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, JUNE 08, 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. HRPB May 11, 2016 RM Minutes

   B. HRPB May 18, 2016 Workshop Minutes

5. Cases

   A. Swearing in of Staff and Applicants

   B. Proof of Publication

   C. Withdrawals/Postponements

   D. Consent

      1. HRPB Project Number 16-00100102: Consideration of a Certificate of Appropriateness (COA) for an addition and in-ground pool installation for the single-family structure located at 212 Vanderbilt Drive; PCN# 38-43-44-15-07-000-6850. The subject property was constructed in 1953 and is a non-contributing resource within the College Park Local Historic District.

      2. HRPB Project Number 16-00100100: Consideration of a Certificate of Appropriateness (COA) for a rear screen porch addition to the single family residence located at 404 South L Street; PCN# 38-43-44-21-15-157-0150. The subject property was constructed c.1935 and is a contributing resource within the Southeast Lucerne Local Historic District.

E. Public Hearings

1. Board Disclosure

2. HRPB Project Number 15-00100134: Consideration of a Revision to a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at 313 North Palmway; PCN# 38-43-44-21-15-098-0130. The subject property is located within the Old Lucerne Local Historic District.

3. HRPB Project Number 14-00100132 and 14-01400006: Consideration of a Revision to an approved Certificate of Appropriateness (COA) and Minor Site Plan Amendment for construction of a new enclosed covered sports pavilion at the subject property located at 402-410 North M Street; PCN# 38-43-44-21-15-108-0010. The subject property is located within the Northeast Lucerne Local Historic District.

4. HRPB Project Number 15-00100022: Consideration of a Certificate of Appropriateness (COA) for new construction of an addition to the existing structure at 812 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was constructed in 1942 and is a contributing resource within the South Palm Park Local Historic District. Staff is requesting a continuance for this case.

F. Unfinished Business

G. New Business

1. HRPB Project Number 16-00100098: 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.

2. HRPB Project Number 16-00100108: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at 213 Fordham Drive; PCN# 38-43-44-15-06-008-3290. The subject property was constructed in 1953 and is a non-contributing resource within the College Park Local Historic District.

3. HRPB Project Number 16-00100132: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at 822 South Palmway; PCN# 38-43-44-27-01-023-0030. The subject property was constructed in 1953 and is a non-contributing resource within the South Palm Park Local Historic District.

4. HRPB Project Number 16-00100101: Consideration of a Certificate of Appropriateness (COA) for exterior stucco alterations for the single-family structure located at 1516 South Palmway; PCN#38-43-44-27-01-086-0041. The subject property was constructed in 1948 and is a contributing resource within the South Palm Park Local Historic District.

5. Review of Garage Door Styles and Types

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

WEDNESDAY, MAY 11, 2016 6:00 PM

1. Roll Call and Recording of Absences
   Present: Madeleine Burnside, Jimmy Zoellner, Herman Robinson, Judith Just, Darrin Engel, Erin Fitzhugh Sita.
   Absent: Tom Norris
   Also present were: Aimee Sunny, Planning Preservation Coordinator; Maxime Ducoste, Assistant Director for Planning & Preservation, Carolyn Ansay, Board Attorney; Sherie Coale, Board Secretary.
2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda
   Motion to approve: J. Just; 2nd M. Burnside
   Vote: Ayes all, unanimous
4. Approval of Minutes

   A. February 17, 2016 Special Meeting
   Motion: J. Just 2nd J. Zoellner
   Vote: Ayes all, unanimous
   B. March 9, 2016 Regular Meeting
   Motion: J. Just 2nd J. Zoellner
   Vote: Ayes all, unanimous
   C. April 13, 2016 Regular Meeting
   Motion: J. Just 2nd J. Zoellner
   Vote: Ayes all, unanimous
5. Cases

   A. Swearing in of Staff and Applicants
   Board Secretary swore in all persons giving testimony.
   B. Proof of Publication
   Motion to accept: Approved
   C. Withdrawals/Postponements
   None

   D. Consent
   None

   E. Public Hearings

1. Board Disclosure
   J. Just had discussion with applicant for N Lakeside however it will not affect her decision.

2. HRPB Project Number 16-00100082 and 16-01500006: Consideration of a Certificate of Appropriateness (COA) for new construction of an addition, a historic waiver for stairs in the front setback, a variance to allow a building lot coverage above the Code allowance, and pre-construction approval for a historic preservation ad valorem tax exemption, for the existing single-family structure located at 226 South L Street; PCN# 38-43-44-21-15-091-0040. The subject property was constructed c.1925 and is a contributing resource within the Southeast Lucerne Local Historic District.

   Staff: M. Ducoste presents staff findings. Recommends the variance for lot coverage be denied as the criteria has not been met. Staff recommends the approval of exterior alterations, new construction and historic waiver for stairs in the front setback with conditions as well as the ad valorem tax exemption with conditions. Reads a letter of support into the record from Joan Brewer.
   Board: J. Just questions how long it has been vacant. Consensus is approximately 2006 – 2007. H. Robinson indicates the building was saved, moved from another location and been there about 10 years.
   H. Robinson would like to condition the approval with an expiration of the ad valorem, to incentivize the construction.
   Applicant: Anne Fairfax Ellett- at the suggestion of staff, retained ten (10) inches of the overhang on the gable front end, but would like to clip it a bit. Applicant stated the property should probably be condemned, it is held together by straps in the interior. She is undecided about what the fate should be. Lot coverage is @ 190 feet over the requirement. Applicant indicates proposed plans are in compliance with the height restrictions. Applicant may elect to return with a revision.
   Staff: M. Burnside: asks what it is she would do different. Applicant would choose a different configuration if the lot were empty.
   E. Fitzhugh Sita asks why the variance is needed for lot coverage? what makes it too small? Applicant states addition would consist of two (2) bedrooms, shared bath and loggia.
   H. Robinson asks if in light of the interest of condemnation, would postponing this case until a later date be of interest? Applicant is interested in the opinion of the board.
   D. Engel indicates the interest is the tax exemption benefit, which would not be received with new construction. Asks why the applicant is interested in changing the size of the window openings.
   Applicant indicates that she is a traditional architect and if a new structure were to be built it would not be a starkly, modern structure.
   E. Fitzhugh Sita stated that she lived on a 25 foot lot beside someone who utilized every inch of the lot, it had a negative impact on her quality of life, therefore she does not support the variance for the lot coverage. A small overage might be accpetable, states she lives in a small square footage home and does so comfortably. Indicates that it does affect the impervious coverage.
   D. Engel cannot support the variance since the criteria has not been shown.
   J. Zoellner and M. Burnside concur with not supporting the variance request.
   D. Engel asks if a waiver is possible for the lot coverage. Staff responds that a waiver doesn't apply to new construction, only applies to historic features.
   Motion: E. Fitzhugh Sita motions to deny the variance request. J. Zoellner 2nd .

Vote: Ayes all, unanimous.

Applicant inquires if shortening the structure would be acceptable? Staff indicates that the request already includes a negative 3 feet.

Public Comment: Ms. St. Martin owns a business on J Street and appreciates Ms. Elletts' work. Would like to preserve in a modern space, and make livable with demands of today, in favor of the variance for lot coverage.

Linda Mahoney: very creative way to rehab the property. Support the decision of staff to deny the variance. Code shows they must demonstrate meeting each code criteria. Also would like to know what the ad valorem tax benefit amounts mean to the City tax rolls. The greater portion of this project is new construction and would be exempted. In the event the applicant chooses demo, she would support that decision because not every contributing structure should be saved.

Board: E. Fitzhugh Sita motions, for purposes of discussion, to approve the request for the original historic building except remove condition #2 and modification of condition #5 to replace with dimensional, asphalt shingles light color. J. Just 2nd.

Public comment: None

Board: E. Fitzhugh Sita is in favor of removing the 3 feet on the rear to aid in making the project work. Does not support the eaves being removed. J. Zoellner agrees.

D. Engel believes the rear three (3) feet should remain, especially in light of requesting a tax exemption. In addition the window openings should not be altered. Thinks the revision more closely emulates New Orleans style or Nantucket, not a Lake Worth cottage.

J. Just is in favor of removing the 3 feet from the rear elevation if it allows applicant the ability to work in the back, the windows are not an issue since they are not original.

Applicant finds the current façade unappealing, strongly dislikes the oversized window openings. Does not want to restore a porch to the front of the structure.

Board: Purpose of the exemption is to preserve the historic integrity.

E. Fitzhugh Sita will not support tax exemption with removal of eaves, the rear three (3) feet being removed is ok and change in window opening size.

Applicant indicates rear eave is clipped on new structure. Applicant states the side eaves are the same from the old to the new construction.

D. Engel, asks about height and what was the issue, response was to provide a new survey, it now meets the height.

7:01

Motion: To enclose outdoor dining room and kitchen with a wall of windows subject to staff review at time of permitting, remove Condition #2, and amend condition #5 to asphalt shingle or shake. Strike condition #3 of new construction regarding overhanging eaves. J. Zoellner 2nd

Public Comment: None

Vote: Ayes all, unanimous.

Motion: E. Fitzhugh Sita motions to deny ad valorem tax exemption 2nd by J. Zoellner

Public Comment: None

Vote: 4/1 to deny J. Just dissenting.

7:11 pm

3. HRPB Project Number 15-00100022: Consideration of a Certificate of Appropriateness (COA) for new construction of an addition to the existing structure at 812 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was constructed in 1942 and is a contributing resource within the South Palm Park Local Historic District.

Request for Continuance: E. Fitzhugh Sita motions for continuance M. Burnside 2nd. **Vote:** Ayes all, unanimous.

F. Unfinished Business
None

G. New Business 7:15

1. HRPB Project Number 16-00100092: Consideration of a Certificate of Appropriateness (COA) for exterior alterations including roof, window, and door replacement for the single-family structure located at 402 North Lakeside Drive; PCN# 38-43-44-21-15-428-0 010. The subject property was constructed in 1958 and is a non-contributing resource within the Old Lucerne Local Historic District.

   Staff: A. Sunny presents the case, staff does not in support the request due to removal of distinctive features and materials. The proposed roof lacks the thickness, depth and horizontal banding of concrete tile. The opinion of Richard Jones, city building inspector, is that damage to an asphalt shingle is possible from golf balls and hail. The State of Florida advises a coating (slurry) over the concrete tile. Replacement of silver windows with white aluminum is not recommended. As no compatible window replacement can be located, staff defers decision to Board. Board to select window. 7:29pm

   Applicant: Would like impact windows and some existing windows do not work. The roof was replaced in 1990, did not last the projected lifetime and has damage from golf balls. Nearby a neighbor replaced a roof with asphalt. A. Sunny clarifies the neighboring roof was originally barrel tile. There is a variance granted for a golf ball fence on subject property. Discussion around golf ball strikes to concrete roof. Applicant is aware there is a decrease in curb appeal with the asphalt roof. Applicant would like to go with a roofers' opinion as to the preferable material. A composite type roof was not researched. Hail can also damage asphalt shingles.

2. H. Robinson-concrete is the ultimate midcentury material. J. Zoellner - if the property was anywhere but on the golf course, he would not be inclined to even entertain the idea of an asphalt shingle roof.

   Roofer: Dry in should last 60 days. Slurry not recommended to coat concrete. Would invalidate warranty. Underlayment needs to breathe. A. Sunny would suggest a different underlayment. 7:40pm

   Windows: Applicant prefers white aluminum. E. Fitzhugh Sita indicates that not every home in the neighborhood has changed out to a white aluminum frame. Applicant is fine with muntins.

   H. Robinson asks if anodized windows are available; consensus is yes, but not readily.

   Applicant is open to light grey screens. Provides a list of neighbors approving of the roof and changes.

   J. Just also lives on the golf course and thinks asphalt should be granted.

   J. Zoellner states in some golf communities, this would not be a topic of conversation as living on the golf course, golf ball strikes should be anticipated. 7:52

   D. Engel comments that the area predominately has cement tile roofs.

   Motion: E. Fitzhugh Sita motions, for purposes of discussion, to approve with staff conditions with motion amended to read " The roof shall be a white composite material, in order to most closely replicate the original flat white concrete tile roof as approved by staff, or concrete tile". D. Engel believes white windows to be okay since they will match the roof. Condition #3 amended to "clear anodized silver mill finish or white window

(option depending on roof) (also to include 2 sliding glass door replacements) Design and approval of the midcentury style front door shall be subject to staff level approval". D. Engel 2nds the motion.

Public Comment: Linda Mahoney supports the Board motion. Last April a board decision was rendered for a white tile roof. Concerned over people buying without knowing they are in a historic district and what that encompasses.

Richard Stowe, 414 N. Federal Hwy. appreciative that Board encouraged the replacement of the white concrete tile. Asphalt would have a negative impact. Lives near a metal shingle improvement (that A. Sunny worked with the neighbor) and the result is very nice.

Vote: Ayes all, unanimous.

3. HRPB Project Number 16-00100078: Consideration of a Certificate of Appropriateness (COA) for exterior alterations for all 12 units in the multi-family structure located at 208 South Lakeside Drive; PCN#'s: 38-43-44-27-18-000-5130, 38-43-44-27-18-000-4030, 38-43-44-27-18-000-4020, 38-43-44-27-18-000-4010, 38-43-44-27-18-000-3030, 38-43-44-27-18-000-3020, 38-43-44-27-18-000-3010, 38-43-44-27-18-000-2030, 38-43-44-27-18-000-2020, 38-43-44-27-18-000-2010, 38-43-44-27-18-000-1030, 38-43-44-27-18-000-1020, 38-43-44-27-18-000-1010, and 38-43-44-27-01-059-0010. The subject property was constructed in 1971 and is a non-contributing resource within the South Palm Park Local Historic District.

Staff: A. Sunny presents staff findings. Staff does not support the request as proposed.

Board: Discussion as to whether this is Mid Century modern.

J. Zoellner is pleased that someone wants to come in and replace everything consistently.

Applicant: Wes Blackman shows new color scheme for paint (which is underway) windows and doors are not visible. Eliminates buyer and seller uncertainty as to what they can and cannot do when purchasing windows.

Public Comment: None

Motion: D. Engel motions to approve with the following conditions.

1) Replacement windows may be 1/1 white aluminum single-hung windows where indicated on the drawings.

2) Replacement windows may be single light operable or fixed windows where indicated on the drawings.

3) Replacement sliding glass doors may be white aluminum impact sliding glass doors where indicated on the drawings.

7) The existing non-original plexiglass sidelights and transoms may be replaced with tempered glass and doors as submitted (replace all original flush panel doors with decorative trim that enter each unit with new 2-panel impact steel doors). J. Zoellner 2nd.

Vote: Ayes all, unanimous. 8:29 pm

4. HRPB Project Number 16-00100079: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 817 South Palmway, PCN# 38-43-44-27-01-022-0120. The subject building was constructed in 1940 and the property is a contributing resource within the South Palm Park Local Historic District.

Staff: A. Sunny presents staff findings.

Board: H. Robinson asks about when the aluminum siding. Records indicate the 60s

Applicant: Jim Maxwell and Ann requesting metal roof. Trying to stay consistent with the neighborhood. Trying to upgrade and use product proven to last longer than asphalt shingles. Indicates that asphalt was $19 K 5vcrimp is @ 11K 8:42pm

Board seems to concur that they would approve this request. J. Just points out that Board is now agreeing that 5Vcrimp is ok, does not know the direction we are heading.
E. Fitzhugh Sita hopes to move forward. Like for like 8:46 pm
M. Burnside agrees the 5 v crimp will be an improvement.
E. Fitzhugh Sita voices her concern of setting a precedent (contrary to what was previously approved.)
Public comment:
Leigh Shinohara: Move forward, history is changing and people are trying to bring back homes without going bankrupt. Practicality should prevail.

9:00 pm

Motion: M. Burnside motions to approve as proposed as by applicant. 2nd J. Just
Replace the existing asphalt shingle roof with a Southeastern Metals 5v Crimp aluminum roof panel system.
Vote: by roll call ayes all, unanimous.
M. Ducoste voices concern over practicality vs the decision to act contrary to staff recommendation and the fact that it is a contributing structure.
Board states if it had been a better example of contributing, the decision may have been different. They are conflicted in their decision and hope this can be a topic at the workshop to come up with some alternatives when the choices are limited by current standards.

5. HRPB Project Number 16-00100049: Consideration of a Certificate of Appropriateness (COA) for roof replacement to the subject property located at 922 North O Street, PCN# 38-43-44-21-15-290-0060. The subject building was constructed in 1952 and the property is a non-contributing resource within the Northeast Lucerne Local Historic District.

   9:11 pm

   Staff: A. Sunny presents the staff findings.
   Applicant: Pamela Melvin been there 26 years, prior to existence of Historic Preservation Board. Wants to add character to her house wants to make it feel Key West. Board interjects that metal shingles are not out of reach cost wise. White tile was original roof.
   Public comment: Linda Mahoney-believes that based on the last case the decision should be simple. What was permitted for a contributing structure should be given the same consideration to a non-contributing structure.
   Applicant states that asphalt roofs are ugly.

   Motion: D. Engel approves the request for 5v crimp as applied for by applicant J. Just 2nd
   D. Engel and J. Zoellner based their decisions on the non-contributing factor.
   Vote: Ayes 3/2 E. Fitzhugh Sita and M. Burnside dissenting. Motion for approval passes.

6. HRPB Project Number 16-00100075: Consideration of a Retroactive Certificate of Appropriateness (COA) for gate installation for the single-family structure located at 331 Cornell Drive; PCN# 38-43-44-15-06-005-1770. The subject property was constructed c.1925 and is a contributing resource within the College Park Local Historic District. 9:25 pm
   Staff: Staff is in support of a gate, material is not acceptable. Wrought iron or wood would be a historically compatible material.

Board:
Applicant: Asks the Board if they would like to see the renovations and progression of the property conditions over the years. Leigh Shinohara has voluntarily removed a PVC gate on the property and requests to allow this new gate. There are 22 homes with PVC fences and/or gates in the neighborhood. King starboard is a marine material used on the water and is indestructible. Asking for fairness.

E. Fitzhugh Sita asks why this fence is before us. Needs to be worked out with staff and zoning administrator (who has the ability to grant approval of other materials), does it need a variance. Applicant was told the matter would have to come before the Board. Applicant provides brochure that her house was on tour with awnings. They had been removed and are now re-installed and she has been cited. Code heard and withdrew the case then reactivated??
Motion: E. Fitzhugh Sita motions to approve the gate, J. Zoellner 2nd .
Public Comment: Linda Mahoney gate material is under the heading of "nail polish" (in that it can easily be undone) not like a tattoo that is painful and hard to undo.
Vote: Ayes all, unanimous.
To re-install the awnings, a permit is required and will be reviewed at staff level.

7. Conceptual Review - HRPB Project Number 16-00100107: Consideration of a Certificate of Appropriateness (COA) for exterior alterations for the subject property located at 1019 North K Street, PCN# 38-43-44-21-15-308-0120. The subject building was constructed c.1930 and the property is a non-contributing resource within the Northeast Lucerne Local Historic District. Materials not yet completely submitted.
   Staff suggests removal of asbestos sidings to determine what is beneath.

   E. Fitzhugh Sita departs at 9:55 pm

   Applicant Comments: Carlos Gonzales prefers impact windows as the replacement.
   Maxime indicates the biggest challenge is the proving that it is a 2 family structure.
   Board would like windows to be consistent, cleaned up.

6. Planning Issues

7. Public Comments (3 minute limit) 10:10 pm
   Richard Stowe discussion re: North K states that it is single family, asbestos is tricky to remove. 410 North Federal Hwy removed a carport and damaging his tree and siding. He has been before the board twice. This company owns many structures in Lake Worth and clearly knows that permits are required. Unpermitted work continued inside.
8. Departmental Reports
   A. Sunny reminds Board members of the workshop. To date, June has an unprecedented 18 items on the agenda. Reiterates that Director William Waters emphasizes the importance of attending the workshop.
9. Board Member Comments

10. Adjournment: 10:25 pm
    Ayes all

Attest:

_____

Herman Robinson, Chairman

Submitted By:

_____

Sherie Coale, Board Secretary

Minutes Approved:

_____

Date

Community Sustainability
Planning Zoning Historic Preservation
1900 2nd Avenue North
Lake Worth, FL 33461
561.586.1687

Agenda
Workshop Meeting
City of Lake Worth
Historic Resources Preservation Board
City Hall, Commission Room, 7 North Dixie Hwy.
WEDNESDAY, MAY 18, 2016 6:00 PM

1.
Roll Call and Recording of Absences:
Present: Herman Robinson, Judith Just, Darrin Engel, 6:02-Erin Fitzhugh Sita; 6:02-Madeleine Burnside; 6:07-Jimmy Zoellner; Absent: Tom Norris
Also present: Aimee Sunny, Senior Preservation Planning Coordinator; Katie Jacob, Associate Preservation Planner; Maxime Ducoste, Assistant Director for Planning and Preservation; William Waters, Director for Community Sustainability; Carolyn Ansay, Board Attorney; Sherie Coale, Board Secretary.
2.
Pledge of Allegiance
3.
New Business:

A. HRPB and Staff Discussion of Historic Preservation Issues and Challenges
Director William Waters discusses the history of Historic Preservation program in the City or lack thereof, sporadic application of policies, previous lack of Historic staff. There were two (2) development "heydays", South Florida is unique. K. Jacob gives Powerpoint presentation.
William Waters indicates there are four (4) different neighborhood meetings to be scheduled, dates and places yet to be determined. The intent is to gather grassroots information from the citizenry in the historic neighborhoods. At one point in time, the Planning and Zoning HRPB and Nuisance Abatement Boards were one in the same. Approvals were done by staff and board in the past that should not have been done/approved. Currently both staff and Board members have been 'backed into a corner'. The ordinance the City follows is based upon National Guidelines, most cities have taken further steps to create their own standards/ Tolerances. Board currently makes decisions based upon what may have been there. Discussion of trade embargo between 1926 and 1928 hurricanes thus affecting the supply of materials which have changed over time. During the late 50's, 60's, and 70's, one third of the buildings were constructed in Lake Worth. Predominant characteristics of Mid-Century Modern are the white tile roof and windows. Lake Worth was a big vacation and rental destination.
A. Sunny presents "Why preserve".
William Waters states that we, (the Board, Staff and neighborhoods) need to determine what it is that Lake Worth would like to become. Queries the Board as to what they value vs. staff vs. the public.

H. Robinson- his “ah hah” moment is driving down Palmway. Interested in the gerrymandering of Lake and Lucerne and district boundaries. J. Just asks if boundaries can be revised? Director William Waters indicates yes. There are a number of buildings associated with early pioneers even though they may not be beautiful.

Chairman Robinson re-directs the conversation to a roof and window discussion.
Board: Erin Fitzhugh Sita- Character vs cost. Important to identify contributing vs non-contributing. Applauds staff for reaching out for grant money for new survey. Cost-structures are important as are people. How we can allow some self-expression. Tempers her reasoning for being lenient for the need to preserve because money and grant cannot be obtained if we do not follow guidelines. Suggestion would be to provide a guideline for house type, i.e. Mid Century Modern with photo example, windows- different types allowed, roofs- different types allowed etc.
Marketing and communication-
D. Engel- Understands that when staff recommends or denies a project, that staff is bound by State / National Guidelines.
Realtors need to make prospective residents aware of historic districts. Would like non and contributing properties held to different standards. Different districts have different types of homes.
J. Just- How to preserve while allowing residents to upgrade with modern conveniences, and at the same time addressing safety and security concerns. Come up with a balance or guidelines and a little more lenient.
J. Zoellner was not aware he was moving into a historic district. Being from upstate NY, the district wasn't dictating the materials or style. The Board respects all opinions. Need more flexibility so that people can afford repairs. i.e. jalousie windows are period but not for here and now. We must take into account finances of applicants.
M. Burnside- concerns are in historic district we treat buildings of all ages the same, whether contributing or not. As a longtime resident of Key West is doing it now. A simple style sheet is an excellent ideal. Perhaps a matrix that looks at the quality of design, materials, and present quality as well as structural integrity of the building. Part of the charm is the individual choice that citizens put their own twist on their property. Does not like fake history details added. Balance thriving economic opportunity with preservation. Key West has disregarded, not given much weight to national standards due to being too vague.
Chairman Robinson-Hurricanes and preservation are both in our future. Does not want to lose any more concrete tile. Application should be determined as being complete when received, (eliminating the need for "more information").
J. Just- if we are too rigid, people are inclined to do unpermitted work.
D. Engel- believes that is precipitated by a fear of lack of speed of the approval.
E. Fitzhugh Sita’s experience with a personal review was @ one (1) month. Reviews in unincorporated Palm Beach County take even longer.

Director William Waters apprises that all disciplines are now fully staffed with exception of mechanical (Hybird) and fire. Permits are being processed much faster. Application completeness remains a concern, there are an extraordinary amount of incomplete applications being received.
J. Just asks about volunteers to review for completeness. William Waters says he is in favor of solutions but staff has grown from 18 to 33, but the space remains the same. The files are in City Hall basement which we use on a daily basis. True National standards are very vague and we need some guidelines regarding Materials etc.
We want to hear the struggles of the citizenry, what they expect (if anything) what they have received, how perception has changed.
D. Engel- what are we reviewing for? color? fences? why are we reviewing new fences? And other items not part of the historic structure.
The Director mentions that fences are reviewed in relation to the property that is being revitalized.

4.
Public Comments (3 minute limit):
Leigh Shinohara -221 Cornell-watched the city deteriorate and wants better; and we can change it. Feels the preservation guidelines make it very difficult to enable people to invest.
John Wallace -106 Ocean Breeze - developers with money win out, keep the quality of material and intent of code in place. Stood to the intent not necessarily the letter of the law. Asks about performance standards.
Wes Blackman-College Park- concerned about backlash against Historic Preservation and we have to ask why. ask about Customer Service, the perception that living historic means you are going to have to spend a lot of money. Need to understand how districts were created. Questions why so many split close votes.
Teresa Miller 829 Lakeside-Inside Cottages tour. Current system producing problems. Mentions property on the market and must be built to historic to the tune of $400K to tear down and build around walls. Complains about review time and unreturned calls, emails and contractors who refuse to and demand more money based on submitting plans to the City of Lake Worth.
Marty Wellfeld 829- communication. The National guidelines are merely that guidelines. Questions 50 year timeline period, believes it to be very short. Mentions a garage, a concrete cube.
Susan Ona - 826 North Palmway- expresses the need to be more flexible, work with citizenry despite small staff. Excited new residents become easily disillusioned. Who is going to put up with current process? Communication is critical. William states we do have an interface to see status of any permit.
Chip Gutherie-district characteristics. Has vinyl clad windows and fencing which he believes looks fine except for the sprinkler stains. Wood deteriorates too. Issues with permit, what does the age of survey matter? not a seismically active area.

Director William Waters indicates code enforcement finds quite frequently what is in the field is not what is on the survey. Prescribed easements do not appear on the survey. The example of Lago Lucerne is not applicable as it is not in the city.

D. Engel- mentions snowbird residents not being present when this is being discussed or changed.
E. Fitzhugh Sita mentions allowing online suggestions or inserts via water bills. We cannot wait to proceed with the survey.
Chairman Robinson - the public does not contribute to the survey, some things need to change sooner rather than later. We can change the vinyl restrictions. William mentions code would have to be changed.
E. Fitzhugh Sita mentions only the administrator can "grant" approval to material changes.
Chairman Robinson is in favor of concrete tile roofs, and asphalt conversion to metal if it is standing seam.
M. Burnside- The metal roof was introduced in Key West as a safety feature. We think of it as historic. We should stop fixating on original material which was for a specific reason then and now we have valid reasons for material changes as well. Windows should remain for historic and only change out for safety.
J. Zoellner-vinyl windows can be great, has seen better than some aluminum. Anodized vs white for same reason we do not dictate paint color on house. Respects Chairman's view of concrete tile, however once so many changes have occurred then maybe the loss of a concrete roof is not such a big deal. Not a fan of 5 v-crimp.
J. Just- wind insurance is a big consideration for the homeowners finance. One should not have to get a home equity loan to pay for a new roof. Glad she replaced her windows before. As a single woman she is happy she went with impact windows. As long as the look is preserved. It
D. Engel- does not like asphalt in this climate. It is hot, if he wanted to go to metal roof, he would like the option of being able to do so. Wood windows should be preserved as long as they are not rotting, infinitely better than aluminum frame. As a character defining feature, should consider storm shutters for protection. If they choose impact they should closely emulate the original. What was applied was not attractive. Should look appropriate, and some homeowners are disappointed with their end result.
E. Fitzhugh Sita - contributing vs non-contributing. We make it difficult for non-contributing, this is where the freedom should exist (leniency). Just because it's old doesn't mean its contributing. Condition color and material of non-contributing. Complimentary to not consistent with. Crazy things should come to board. Non-contributing- let it go. We are winning the battle but losing the war. We are getting asphalt shingles instead of metal roofs just because we cannot get metal shingles. Believes we should be more liberal with the back of the home. Impact windows are frightening because they can't be broken. Super contributing.

Director William Waters mentions multiple design guidelines by other cities. Does not mind pilfering ideas from other cities.
Chairman Robinson states it comes down to balance.
D. Engel- would like historic markers/signage for districts, William Waters mentions budget constraints, there are a number of options to at least recognize the perimeters of the neighborhoods perhaps with banners.

The survey will be completed by an outside company, hopefully by end of year.

5.
Board Member Comments: see above.
6.
Adjournment: 8:50 PM

Attest:

_____
Herman Robinson, Chairman

Submitted By:

_____
Sherie Coale, Board Secretary

Minutes Approved:

_____
Date

Legal Notice No. 30300

PLEASE TAKE NOTICE that the City of Lake Worth, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at or after 6:00 P.M. on June 8, 2016, to consider the following:

HRPB 15-00100134: Consideration of a request by Theodore Sabatello, Applicant, for a Revision to a Certificate of Appropriateness for new construction of a +/- 1922 sq. ft. single-family residence, in the Single Family Residential (SF-R) Zoning District pursuant to Sections 23.2-7 and 23.3-7 of the City's Land Development Regulations. The address for the subject property is 313 N Palmway. PCN#: 38-43-44-21-15-098-0130.

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

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

Publish: The Lake Worth Herald
May 26, 2016

Legal Notice No. 30301

PLEASE TAKE NOTICE that the City of Lake Worth, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at or after 6:00 P.M.on Wednesday, June 8, 2016, to consider the following:

HRPB 14-00100132 and 14-01400006: Consideration of a request by REG Architects, Agent, for a Revision to Certificate of Appropriateness to enclose a previously open-air +/- 6100 sq. ft. new construction recreational facility and a Minor Site Plan Amendment to allow the installation of related mechanical equipment pursuant to Section 23.2-7 and Section 23.3-8 of the City's Land Development Regulations. The subject property is located at 402 N M Street, is in the Single-Family Two-Family 14 (SFTF-14) Zoning District, and is a located in the Northeast Lucerne Local Historic District. PCN#: 38-43-44-21-15-108-0010.

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.

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

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

MEMORANDUM DATE: June 1, 2016

AGENDA DATE: June 8, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **212 Vanderbilt Drive**

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

TITLE: **HRPB Project Number 16-00100102:** Consideration of a Certificate of Appropriateness (COA) for an addition and in-ground pool installation for the single-family structure located at **212 Vanderbilt Drive**; PCN# 38-434415070006850. The subject property was constructed in 1953 and is a non-contributing resource within the College Park Local Historic District.

OWNER/APPLICANT: Patrick and Erica Glenny
212 Vanderbilt Drive
Lake Worth, FL 33460

BACKGROUND:
The property at 212 Vanderbilt Drive has a one-story Mid-Century Masonry Vernacular single-family residence designed in 1953 by Architect, Edgar S. Wortman for Mr. and Mrs. G.R. Shallowood. The property has frontage on Vanderbilt Drive to the South. Character defining features of the building include the white concrete tile roof, recessed front porch, aluminum awning windows, linear ranch-style plan, and concrete masonry with stucco construction.

The original architectural plans for the building are available in the City's property files. Based on the information in the City's property file, the building has undergone minimal changes over time including door replacement, enclosure of the carport, additions to the structure built in 1955 and 1966, and window replacement in the additions. Overall, the building retains a moderate degree of historic integrity of location, setting, materials, and design.

REQUEST:
The Applicant has submitted plans for a 212 sq. ft. bedroom addition on the rear, west façade of the existing house. The Applicant has provided architectural plans for the building, including a site plan, floor plan, details, and elevations.

The scope of work for the addition is minimal as the flat roof addition is being attached to the rear west wall and no change in the existing roof slope is proposed. The overall effect on the front façade will be minimal, with the addition being located behind the existing structure. The new addition will be concrete masonry construction with a stucco finish and will have a flat roof and aluminum windows and doors to match the existing house.

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

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 75'-0" for two units	75'-0"
Front (South) setback	20'0"	20'0" existing
Side setback	10% of lot width = 5'-0"	East = 7.6' existing, 7.6' proposed; West = 7.6' existing, 7.6' proposed
Rear (North) setback	15.0' for primary building	67.9' existing; 43.7' proposed
F.A.R.[1]	0.45	0.29 existing, 0.32 proposed
Max. Building Coverage[2]	35% max.	32% proposed
Impervious surface	55% max.	Appx. 49% proposed

ANALYSIS:

Zoning and Comprehensive Plan Consistency

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

Historic Preservation

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

[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.

It is the analysis of Staff that the project is fundamentally compatible with the review criteria set forth in the historic preservation regulations. The addition is proposed on a secondary elevation of the building, and will have a minimal visual impact on the building as viewed from Vanderbilt Drive. The addition is in scale with the massing and height of the existing structure. Staff issued concerns with the owner over the window placement and lack of windows on the North façade. The applicant worked with the architect to add compatible windows and doors to balance the addition in correlation with the existing structure.

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

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

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

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

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

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

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

1) An expansion joint shall be used between the existing structure and the proposed addition as needed in order to avoid damage to the existing building.
2) The existing structure shall be properly protected during construction so as not to incur damage from the addition. Engineering drawings shall be required to show how the new roof and walls will tie into the existing structure.
3) All windows and doors shall be aluminum, and shall not use reflective glass. The header height of the new windows and doors should match that of the existing windows and doors on the rear of the structure.
4) The exposed rafter tails shall match the size, shape, profile, and configuration of the existing rafter tails on the rear of the structure.
5) The stucco texture on the proposed addition shall match the stucco texture on the existing structure.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB 16-00100102: Consideration of a Certificate of Appropriateness (COA) for the construction of an addition for the subject building located at **212 Vanderbilt Drive**, with conditions as recommended by Staff, based upon the preponderance of competent substantial evidence.

I MOVE TO **DENY** HRPB 16-00100102: Consideration of a Certificate of Appropriateness (COA) for the construction of an addition for the subject building located at **212 Vanderbilt Drive** because the Applicant has not established by a preponderance of the evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

1. Decision Criteria
2. Application Photographs
3. Proposed Architectural Drawings
4. Proposed Window Information
5. Original Architectural Drawings

LOCATION MAP

MEMORANDUM

DATE: June 1, 2016

TO: Chair and Members of the Historic Resources Preservation Board

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

SUBJECT: **HRPB Project Number 16-00100102:** Consideration of a Certificate of Appropriateness (COA) for an addition and in-ground pool installation for the single-family structure located at **212 Vanderbilt Drive**; PCN# 38-43-44-15-07-000-6850. The subject property was constructed in 1953 and is a non-contributing resource within the College Park Local Historic District.

HRPB Meeting Date: June 8, 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 212 Vanderbilt Drive will have no adverse effect on the historic appearance or significance of the building.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding College Park Local Historic District.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?
Response: The Applicant is not proposing to replace any original materials on the building. It is the opinion of Staff that the proposed addition is compatible with the architectural style of the single-family residence and will not adversely affect the historic integrity of the original structure.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
Response: No, the denial of this COA as submitted does not prevent the Applicant from potentially proposing other alterations to the home, nor would it make the building uninhabitable.

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

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

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

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Response: The Applicant is not removing any historic materials from the property. The proposed changes will not alter the main street-facing elevation, or other features and spaces that characterize this property. The basic shape and form of the structure will not be affected by the addition.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Response: It is the opinion of Staff that the addition will be compatible with the original Masonry Vernacular structure, and given the difference in footprint as well as roof height and slope, the addition will also be easily distinguished from the main structure.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Response: The historically significant features of the building are being retained.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Response: It is the opinion of Staff that no distinctive features, finishes, or examples of craftsmanship that characterize the property are being adversely affected by the scope of work proposed.

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

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

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

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

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
Response: The proposed new addition meet this criterion. The addition is compatible in size, massing, and scale. The footprint, roof shape, and location will make the addition easily distinguished from the original structure.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
Response: The proposed addition could be removed at a later date, with some changes to the main structure.

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

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

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

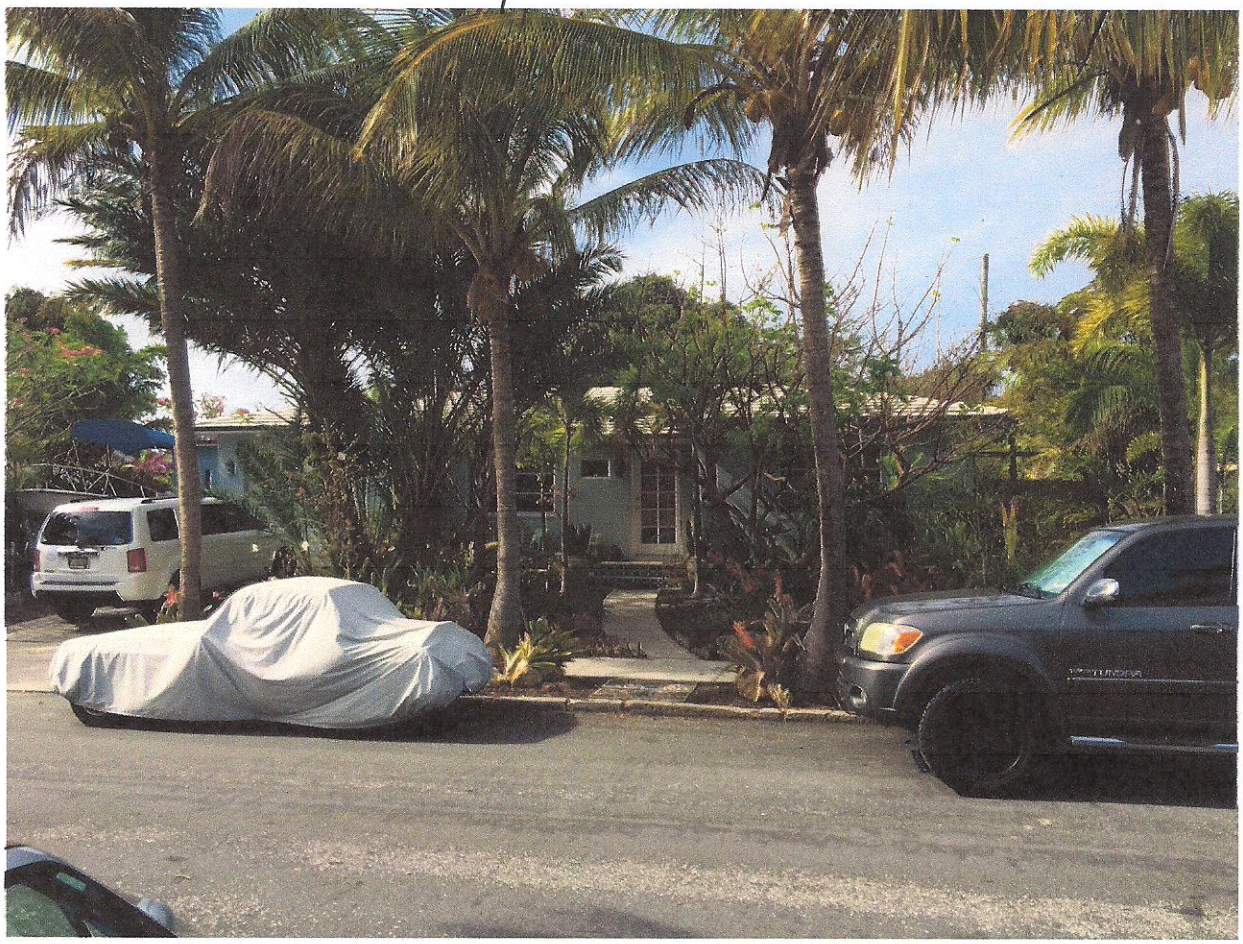
A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?
Response: No change to the use of the property is proposed.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.
Response: No.

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

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

Front of house/ (S) elevation



2nd view (W) elevation from street

Rear of house/(N) elevation, facing the east

NW Corner of house - addition location

NW corner of house

corner where room will be

(W) elevation from neighbor's yard 1 of 2 views

Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

INDEX OF DRAWINGS

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A-2 FOUNDATION PLAN
A-3 FLOOR PLAN
A-4 ELEVATIONS
A-5 ROOF PLAN
A-6 ROOF FRAMING PLAN
A-7 BUILDING SECTION
A-8 BUILDING SECTION

CODE INFORMATION

APPLICABLE CODE:
FLORIDA BUILDING CODE 5th EDITION 2014 RESIDENTIAL

Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

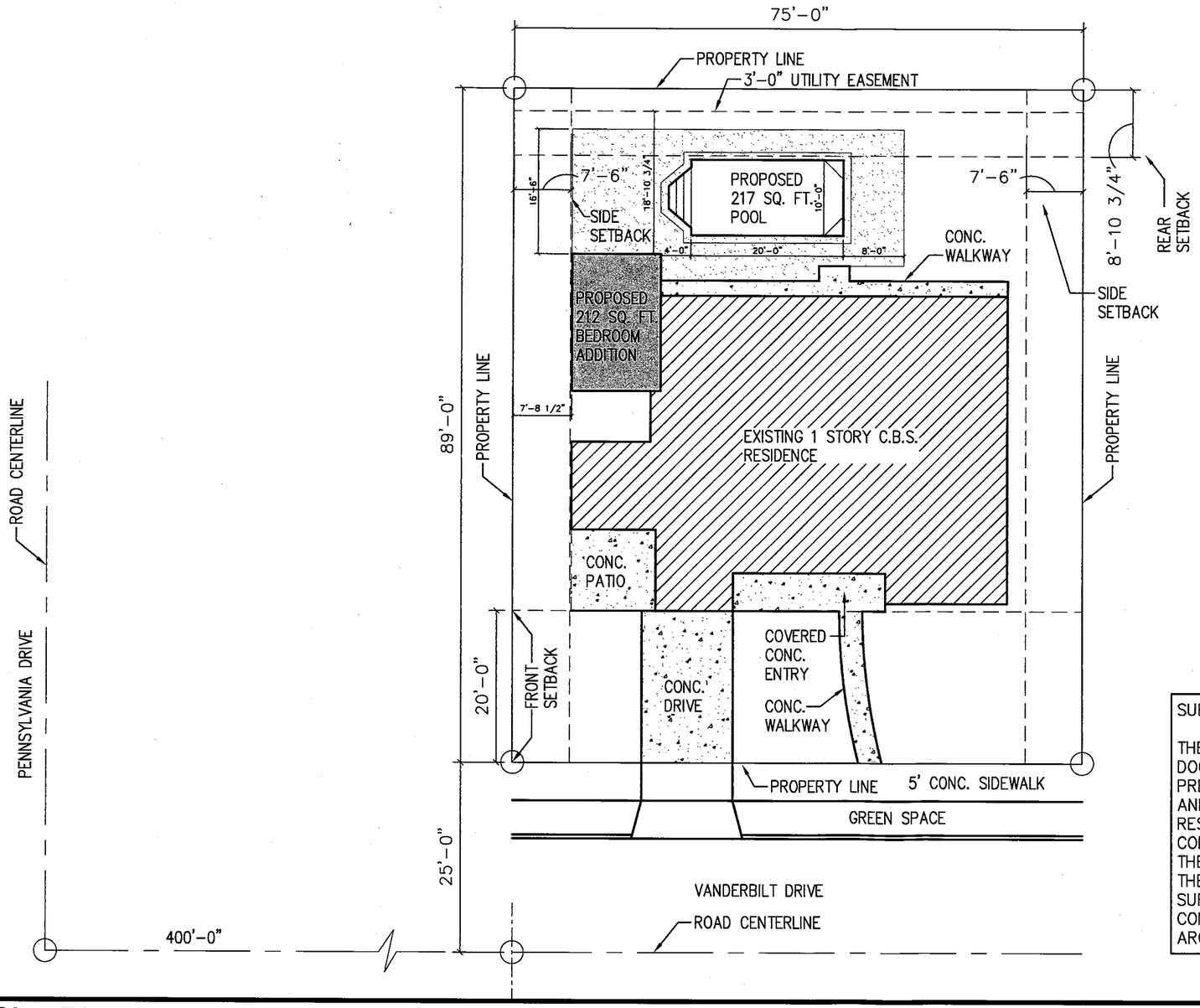
SEAN M. HOCKMAN
AR 95886

SEAL

DATE: 01/15/16

PROJECT No.: 16-01
PERMIT ISSUE DATE: 01/15/16
REVISION DATE: __

REVISION: __ | SHEET # G-0



TABULAR DATA

SINGLE FAMILY RESIDENTIAL	SF-R (Division 2 – Sec.23.3-7)
OVERALL SITE AREA	6,675 SQ. FT.
EXISTING IMPERMEABLE AREA	2,556 SQ. FT. (38.29%)
PROPOSED IMPERMEABLE AREA	2,768 SQ. FT. (41.47%)
PROPOSED IMPERMEABLE AREA INCLUDING POOL AND POOL DECK (POOL DECK AT 50% PERMIABLE)	3,314 SQ. FT. (49.96%)
MAX. IMPERMEABLE AREA ALLOWED	55%
EXISTING F.A.R.	1,936 SQ. FT., F.A.R. = 0.29
F.A.R. (w/ PROPOSED ADDITION)	2,148 SQ. FT., F.A.R. = 0.32
F.A.R. ALLOWED	0.50
LOT COVERAGE ALL STRUCTURES	32%
MAX. LOT COVERAGE ALL STRUCTURES	35%

SURVEY NOTE:

THE INFORMATION SHOWN ON THIS DOCUMENT WAS TAKEN FROM INFORMATION PREPARED BY GPS LAND SURVEYING, INC. AND THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR CORRECTNESS OF INFORMATION SHOWN. THE CONTRACTOR IS ADVISED TO REVIEW THE INFORMATION PREPARED BY THE SURVEYOR PRIOR TO START OF CONSTRUCTION AND TO ADVISE THE ARCHITECT OF ANY INCONSISTENCIES.

Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

SEAN M. HOCKMAN
AR 95886

SEAL

DATE: 05/02/16

PROJECT No.: 16-01
PERMIT ISSUE DATE: 05/02/16
REVISION DATE: —

REVISION: — | SHEET # A-1

1 Site Plan
Scale: 1/16" = 1'-0"

GENERAL DESIGN CRITERIA:

1. PER FIGURE R301.2(4) ULTIMATE DESIGN WIND SPEED V_{ult} = 170 MPH
2. PER TABLE R301.2.3 NOMINAL DESIGN WIND SPEED V_{asd} = 132 MPH
3. PER R301.2.1.4.3 = EXPOSURE C
4. PER FIGURE R301.2(7) WALLS AND GABLE ROOF ANGLE LESS THAN 10°. NOTE: A=4'-0" IN ALL CASES (SEE GRAPHIC)
5. PER TABLE R301.5 = MIN. UNIFORM LIVE LOAD PSF UNINHABITABLE ATTIC wo / STORAGE = 10 # PSF
6. PER TABLE R301.7 = ALLOWABLE DEFLECTION ROOF CEILING JOISTS CALCULATED AT L/240 (SPECIFIED MEMBERS UTILIZED 30# LL AND 10# DL AT 24" O.C. WHICH ALLOW FOR A MAX. HORIZ. SPAN OF 12'-5")

GENERAL FOUNDATION NOTES:

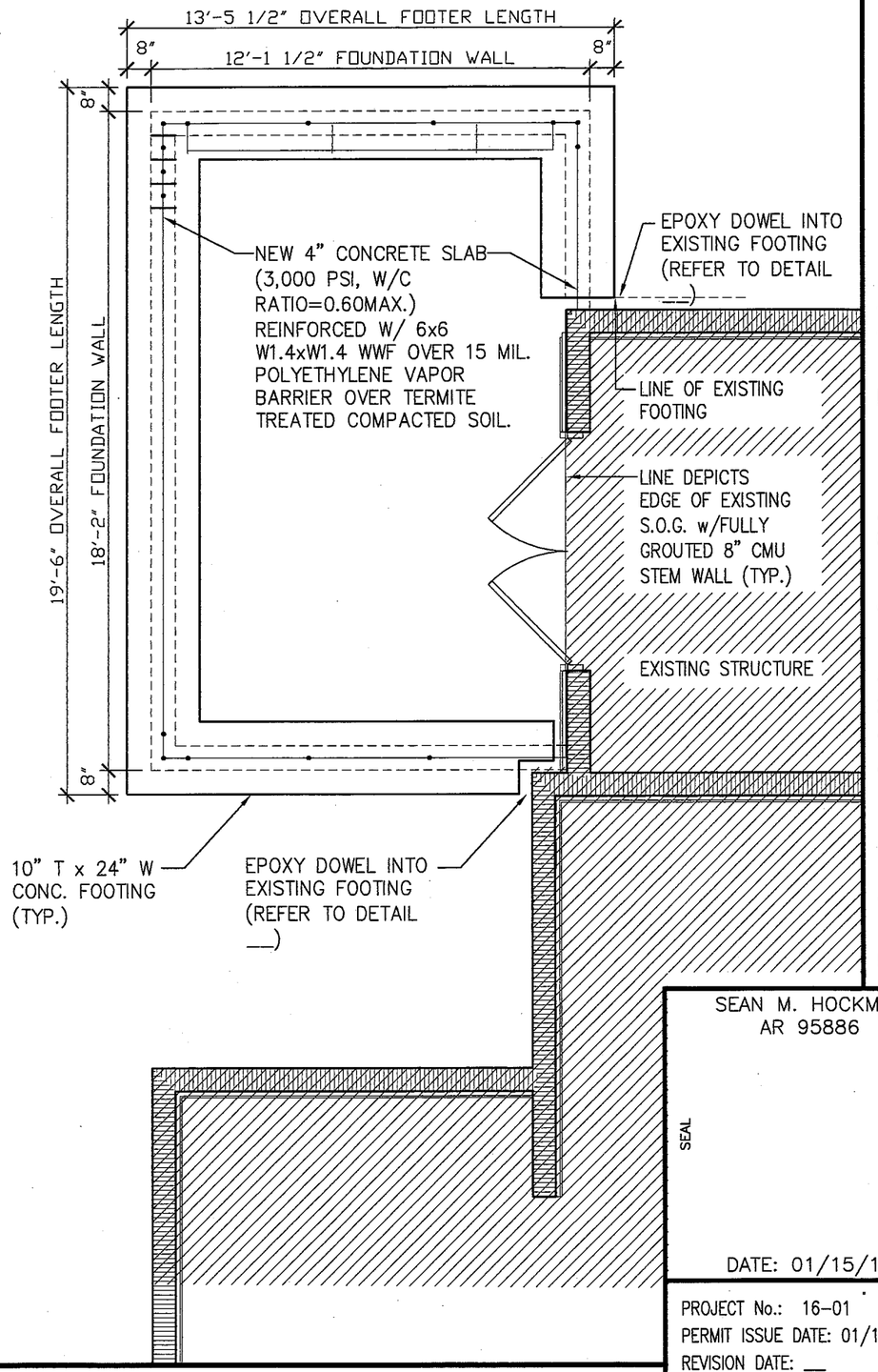
1. ALL TABULAR DATA PROVIDED PER FBC 5TH. EDITION (2014) RESIDENTIAL UNLESS OTHERWISE NOTED
2. PER TABLE R402.2 = MIN. COMPRESSIVE STRENCTH OF CONCRETE SHALL BE NO LESS THAN 2,500 PSI
3. PER SECTION R403 FOOTINGS
   PER TABLE R403.1 = MIN. WIDTH OF CONC. FOOTING SHALL BE 12" FOR 1-STORY 8" FULLTY GROUTED MASONRY WITH LOAD-BERAING VALUE OF SOIL 2,000 PSF OR GREATER
4. PER TABLE R403.1.2 = MIN. THICKNESS OF TYPE-H CONCRETE FOOTING SHALL BE NO LESS THAN 10" THICK
5. PER TABLE R403.3 = MIN. FOOTING DEPTH 12"
6. PER TABLE R404.1.1 (1) = MIN. FOOTING DEPTH 12"
6. THIS SINGLE FAMILY DETACHED HOME IS EXEMPT FROM SEISMIC DESIGN CATEGORY REQUIREMENTS AS THE MAPPED SPECTRAL RESPONSE ACCELERATION IS LESS THAN 0.4g (FBC 5th. EDITION 2014 – SECTION 1613.1 – EXCEPTION-1).

CODE RESEARCH:
CHAPTER 6 – WALL CONSTRUCTION
AS ALLOWED PER SECTION R606.12.1 MASONRY STRUCTURES AND ELEMENT HAVE BEEN DESIGNED IN ACCORDANCE WITH TMS 403.

3.2 – DIRECT DESIGN
1A. RISK CATEGORY = II
2A. SNOW LOAD, Pg = 0
1C. EXPOSURE CATEGORY = C
1E. ASCE 7-10 TABLE 22-1, 5.1%g / 100 = Ss = 0.051g
1F. ASCE 7-10 TABLE 22-2, 2.6%g / 100 = S1 = 0.026g
2. ALL SITE-SPECIFIC CONDITION LIMITATIONS HAVE BEEN MET.
3. SITE CLASS = D, SEISMIC DESIGN CATEGORY = A
4. LFRS = (ORMSW)
5A. 18'-2"x 9'-6" = A = 173 SQ. FT.
5B. 170mph, EXPOSURE CATEGORY C, C_w = 26.6 # / SQ. FT.
5C. $V_{LFRS-wind-NS}$ = 26.6 # / SQ. FT. x 173 SQ. FT. = 4,601.8#
$V_{LFRS-wind-EW}$ = 26.6 # / SQ. FT. x 115 SQ. FT. = 3,059#
5D. SEISMIC WEIGHT W=79,265#
5E. TABLE 3.2-4(1)RISK CATEGORY (EXPOSURE C), C_s = 0.084 (ORMSW)
5F. SEISMIC WEIGHT W x C_s = 79,265# x 0.084 = $V_{LFRS-seismic}$ = 6,658#
5G. V_{LFRS} = 6,658#
5H1. 9'-6"$h_{(MAX)}$, N-S = NJ, E-W = 12'-1 1/2"L_{joist}
5H2. TABLE 3.2-5(4b) (V_{ult} = 170 MPH, RISK CATEGORY C)
N-S: L_{joist} = NJ
S_{v1} = #5 @ 72"O.C. (MAX. VERT. SPAN = 10'-0"VERT.)
E-W: L_{joist} = 12'-1 1/2"L_{joist} (MAX. L_{joist} JUMPS TO 30'-0" SPAN PER TABLE)
S_{v1} = #5 @ 48"O.C. (MAX. VERT. SPAN = 12'-0"VERT.)
S_{v1} CONCLUSION = USE #5 @ 48"O.C. VERT.
5H3. TABLE 3.2-6(2a) S_s = 0.051g, AND RISK CATEGORY = II:
DESIGN ASSUMPTION = #5 @ 48"O.C.
N-S: L_{joist} = NJ
S_{v2} = CAN SPAN 30'-0"VERT.
E-W: L_{joist} = 12'-1 1/2"L_{joist} (MAX. L_{joist} JUMPS TO 30'-0" SPAN PER TABLE)
S_{v2} = CAN SPAN 30'-0"VERT.
S_{v2} CONCLUSION = USE #5 @ 48"O.C. VERT.

