on or from the building site. Stock or inventory is permitted in so much as will fit within the allowable area of the residence being utilized as a home occupation and does not create a health or safety hazard. No outdoor storage of materials or equipment related to the home occupation shall be permitted on the premises. Deliveries may not exceed that which would be utilized by a private residence and shall not be disruptive to the immediate neighborhood

7. Parking. The vehicle used for the home occupation is limited to a passenger car, van, or pickup truck. The vehicle may not be more than twenty (20) feet in overall length and not more than seven (7) feet in overall height. Any vehicles used solely in connection with such home occupation must have separate off-street parking facilities in addition to those provided for the residence, except as otherwise regulated by city ordinances.

8. Residential character. There shall be no alteration in the residential character or appearance of the premises in connection with such home occupation.

9. Neighborhood impact. A home occupation shall not create any nuisance, hazard, or other offensive condition, such as that resulting from noise, smoke, fumes, dust, odors, or other noxious emissions. Electrical or mechanical equipment that causes fluctuations in line voltage, creates any interference in audio or video reception, or causes any perceivable vibration on adjacent properties is not permitted.

10. Three (3) home occupations per residence. No more than three (3) home occupations shall be permitted at any given residence at one (1) time. Each home occupation must maintain the required applicable business tax receipts and use and occupancy certificates.

11. Audible evidence of the activity should not be present off the real property line or outside the dwelling unit if conducted in other than a single family residence before 9:00 a.m. or after 9:00 p.m.

12. If a home occupation reaches a level of activity that detracts from the residential character of the area, it shall be considered a commercial or business activity and shall be required to relocate to an appropriate zoning district where such use is permitted.

Exhibit H

Chapter 23

ZONING

***

ARTICLE 4 DEVELOPMENT STANDARDS, SECTION 23.4-10. OFF-STREET PARKING

Amended by adding the words shown in underline type and deleting the words crossed through.

Sec. 23.4-10 i) 4. Exceptions.

B. Changes in use, remodeling, ~~or building expansion~~ of existing buildings as designated as a contributing structure in one (1) of the city's historic districts (as determined by section 23.5-4.).

Exhibit I

Chapter 23

ZONING

***

ARTICLE 5 SUPPLEMENTAL REGULATIONS, SECTION 23.5-1 SIGNS

Amended by adding the words Shown in underlined type and deleting the words crossed through.

Sec. 23.5-1. - Signs

12. *Temporary signs.*

A. Temporary construction, real estate, and development signs shall be permitted, as follows:

(i) Real estate signs. The maximum allowable sign area for parcels in excess of one hundred fifty (150) lineal feet shall be limited to twelve (12) square feet. Parcels comprise of two (2) acres or more shall be limited to thirty-two (32) square feet. Only one (1) real estate sign per parcel. All real estate signs six (6) square feet and under shall be exempt from permitting requirements.

(ii) Sign area. The maximum allowable sign area for all other temporary signs shall be thirty-two (32) square feet.

(iii) No temporary sign shall be placed closer than ~~ten (10)~~ <u>three (3)</u> feet from any ~~side~~ property line.

(iv) Permits for temporary signs shall be valid for not longer than six (6) months.

(v) All temporary signs shall meet all applicable regulations set forth in this section.

Exhibit J

Chapter 23

ZONING

***

ARTICLE 6 ENVIRONMENTAL REGULATIONS, SECTION 23.6-1 LANDSCAPE REGULATIONS

Amended by adding the words shown in underlined type and deleting the words crossed through.

2. *New and existing multiple-family, commercial and industrial development.* On the site of a building or open-lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, landscaping shall be provided as follows:

(a) *Perimeter requirements adjacent to public and private rights-of-way.*

1. A strip of land at least ten (10) feet in depth located between the off-street parking area or other vehicular use area and the City's Major Thoroughfares and roadway rights-of-way shall be landscaped. For developments located in the Downtown Mixed Use (DT) and the Transit Oriented Development East (TOD-E) zoning districts, a landscape strip of land along roadway rights of way other than Major Thoroughfares must be at least five (5) feet in depth. A similar landscaped strip of land at least five (5) feet in depth shall be located between the City's alleys and off street parking areas or other vehicular use areas. The landscaping shall consist of ~~at least one (1) tree for each twenty (20) linear feet or fraction thereof.~~

   a. At least one (1) small tree for each fifteen (15) linear feet or fraction thereof, or

   b. At least one (1) medium tree for each twenty (20) linear feet or fraction thereof, or

   c. At least one (1) large tree for each twenty-five (25) linear feet or fraction thereof, or

   d. A combination of small, medium and/or large trees, when aggregated meet the linear spacing as outlined in a through c.

The trees shall be located between the right-of-way line and the off-street parking or vehicular use area. The remainder of the landscape area shall be landscaped with living ground cover and organic mulch.

Additionally, a hedge, wall or other durable landscape area shall be placed along the interior perimeter of the landscape strip. If a hedge is used (see subsection c), it must attain a minimum

height of three (3) feet above the finished grade of the adjacent vehicular use or off-street parking area within one (1) year of planting.

If a nonliving barrier is used, it shall be a minimum of three (3) feet above the finished grade of the adjacent vehicular use. Nonliving barriers shall require additional landscaping to soften them and enhance their appearance. For each five (5) feet of nonliving barrier, two (2) shrubs or vines shall be planted along the street side of the barrier, in addition to tree requirements. Earth berms may be used only when installed in conjunction with sufficient plant materials to satisfy the screening requirements. The slope of the berm shall not exceed a 3:1 ratio.

Hedges for multi-family projects which are used to separate a residential use from an adjacent arterial or collector road right-of-way may attain a height of eight (8) feet to mitigate the impact of the adjacent roadway, unless otherwise prohibited. A visibility triangle shall be maintained (see section 23.4-4).

Perimeter hedging installed to effect screening of storage areas must be a minimum of four (4) feet in height at the time of installation and be permitted to grow to a height to conceal the materials being stored. Perimeter shade trees are required to be planted every twenty (20) feet and are not permitted to be clustered. Palm trees used for the purpose of street trees must be planted in clusters of three (3) with no palm being planted further than ten (10) feet apart.

2. The unpaved portion of the right-of-way adjacent to the property line shall be landscaped and provided with irrigation and maintenance.

(b) *Perimeter landscaping requirements relating to abutting properties.*

1. A landscaped screen shall be provided between the off-street parking area or other vehicular use area and abutting properties. The landscape screen may be two (2) feet in height at the time of planting and shall achieve and be maintained at not less than three (3) feet and no greater than six (6) feet in height to form a continuous screen between the off-street parking area or vehicular use area and such abutting property. This landscape screen shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five (5) feet in width. In addition, one (1) shade tree shall be provided for every twenty (20) linear feet of such landscaped screen or fraction thereof.