NORTH-SOUTH ORIENTATION
5I1. FROM TABLE 3.2-7, TABLE 3.2-8(2) APPLIES
5I2. L_{joist} = NJ, BASED ON PLAN L_{seg} =3'-4"
5I3. FROM TABLE 3.2-8(2), BASED ON S_v =#5 @ 48"O.C.AND $S_{H=BJR}$ (Bed Joint Reinforcement) @ 16", THEN: k1=5,675plf, k2=25,933plf
5I4. L1 =V_{LFRS} / K1 = 6,658# / 5,675plf = 1.17' or 14"
L2 =V_{LFRS} x H_{max} / = 6,658# x 9'-6"/ 30,336plf = 2.44' or 30"
L_{req} = 30"
5I5. FOR WEST WALL LINE: ΣL_{seg} = 18'-2"> L_{req} =30".....DESIGN SATISFIED.
FOR EAST WALL LINE: ΣL_{seg} = 5'-6"> L_{req} =30".....DESIGN SATISFIED.

EAST-WEST ORIENTATION
5I1. FROM TABLE 3.2-7,TABLE 3.2-8(3) APPLIES
5I2. L_{joist} = 12'-1 1/2"L_{joist} (MAX. L_{joist} JUMPS TO 30'-0" SPAN PER TABLE), BASED ON PLAN L_{seg} =12'-0"
5I3. FROM TABLE 3.2-8(3), BASED ON S_v =#5 @ 48"O.C.AND $S_{H=BJR}$ (Bed Joint Reinforcement) @ 16", THEN: k1=6,842plf, k2=56,211plf
5I4. L1 =V_{LFRS} /K1 = 6,658#/6.842plf = 0.97' or 12"
L2 =V_{LFRS} x H_{max} / = 6,658# x 9'-6"/ 56,211plf = 1.13' or 14"
[illegible] 14"



Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

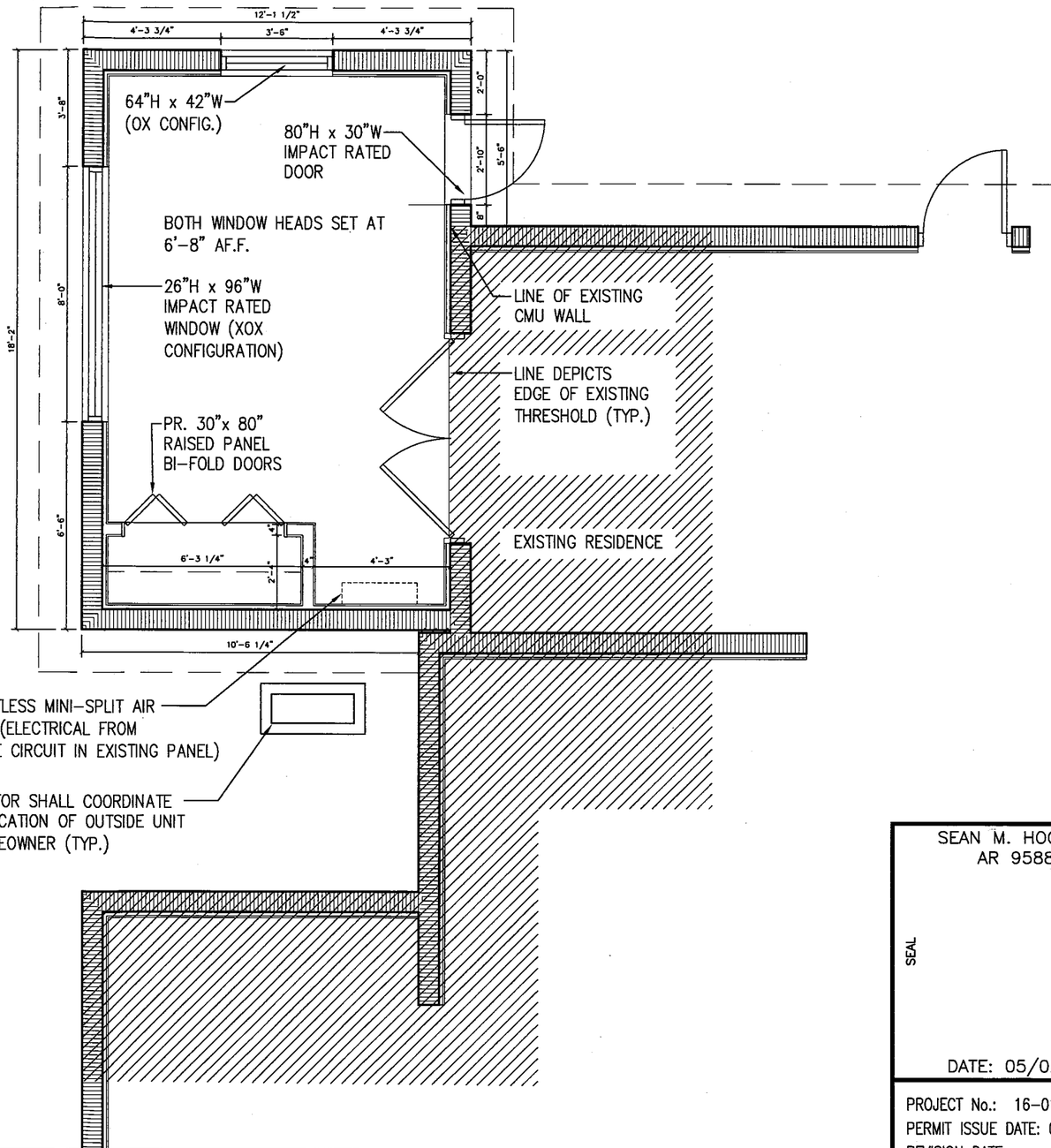
SEAN M. HOCKMAN
AR 95886
SEAL

DATE: 01/15/16

PROJECT No.: 16-01
PERMIT ISSUE DATE: 01/15/16
REVISION DATE: ___

REVISION: ___ | SHEET # A-2

1 **Foundation Plan**
Scale: 1/4" = 1'-0"



IMPACT RATED WINDOWS BASIS OF DESIGN:
MFR: PGT
SERIES: HR-710
NOA # 15-0519.09)

IMPACT RATED DOOR BASIS OF DESIGN:
MFR: PGT
SERIES: FD-555 OUTSWING PVC SINGLE FRENCH DOOR
NOA # 15-0409.03)

AIR HANDLER BASIS OF DESIGN:
MFR: MITSUBISHI

SERIES: MR SLIM 9,000 BTU 23.2 SEER ENERGY STAR DUCTLESS WALL MOUNT HEAT PUMP SYSTEM

MODEL: (INCLUDES INDOOR WALL MOUNT UNIT MODEL # MSZ-GE09NA-8 AND OUTDOOR PAD MOUNTED UNIT MODEL # MUZ-GE09NA2)

REFRIGERANT: R410A

ELECTRICAL: 208-230 V/1 PH/60 HZ

CIRCUIT: 15A

1 **Floor Plan**
Scale: 1/4" = 1'-0"

Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

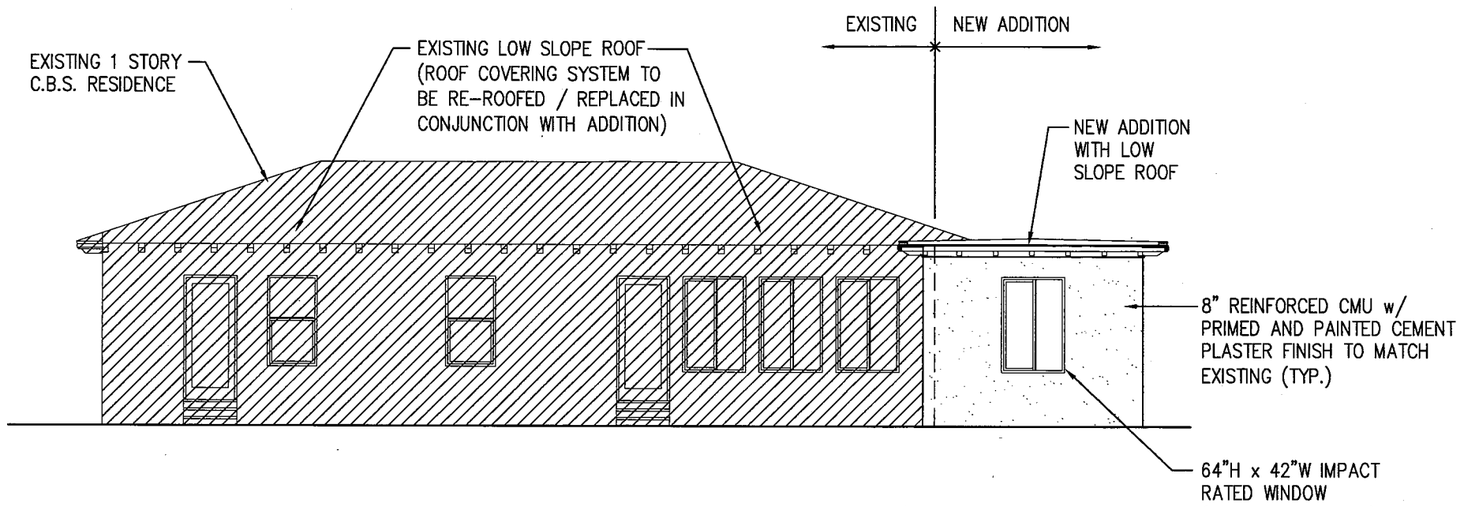
SEAN M. HOCKMAN
AR 95886

SEAL

DATE: 05/02/16

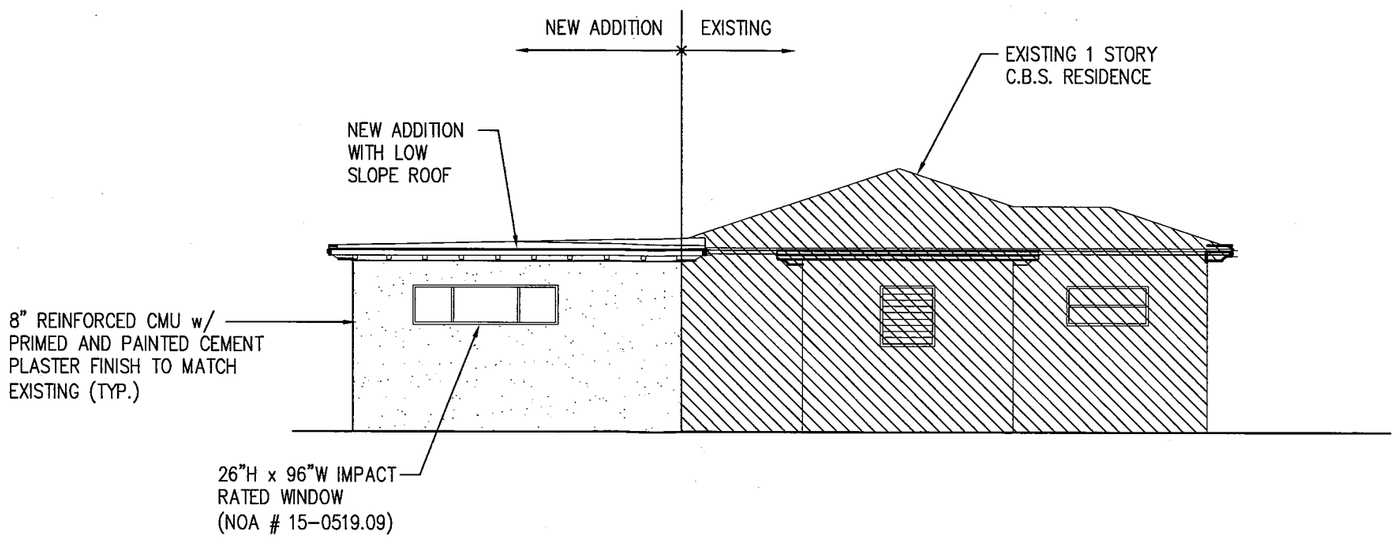
PROJECT No.: 16-01
PERMIT ISSUE DATE: 05/02/16
REVISION DATE: ___

REVISION: ___ SHEET # A-3



2 North Elevation

Scale: 1/8" = 1'-0"



1 West Elevation

Scale: 1/8" = 1'-0"

Bedroom Addition for Glenny Residence

212 Vanderbilt Drive, Lake Worth, Florida 33460

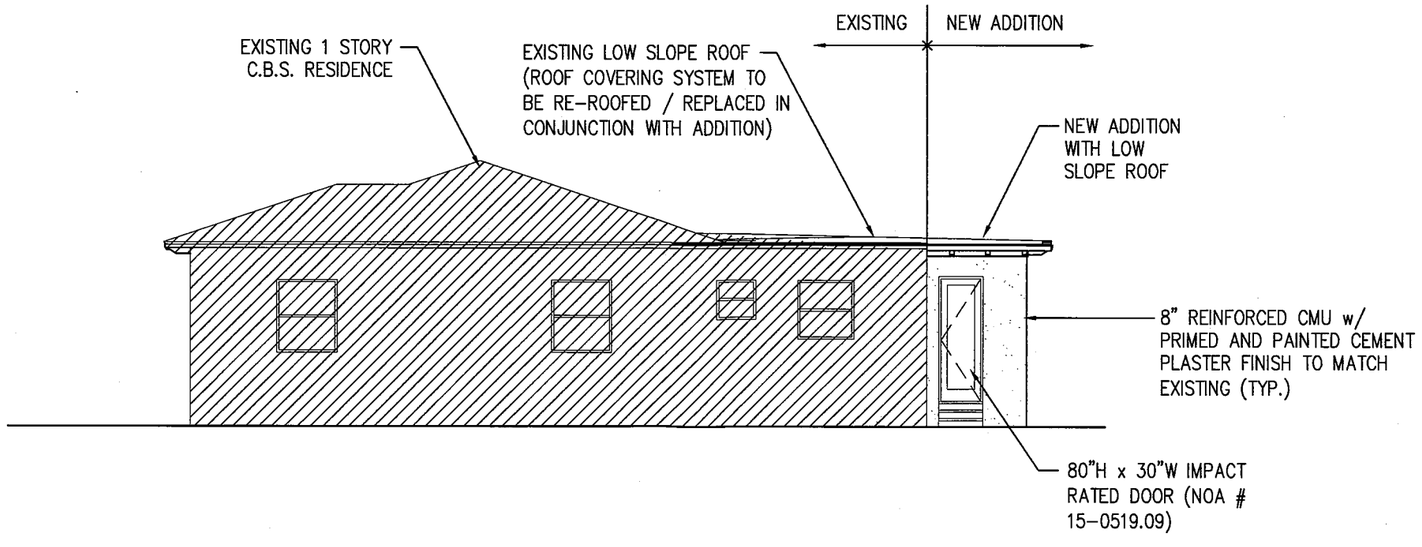
SEAN M. HOCKMAN
AR 95886

SEAL

DATE: 05/02/16

PROJECT No.: 16-01
PERMIT ISSUE DATE: 05/02/16
REVISION DATE: __

REVISION: __ | SHEET # A-4



1 East Elevation
Scale: 1/8" = 1'-0"

Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

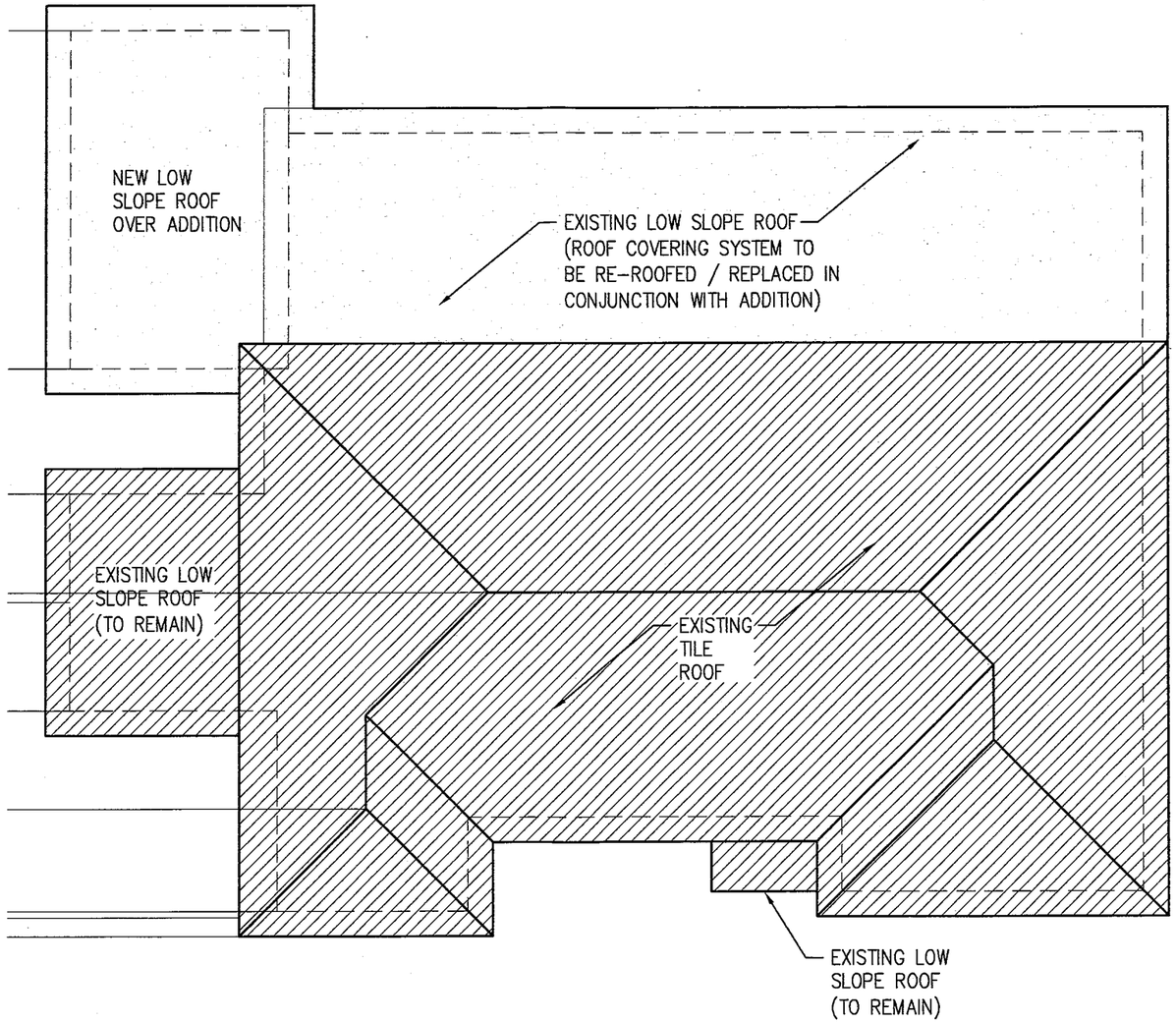
SEAN M. HOCKMAN
AR 95886

SEAL

DATE: 05/02/16

PROJECT No.: 16-01
PERMIT ISSUE DATE: 05/02/16
REVISION DATE: __

REVISION: __ | SHEET # A-5



1 **Roof Plan**
Scale: 1/8" = 1'-0"

Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

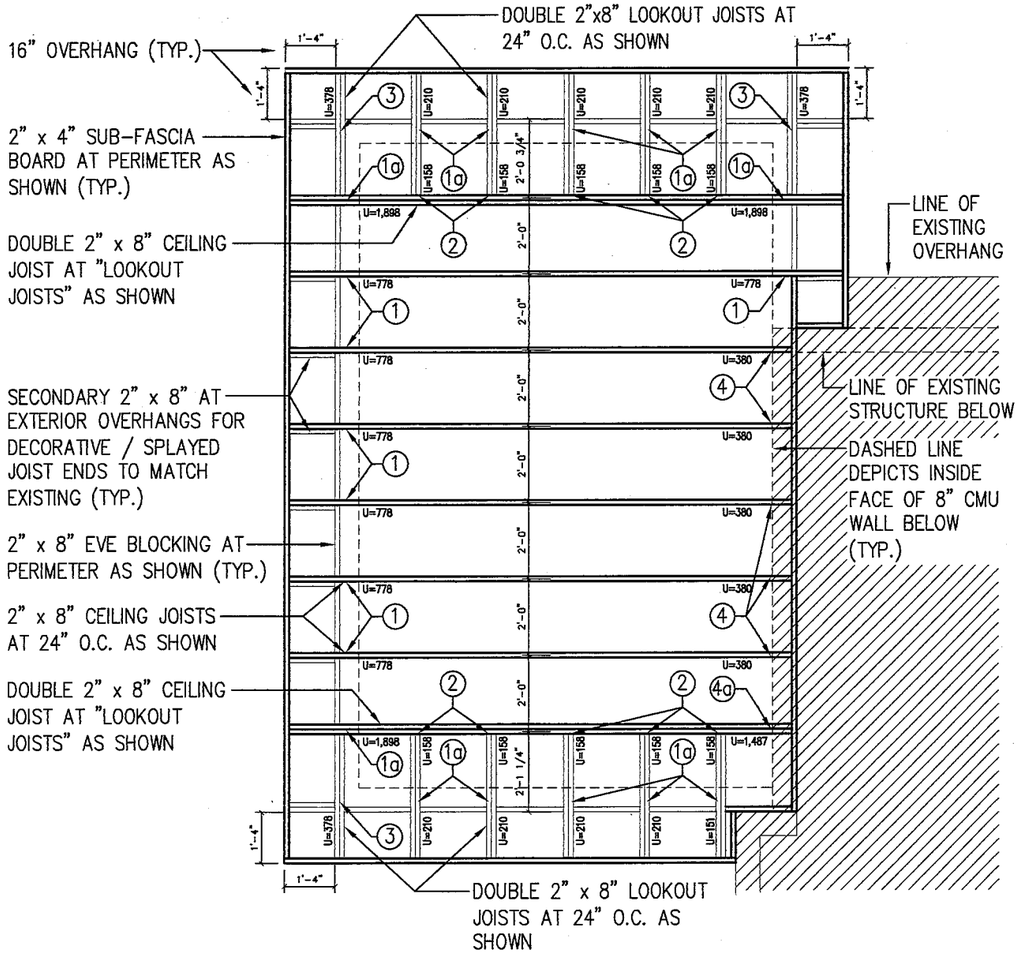
SEAN M. HOCKMAN
AR 95886

SEAL

DATE: 01/15/16

PROJECT No.: 16-01
PERMIT ISSUE DATE: 01/15/16
REVISION DATE: ___

REVISION: ___ | SHEET # A-5



GENERAL NOTES:

1. ALL FRAMING LUMBER SHALL BE STRESS GRADE LUMBER WITH MINIMUM Fb = 1200 PSI AND MOISTURE CONTENT NOT TO EXCEED 19%.
2. UNLESS OTHERWISE NOTED, ALL ROOF FRAMING MEMBERS SHALL BE No. 2 (DENSE) PRIME – PRESSURE TREATED SOUTHERN PINE AS IT WILL BE IN CONTACT WITH CONCRETE, MASONRY, AND HAS EXTERIOR EXPOSURE.
3. ALL EXTERIOR JOIST AND LOOKOUT JOIST ENDS SHALL HAVE DECORATIVE / SPLAYED ENDS TO MATCH EXISTING HOME. REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION

CEILING JOIST ANCHOR SCHEDULE

(1) SIMPSON STRONG-TIE HETAL 20 (QTY. = 1)
(1g) SIMPSON STRONG-TIE HETAL 20 (QTY. = 2)
(2) SIMPSON STRONG-TIE LUS28-2 FACE MOUNT HANGER
(3) SIMPSON STRONG-TIE LTA2 (QTY. = 1) PARALLEL TO WALL LATERAL TRUSS ANCHOR AT INSIDE FACE OF 2"x8"; FASTENERS INSTALLED PRIOR TO INSTALLATION OF SECOND LOOKOUT JOIST
(4) SIMPSON STRONG-TIE MTSM20 TWIST STRAP
(4g) SIMPSON STRONG-TIE MTSM20 TWIST STRAP (QTY. = 2)

CONTRACTOR SHALL PROVIDE AND INSTALL THE ABOVE NOTED ANCHORS AS PER MFR. REQUIREMENTS

CONNECTOR	FASTENERS	U allow	F1	F2
HETAL 20	14 – 10d x 1-1/2"	1810	415	1100
LUS28-2SS	4-SS16d	1165	–	–
LTA2	10 – 10d x 1-1/2"	1210	950	220
MTSM20	10-10d x 1-1/2"(TRUSS)	1175	235	90
	4-1/4"x2-1/4"Titen (CMU)			

Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

SEAN M. HOCKMAN
AR 95886

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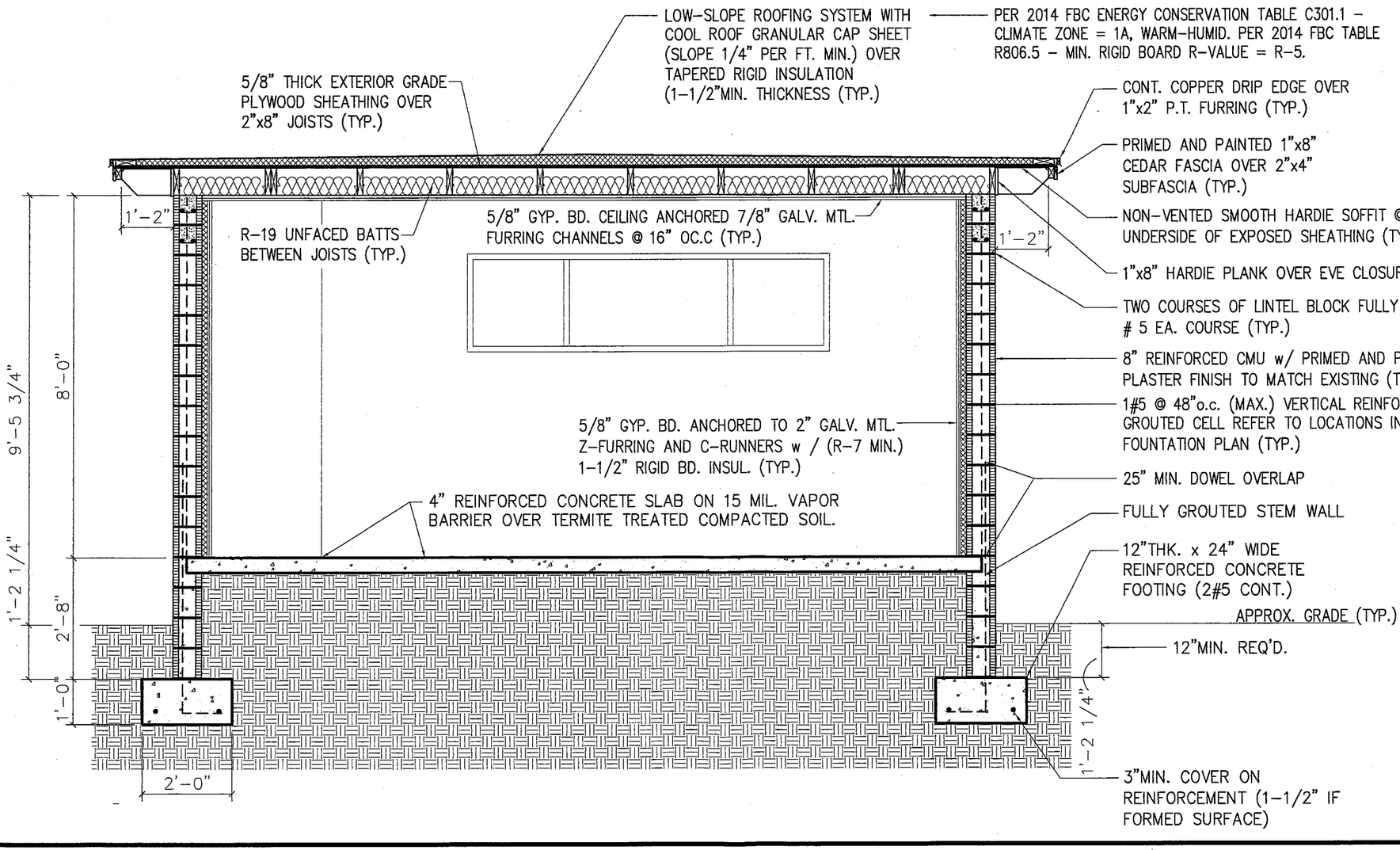
REVISION DATE: ___

REVISION: ___ | SHEET # A-6

1 Roof Framing Plan
Scale: 1/4" = 1'-0"



1 **Building Section**
Scale: 3/8" = 1'-0"

Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

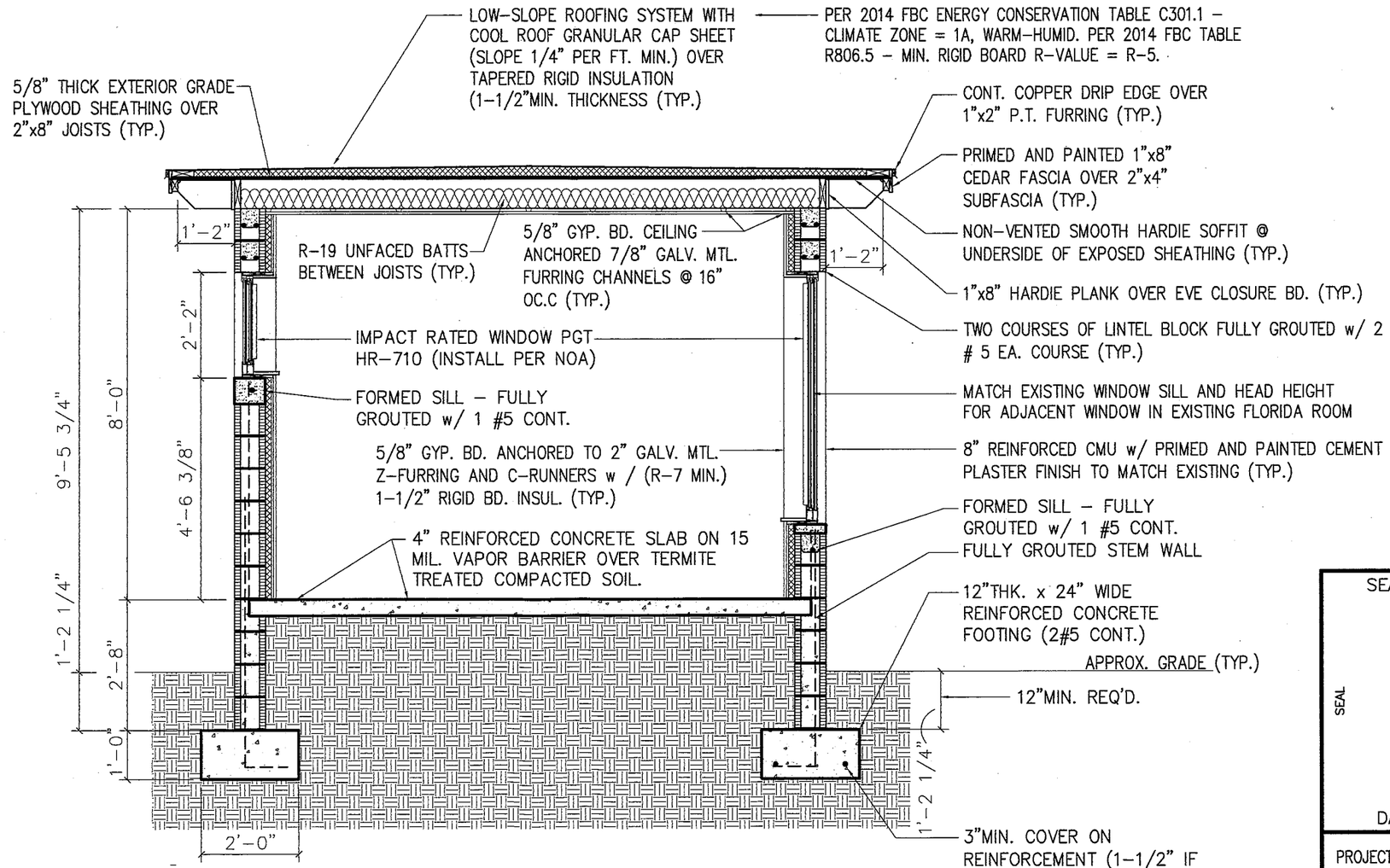
SEAN M. HOCKMAN
AR 95886

SEAL

DATE: 01/15/16

PROJECT No.: 16-01
PERMIT ISSUE DATE: 02/16/16
REVISION DATE: ___

REVISION: ___ | SHEET # A-7



1 **Building Section**
Scale: 3/8" = 1'-0"

Bedroom Addition for Glenny Residence
212 Vanderbilt Drive, Lake Worth, Florida 33460

SEAN M. HOCKMAN
AR 95886

SEAL

DATE: 01/15/16

PROJECT No.: 16–01
PERMIT ISSUE DATE: 02/16/16
REVISION DATE: —

REVISION: — | SHEET # A-8

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

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

MEMORANDUM DATE: June 1, 2016

AGENDA DATE: June 8, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **404 South L St**

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

TITLE: **HRPB Project Number 16-00100100:** Consideration of a Certificate of Appropriateness (COA) for a rear screen porch addition to the single-family residence located at **404 South L Street**; PCN# 38-43-44-21-15-157-0150. The subject property was constructed c.1935 and is a contributing resource within the Southeast Lucerne Local Historic District.

OWNER: Shannon S. Torrence
404 South L Street
Lake Worth, FL 33460

BACKGROUND:
The property at 404 South L Street has a one-story single-family residence that was constructed c.1935 in the Shotgun Frame Vernacular Cottage Style. The property has public frontage on South L Street to the west. Character defining features of the building include the original wood double hung 1/1 windows and screens, wood window trim, wood colonial shutters, projecting gabled front porch overhang, and wood siding. Features that have been altered include the front door and roof type. Overall, the building retains a high degree of historic integrity of location, setting, materials, design, and craftsmanship.

REQUEST:
The Applicant has submitted plans for a 259 square foot screen porch addition to the main one-story house on the subject property. The wood framed screen porch addition is proposed to have an asphalt shingle roof and will be located on the rear of the existing structure, facing the east. The Applicant has provided proposed architectural plans for the building, including a site plan, floor plans, details, and elevations.

The screen porch addition will have a wood frame and screen walls and concrete footings, and will attach into the existing roof system. The screen room will have fans and electrical outlets, and the existing double French doors will open into the enclosed screen room.

The subject property is zoned Multi-family Residential (MF-20) which points to Single-family and Two-family Residential (SF-TF 14) to govern a single or two-family use, and is subject to the development standards for

this district in the City of Lake Worth Zoning Code and 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 §23.3-8 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	3,375 sq. feet
Lot width	50'-0" for one unit 75'-0" for two units	25'-0"
Front (West) setback	20'0"	28' existing
Side setback	10% of lot width, Compliance with non-conforming status	North= 2.6' existing, 3.6' to addition South= 2.2' existing, 3.2' to addition
Rear (East) setback	15.0' for primary building	67'-0" existing; 48'-3" proposed
F.A.R.[1]	0.55	Appx. 0.32 proposed
Max. Building Coverage[2]	40% max.	Appx. 34% proposed
Impervious surface	60% max.	Appx. 41% proposed

ANALYSIS:

Zoning and Comprehensive Plan Consistency

The proposed new construction project is in compliance with the development requirements in the City's Zoning Code and Comprehensive Plan.

Historic Preservation

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

It is the opinion of Staff that the project as proposed is compatible with the review criteria set forth in the historic preservation regulations. The screen porch enclosure is not visible from South L Street, and is located at the rear of the structure. The suggested design of the screen porch is compatible with the simple Frame Vernacular style of the house. The applicant has determined that the roof of the addition shall match the existing structure and be dimensional asphalt shingle.

Public Comment

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

[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.

COMPREHENSIVE PLAN CONSISTENCY:

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

Goal 1.3 The preserve and enhance the City's community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

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

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 requests for a screen porch addition with the following conditions:

1) An expansion joint shall be used between the existing structure and the proposed addition as needed in order to avoid damage to the existing building.
2) The existing structure shall be properly protected during construction so as not to incur damage from the addition. Engineering drawings shall be required to show how the new roof and walls will tie into the existing structure.
3) The screen porch shall be designed and constructed so that it shall be considered a permanent structure.
4) The roof on the screen porch addition shall be dimensional asphalt structure to match the existing structure. Staff recommends a white or light gray color for increased energy efficiency.

POTENTIAL MOTIONS:

I MOVE TO **APPROVE** HRPB 16-00100100: Consideration of a Certificate of Appropriateness (COA) a screen porch addition for the subject building located at **404 S L St**, with the conditions as recommended by Staff, based upon the preponderance of competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations Section 23.5-4.

I MOVE TO **DENY** HRPB 16-00100100: Consideration of a Certificate of Appropriateness (COA) for a screen porch addition for the subject building located at **404 S L St** because the Applicant has not established by a preponderance of the competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

1. Decision Criteria
2. Photographs
3. Justification Statement
4. Proposed Architectural Drawings

LOCATION MAP

MEMORANDUM

DATE: June 1, 2016

TO: Chair and Members of the Historic Resources Preservation Board

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

SUBJECT: **HRPB Project Number 16-00100100:** Consideration of a Certificate of Appropriateness (COA) for a rear screen porch addition to the single-family residence located at 404 South L Street; PCN# 38-43-44-21-15-157-0150. The subject property was constructed c.1935 and is a contributing resource within the Southeast Lucerne Local Historic District.

HRPB Meeting Date: June 8, 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 404 S L Street will have no adverse effect on the historic appearance or significance of the building.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Southeast Lucerne Local Historic District.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?
Response: The Applicant is not proposing to replace any original materials on the building. It is the opinion of Staff that the proposed screen porch addition is compatible with the architectural style of the single-family residence and will not adversely affect the historic integrity of the original structure.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
Response: No, the denial of this COA as submitted does not prevent the Applicant from potentially proposing other alterations to the home, nor would it make the building uninhabitable.

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

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

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

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Response: The Applicant is not removing any historic materials from the property. The proposed changes will not alter the main street-facing elevation, or other features and spaces that characterize this property. The basic shape and form of the structure will not be affected by the addition.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Response: It is the opinion of Staff that the addition will be compatible with the original Frame Vernacular structure, and given the difference in footprint as well as roof height and slope, the addition will also be easily distinguished from the main structure.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Response: The historically significant features of the building are being retained.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Response: It is the opinion of Staff that no distinctive features, finishes, or examples of craftsmanship that characterize the property are being adversely affected by the scope of work proposed.

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

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

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

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

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
Response: The proposed new addition meet this criterion. The addition is compatible in size, massing, and scale. The footprint, roof shape, and location will make the addition easily distinguished from the original structure.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
Response: The proposed addition could be removed at a later date, with some changes to the main structure.

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

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

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

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

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.
Response: No.

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

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

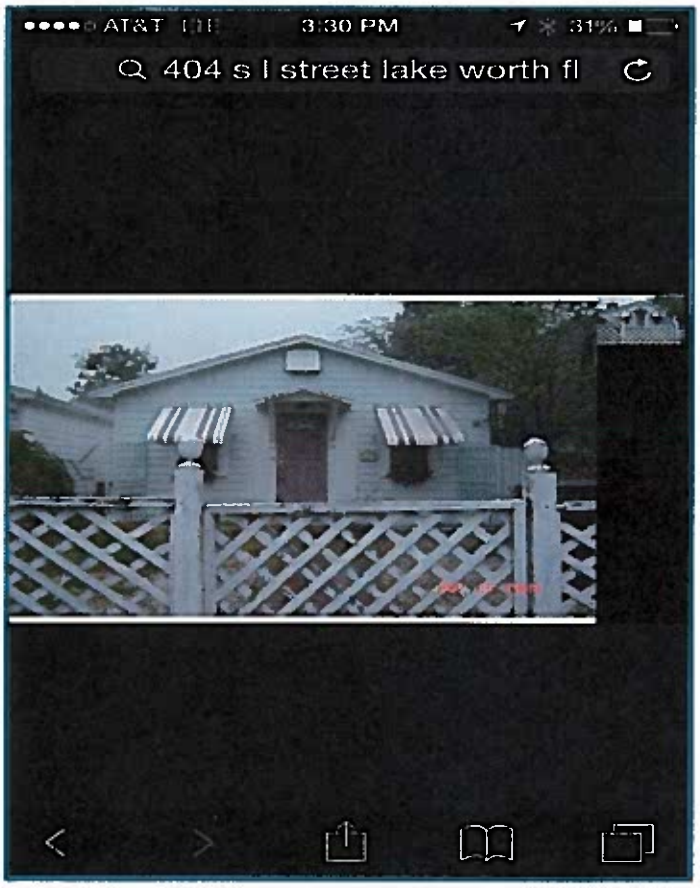
404

NOTICE

HRPB Project No. 16-00100100
COA - ADDITION & RE-ROOF
For information regarding this case call:

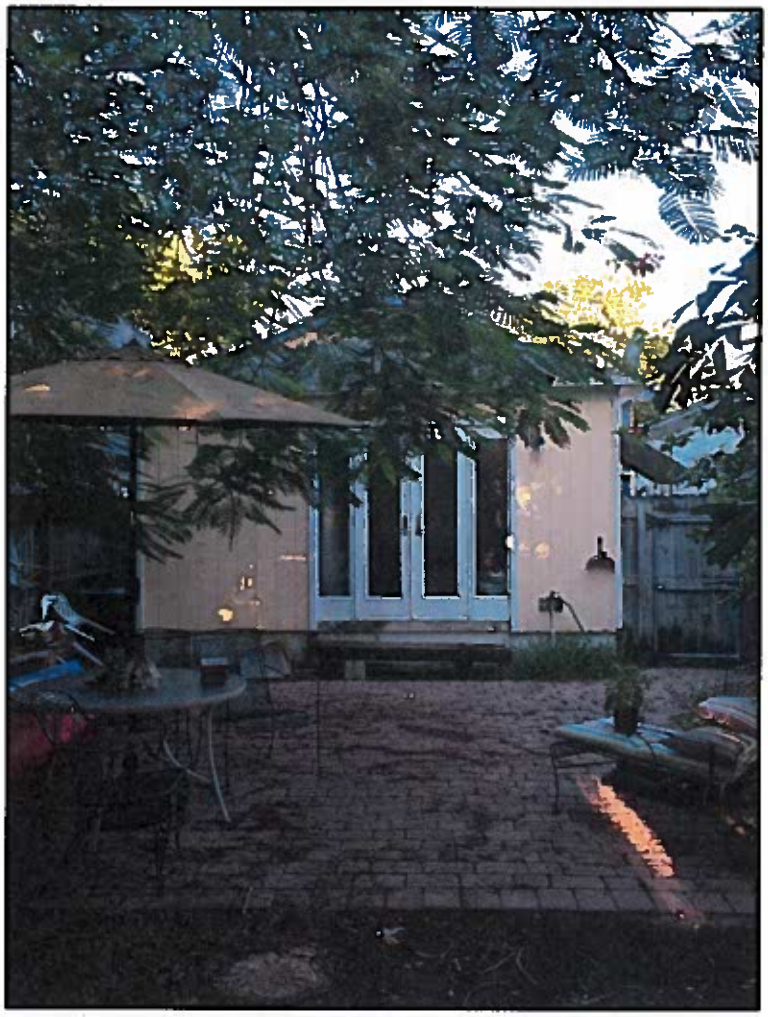
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687

House in 2008



House in 2016

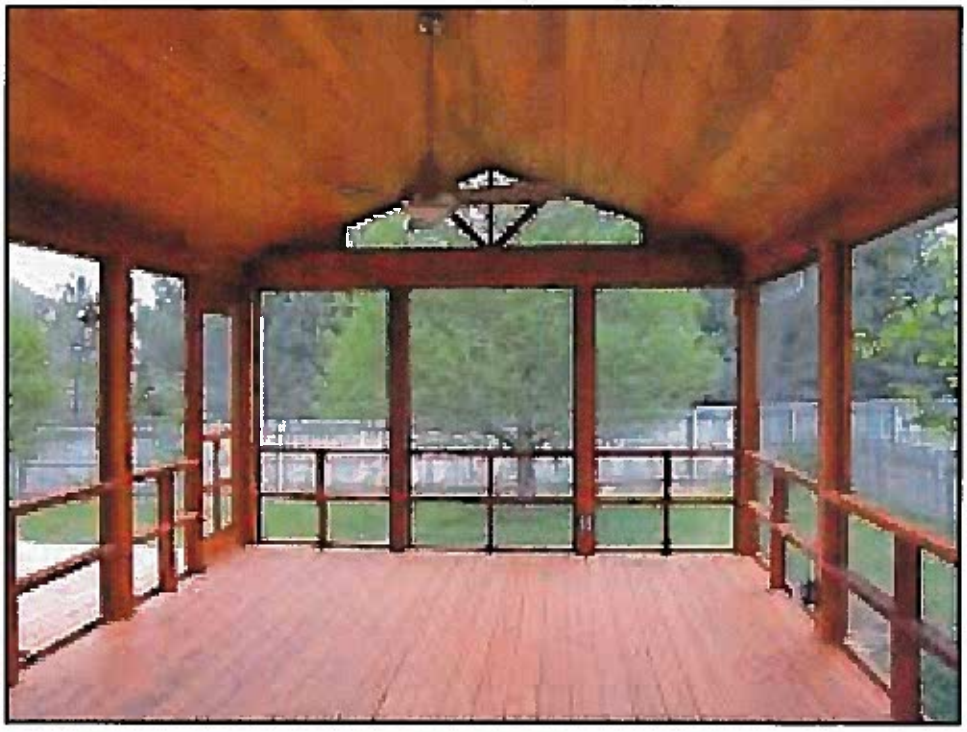
Back of House – Where the screen room would be



View from Screen Room (looking left)

View from Screen Room (looking right)

Screen Room Samples



Screen Room Description of Work/Justification

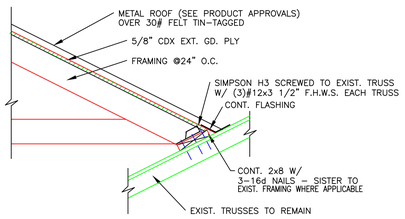
Often when guests visit our home they comment that they themselves could never live in a 784 square foot house. We laugh and say it does take some getting used to, but, in the end it is worth the effort. Shannon Torrence and I have lived in our little jewel box for 6 years now. While it is certainly the best purchase we have ever made, we would still like a bit more room. Moreover, we would like the feeling of being outdoors without the constant onslaught of mosquitos.

That is where the idea of a full sized screen room came into play. It fits our needs while adding to the value of the house and having no effect on the front facade. The room we propose would be a three season room that would be fully enclosed with screening. The room would serve as our all-around great room. There would be indoor/outdoor furniture with ceiling fans and electrical outlets. The room would serve as a gathering place for company as well as a sitting room on cool fall nights.

The current design is 259 square feet. It would be built on state standard concrete footers. The structure would be supported with columns and beams that meet or exceed code standards. The roof will be standing metal seem to ensure it is to the finest quality available.

While it is obvious that the room would attach to the original back room of the house the impact on the landmark is minimal. None of the proposed structure would be visible from the street. In order to honor the original house the structure will be built by hand with wood and finished to a master craftsman standard.

Our current home is a source of pride. We love sharing the small details that define the age of the house. It has been painted to accentuate the various architectural details. It is our intention to continue to safeguard the house for generations to come. The addition of usable space is the latest iteration of this assurance.



DETAIL - A

N.T.S.

BUILDING IS TYPE V CONSTRUCTION

F.B.C. 2014, FIFTH EDITION ASCE-7-10 EXP. 'C'

ENCLOSED	170 MPH (ULT.)
HEIGHT	12 FEET
RISK CATEGORY	II
ACI CODE	3000 PSI CONC.
LUMBER	SYP #2

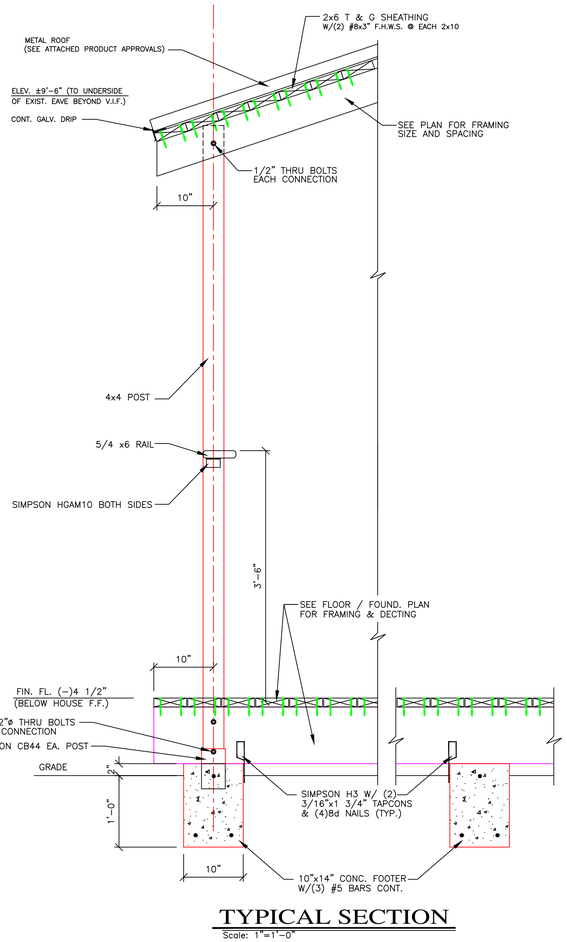
DESIGN WIND PRESSURES		
ROOF	FIELD (ZONE ①)	-34.7 P.S.F.
	3' EDGE (ZONE ②)	-60.3 P.S.F.
	3'x3' CORNER (ZONE ③)	-89.2 P.S.F.

VICINITY MAP

N.T.S.

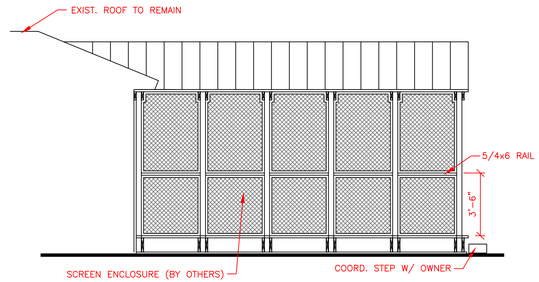
AERIAL VIEW

N.T.S.



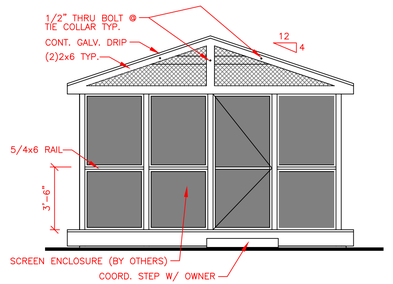
TYPICAL SECTION

Scale: 1"=1'-0"



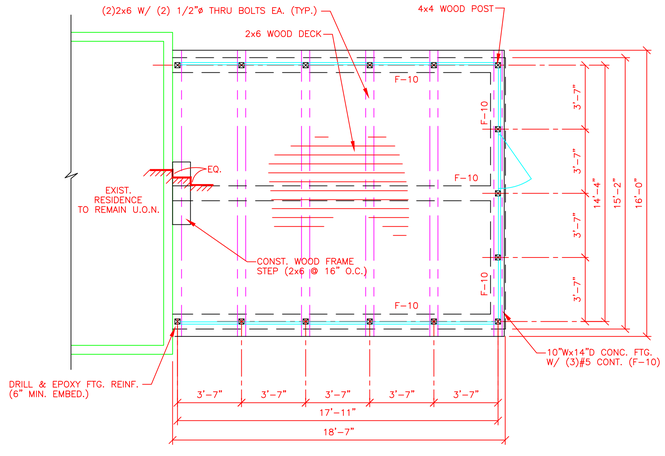
SOUTH ELEVATION

Scale: 1/4"=1'-0" (NORTH SIMILAR OPP. HAND)



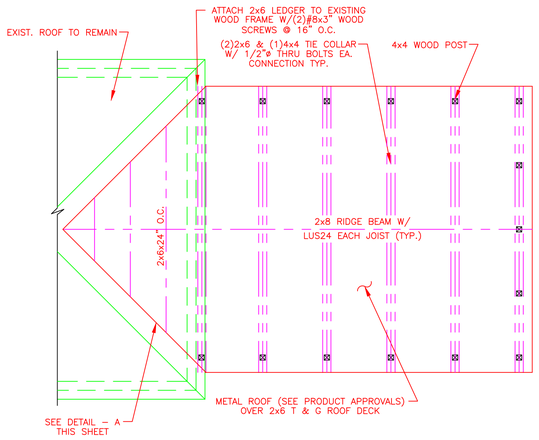
EAST ELEVATION

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



FLOOR / FOUND. PLAN

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



ROOF FRAMING PLAN

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

REVISIONS | BY

THOMAS J. TWOMEY, P.E.
#25626
2831 EXCHANGE COURT
WEST PALM BEACH, FL 33409
Tel: 561 688-2844
Fax: 561 686-5862
TWOMEYENGINEERING@YAHOO.COM

SCREENED PORCH ADDITION FOR:

Torrence Residence

404 South 'L' Street Lake Worth Floida 33458

DATE 4.27.2016

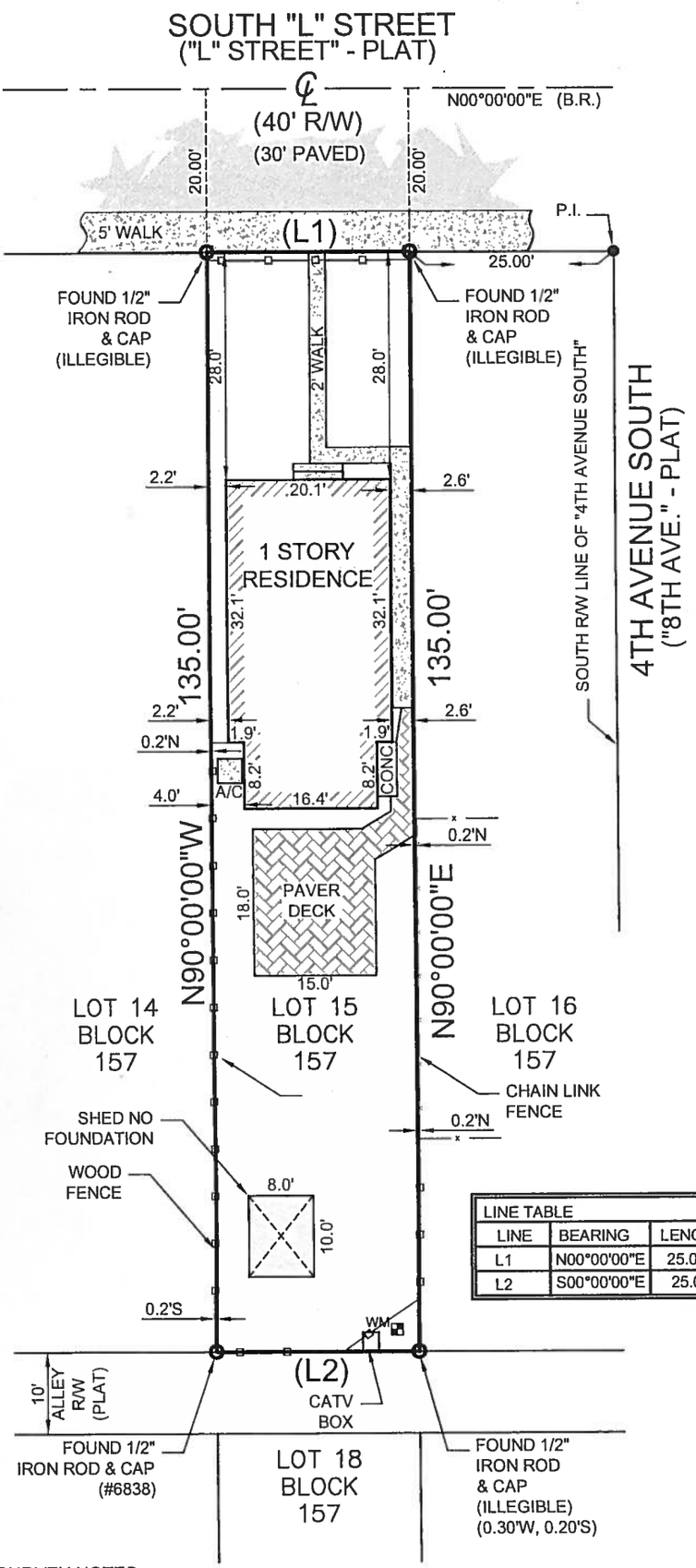
FILE TT/404....

DRAWN SCS

SCALE: AS NOTED

SHEET #

1 OF 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"E	25.00'
L2	S00°00'00"E	25.00'

REVISIONS:

NORTH

CERTIFIED TO: Deana Booker, Shannon Steele
PROPERTY ADDRESS: 404 S. "L" Street, Lake Worth, FL 33460
FLOOD ZONE: C (FIRM 120213 0002C 9-30-82)
DESCRIPTION: Lot 15, Block 157, THE PALM BEACH FARMS COMPANY PLAT NO. 2, TOWNSITE OF LUCERNE, (now known as Lake Worth), according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 2, Pages 29 through 40.

SURVEY NOTES:
1.) AREA = 3,375 SQ FT OR 0.0775 ACRES
2.) Lands shown hereon were not abstracted by this office for easements, right-of-ways, or other instruments of record.
3.) No underground improvements located.
4.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
5.) This firm's "Certificate of Authorization" number is "L.B.#6838".

BOUNDARY SURVEY

This survey is invalid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

LEGEND:

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

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.M. / B.M.
DATE:	09/03/2015

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

REF:	K17/29 C79/65
PREV. JOB NO'S.	Y002446
JOB NO.	Y150854
	S - 33,068 - A

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

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

MEMORANDUM DATE: June 1, 2016

AGENDA DATE: June 8, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **313 North Palmway**

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

TITLE: **HRPB Project Number 15-00100134:** Consideration of a Revision to a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at **313 North Palmway**; PCN# 38-43-44-21-15-098-0130. The subject property is located within the Old Lucerne Local Historic District.

AGENT: Sabatello Construction of FL Inc.
9002 Burma Rd, Suite 100
Palm Beach Gardens, FL 33403

OWNER: Jerry Stambaugh
313 North Palmway
Lake Worth, FL 33460

BACKGROUND:

In January 2015, the existing one-story structure on the subject property caught on fire and was severely damaged. Due to the extensive fire damage, the roof, interior walls, and exterior walls had partially collapsed. Subsequently, the building was classified as an unsafe structure and an emergency demolition occurred in February, under an order from the Building Division. In August 2015, the HRPB approved plans for construction of a new 1,922 square foot single-family residence. The structure was completed in April 2016.

REQUEST:

The Applicant is requesting a revision to the previously approved Certificate of Appropriateness to allow installation of a leaded glass single French door, in place of the previously approved clear, single-light French door.

ANALYSIS:

Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k)3 of the City's historic preservation regulations. These criteria are provided in Attachment 1 and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

Specifically, this request deals with the design compatibility of the structure and the historic district. Decorative leaded glass doors were not used historically in the districts, and are not historically compatible with the concrete masonry with cottage influence style of architecture. Although this is new construction, the review Standards outlined in the City's Code require compatibility of design and harmony with the surrounding district. The type of door requested is not in harmony with the district, nor the architectural style of the structure.

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

COMPREHENSIVE PLAN CONSISTENCY:
The project, as proposed, is not consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.3 To preserve and enhance the City's community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

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

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 request as submitted, as the proposal does not meet the requirements for new construction as outlined in the City of Lake Worth Municipal Code Section 23.5-4, is not compatible with the architectural style of the structure, and is not in harmony with the surrounding district.

POTENTIAL MOTION:
I MOVE TO APPROVE/DENY HRPB PR# 15-00100134: Consideration of a Revision to a Certificate of Appropriateness (COA) for new construction at the subject property located at 313 North Palmway, as recommended by Staff.

ATTACHMENTS:
1. Decision Criteria – New Construction
2. Photographs
3. Justification Statement
4. Approved Architectural Plans, 9/16/2015
5. Proposed Product Information

LOCATION MAP

MEMORANDUM

DATE: June 1, 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 15-00100134:** Consideration of a Revision to a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at **313 North Palmway**; PCN# 38-43-44-21-15-098-0130. The subject property is located within the Old Lucerne Local Historic District.

HRPB Meeting Date: June 8, 2016

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

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

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

(1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.
Response: The proposed building is consistent with the height of other 1-story buildings surrounding the property, and would be 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 can be considered to be 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 front door is compatible in height and width to others in the district. The detailing of the door, with the leaded glass insert, is not compatible with the masonry vernacular cottage influence style of architecture and is not in harmony with the surrounding historic district.

(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 façade is broken up with the protruding 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 building 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: The relationship of the entrance and porch is visually compatible, however the style of the entry door is not compatible.

(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 material and texture of the leaded glass door is not visually compatible with historic structures and styles of architecture.

(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 main roof shape is visually compatible with the neighboring properties as well as the district.

(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 building minimally 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 Applicant has provided a streetscape showing the building in relation to those to either side of it, and across the street. The building's height and massing are compatible with other 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 building is a contemporary minimalistic masonry vernacular design that employs elements of traditional vernacular cottage architecture.

(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. The landscape plan will be reviewed by Staff at permitting.

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

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

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

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

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: Not applicable to this project.

313
313

313

214

214

BEWARE
OF
DOG
Secured by
ADT
1-800-369-0996

301

806

Jerry Jean Stambaugh, Pharm.D.

313 N Palmway, Lake Worth, FL 33460-3518

April 29, 2016

City of Lake Worth

Historic Resources Preservation Board

Members of the Board:

I am requesting that you consider my submission of an alternate selection for the front door of my new house from the one approved by the Board at the plans original submission. It was not my original intention to have a clear glass insert and I apologize for the misunderstanding.

The clear glass insert that was approved by the Board would provide no privacy to my home as it would allow any one on the street to see all the way through the house. It would require installing some sort of privacy covering inside the front door – curtains, blinds, etc. Since this would be visible through the door it would detract from the street appearance of the house.

A more acceptable alternative might have been a solid frosted glass. However, while this could provide the desired privacy, it also caused all of the front entrance to run together as one white blur that added nothing to the overall character or appearance of the house.

Instead we selected a frosted, leaded glass panel that has a simple craftsman-like design. This provides privacy while still allowing the door to stand out from the rest of the entrance way. The door is actually very similar to several others in the neighborhood and does not distract from the over-all design of the house while allowing it to blend with other homes in the neighborhood.

I hope that you will rule favorably on this request for a revision to the approved COA.

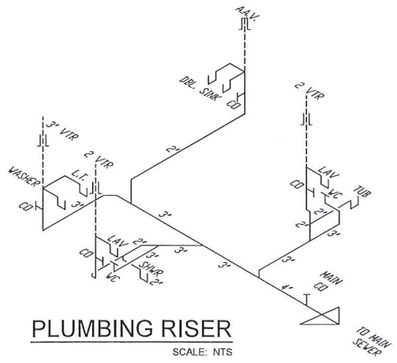
Thank you for your consideration,

Jerry Jean Stambaugh

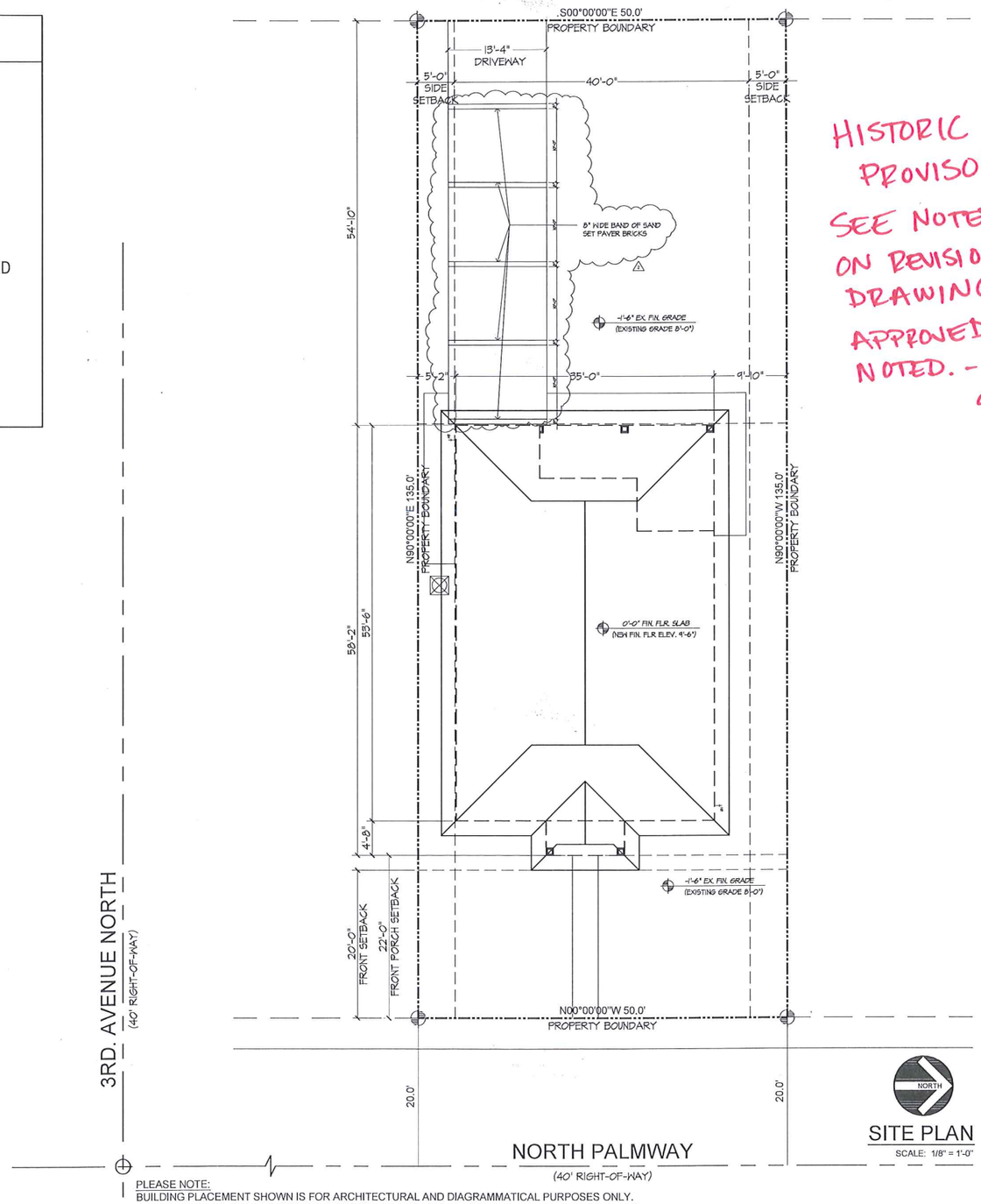
SITE CALCULATIONS

LOT TOTAL SQ. FOOTAGE	= 6,750 S.F.	(100%)
UNDER ROOF SQ. FOOTAGE	= 1,922 S.F.	
DRIVEWAY & WALKS	= 1,085 S.F.	
LOT COVERAGE ALLOWED	= 2,363 S.F. OR (35%)	
LOT COVERAGE PROVIDED	= 1,922 S.F. OR (28.5%)	
TOTAL IMPERMEABLE AREA	= 3,007 S.F.	

	REQUIRED	PROPOSED
FRONT SETBACK	20'-0"	26'-8"
FRONT PORCH SETBACK	22'-0"	22'-0"
SIDE SETBACK - NORTH	5'-0"	9'-10"
SIDE SETBACK - SOUTH	5'-0"	5'-2"
REAR SET BACK	25'-0"	54'-10"
HEIGHT - ONE STORY		15'-9"



PLUMBING RISER
SCALE: NTS



SITE PLAN
SCALE: 1/8" = 1'-0"

PLEASE NOTE:
BUILDING PLACEMENT SHOWN IS FOR ARCHITECTURAL AND DIAGRAMMATICAL PURPOSES ONLY.
CONTRACTOR TO FIELD VERIFY AND COORDINATE BUILDING PLACEMENT WITH SURVEYOR PLANS.

HISTORIC PROVISO:
SEE NOTES ON REVISION DRAWINGS.
APPROVED AS NOTED. - ANS 9/16/15

revisions

no.	date
(1) REV. LAKE NORTH PRES. COMMENTS	07/6/2015
(1) BLD. DEPT. COMMENTS (LR)	08/21/2015
(2) BLD. DEPT. COMMENTS (LR)	08/28/2015

designed	S.B.D.
drawn	GTD
checked	S.B.D.
date	06/09/15
scale	1/4" = 1'-0" U.N.O.
job no.	1500411RES

Scott Blakeslee Disher
AR-0011586 AA-0003285

PROPOSED RESIDENCE

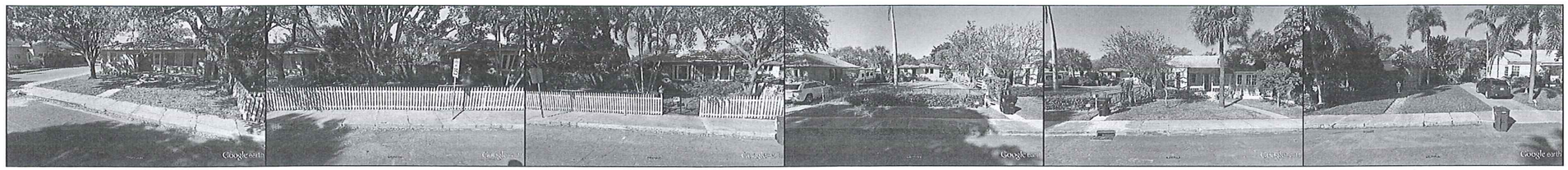
LOT 13/98
313 NORTH PALMWAY
CITY OF LAKE WORTH, FLORIDA

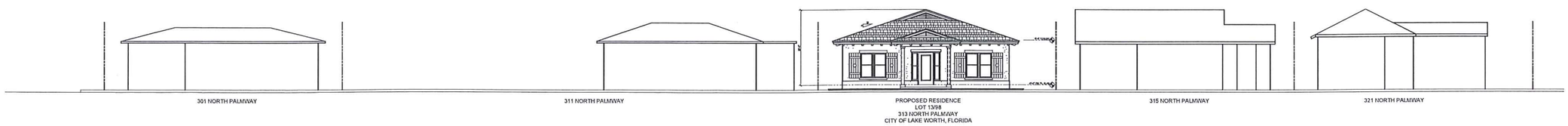
project

ARCHITECTURAL Studio, Inc.
Architecture
Planning
300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418
Phone 561.202.6990
Fax 561.296.2494
archstudioft.com

drawing
SITE PLAN

sheet
AS-1





revisions

no.	date
(1) REV. LAKE NORTH PRES. COMMENTS	07/16/2015
(1) BLD. DEPT. COMMENTS (LR)	08/21/2015
(2) BLD. DEPT. COMMENTS (LR)	08/28/2015

designed	S.B.D.
drawn	GTD
checked	S.B.D.
date	06/09/15
scale	1/4" = 1'-0" U.N.O.
job no.	1500411.RES

Scott Blakeslee Disher
AR-0011508 AA-0003283

PROPOSED RESIDENCE
LOT 13/98
313 NORTH PALMWAY
CITY OF LAKE WORTH, FLORIDA

project

ARCHITECTURAL Studio, Inc.

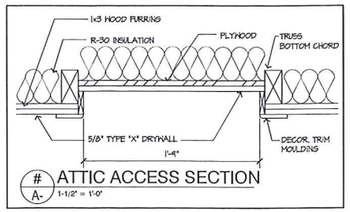
Architecture
•
Planning

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

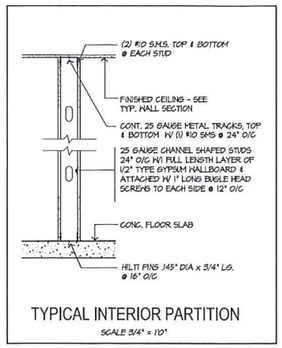
Phone 561.202.6990
Fax 561.296.2494
archstudioflt.com

drawing
STREETSCAPE

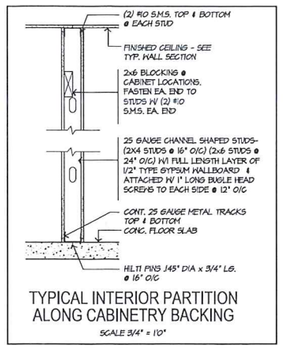
sheet
AS-2



ATTIC ACCESS SECTION
A-1 1-1/2" = 1'-0"



TYPICAL INTERIOR PARTITION
SCALE 3/4" = 1'0"



TYPICAL INTERIOR PARTITION ALONG CABINETRY BACKING
SCALE 3/4" = 1'0"

CALCULATIONS

AIR CONDITIONED AREAS

GROUND FLOOR	1401 SF
	1401 SF

NON CONDITIONED AREAS

1 CAR GARAGE	227 SF
SCREENED PORCH	244 SF
COVERED ENTRY	50 SF
	521 SF

GROSS AREA

GROSS AREA	1922 SF

DOOR SCHEDULE

MARK	STYLE	DOOR WD	DOOR HGT	R.O. W	R.O. H	D.P. +	D.P. -	NOTES
1.000	OVERHEAD	8'-0"	7'-0"	96"	84"	33.65	42.29	
2.000	DOUBLE EXTERIOR	6'-0"	6'-8"	77"	83"	33.06	36.27	
3.000	SLIDING DOUBLE EXTERIOR	5'-0"	6'-8"	62"	81 1/2"	34.76	37.99	
4.000	SLIDING DOUBLE EXTERIOR	5'-0"	6'-8"	62"	81 1/2"	34.76	44.51	
5.000	SINGLE EXTERIOR	3'-0"	6'-8"	37"	83"	35.14	38.35	Main egress - do not shutter
6.000	SINGLE EXTERIOR	2'-8"	6'-8"	36"	80"	36.14	39.35	
7.000	SINGLE	2'-10"	6'-8"			-	-	Solid core w/ clsr.
8.000	SINGLE	2'-8"	6'-8"			-	-	
9.000	SINGLE	2'-8"	6'-8"			-	-	
10.000	SINGLE	2'-4"	6'-8"			-	-	
11.000	SINGLE	2'-8"	6'-8"			-	-	
12.000	SINGLE	2'-8"	6'-8"			-	-	
13.000	BIFOLD	2'-4"	6'-8"			-	-	
14.000	SINGLE	2'-8"	6'-8"			-	-	
15.000	BIFOLD	2'-4"	6'-8"			-	-	
16.000	BIFOLD DOUBLE	4'-0"	6'-8"			-	-	
17.000	SINGLE	2'-8"	6'-8"			-	-	
18.000	SINGLE	2'-6"	6'-8"			-	-	
19.000	SINGLE	2'-8"	6'-8"			-	-	
20.000	BIFOLD DOUBLE	5'-0"	6'-8"			-	-	

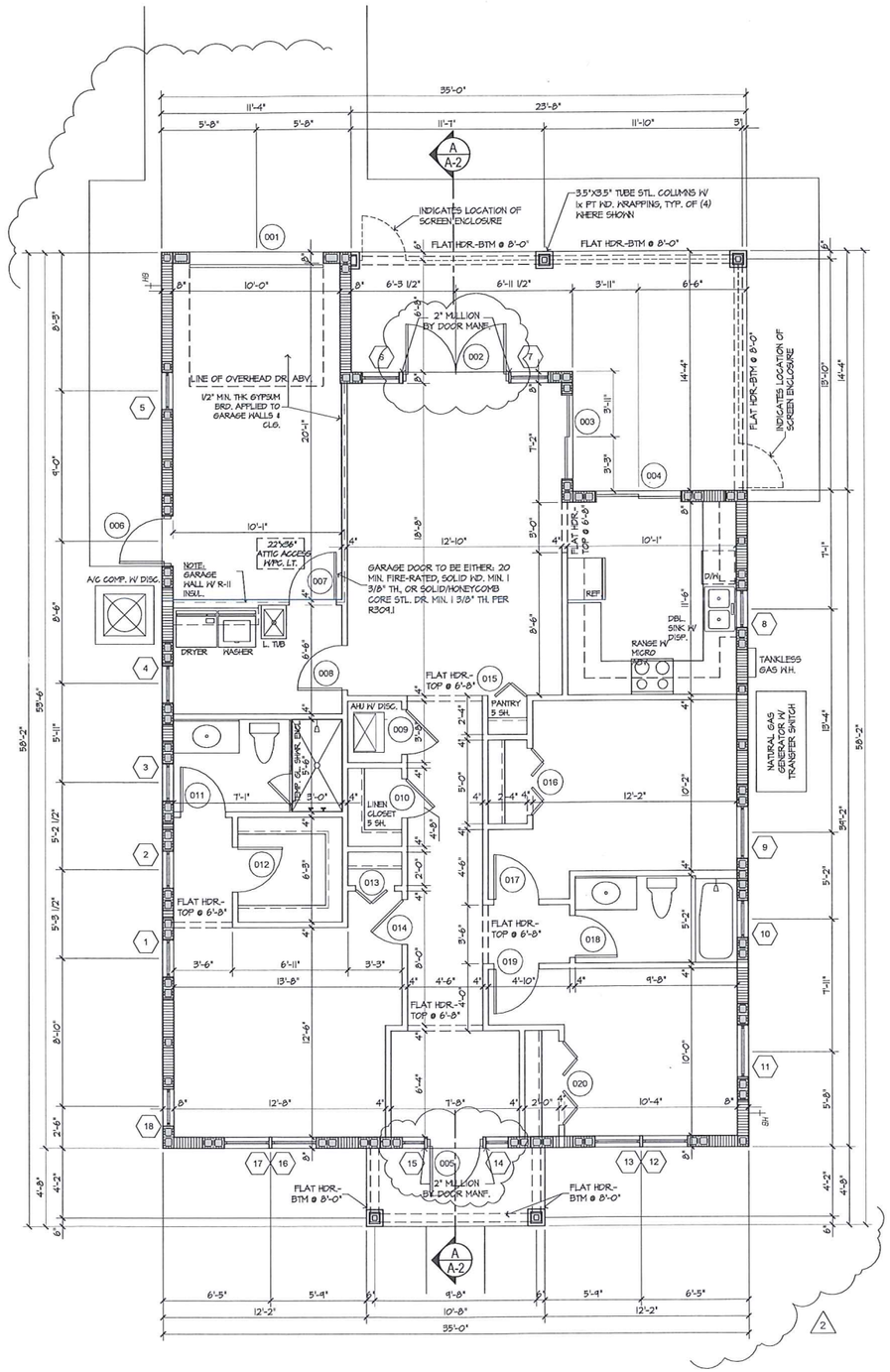
WINDOW SCHEDULE

MARK	TYPE	STYLE	SIZE W	SIZE H	R.O. W	R.O. H	D.P. +	D.P. -	NOTES
1.000	SHH 35	SINGLE HUNG	2'-2 1/2"	5'-3"	27 1/2"	64"	36.85	40.05	
2.000	SHH 35	SINGLE HUNG	2'-2 1/2"	5'-3"	27 1/2"	64"	37.84	41.05	
3.000	SHH 35	SINGLE HUNG	2'-2 1/2"	5'-3"	27 1/2"	64"	37.84	41.05	
4.000	SHH 35	SINGLE HUNG	2'-2 1/2"	5'-3"	27 1/2"	64"	37.84	41.05	
5.000	SHH35	SINGLE HUNG	2'-2 1/2"	5'-3"	27 1/2"	64"	33.06	36.27	
6.000	SHH36	SINGLE HUNG	2'-2 1/2"	6'-4"	27 1/2"	77"	33.06	36.27	Tempered
7.000	SHH36	SINGLE HUNG	2'-2 1/2"	6'-4"	27 1/2"	77"	33.06	36.27	Tempered
8.000	SHH 33	SINGLE HUNG	2'-2 1/2"	3'-2 1/2"	27 1/2"	39 3/8"	37.84	41.05	
9.000	SH 25	SINGLE HUNG	3'-1"	5'-3"	38"	64"	36.85	40.05	Egress
10.000	SHH 33	SINGLE HUNG	2'-2 1/2"	3'-2 1/2"	27 1/2"	39 3/8"	37.84	41.05	Tempered
11.000	SH 25	SINGLE HUNG	3'-1"	5'-3"	38"	64"	36.85	40.05	Egress
12.000	2853	SINGLE HUNG	2'-8"	5'-3"	65"	64"	35.59	38.80	Egress
13.000	2853	SINGLE HUNG	2'-8"	5'-3"	65"	64"	35.59	38.80	Egress
14.000	CUSTOM	SINGLE HUNG	1'-4"	6'-4"	17"	77"	35.14	38.35	Tempered
15.000	CUSTOM	SINGLE HUNG	1'-4"	6'-4"	17"	77"	35.14	38.35	Tempered
16.000	2853	SINGLE HUNG	2'-8"	5'-3"	65"	64"	35.59	38.80	Egress
17.000	2853	SINGLE HUNG	2'-8"	5'-3"	65"	64"	35.59	38.80	Egress
18.000	SSH35	SINGLE HUNG	2'-2 1/2"	5'-3"	27 1/2"	64"	37.84	41.05	

NOTE: ALL WINDOW AND DOOR GLASING TO BE IMPACT RESISTANT, GRAY TINTED & NON-INSULATED.

WINDOWS SHALL NOT HAVE REFLECTIVE GLASS.

2



2

Scott Blakeslee Disher
AR-0011586 AA-0003285

revisions

no.	date
(1) REV. LAKE WORTH PRES. COMMENTS	07/6/2015
(1) BLD. DEPT. COMMENTS (LR)	08/21/2015
(2) BLD. DEPT. COMMENTS (LR)	08/28/2015

designed	S.B.D.
drawn	GTD
checked	S.B.D.
date	06/04/15
scale	1/4" = 1'-0" U.N.O.
job no.	1500411.RES

project

PROPOSED RESIDENCE

LOT 13/98
313 NORTH PALMWAY
CITY OF LAKE WORTH, FLORIDA

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Fax 561.296.2494
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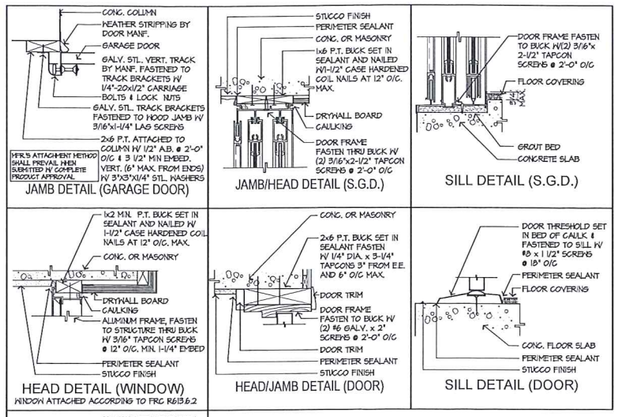
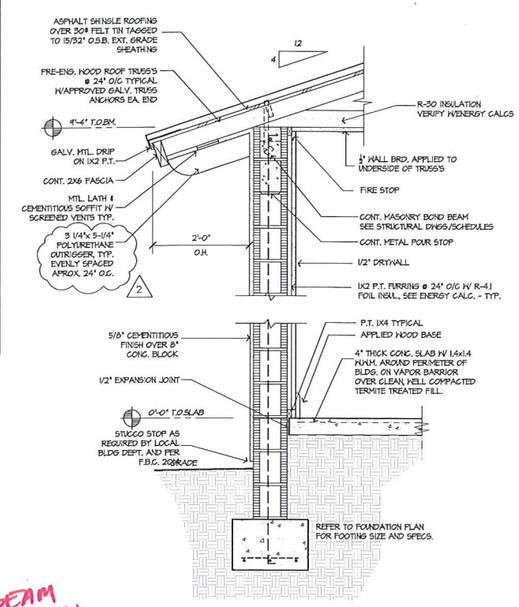
drawing

FLOOR PLAN

sheet

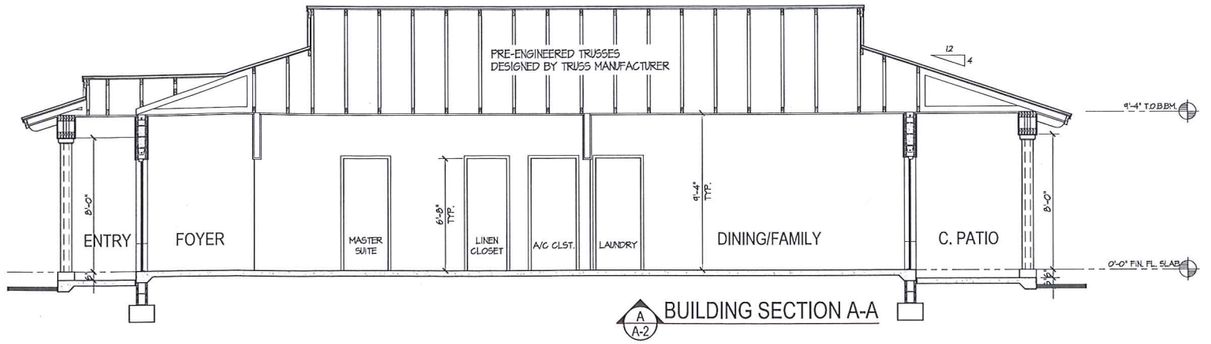
A-1



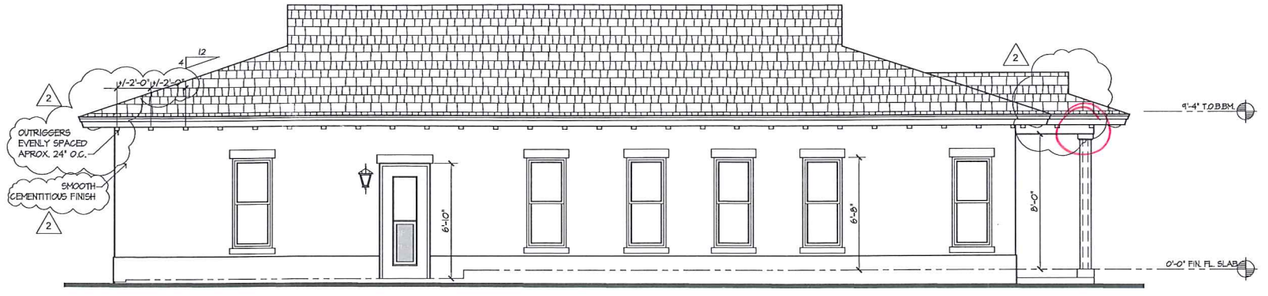


TYPICAL WALL SECTION

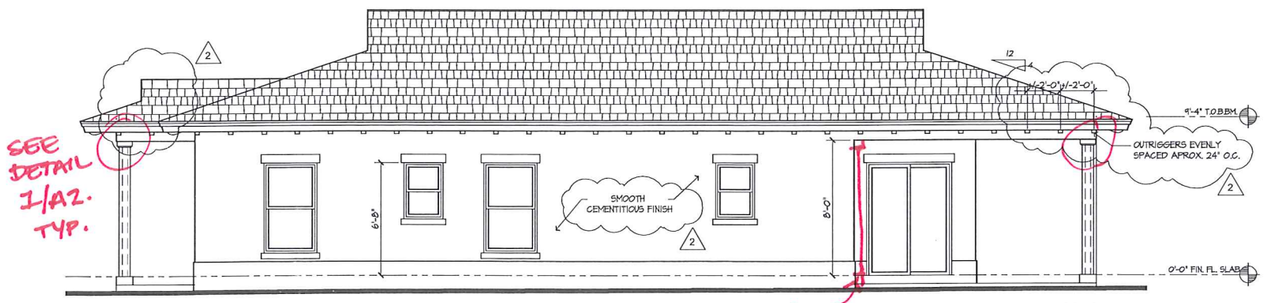
SCALE 3/4" = 1'0"



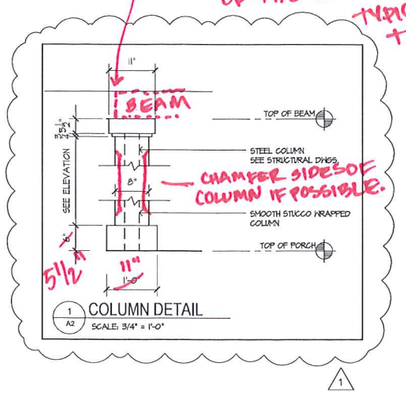
A/A-2 BUILDING SECTION A-A

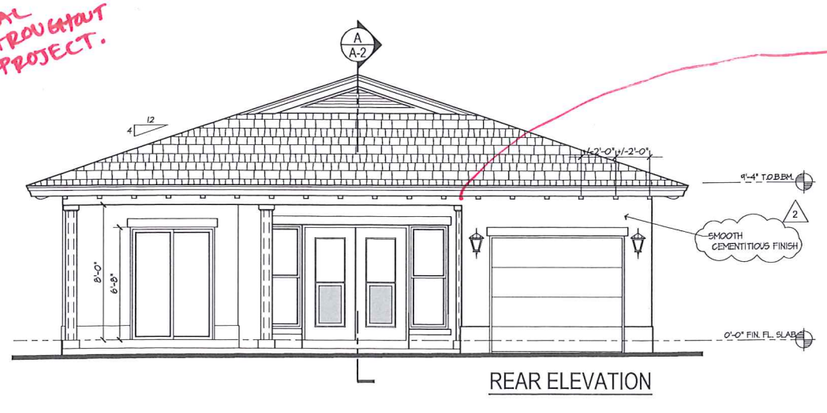


LEFT ELEVATION

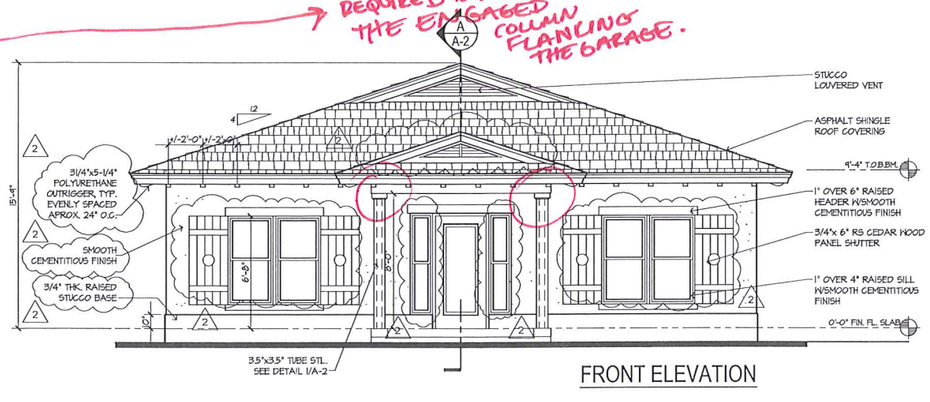


RIGHT ELEVATION





REAR ELEVATION



FRONT ELEVATION

revisions

no.	date
(1) REV. LAKE WORTH PRES. COMMENTS	07/6/2015
(1) BLD. DEPT. COMMENTS (LR)	08/21/2015
(2) BLD. DEPT. COMMENTS (LR)	08/28/2015

designed	S.B.D.
drawn	G.T.D
checked	S.B.D.
date	06/09/15
scale	1/4" = 1'-0" U.N.O.
job no.	1500411RES

Scott Blakeslee Disher
AR-0011586 AA-0003385

project

PROPOSED RESIDENCE

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archstudio@.com

drawing

ELEVATIONS & BUILDING SECTION

sheet

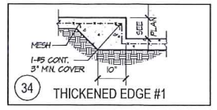
A-2

COLUMN SCHEDULE

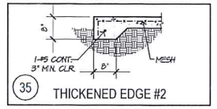
MARK	SIZE TYPE	DESCRIPTION
C-1	8x8 BLOCK	CONC. BLK. W/1 FULLY GROUTED CELL W/1-#5 VERT. EA. CELL @ 8'-0" O/C MAX. OR AS LOCATED ON PLANS
C-2	8x16 BLOCK	CONC. BLOCK W/2 FULLY GROUTED CELLS W/1-#5 VERT. EA. CELL
C-3	8x12 BLOCK	RINKER 1324 OR EQUAL CONC."O" BLK. FILLY GROUTED W/2-#5 VERT.
C-4	3-1/2"X3-1/2"X1/4" TUBE STEEL	PROVIDE STEEL CAP PLATE AND SADDLE AS NOTED ON DETAILS BASE PL. 8"x8"x5/8" W/ (4) 5/8" DIA. HEDGE ANCHORS W/ 4" M.N. EMBED.
C-5	8x16 BLOCK	CONC. BLOCK W/2 FULLY GROUTED CELLS W/1-#6 VERT. EA. CELL

FOOTING SCHEDULE

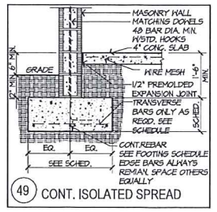
MARK	SIZE (HxD)	REINFORCING	DESCRIPTION	DETAIL NO.
F-1	18"x12"xCONT.	W/2 #5 CONT. & #5 TRANSVERSE BARS @ 18" O/C	ISOLATED SPREAD	49, 51
F-2	3'-0" x 3'-0" x 12"	W/4 #5 E.H. BTM.	ISOLATED PAD	42
F-3	18"x12"xCONT.	W/2 #5 CONT. & #5 TRANSVERSE BARS @ 18" O/C	ISOLATED SPREAD	50A, 51A
TE-1	10" x DROP x CONT.	W/#5 CONT.	THICKENED EDGE AT DROP	34
TE-2	8 x 8 x CONT.	W/#5 CONT.	THICKENED EDGE AT EDGE	35



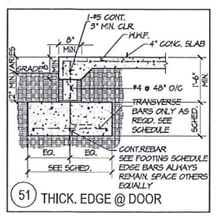
34 THICKENED EDGE #1



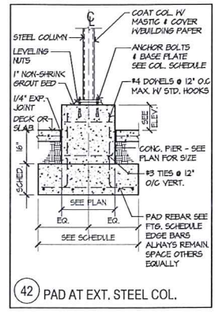
35 THICKENED EDGE #2



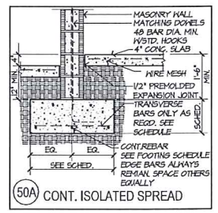
49 CONT. ISOLATED SPREAD



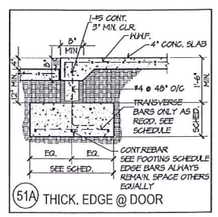
51 THICK. EDGE @ DOOR



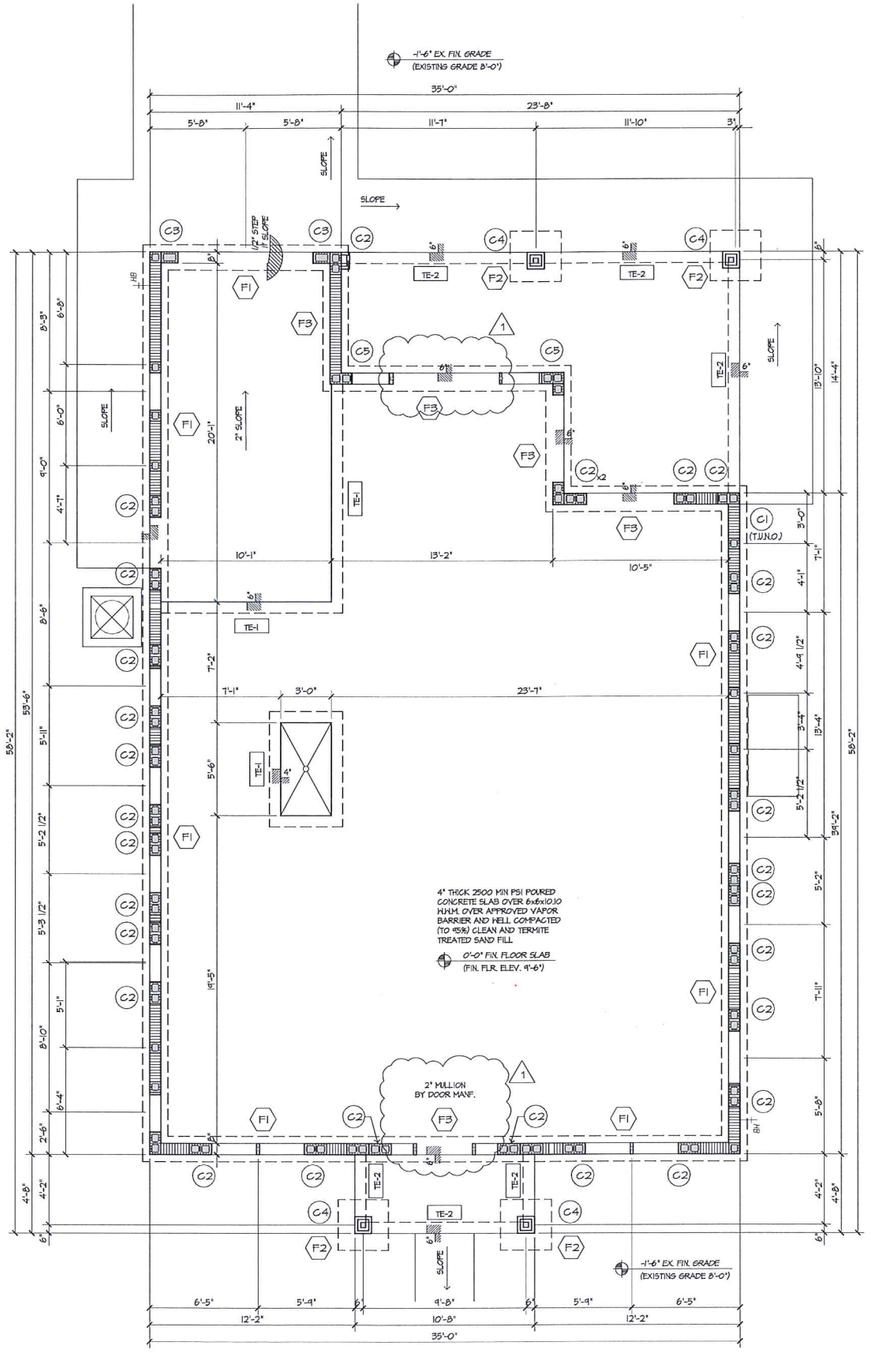
42 PAD AT EXT. STEEL COL.



50A CONT. ISOLATED SPREAD



51A THICK. EDGE @ DOOR



revisions	
no.	date
(1) REV. LAKE WORTH FIRES. COMMENTS	07/16/2015
(1) BLD. DEPT. COMMENTS (LR)	08/21/2015
(2) BLD. DEPT. COMMENTS (LR)	08/28/2015

designed	S.B.D.
drawn	G.T.D.
checked	S.B.D.
date	06/04/15
scale	1/4" = 1'-0" U.N.O.
job no.	1500415.RES

QEA
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Shawn M. Stambaugh, PE
FL. LIC. 61850 – C.A. 26210

project

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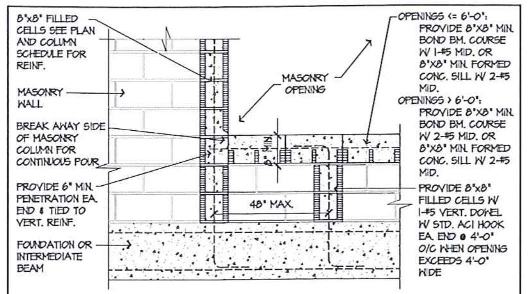
Phone 561.202.6990
Fax 561.296.2494
archstudioft.com

drawing

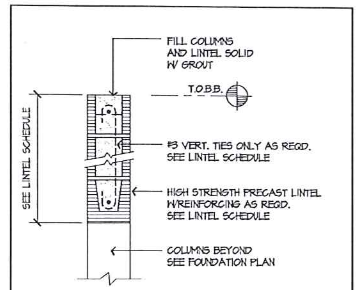
FOUNDATION PLAN

sheet

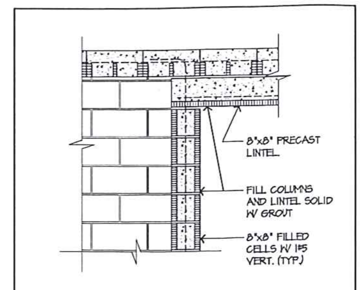
S-1



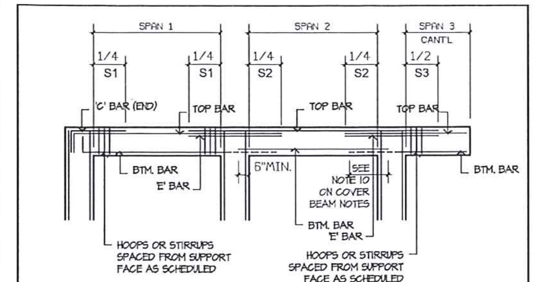
SILL REINF. AT MASONRY OPENINGS (TYP.)
3/4" = 1'-0"



TYP. DET. LINTEL ON COLUMN
3/4" = 1'-0"



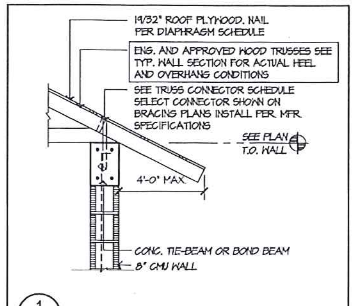
TYP. DET. LINTEL ON COLUMN
3/4" = 1'-0"



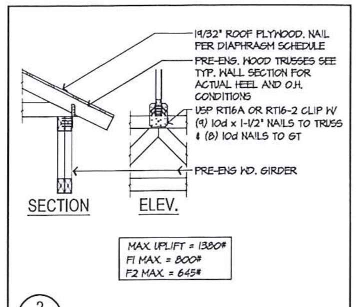
BENDING DIAGRAM
(FOR CAST IN PLACE CONCRETE BEAMS)

TIE-BEAM SCHEDULE

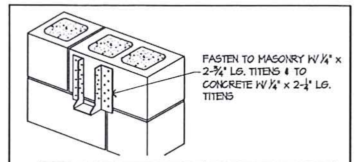
MARK	SIZE	REINFORCING TOP	REINFORCING MID	REINFORCING BTM	#3 HOOPS OR STIRRUPS	REMARKS
BB-1	8x16	1#5	-	-	NONE REQD.	TYPICAL MASONRY BOND BEAM CONT. UNLESS NOTED OTHERWISE (2) COURSES FILLED
L-1	8x32	1#5	-	1#5	NONE REQD.	CASTCRETE HIGH STRENGTH LINTEL (4) COURSES FILLED
L-2	8x30	1#5	-	1#5	NONE REQD.	CASTCRETE HIGH STRENGTH LINTEL ALL COURSES FILLED
L-3	8x36	1#5	-	1#5	NONE REQD.	CASTCRETE HIGH STRENGTH LINTEL ALL COURSES FILLED



1 S-2 CONNECTION DETAIL



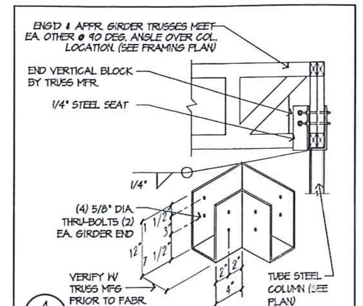
2 S-2 CONNECTION DETAIL



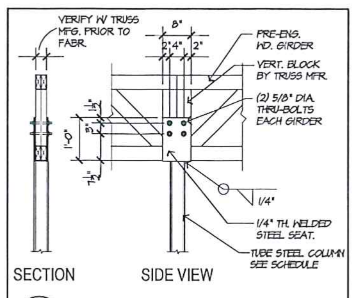
SIMPSON MODEL NO.	FASTENERS MASONRY HEADER	FASTENERS JOIST	ALLOWABLE LOADS (LBS.) UPLIFT (133%)	ALLOWABLE LOADS (LBS.) MASONRY (100%)
HU210	8-TITENS	4-10dx1-1/2"	575	2400
HU28-2	14-TITENS	6-10d	1085	4350
HU210-2	18-TITENS	10-10d	1810	5085
HU410	18-TITENS	10-10d	1810	5085
HU210-3	14-TITENS	6-10d	1135	3800

SELECT HANGER BASED ON REQUIRED SIZE & TRUSS MFR. LOADS. NOTIFY ENGR. IF LOADS EXCEED CAPACITIES SHOWN.

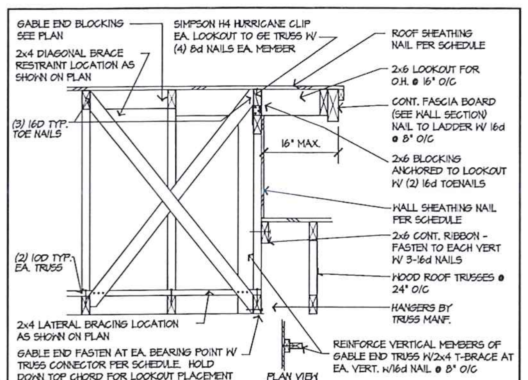
3 S-2 CONNECTION DETAIL



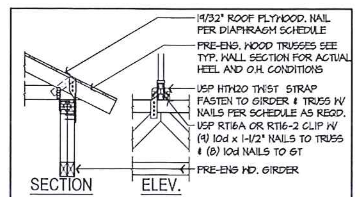
4 S-2 CONNECTION DETAIL



5 S-2 CONNECTION DETAIL



6 S-2 CONNECTION DETAIL

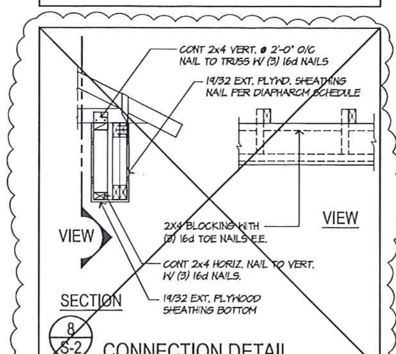


LATERAL LOAD = 800# (PARALLEL=F1), 645# (PERP.=F2)

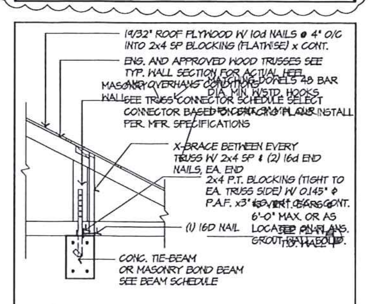
ALLOWABLE UPLIFT LOADS				
FASTENER SIZE	TOTAL FASTENERS INTO EACH MEMBER 8	8	10	12
10dx1-1/2"	1260	1260	1345	1530

NOTE: (2) STRAPS MAY BE USED TO DOUBLE THE TABULATED CAPACITY.