2. Where any commercial or industrial area abuts a residential zoning district in addition to requirements established for district boundary line separators in the zoning code one (1) shade tree shall be planted every twenty (20) feet to form a solid tree line.

3. The provision for perimeter landscape requirements relating to abutting properties shall not be applicable where a proposed parking area or other vehicular use area abuts an existing hedge or established tree line. The existing hedge and trees may be used to satisfy the landscape requirements provided the existing material meets all applicable standards. The landscape strip, a minimum of five (5) feet in depth, however, is still required, and must be landscaped with living ground cover. If the existing landscaping does not meet the standards of this section, additional landscaping shall be required as necessary to meet the standards. In the event that the landscaping provided by the adjacent property which has been used to satisfy the landscaping requirements for the property making application is ever removed,

the property heretofore using the existing vegetation to satisfy landscaping requirements must then install landscaping as required to comply with the provisions of this code.

(c) *Interior landscaping requirements relating to areas exclusive of vehicular parking areas and building footprints.*

1. All pervious areas of a site that not associated with required water retention shall be provided landscaping meeting the following standards.

a. At least one (1) small tree for each two hundred and twenty-five (225) square feet or fraction thereof, or

b. At least one (1) medium tree for each four hundred (400) square feet or fraction thereof, or

c. At least one (1) large tree for each six hundred and twenty-five (625) square feet or fraction thereof, or

d. A combination of small, medium and/or large trees, when aggregated meet the square footage tree ratio as outlined in a through c.

e. A five (5) foot building landscape area shall be provided adjacent to the perimeters of all buildings where one (1) shrub shall be planted for every five square feet of landscaping area.

f. The remainder of the building landscape area shall be landscaped with living ground cover and organic mulch.

g. The remainder of the impervious area of the site shall be landscaping with grass, living ground cover, organic mulch or other material as deemed appropriate by the community sustainability department.

h. Additional landscaping may be provided which shall serve as credit toward the Sustainable Bonus Incentive Program in applicable.

3. *Interior landscape requirements for parking and other vehicular use areas*.

(a) The amount of interior landscaping within off-street parking areas shall amount to no less than twenty (20) percent of the total area used for parking and accessways.

(b) There shall be a group of palms or a shade tree for every one hundred (100) square feet of required interior landscaping. No more than twenty-five (25) percent of these required trees shall be palms.

(c) Landscape islands which contain a minimum of seventy-five (75) square feet of plantable area, with a minimum dimension of eight (8) feet, exclusive of the required curb, shall be placed at intervals of no less than one (1) landscaped island for every ten (10) parking spaces. One (1) shade tree or equivalent number of palm trees shall be planted in every interior island.

(d) Each row of parking spaces shall be terminated by landscape islands with dimension of eight (8) feet in width, exclusive of curbs. An exception to this requirement is when a landscaped area exists at the end of the parking row.

(e) Whenever parking tiers abut, they shall be separated by a minimum five-foot wide landscape strip. This strip shall be in addition to the parking stall. Non-mountable curbs are not required for these landscaping strips, provided carstops are installed. Should carstops not be installed the landscape strip shall be a minimum of nine (9) feet wide and be provided a non-mountable curb.

(f) Perimeter landscape strips which are required to be created by these land development regulations shall not be credited to satisfy any interior landscaping requirements; however, the gross area of perimeter landscape strips which exceed minimum requirements may, upon approval by the ~~building~~ community sustainability department, be credited to partially satisfy the interior landscape requirements of this section.

(g) Interior landscaping in both parking areas and other vehicular use areas shall, insofar as possible, be used to delineate and guide major traffic movement within the parking area so as to prevent cross-space driving wherever possible. A portion of the landscaping for interior parking spaces, not to exceed twenty-five (25) percent of the total requirement, may be relocated so as to emphasize corridors or special landscape areas within the general parking area or adjacent to buildings located on the site, if helpful in achieving greater overall aesthetic effect. Such relocated landscaping shall be in addition to the perimeter landscaping requirements.

(h) All dumpster and refuse areas and all ground level mechanical equipment shall be screened with shrubbery or with fencing where visible from public rights-of-way.

(i) Landscaping may be permitted in easements only with the written permission of the easement holder. Written permission shall be submitted as part of the site plan or landscape plan review.

(j) All landscaped areas shall be provided with an irrigation system, automatically operated, to provide complete coverage of all plant materials to be maintained. This system should be designed to automatically shut off when raining. The source of water may be either from city water or non-potable water. The use of recycled water is encouraged.

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
RESIDENTIAL																										
Dwelling, Single Family	P	P		P	P	P			P			P									P					
Dwelling, Mobile Home			P																							
Dwelling, Two-Family		P		P	P	P			P			P									P					
Dwelling, Multifamily				P	P	P	P	P	P	P	P	P	P	P	P	P			C		P					
Mobile Home Park			P																							
Townhouses		C		C	C	C	C	C	C	C	C	C	C	C	C	C			C		P					
Accessory Dwelling Unit		P		P	P	P	P	P	P	P		P														
Accessory Mechanical Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Accessory Structure(s)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		P					
Assisted Living Centers/Facilities			C	C	C	C						C		C												
Family Day Care (Accessory to Residence per Florida Statutes	P	P		P	P	P			P	P	P	P	P	P							P					
Boarding House				C	C	C	C	C	C	C									C							
Nursing Homes/Facilities			C	C	C	C						C		C												
Retirement Homes/Facilities			C	C	C	C						C		C												
Community Residences, Type I (6 or less residents) - Former Group Home	P	P		P	P	P	P	P	P	P		P														
Community Residences, Type II (7-14) - Former Group Home				C	C	C	C	C	C	C			C	C												
Community Residences, Type III										C		C	C	C								C				
Community Residences, Type IV													C	C								C				

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
RETAIL																										
High Intensity Retail Uses - Greater than 7,500 sq. ft.																										
Drive Through Facilities													C	C												
Drug Store ~~Full Service~~							C		C		C		C	C	C	C										
Grocery Store ~~Regional~~							C		C		C		C	C	C	C										
Home Improvement Center													C	C												
Produce Market							C			C	C		C	C	C	C										
Liquor Store							C			C	C		C	C												
Merchant Retail Stock (Reference Ordinance Chapter 14)							C			C	C		C	C	C	C										
~~Auto, Boat, Cycle, RV Sales See Automotive/Vehicular Use Section~~																										
Single Destination Retail							C	C	C	C	C		C	C	C	C	C		C							
Stand Alone Retail											C		C	C												

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Retail Uses - Less than 7,500 sq. ft.																										
Convenience Stores (Maximum 7,500 sq. ft.)							~~A~~ C						~~A~~ C	~~A~~ C												
Drive Through Facilities													C	C												
Drug Store ~~Full Service~~							A		A		A		A	A	A	A										
~~Drug Store Limited Service~~							~~A~~				~~A~~		~~A~~	~~A~~	~~A~~	~~A~~										
Grocery Store ~~Neighborhood~~							A			A			A	A	A	A										
Home Improvement Center										C			A	A												
Liquor Store							C			C	C		C	C												
Produce Market							A			A	A		A	A	A	A										
Single Destination Retail							P	P	P	P	P		P	P	P	P	P		P							
Specialty Retail							A		A		P		P	P	P	P		P	P							
Stand Alone Retail							A		A	A			A	A	A	A			A							
Specialty Food Product Stores							A		A	A			A	A	A	A										
Sundry Shop							A		A	A	A		A	A	A	A	A	P	A							

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Low Intensity Retail Uses - Less than-2,500 sq. ft.																										
Gift Boutiques							P	P	P	P	P		P	P	P	P		P	P							
Hobby Shops							P	P	P	P	P		P	P	P	P			P							
Produce Market							A			A	A		A	A	A	A					A					
Grocery Store Neighborhood							A			A			A	A	A	A										
Single Destination Retail							P	P	P	P	P		P	P	P	P	P		P							
Specialty Food Product Stores							P	P	P	P	P		P	P	P	P	P		P							
Specialty Retail							P		P		P		P	P	P	P		P	P							
Sundry Shop							P		P	P			P	P	P	P		P	P		P					
Tobacco Shop							P						P	P	P	P			P							

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
COMMERCIAL																										
High Intensity Commercial Uses - Greater than 7,500 sq. ft.																										
Bars/ Clubs with or without live entertainment											C		C	C	C	C			C							
~~Bars/clubs with live entertainment~~											~~C~~		~~C~~	~~C~~					~~C~~							
Cold Storage																			C	C						
Contractor (Office with no outdoor storage yard)							C						C	C					C	C						
Contractor (Office with outdoor storage yard)																				C						
Dead Storage Facilities														C					C	C						
Drive Through Facilities									C	C			C	C												
~~Eating and Drinking Establishments, w/ Drive Through~~									~~C~~	~~C~~			~~C~~	~~C~~												
~~Eating and Drinking Establishments, w/o Drive Through~~									~~C~~	~~C~~			~~C~~	~~C~~												
Financial Institution w/ Drive Through									C	C	C		C	C	C	C										
~~High Intensity Financial Institution~~ Financial Institution w/o Drive Through							C			C	C	C	C	C	C	C										
Hotels							C		C		C	C	C	C	C	C										C
Indoor Commercial Recreation (Reference Ordinance Chapter 14)													C	C					C	C						
~~Laundry Facilities - Public~~							~~C~~						~~C~~	~~C~~	~~C~~	~~C~~										
~~Linen service/uniform service~~																				~~C~~						
Printing Services							C			C	C		C	C	C	C			C	C						
Mini-Warehouses													C	C					C	C					~~A~~ C	
Motels							C	C	C	C	C	C	C	C					C							
Motel or Hotel, extended stay											C		C	C					C							
Outdoor Commercial Recreation (See Indoor Commercial Recreation)														C					C	C						
~~Printing Services~~													~~C~~	~~C~~					~~C~~	~~C~~						
Restaurants Accessory to Hotel or Motel							C		C	C	C	C	C	C	C	C										
Restaurants w/Drive Through							C		C	C	~~C~~		C	C					C							
Restaurants - ~~High Turn Over~~ With Bar							C		C	C	C		C	C	C	C		~~A~~ C	C							
Restaurants - ~~Medium Turn Over~~ Take Out							~~A~~ C	C	C	~~A~~ C			~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	C	~~A~~ C	~~A~~ C		~~A~~ C					
Restaurants ~~- Low Turn Over~~							~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C		~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C		~~A~~ C					
Single Destination Commercial										C	C		C	C	C	C			C							
Truck/Van Rentals														C						C						
Veterinary Offices, w/ Kennels													C	C					C	C						
Warehouse Facilities														C					C	C						
Wholesale and Distribution Facilities														C					C	C						
TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Commercial Uses - Less than 7,500 sq. ft.																										
Bars/ Clubs with or without live entertainment											~~A~~ C		~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C			~~A~~ C							
~~Bars/clubs with live entertainment~~											~~C~~		~~C~~	~~C~~					~~C~~							
Bed and Breakfast Inns	C	C		C	C	C	C	C	C	C	C	C	C						C							
Caterering/Caterer							A						A	A	A	A			A							
Contractor (Office only, no outdoor storage yard)							A	A	A	A	A	A	A	A	A	A			A	A						
Contractor (Office with outdoor storage yard)																				C						
Drive Through Facilities									C	C			C	C												
~~Dry cleaners~~													~~A~~	~~A~~					~~A~~							