7 S-2 CONNECTION DETAIL



8 S-2 CONNECTION DETAIL



9 S-2 CONNECTION DETAIL

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD – POUNDS PER LINEAR FOOT

LENGTH / TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2231	3069	4605	6113	7547	8974	10394	11809
		3069	4605	6113	7547	8974	10394	11809
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'-6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547(7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2580	3123	3686	4249
		1663	3090	5365	7547(36)	7342(19)	8733(19)	10127(19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168(45)	6038(19)	718(19)	8328(20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8350	10394(37)	8825(14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467(44)	6472(15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705(37)	6390(47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643(38)	4754(45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1848	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1488
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE LATERAL LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

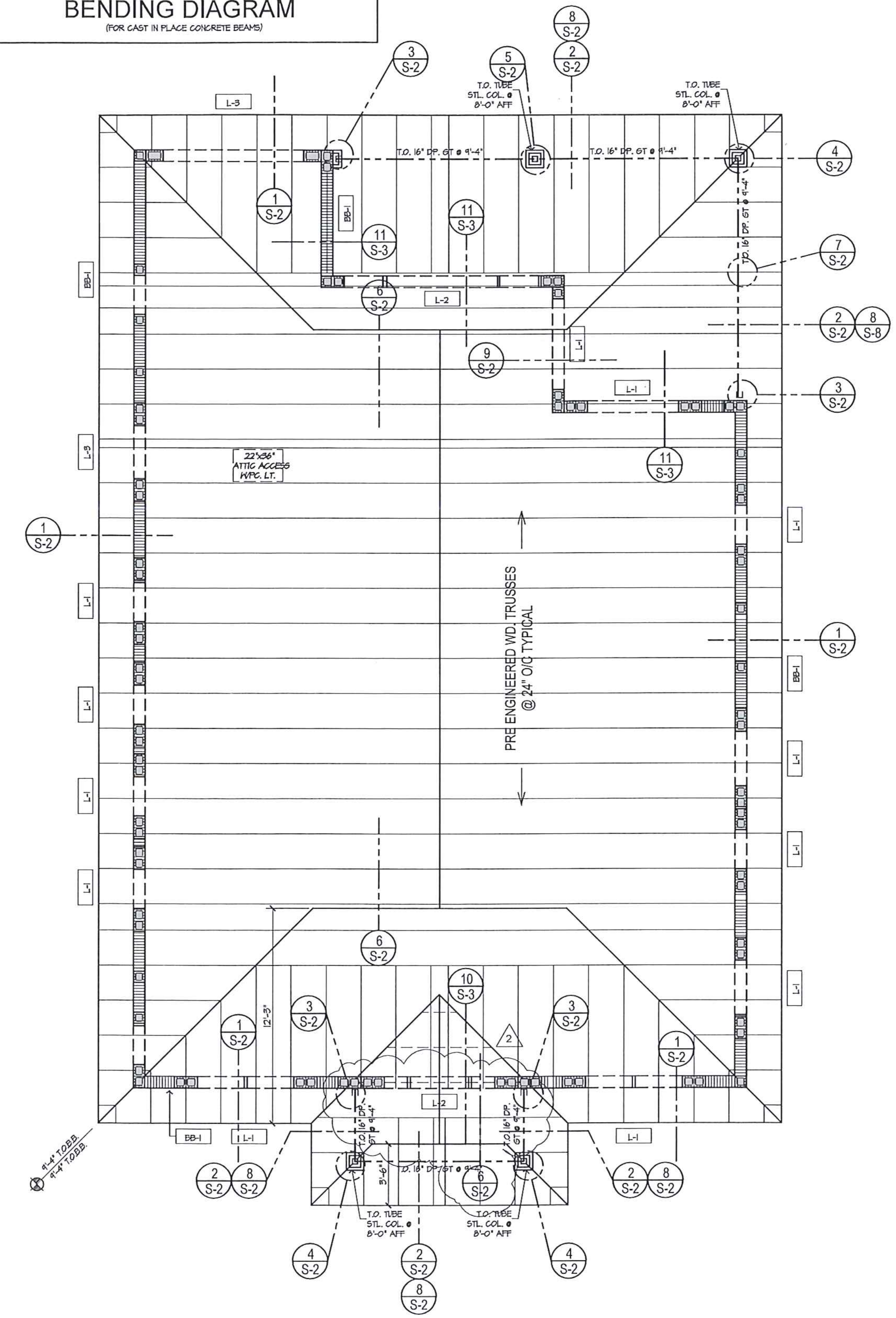
LENGTH / TYPE	SAFE LOAD PLF 8U8	8F8	REINF. CMU
2'-10" (34") PRECAST	1293	1642	2135
3'-6" (42") PRECAST	1025	1024	1830
4'-0" (48") PRECAST	765	763	1365
4'-6" (54") PRECAST	592	591	1057
5'-4" (64") PRECAST	411	411	734
5'-10" (70") PRECAST	340	339	607
6'-6" (78") PRECAST	507	721	483
7'-6" (90") PRECAST	424	534	357
9'-4" (112") PRECAST	326	512	227
10'-6" (126") PRECAST	284	401	178
11'-4" (136") PRECAST	260	452	152
12'-0" (144") PRECAST	244	402	135
13'-4" (160") PRECAST	217	324	109
14'-0" (168") PRECAST	205	293	98
14'-8" (176") PRESTRESSED	N.R.	284	89
15'-4" (184") PRESTRESSED	N.R.	259	82
17'-4" (208") PRESTRESSED	N.R.	194	63
19'-4" (232") PRESTRESSED	N.R.	148	51
21'-4" (256") PRESTRESSED	N.R.	125	42
22'-0" (264") PRESTRESSED	N.R.	116	39
24'-0" (288") PRESTRESSED	N.R.	91	33

SAFE UPLIFT LOADS FOR 8' PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD – POUNDS PER LINEAR FOOT

LENGTH / TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T
2'-10" (34") PRECAST	1972	3173	4460	5747	7034	8321	9608
	1972	3173	4460	5747	7034	8321	9608
3'-6" (42") PRECAST	1569	2524	3547	4569	5591	6613	7636
	1569	2524	3547	4569	5591	6613	7636
4'-0" (48") PRECAST	1363	2192	3079	3966	4853	5740	6627
	1363	2192	3079	3966	4853	5740	6627
4'-6" (54") PRECAST	1207	1940	2724	3508	4292	5077	5861
	1207	1940	2724	3508	4292	5077	5861
5'-4" (64") PRECAST	1016	1632	2290	2949	3607	4265	4924
	1016	1632	2290	2949	3607	4265	4924
5'-10" (70") PRECAST	909	1492	2093	2694	3295	3897	4498
	929	1492	2093	2694	3295	3897	4498
6'-6" (78") PRECAST	835(12)	1340	1680	2419	2959	3498	4038
	835	1340	1680	2419	2959	3498	4038
7'-6" (90") PRECAST	727(23)	1021	1634(12)	2102(11)	2571(10)	3039(10)	3508(9)
	727	1166	1634	2102	2571	3039	3508
9'-4" (112") PRECAST	591	680	1133(15)	1471(15)	1811(15)	2152(16)	2494(15)
	591	851	1326	1705	2084	2463	2842
10'-6" (126") PRECAST	530	552	914(15)	1185(15)	1458(15)	1732(15)	2007(15)
	530	686	1183	1526	1865	2204	2544
11'-4" (136") PRECAST	474	485	798(15)	1034(15)	1272(15)	1510(15)	1749(15)
	494	599	1028	1422	1738	2053	2369
12'-0" (144") PRECAST	470 (9)	441	723(14)	936(14)	1151(15)	1366(15)	1582(15)
	470	543	928	1349	1649	1948	2247
13'-4" (160") PRECAST	418(15)	373	606(14)	783(14)	962(14)	1141(14)	1321(14)
	428	455	770	1145	1444	1718	1993
14'-0" (168") PRECAST	384(15)	346	559(14)	723(14)	887(14)	1052(14)	1218(14)
	410	420	709	1050	1434 (8)	1694 (8)	1954 (7)
14'-8" (176") PRESTRESSED	239	323	519(13)	671(13)	823(13)	976(14)	1129(14)
	246	390	655	968	1324 (8)	1625(11)	1874(11)
15'-4" (184") PRESTRESSED	224	302	485(13)	628(13)	767(13)	909(13)	1052(13)
	230	364	609	897	1224 (8)	1562(14)	1801(14)
17'-4" (208") PRESTRESSED	187	255	404(12)	520(12)	637(12)	754(12)	872(12)
	192	303	500	732	993 (8)	1268(14)	1470(14)
19'-4" (232") PRESTRESSED	162	222	347(11)	446(11)	546(12)	646(12)	746(12)
	166	261	424	616	831 (8)	1057(14)	1225(14)
21'-4" (256") PRESTRESSED	142	198	306(11)	393(11)	480(11)	567(11)	654(11)
	142	230	369	531	713 (7)	903(13)	1046(13)
22'-0" (264") PRESTRESSED	137	192	295(10)	378(11)	461(10)	545(11)	629(11)
	137	221	354	508	681 (7)	881(13)	997(13)
24'-0" (288") PRESTRESSED	124	175	267(10)	341(10)	416(10)	491(10)	566(10)
	124	200	318	450	600 (7)	756(12)	873(13)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.



revisions

no.	date
(1) REV. LAKE WORTH PRES. COMMENTS	07/16/2015
(1) BLD. DEPT. COMMENTS (LR)	08/21/2015
(2) BLD. DEPT. COMMENTS (LR)	08/28/2015

designed	S.B.D.
drawn	GTD
checked	S.B.D.
date	06/09/15
scale	1/4" = 1'-0" U.N.O.
job no.	15009.RES

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drawing
ROOF FRAMING PLAN

sheet
S-2

BRACING NOTES:

1. BRACING SHOWN DOES NOT INCLUDE TEMPORARY BRACING REQUIRED FOR THE ERECTION AND INSTALLATION OF TRUSSES PRIOR TO THE INSTALLATION OF PERMANENT CROSS BRACING AND HEB LATERAL BRACING REQUIREMENTS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE TRUSS INSTALLER AND SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCEPTABLE INSTALLATION OF THE ROOF OR FLOOR. (REF: BCSI 1-03).

2. PERMANENT HEB LATERAL BRACING IS TO BE INSTALLED AS SHOWN ON THE INDIVIDUAL TRUSS DRAWINGS (HEB LATERAL BRACING IS NOT SHOWN ON THIS SHEET). PERMANENT HEB LATERAL BRACING IS TO BE RESTRAINED TO PREVENT LATERAL MOVEMENT BY SOLID ANCHORAGE TO END WALLS, OR BY PERMANENT DIAGONAL BRACING (NOT SHOWN) IN THE PLANE OF THE HEB MEMBER AT INTERVALS NOT TO EXCEED 20 FEET ALONG CONTINUOUS HEB BRACE. (REF: BCSI 1-03).

3. PERMANENT DIAGONAL BRACING AS SHOWN ON THIS SHEET DOES NOT INCLUDE BRACING REQUIRED FOR GABLE END STUDS OR BOTTOM CHORD OF GABLE END AT HALL. REFER TO STANDARD GABLE END DETAIL FOR BRACING REQUIREMENTS.

4. ALL TOP CHORDS ARE ASSUMED TO BE SHEATHED, AND ALL BOTTOM CHORDS BRACED BY A RIGID CEILING SYSTEM. REFER TO INDIVIDUAL TRUSS DRAWINGS FOR BRACING REQUIREMENTS OF NON-SHEATHED TOP CHORDS AND UNSUPPORTED BOTTOM CHORDS.

5. REFER TO TPI / HSTA BCSI 1-03, COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION AND BRACING METAL PLATE CONNECTED WOOD TRUSSES', APPENDIX G, FOR RECOMMENDED SEQUENCE OF INSTALLING BRACING COMPONENTS.

6. THE STRUCTURAL ADEQUACY OF THE INDIVIDUAL TRUSS DESIGNS TO WITHSTAND GRAVITY AND WIND LOADINGS AS WELL AS GIRDER CONNECTIONS AND LOADS ARE THE RESPONSIBILITY OF THE TRUSS DESIGNER. ANCHORAGE OF THE TRUSSES AND GIRDERS TO THE SUPPORTING STRUCTURE TO WITHSTAND WIND UPLIFT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER OR ARCHITECT.

7. THE BRACING FOR THE ROOF SYSTEM IS DESIGNED FOR BOTH POSITIVE & NEGATIVE PRESSURE AND MEETS THE REQUIREMENTS OF 2010 FBC.

BRACING LEGEND:

- PERMANENT 2x4 DIAGONAL BRACE RESTRAINT IN THE PLANE OF THE NEAREST HEB MEMBER AT 20'-0" INTERVALS AT APPROXIMATELY 45 DEGREE ANGLE. FASTEN TO TOP & BTM. CHORDS WITH 3-16d TOENAILS AND TO LATERAL BRACE WITH (3) 10d NAILS EACH INTERSECTION. (REF: BCSI 1-03).
- HORIZONTAL BRIDGING WITH A MINIMUM 2x6 STRONGBACK AT 6'-0" O/C. FASTEN TO EACH TRUSS WITH 3-10d NAILS AND ATTACH TO WALLS OR OTHER RIGID POINT AT EACH END (REF: BCSI 1-03). PROVIDE OVERLAP OF AT LEAST (3) TRUSSES (FLOOR ONLY).
- PERMANENT 2x4 CONT. LATERAL BRACING IN THE PLANE OF THE STRUCTURAL BOTTOM CHORD OF THE TRUSSES AT 6'-0" O/C. FASTEN WITH 2-10d NAILS IN EACH TRUSS. PROVIDE OVERLAP OF AT LEAST (2) TRUSSES (ROOF ONLY).
- ZONES 1 & 2 (SEE DIAPHRAGM SCHEDULE)
- ZONE 3 (SEE DIAPHRAGM SCHEDULE)

BRACING DETAILS:

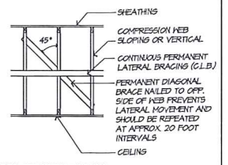


FIGURE 36: PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBERS

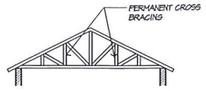


FIGURE 37: PERMANENT BRACING IN THE PLANE OF THE WEBS FOR PITCHED TRUSSES

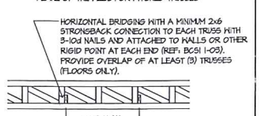


FIGURE 38: PERMANENT BRACING IN THE PLANE OF THE WEBS FOR PARALLEL CHORD TRUSSES

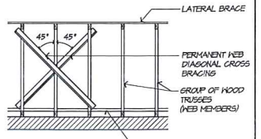
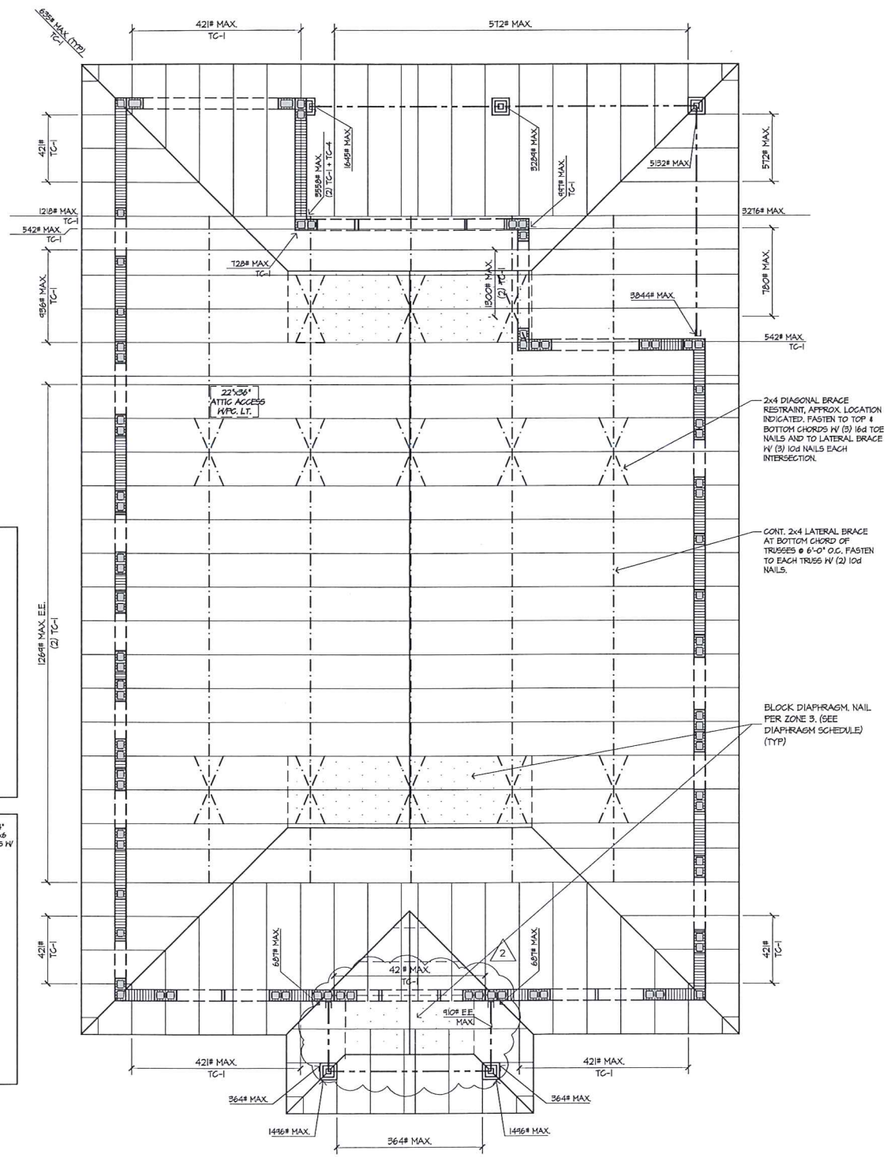


FIGURE 39: PERMANENT BRACING IN THE PLANE OF THE WEBS

DIAPHRAGM SCHEDULE

LOCATION	PANEL GRADE	PANEL THICKNESS	FRAMING SPACING	DIAPHRAGM NAILING: BOUNDARIES	ZONE 1: EDGE	ZONE 1: INTER.	ZONE 2: EDGE	ZONE 2: INTER.	ZONE 3: EDGE	ZONE 3: INTER.	REMARKS
ROOF	APA RATED SHEATHING EXPOSURE 1, OR EQUAL SPAN RATING 40/20	19/32"	24" O/C MAX.	10d 6" O/C	10d 6" O/C	10d 6" O/C	10d 6" O/C	10d 6" O/C	10d 4" O/C	10d 4" O/C	BLOCKED AS SHOWN ON PLAN
EXT. WALL	APA RATED SHEATHING EXPOSURE 1, OR EQUAL SPAN RATING 40/20	19/32	16" O/C MAX.	10d 4" O/C	10d 4" O/C	10d 6" O/C					NAIL CORNER STUDS AT 4" O/C MAX. TYPICAL. BLOCK FREE EDGES

1) ALL NAILS TO BE OF RINGSHANK VARIETY UNLESS NOTED OTHERWISE.

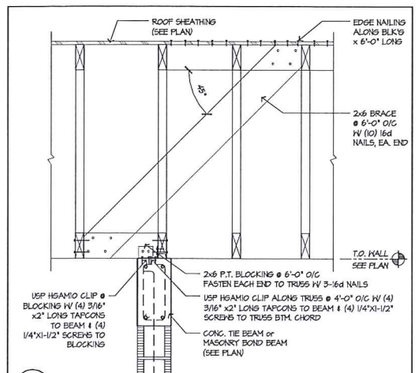


a. EDGE STRIP DEFINED AS THE LESSER OF 10% OF LEAST HORIZONTAL DIMENSION OF BUILDING OR 40% OF HEIGHT H, BUT NOT LESS THAN 4% OF LEAST HORIZONTAL DIMENSION OF BUILDING AND AT LEAST 3 FT.

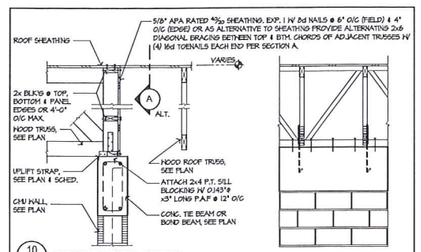
ROOF ZONE PRESSURES. ZONE 1= 34.6 PSF. ZONE 2 & 3= 60.2 PSF.

NOTE: SEE DIAPHRAGM SCHEDULE FOR ROOF ZONE NAILING REQUIREMENTS.

ROOF ZONE DIAGRAM



11 S-3 CONNECTION DETAIL



10 S-3 CONNECTION DETAIL

TRUSS CONNECTOR SCHEDULE

MARK	USP CONNECTOR	FASTENERS PER STRAP: TRUSS	FASTENERS PER STRAP: CONC./TIE-BEAM	ALLOWABLE UPLIFT: SINGLE STRAP	ALLOWABLE UPLIFT: DOUBLE STRAP	PARALLEL LOAD (P/2): SINGLE STRAP	PARALLEL LOAD (P/2): DOUBLE STRAP	PERPEND. LOAD (P/): SINGLE STRAP	PERPEND. LOAD (P/): DOUBLE STRAP	PRODUCT APPROVAL
TC-1	H1A 12	(8) 10d x 1-1/2"	-	1600 #	3200 #	660 #	1320 #	540 #	1180 #	FL 854
TC-2	H1A 20	(10) 10d x 1-1/2"	-	1615 #	3230 #	660 #	1320 #	540 #	1180 #	FL 854
TC-3	RT16H	(9) 10d x 1-1/2"	(4) 1/4" x 1-3/4" TAP.	1345 #	2710 #	480 #	960 #	630 #	1260 #	FL 10734
TC-4	HSAMCO	(4) 1/4"x1-1/2" HS	(4) 1/4" x 1-3/4" TAP.	935 #	1830 #	1075 #	2150 #	740#	1480 #	FL 814

1) ALLOWABLE LOADS ARE BASED ON USP CATALOG 5TH ED. 2) BLDR MAY USE LONGER STRAPS OF SAME TYPE SPECIFIED. 3) USE GALVANIZED NAILS AS SPECIFIED BY MANUFACTURER. 4) TAPCONS SHOULD BE LOCATED AT THE FARTHEST POINT FROM THE TOP OF THE BEAM. 5) PROVIDE APPROVED MOISSURE BARRIER PLATE OR BUILDING PAPER BETWEEN MASONRY WALL AND EACH TRUSS.

revisions

no.	date
(1) REV. LAKE WORTH PRES. COMMENTS	07/6/2015
(1) BLD. DEPT. COMMENTS (LR)	08/21/2015
(2) BLD. DEPT. COMMENTS (LR)	08/28/2015

designed	S.B.D.
drawn	G.T.D
checked	S.B.D.
date	06/09/15
scale	1/4" = 1'-0" U.N.O.
job no.	1500411.RES

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drawing
ROOF BRACING PLAN

sheet
S-3

ELECTRICAL SYMBOLS

- DUPLEX RECEPTACLE AT 12" A.F.F.- CAN BE ARC FAULT INTERRUPT
- DUPLEX RECEPTACLE AT BASE
- DUPLEX RECEPTACLE AT 8" ABV. COUNTER
- DUPLEX RECEPTACLE GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE AT 8" ABV. COUNTER GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE TOP REG. SWITCHED
- DUPLEX RECEPTACLE WATERPROOF GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE UNDER COUNTER
- QUADRUPLEX RECEPTACLE
- DUPLEX RECEPTACLE FLUSH IN FLOOR
- 220 V. RECEPTACLE AT 12" A.F.F.
- SINGLE RECEPTACLE DEDICATED
- SINGLE RECEPTACLE DEDICATED SWITCHED
- SINGLE RECEPTACLE DEDICATED UNDERCOUNTER
- DUPLEX RECEPTACLE ARC FAULT INTERRUPT
- DUPLEX RECEPTACLE TOP REG. SWITCHED ARC FAULT INTERRUPT
- SWITCH SINGLE POLE
- SWITCH THREE WAY
- SWITCH FOUR WAY
- SWITCH RHOSTAT
- SWITCH DIMMER
- SWITCH KEYED
- TELEVISION JACK PREWIRED
- HVAC THERMOSTAT
- INTERCOM AT 60" A.F.F.
- SEGURITY KEYPAD
- DOOR CHIME
- PUSH BOTTON
- TELEPHONE OUTLET AT 12" A.F.F.
- TELEPHONE OUTLET FLUSH IN FLOOR
- DEDICATED DATA LINE
- CENTRAL VACUUM RECEPTACLE
- CARBON MONOXIDE DETECTOR
- JUNCTION BOX
- FAN BOX
- PADDLE FAN W/ OR W/O LIGHT
- FLOURESCENT LIGHT FIXTURE
- FLOURESCENT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE CLG. MNTED.
- INCANDESCENT LIGHT FIXTURE WALL MNTED.
- HI HAT CLG. MOUNTED
- HI HAT VAPOR PROOF
- RECESSED EYEBALL
- SECURITY LIGHTS
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- LOW VOLTAGE SMOKE DETECTOR
- EXHAUST FAN
- EXHAUST FAN /LIGHT COMBO
- SPEAKER IN CLG.
- LV DOOR RELEASE
- VOLUME CONTROL
- SWITCH DISCONNECT
- BREAKER PANEL
- F.P.P.L. METER & DISC.

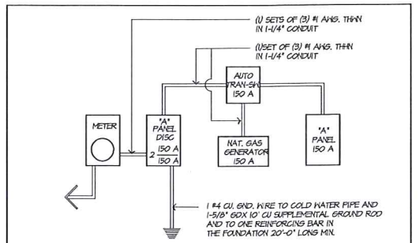
150 AMP — ELEC. PANEL "A" — 10,000 AIC RATED

GIRC.	DESCRIPTION	POLE	BKR	WIRE	KVA	100%	100%	KVA	WIRE	BKR	POLE	DESCRIPTION	GIRC.
1	AHU HEAT STRIP #1	2	60	6	0	9.6	0	0	8	40	2	COMPRESSOR #1	2
3													4
5	GAS RANGE	1	20	12	2.0	0	0	5.0	10	50	2	DRYER	6
7	WATER HEATER	2	25	10	4.5	0							8
9							0	1.5	12	20	1	WASHER	10
11	MICRO WAVE	1	20	12	1.5	0	0	1.0	12	20	1	GARBAGE DISPOSAL	12
13	REFRIGERATOR	1	20	12	1.2	0	0	1.2	12	20	1	DISHWASHER	14
15	KITCHEN LIGHTING	1	15	14	0.5	0	0	0.5	12	20	1	BATH GFI RECEPT.	16
17	SMALL APPLIANCE	1	20	12	1.5	0	0	0.4	12	20	1	O.H. DOOR OPENER	18
19	GENERAL LIGHTING	1	15	14	0.33	0	0	1.5	12	20	1	SMALL APPLIANCE	20
21	GENERAL LIGHTING	1	15	14	0.33	0	0	0.33	14	15	1	GENERAL LIGHTING	22
23	GENERAL LIGHTING	1	15	14	0.33	0	0	0.33	14	15	1	GENERAL LIGHTING	24
25	GENERAL LIGHTING	1	15	14	0.33	0	0	0.33	14	15	1	GENERAL LIGHTING	26
27	GENERAL LIGHTING	1	15	14	0.33	0	0	0	0	0	1	SPACE	28
29	SPACE	1	0	0	0	0	0	0	0	0	1	SPACE	30
31	SPACE	1	0	0	0	0	0	0	0	0	1	SPACE	32
33	SPACE	1	0	0	0	0	0	0	0	0	1	SPACE	34
35	SPACE	1	0	0	0	0	0	0	0	0	1	SPACE	36
37	SPACE	1	0	0	0	0	0	0	0	0	1	SPACE	38
39	SPACE	1	0	0	0	0	0	0	0	0	1	SPACE	40
41	SPACE	1	0	0	0	0	0	0	0	0	1	SPACE	42
	SUB TOTAL				13.85	9.6	0	12.69				SUB TOTAL	

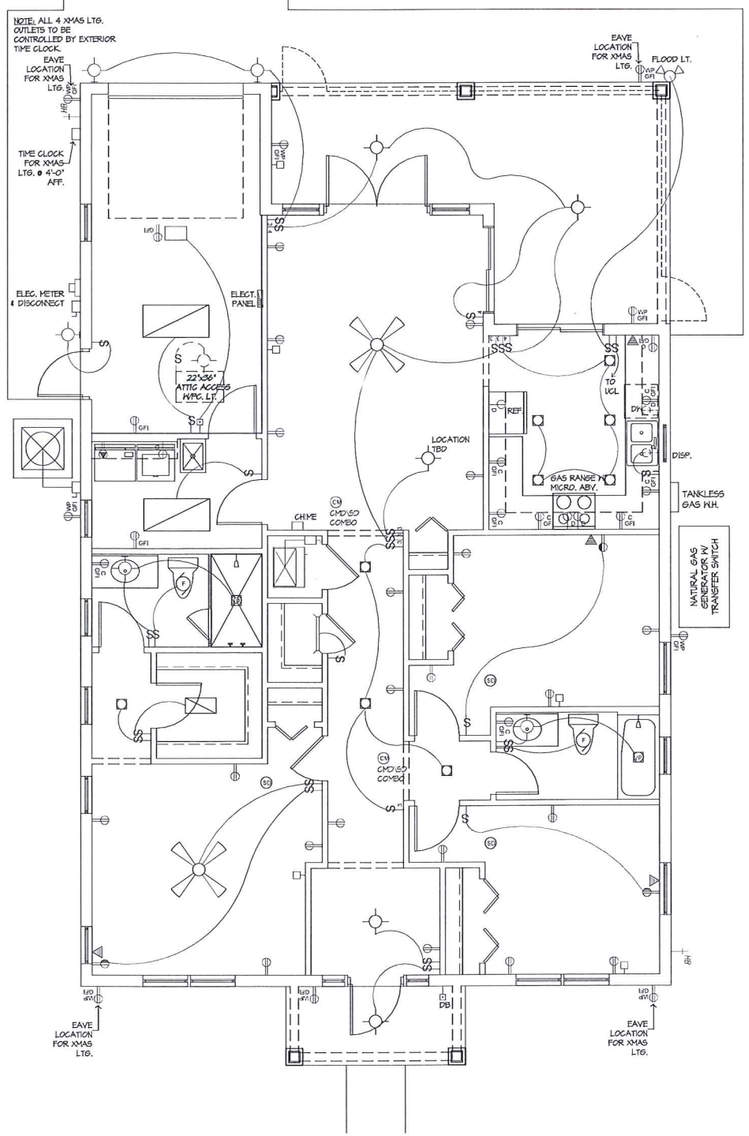
TOTAL (NO A/C) 26.54
1st 10,000 at 100% = 10.00
REMAINDER AT 40% = 6.62
A/C LOAD AT 65% = 6.24
TOTAL = 22.86 x 1000 / 240 = 95.25 AMPS THIS PANEL

ELECTRICAL NOTES:

A. HEAT STRIP LOAD GOVERNS OVER CONDENSOR UNIT LOAD.
B. GENERAL LIGHTING CALCULATED @ 1401 (SQFT.) x 3 (WATTS/SQFT.) = 4203 / 8 (GEN.LTG.CIR.) = 525 (WATTS/EA.)
C. CONDUIT SIZE.
D. SEE SUB-PANEL CALCULATIONS.
R. BRANCH CIRCUITS RUN IN ROMEX.



ELECTRICAL RISER DIAGRAM



revisions

no.	date
(1) REV. LAKE WORTH PRES. COMMENTS	07/16/2015
(1) BLD. DEPT. COMMENTS (LR)	08/21/2015
(2) BLD. DEPT. COMMENTS (LR)	08/28/2015

designed	S.B.D.
drawn	GTD
checked	S.B.D.
date	06/09/15
scale	1/4" = 1'-0" U.N.O.
job no.	1500411.RES

Scott Blakeslee Disher
AR-0011566 AA-0003285

project
PROPOSED RESIDENCE
LOT 13/98
313 NORTH PALMWAY
CITY OF LAKE WORTH, FLORIDA

ARCHITECTURAL Studio, Inc.
Architecture • Planning
300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418
Phone 561.202.6990
Fax 561.296.2494
archstudioflt.com

drawing
ELECTRICAL PLAN

sheet
E-1

IMPACT

ALL DOORS FEATURED ARE
FLORIDA BUILDING CODE COMPLIANT

HVHZ Impact
Structural and impact rated
No shutters required

Florida Wind-Borne Debris (WBD) Impact
Structural and impact rated
No shutters required

For code approvals, please see pages 96-98.
For more details see Hurricane Code Compliance Guide on page 4.

686RLI • 694RLI

FOR CODE COMPLIANCE INFORMATION SEE PAGE 4-5

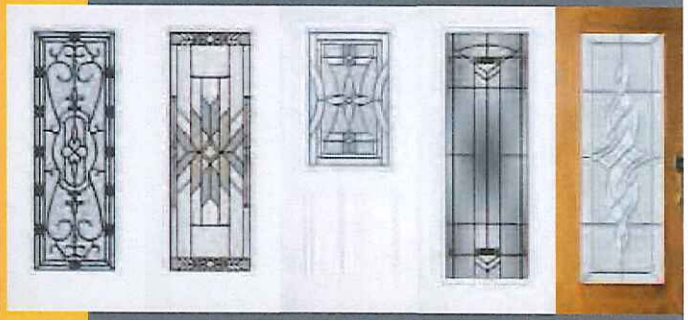
ODL DOORGLASS

High Velocity Hurricane Zone & Wind-Borne Debris

OLD WORLD
ECLECTIC
CONTEMPORARY
CRAFTSMAN
CLASSIC

Severe Weather®
All impact glass door offerings use this traditional profile ALUMINUM frame.
- Available in white powder coat
- Product comes with screw hole covers

IMPACT RATED
DECORATIVE

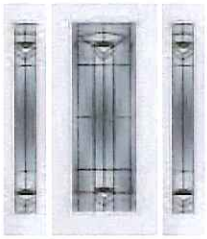


IMPACT DECORATIVE

CRAFTSMAN COLLECTION

Greenfield

6/8 Doors



686GRF • 694GRF

Oil-Rubbed Bronze Caming

Privacy Rating 7

1 2 3 4 5 6 **7** 8 9 10

PART NUMBER	12"	14"	2/6	2/8	2/10	*2/10	3/0
686 • 694	• •	• •		• •	• •	• •	• •
686 8/0				○ •			• •

• HVHZ STOCK ○ HVHZ SPECIAL ORDER • WBD STOCK ○ WBD SPECIAL ORDER

All door sizes shown can be built as double door systems.
Some stock doors are textured, smooth, or both.
*Undersized doors available.

Consider a pre-hung door with a swinging sidelight.

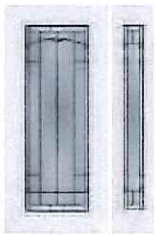
Makes moving furniture through your front doorway much easier! All styles of single doors with one sidelight can be built this way.

IMPACT DECORATIVE

CRAFTSMAN COLLECTION

Topaz

6/8 Doors



686TPZ • 694TPZ

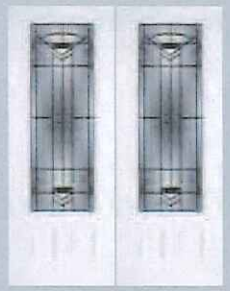
Patina Caming

Privacy Rating 9

1 2 3 4 5 6 7 8 **9** 10

INSTOCK

8/0 Doors

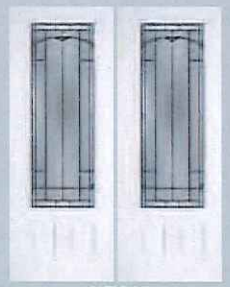


686GRF 8/0

Greenfield

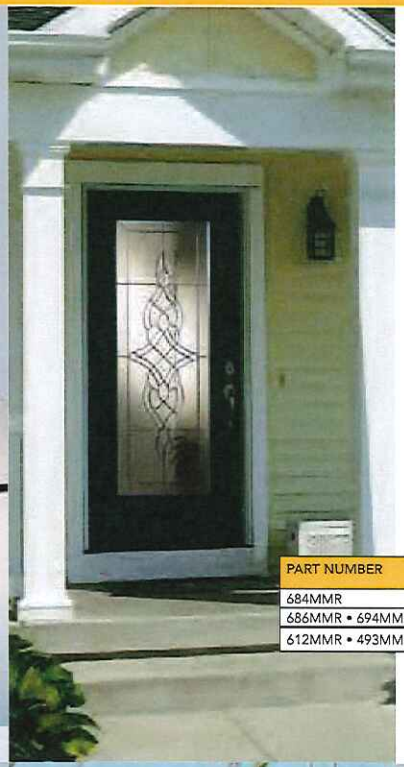
Topaz

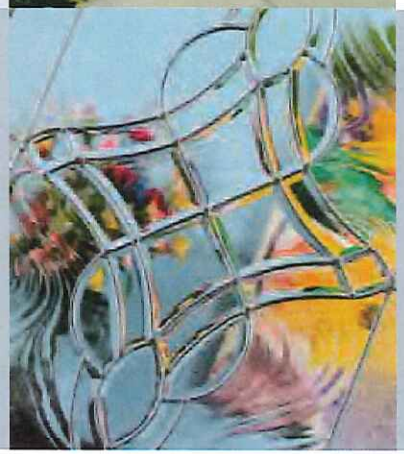
8/0 Doors



686TPZ 8/0

INSTOCK





IMPACT DECORATIVE

CLASSIC COLLECTION

NEW!

Memoria

Nickle Caming

Memoria's classic styling celebrates the warm traditions and cherished memories of family and home. Its centerpiece bevel design is accented with a textured surface and nickel caming. Memoria provides a medium level of privacy.

Clear Renaissance Glass
Glue Chip Glass
Clear Bevel Clusters

Privacy Rating 4

1 2 3 **4** 5 6 7 8 9 10

684MMR

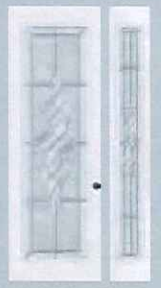
686MMR • 694MMR

PART NUMBER	12"	14"	2/6	2/8	2/10	*2/10	3/0
684MMR				• •	• •	• •	• •
686MMR • 694MMR	• •	• •	• •				
612MMR • 493MMR	• •	• •		• •	○ •		• •

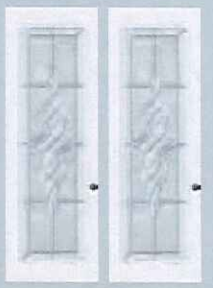
• HVHZ STOCK ○ HVHZ SPECIAL ORDER • WBD STOCK ○ WBD SPECIAL ORDER

All door sizes shown can be built as double door systems.
Some stock doors are textured, smooth, or both.
*Undersized doors available.

8/0 Doors



612MMR • 493MMR



612MMR

Made in USA!
A majority of our system components are manufactured in the USA.

BHIDoors
BY BUILDERS HARDWARE, INC.

Quality components create the *total package.*

BHI Doors is a collection of best-in-class components—doors, doorglass, frames, astragals, weather stripping, thresholds, locksets, and hardware—to create entry systems with enduring good looks and superior performance. Our systems are tested to the HVHZ (High Velocity Hurricane Zone) the most stringent hurricane codes ANYWHERE in the US. Great craftsmanship, beautiful glass patterns, a wide range of finish and hardware options, superior construction, and energy-saving features come together in a wide range of entry systems that enhance the value of your home and add beauty to everyday living.

BHI Doo rs continues to bring enduring beauty and value to exterior doors throughout Florida.

INSTOCK **BHI**Doors *Commitment*

All products featured are Florida Building Code Compliant, many are HVHZ Code Compliant, and all products are stocked in our Tampa Warehouse (unless marked special order). All components are backed by the manufacturer's warranty.

BHI Doors continues a commitment to service excellence – established in 1954.

All door systems are sold unfinished.

ODL® DOORGLASS
It's the doorglass that makes the difference. Increase the perceived value of your home with ODL's innovative line of doorglass options.

PLASTPRO® FIBERGLASS / STEEL DOORS
Best-in-class top-quality doors with HydroShield offers exceptional durability and performance.

PF FRAMES™
Plastpro's PF (rigid poyfiber formulation) Frames guarantee a long-lasting, rot-free entryway that will maintain its integrity today, tomorrow, and for many years to come.

WINDSERT™ VENTILATING DOORS
Let in the breeze without compromising security with an operational window insert/door combo.

Q-LON® WEATHER STRIPPING
Weather stripping is an intregal part of keeping in the cool air and keeping out the bugs, as well as supports better energy efficiency.

TRILENNNIUM™ MULTI-POINT LOCKS
Create the ultimate security door system for fiberglass doors. Multiple latches and bolts prevent forced entry and create additional weather sealing.

YALE® RESIDENTIAL LOCKSETS
Combining years of engineering refinement with fine craftsmanship, Yale's collections of locksets offer superior functionality, easy installation, and secure performance.

BHI HINGES
A quality hinge requires attention to all details, inside and out. Our hinges are especially designed for high-performance and tested for long lasting endurance in the Florida environment.

DLP THRESHOLDS & ASTRAGALS
We believe that your home is your safe haven. For additional security and weather protection our systems use DLP thresholds and astragals.

ODL DOORGLASS · Yale · BHIHinges · WINDSERT · SEALMAX · DLP INDUSTRIES · Q-Lon · plastpro · PF FRAMES™ · TRILENNIUM™

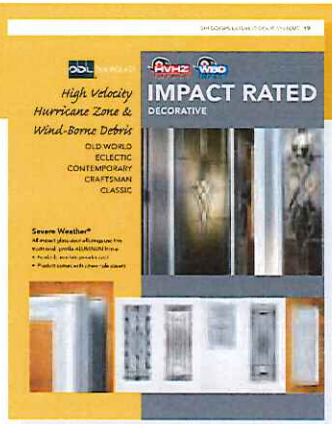
Hurricane Code Compliance Guide

FOR IMPACT DOOR OFFERINGS SEE PAGES 11- 43.

IMPACT

HVHZ*

Florida Wind-Borne Debris (WBD)

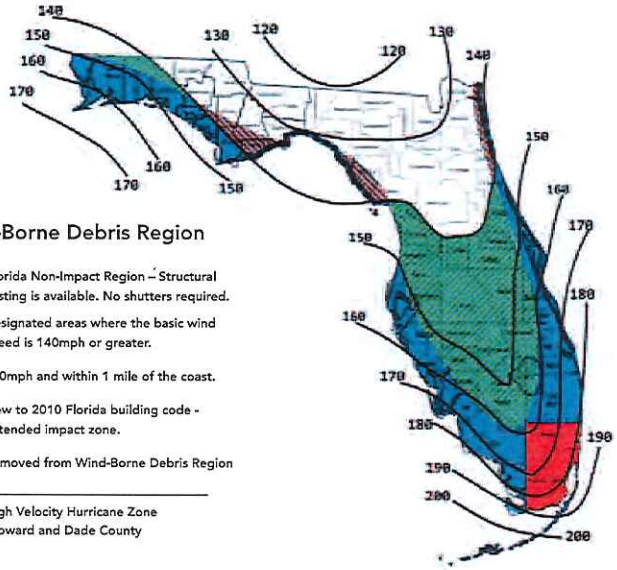


Impact units have structural ratings and may be used in the impact zones HVHZ and/or WBD without shutters required.

See impact testing video.

For code approvals and specific design pressure ratings, please see pages 112-114.

*Some doors are approved for HVHZ for in-swing application but may have overhang requirements.



Wind-Borne Debris Region

- Florida Non-Impact Region – Structural testing is available. No shutters required.
- Designated areas where the basic wind speed is 140mph or greater.
- 130mph and within 1 mile of the coast.
- New to 2010 Florida building code - extended impact zone.
- Removed from Wind-Borne Debris Region

- High Velocity Hurricane Zone Broward and Dade County

Hurricane Code Compliance Guide

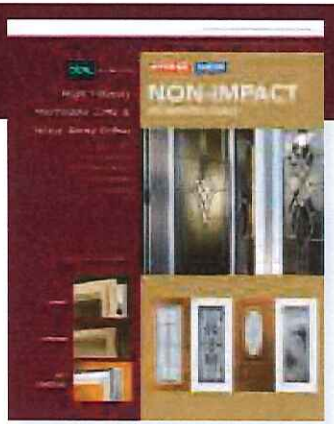
FOR NON-IMPACT DOOR OFFERINGS SEE PAGES 44- 99.

NON-IMPACT

HVHZ*

Florida Wind-Borne Debris (WBD)

Florida Non-Impact Region



Non-impact units have structural ratings and may be used in the impact zones HVHZ and/or WBD when and where hurricane impact shutters are permitted by code.

Our expertise in Florida and High Velocity Hurricane Zone (HVHZ) building codes means you can trust **BHI** Doors systems to comply with the unique requirements needed for hurricane code compliance.

For code approvals and specific design pressure ratings, please see pages 112-114.

* Some doors are approved for HVHZ for in-swing application but may have overhang requirements.

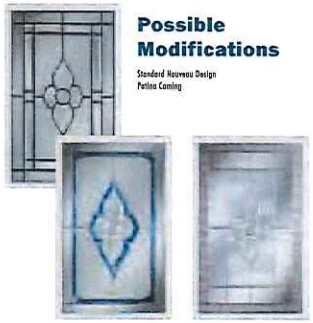
CUSTOMIZE YOUR DOORGLASS

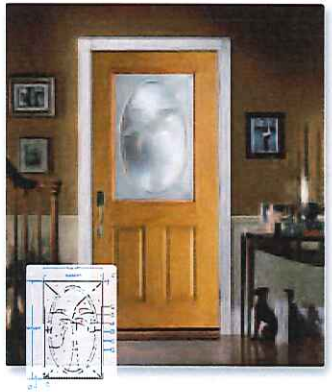
DOOR STYLIZER BEFORE AND AFTER

Customize Your Doorglass

Talk to your sales representative to find out more about our custom design capabilities. We can customize just about any aspect of our designs—caming, texture, shape, size, design, pattern and more.

Create your own design! For help, please call Custom Glass Customer Service Line at 1-800-253-3900.





Caming & Finish

Our custom program lets you choose the caming finish that coordinates with your door hardware, fixtures, or furnishing—even when it doesn't come standard.

Texture & Privacy

Love a design, but wish it offered more privacy? We can swap out glass textures to make almost any design more opaque or transparent.

Shape & Size

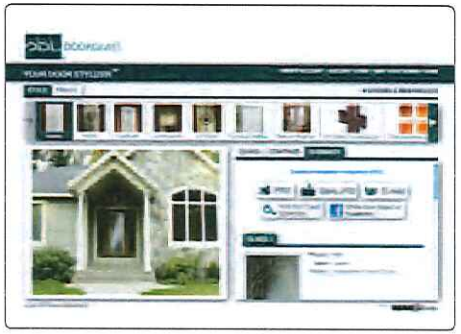
Need a size that doesn't come standard? Tell us what you need and we'll design just about any custom size or shape you need.

Design & Pattern

Alter one of our doorglass designs or create one that's completely your own. We're happy to look at your ideas and find ways to bring them to life in doorglass.

Door glass frame options.

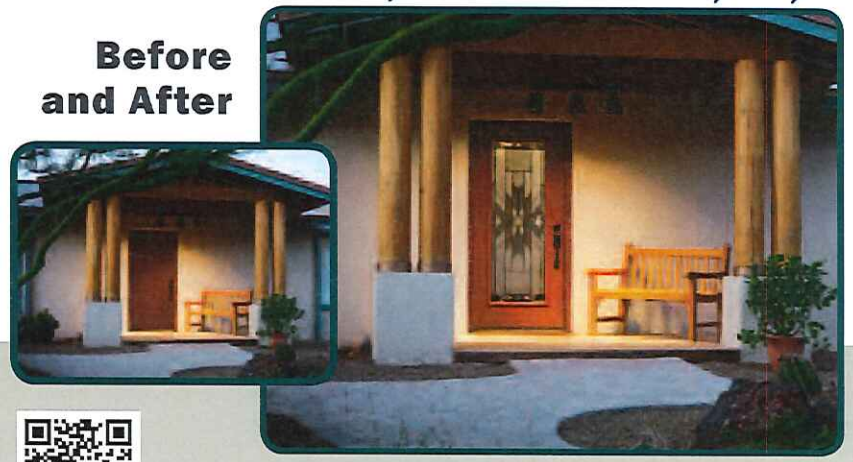
Your Door Stylizer™



A new tool that allows homeowners to visualize how various ODL® Doorglass options will look in their home entryways. YOUR DOOR STYLIZER™ uses a guided design process that helps homeowners customize their entryway by replacing glass, adding glass or replacing their door. Once the user has created their dream entryway they can save, email, share via social media or print their project to make doorglass ordering a snap.

Create your dream entryway.

Before and After



SCAN WITH YOUR SMARTPHONE

Explore, get inspired, and create the entryway that is made for your home.

IMPACT

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Woodgrain
Smooth

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Jacinto

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Mohave

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NEW! Renewed Impressions
Delray
Radiant Hues

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Topaz

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Cadence
Carrollton
Heirlooms
Majestic
Grace

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Clear
LowE
Light-Touch Enclosed Blinds
Gray Turtle
Privacy Glass
Grilles Between Glass
Prarie Style

WINDSERT p. 41-43

NON-IMPACT

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Paris
Jacinto
Avante
Catalina
Mediterranean

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Delray
Radiant Hues
NEW! Fairview
Simplicity

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Monterey
Topaz
Madison

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Legacy Master
Piña
NEW! Memoria
Heirlooms
Medallia
Tierna
Bristol
Nouveau
Tripoli
Majestic
Grace
Cut Crytal
Trace

ETCHED & CARVED GLASS p. 81-86

Nature Series

ENERGY SAVINGS p. 87-95

Privacy Glass
Light-Touch Enclosed Blinds
Vents
Prarie Style
Grilles Between Glass
Grey
LowE
Clear

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Sales Kit p. 119

SUPPORT

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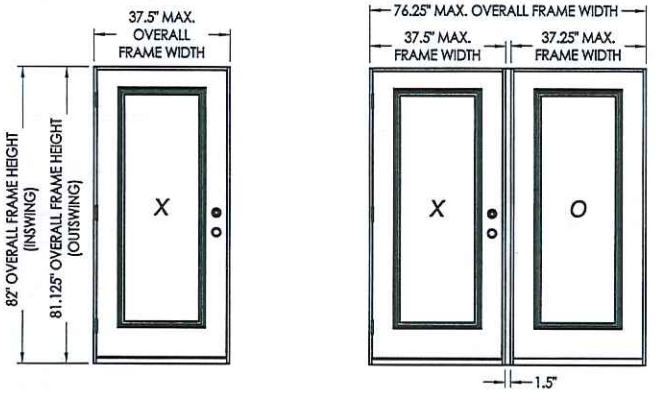
www.bhiflorida.com/Paint
Warranties
www.bhiflorida.com/warranties

plastpro

5200 W. CENTURY BLVD.
LOS ANGELES, CA 90045

GLAZED FIBERGLASS DOORS
SINGLES
w/ or w/o SIDELITES
INSWING / OUTSWING
"IMPACT"



GENERAL NOTES

1. This product has been evaluated and is in compliance with the 5th Edition (2014) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with Section 1609.1.2 of the FBC and does not require an impact resistant covering. This product meets missile level "D" and excludes Wind Zone 4 as defined in ASTM E1996 and Section 1609.1.2.2 of the FBC.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

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SHEET#	DESCRIPTION
1	Typical elevations, design pressures & general notes
2	Door & Sidelite panel details
3	Lite frame glazing details
4	Elevations
5	Vertical cross sections
6	Horizontal cross sections
7	Buck anchoring
8	Frame anchoring & hardware details
9	Bill of materials and components

CONFIGURATION	MAX. FRAME DIMENSION	JAMB REINFORCEMENT	DESIGN PRESSURE (PSF) INSWING		DESIGN PRESSURE (PSF) OUTSWING	
			POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
X	37.5" x 82.0"	N/A	+50.0	-50.0	+50.0	-50.0
OX/XO	74.75" x 82.0"	N/A	+35.0	-40.0	+35.0	-35.0
	75.5" x 82.0"	1X	+40.0	-45.0	+40.0	-40.0
	76.25" x 82.0"	2X	+50.0	-50.0	+50.0	-50.0
OXO	112.0" x 82.0"	N/A	+35.0	-40.0	+35.0	-35.0
	113.5" x 82.0"	1X	+40.0	-45.0	+40.0	-40.0
	115.0" x 82.0"	2X	+50.0	-50.0	+50.0	-50.0

T. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/16/15

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R|W BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO FIBERGLASS DOOR

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

NO.	DATE	REVISIONS	BY
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 10/8/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-17347.5
SHEET 1 OF 9

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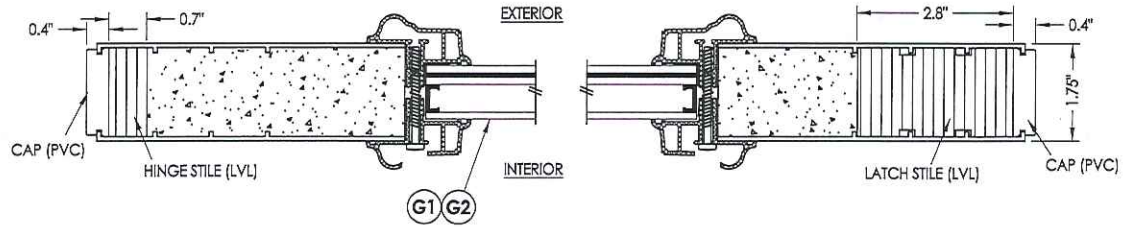
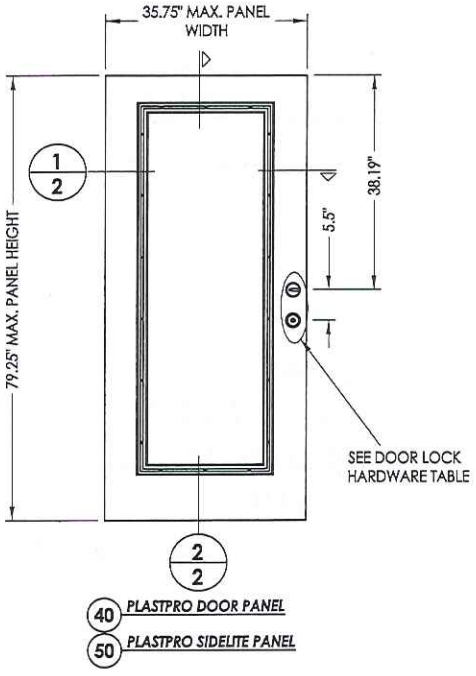
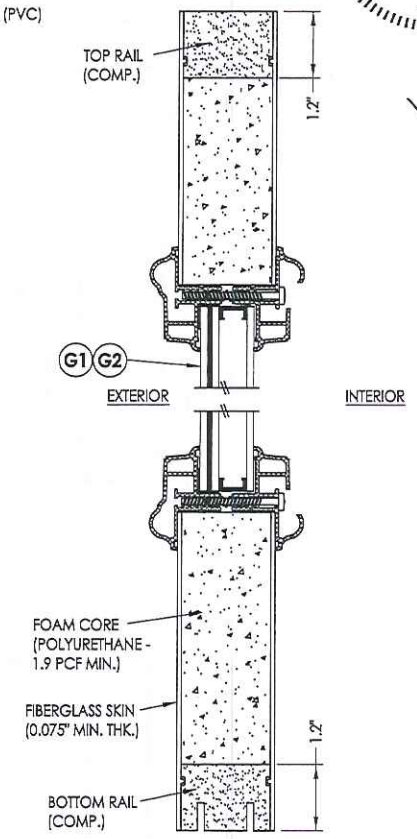
R:\Clients\Plastpro, Inc PERMANENT\Florida Product Approvals\FI - 17347\C - Drawings\Current\FL-17347.5-8.dwg, FL-17347.5



1/2 HORIZONTAL CROSS SECTION



DOOR LOCK HARDWARE TABLE	
MANUFACTURER	MODEL
KWIKSET	KNOB: SERIES (400) DEADBOLT: SERIES (660)
SCHLAGE	HANDLE SET: "F" SERIES (F60) DEADBOLT: "F" SERIES (F60)
SCHLAGE	KNOB: "F" SERIES (F10) DEADBOLT: "B" SERIES (B60/62)
YALE	KNOB: CIRRUS 100 C DEADBOLT: B20 SINGLE CYLINDER
DEXTER BY SCHLAGE	KNOB: J54 DEADBOLT: JD60



2/2 VERTICAL CROSS SECTION

L.F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R|W BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO FIBERGLASS DOOR

PART OR ASSEMBLY: DOOR & SIDELITE PANEL DETAILS

NO.	DATE	REVISIONS	BY
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 10/8/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-17347.5
SHEET 2 OF 9

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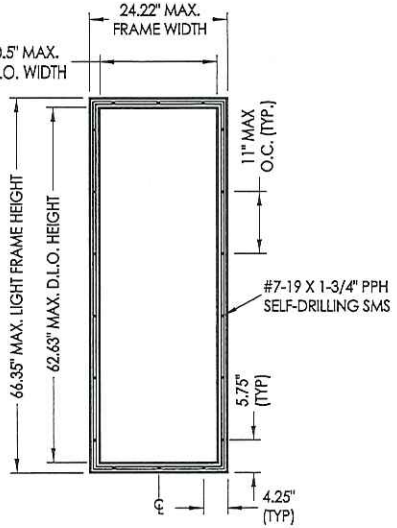
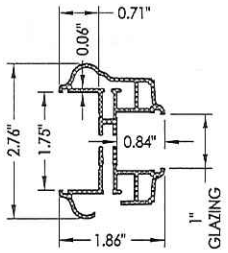
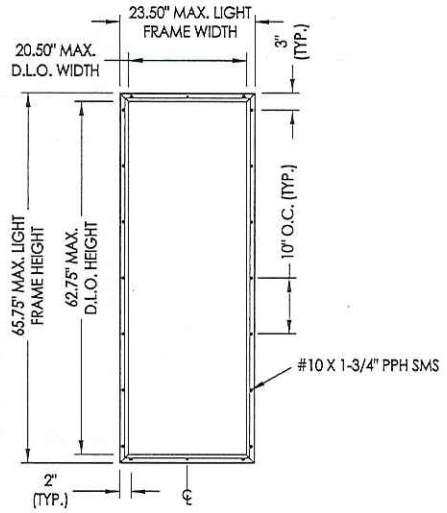


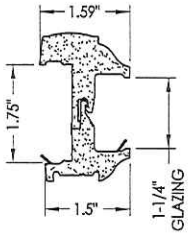
ODL LITE FRAME



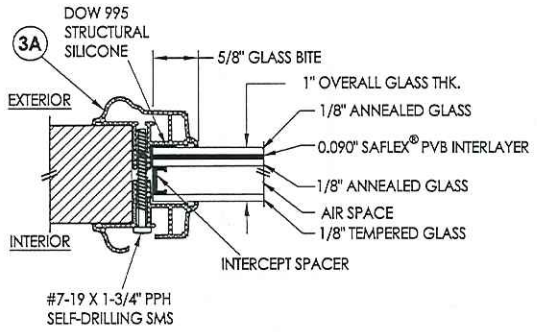
3A ODL LITE FRAME
Aluminum



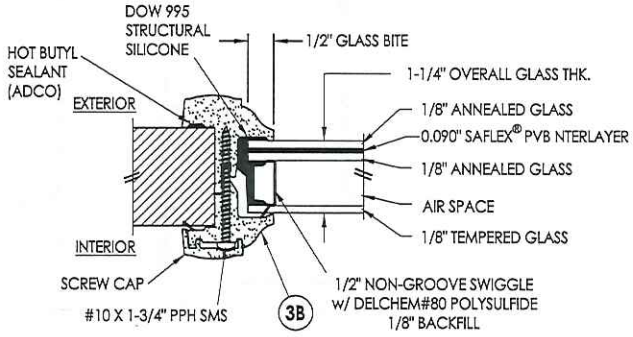
RSL LITE FRAME



3B RSL LITE FRAME
PVC



G1 GLAZING DETAIL
ODL Lite Frame



G2 GLAZING DETAIL
RSL Lite Frame

STATE OF FLORIDA
PROFESSIONAL ENGINEER
T. F. SCHMIDT
LICENSE
No. 43409

4.16.15

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

RJW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO FIBERGLASS DOOR

PART OR ASSEMBLY: LITE FRAME GLAZING DETAILS

NO.	DATE	REVISIONS	BY
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 10/8/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-17347.5
SHEET 3 OF 9

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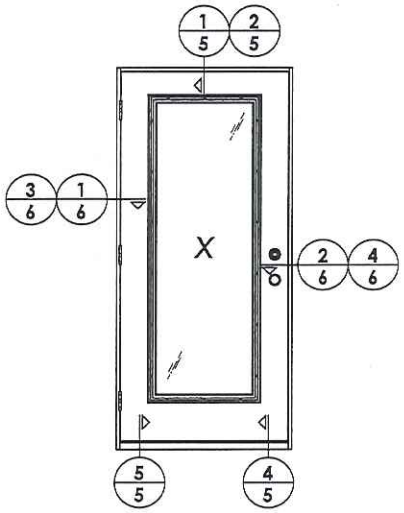
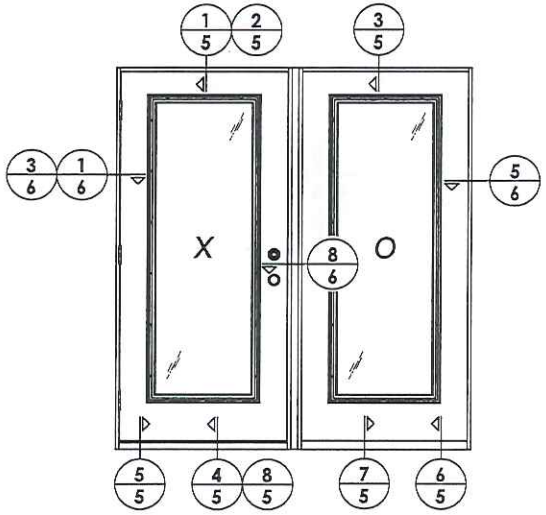
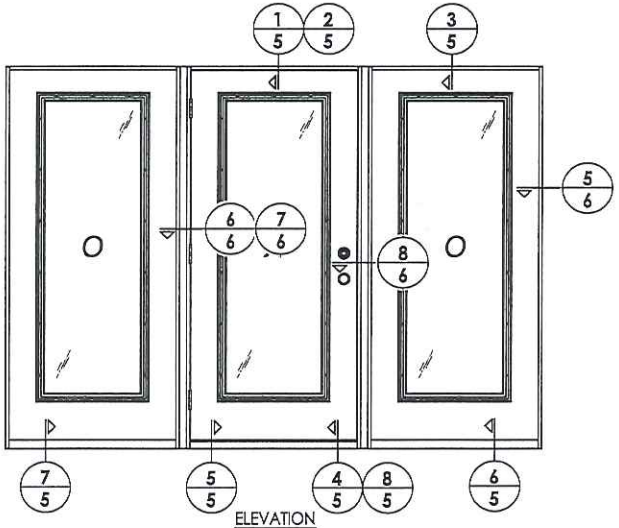


ELEVATION
X



ELEVATION
XO / OX



ELEVATION
OXO

L. F. SCHMIDT
LICENSE
No. 43409
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R|W BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: *PLASTPRO FIBERGLASS DOOR*

PART OR ASSEMBLY: *ELEVATIONS*

NO.	DATE	REVISIONS	BY
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 10/8/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-17347.5
SHEET 4 OF 9

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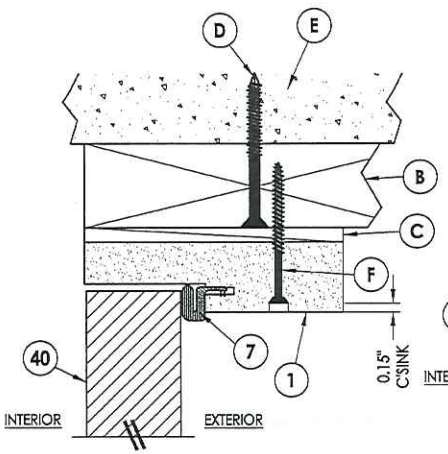
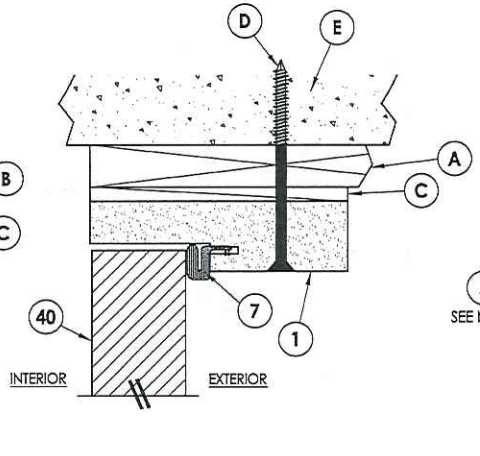
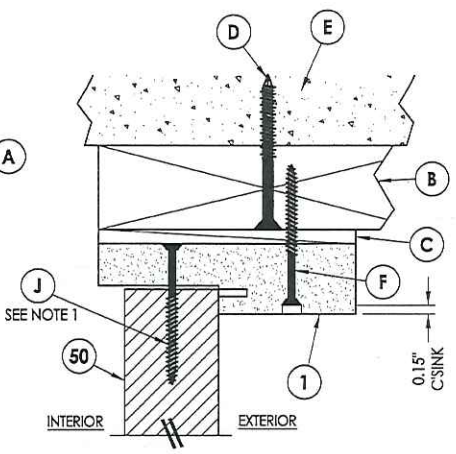


1/5 **VERTICAL CROSS SECTION**
Inswing shown (Outswing similar)
2X Buck Construction

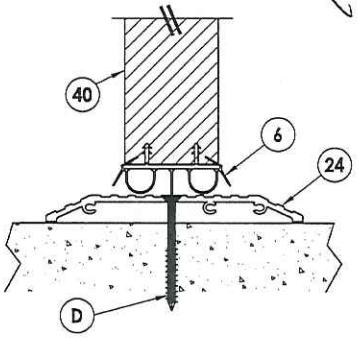


2/5 **VERTICAL CROSS SECTION**
Inswing shown (Outswing similar)
1X Buck Construction

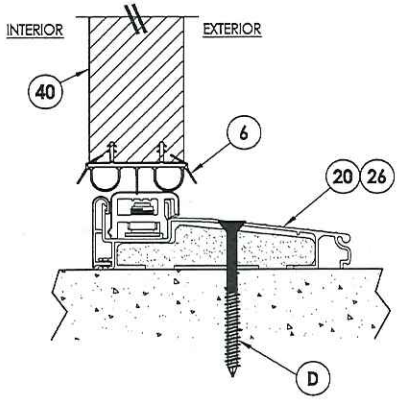


3/5 **VERTICAL CROSS SECTION**
Inswing shown (Outswing similar)
2X Buck Construction

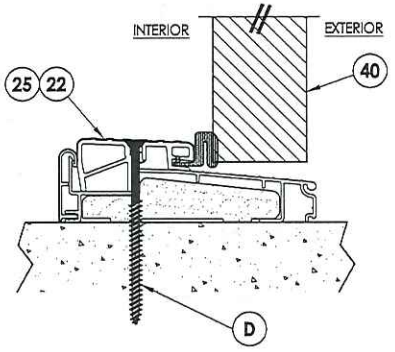
NOTE:
1. Spacing for item J @ head & sill: 6" from each end, 1 @ centerline, 2 additional at 3" & 4.5" from end adjacent to door.



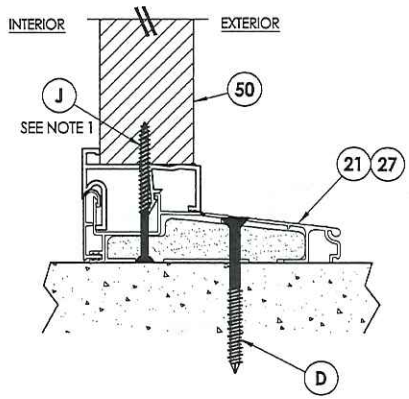
8/5 **VERTICAL CROSS SECTION**
ADA Sill



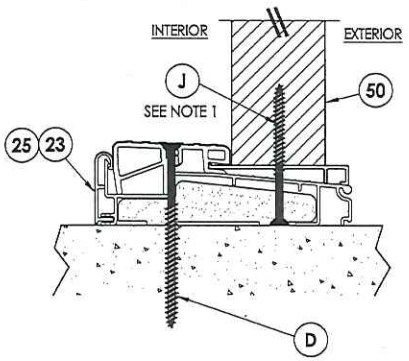
4/5 **VERTICAL CROSS SECTION**
Inswing sill



5/5 **VERTICAL CROSS SECTION**
Outswing sill



6/5 **VERTICAL CROSS SECTION**
Inswing sill



7/5 **VERTICAL CROSS SECTION**
Inswing sill

T. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Documents Prepared By:
Lyndon F. Schmidt
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R|W BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO FIBERGLASS DOOR

PART OR ASSEMBLY: VERTICAL CROSS SECTIONS

NO	DATE	REVISIONS	BY
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 10/8/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-17347.5
SHEET 5 OF 9

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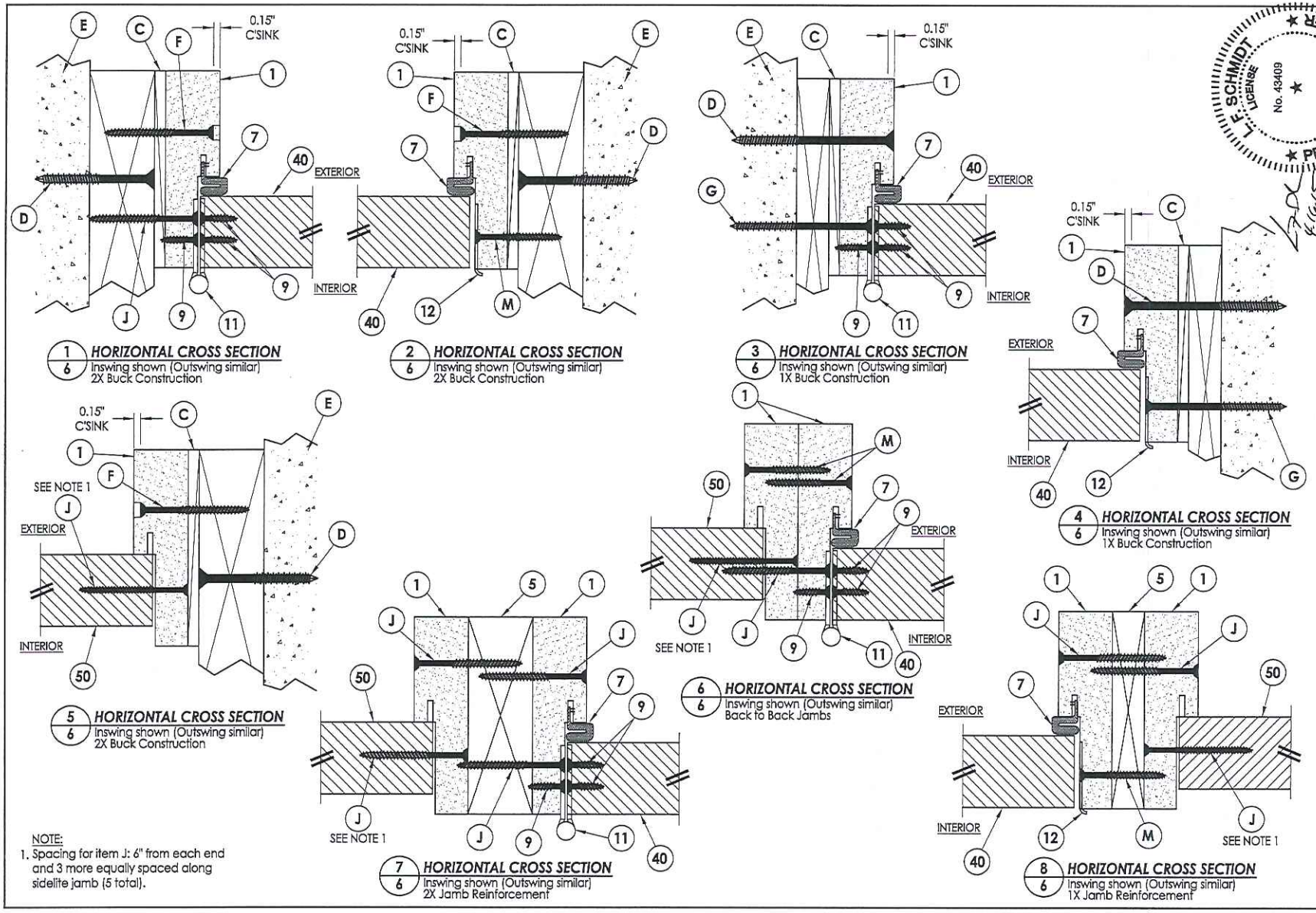

1/6 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)
2X Buck Construction

2/6 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)
2X Buck Construction

3/6 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)
1X Buck Construction

4/6 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)
1X Buck Construction

5/6 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)
2X Buck Construction

6/6 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)
Back to Back Jambs

7/6 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)
2X Jamb Reinforcement

8/6 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)
1X Jamb Reinforcement

NOTE:
1. Spacing for item J: 6" from each end and 3 more equally spaced along sidelite jamb (5 total).

T. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO FIBERGLASS DOOR

PART OR ASSEMBLY: HORIZONTAL CROSS SECTIONS

NO.	DATE	REVISIONS	BY
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 10/8/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-17347.5
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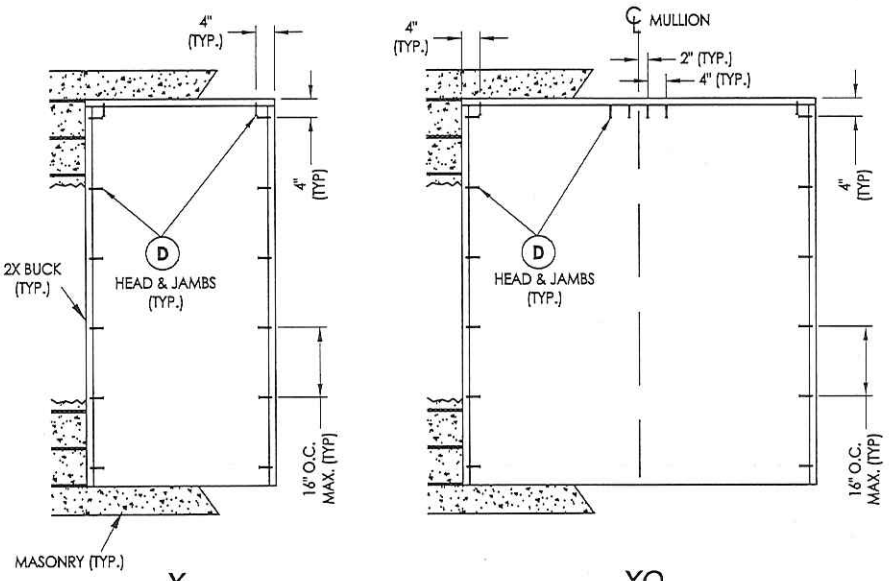

2X BUCK ANCHORING

STATE OF FLORIDA
PROFESSIONAL ENGINEER
L. F. SCHMIDT
LICENSE
No. 43409

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO FIBERGLASS DOOR

PART OR ASSEMBLY: BUCK ANCHORING

NO	DATE	REVISIONS	BY
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 10/8/14
SCALE: N.T.S.
DWG. BY: JK
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DRAWING NO.: FL-17347.5
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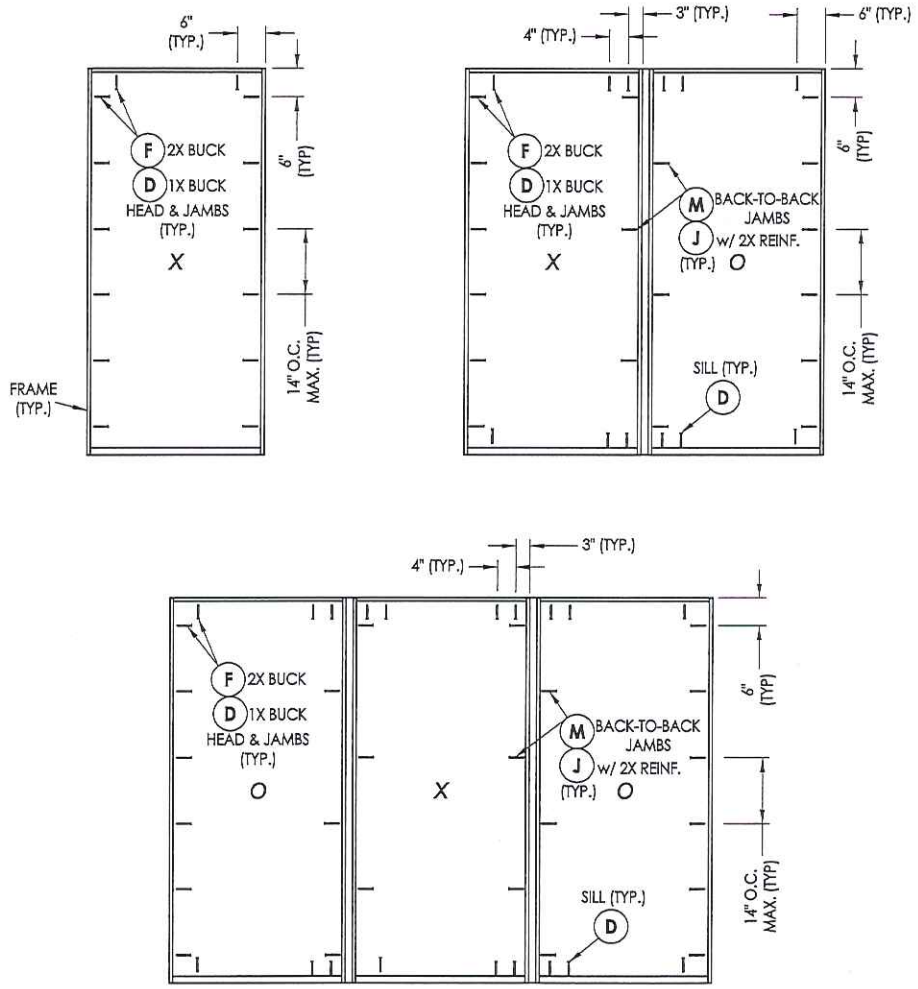
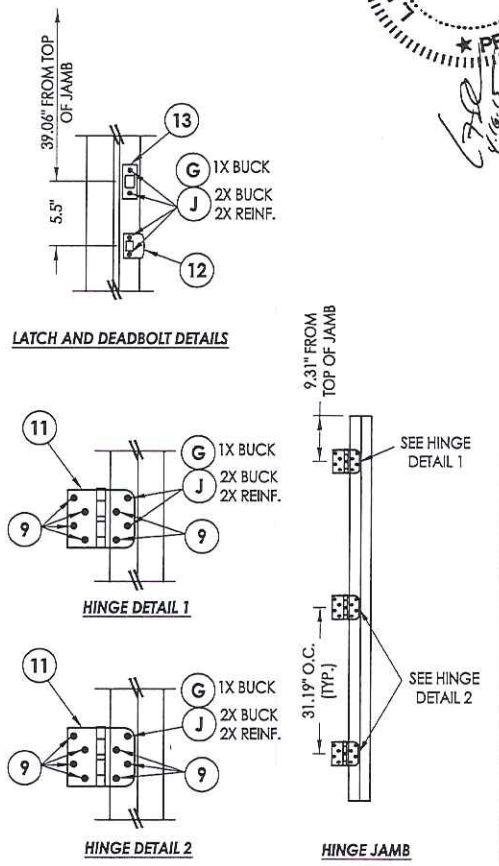


FRAME ANCHORING



HARDWARE DETAILS

T. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO FIBERGLASS DOOR

PART OR ASSEMBLY: FRAME ANCHORING & HARDWARE DETAILS

NO.	DATE	REVISIONS	BY
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 10/8/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-17347.5
SHEET 8 OF 9

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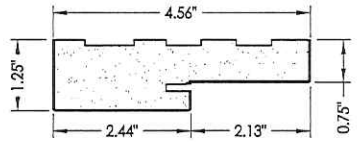
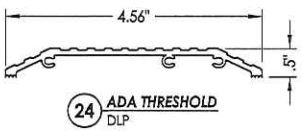
BILL OF MATERIALS

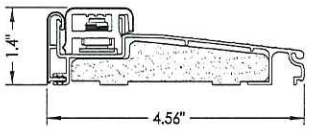
ITEM #	DESCRIPTION	MATERIAL
A	2X FRAMING (G >= 0.42)	WOOD
B	2X BUCK (G >= 0.42)	WOOD
C	1/4" MAX. SHIM SPACE	-
D	1/4" PFH CONCRETE SCREW (1-1/4" MIN. EMB.)	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE
F	#10 X 2-1/2" PFH WOOD SCREW (1.15" MIN. EMB.)	STEEL
G	3/16" PFH CONCRETE SCREW (1-1/4" MIN. EMB.)	STEEL
J	#10 X 2-1/2" PFH WOOD SCREW	STEEL
M	#10 X 2" PFH WOOD SCREW	STEEL
1	POLY FIBER JAMB	COMP.
5	2X REINFORCEMENT (G >= 0.55)	WOOD
6	DOOR SWEEP	PVC
7	WEATHERSTRIP (ENDURA FORCE 5)	FOAM
9	#9 x 3/4" PFH WOOD SCREW	STEEL
11	4" X 4" HINGE	STEEL
12	LATCH STRIKE PLATE	STEEL
13	DEADBOLT STRIKE PLATE	STEEL
20	INSWING THRESHOLD	ALUM/COMP
21	INSWING THRESHOLD w/ SIDELITE ADAPTER	ALUM/COMP
22	OUTSWING THRESHOLD	ALUM/COMP
23	OUTSWING THRESHOLD w/ SIDELITE ADAPTER	ALUM/COMP
24	ADA THRESHOLD	ALUM
25	OUTSWING THRESHOLD	ALUM/COMP
26	INSWING THRESHOLD	ALUM/COMP
40	DOOR PANEL	-
50	SIDELITE PANEL	-



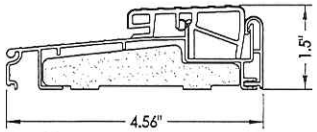
1 POLY FIBER JAMB



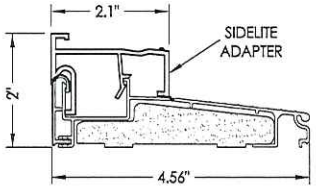
24 ADA THRESHOLD
DLP



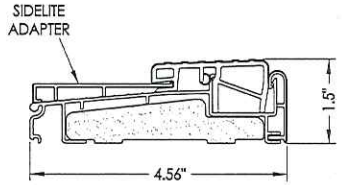
20 INSWING THRESHOLD
Endura (Z-Series)



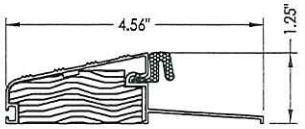
22 OUTSWING THRESHOLD
Endura (Z-Series)



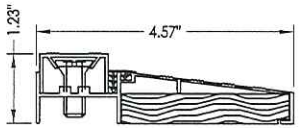
21 INSWING THRESHOLD w/ SIDELITE ADAPTER
Endura (Z-Series)



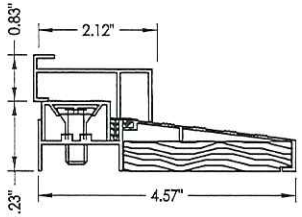
23 OUTSWING THRESHOLD w/ SIDELITE ADAPTER
Endura (Z-Series)



25 OUTSWING THRESHOLD
DLP



26 INSWING THRESHOLD
DLP



27 INSWING THRESHOLD w/ SIDELITE ADAPTER
DLP

CONCRETE ANCHOR NOTES:

1. *Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.*
2. *Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimension are not exceeded.*
3. *Concrete anchor table:*

ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW BUILDEX TAPCON®	3/16"	1-1/4"	3"	1-1/2"
	1/4"	1-1/4"	2"	4"
ELCO ULTRACON®	1/4"	1-1/4"	1"	4"

WOOD SCREW INSTALLATION NOTES:

1. *Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.*

L. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
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Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO FIBERGLASS DOOR

PART OR ASSEMBLY: BILL OF MATERIALS & COMPONENTS

NO.	DATE	REVISIONS	BY
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 10/8/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-17347.5
SHEET 9 OF 9

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R W B C

R W Building Consultants, Inc.

Consulting and Engineering Services for the Building Industry

P.O. Box 230 Valrico, FL 33595 Phone 813.659.9197

Florida Board of Professional Engineers Certificate of Authorization No. 9813

Product Evaluation Report

Report No.: *FL-17347.5*

Date: *April 15, 2015*

Product Category	Sub Category	Manufacturer	Product Name
Exterior Doors	Swinging Exterior Door Assemblies	Plastpro Inc. 5200 W. Century Blvd. Los Angeles, CA Phone 440.969.9773	Glazed Fiberglass Doors Singles w/ or w/out Sidelites Inswing / Outswing - "Impact"

Scope: Product Evaluation report issued by R W Building Consultants, Inc. & Lyndon F. Schmidt, P.E. (System ID # 1998) for Plastpro Inc., based on Rule Chapter No. 61G20-3, Method 1D of the State of Florida Product Approval, Department of Business & Professional Regulation.

RW Building Consultants and Lyndon F. Schmidt, P.E. do not have nor will acquire financial interest in the company manufacturing or distributing the product or in any other entity involved in the approval process of the product named herein.

Limitations:

1. This product has been evaluated and is in compliance with the 5th Edition (2014) Florida Building Code structural requirements excluding the "High Velocity Hurricane Zone".
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with Section 1609.1.2 of the FBC and does not require an impact resistant covering. This product meets missile level "D" and excludes Wind Zone 4 as defined in ASTM E1996 and Section 1609.1.2.2 of the FBC.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of drawing FL-17347.5 require further engineering analysis by a licensed engineer or registered architect.
6. See drawing FL-17347.5 for size and design pressure limitations.

Supporting Documents:

1.

Test Report No.	Test Standard	Testing Laboratory	Signed by
TEL 01391140	ASTM E330-02	Testing Evaluation Lab.,Inc.	V. K. Wright
TEL 01391141	ASTM E330-02	Testing Evaluation Lab.,Inc.	V. K. Wright
TEL 01391120	TAS 201, 202 & 203-94	Testing Evaluation Lab.,Inc.	William B. Shelton, P.E.
TEL 013912248	ASTM E330-02	Testing Evaluation Lab.,Inc.	V. K. Wright

2. **Miami-Dade NOA** 14-0423.16 — **Materials Testing** Saflex® PVB Interlayer (Eastman Chemical Company)

3. **Drawing No.** No. FL-17347.5 — **Prepared by** RW Building Consultants, Inc. (CA #9813) — **Signed & Sealed by** Lyndon F. Schmidt, P.E.

4. **Calculations** Anchoring — **Prepared by** RW Building Consultants, Inc. (CA #9813) — **Signed & Sealed by** Lyndon F. Schmidt, P.E.

5. **Quality Assurance**
Certificate of Participation issued by National Accreditation and Management Institute, certifying that Plastpro Inc. is manufacturing products within a quality assurance program that complies with ISO/IEC 17020 and Guide 53.

Lyndon F. Schmidt, P.E.
FL PE No. 43409
4/16/2015

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

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

MEMORANDUM DATE: June 1, 2016

AGENDA DATE: June 8, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **402-410 North M Street**

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

TITLE: **HRPB Project Number 14-00100132 and 14-01400006:** Consideration of a Revision to an approved Certificate of Appropriateness (COA) and Minor Site Plan Amendment for construction of a new enclosed covered sports pavilion at the subject property located at **402-410 North M Street**; PCN# 38-43-44-21-15-108-0010. The subject property is located within the Northeast Lucerne Local Historic District.

OWNER: Diocese of Palm Beach
9995 N. Military Trail
Palm Beach Gardens, FL 33418

AGENT: Rick Gonzalez, AIA
REG Architects, Inc.
300 Clematis St. 3rd Floor
West Palm Beach, FL 33401

BACKGROUND:
The portion of the subject property under consideration is a non-contributing open field located within the same parcel as the Sacred Heart Church and School, and within the Northeast Lucerne Local Historic District.

The portion of property to the East of North M Street is a +/- 2.48 acre developed site located currently within the Single-Family and Two-Family Residential 14 du/net acre (SF-TF-14) zoning district. According to the Building Permit Property Files various permits and city approvals were filed for by the Sacred Heart Catholic Parish Church as early as 1940. The Property has a documented history of use as a religious site with a convent, rectory, and chapel previously occupying the land facing Federal Highway, where the current play field is located. In addition to the existing play field, the education buildings have been built and expanded over the years on the property facing North M Street according to the Building Permit Property Files. The Property is currently used as the Sacred Heart Catholic Church and School, since 1944 according to the schools webpage.

The HRPB reviewed and approved a Certificate of Appropriateness, a Site Plan Amendment, a Conditional Land Use, and a Variance for Impermeable Surface in September and October 2014 for the construction of an open-air covered 6,100 square foot accessory sports pavilion. Construction commenced on the sports pavilion in February 2016.

REQUEST:

The Applicant is requesting a revision to the previous approvals to allow for an enclosed, air-conditioned pavilion, rather than an open-air pavilion. The request includes an amendment to the COA for new construction in order to allow the building to be enclosed and a Minor Site Plan Amendment for the placement and location of associated mechanical equipment.

The building previously approved is a 6,100 square foot, metal accessory sports pavilion, with a new basketball court, movable bleacher-style seating, restrooms, and storage area in the open field area of the existing private school.

The proposed accessory structure will be located near the southeast corner of the school's play field. The Applicant has provided proposed architectural plans for the building enclosure, including a site plan, floor plans, and elevations. The style of the proposed building has not changed, and is contemporary, with many elements reflecting traditional vernacular architecture, as well as the mid-century character of the existing church. It will be an enclosed concrete block building that will be clad with stucco and ornamented in a simple vernacular style. The roof will be diamond-shaped metal shingles. All elevations will be highly visible given the location of the proposed structure. The building is designed to be compatible with existing school buildings and its surroundings.

ANALYSIS:

Zoning Consistency – Minor Site Plan Amendment

The proposed minor site plan amendment to include the mechanical equipment is fundamentally compatible with the zoning code concerning the location of the proposed equipment. Staff does have one concern regarding the impermeable surface proposal, and has included a condition of approval to address this concern.

The Applicant has provided a plan showing the proposed landscaping screen to shield the mechanical equipment. Final review and approval will take place during the building permit process.

Historic Preservation - COA

New construction within a local historic district is also subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k)3 of the City's historic preservation regulations. These criteria are provided in Attachment 1 and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

It is the analysis of Staff that the revised project as proposed is fundamentally compatible with the regulations set forth in the historic preservation ordinance. Staff has some concern over the detailing of the doors and infilled stucco recesses, and has proposed conditions of approval to address these concerns. The sunburst semi-circular pattern over the double French doors is not in keeping with the design of the single light French doors. Staff has recommended removing this element. The recessed stucco panels are quite plain and expansive, and Staff has suggested that these openings, particularly facing Federal Highway, could receive artwork or murals in order to increase visual interest on the blank façade.

Public Comment

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

COMPREHENSIVE PLAN CONSISTENCY:

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

Goal 1.3 To preserve and enhance the City's community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

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

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.

RECOMMENDATIONS:

Staff recommends approval of the request for a revision to the COA for new construction with the following conditions:

1) On the north and south elevations, the arched glazed openings shall not have a decorative sunburst pattern in the transom.
2) On the east elevation, the three arched stucco recess panels shall be considered to receive artwork or murals. The artwork or murals shall be approved by the HRPB at a later date.
3) All Certificate of Appropriateness conditions previously approved for case #14-00100132 at the September 10, 2014, HRPB meeting shall apply. All Conditional Land Use, Site Plan, and Variance conditions previously approved for case #14-01400006 shall apply. Where a conflict exists between the original approval and the revision, the revision elevations and conditions of approval shall take precedence.

Staff recommends approval of the request for a Minor Site Plan Amendment with the following conditions:

1) The Applicant shall provide calculations showing that the proposal, including the mechanical equipment, does not exceed the impermeable surface amount approved by variance case #14-01400006. Because the proposed mechanical equipment pads will add impermeable surface, the site plan will need to remove impermeable surface elsewhere, subject to Staff review and approval prior to mechanical equipment installation.

POTENTIAL MOTION:

I MOVE TO APPROVE/DENY HRPB PR# 14-00100132: Consideration of a Revision to a Certificate of Appropriateness (COA) for new construction at the subject property located at 402-410 North M Street, with the conditions recommended by Staff.

I MOVE TO APPROVE/DENY HRPB PR# 14-01400006: Consideration of a Minor Site Plan Amendment to install mechanical equipment for the enclosed new construction sports pavilion at the subject property located at 402-410 North M Street, with the conditions recommended by Staff.

ATTACHMENTS:

1. Decision Criteria – New Construction
2. Architectural Revision Drawings
3. Previous Approval Letters
4. Window and Door Information

LOCATION MAP

MEMORANDUM

DATE: June 1, 2016

TO: Chair and Members of the Historic Resources Preservation Board

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

SUBJECT: **HRPB Project Number 14-00100132 and 14-01400006:** Consideration of a Revision to an approved Certificate of Appropriateness (COA) and Minor Site Plan Amendment for construction of a new enclosed covered sports pavilion at the subject property located at **402-410 North M Street**; PCN# 38-43-44-21-15-108-0010. The subject property is located within the Northeast Lucerne Local Historic District.

HRPB Meeting Date: June 8, 2016

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

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

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

(1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.
Response: The proposed building is taller than many 1-story single family residences in the district. The height is more comparable to that of the Sacred Heart Church located directly East of the site. Given the building's use and function, and it's compliance with the zoning code height restrictions, this building meets this criterion.

(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 larger than most buildings within the district. Overall, the building's proportion is more horizontal than many structures. However, given the height restriction of 24 feet for accessory structures, and the width needed to accommodate a basketball court and bleachers, the proportion was greatly driven by those factors.

(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 openings are larger than typical window and door openings in this district, however this being an enclosed sports pavilion as opposed to a single family residence makes the openings not directly comparable. The openings appear to be appropriate in context of the scale of the building. The stucco panels being used to enclose the building are fairly plain, and Staff has recommended that artwork or murals be installed in these recessed arches.

(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: This building does not present one long, unbroken façade. The proposed structure takes several design cues from the neighboring Sacred Heart Church.

(5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.
Response: The proposed building respects the front, side, and rear setbacks within the current zoning code. The scale of the proposed structure is much larger than typical single family homes within the district, and therefore the relationship of the building to open space is significantly different.

(6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.
Response: The building does not have an entrance porch, and given the use as a sports pavilion, it cannot reasonably be compared to other residential buildings in the district.

(7) The relationship of the materials, texture and color of the facade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.
Response: The building will be concrete block and metal finished with stucco. Although metal is not common in the district, the stucco finish once complete will make the exterior compatible with other buildings in the district.

(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 roof shape is visually compatible with the neighboring properties as well as the district.

(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 building meets this criterion, except for concerns staff has for the elevations as described above.

(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, massing, and architectural character are compatible with the Sacred Heart Church structure located directly west of the proposed sports pavilion. The structure is much larger than other residential structures in the district.

(12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.
Response: The building is a contemporary design that employs elements of traditional vernacular architecture in order to be visually compatible with the surrounding properties and the district.

(13) Landscaping shall be compatible with the architectural character and appearance of the structure and of other buildings located within the historic district.
Response: The landscape plan will be reviewed when the building permit is submitted.

(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: The proposed mechanical equipment is located on the north side of the building and will be screened with landscaping.

(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: The proposed mechanical equipment meets this criterion.

(15) The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.
Response: It is the opinion of Staff that the plans provided are consistent with this requirement.

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 criteria have been applied to all façades, due to the highly visible nature of the project.

SACRED HEART SCHOOL

410 N M STREET
LAKE WORTH, FLORIDA 33460
REG PROJECT No. 08003

SPORTS PAVILION ENCLOSURE

HRPB APPROVAL
MAY 3, 2016

Prepared for:
DIOCESE OF PALM BEACH
PO BOX 109650
PALM BEACH GARDENS, FL, 33410
MOST REVERENED BISHOP,
GERALD M. BARBARITO

PROJECT TEAM

OWNER
MOST REVEREND GERALD M BARBARITO
BISHOP OF THE DIOCESE OF PALM BEACH
PO BOX 10965
PALM BEACH GARDENS, FL 33409

SACRED HEART SCHOOL
REV. QUESNEL DELVARD
PRINCIPAL CANDACE TAMPOLI
FACILITIES DIRECTOR CORNELIUS COSTELLOE
410 N. M STREET
LAKE WORTH FLORIDA, 33460

ARCHITECT
REG ARCHITECTS INC.
RICK GONZALEZ, AIA – PRESIDENT
MANUEL AYALA, AIA – PROJECT MANAGER
300 CLEMATIS STREET, 3RD FLOOR
WEST PALM BEACH, FL 33401
PHONE (561) 659-2383 , FAX (561) 391-5546

LOCATION MAP

PROJECT SITE

N

DRAWINGS INDEX

COVER PROJECT COVER SHEET

ARCHITECTURAL

A-1 FLOOR PLAN
A-2 ELEVATIONS
A-3 ELEVATIONS
A-4 RENDERING

PROJECT SCOPE

ENCLOSURE OF A PREVIOUSLY APPROVED ACCESSORY BUILDING TO AN EXISTING SCHOOL

REG
• ARCHITECT
• INTERIOR
• PLANNER
INCORPORATE

EST. 1988

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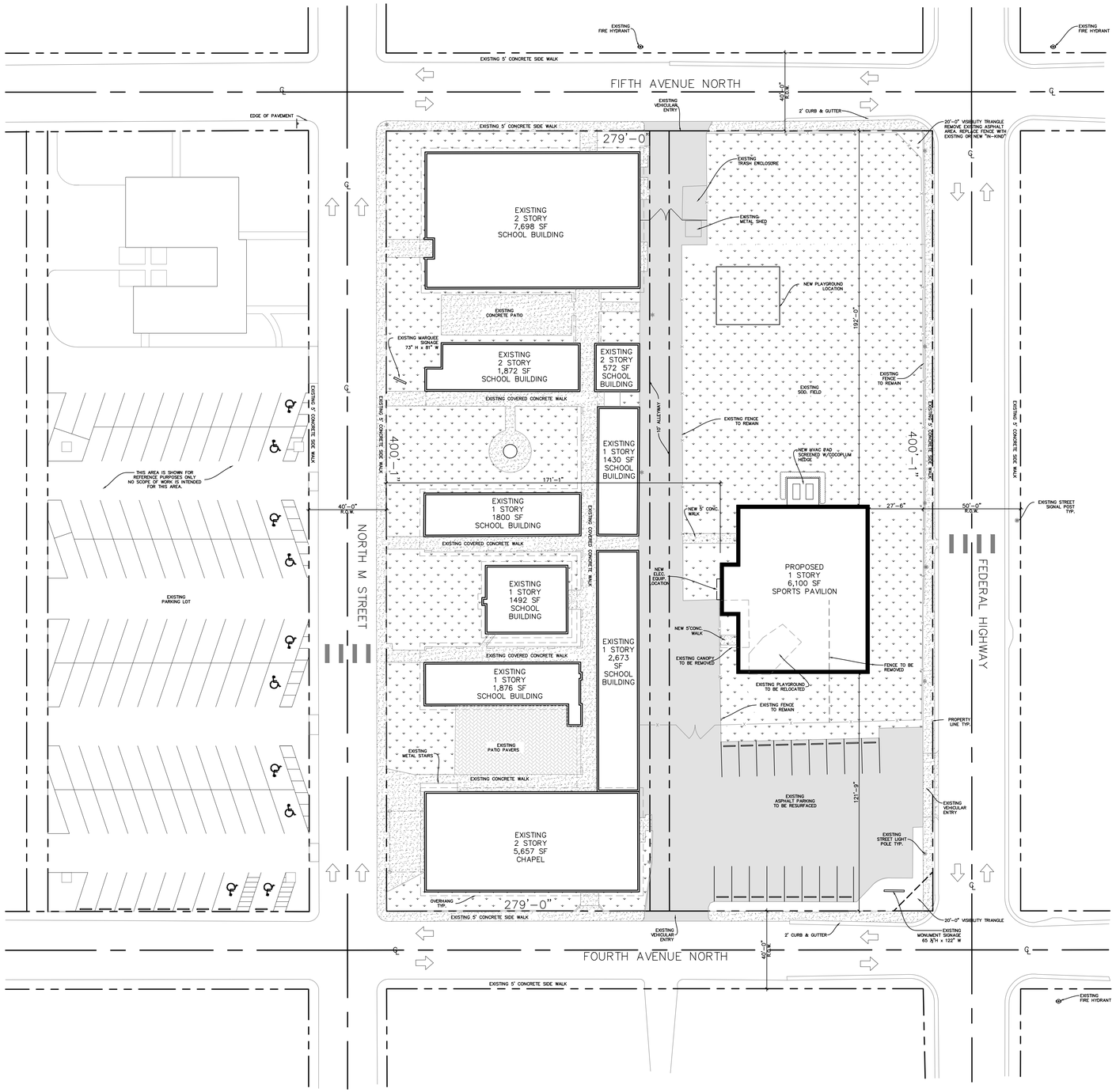
PROJECT COVER SHEET

COVER



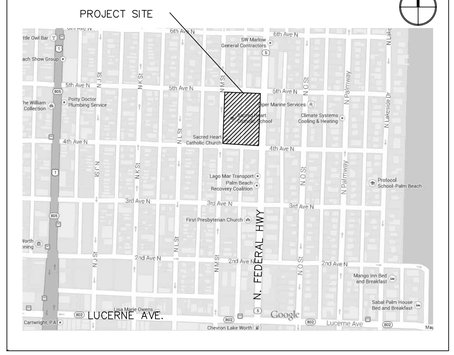
1 SITE PLAN
1" = 30'-0"

N

SITE DATA

		EXISTING	PROPOSED
ZONING DISTRICT:		SF-TF-14	SF-TF-14
FUTURE LAND USE:		MIXED USE EAST	MIXED USE EAST
EXISTING LOT AREA :		108,061.71 SF	2.48 AC.
EXISTING LOT WIDTH:		279'-0"	
		REQUIRED	PROPOSED
BUILDING HEIGHT:		24'-0"	24'-0"
BUILDING SET BACKS:			
	FRONT:	20'-0"	121'-9"
	SIDES:	27'-6"	27'-6"(MIN)
	REAR:	5'-0"	192'-0"
IMPERMEABLE SURFACE:		54,030.86 (50%)	60,276.55 (55%)
LOT COVERAGE:		32,418.51 (30%)	36,321 (34%)
FLOOR AREA RATIO (FAR):		0.60	0.29 (31,170 sf of BLDG)

LOCATION MAP



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LAKE WORTH, FL. 33460

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SCALE	1" = 30'-0"
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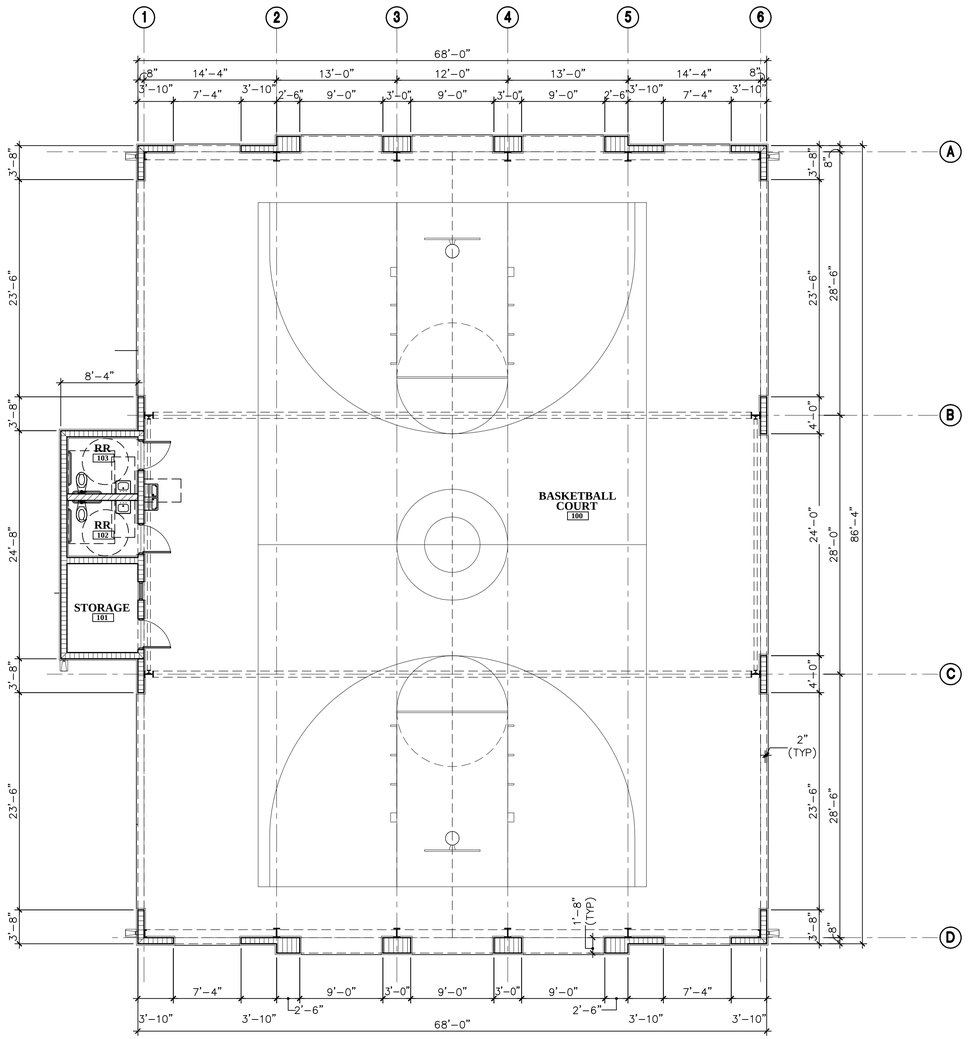
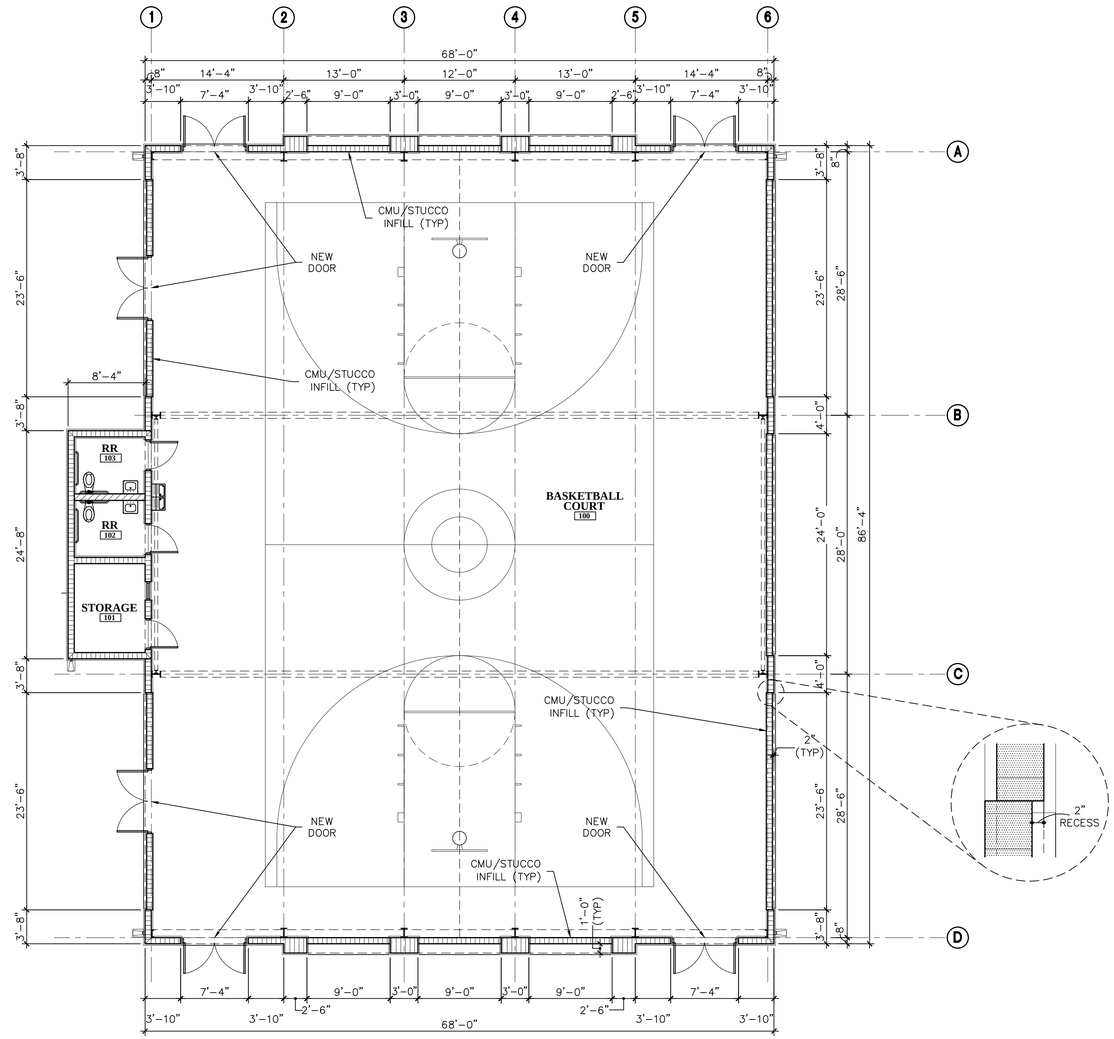
SITE PLAN

A-0



1 PREVIOUSLY APPROVED FLOOR PLAN (OPEN)

1/8" = 1'-0"



2 PROPOSED REVISED FLOOR PLAN (ENCLOSED)

1/8" = 1'-0"

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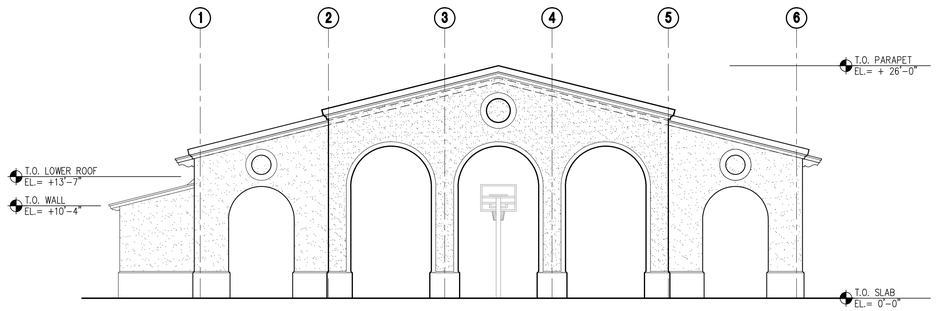
FLOOR PLAN

A-1



1 PREVIOUSLY APPROVED SOUTH ELEVATION (OPEN)

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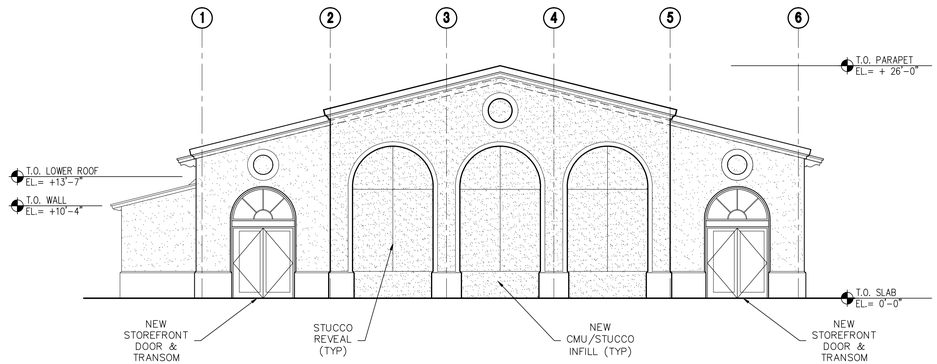

3 PROPOSED REVISED SOUTH ELEVATION (ENCLOSED)

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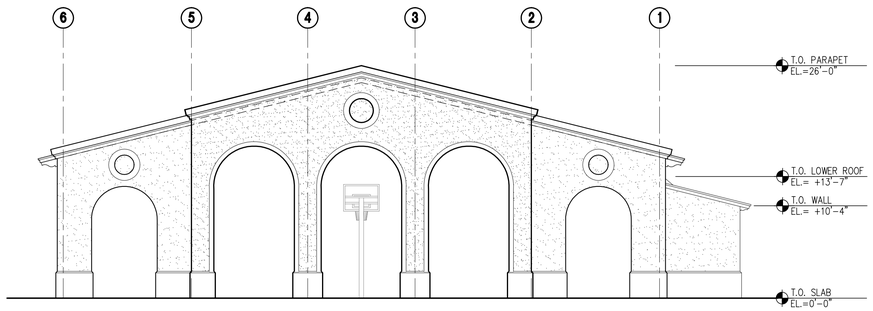

2 PREVIOUSLY APPROVED NORTH ELEVATION (OPEN)

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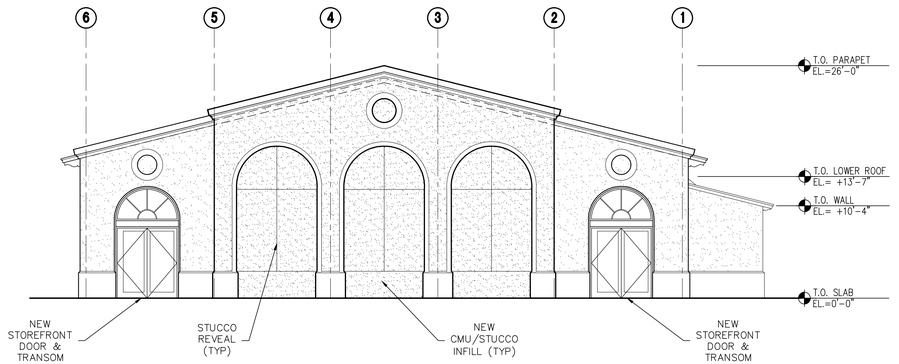

4 PROPOSED REVISED NORTH ELEVATION (ENCLOSED)

1/8" = 1'-0"

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DATE	05-03-2016
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REG No.	08003

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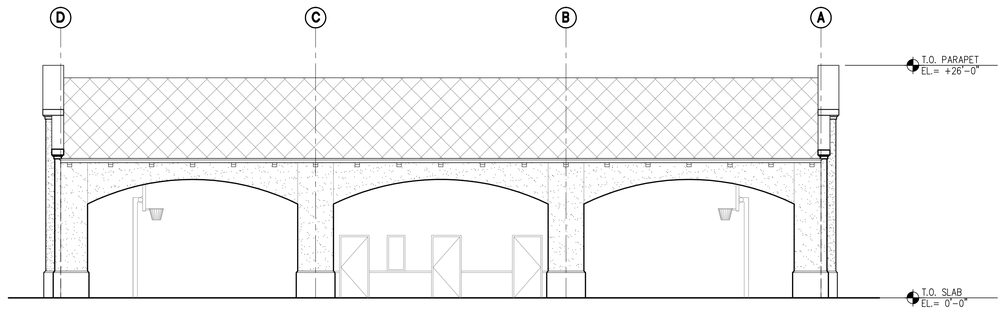
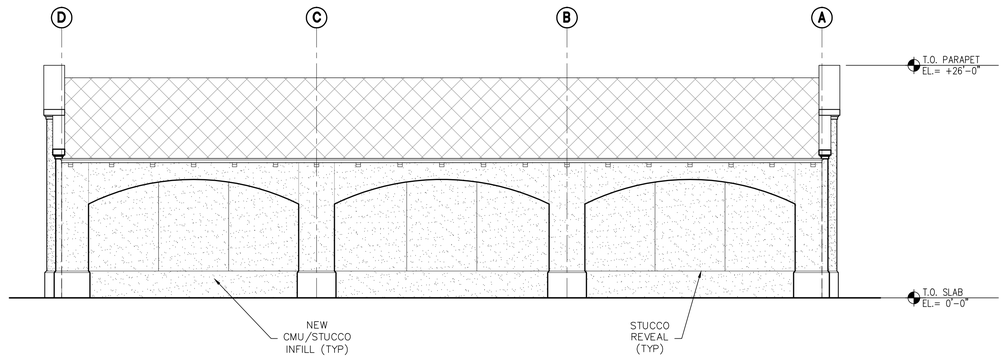
BUILDING ELEVATIONS

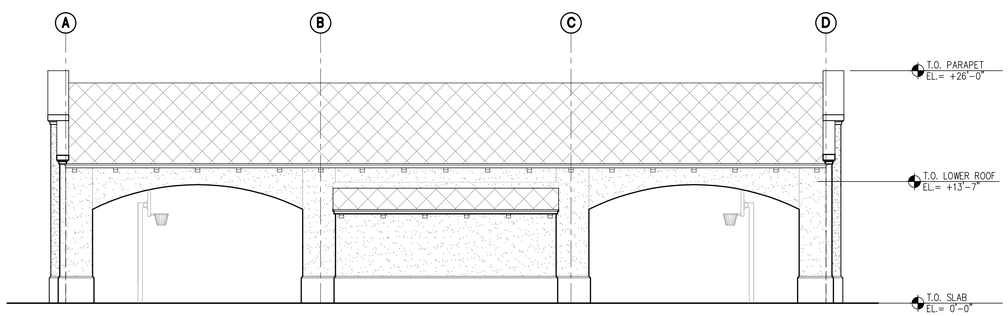
A-2



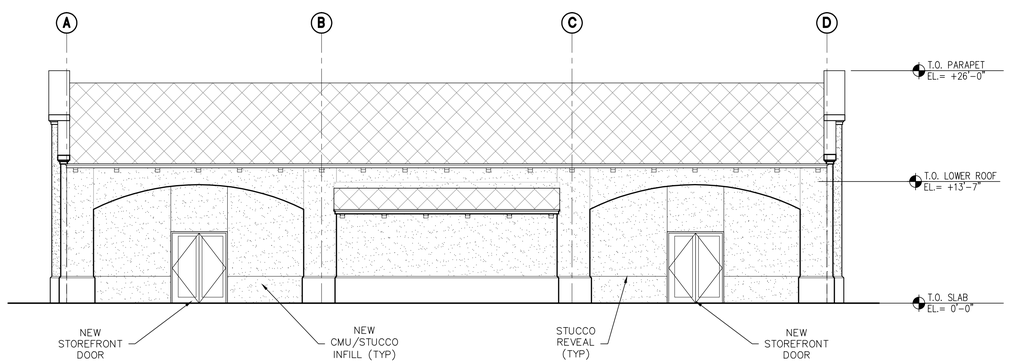
1 PREVIOUSLY APPROVED
EAST ELEVATION (OPEN)
1/8" = 1'-0"



3 PROPOSED REVISED
EAST ELEVATION (ENCLOSED)
1/8" = 1'-0"



2 PREVIOUSLY APPROVED
WEST ELEVATION (OPEN)
1/8" = 1'-0"



4 PROPOSED REVISED
WEST ELEVATION (ENCLOSED)
1/8" = 1'-0"

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED

EST. 1988

RICK GONZALEZ, A.I.A.
PRESIDENT AR-0014172

300 CLEMATIS STREET
WEST PALM BEACH
FLORIDA 33401
PH: (561)-659-2383
FAX: (561)-659-5546
www.regarchitects.com

CORPORATION NUMBER
AA-0002447

THE SACRED HEART SCHOOL

410 N M STREET
LAKE WORTH, FL. 33460

REVISIONS	NO.
	1
	2
	3
	4

DATE 05-03-2016
SCALE AS NOTED
DRAWN CM
CHECKED MA/REG
REG No. 08003

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BUILDING
ELEVATIONS

A-3

1 PREVIOUSLY APPROVED
CONCEPTUAL RENDERING (OPEN)
NTS

2 PROPOSED REVISED
CONCEPTUAL RENDERING (ENCLOSED)
NTS

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SCALE AS NOTED

DRAWN MA

CHECKED MA/REG

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BUILDING
RENDERING

A-4

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

October 16, 2014

Rick Gonzalez, AIA, Agent
REG Architects, Inc.
300 Clematis St. 3rd Floor
West Palm Beach, FL 33401

HRPB Project Number 14-00100132: Consideration of a Certificate of Appropriateness (COA) for new construction of an open-aired covered sports pavilion at the subject property located at **402-410 North M Street**; PCN# 38-43-44-21-15-108-0010.