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
~~Eating and Drinking Establishments, w/ drive through~~							~~C~~		~~C~~	~~C~~	~~C~~		~~C~~	~~C~~	~~C~~	~~C~~		~~C~~	~~C~~		~~C~~					
~~Eating and Drinking Establishments, w/o drive through~~							~~A~~		~~A~~	~~A~~	~~A~~		~~A~~	~~A~~	~~A~~	~~A~~		~~P~~	~~C~~		~~P~~					
Financial Institution w/ Drive Through									C	C	C		C	C	C	C										
Financial Institution w/o Drive Through							A		A	A	A		A	A	A	A										
Financial Management Services							A	A	A	A	A		A	A	A	A										
Funeral Home/ Crematory							C	C					C							C						
Hotels							A		A		A		A	A	A	A										
Indoor Commercial Recreation (Reference Ordinance Chapter 14)							A			A		A	A	A					A	A						
~~Laundromat self service~~							~~A~~		~~A~~	~~A~~		~~A~~	~~A~~	~~A~~							~~P~~					
~~Laundry Establishments - Private~~							~~A~~			~~A~~		~~A~~	~~A~~	~~A~~							~~P~~					
~~Linen service/uniform service~~													~~A~~						~~A~~	~~A~~						
Motels							A		A		A	A	A	A												
Motel or Hotel Extended Stay											C		C	C					C							
Printing Services							A		A		A		A	A	A	A			A	A						
Restaurants w/Drive Through							C		C				C	C					C							
Restaurants - ~~High Turn Over~~ With Bar							C		C	C	C		C	C	C	C		A	C							
Restaurants - ~~Medium Turn Over~~ Take Out							A	A	A	A	A		A	A	A	A	A	P	A		P					
Restaurants ~~- Low Turn Over~~							A	A	A	A	A		A	A	A	A	A	P	A		P					
~~Sandwich Shops and Snack Bars~~							~~A~~			~~A~~			~~A~~	~~A~~	~~A~~	~~A~~		~~P~~	~~A~~		~~P~~					
Single Destination Commercial							A			A			A	A	A	A			A							
Social Service Centers							A	A	A	A			A	A	A	A			A							
Storage Lockers													A	A	A	A										
~~Take Out Restaurants~~							~~A~~		~~A~~	~~A~~	~~A~~		~~A~~	~~A~~	~~A~~	~~A~~			~~A~~		~~P~~					
Veterinary Offices, w/o Kennels										A			A	A	P	P			A	A						
Veterinary Offices, w/ Kennels													C	C					C	C						
Warehouse Facilities														A					A	A						
Wholesale and Distribution Facilities														A					A	A						
Low Intensity Commercial Uses - Less than-2,500 sq. ft.																										
Coffee Shop							P	P	P	P	P		P	P	P	P	P	P	P		P					
Contractor (Office only, no outdoor storage yard)							P	P	P	P	P	P		P	P	P			P	P						
Contractor (Office with outdoor storage yard)																				C						
~~Dry Cleaning drop-off services off-site~~							~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					~~P~~					
Financial Management Services							P	P	P	P	P		P	P	P	P			P							
~~Laundry Service drop-off services off-site~~							~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					~~P~~					
Printing Services							P		P	P	P		P	P	P	P			P							
Restaurants w/Drive Through							C		C				C	C					C							
Restaurants - ~~High Turn Over~~ With Bar							A		A	A	A		A	A	A	A		A	A							
Restaurants - ~~Medium Turn Over~~ Take Out							P	P	P	P			P	P	P	P	P	P	P		P					
Restaurants ~~- Low Turn Over~~							P	P	P	P	P		P	P	P	P	P	P	P		P					
Single Destination Commercial							P	P	P	P	P		P	P	P	P	P		P							
Wholesale and Distribution Facilities														P					P	P						

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
OFFICE																										
High Intensity Office Uses- Greater than 7,500 sq. ft.																										
Administrative/Professional Services: (non-medical)							C	C	C	C	C	C	C	C	C	C			C							
Business Services							C	C	C	C	C		C	C	C	C										
Call Center													C		C	C			C	C						
Contractor (Office with no outdoor storage yard)							C						C	C					C	C						
Contractor (Office with outdoor storage yard)																				C						
Governmental Administrative Office							C			C			C	C	C	C			C	C		C				
Health Clinics/Urgent Care													C	C	C	C						C				
Medical Offices							C	C	C	C		C	C	C								C				
Out Patient Clinics													C	C								C				

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Office Uses - Less than 7,500 sq. ft.																										
Administrative/Professional Services: (non-medical)							A	A	A	A	A	A	A	A	A	A	A		A							
Business Incubation Office							A		A		A		A	A	A	A										
Business Services							A	A	A	A	A		A	A	A	A										
Call Center													A	A	A	A			A							
Contractor (Office only, no outdoor storage yard)							A	A	A	A	A	A	A	A	A	A			A	A						
Contractor (Office with outdoor storage yard)																				C						
Governmental Administrative Office							A			A			A	A	A	A			A	A		A				
Health Clinics/Urgent Care													C	C	C	C						C				
Interior Design Studio w/ Sales							A		A		A		A	A	A	A			A							
Kitchen/Millwork Design Studio							A	A	A	A	A		A	A	A	A			A	A						
Medical Offices							~~C~~ A	~~C~~ A	~~C~~ A	~~C~~ A		~~C~~ A	~~C~~ A	~~C~~ A								~~C~~ A				
Out Patient Clinics/Medical Office							A		A				A	A	A	A										

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Low Intensity Office Uses - Less than-2,500 sq. ft.																										
Administrative/Professional Services: (non-medical)							P	P	P	P	P	P	P	P	P	P	P		P	P		C				
Call Center													P	P	P	P			P							
Contractor (Office only, no outdoor storage yard)							P	P	P	P	P	P	P	P	P	P			P	P						
Contractor (Office with outdoor storage yard)																				C						
Health Clinics/Urgent Care													C	C	C	C						C				
Medical Offices							A	A	A	A		A	A	A								A				
Out Patient Clinics/Medical Office							A		A				A	A	A	A										
Governmental Administrative Office							A			A			A	A	A	A			A	A		A				
Home Occupation	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P			P		P					

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
PERSONAL SERVICES																										
High Intensity Personal Services Uses - Greater than 7,500 sq. ft.																										
Ballroom, Banquet and Meeting Rooms							C		C	C	C		C	C	C	C		P	C			C	C			C
Cryogenic Frozen Storage & Laboratory																				C						
Gymnastics Studios/Training Facilities													C	C					C	C			C			
Large Household Appliance Repair													C	C					C	C						
Linen service/uniform service																				C						
Dry Cleaning Plant																				C						

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Personal Services Uses - Less than 7,500 sq. ft.																										
Ballroom, Banquet and Meeting Rooms							C		C	C	C		C	C	C	C		P	C			C	C			C
Barber's Shop							A	A	A	A	A	A	A	A	A	A			A							
Beauty Parlor/Shop/Salon/Esthetician/Make-up Artist							A	A	A	A	A	A	A	A	A	A			A							
Day Spa							A	A	A	A	A	A	A	A	A	A			A							
Dry Cleaning Establishment							A	A	~~A~~	A			A	A	A	A			A							
Dry Cleaning Plant																				C						
Exercise Gyms/Studio							A	A	A	A			A	A	A	A			A	A			A			
Holistic Health Care Facility							A	A	A	A	A	A	A	A	A	A	A		A							
Linen service/uniform service																				C						
Laundry Establishment							A	A		A			A	A	A	A			A							
Large Household Appliance Repair													A	A					A	A						
Small Household Appliance Repair													A	A					A							
Martial Arts Studio							A	A	A	A			A	A	A	A			A	A			A			
Music/Dance Studio							A	A	A	A			A	A	A	A			A	A			A			
Gymnastics Studios/Training Facility							A	A	A	A			A	A	A	A			A	A			A			
Personal Training Gyms/Studio							A	A	A	A	A	A	A	A	A	A			A	A			A			
Physical Fitness Studio/Facilities (group, multi-client services)							A	A	A	A			A	A	A	A			A							
Social Service Center							A	A	A	A			A	A	A	A			A							
Tattoo Studio/Body Art/Piercing											A		A						A							

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Low Intensity Personal Services Uses - Less than-2,500 sq. ft.																										
Ballroom, Banquet and Meeting Rooms							A		A	A	A		A	A	A	A		P	A			A	A			A
Barber's Shop							P	P	P	P	P	P	P	P	P	P	P		P		P					
Beauty Parlor/Shop/Salon/Esthetician/Make-up Artist							P	P	P	P	P	P	P	P	P	P	P		P		P					
Clothing Alterations							P	P	P	P	P	P	P	P	P	P	P		P							
Day Spa							P	P	P	P	P	P	P	P	P	P	P		P		P					
Dry Cleaning Establishment							A	A		A			A	A	A	A			A							
Exercise Gyms/Studio							P	P	P	P	P	P	P	P	P	P	P		P				P			
Holistic Health Care Facility							P	P	P	P	P	P	P	P	P	P	P		P							
Laundry Establishment							A	A		A			A	A	A	A			A							
Large Household Appliance Repair													P	P					P	P						
Small Household Appliance Repair													P	P					P							
Licensed Tanning Salon							P	P	P	P	P	P	P	P	P	P	P		P							
Nail Salon							P	P	P	P	P	P	P	P	P	P	P				P					
Martial Arts Studio							P	P	P	P			P	P	P	P			P	P			P			
Music/Dance Studio							P	P	P	P			P	P	P	P			P	P			P			
Gymnastics Studio/Training Facility							P	P	P	P			P	P	P	P			P	P			P			
Personal Training Gyms/Studio							P	P	P	P	P	P	P	P	P	P	P		P				P			
Pet Grooming							P	P	P	P	P	P	P	P	P	P	P		P		P					
Shoe Repair							P	P	P	P	P	P	P	P	P	P	P		P							
Tailor/Dressmaking							P	P	P	P	P	P	P	P	P	P	P		P							
Tattoo Studio/Body Art/Piercing											A		A						A							
Watch, Clock and Jewelry Repair							P	P	P	P	P	P	P	P	P	P	P		P							

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
AUTOMOTIVE/VEHICULAR																										
High Intensity Vehicular Uses - Greater than 7,500 sq. ft.																										
Airport Transportation Services																				C						
Ambulance Services																				C						
Automobile Auctions														C						C						
Automobile Body Shops																			C	C						
Automobile Charging Station																				C						
Automobile Filling Stations													C	C						C						
Automotive Towing Services and Storage Yards																				C						
Automobile Washing Establishments, Attended / Unattended													C	C						C						
Automobile Service and Repair-Major													C	C						C						
Automobile Service and Repair-Minor													C	C					C	C						
Bus Lines																				C						
Bus Charter Services																				C						
Limited Dockage																						C	C	C		
Limousine Rental w/Drivers													C							C						
Marinas																						C	C	C		
Motorcyle/Motorscooter Sales and Rentals													C	C						C						
Motorcyle Service and Repair													C	C						C						
New Automobile Sales and Rentals													C	C						C						
New Boat Sales and Rentals													C	C						C						
Parking Lots Public or Private							C	C	C	C			C	C					C	C		C			C	
Parking Facilities							C	C	C	C	C		C	C	C	C			C	C		C	C			
Recreational Vehicle Sales/Service														C						C						
Special Interest Automobile Dealership													C						C	C						
Tire/Rim Sales and Service													C	C						C						
Transit Terminal Facilities																				C						
Used Automobile Sales and Rentals													C	C						C						
Used Boat Sales and Rentals													C	C						C						
Vehicle Broker													C						C	C						

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Vehicular Uses - Less than 7,500 sq. ft.																										
Automobile Charging Facility													C	C						C						
Automobile Body Shops																			C	C						
Automobile Filling Stations													C	C						C						
Automobile Lubrication Establishmetns													C	C						C						
Automobile Rustproofing and Undercoating Establishments													C	C						C						
Automobile Service and Repair-Major													C	C						C						
Automobile Service and Repair-Minor													C	C					C	C						
Automobile Uphosltery Establishments													C	C					C	C						
Automobile Washing Establishments, Attended / Unattended													C	C						C						

Automobile Waxing and Polishing Establishments													C	C						C						
Automobile Window Tinting Establishments													C	C						C						
Automotive Parts Sales													C	C												
Boat Docks and Boat Lifts																						C	C	C		
Bus Charter Services																				C						
Limited Dockage													C	C						C		C				
Limousine Rental w/Drivers																				C						
Motorcyle/Motorscooter Rental													C		C	C										
Parking Facilities							C	C	C	C	C	C	C	C	C	C			C	C		C	C			
Parking Lots Public or Private							C	C	C	C			C	C					C	C		C		C	A	
Recreational Vehicle Sales/Service														C												
Sightseeting Buses																				C						
Special Interest Automobile Dealership													A						A	A						
Tempoary Parking Facilities for Public Entities				C	C	C	C	C	C	C		C										C				
Tire/Rim Sales and Service													A	A					C	A						
Tourism-related trades													C	C						C						
Transitional Parking Facility		C	C	C	C	C	C	C	C	C			C	C					C	C		C			A	
Used Automobile Sales and Rentals														C						C						
Used Boat Sales and Rentals														C						C						
Vehicle Broker													A						A	A						
Walking tours Downtown/Historic guided-on-site parking									C		C															
TYPE/USE	**SF-R**	**SF-TF 14**	**MH-7**	**MF-20**	**MF-30**	**MF-40**	**MU-E** Lake & Lucerne	**MU-E** 1st & 2nd Edges	**MU-E** Federal Hwy	**MU-E** 10th & 6th	**DT**	**MU-FH**	**MU-DH**	**MU-W** Lake & 10th	**TOD-E**	**TOD-W**	**NC**	**BAC**	**AI**	**I-POC**	**PD**	**P**	**PROS**	**CON**	**FEC**	**HOTEL**
Low Intensity Vehicular Uses - Less than 2,500 sq. ft.																										
Automobile Charging Station (accessory to primary use)													P	P					P	P						
Automobile Body Shops																			C	C						
Automobile Service and Repair-Major													C	C						C						
Automobile Service and Repair-Minor													A	A					A	A						
Automobile Uphosltery Establishments													A	A					A	A						
Automobile Washing Establishments, Attended / Unattended													C	C						C						
Automobile Waxing and Polishing Establishments													A	A					A	A						
Automobile Window Tinting Establishments													A	A						A						
Automotive Parts Sales													P	P					P	P						
Motorcyle/Motorscooter Rentals													P	P	P	P										
Special Interest Automobile Dealership													P						P	P						
Tire/Rim Sales and Service													A	A					A	A						
Tourism-related trades-No Storage yard													P	P	P	P						P	P	P		
Used Automobile Sales and Rentals														A						A						
Used Boat Sales and Rentals														A						A						
Vehicle Broker													P						P	P						