Dear Mr. Gonzalez:

On Wednesday, September 10, 2014, the Historic Resources Preservation Board (Board) considered your request. Upon due consideration, the Board voted 5-0 to approve the request, based upon the modified plans submitted at the hearing; and subject to Staff recommended Conditions of Approval. These conditions include:

1) The arches on all elevations shall be lowered slightly so as to provide greater visual structural stability to the openings and the building.
2) The proposed rafter tails on the east and west elevations shall be properly proportioned in terms of shape, thickness, and overall size. The use of thin, undersized rafter tails is to be avoided.

The design of the proposed new construction is to proceed in accordance with the plans as submitted with the application for this request. No changes shall be made to the information on this approved application that could in any way constitute a change in the aesthetic character of the project without approval of Staff or the Historic Resources Preservation Board. This letter only constitutes an approval of compliance with the review process for exterior changes to a property within a local historic district as defined in City of Lake Worth Municipal Code §23.5-4. This approval does not exempt the applicant from complying with the building code and zoning ordinance of the City of Lake Worth concerning window installation.

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

If you have any questions, please feel free to call me at 561-586-1687.

Sincerely,

Aimee N. Sunny

Aimee N. Sunny
Preservation Planning Coordinator

/sd

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

October 17, 2014

Rick Gonzalez, AIA, Agent
REG Architects, Inc.
300 Clematis St. 3rd Floor
West Palm Beach, FL 33401

HRPB # 14-01400006: Request by Rick Gonzalez, REG Architects, Inc., for consideration of a Site Plan amendment, and Conditional Land Use to allow a 6,100 square foot, metal accessory sports pavilion that will house a new basketball court, movable bleacher-style seating, restrooms and storage area at 402-410 North M Street, affecting PCN: 38-43-44-21-15-108-0010.

Dear Mr. Gonzalez:

On Wednesday, September 10, 2014, the Historic Resources Preservation Board (Board) considered your request. Upon due consideration, the Board voted 5-0 to approve your application for Site Plan Amendment and Conditional Land Use subject to Conditions of Approval, included as Attachment I.

These changes are to be made in accordance with the plans as submitted with the application for this request.

No changes shall be made to the information on this approved application that could in any way constitute a change in the aesthetic character of the project without approval of Staff or the Historic Resources Preservation Board.

If you have any questions, please feel free to call me at 561-586-1687.

Sincerely,

Maxime Ducoste
Planning and Preservation Manager

/sd

ATTACHMENT I

1. This approval is for a conditional land use pursuant to Section 23.3-8 Single-Family and Two-Family Residential 14 du/net acre (SF-TF-14) for day care centers and nursery school uses accessory to places of worship and any use accessory to and customarily incidental to a principal use permitted as either an administrative or conditional use at 402-410 North M Street. This use must operate in compliance with all state and local laws that govern this use.

2. Within five (5) years of this approval the Church and School shall prepare a unified master site plan that comprehensively identifies the land/building inventory of the entire campus and labeling denoted accordingly. This master plan shall be submitted to the City of Lake Worth for approval.

3. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.

4. Any approval of a conditional use granted by the planning and zoning board, the historic resources preservation board or by the city commission shall be void one (1) year after the date of the approval unless a building permit has been issued for the construction of all facilities provided in the site plan associated with the conditional use or otherwise needed to house the use, and construction is diligently pursued.

5. Any site plan approval shall be void one (1) year after the date of the approval unless a building permit has been issued for the construction of all facilities provided in the site plan and construction is diligently pursued. If a building permit is issued within one (1) year of approval of the site plan, the building official shall make periodic inspections in order to determine whether or not construction is being diligently pursued.

6. No additional Certificate of Occupancy/Certificate of Completion shall be granted until all conditions of approval have been satisfied.

7. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.

Additional Conditions of Approval:

1. Regarding the alley that bisects the East portion of the campus, a right-of-way abandonment application or alternative agreements must addressed within five (5) years of this approval to rectify Revocable Permit issued in 1999 per Lake Worth Resolution 74-1999. (CITY ATTORNEY)

2. The use of the sports facility, as approved by this Conditional Land Use, shall be limited to school functions; and hours of operation shall be limited to the following:

Weekdays: From 7am to 7pm
Weekends: From 7am to 9pm

Department for Community Sustainability
Planning Zoning Historic Preservation Division
1900 2nd Ave North · Lake Worth, Florida 33461 · Phone: 561-586-1687

October 17, 2014

Rick Gonzalez, AIA, Agent
REG Architects
300 Clematis St., 3rd Floor
West Palm Beach, FL 33401

RE: PZB Project Number 14-01400006: Consideration of a request for two variances from Section 23.3-8.4.(c) of the Land Development Regulations to allow a maximum lot coverage of 34% instead of the required 30%; and to allow a maximum impermeable surface of 55% instead of the required 61%. The subject site is located in the SF-TF 14 (Single-Family Two-Family Residential) Zoning District; address: 402-410 N M St. PCN#: 38-43-44-21-15-108-0010.

Dear Mr. Gonzalez:

At the Regular meeting of the Historic Resources Preservation Board (Board) held Wednesday, October 8, 2014 the Board considered your request to allow variances for the subject property.

Upon review and due deliberation, the Board voted 4-0 to support the request to allow the Variances as subject to the Conditions of Approval included as Attachment 1.

No changes shall be made to the information on this approved application that could in any way constitute a change in the aesthetic character of the project without approval of staff or the Planning & Zoning Board.

In accordance with Section 23.2-26 of the Lake Worth Zoning Code, a variance granted by the Board, which authorizes construction shall be null and void one (1) year after it has been granted unless a building permit for the construction authorized has been issued and construction is complete or is diligently progressing toward completion. Please note, to request an extension the request must occur prior to the expiration date of the approval.

If you have any questions or need additional information please call me at (561) 586-1687.

Sincerely,

Maxime Ducoste
Planning & Preservation Manager

Attachments: (1) Conditions of Approval
/sd

ATTACHMENT I

Standard Conditions of Approval:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.

2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expired 12-month from Planning & Zoning Board Approval.

3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

4. Any variance granted shall become null and void and of no effect twelve (12) months from and after the date of its final approval, unless within such period of twelve (12) months a building permit is issued if required, or if no permit is required, unless the action permitted by the variance shall have taken place within the twelve-month period. An extension of six (6) months may be granted by the development review official for good cause.

5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.

Variance Conditions of Approval:

1. All plans submitted to the City shall reflect all Historic Resources Preservation Board's approvals and any other changes required by the Board and/or staff. This condition applies to site plans, landscape plans, elevations, grading, and all other illustrations, text, or plans submitted to the City in connection with the project.

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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: June 1, 2016

AGENDA DATE: June 8, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **720 North Federal Highway**

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

TITLE: **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.

OWNER: Ministerio Evangelistico Fuente de Salvacion, Inc.
Carlos Quintana, Representative
720 N Federal Hwy
Lake Worth, FL 33460

BACKGROUND:

This case was heard before the HRPB on March 11, 2015, under case #15-00100042, and the request was denied by the Board. This case was also heard before the HRPB on October 14, 2015, under case #15-00100168, and the request was denied by the Board. The applicant has re-applied for a COA for vinyl window replacement for the windows on the 1947 building and 1973 building addition only, however the proposed window type and configuration have not changed from the previous requests. Staff does not feel that this re-submittal addresses the previous concerns of Staff and the Board, and the request is not appropriate for the structure. Staff is recommending that the Board uphold the previous denial decisions, and deny this request as well.

This property contains a church and two connected church buildings. The church was originally constructed as the Church of Christ and designed by local architect Edgar S. Wortman in 1948 in the Mediterranean Influence style. Several earlier buildings existed on the church property, including 2 single family residences which were later demolished, and a classroom building which was constructed in 1947, also designed by Wortman, and is located directly to the east of the current church. An L-shaped wing was added to the church building in 1973 to provide additional support and ministry spaces. This later addition was done in a sympathetic style and manner to the original church, and was designed by H.T. Smith, a former associate of Edgar S. Wortman. The building has public frontage facing North Federal Highway to the west and 8th Avenue to the north.

Based on historical documentation in the City's property file, the building has undergone few changes over time. Operable impact shutters were added to many windows, the front door of the church was changed, and the classroom addition was built in 1973. The church and associated interconnected church buildings still retain a high level of historic integrity including location, materials, craftsmanship, setting, design, and feeling, and retain many features including the barrel tile roofs, original metal windows, original trim, window sills, door surrounds, and many interior design elements.

In March 2016, Staff approved a revision resubmittal in accordance with the direction from the HRPB to allow replacement of (10) original arched church windows with silver aluminum fixed windows, with triangular muntins and mullions installed in order to replicate the existing windows.

REQUEST:

The Applicant is proposing to replace all of the original metal windows on the 1947 and 1973 classroom and support buildings. The proposed replacement windows are inappropriate white, vinyl, single-hung style windows with blue-green tinted glass. The windows do conform to the existing opening sizes; however, the layout and design are not compatible and do not accurately replicate the existing window configurations.

COMPREHENSIVE PLAN CONSISTENCY:

It is the analysis of Staff that the project, as proposed, is not consistent with the Comprehensive Plan goals and objectives concerning historic preservation 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.

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 AND RECOMMENDATION:

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.

Staff has met with the property owner, as well as the window salesman, and analyzed the current windows. The original windows on the addition are unique and were constructed per the architect's design drawings. These windows are an important aspect of the building's historic integrity and should be maintained. The windows appear to be in good condition, with little deterioration. Many windows on the addition have impact shutters, and are not in need of immediate impact protection. Impact colonial shutters or removable shutter panels or fabric screens could be installed in the remaining openings if impact protection is desired.

The single hung windows on the 1947 and 1973 church buildings are not deteriorated to the extent that they cannot be repaired. Similarly to the church windows, some windows need to have new glazing putty and caulk applied to create a more weatherproof seal. The proposed windows for these locations are white, vinyl, single-hung windows, and do not reflect the same divided light configuration. Staff recommends that the applicant consult with a window repair specialist to analyze and determine if window repair is feasible. If not, the windows could be most closely replicated with aluminum single-hung windows with a clear anodized or silver mill finish, with exterior raised applied triangular muntins to replicate the 2/2 divided light pattern.

Therefore, Staff recommends that the Board deny the request as submitted. The applicant is proposing an exterior alteration that will have an adverse effect in the integrity of the historic property and is not in compliance with the Secretary of the Interior's Standard for Rehabilitation or the City of Lake Worth's Historic Preservation Ordinance.

If the Board chooses to approve replacement windows for this property, Staff recommends the following conditions:

1) The windows on the 1947 church building shall be either 1/1 aluminum single-hung windows or 8-light aluminum casement windows per the original architect's drawings.
2) The windows on the 1973 church building shall be aluminum single-hung windows, with a 2/2 divided light configuration to reflect the current window configuration.
3) All windows shall have a clear anodized finish and shall not have reflective or tinted glass. All muntins shall be created using exterior raised applied muntins. No flat or internal muntins shall be permitted.
4) The Applicant shall utilize light gray screens rather than dark vinyl screens in order to minimize the impact of the panes of glass sitting in different visual planes.
5) All windows shall be installed to the same recessed depth in the jam as the existing windows.
6) All work shall be subject to staff review during permitting and inspection during construction.
7) Only the windows on the 1947 and 1973 church buildings shall be replaced.

POTENTIAL MOTIONS:

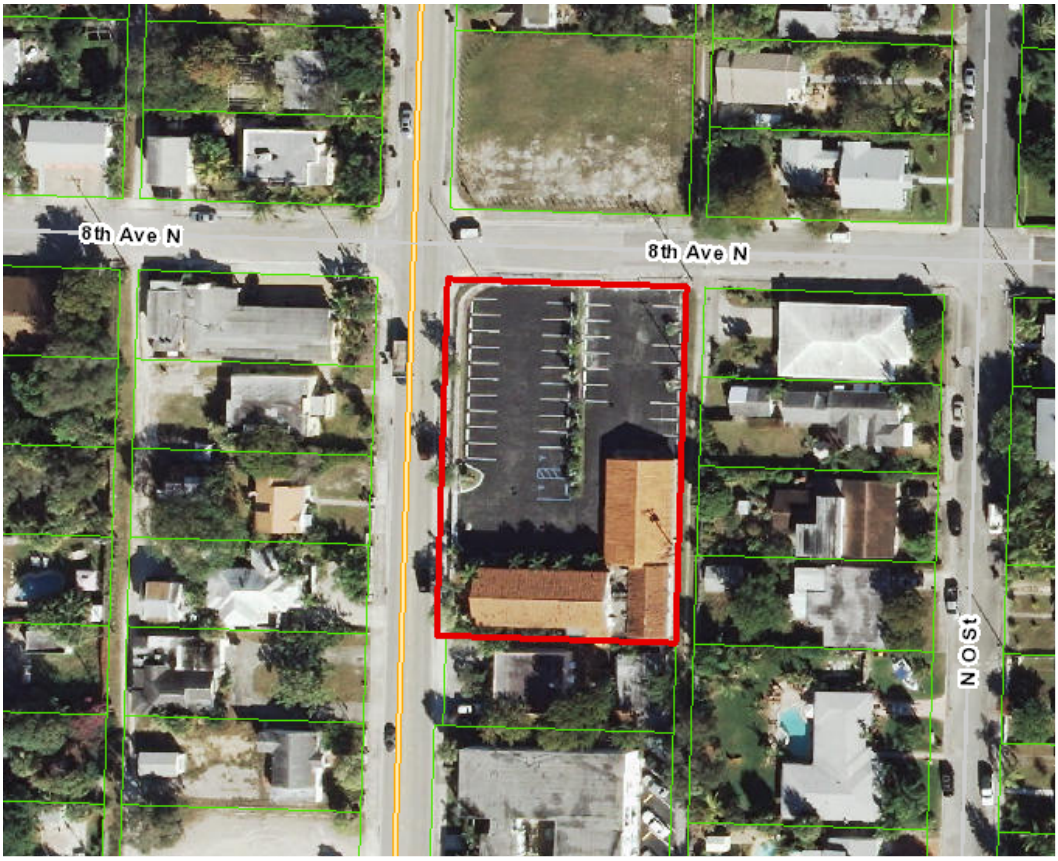
I MOVE TO **DENY** HRPB **16-00100092**: Consideration of a Certificate of Appropriateness (COA) for window replacement for the subject building located at **720 North Federal Highway** because the Applicant has not established by a preponderance of the evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

I MOVE TO **APPROVE** HRPB 16-00100092: Consideration of a Certificate of Appropriateness (COA) for window replacement for the subject building located at **720 North Federal Highway**, with the conditions as recommended by Staff, based upon the preponderance of competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations Section 23.5-4.

ATTACHMENTS:

1. Decision Criteria
2. Application Photographs
3. Resubmittal Application
4. Window List and Plan Diagram
5. Original Architectural Drawings

LOCATION MAP



MEMORANDUM

DATE: June 1, 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 15-00100168:** 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.

HRPB Meeting Date: June 8, 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 its historic 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 Northeast Lucerne Local Historic District. However, the work would have an indirect visual impact on the integrity and character of the historic district.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?
Response: The Applicant is proposing work that is not compatible with the architectural design and detailing of the building by altering the type, material, and configuration of the windows.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
Response: No, the denial of this COA as submitted does not prevent the Applicant from potentially proposing other alterations to the home, nor would it make the building uninhabitable.

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

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

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

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Response: The Applicant is proposing alterations to the fenestration of the building that would change the historic appearance of the building and have a negative impact on the historic integrity and design of the building.

(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: The 1973 addition is an example of a change that has occurred over time and has acquired historical significance. Although constructed at a later time period, the design and detailing of the addition was done in a compatible Mediterranean Influence style.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Response: Changing the fenestration type, size, and divided light configuration would have an adverse effect on the building and affect the building's ability to convey an accurate example of its style and history.

(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: Staff recommends repair of the existing original windows where possible. In the event that a window repair professional determines that repair is not an option, Staff has outlined conditions for replacement windows in order to most closely match the original design intent. The new windows could be silver aluminum 2/2 single-hung windows without tinted glass, which would most closely replicate the composition, design, color, and visual quality of the windows.

(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 replacement windows do not match the existing in type, material, and configuration and would have an adverse effect on the character of 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 window replacements do not represent the least possible adverse affect on the property as there is an alternative option, described by Staff, which respects the building's historical design and style.

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

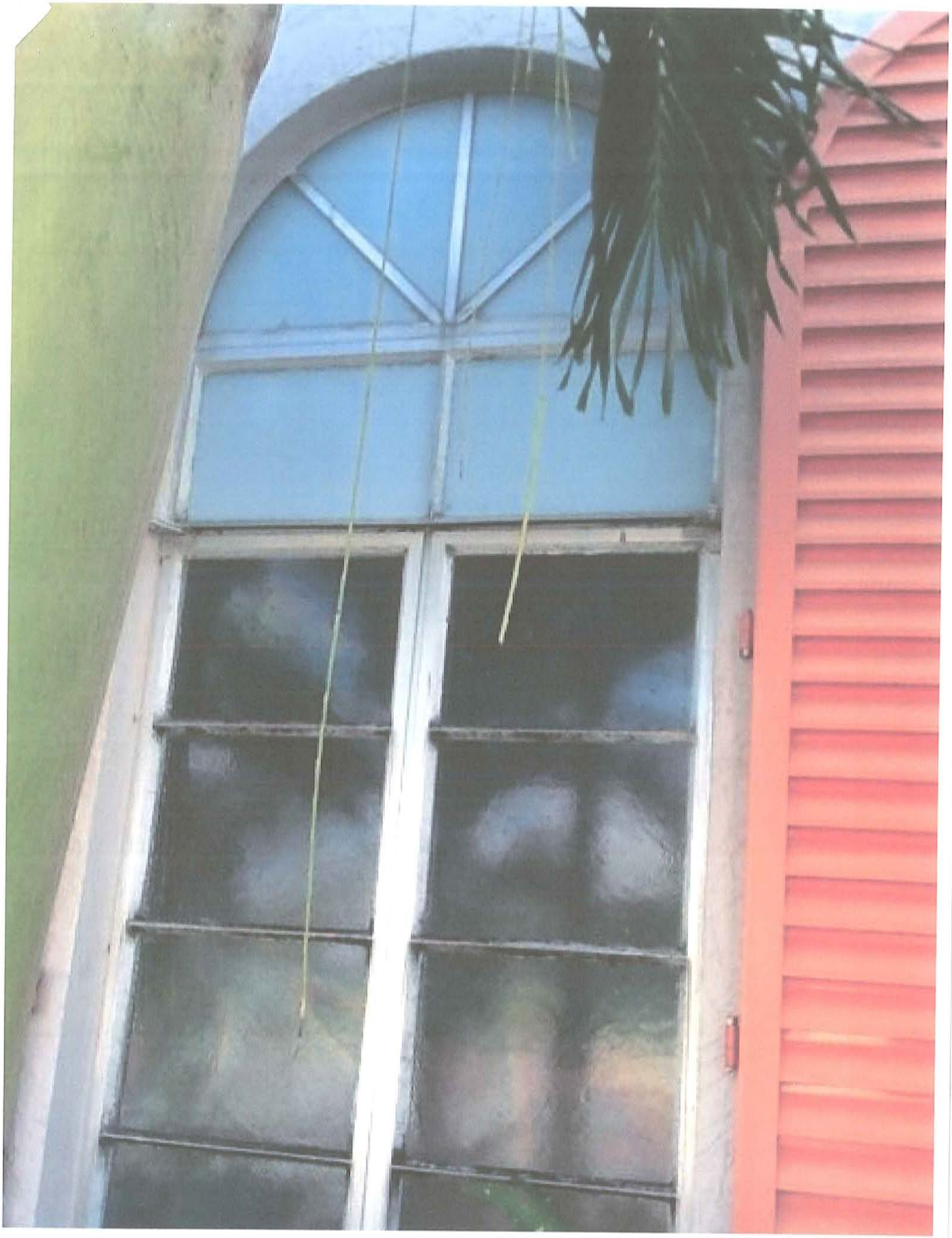
In approving or denying applications for certificates of appropriateness for alterations, the HRPB shall also consider the following additional guidelines:

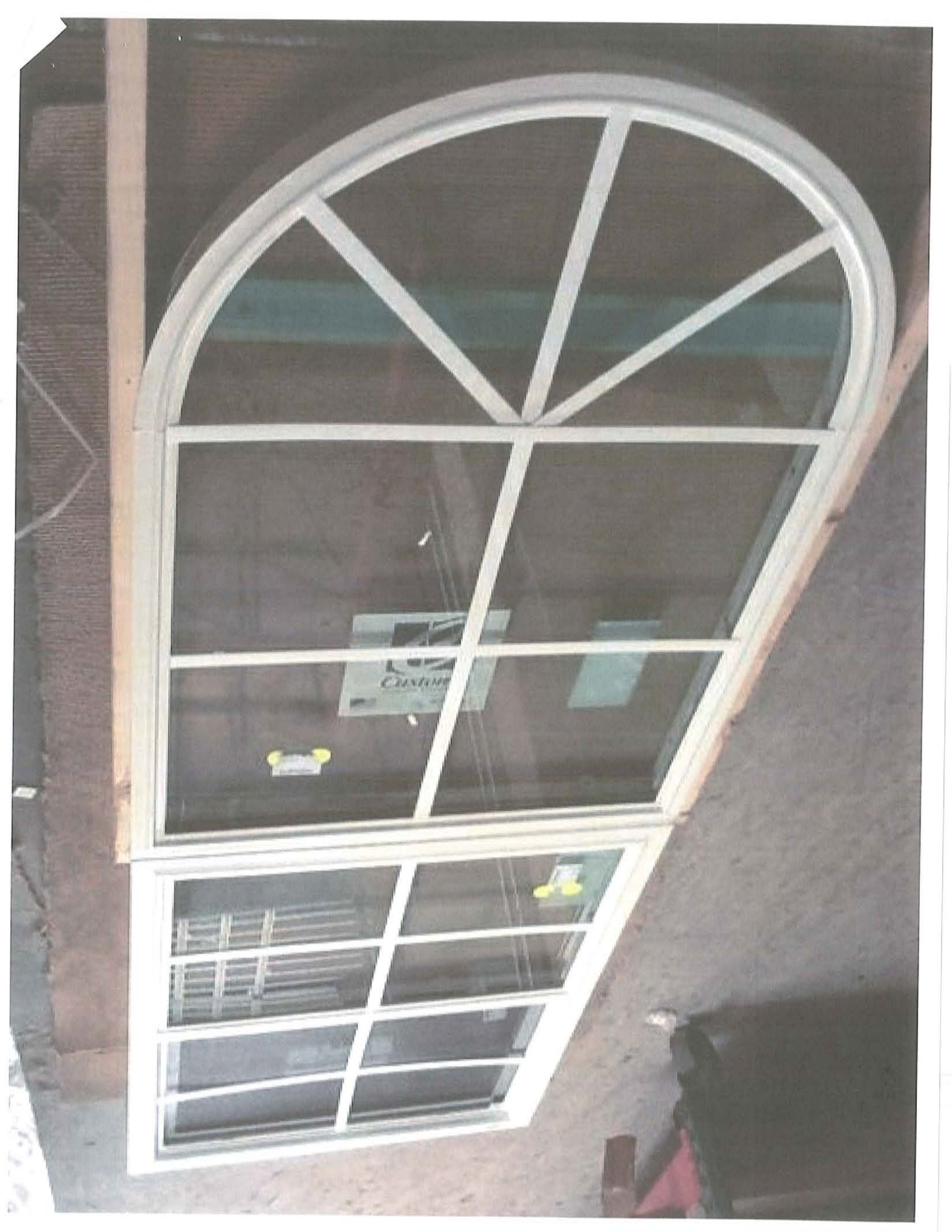
A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?
Response: No change to the use of the property is proposed.

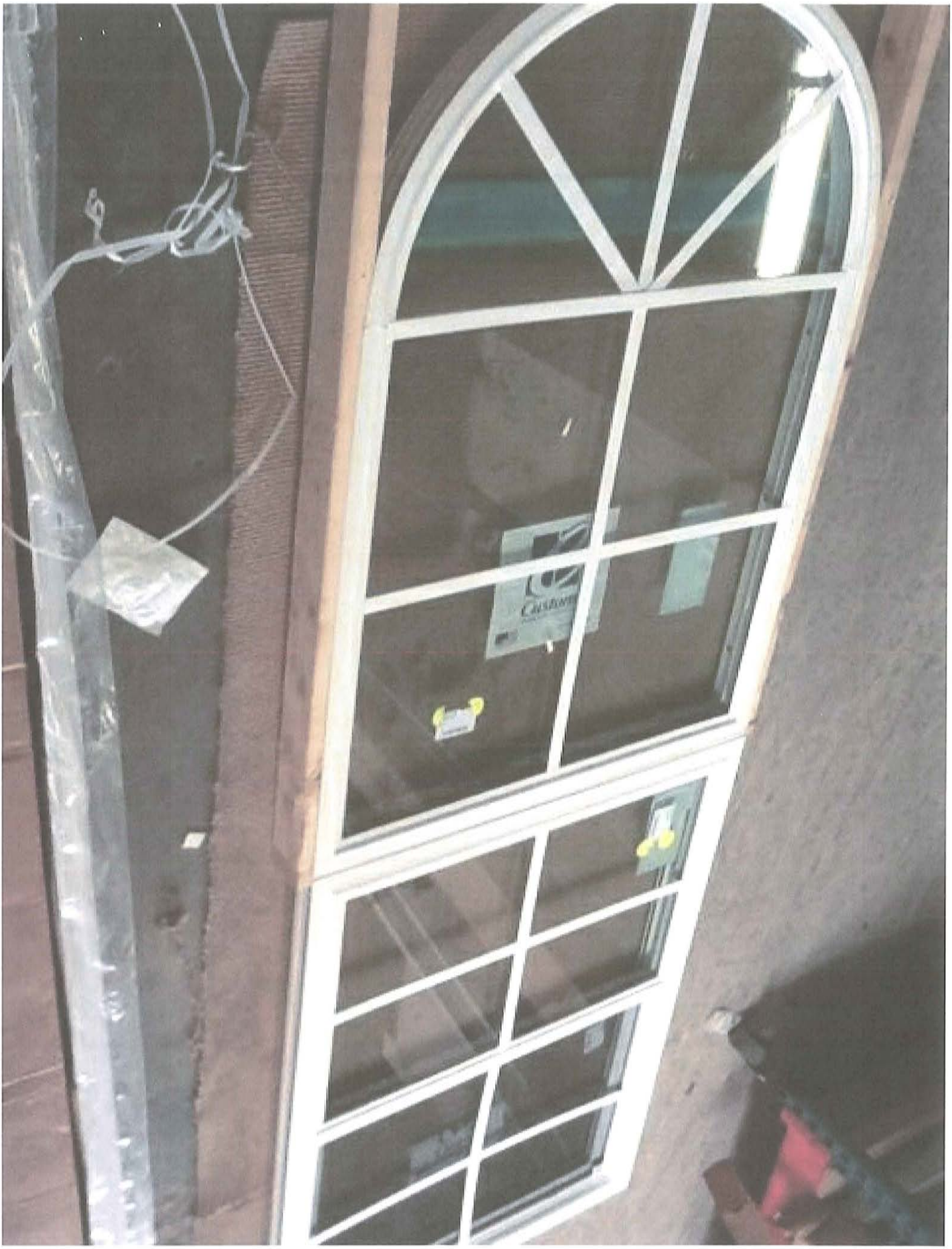
B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.
Response: The fenestration appearance, which is a distinctive architectural feature of the building, would be changed by the proposed window replacements.

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

(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.







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PLANNING & PRESERVATION
DIVISION DEPARTMENT FOR COMMUNITY
SUSTAINABILITY CITY OF LAKE WORTH
1900 2ND AVENUE NORTH
LAKE WORTH, FL 33461
561.586.1687

CERTIFICATE OF APPROPRIATENESS APPLICATION

Electronic forms available on the City's website: http://www.lakeworth.org/business/forms

This application is required for **ALL** applications submitted to the Planning, Zoning and Historical Preservation Division. Planning staff can answer any questions you have regarding the applications and the processes during Planner On-Call hours (Monday – Friday, 9:00 – 10:30 a.m. and 3:00 – 4:00 p.m.). Please make an appointment with planning staff if you require more than 15 minutes with a staff member. **NOTE: PRE-APPLICATION MEETING REQUIRED FOR ALL CASES TO BE REVIEWED BY THE HISTORIC RESOURCES PRESERVATION BOARD.**

Application Type (select all that apply)

☑ Exterior Alterations (roof, windows, doors, etc) ☐ Fence/Wall/Gate ☐ Sign
☐ Addition ☐ New Construction ☐ Demolition ☐ Relocation
☐ Applicable Check List(s)
☐ FEES: *Application will not be processed or scheduled for a Board meeting until fees are paid in full.*
☐ Other: _____

PROJECT INFORMATION

Project Location: 720 north Federal Highway

Legal Description: _____

PCN: 38-43-44-21-15-224-0050 Historic District: NEHucerne Contributing?: Yes

# of buildings/structures on property: ___What type?: _____

Current Use: _____Change of Use Proposed?: _____

Total Estimated Cost of the Project: _____

Are you requesting consideration of Economic Hardship? ____If yes, please include required checklist.

FOR OFFICE USE ONLY			
HRPB Project No.			
Associated Project Nos.			
Submittal Date		Sufficiency Date	
Project Planner Assigned			
Total Fee Amount	$ _____ ☐ PAID _____ ☐ DUE _____		

* NOTE: ADDITIONAL FEES MAY BE IDENTIFIED DURING REVIEW

APPLICANT INFORMATION

Project Manager/Contact Person: _____

Company: Nation I Handyman Serv.

Address: 7860 nw 193 Terrace Miami Lake FL 33016
(Street Address) (City) (State) (Zip)

Phone No.: 305-216-2723 E-Mail Address: MLM76@comcast.net

Applicant Name (if different from Project Manager): _____

Company: Carlos Quintana / Ministerio Evangelico

Address: 720 North Federal Hy Lakewood FL 33460
(Street Address) (City) (State) (Zip)

Phone No.: _____ E-Mail Address: _____

Owner Name: Same as Above

Address: _____
(Street Address) (City) (State) (Zip)

Phone No.: _____ E-Mail Address: _____

OWNER'S CONSENT (IF APPLICABLE)

Carlos Quintana ("Owner") certifies that it is the owner of the property located at 720 North Federal Highway ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes _____, as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: _____ Date: 04/29/2016
Name/Title of Signatory: Carlos Quintana

STATE OF Florida)
COUNTY OF Palm Beach)
The foregoing instrument was acknowledged before me this 29 day of April, 2016, by Carlos Quintana who is personally known to me or who produced a FL-DL Q535-400-55-870 as identification. He/she did not take an oath.

(NOTARY SEAL)

ALEXANDER SCHMITZ NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires October 15, 2019
No. FF 927828

_____
(Signature of Notary Public)
Alexander Schmitz
(Name of Notary)

PROJECT INFORMATION

DESCRIPTION & SCOPE OF WORK:

Provide a **DETAILED** and specific description of the existing condition and proposed work to be done as a result of this application (attach additional sheets if necessary). Replacement of Existing Windows and the addition with Vinyl Replacing Windows that Reflect the Glazing Patterns of Existing Windows, High Impact Rated of Structure / High Energy Efficiency, High Level of Security on the Building Too.

PRIOR APPROVALS:

Indicate any prior planning, zoning, historic or building approvals that you are aware of for the property (attach additional sheets if necessary).

REQUIRED ATTACHMENTS FOR ALL APPLICATIONS

☐ CERTIFICATE OF APPROPRIATENESS APPLICATION
- Fill in all applicable fields and do not forget to include all required, notarized signatures. Completed application and all supporting documents may be submitted in hard copy or digital format. (CD or e-mail in pdf format.)

☐ APPLICATION CHECKLIST
- Include all additional items as specified on each project specific application checklist if applicable. **FENCES AND SIGNS** do not have additional application checklists. Additional information may be required by Staff depending on the scope of each project.

☐ JUSTIFICATION STATEMENT
- Must address all compatibility criteria set forth in Section 23.5-4 Historic Preservation as applicable. (See page 7 of this application for details.) Review each applicable "Application Checklist" and include details on additional specific criteria.

☐ PHOTOGRAPHS
- A minimum of one photograph of each elevation, and include close-up, detailed shots of significant architectural features and features proposed to be altered by this application.
- Digital, or printed format. No Polaroids or Google Earth images.

AFFIDAVIT OF COMPLETENESS AND ACCURACY

INSTRUCTIONS: To be completed by the individual submitting the application (owner or authorized agent).

Project Location: 720 north Federal Highway Submittal Date: _____

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Lake Worth relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning, Zoning and Historic Preservation Division of Lake Worth, Florida, and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by Palm Beach County to process this application. I further acknowledge that any plans that I have prepared or had prepared comply with the Fair Housing Standards. I further consent to the City of Lake Worth to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Check (✓) one: I am the ☒ property owner ☐ authorized agent.

Carlos Quintana
(Name - type, stamp or print clearly)

Carlos Quintana
(Signature)

Carlos Quintana
(Name of Firm)

720 north Federal Highway
(Address, City, State, Zip)

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 29 day of April, 2016, by Carlos Quintana who is personally known to me or who produced a FL DL Q535-100-55-270-0 as identification. He/she did not take an oath.

(NOTARY SEAL)

ALEXANDER SCHMITZ NOTARY My Comm. Expires October 15, 2019 No. FF 927828 PUBLIC STATE OF FLORIDA

Alexander Schmitz
(Signature of Notary Public)

Alexander Schmitz
(Name of Notary)

SIGN POSTING AGREEMENT

(REQUIRED FOR ALL APPLICATION TO BE REVIEWED BY HISTORIC RESOURCES PRESERVATION BOARD)

Applicant: Carlos Quintana / Ministerio Evangelico

Property Owner: Carlos Quintana

Contact Phone No.: _____

Property Location: 720 north Federal Highway

I, Carlos Quintana, hereby affirm that I will post the notification sign(s) provided to me for a minimum of ten (10) calendar days before the scheduled date of the hearing of Planning and Zoning Case No. _____.

Signature: _____ Date: 4-29-16

Name/Title of Signatory: Carlos Quintana

STATE OF Florida)
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29 day of April, 2016 by Carlos Quintana who is personally known to me or who produced a FL-DL as identification. He/she did not take an oath.

(NOTARY SEAL)

ALEXANDER SCHMITZ NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires October 15, 2019 No. FF 927828

_____
(Signature of Notary Public)

Alexander Schmitz
(Name of Notary)

Criteria for Granting Certificates of Appropriateness (Section 23.5-4(k)1)

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

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

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

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

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

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

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.

(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.

(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.

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

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

(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.

(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 least likely.

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

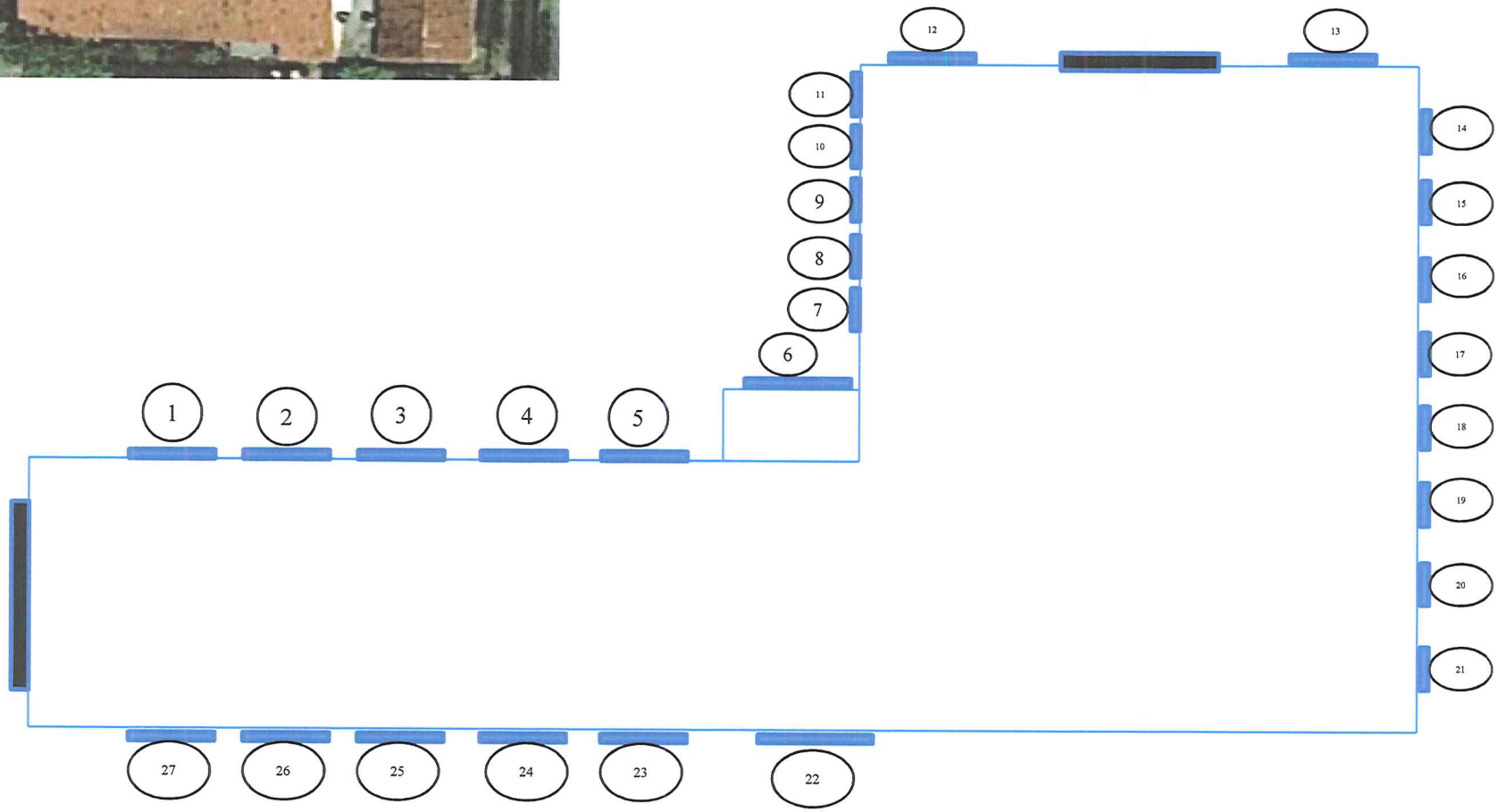
(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity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

(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.

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?

H. Such other supplemental guidelines for restoration and rehabilitation of historic properties which the HRPB may from time to time adopt.

720 N Federal Hwy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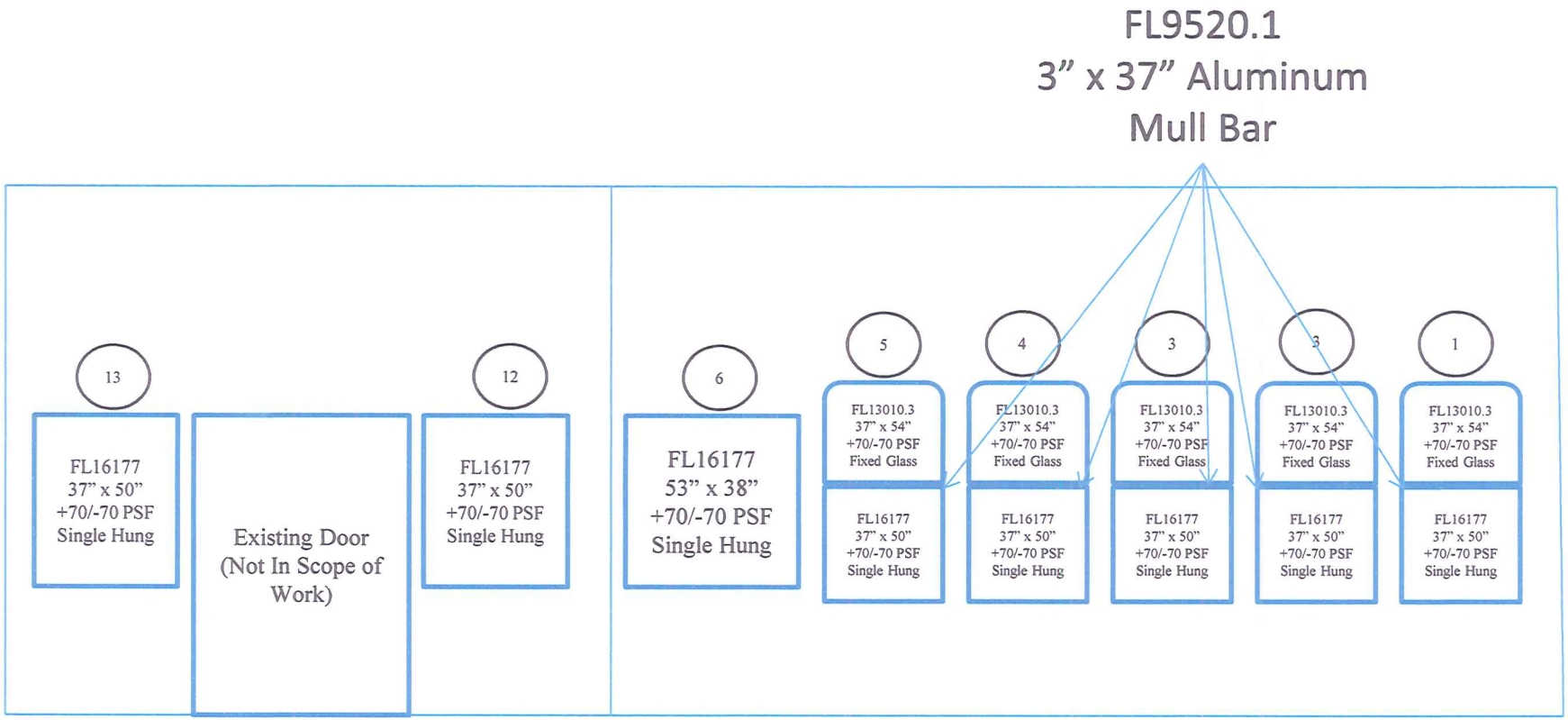
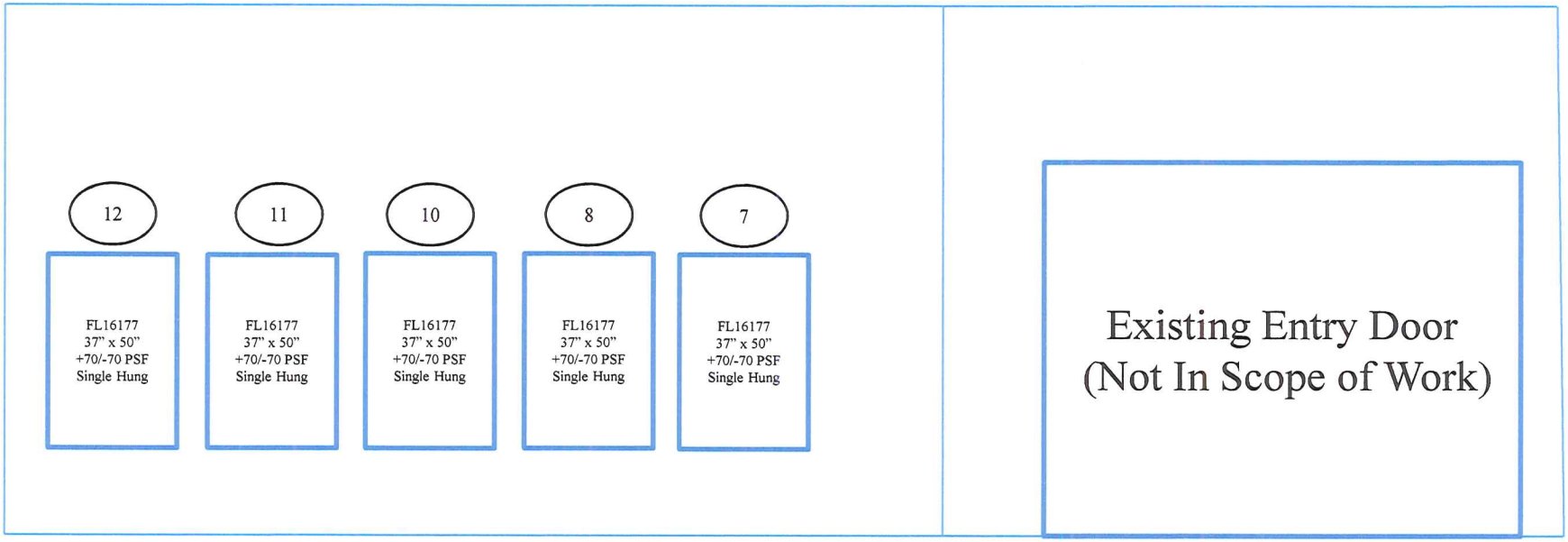
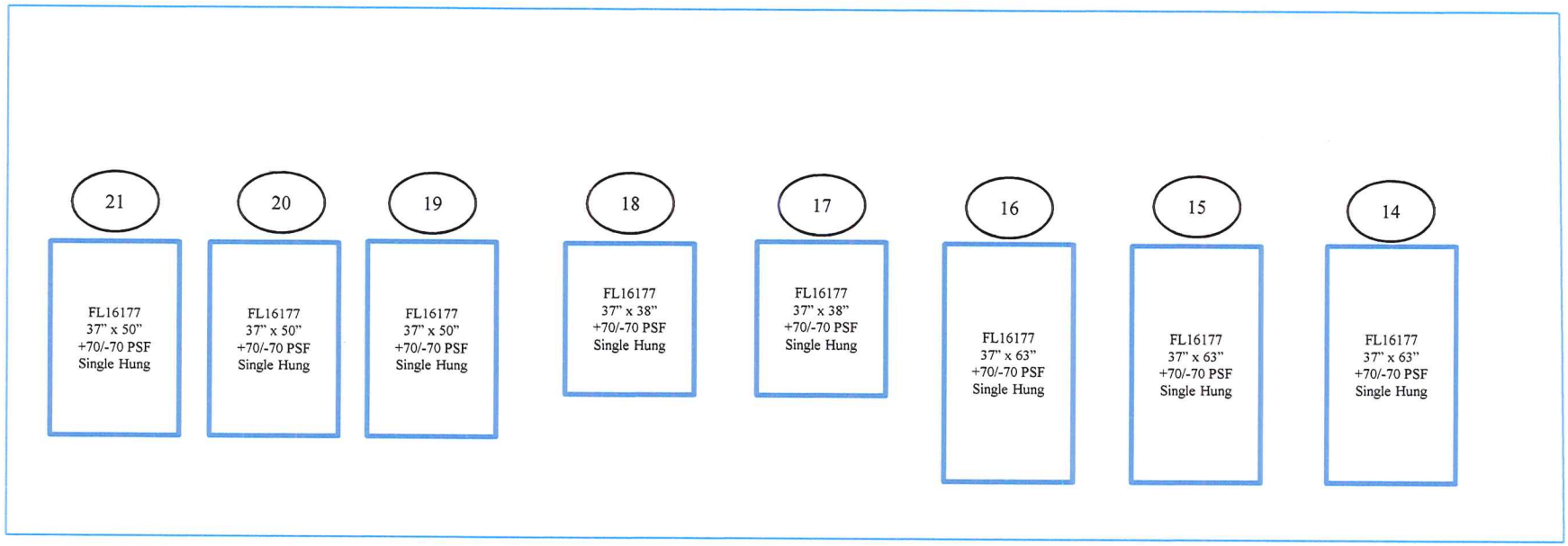
720 N Federal Hwy
North Elevation



720 N Federal Hwy
West Elevation

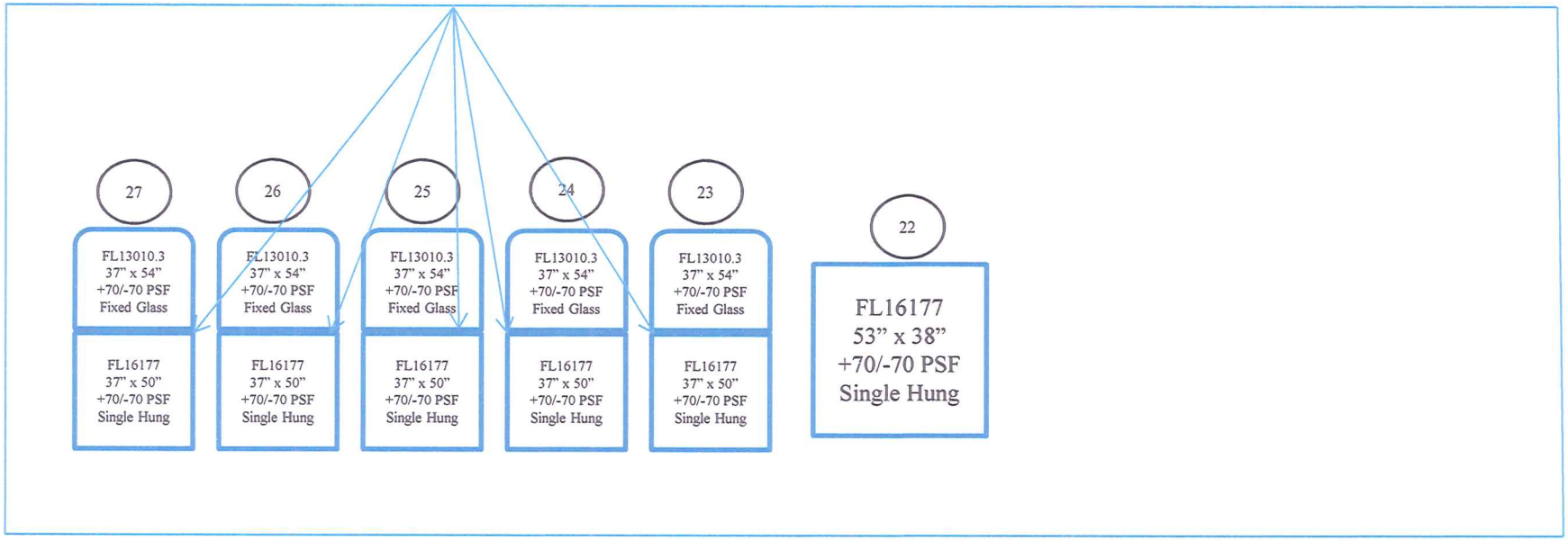


720 N Federal Hwy
East Elevation



720 N Federal Hwy
South Elevation

FL9520.1
3" x 37" Aluminum
Mull Bar



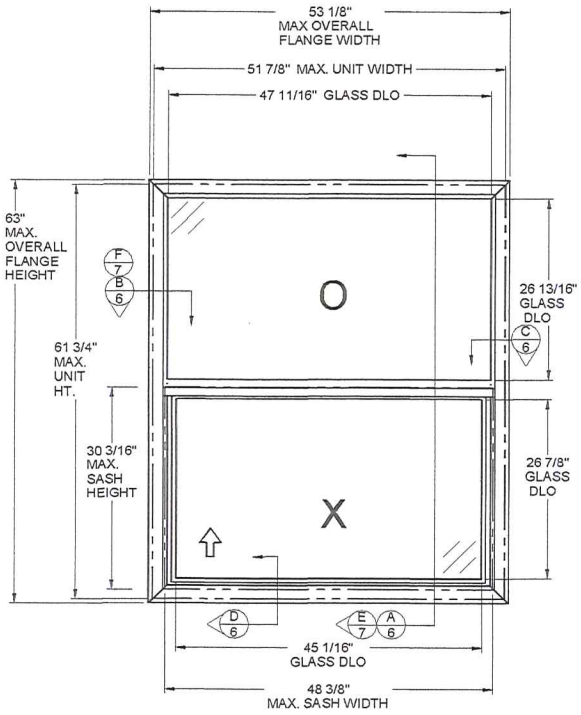
720 N Federal Hwy
Window and Door Schedule

Opening	Size	Type	PSF +/-	Approval No.	Glass Type	Fasteners	Frame
1*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Impact	Tapcons	Vinyl/PVC
2*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Non-Impact	Tapcons	Vinyl/PVC
3*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Impact	Tapcons	Vinyl/PVC
4*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Impact	Tapcons	Vinyl/PVC
5*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Impact	Tapcons	Vinyl/PVC
6	53" x 38"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
7	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
8	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
9	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
10	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
11	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
12	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
13	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
14	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
15	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
16	37" x 50"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
17	37" x 38"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
18	37" x 38"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
19	37" x 63"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
20	37" x 63"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
21	37" x 63"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC

720 N Federal Hwy
Window and Door Schedule (Cont'd.)

Opening	Size	Type	PSF +/-	Approval No.	Glass Type	Fasteners	Frame
22	53" x 38"	Single Hung	+/-70	FL16177	Impact	Tapcons	Vinyl/PVC
23*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Impact	Tapcons	Vinyl/PVC
24*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Impact	Tapcons	Vinyl/PVC
25*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Impact	Tapcons	Vinyl/PVC
26*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Impact	Tapcons	Vinyl/PVC
27*	37"x50"/37"x54"	Single Hung/Fixed Glass	+/-70&+/-70	FL16177 and FL13010.3	Impact	Tapcons	Vinyl/PVC
*3" x 37" horizontal aluminum mull bar FL9520.1							

SINGLE HUNG ELEVATION (LARGE MISSILE IMPACT)



DESIGN PRESSURE RATING
±70 PSF

PVC IMPACT REQUIREMENT:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE FLORIDA BUILDING CODE, CURRENT EDITION.