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
INDUSTRIAL																										
High Intensity Industrial Uses - Greater than 7,500 sq. ft.																										
Aquaculture/Hydroponic Farming																			C	C						
Auction House w/ or w/out outdoor storage																			C	C						
Building and Construction Trades/Contractors manufacturing w/ Outdoor																				C						
Building and Construction Trades/Contractors manufacturing w/o Outdoor																			C	C						
Boat Repair / Maintenance / Detailing																				C						
Equipment Rental and Leasing																				C						
Factory or Manufacturing (Reference Ordinance Chapter 14)																				C						
Food Manufacturing & Processing																			C	C						
Garment/Clothing/Apparel Manufacturing																			C	C						
Heavy Utility Service Uses																				C		C				
High Intensity Fabrication Services excluding retail display and sales																				C						
High Intensity Manufacturing excluding retail display and sales																				C						
High Intensity Processing excluding retail display and sales																				C						
Import/Export Business														C					C	C						
Jobsite Preparation (Reference Ordinance Chapter 14)																			C	C						
Microbrewery w/Sales																			C	C						
Microbrewery w/o Sales																			C	C						
Organic/Green/All Natural Composting Fertilizer Manufacturing																			C	C						
Pharmaceutical & Medicine																				C						
Plant Nursery (sales only)													C						C	C						
Plant Nursery																			C	C						
Recycling Processing Center																				C						
Regional Distribution Center																			C	C						
Renewable Energy Resource Center																				C						
Research & Development, Scientific/Technological																				C						
Septic Tank, Sewer, and Drain Cleaning and Repair Services																				C						
Storage-outdoor																			C	C						
Storage-indoor																			C	C						
Testing Laboratory																				C						
Utility Plant, Substation, Power Generation-Minor																				C		C				
Vintner/Winery																			C	C						
Welding Contractors																				C						
Welding Repair Services																				C						

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Industrial Uses - Less than 7,500 sq. ft.																										
Aquaculture/Hydroponic Farming																			A	A						
Auction House w/out outdoor storage													C						C	C						
Boat Repair / Maintenance / Detailing																			C	C						
Building and construction trades/contractors manufacturing without outdoor																			C	C						

Building and construction trades/contractors manufacturing with outdoor storage yards																				C						
Cabinetry Manufacturing																			C	C						
Cleaning and Maintenance Services																			A	A						
Disinfecting and Exterminating Services																			C	C						
Distillery																			C	C						
Furniture Stripping, Finishing and Refinshing																			C	C						
Furniture Manufacturing																			C	C						
Garment/Clothing/Apparel Manufacturing																			C	C						
Import/Export Business													C						C	C						
Landscaping Contractors w/Storage Yards																			C	C						
Lawn, Garden and Tree Maintenance Services																			A	A						
Mail Delivery Services																			C	C						
Medical/Biothech/Pharmaceutical Manufacturing & Distribution																			C	C						
Medium Intensity Fabrication Services excluding retail display and sales																			C	C						
Medium Intensity Manufacturing excluding retail display and sales																			C	C						
Medium Intensity Processing excluding retail display and sales																			C	C						
Microbrewery w/Sales																			A	A						
Microbrewery w/o Sales																			A	A						
Packaging and Labeling Services																			C	C						
Pharmaceutical & Medicine																				C						
Plant Nursery (sales only)													C						C	C						
Plant Nursery																			A	A						
Regional Distribution Center																			A	A						
Research & Development, Scientific/Technological																				C						
Steam and Pressure Cleaning Services																			C	C						
Storage-outdoor																				C						
Storage-indoor																			A	A						
Testing Laboratory																				C						
Utility Plant, Substation, Power Generation-Minor																			C	C						
Vintner/Winery																			A	A						
TYPE/USE	**SF-R**	**SF-TF 14**	**MH-7**	**MF-20**	**MF-30**	**MF-40**	**MU-E** Lake & Lucerne	**MU-E** 1st & 2nd Edges	**MU-E** Federal Hwy	**MU-E** 10th & 6th	**DT**	**MU-FH**	**MU-DH**	**MU-W** Lake & 10th	**TOD-E**	**TOD-W**	**NC**	**BAC**	**AI**	**I-POC**	**PD**	**P**	**PROS**	**CON**	**FEC**	**HOTEL**
Low Intensity Industrial Uses - Less than 2,500 sq. ft.																										
Building and construction trades/contractors manufacturing without outdoor																			P	P						
Building and construction trades/contractors manufacturing with outdoor storage yards																				C						
Contractor (Office only, no outdoor storage yard)							P	P	P	P	P	P		P	P	P			P	P						
Contractor (Office with outdoor storage yard)																				C						
Landscaping Contractors w/Storage Yards																				C						
Lawn, Garden and Tree Maintenance Services																			P	P						
Low Intensity Fabrication Services excluding retail display and sales																			P	P						
Low Intensity Fabrication Services including retail display and sales																			A	A						
Low Intensity Manufacturing excluding retail display and sales																			P	P						
Low Intensity Manufacturing including retail display and sales																			A	A						
Low Intensity Processing excluding retail display and sales																			P	P						
Low Intensity Processing including retail display and sales																			A	A						

Garment/Clothing/Apparel Manufacturing																			P	P						
Medical and Dental Laboratories																			P	P						
Pharmaceutical & Medicine																				C						
Research & Development, Scientific/Technological																				C						
Testing Laboratory																				C						

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
INSTITUTIONAL																										
High Intensity Institutional Uses - Greater than 7,500 sq. ft.																										
Colleges and Universities	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C						C				
Day Care Center						C	C	C	C	C		C	C	C	C	C			C							
Day Care Center Accessory to Place of Worship	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C										
Hospitals and Clinics Public														C								C				
Hospitals and Clinics Private														C								C				
Museums							C		C		C								C			C	C	C		
Schools, elementary	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C						C				
Schools, intermediate and secondary	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C						C				
Schools-Conservatory of Music (Retail merchant license required if selling any instruments, equipment, etc.)													C	C	C	C			C							
School of the Arts														C					C			C				
School for Modeling or Booking Agency														C					C			C				
School of Instruction (for artisan, workers, etc.)														C					C			C				
Places of Worship	~~A~~ C	~~A~~ C		~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C	~~A~~ C										

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Institutional Uses - Less than 7,500 sq. ft.																										
Botanical Research and Education																			A			A	A	A		
Colleges and Universities (Satellite Campus)	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A			A			A				
Day Care Center				A	A	A	A	A	A	A		A	A	A	A	A			A							
Marine Research and Education															A	A			A			A	A	A		
Museums							A		A		A								A			A	A	A		
Nursing Homes/Assisted Living Facilities				A	A	A	A	A	A	A		A	A	A	A	A			A							
Places of Worship	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A										
Welcome Centers											A				A	A						A	A	A		

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Low Intensity Institutional Uses - Less than 2,500 sq. ft.																										
Environmental Nature Centers																						C	C	C		
Museum											P								P			P	A	A		

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
CULTURAL & ARTISANAL ARTS																										
High Intensity Artisanal Uses - Greater than 7,500 sq. ft.																										
Artisanal Foods														C					C	C						
Artisanal Manufacturing														C					C	C						
Ceramics Studio w/ Kiln							C		C	C									C	C						
Ceramics Studio w/o Kiln							C		C	C									C	C						
Commissary Kitchen														C					C	C						
Culinary Arts														C					C	C						
Film Studio														C		C			C	C						
Indoor Motion Pictures (more than three (3) Screens)														C		C			C	C						
Performing Arts Theatre (more than 250 seats)																			C	C						
Radio Broadcasing Studio														C		C			C	C		C				
Recording Studio											C			C	C	C			C	C						
Sculpture Studio w/ Kiln																			C	C						
Sculpture Studio w/o Kiln																			C	C						
Television Production Studio													C	C		C			C	C		C				

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Artisanal Uses - Less than 7,500 sq. ft.																										
Artisanal Foods											A			A					A	A						
Artisanal Manufacturing														A					A	A						
Artisan Studio							A	A	A	A	A	A	A	A	A	A			A	A						
Arts and Crafts Studio																			A	A						
Art Gallery							A	A	A		A		A		A	A			A	A						
Bakery											A		A						A	A						
Book Binding																			A	A						
Ceramics Studio w/ Kiln																			A	A						
Ceramics Studio w/o Kiln							A		A	A									A							
Commissary Kitchen														A					A	A						
Culinary Arts							A							A					A	A						
Custom Jewelry Studio							A												A	A						
Indoor Motion Pictures (more than three (3) Screens)																			A	A						
Performing Arts Theatre (less than 250 seats)											A								A	A		A	A	A		
Perfumery											A			A					A	A						
Photography Studio							A							A					A	A						
Pottery Shop/Studio																			A	A						
Recording Studio											A			A	A	A			A	A						
Sculpture Studio w/ Kiln																			A	A						
Sculpture Studio w/o Kiln																			A	A						
Stationery/Engraver							A				A								A	A						

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Low IntensityArtisanal Uses - Less than 2,500 sq. ft.																										
Artisan Studio							P		P	P			P						P							
Arts and Crafts Studio							P	P			P		P	P					P							
Art Gallery							P	P	P	P	P		P	P	P	P			P							
Ceramics Studio w/o Kiln							A		A	A									A							
Ceramics Studio w/o Kiln							P		P	P									P							
Craft gallery											P		P	P					P							
Bakery							P	P	P	P	P	P	P	P	P	P	P		P	P	P					
Commissary Kitchen														P					P	P						
Custom Jewelry Fabrication/Studio							P	P	P	P			P	P	P	P			P							
Photography Studio							P		P		P		P	P					P							
Photography gallery, including picture framing.							P	P	P	P			P	P					P							
Pottery Shop/Studio							P	P					P	P					P							
Recording Studio											A			A	A	A			P							
Sculpture Studio w/o Kiln							A	A					A	A					A							
Sculpture Studio w/o Kiln							P	P					P	P					P							
Stained Glass Studio							P	P					P	P					P							

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
PUBLIC																										
High Intensity Public Uses - Greater than 7,500 sq. ft.																										
Amphitheatres - Greater than 250 Seats																		P				C	C			
Community Gardens																						C	C			
Light Utility Facility Services	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C
Recreation Public (Indoor) w/ Team Sports Facilities														C				P		C		C	C			
Recreation Public (Indoor) w/o Team Sports Facilities														C				P				C	C			
Recreation Public (Outdoor) w/ Team Sports Facilities																				C		C	C	C		
Recreation Public (Outdoor) w/o Team Sports Facilities	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C		P				C	C	C		
Recreation Park (Active) w/ Team Sports Facilities																						C	C	C		
Sports Arenas														C								C				

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Public Uses - Active - Less than 7,500 sq. ft.																										
Amphitheatres - Less than 250 Seats																		P				C	C	C		
Community Gardens																						C	C			
Concession Stands in Conjunction with recreational facilities																		P				C	C	C		
Light Utility Facility Services	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C
Recreation Public (Indoor) w/ Team Sports Facilities														C				P		C		C	C			
Recreation Public (Indoor) w/o Team Sports Facilities														C				P				C	C			
Recreation Public (Outdoor) w/ Team Sports Facilities																				C		C	C	C		
Recreation Public (Outdoor) w/o Team Sports Facilities	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C		P				C	C	C		
Recreation Park (Passive) - More than Two (2) Acres	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C		P				C	C	C		

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Low Intensity Public Uses - Passive - Less than 2,500 sq. ft.																										
Nature, Foot and Bicycle Trails	P	P		P	P													P			P	P	P	P		
Pocket Parks	P	P		P	P		P	P	P	P	P	P	P	P	P	P		P	P		P	P	P	P		
Picnic facilities, Play-Grounds, Passive Recreational, Restrooms																		P			P	P	P	P		
Public and Private Nature Preserves	P	P		P	P													P				P	P	P		
Recreation Park (Passive) - Less than Two (2) Acres	P	P		P	P	P	P	P	P	P	P	P	P	P				P	P		P	P	P	P		

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
SPECIALITY																										
High Intensity Specialty Uses - Greater than 7,500 sq. ft.																										
Adult Establishments																				C						
Flea Market							C	C	C	C	C	C	C	C	C	C			C	C		C				
Outdoor Farmer's Market																			C			C			C	
Mobile food vending courts																			C			C			C	
Passenger Railroads/Transit															C	C						C				
Private Club									C				C	C												
Power Plants																				C		C				
Public Safety Facilities																						C				
Radio and Television Broadcasting Studios w/ Communication Towers														C						C		C				
Shooting Ranges																				C						
Special Interest Automobile Dealership													C						C	C						
Sports Arenas, (Public/Private)(Indoor/Outdoor)														C						C						
Taxicab Companies																				C						
Taxidermist																				C						
Water Towers																						C				
Wireless Communication Facilities										C	C	C	C	C	C	C			C	C		C			C	