2. GLAZING OPTIONS: (SEE SHEET 3)

3. CONFIGURATIONS: "O/X".
   -IMPACT: PVB SASH/IMPACT HOOK

4. DESIGN PRESSURE RATING:
   -NEGATIVE DESIGN LOADS BASED ON TESTED PRESSURE AND GLASS TABLES ASTM E-1300-04.
   -POSITIVE DESIGN LOADS BASED ON, TESTED PRESSURE, WATER INFILTRATION TEST PRESSURE
   AND GLASS TABLES ASTM E-1300-04.

5. ANCHORAGE: THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. SEE SHEETS 6 & 7 FOR INSTALLATION DETAIL. WIND LOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.

6. PRODUCT APPROVED FOR IMPACT RESISTANCE.

7. ALL FRAMES AND VENTS FULLY WELDED. SMALL JOINT SEAM SEALANT USED AT FIXED MEETING RAIL AND JAMB.

8. SERIES / MODEL DESIGNATION SH-8100.

9. 1X OR 2X WOOD BUCK OR STUD FRAMING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. BUCK AND FRAMING IS RESPONSIBILITY OF ARCHITECT OR ENGINEER OF RECORD.

10. THE DESIGNATION X AND O STAND FOR THE FOLLOWING: X = OPERABLE SASH, O = FIXED SASH

11. SECTION CALLOUTS FROM EQUAL SPLIT ELEVATION APPLY TO ALL ELEVATIONS IN A SIMILAR LOCATION.

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GLAZING DETAIL.....3
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EXTRUSIONS & B.O.M.....5
INSTALLATION DETAIL.....6,7

Lucas Turner
2013-01-03 13:40-05:00

1/3/2013

PROPRIETARY AND CONFIDENTIAL
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LUCAS A. TURNER, FL. P.E., 58201

LUCAS ANDREW TURNER LICENSE No 58201 STATE OF FLORIDA PROFESSIONAL ENGINEER

A	RECONFIGURED 9/2012	10/18/12

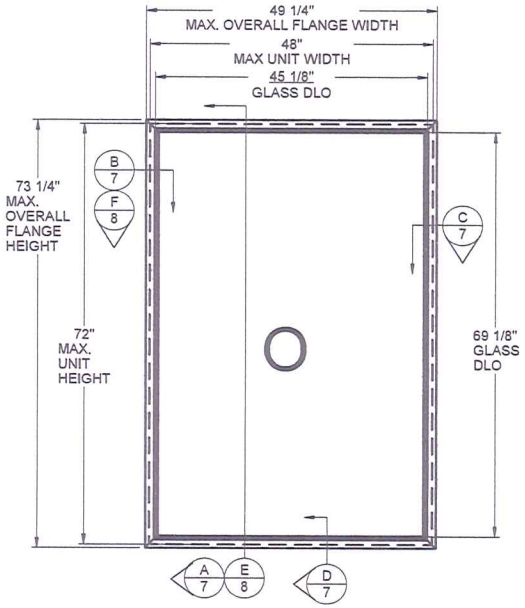
Custom WINDOWS & DOORS
1900 SW 44TH AVE.
OCALA, FLORIDA 34474

TITLE: GENERAL NOTES & ELEVATIONS - LARGE MISSILE IMPACT

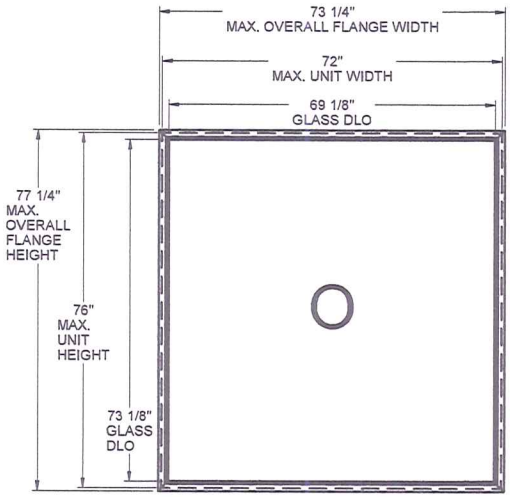
SERIES: 8100	DRAWN BY: BAT	DATE: 06/18/2012
MODEL: PVC SINGLE HUNG	SCALE: NTS	DWG. NO.: CWS-812
	REV. LETTER: A	SHEET: 1 OF 7

PICTURE WINDOW ELEVATIONS (LARGE MISSILE IMPACT)

SHOWN W/DIFFERENT OPTIONS



DESIGN PRESSURE RATING
±55



DESIGN PRESSURE RATING
±67.5

PVC IMPACT REQUIREMENT:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE FLORIDA BUILDING CODE, CURRENT EDITION.

2. GLAZING OPTIONS: (SEE SHEET 5)

3. CONFIGURATION: FIXED LITE "O".

4. DESIGN PRESSURES:
-NEGATIVE DESIGN LOADS BASED ON TESTED PRESSURE AND GLASS TABLES ASTM E-1300.
-POSITIVE DESIGN LOADS BASED ON TESTED PRESSURE, WATER INFILTRATION TEST PRESSURE AND GLASS TABLES ASTM E-1300.

5. ANCHORAGE: THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. SEE SHEETS 8-9 FOR INSTALLATION DETAIL. WIND LOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.

6. PRODUCTS APPROVED FOR IMPACT RESISTANCE. SHUTTERS ARE NOT REQUIRED.

7. ALL FRAMES FULLY WELDED.

8. REFERENCE TEST REPORTS: NCTL-210-3530-1, 1A, 2, 2A, NCTL-210-3672-1, 1A, 2, 2A

9. SERIES / MODEL DESIGNATION PW-8300.

10. 1x OR 2x WOOD BUCK OR STUD FRAMING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE, BUCK AND FRAMING IS RESPONSIBILITY OF ARCHITECT OR ENGINEER OF RECORD.

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EXTRUSIONS & B.O.M.....7
INSTALLATION DETAILS.....8-9

Lucas A. Turner, P.E. 2011-12-14 11:08-05:00

12/14/11

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LUCAS A. TURNER, FL P.E. 58201

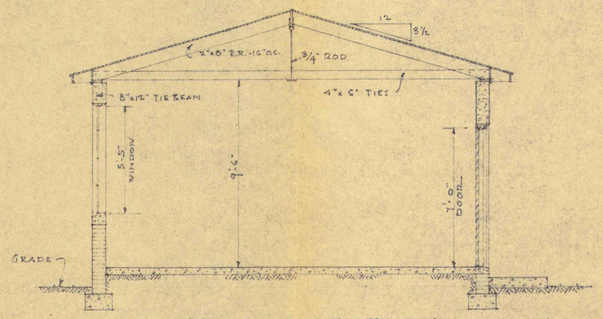
LUCAS ANDREW TURNER LICENSE No 58201 STATE OF FLORIDA PROFESSIONAL ENGINEER

B	UPDATED PER 2010 FBC	12/6/2011
A	UPDATED PER NEW FBC REQUIREMENTS	7/07/2008

Custom WINDOWS & DOORS
1900 SW 44TH AVE.
OCALA, FLORIDA 34474

TITLE: GENERAL NOTES & ELEVATIONS - LARGE MISSILE IMPACT

SERIES: 8300	DRAWN BY: ADE	DATE: 5/05/2007
MODEL: PVC FIXED LITE	SCALE: NTS	DWG. NO.: CWS-159
	REV. LETTER: B	SHEET: 1 OF 9



TRANSVERSE SECTION

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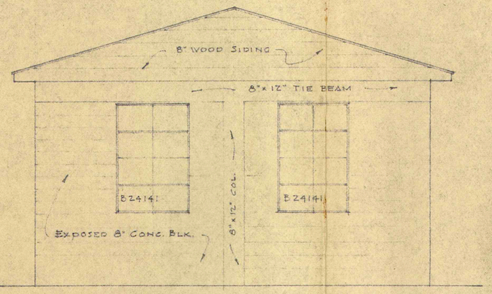

SOUTH ELEVATION (NORTH SIMILAR)

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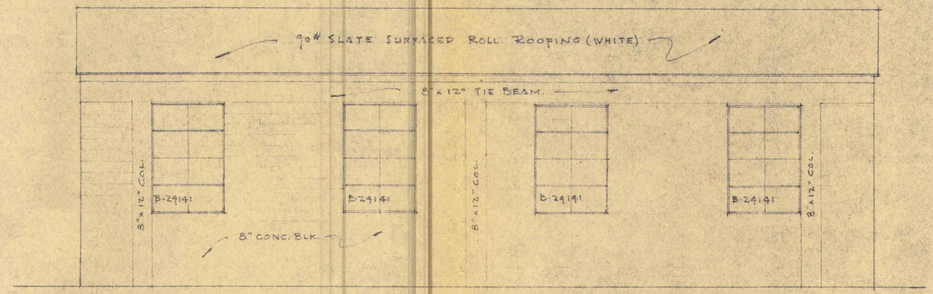

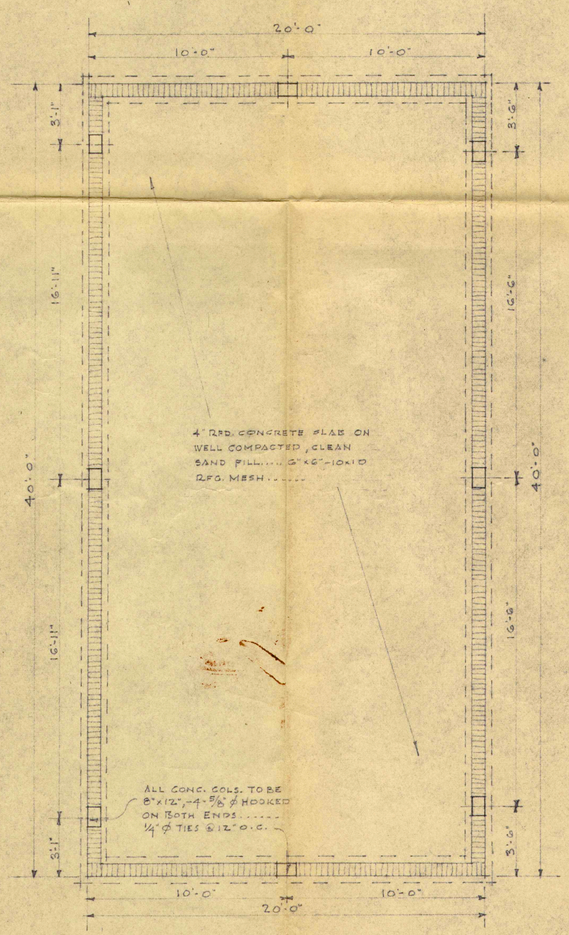

FOUNDATION PLAN

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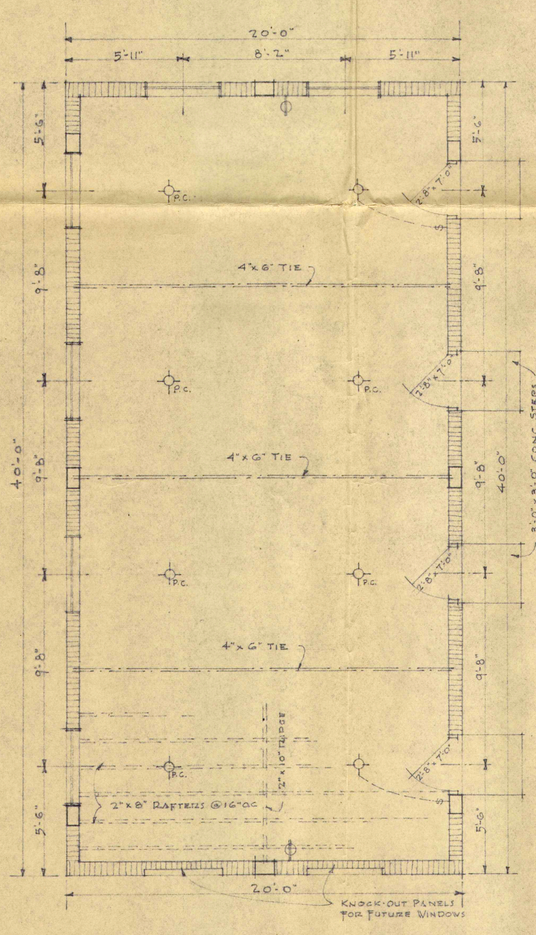
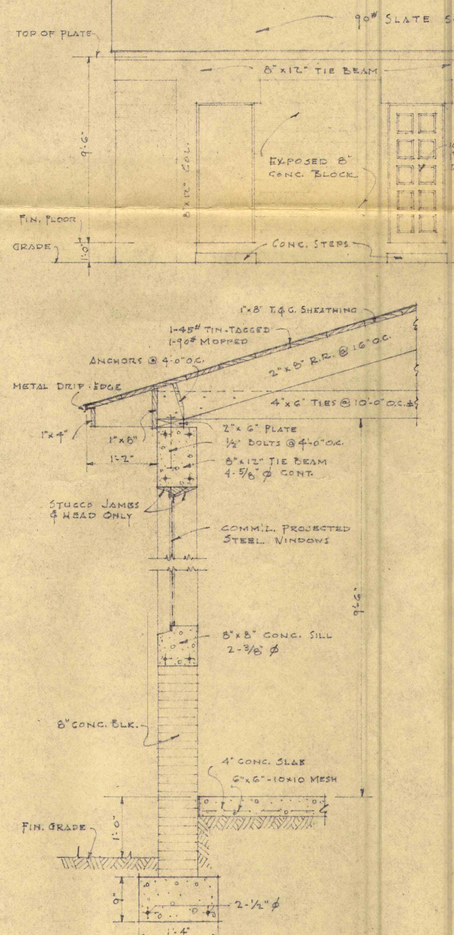


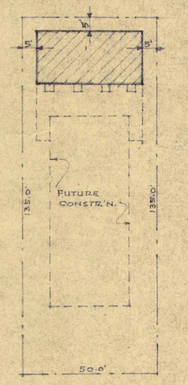
FLOOR PLAN

SCALE 1/4"=1'-0"



TYPICAL WALL SECTION

SCALE 3/4"=1'-0"



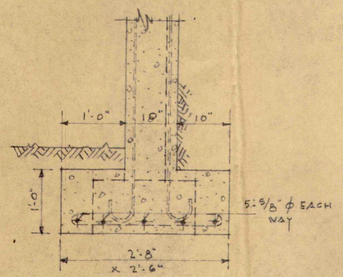
SO. FEDERAL HWY.

PLOT PLAN

SCALE 1"=30'

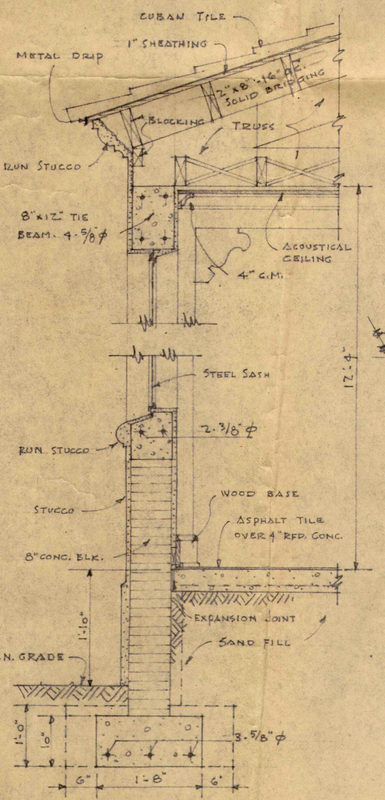
CLASS ROOMS
FOR
THE CHURCH OF CHRIST
OF LAKE WORTH, FLORIDA

DRAWN BY H.T. SMITH	EDGAR S. WORTMAN ARCHITECT	JOB NO. 7-108
DATE FEB. 1947		DRAWING NO.



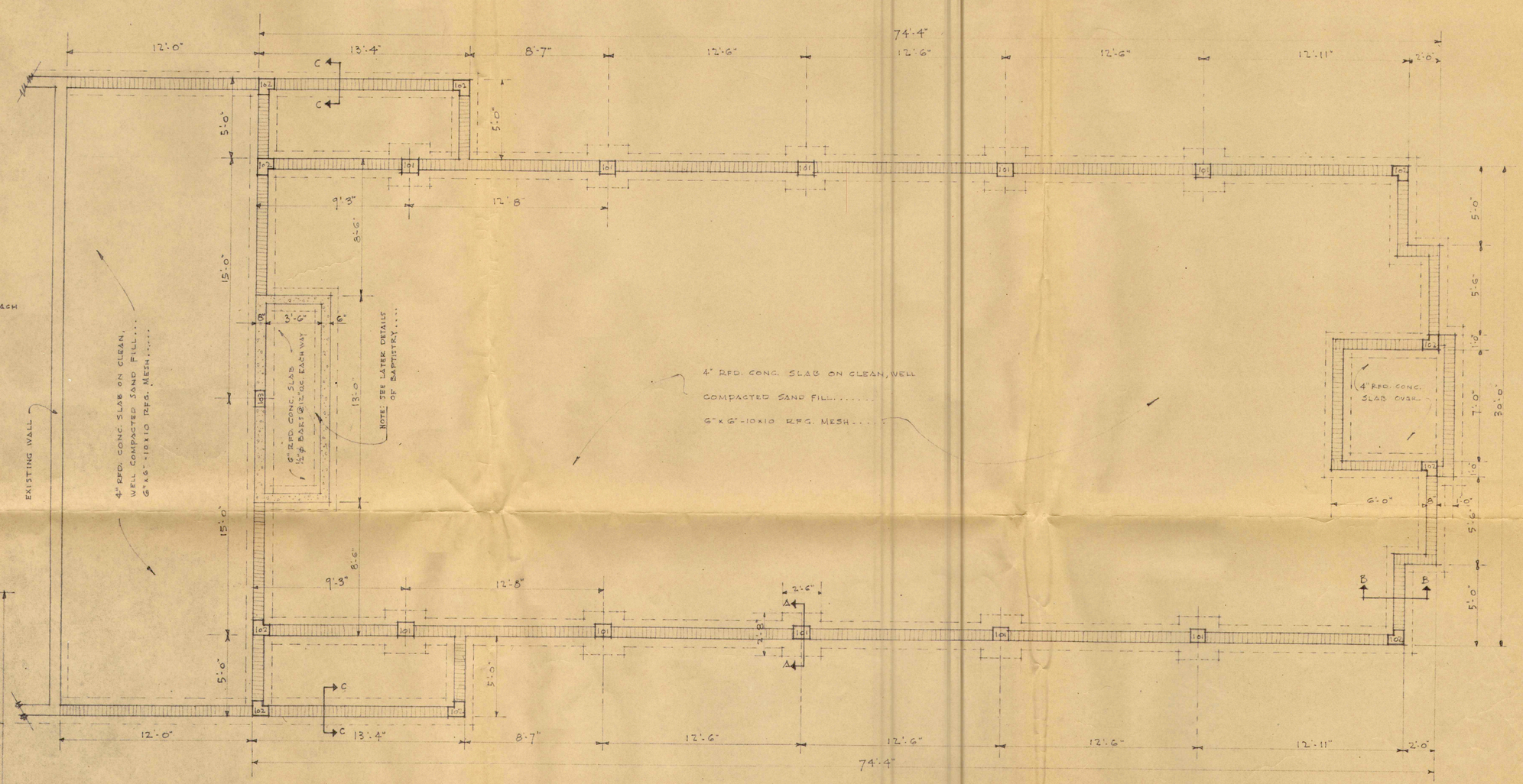
SECTION "A-A"

SCALE 3/4":1'-0"



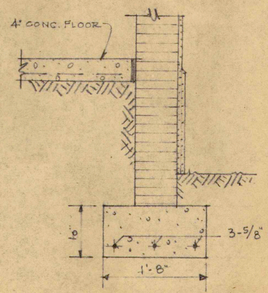
TYPICAL WALL SECTION AT AUDITORIUM

SCALE 3/4":1'-0"



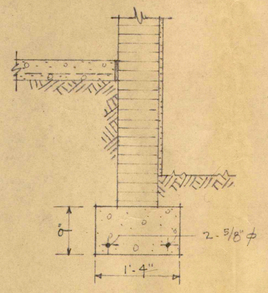
FOUNDATION PLAN

SCALE 1/4":1'-0"



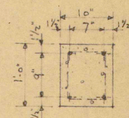
SECTION "B-B"

3/4":1'-0"



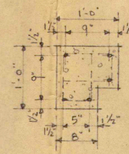
SECTION "C-C"

3/4":1'-0"



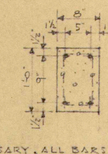
COLUMN 101

4-5/8" ϕ VERTICAL HOOKED BOTH ENDS... 1/4" ϕ TIES @ 12" O.C. THRUOUT....



COLUMN 102

5-5/8" ϕ VERT. W/ HOOKED ENDS... 1/4" ϕ TIES @ 12" O.C. THRUOUT.....



COLUMN 103

4-5/8" ϕ VERT W/ HOOKED ENDS... 1/4" ϕ TIES @ 12" O.C. THRUOUT.....

NOTE:—
WHERE LAPS ARE NECESSARY, ALL BARS MUST BE LAPPED 40 BAR DIAMETERS!

APPROVED
CITY OF LAKE WORTH
Date 7-15-48
EBL
Building Inspector

CHURCH BUILDING
FOR
North Federal ~~CHURCH~~ CHURCH OF CHRIST
AT
LAKE WORTH ... FLA.

DRAWN BY H.T. SMITH	EDGAR S. WORTMAN ARCHITECT	JOB NO. 8-109
DATE MARCH ... 1948		SHEET NO. 1 OF 5

20'-0" EXISTING
12'-0"
13'-4"
6'-8"
6'-8"
2'-9"
11'-10"
12'-6"
74'-4"
59'-0"
12'-6"
11'-2"
8'-3"
2'-0"

40'-0"

EXISTING CLASS ROOMS

6"x6" WOOD POSTS

3-2"x10" BEAM IN ROOF

2"x8" ROOF JOISTS @16" O.C.

WOMEN
SAME FIN. AS MEN

P.C.

SHELVES

UP 8 R.

DOWN 6 R.

BAPTISTRY
CONC. FLOOR

CURTAIN

5'-0" OPENING

23'-6" E.

WOOD TRUSS

UP 8 R.

UP 8 R.

DOWN 6 R.

SHELVES

8'-3"

ELEC. PANEL & SWITCH

3-2"x10" WOOD BEAM IN ROOF

6"x6" WOOD POSTS

MEN
CONC. FLOOR
PLASTER WALLS & CEILING

H.B.

METER.

AUDITORIUM

ASPHALT TILE FLOOR... WOOD BASE...
PLASTER WALLS... ACOUSTICAL CEILING

WOOD TRUSS

FALSE BEAM

WOOD TRUSS

FALSE BEAM
SEE WATER DETAIL

WOOD TRUSS

FALSE BEAM

WOOD TRUSS

STORAGE
CONC. FLOOR
PLASTER

H.B.

METAL TREES

QUARRY TILE

OFFICE
ASPHALT TILE FLOOR
WOOD BASE ... PLASTER
WALLS & CEILING....

12'-3"

8"

H.B.

5'-0"

6'-6"

3'-6"

3'-6"

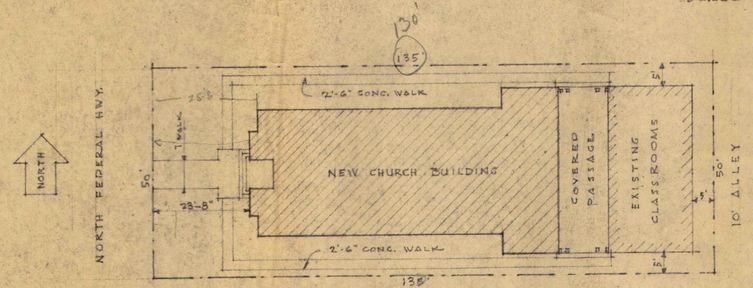
6'-6"

5'-0"

30'-0"

FLOOR PLAN

SCALE 1/4"=1'-0"



PLOT PLAN

SCALE 1"=20'

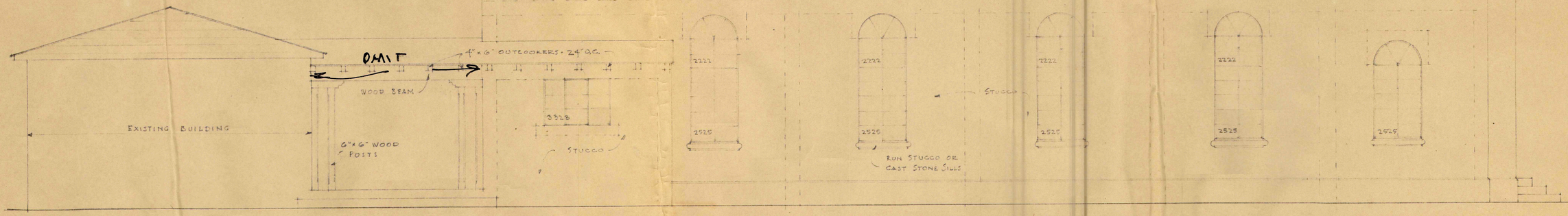
	2'-8"	2'-6"	2'-6"	2'-0"	2'-8"	2'-6"
7'-0"		GLASS	FLUSH	FLUSH	SCREEN	SCREEN
	2¼" CYP.	1¾" CYP.	1⅜" FIR.	1⅜" FIR.	1⅜" CYP.	1" CYP.
	(A)	(B)	(C)	(D)	(E)	(F)

DOOR SCHEDULE

APPROVED
CITY OF LAKE WORTH
Date 7-15-48
C.B.L.I.
aof Building Inspector

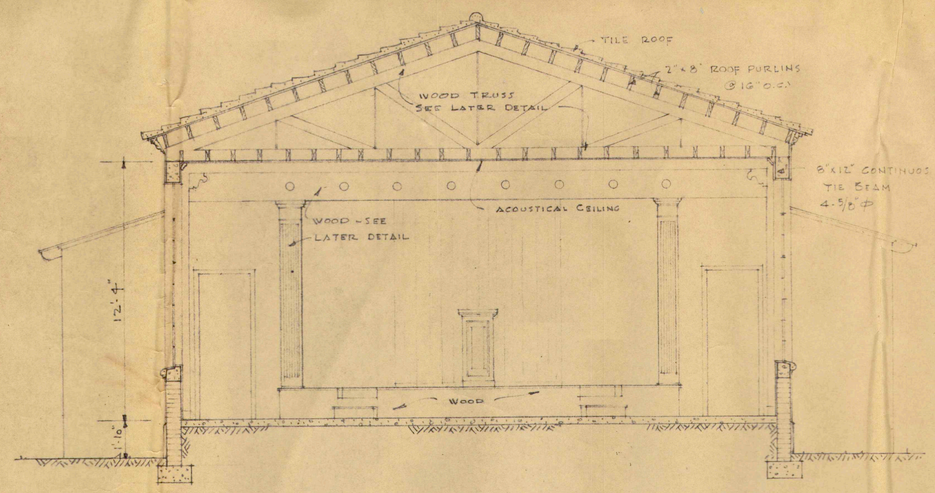
CHURCH BUILDING
FOR
THE CHURCH OF CHRIST
AT
LAKE WORTH ... FLA.

DRAWN BY	EDGAR S. WORTMAN	JOB NO.
H.T. SMITH	ARCHITECT	8-109
DATE		DRAWING NO.
MARCH '48		2 OF 5



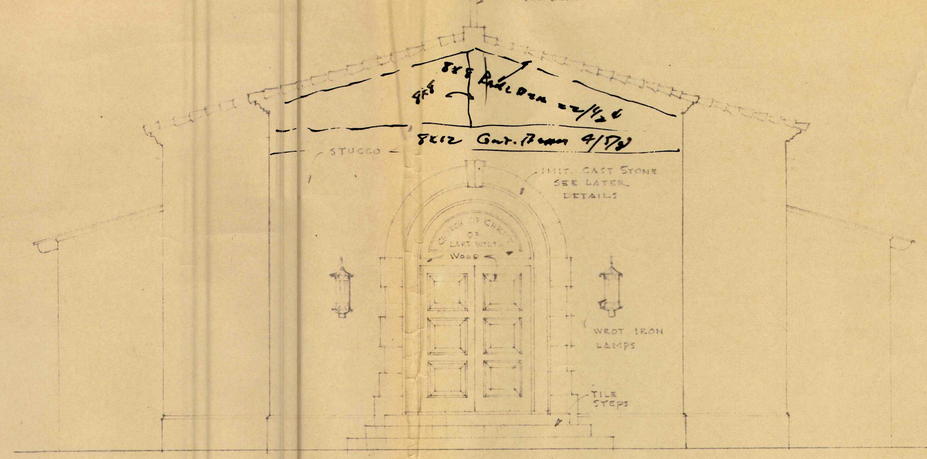
NORTH ELEVATION (SOUTH SIMILAR)

SCALE 1/4"=1'-0"



SECTION THRU AUDITORIUM (LOOKING EAST)

SCALE 1/4"=1'-0"



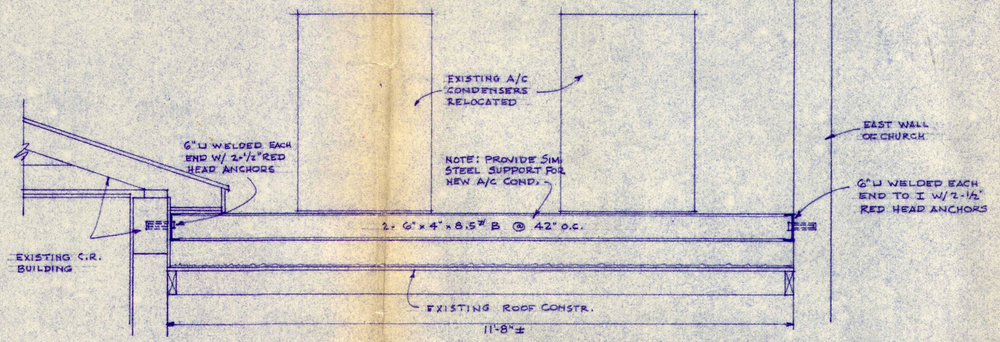
FRONT ELEVATION

SCALE 1/4"=1'-0"

APPROVED
CITY OF LAKE WORTH
Date 7-15-48
E.B.U.
Building Inspector
aet

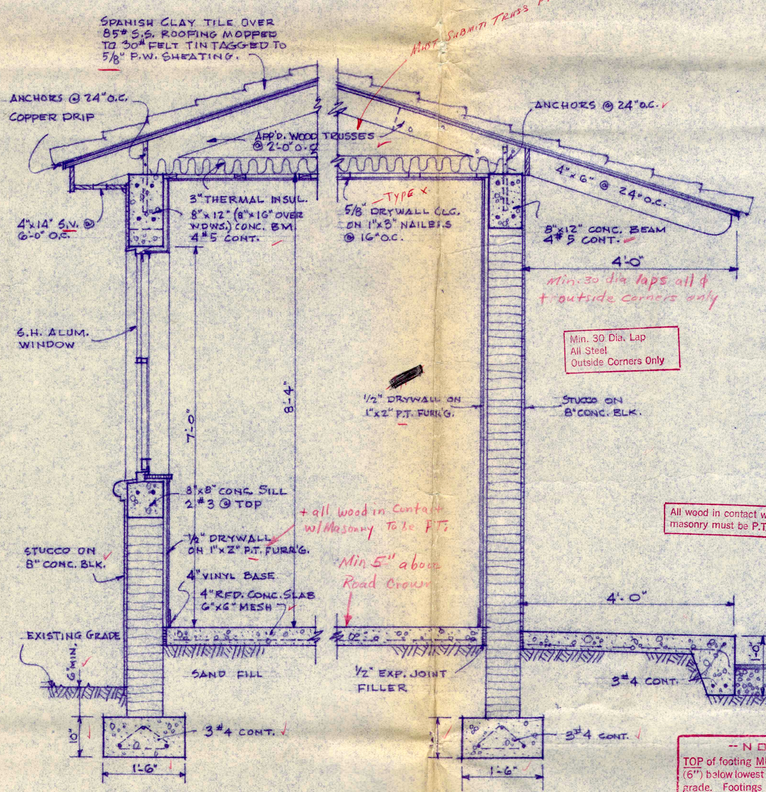
CHURCH BUILDING
FOR
THE CHURCH OF CHRIST
AT
LAKE WORTH ..... FLA.

DRAWN BY H.T. SMITH	EDGAR S. WORTMAN ARCHITECT	JOB NO. 8-109
DATE MARCH ... 1948		DRAWING NO. 3 OF 5



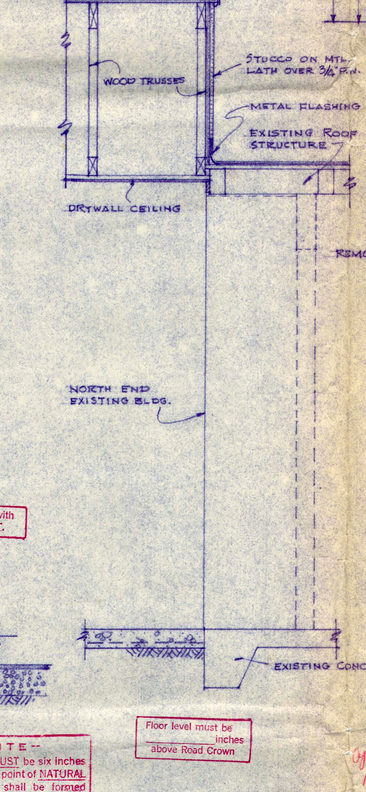
SECTION THRU FLAT ROOF

SHOWING FRAMING FOR AIR COND. CONDENSERS.
SCALE 3/4"=1'-0"



SECTION (1/1)

SCALE 3/4"=1'-0"



SECTION (2/1)

SCALE 3/4"=1'-0"

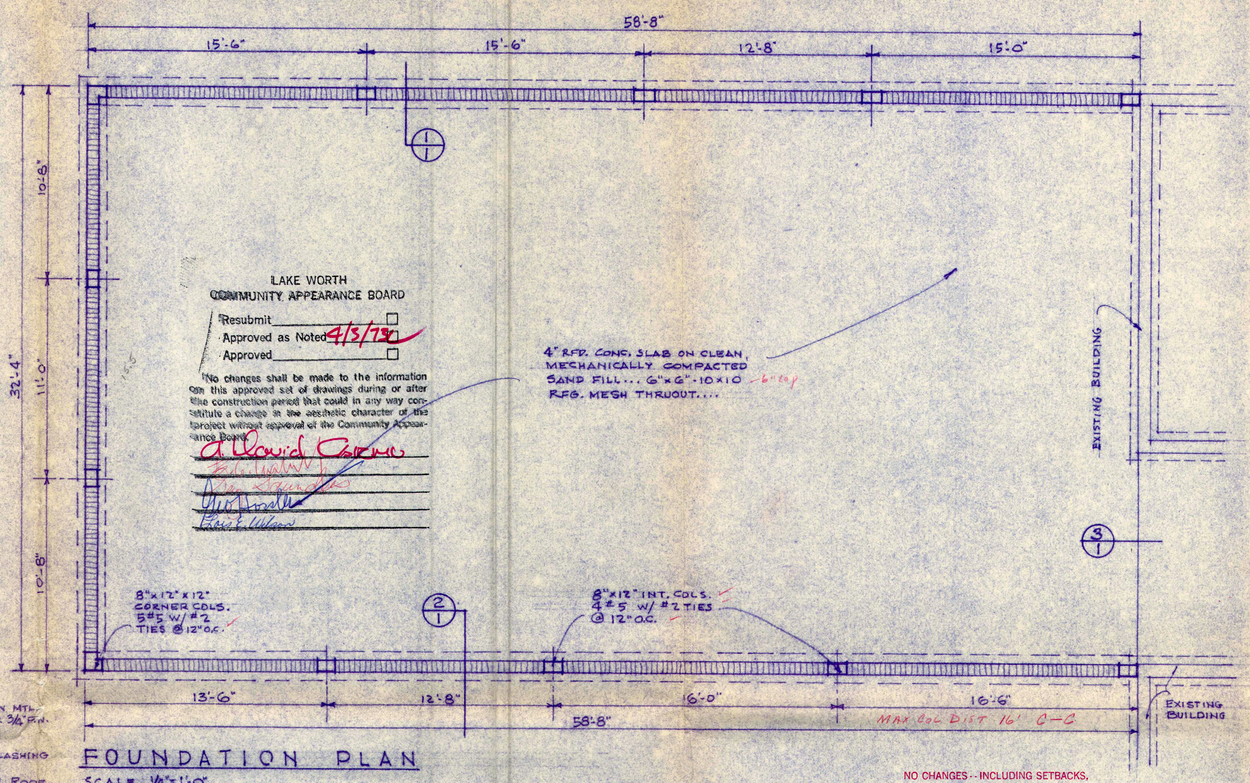
SECTION (3/1)

SCALE 3/4"=1'-0"

--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

Floor level must be _____ inches above Road Crown

Approved Mod Con + Living Inc. Howard J. Kinney 3/2/73

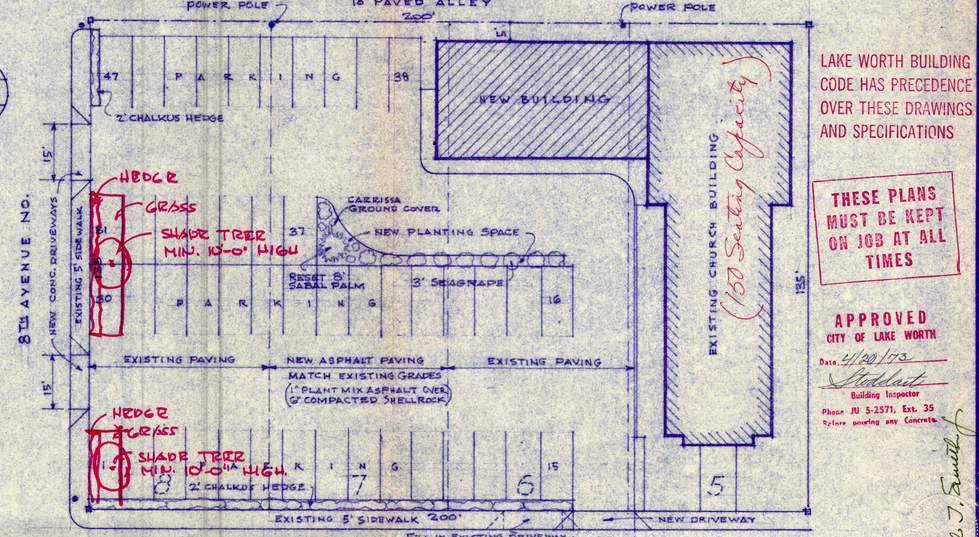


FOUNDATION PLAN

SCALE 1/8"=1'-0"

LAKE WORTH
COMMUNITY APPEARANCE BOARD
Resubmit ☐
Approved as Noted 4/3/73 ☐
Approved ☐
No changes shall be made to the information on this approved set of drawings during or after the construction period that could in any way constitute a change in the aesthetic character of the project without approval of the Community Appearance Board.

NO CHANGES - INCLUDING SETBACKS, MATERIALS, OR STRUCTURAL TO BE MADE UNLESS REQUESTED OR APPROVED BY BUILDING INSPECTION DEPARTMENT



PLOT PLAN

SCALE 1"=20'

DRAINAGE AND GRADES APPROVED BY CITY ENGINEER RLB

LAKE WORTH BUILDING CODE HAS PRECEDENCE OVER THESE DRAWINGS AND SPECIFICATIONS

THESE PLANS MUST BE KEPT ON JOB AT ALL TIMES

APPROVED
CITY OF LAKE WORTH
Date 4/20/73
Building Inspector
Phone JU 5-2571, Ext. 35 before pouring any Concrete

LEGAL DESCRIPTION
LOTS 5, 6, 7 & 8
BLK. 224 - TOWNSITE.

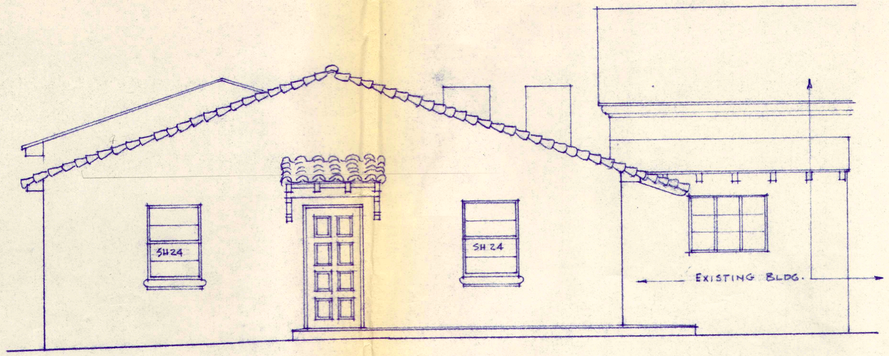
Hilliard T. Smith

ADDITION TO CHURCH OF CHRIST
720 NORTH FEDERAL HWY. LAKE WORTH - FLORIDA.

· HILLIARD T. SMITH, JR. · FAIA · ARCHITECT ·
1123 CRESTWOOD BLVD. · LAKE WORTH · FLA. TEL. 585-6448

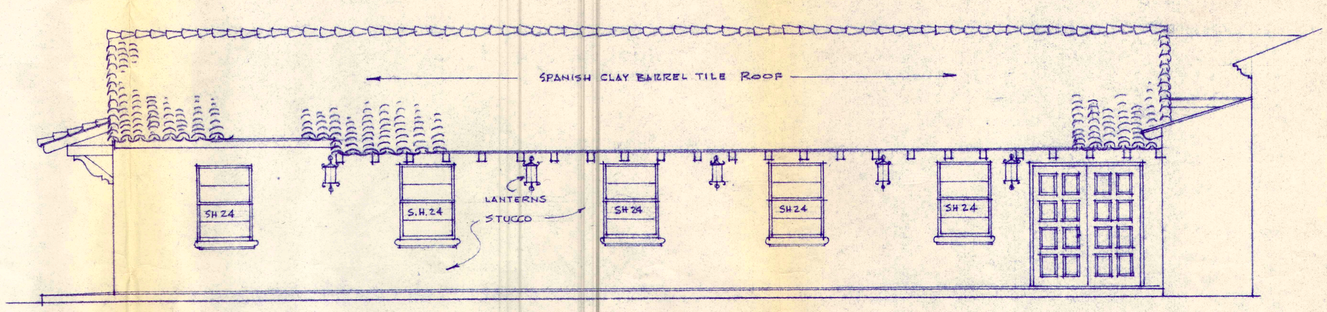
FOUNDATION PLAN - PLOT PLAN - WALL SECTIONS
REVISED:
DRAWN: HS DATE: FEB. 1973
APPROVED:
JOB NO.: 73101
1 OF 3

Hilton 582-2004



NORTH ELEVATION

SCALE 1/4"=1'-0"

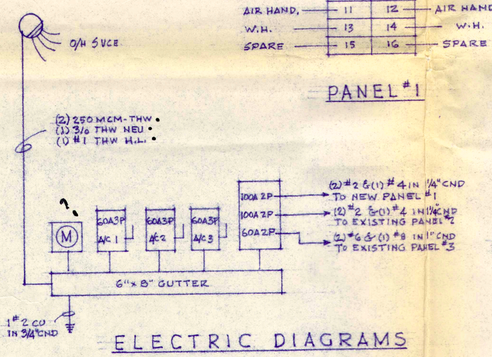


WEST ELEVATION

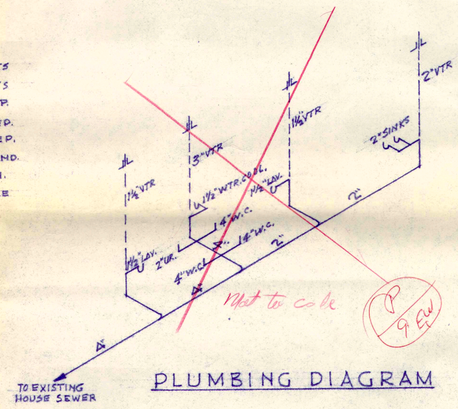
SCALE 1/4"=1'-0"

	100A 2P DSC		
LIGHTS	1	2	LIGHTS
LIGHTS	3	4	LIGHTS
RECEP.	5	6	RECEP.
RECEP.	7	8	RECEP.
RECEP.	9	10	RECEP.
AIR HAND.	11	12	AIR HAND.
W.H.	13	14	W.H.
SPARE	15	16	SPARE

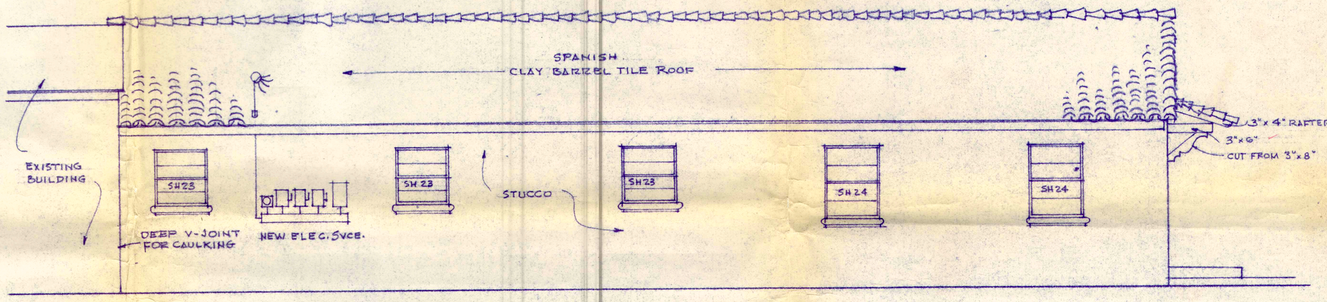
PANEL #1



ELECTRIC DIAGRAMS

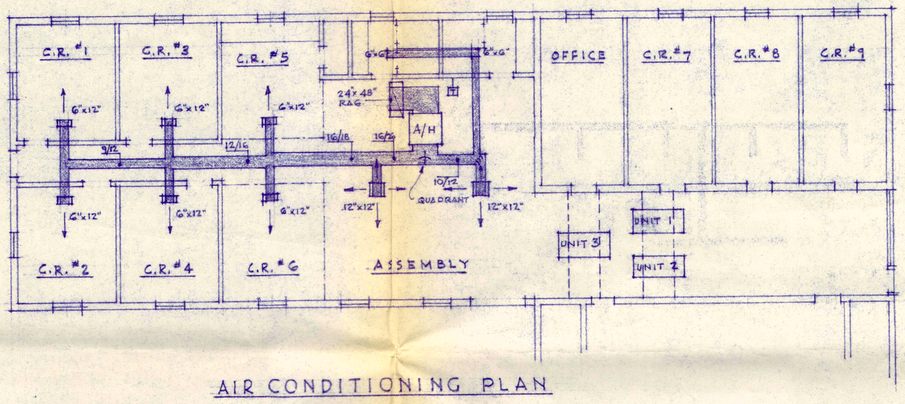


PLUMBING DIAGRAM



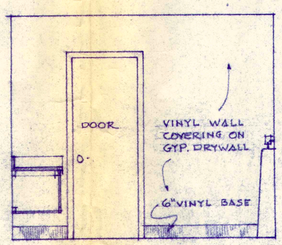
EAST ELEVATION

SCALE 1/4"=1'-0"

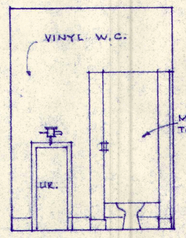


AIR CONDITIONING PLAN

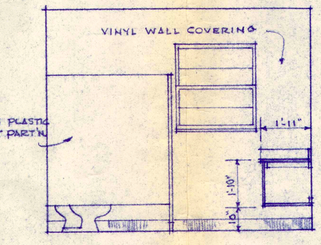
SCALE 1/8"=1'-0"



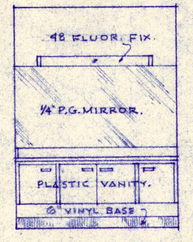
WEST



NORTH



EAST



SOUTH

MEN'S TOILET ELEVATIONS

(WOMEN'S TOILET SIMILAR)

SCALE 3/8"=1'-0"

AIR CONDITIONING SPECS.

1. SCOPE OF WORK - A/C CONTRACTOR TO FURNISH & INSTALL NEW SYSTEM COMPLETE AS SHOWN ON PLAN; DISCONNECT & RELOCATE EXISTING CONDENSERS W/ NEW; INSULATED REFRIGERANT LINES & CONTROLS.
2. NEW EQUIPMENT: ELECTRIC, REMOTE COND., REVERSE CYCLE, AIR COOLED TYPE W/ MATCHED AIR HANDLER... COND. TO HAVE 60,000 B.T.U. CAPACITY, 230V - 3 ϕ.; AIR HANDLER TO BE 230V 1 ϕ;...
3. CONTROLS: FURNISH & INSTALL STANDARD ROOM TYPE HEAT/COOL THER.
4. DUCTS: TO BE CODE 90A FIBERGLAS W/ VAPOR SEALED JOINTS;
5. GRILLES: ALL TO BE ALUMINUM, METALAIRE OR EQUAL, CEILING DIFF. SERIES 5000... RETURN GRILLE TO BE EGG CRATE TYPE W/ FILTER BACK.
6. BALANCING: SYSTEM SHALL BE BALANCED TO PROVIDE MAXIMUM 3° DIFFERENTIAL FROM ROOM TO ROOM...
7. GUARANTEE: COMPRESSOR TO HAVE MANUFACTURERS 5 YEAR WARRANTY. ENTIRE SYSTEM TO HAVE 1 YEAR PARTS & LABOR WARRANTY....

Y PROVIDE FIRE STATS IN H/U

ADDITION TO CHURCH OF CHRIST
720 NORTH FEDERAL HWY. LAKE WORTH • FLORIDA.

· HILLIARD T. SMITH, JR. · FAIA · ARCHITECT ·
1123 CRESTWOOD BLVD. · LAKE WORTH · FLA. TEL. 585-6448

ELEVATIONS · AIR CONDITIONING · PLUMBING & ELECTRIC

REVISED: MAR. 1973

DRAWN: HTS | APPROVED:
DATE: FEB. 1973 | JOB NO.: 7310I

3 OF 3

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

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

MEMORANDUM DATE: June 1, 2016

AGENDA DATE: June 8, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **213 Fordham Drive**

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

TITLE: **HRPB Project Number 16-00100108:** Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at **213 Fordham Drive**; PCN# 38434415060083290. The subject property was constructed in 1953 and is a non-contributing resource within the College Park Local Historic District.

OWNER/APPLICANT: Alfred Deluca
213 Fordham Drive
Lake Worth, FL 33460

BACKGROUND:
The single-family structure at 213 Fordham was designed by engineer, Karl Riddle, the chief engineer to Addison Mizner, for Owner/Contractor Lew Jones. The property has public frontage on Fordham Drive to the north. The building was constructed in a Masonry Vernacular with Colonial Revival influence architectural style, and still retains all of its character defining features. These character defining features include the decorative front porch and columns, the original silver aluminum awning windows, and concrete masonry construction with a smooth 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, minimal exterior alterations have occurred over time, including a roof replacement with white concrete tile. Overall, the building retains a high degree of historic integrity of location, setting, materials, and design.

REQUEST:
The Applicant is proposing exterior modifications to the building as follows:

1) Replace the existing original silver awning windows with white aluminum single-hung windows.

COMPREHENSIVE PLAN CONSISTENCY:
It is the analysis of Staff that the project, as proposed, is not consistent with the Comprehensive Plan goals and objectives concerning historic preservation and housing due to the fact that the Applicant is proposing a change

that will have an adverse effect on the historic integrity of the property. Specifically, the request is in conflict with these objectives:

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

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

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

ANALYSIS:

Zoning

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

Historic Preservation

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

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

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

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

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

It is the analysis of Staff that the project as proposed is not compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, and Section 23.5-4.

According to the Secretary of the Interior's Standards, distinctive materials that characterize a property shall be preserved. The original silver aluminum awning windows are an important character defining feature on this structure. The Applicant is requesting to replace these windows with white single-hung windows. The type, finish, and configuration of the proposed windows is not consistent with the original windows for this structure.

According to the Standards and the Code, the windows should be repaired if at all possible, and if repair is not possible, replacement windows should match the design, color, texture, and materials of the existing windows. Staff has recommended impact silver aluminum casement windows with exterior raised applied triangular muntins to replicate the appearance of the original windows. Unfortunately, the existing window openings are too large for a single casement window. Staff and the Applicant have researched alternative window replacement options with impact glass, including casement, hopper, and awning windows, and have not located a compatible replacement match for the large openings. The large 3-pane window on the front of the structure are too large for these types of windows.