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Medium Intensity Specialty Uses - Less than 7,500 sq. ft.																										
Adult Establishments																				C						
Cemetery/Mauseleum(Public/Private)	C	C		C	C	C						C										C	C			
Private Club									A				A	A												
Produce Market							A			A	A		A	A	A	A					A					
Radio and Television Broadcasting Studios w/o Communication Towers							~~P~~ A			~~P~~ A	~~P~~ A		~~P~~ A	~~P~~ A	~~P~~ A	~~P~~ A			~~P~~ A	~~P~~ A		C				
Special Interst Automobile Dealership													A						A	A						
Temporary Help Marshalling and Dispatch Services																						C				
Non-motorized recreational equipment rental (canoes, kayaks, paddle boards, etc)																						C	C	C		
Outdoor Farmer's Market																			C			C			C	
Flea Market																			C			C			C	
Mobile food vending courts																			C			C			C	

TYPE/USE	SF-R	SF-TF 14	MH-7	MF-20	MF-30	MF-40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU-FH	MU-DH	MU-W Lake & 10th	TOD-E	TOD-W	NC	BAC	AI	I-POC	PD	P	PROS	CON	FEC	HOTEL
Low Intensity Specialty Uses - Less than 2,500 sq. ft.																										
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Open Space Conservation Areas	P	P	P	P																		P	P	P		
Produce Market							A			A	A		A	A	A	A					A					
Private Club									P				P	P												
Special Interest Automobile Dealership													P						P	P						
Water Conservation Areas	P	P	P	P																		P	P	P		

2016-XX

ORDINANCE NO. 2016-XX OF THE CITY COMMISSION OF LAKE WORTH, FLORIDA, AMENDING CHAPTER 23 OF THE CODE OF ORDINANCES BY AMENDING ARTICLE 1 DIVISION 2, SECTION 23.2-12, DEFINITIONS; ARTICLE 2, DIVISION 3, SECTIONS 23.2-30 SITE PLAN REVIEW; ARTICLE 3, DIVISION 1, SECTION 23.2-15, NOTICE REQUIREMENTS; ARTICLE 3, DIVISION 1, SECTION 23.3-6, PERMITTED USE TABLE; ARTICLE 3 DIVISION 2, SECTION 23.3-17, MU-DH – MIXED USE DIXIE HIGHWAY; ARTICLE 4, DEVELOPMENT STANDARDS, SECTION 23.4-3, EXTERIOR LIGHTING; SECTION 23.4-6, HOME OCCUPATIONS; SECTION 23.4-10, OFF-STREET PARKING; ARTICLE 5, SUPPLEMENTAL REGULATIONS, SECTION 23.5-1, SIGNS; ARTICLE 6, ENVIRONMENTAL REGULATIONS, SECTION 23.6-1, LANDSCAPE REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Lake Worth, Florida (the "City") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the City adopted a new Chapter 23 Land Development Regulations of the code of ordinances on August 6, 2013; and

WHEREAS, as use of the new Chapter 23 proceeds, items are identified that need clarification or revision in order to refine and implement the code; and

WHEREAS, the City periodically amends and updates the Land Development Regulations; and

WHEREAS, on February 3 2016 this amendment was reviewed by the Lake Worth Planning and Zoning Board at a public hearing and the Board found the amendment to be consistent with the Comprehensive Plan and made a recommendation to the City Commission to adopt the amendment; and

WHEREAS, on February 10 2016 this amendment was reviewed by the Historic Resources Preservation Board which made a recommendation to the City Commission to adopt the amendment; and

WHEREAS, the City Commission has reviewed the recommended amendments and has determined that it is in the best interest of the public health, safety and general welfare of the City, its residents and visitors to adopt these amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH, FLORIDA, that:

Section 1. The foregoing "WHEREAS" clauses are true and correct and are hereby ratified and confirmed by the City Commission.

Section 2. Chapter 23 Article 1 Division 2, Section 23.2-12, Definitions is amended by adding the words and letters shown in underline and deleting words and letters struck through as indicated in exhibit A.

Section 3. Chapter 23 Article 2. Division 3, Section 23.2-30, Site Plan Review is amended by adding the words and letters shown in underline and deleting the words and letters struck through as indicated in exhibit B.

Section 4. Chapter 23 Article 3. Division 1 Section 23.2-15, Notice Requirements is amended by adding the words and letters shown in underline and deleting the words and letters struck through as indicated in exhibit C.

Section 5. Chapter 23 Article 3. Division 1 Section 23.3-6, Permitted Use Table is amended by adding the words and letters shown in underline and deleting the words and letters struck through as indicated in exhibit D.

Section 6. Chapter 23 Article 3. Division 1 Section 23.3-17, Mixed Use Dixie Highway is amended by adding the words and letters shown in underline and deleting the words and letters struck through as indicated in exhibit D.

Section 7. Chapter 23 Article 4. Section 23.4-3, Exterior Lighting is amended by adding the words and letters shown in underline and deleting the words and letters struck through as indicated in exhibit E.

Section 8. Chapter 23 Article 4. Section 23.4-6, Home Occupations is amended by adding the words and letters shown in underline and deleting the words and letters struck through as indicated in exhibit F.

Section 9. Chapter 23 Article 4. Section 23.4-10, Off-Street Parking is amended by adding the words and letters shown in underline and deleting the words and letters struck through as indicated in exhibit G.

Section 10. Chapter 23 Article 5. Section 23.5-1, Signs is amended by adding the words and letters shown in underline and deleting the words and letters struck through as indicated in exhibit H.

Section 11. Chapter 23 Article 4. Section 23.6-1, Landscape Regulations is amended by adding the words and letters shown in underline and deleting the words and letters struck through as indicated in exhibit I.

Section 12. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 13. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section14. Codification. All exhibits of the ordinance shall be made a part of the City code of ordinances and may be re-numbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section”, “division”, or any other appropriate word.

Section15. Effective Date. This Ordinance shall take effect ten days after its adoption.

The passage of this Ordinance on first reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Pam Triolo	___
Vice Mayor Scott Maxwell	___
Commissioner Christopher McVoy	___
Commissioner Andy Amoroso	___
Commissioner Ryan Maier	___

The Mayor thereupon declared this Ordinance duly passed on first reading on the_____, 2016.

The passage of this Ordinance on second reading was moved by Commissioner _____, seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Mayor Pam Triolo
Vice Mayor Scott Maxwell
Commissioner Christopher McVoy
Commissioner Andy Amoroso
Commissioner Ryan Maier

The Mayor thereupon declared this Ordinance duly passed and enacted on the _____, 2016.

LAKE WORTH CITY COMMISSION

By:_____
Pam Triolo, Mayor

ATTEST:

_____
Pamela J. Lopez, City Clerk