The Applicant has requested white aluminum single-hung windows as the most feasible option. The single-hung windows could have exterior raised applied triangular muntins added in order to closely replicate the pattern of the existing windows. Additionally, clear anodized, or silver mill finish windows would most closely replicate the existing color and appearance of the silver windows. Due to the lack of a compatible replacement material, staff will defer the decision to the board on the most appropriate course of action.

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 discuss the request for window replacement with an alternate material. The proposal, as submitted 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 new replacement windows for the building, Staff recommends the following conditions:

1) Replacement windows shall be single-hung type windows, match the original window opening sizes, and have a divided light pattern that replicates the original aluminum awning windows. Where 3-light awning windows exist, they shall be replaced with 2/2 (4 light) 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.
4) The Applicant shall utilize light gray screens rather than dark vinyl screens in order to minimize the impact of the panes of glass sitting in different visual planes.
5) No reflective or mirrored glass shall be used.
6) All work shall be subject to staff review during permitting and inspection during construction.

POTENTIAL MOTIONS:

I MOVE TO **DENY** HRPB 16-00100108: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the subject building located at 213 Fordham Drive because the Applicant has established by a preponderance of the competent substantial evidence that the application is not in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

I MOVE TO **APPROVE** HRPB 16-00100108: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the subject building located at 213 Fordham Drive, with the conditions as recommended by Staff, based upon the preponderance of competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations Section 23.5-4.

ATTACHMENTS:

1. Decision Criteria
2. Photographs
3. Justification Statement
4. Proposed Windows
5. Original Architectural Drawings

LOCATION MAP

MEMORANDUM

DATE: June 1, 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 16-00100108:** Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at **213 Fordham Drive**; PCN# 38-43-44-15-06-008-3290. The subject property was constructed in 1953 and is a non-contributing resource within the College Park Local Historic District.

HRPB Meeting Date: June 8, 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 College 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 single-hung 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 (3) windows 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.

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, and replacement in a clear anodized finish.

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.

(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.

213
NOTICE
This property is being considered for a
HRPB Project No. 22-01001108
COA WINDOW REPLACEMENT
For information regarding this case call:
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687

106¼
50½

53
38

T.J. DAVIS WINDOWS INC.

1848 ARAGON AVE UNIT # 1
LAKE WORTH, FLORIDA 33461
Phone: (561) 586-5040 FAX: (561) 586-5011
U-17892 U-19519

DATE 05-09-16

LAKE WORTH HISTORIC
RE: 213 FORDHAM DR.

THE 2 FRONT WINDOWS AT ABOVE LOCATION NEED REPLACEMENT BECAUSE THEY ARE BROKEN AND PARTS TO REPAIR ARE NOT AVAILABLE.

THANK YOU,

T.J. DAVIS

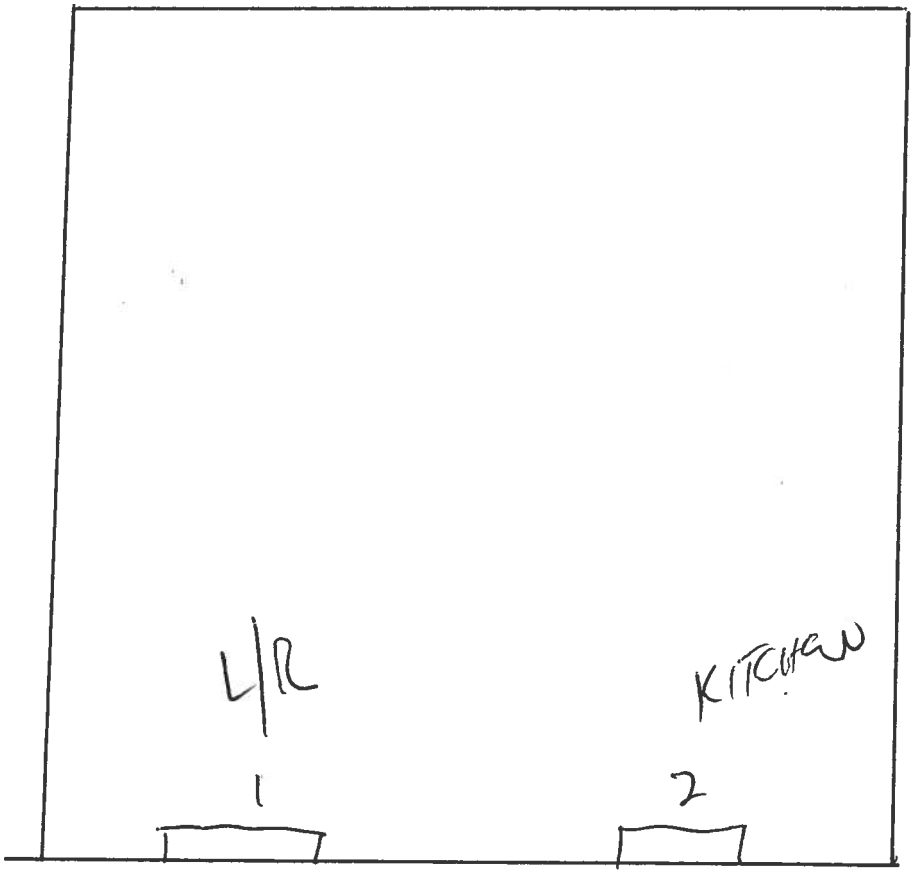
WINDOW – LAYOUT

CUSTOMER NAME_____ DATE_____

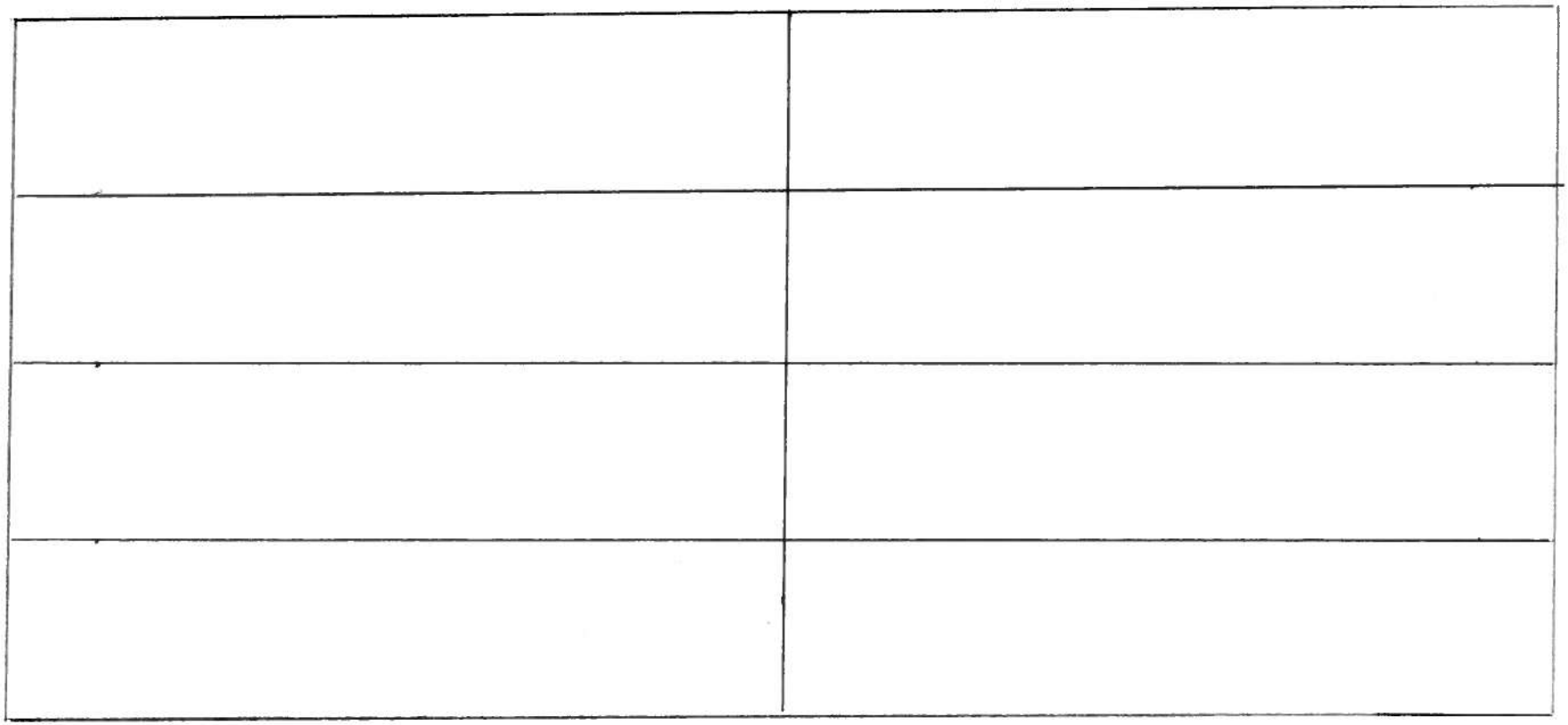
ADDRESS 213 FORDHAM

1 – 106 x 50

2 – 53 x 38



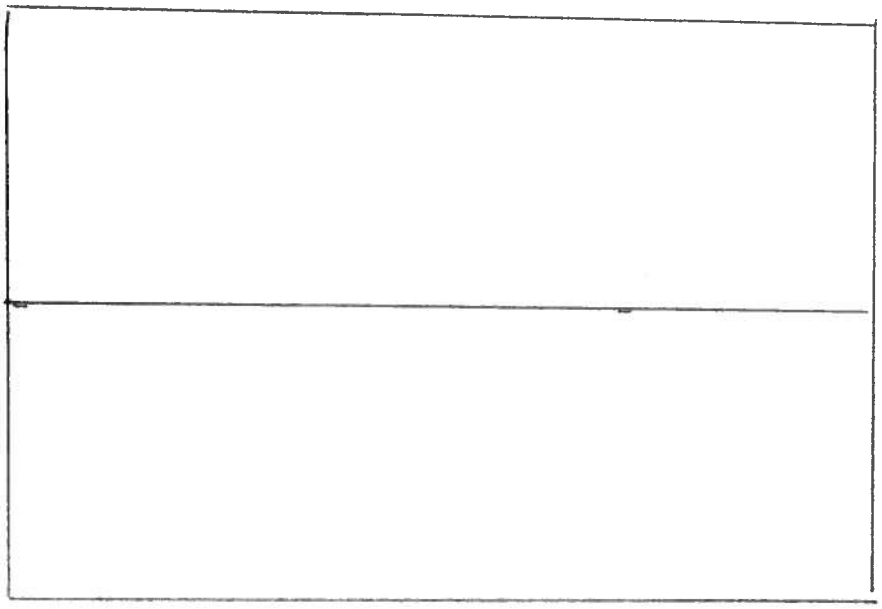
LIVING ROOM



2 SINGLE HUNG

3RD CHOICE

KITCHEN WINDOW



SINGLE HUNG

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

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

NOTICE OF ACCEPTANCE (NOA)

PGT Industries
1070 Technology Drive
North Venice, FL 34275

SCOPE:

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

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

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

DESCRIPTION: Series "SH–700" Aluminum Single Hung Window – L.M.I.

APPROVAL DOCUMENT: Drawing No. **4040-20,** titled "Alum. Single Hung Window, Impact", sheets 1 through 11 of 11, dated 09/01/05, with revision E dated 05/12/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.

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

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

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

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

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

This NOA **revises and renews NOA# 11-1013.14** and consists of this page 1 and evidence pages E-1, E-2 and E-3, as well as approval document mentioned above.

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

MIAMI-DADE COUNTY APPROVED

7/2/15

NOA No. 15-0519.08
Expiration Date: March 26, 2021
Approval Date: July 09 2015

PGT Industries

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

1. Manufacturer's die drawings and sections.
   (Submitted under NOA No. 05-1018.01 and 07-0322.06)
2. Drawing No **4040-20**, titled "Alum. Single Hung Window, Impact", sheets 1 through 11 of 11, dated 09/01/05, with revision E dated 05/12/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.

B. TESTS

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   ..4) Large Missile Impact Test per FBC, TAS 201-94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   6) Forced Entry Test, per FBC 2411.3.2.1, TAS 202-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-4957**, dated 10/03/06, signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under previous NOA No.07–0322.06)***
2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   ..2) Large Missile Impact Test per FBC, TAS 201-94
   3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-4958** and **FTL-5063**, dated 10/03/06 and 11/21/06, both signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No.07-0322.06)***
3. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
   2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-4645**, dated 08/11/05, signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No. 07-0322.06)***
4. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
   2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-4649** and **FTL-4723**, dated 10/05/05 and 08/11/05, both signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No. 05-1018.01)***

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 15-0519.08
Expiration Date: March 26, 2021
Approval Date: July 09 2015

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

B. TESTS (CONTINUED)

5. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   ..4) Small Missile Impact Test per FBC, TAS 201-94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   6) Forced Entry Test, per FBC 2411.3.2.1, TAS 202-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-4947** and **FTL-4650**, dated 08/11/05, both signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No.05-1018.01)***
6. Test reports on:.1) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   ..2) Large Missile Impact Test per FBC, TAS 201-94
   3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-4948** and **FTL-4646**, dated 08/10/05, both signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No.05-1018.01)***

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC-5th Edition (2014)**, dated 05/12/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
2. Glazing complies with **ASTM E1300-09**

D. QUALITY ASSURANCE

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

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **14-0423.17** issued to **Eastman Chemical Company (MA)** for their "**Saflex Clear and Color Glass Interlayers**" dated 06/19/14, expiring on 05/21/16.
2. Notice of Acceptance No. **14-0916.10** issued to **Kuraray America, Inc.** for their **"Kuraray Butacite® PVB Glass Interlayer"** dated 04/25/15, expiring on 12/11/16.

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 15-0519.08
Expiration Date: March 26, 2021
Approval Date: July 09 2015

PGT Industries

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

F. STATEMENTS

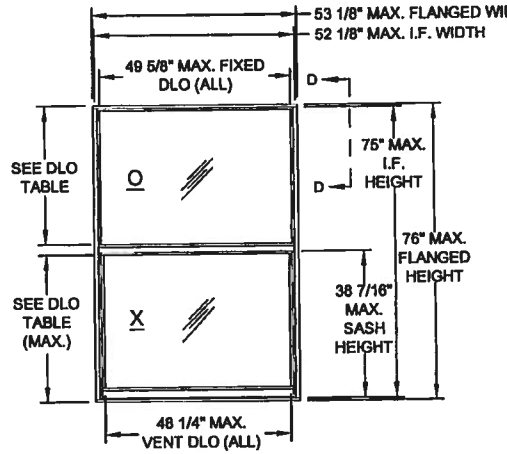
1. Statement letter of conformance, complying with **FBC-5th Edition (2014)**, dated May 16, 2015, issued by manufacturer, signed and sealed by A. Lynn Miller, P.E.
2. Statement letter of no financial interest, dated May 16, 2015, issued by manufacturer, signed and sealed by A. Lynn Miller, P.E.
3. Laboratory compliance letter for Test Reports No. **FTL-4957, FTL-4958** and **FTL-5063**, issued by Fenestration Testing Laboratory, Inc., dated 10/03/06, signed and sealed by Edmundo Largaespada, P.E.
   (Submitted under NOA No. 07-0322.06)
4. Laboratory compliance letter for Test Reports No. **FTL-4649, FTL-4723. FTL-4947, FTL-4650, FTL- 4948** and **FTL-4646**, issued by Fenestration Testing Laboratory, Inc., dated 08/10/05, signed and sealed by Edmundo Largaespada, P.E.
   (Submitted under NOA No. 05-1018.01)

G. OTHERS

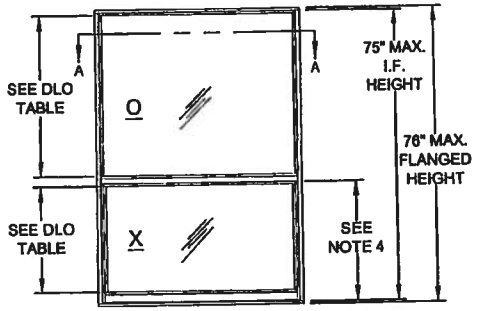
1. Notice of Acceptance No. **11-1013.14**, issued to PGT Industries for their Series "SH-700" Aluminum Single Hung Window - L.M.I., approved on 11/03/11 and expiring on 03/26/16.

Manuel Perez

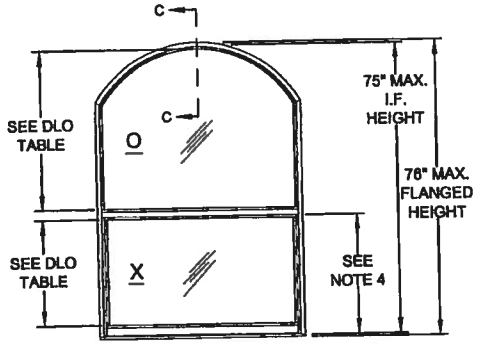
Manuel Perez, P.E.
Product Control Examiner
NOA No. 15-0519.08
Expiration Date: March 26, 2021
Approval Date: July 09 2015



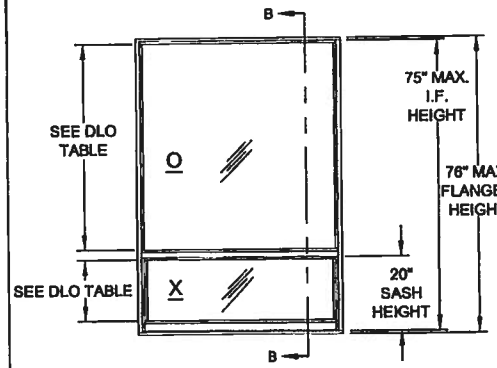
DETAIL A
1/1



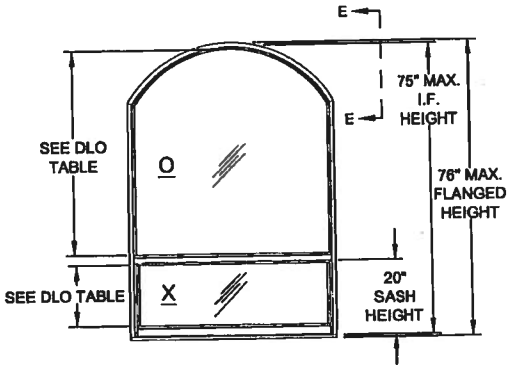
DETAIL B
VIEW (STANDARD SASH)



DETAIL C
RADIUS TOP (STANDARD SASH)



DETAIL D
VIEW (CUSTOM SASH)



DETAIL E
RADIUS TOP (CUSTOM SASH)

VERTICAL DAYLIGHT OPENING		
	FIXED LITE	
DETAIL	LOW SILL	HIGH SILL
A	34 1/2"	34 3/16"
B	41 5/8"	41 1/4"
C	41 1/4"	40 7/8"
D	52 5/8"	52 11/16"
E	52 1/4"	52 5/16"
	SASH	
DETAIL	LOW SILL	HIGH SILL
A	34 1/2"	34 3/16"
B	27 7/16"	27 1/8"
C	27 7/16"	27 1/8"
D	16 3/8"	15 3/4"
E	16 3/8"	15 3/4"

TABLE 5.

PRODUCT REVISED
as complying with the Florida Building Code
Acceptance No 15-0519.08
Expiration Date March 26, 2021
By Miami Dade Product Control

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

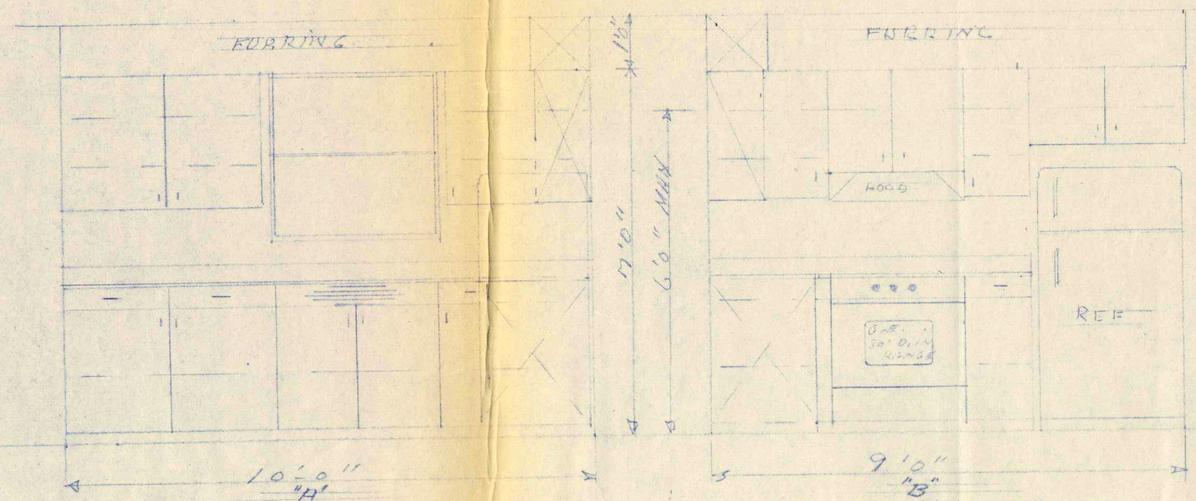
NOTES:
1. SEE SHEET 5 FOR VERTICAL AND HORIZONTAL SECTION DETAILS.
2. SEE SHEET 7 FOR CORNER DETAIL VIEWS.
3. SEE SHEETS 8 THROUGH 11 FOR ANCHORAGE INFORMATION.
4. SASH HEIGHTS FOR STANDARD SASH WINDOWS (DETAILS B & C) ARE BASED ON A THREE OVER TWO FORMAT.

Revised By:	Date:	Revisions:	
L.M.	5/12/15	E	NO CHANGES THIS SHEET
J.J.	10/07/11	D	NO CHANGES THIS SHEET
J.R.	04/01/11	C	NO CHANGES THIS SHEET
Drawn By: F.K.	Date: 9/1/05	Checked By: J.J.	Date: 2/23/07

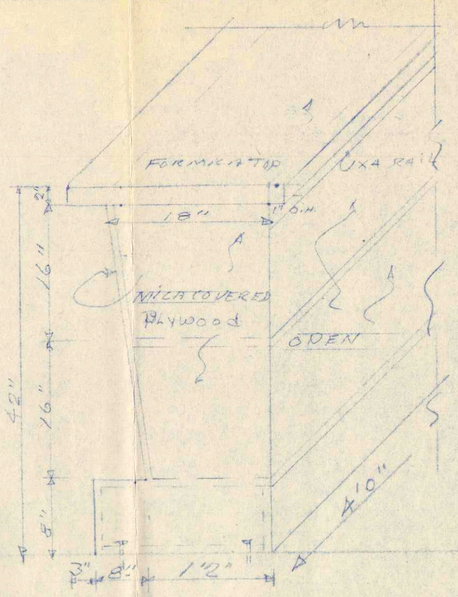
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
P.O. BOX 1529
NOKOMIS, FL 34274

PGT
Visibly Better

Description: ELEVATIONS
Title: ALUM. SINGLE HUNG WINDOW, IMPACT
Series/Model: SH700
Scale: NTS
Sheet: 4 of 11
Drawing No.: 4040-20
Rev: E



KITCHEN CABINET DET. SCALE ½"=1'0"



BAR SCALE=1"=1'0"

NOTICE

PLEASE CALL FOR A FINAL INSPECTION. COMPLIANCE IS MANDATORY.

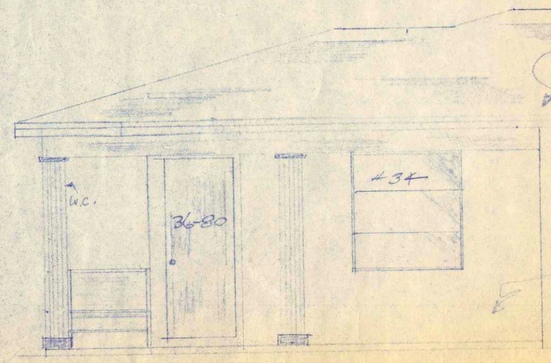
NO Plbg PERMITS WILL BE ISSUED OR INSPECTIONS MADE UNTIL ISOMETRIC DRAWINGS HAVE BEEN SUBMITTED BY PLUMBING CONTRACTOR AND APPROVED BY THIS OFFICE.

PLUMBING INSPECTOR

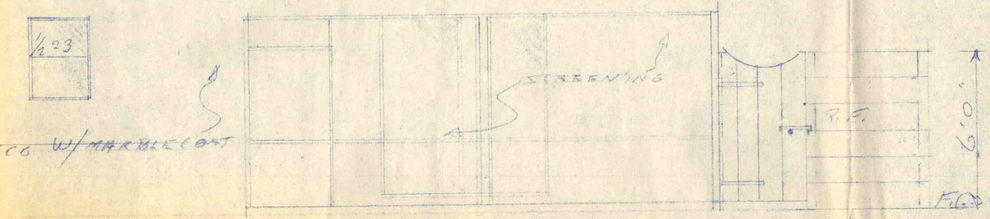
P-9

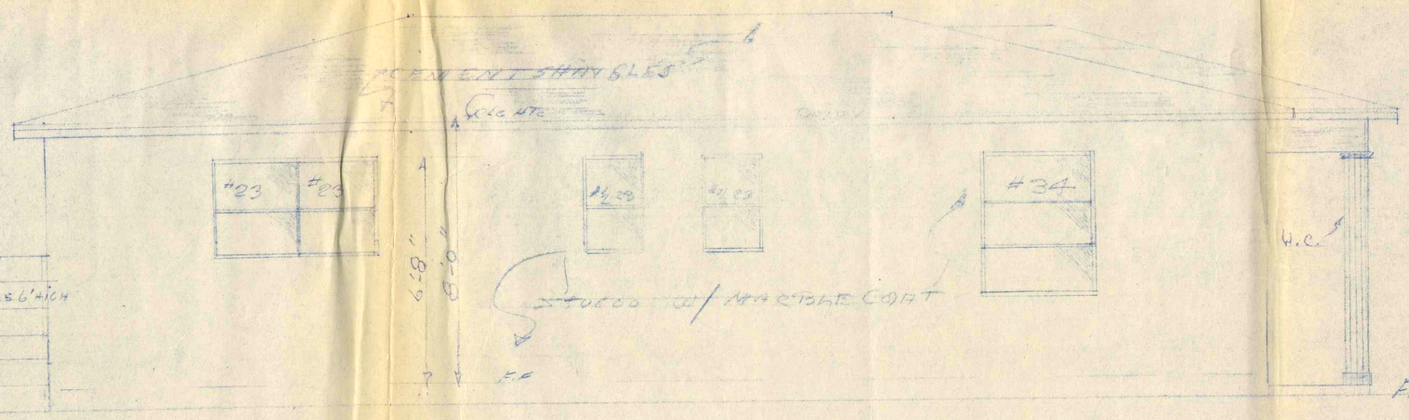
THESE PLANS MUST BE KEPT ON THE JOB AT ALL TIMES

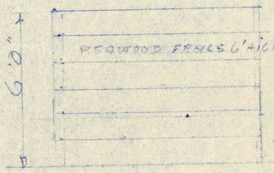
INSPECTOR



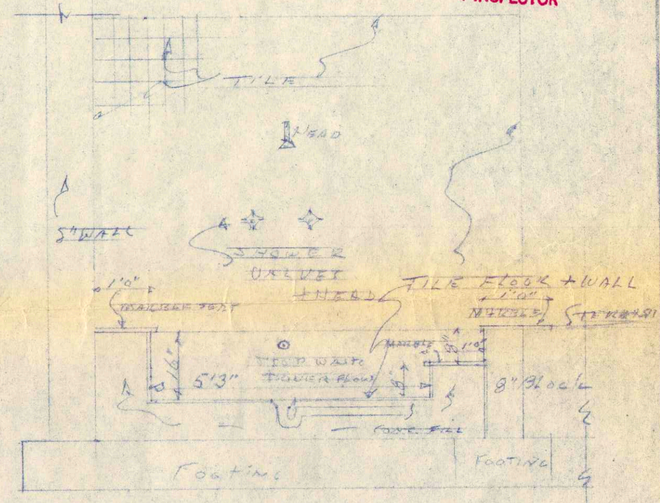
RIGHT SIDE ELEVATION SCALE=¼"=1'0"







LEFT SIDE ELEVATION SCALE ¼"=1'0"



SUNKEN TUB DET. SCALE ½"=1'0"

NOTE 1- PUT SUPPLY ON SHOWER WALL 2' ABOVE FL.

RESIDENCE FOR LEW JONES & W.

DRAWN T.L.J.	SHEET	DATE -
CHECKED BY T.L.J.		REV.
PLAN # 104		SHEET # 3 of 3

NOTICE
PLEASE CALL FOR A FINAL INSPECTION. COMPLIANCE IS MANDATORY.

NO PLBG PERMITS WILL BE ISSUED OR INSPECTIONS MADE UNTIL ISOMETRIC DRAWINGS HAVE BEEN SUBMITTED BY PLUMBING CONTRACTOR AND APPROVED BY THIS OFFICE.

PLUMBING INSPECTOR

P.9

SLIDING GLASS DOORS AND TUB ENCLOSURES TO BE TEMPERED GLASS

Not Approved As Shown 11/17/16 Estes

No Range Shown
Not Approved As Shown

PLOT PLAN SCALE 1"=16'

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

PLUMING DIAGRAM

FRONT ELEVATION SCALE 1/4"=1'0"

THESE PLANS MUST BE KEPT ON THE JOB AT ALL TIMES
INSPECTOR

SECTION 2101.11 OF BUILDING CODE REQUIRES SIDEWALKS BE INSTALLED BEFORE BUILDING CAN BE OCCUPIED.

A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS AND CURB CUTS

RESIDENCE FOR KEN JONES LIV.

DRAWN BY T.L.

CHECKED BY T.S.

PLANS BY

SEAL

DATE:

REV.

SHEET # 2 OF 3

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

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

MEMORANDUM DATE: June 1, 2016

AGENDA DATE: June 8, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **822 South Palmway**

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

TITLE: **HRPB Project Number 16-00100132:** Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at **822 South Palmway**; PCN# 38-43-44-27-01-023-0030. The subject property was constructed in 1953 and is a non-contributing resource within the South Palm Park Local Historic District.

OWNER/APPLICANT: William Robeson
822 S Palmway
Lake Worth, FL 33460

BACKGROUND:

The single-family structure at 822 South Palmway was constructed in 1953 by architect Henry E. Penny and contractor John Lynch for Mr. and Mrs. C. Becker. The property has public frontage on two streets; South Palmway to the west and South Lakeside Drive to the east. The building is a Mid-Century Masonry Vernacular architectural style. Character defining features of the building include the one-story construction, original aluminum awning windows, recessed panel garage door, and concrete masonry construction with a smooth 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, some exterior alterations have occurred over time. The original white concrete tile roof was replaced with asphalt shingle, the addition of an in-ground pool with screen cage in the rear, a screened in front porch, and removable hurricane clamshell shutters were installed. Overall, the building retains a good degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant has submitted plans to replace all (14) of the original aluminum awning and jalousie windows with PGT impact white aluminum horizontal roller windows and white aluminum single-hung windows. The windows are proposed to be replaced in the existing openings, however the divided light configuration and

appearance of the windows is proposed to change. The application is also proposing to replace the existing sliding glass door with a new aluminum impact sliding glass door in white.

COMPREHENSIVE PLAN CONSISTENCY:

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

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

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

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

ANALYSIS:

Zoning

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

Historic Preservation

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

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

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

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

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

It is the analysis of Staff that the project as proposed is not compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, Section 23.5-4.

The Applicant has requested white aluminum horizontal roller windows in the larger openings and single-hung windows in the smaller openings. The type, finish, and configuration of the proposed windows is not consistent with the original windows for this structure. 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.

According to the Standards and the Code, the windows should be repaired if at all possible, and if repair is not possible, replacement windows should match the design, color, texture, and materials of the existing windows. Staff has recommended impact silver aluminum casement windows with exterior raised applied triangular muntins to replicate the appearance of the original windows. Unfortunately, several of the existing window openings are too large for a single casement window. Staff has researched alternative window replacement options with impact glass, including casement, hopper, and awning windows, and has not located a compatible replacement match for the larger openings. It would be possible to use casement, awning, or hopper windows in many of the openings, however the large 3-pane and 4-pane windows on the front and rear of the structure are too large for these types of windows.

If window replacements are considered, the most historically compatible replacement option is single casement windows where possible in the smaller openings, and single-hung windows in the larger openings. All windows should have exterior raised applied triangular muntins added in order to closely replicate the pattern of the existing windows. Where 3-pane awning windows exist that are too large to be replaced with a casement window, they could be replaced with a 2/2 single-hung window. The 3-part front window could be replaced with a combination of fixed and casement windows, or a horizontal roller window. Additionally, clear anodized, or silver mill finish windows would most closely replicate the existing color and appearance of the silver 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) If aluminum casement windows do not come in a large enough size to fit the original opening then replacement windows shall be single-hung type windows, match the original window opening sizes,

and have a divided light pattern that replicates the original aluminum awning windows. Where 3-light awning windows exist, they shall be replaced with 2/2 (4 light) windows.

3) 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.
4) All windows shall be installed to the same recessed depth in the jam as the existing windows.
5) The aluminum window replacements and sliding glass door replacement shall have a clear anodized or silver mill finish in order to most closely replicate the original aluminum windows.
6) The Applicant shall utilize light gray screens rather than dark vinyl screens in order to minimize the impact of the panes of glass sitting in different visual planes.
7) No reflective or mirrored glass shall be used.
8) All work shall be subject to staff review during permitting and inspection during construction.

POTENTIAL MOTIONS:

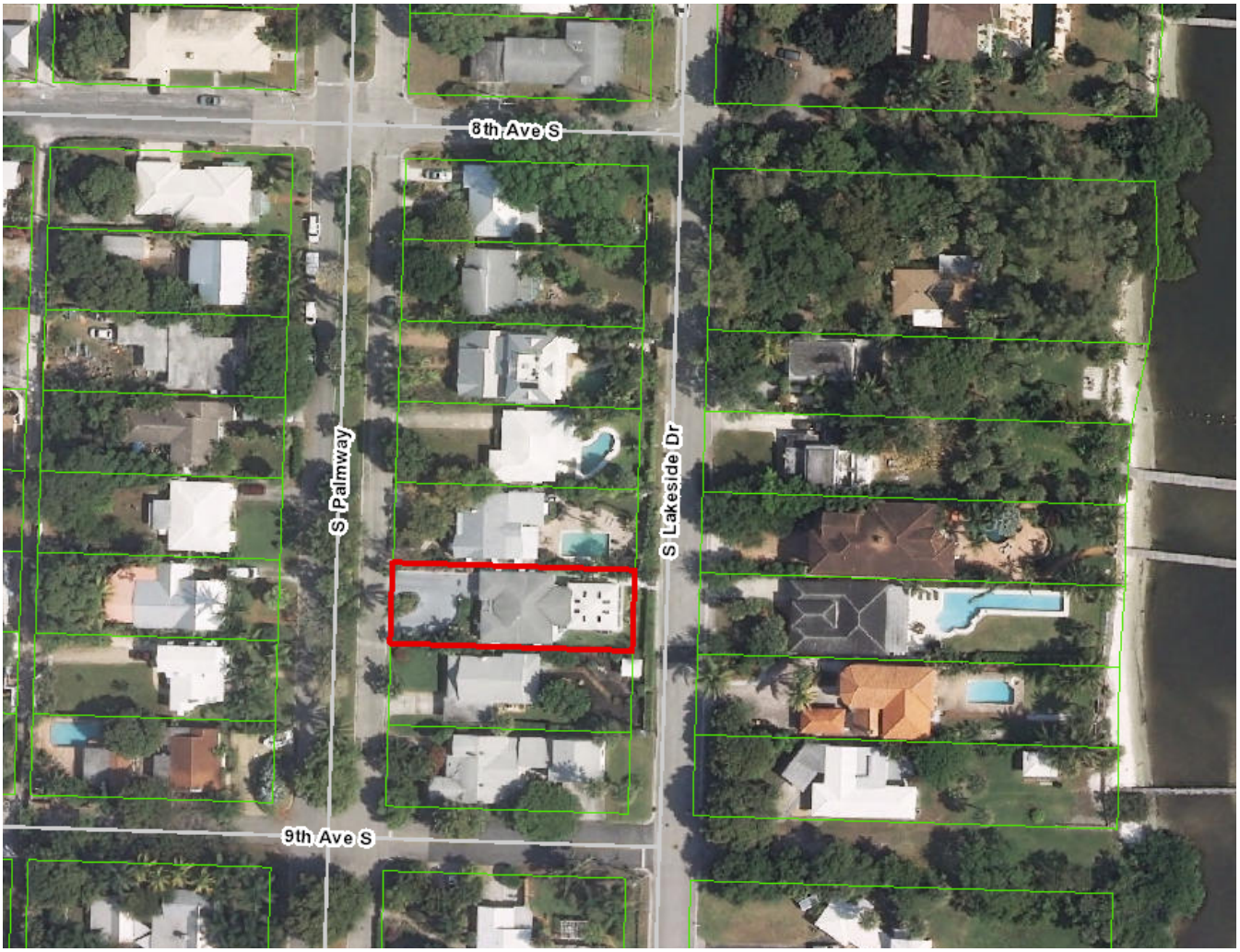
I MOVE TO **DENY** HRPB 16-00100132: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the subject building located at **822 South Palmway** because the Applicant has not established by a preponderance of the competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

I MOVE TO **APPROVE** HRPB 16-00100132: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the subject building located at **822 South Palmway**, with the conditions as recommended by Staff, based upon the preponderance of competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations Section 23.5-4.

ATTACHMENTS:

1. Decision Criteria
2. Photographs
3. Justification Statement
4. Proposed Window and Door Information
5. Original Architectural Drawings

LOCATION MAP



MEMORANDUM

DATE: June 1, 2016

TO: Chair and Members of the Historic Resources Preservation Board

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

SUBJECT: **HRPB Project Number 16-00100132:** Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at **822 South Palmway**; PCN# 38-43-44-27-01-023-0030. The subject property was constructed in 1953 and is a non-contributing resource within the South Palm Park Local Historic District.

HRPB Meeting Date: June 8, 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 and single hung 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 (14) windows and (1) sliding glass door 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.

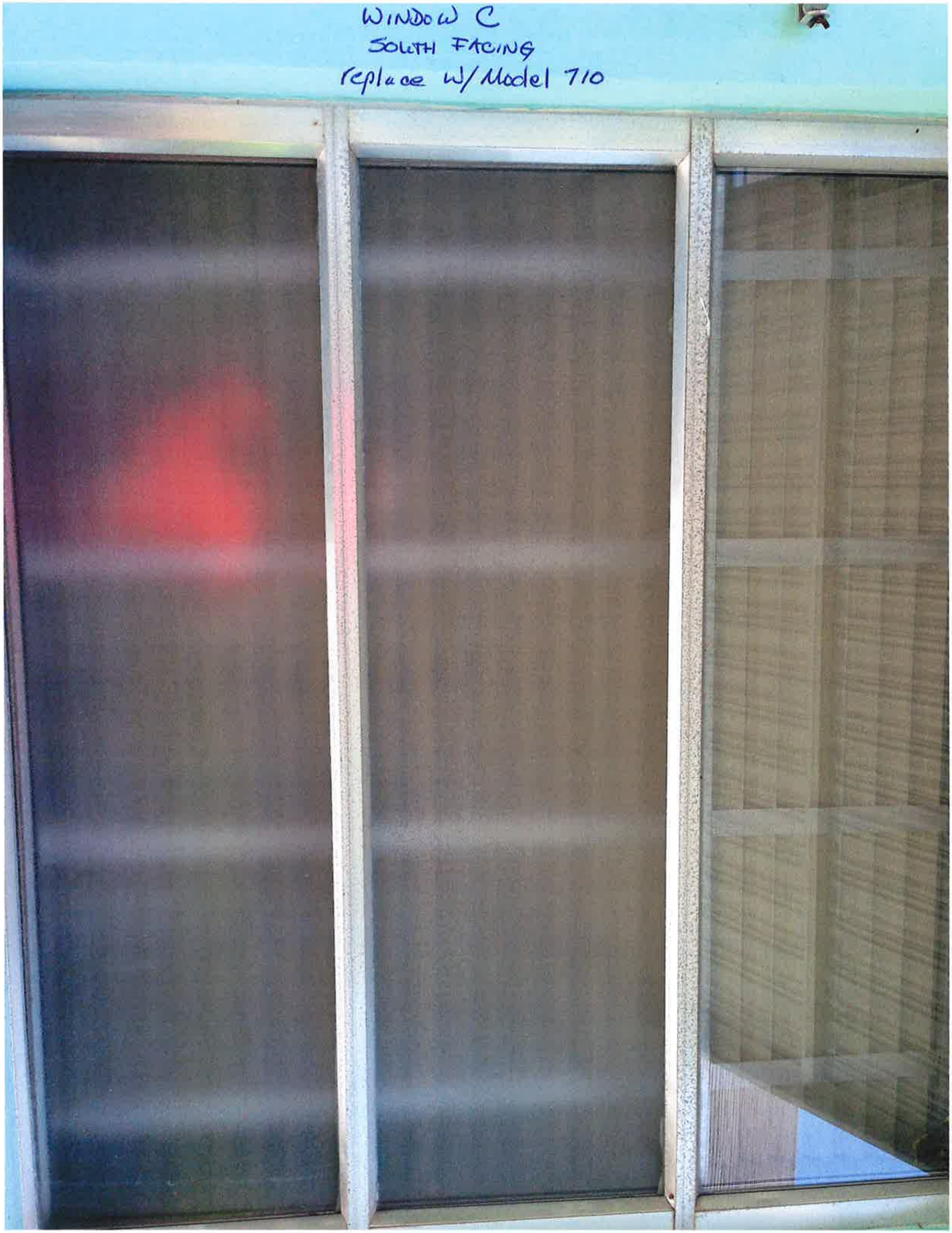
(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.
Response: The applicant has indicated that a clear anodized finish will increase the cost by 31%, however Staff investigation indicates that the silver finish increases cost by approximately 15%.

EAST
Front of 822
W/S Palmway Behind.
West

WINDOW A
FACES WEST
Replaced W/ Model 710
This is a fixed window

Front 822
Facing East
E
N
S
W
A
B

WINDOW B
West facing
replace w/ Model 710


WINDOW C
SOUTH FACING
replace w/ Model 710

WINDOW D
SOUTH FACING
replace w/ Model 700

WINDOW E
South FACING
replace w/ Model 700

Bath room window
Currently Opaque

Window F
replace w/ Model 710
South facing

WINDOW 9
EAST FACING
replace w/ model 710

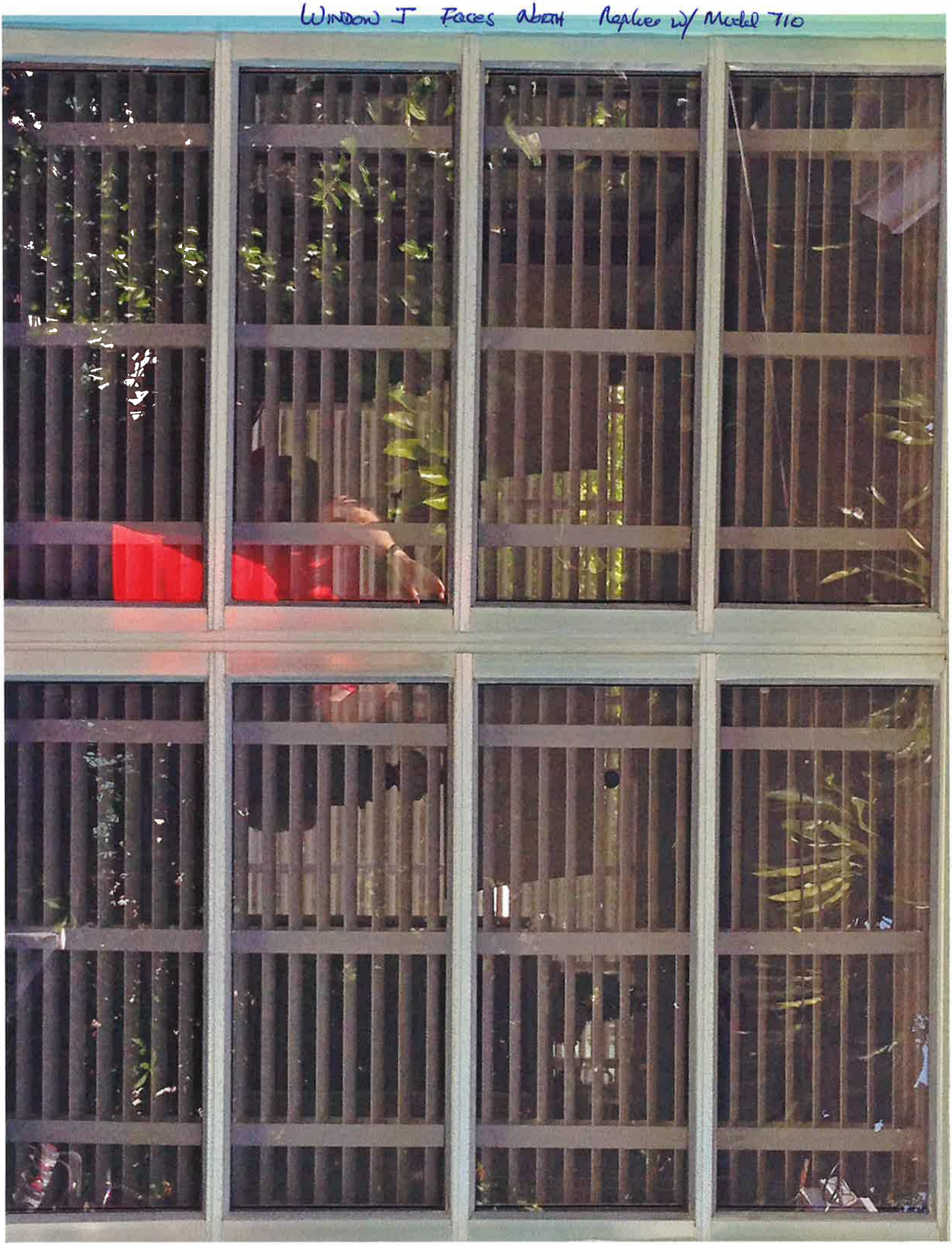
Back of 822
Looking West

Taken from
Lakeside Dr

Back of 822
Lockley Mart
G
E
F

WINDOW # H
~~FACING~~ FACING SOUTH
Replace w Model 710

WINDOW I
Replace w/Model 780
Faces East
inside pool enclosure


Window I Faces North Replace w/ Model 710

Window L Faces North Replaced Model 700

Window M

Faces North

Replace w/ Model 700

Window N Faces North
Replace w/ Model 700

Window 6
Faces North
Replace w/ Model 700

Members of the Historic Resources Preservation Board

We are requesting your approval for window replacement in our home at 822 South Palmway. Our home was built in 1962. We are not aware of any window replacements in the succeeding years. Of the 14 Windows all but one are jalousie/louvered. The other window is single hung. It is our desire to improve the security, energy efficiency and appearance of the windows.

From a security perspective the existing jalousie windows are extremely difficult to properly secure, and provide little hurricane protection. A replacement with high impact Miami Dade county Notice of Acceptance (NOA) Windows will dramatically improve our home's security. All of the requested windows and sliding glass door provide enhanced locking and physical security vs. our current windows.

The addition of LowE impact glass windows provides reduced heat gain in the summer and heat loss in the winter. Also to be considered is the long term savings in wind insurance premiums these windows will provide.

We are requesting approval of white window frames. The change is not only cosmetic but also economic. The quote provided by our window contractor notes the anodized frame color will cost $5832 more to implement, in essence greater than 30% increase in project price.

In surveying other homes on South Palmway we note that many have the type of windows we desire, thus our new windows will be “in character” with the neighborhood.

Very Respectfully and Sincerely,

William M. Robeson

Bonnie M. Robeson

Gary R. Nikolits, CFA
Property Appraiser
Palm Beach County

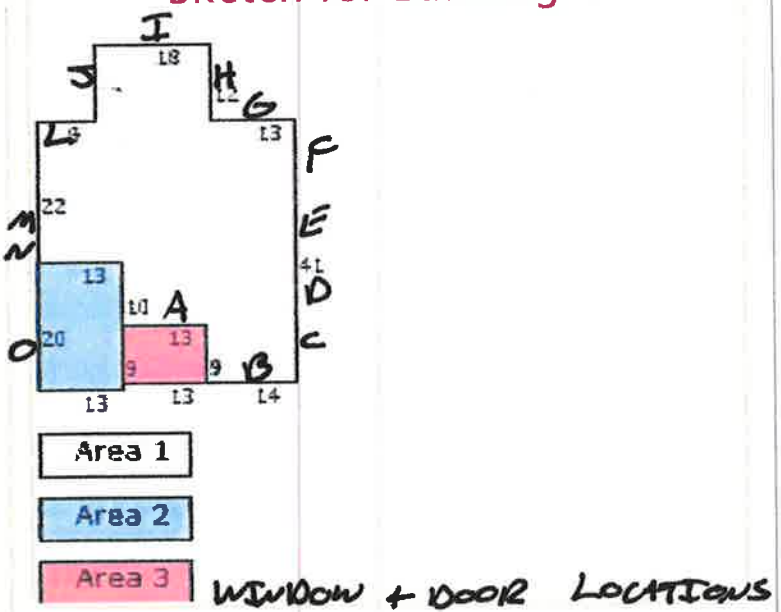
Homestead Exemption E-file

Owner Name: ROBESON WILLIAM &
Parcel Control Number: 38-43-44-27-01-023-0030
Location Address: 822 S PALMWAY

Structural Element for Building 1

1.	Exterior Wall 1	CB STUCCO
2.	Year Built	1962
3.	Air Condition Desc.	HTG & AC
4.	Heat Type	FORCED AIR DUCT
5.	Heat Fuel	ELECTRIC
6.	Bed Rooms	2
7.	Full Baths	2
8.	Half Baths	0
9.	Exterior Wall 2	N/A
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	ASPH/COMP. SHG.
12.	Interior Wall 1	PLASTER
13.	Interior Wall 2	N/A
14.	Floor Type 1	CARPETING
15.	Floor Type 2	CERAM/QARY TILE
16.	Stories	1

Sketch for Building 1



Subarea and Sq. Footage for Building 1

No.	Code	Description	Sq. Footage
1.	BAS	BASE AREA	1492
2.	FGR	FINISHED GARAGE	260
3.	FSP	FINISHED SCREENED PORCH	117
		Total Square Footage :	1869
		Total Area Under Air :	1492

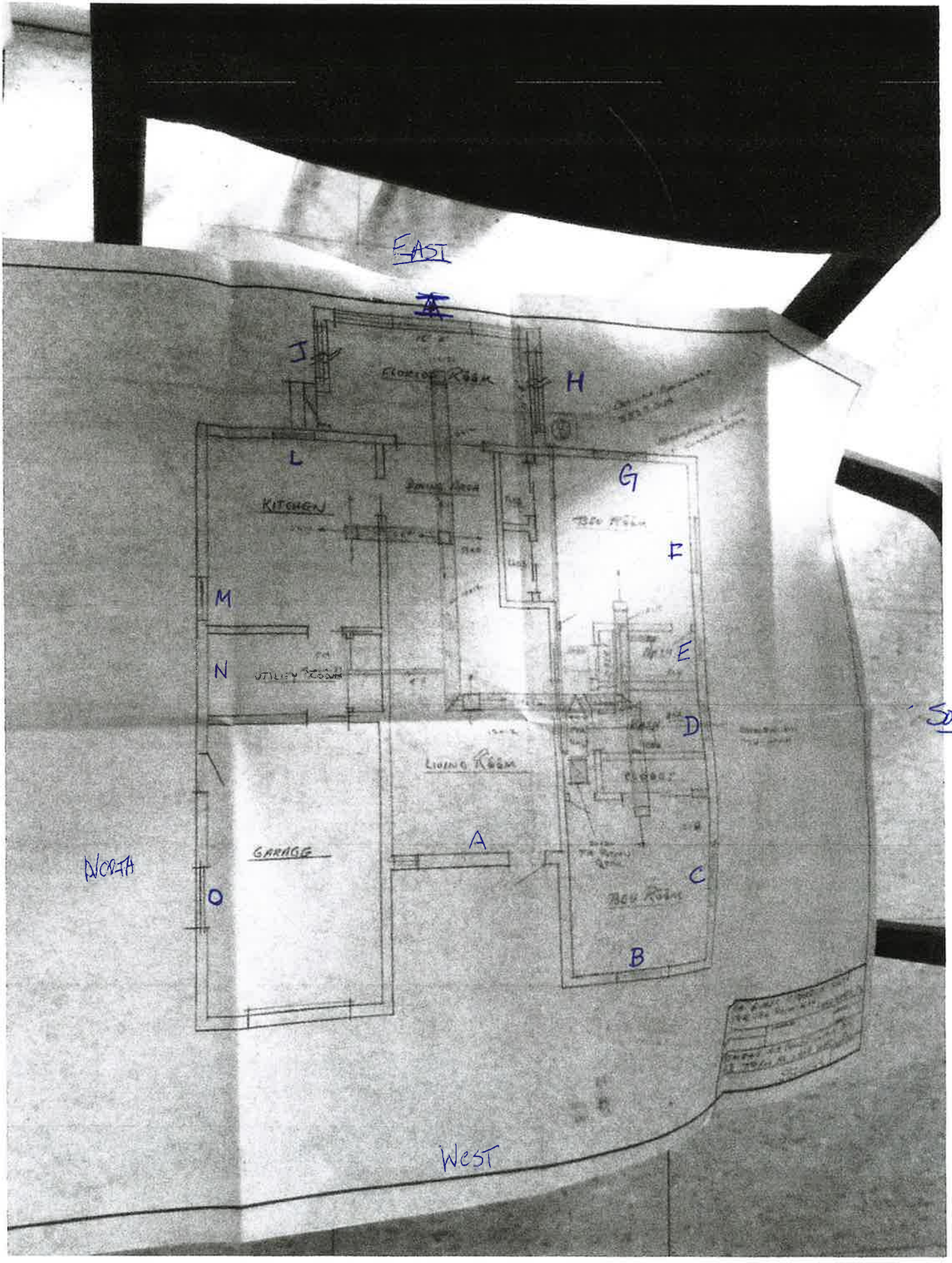
Extra Feature

Description	Year Built	Units
PATIO	1982	454
SCREEN ENCLOSURE	2012	736
PATIO ROOF	2008	728
POOL - IN-GROUND	1982	72

Unit may represent the perimeter, square footage, linear footage, total number or other measurement of the feature depending on the feature described.

Land Details

Land Line #	Description	Zoning	Front	Depth	Units	Acres
1.	SFR	SFR	50.00	150.00	1	0.1722


EAST
A
J
H
L
G
KITCHEN
F
M
E
N
UTILITY ROOM
D
LIVING ROOM
A
GARAGE
C
O
B
NORTH
SOUTH
WEST

Royal Palm Aluminum, INC.

PGT WinGuard®
Windows and Doors
French Doors
Storefront

RPA Impact Products, Inc.
License # SCC 131151182
425 INDUSTRIAL STREET, SUITE 6
LAKE WORTH, FLORIDA 33461
PHONE (561) 588-2520
FAX (561) 588-2522
EMAIL: rpaluminum@bellsouth.net

WinGuard SHOWROOM
Sales & Installation

SOLD TO		
	Bill Robeson	Project Windows and Doors
		Address 822 South Palmway Lake Worth, Fl. 33460
		Location
		Contact Bill and Bonnie — Email wmrobeson@verizon.net
	Date 04/06/16 — Salesman Ken	Phone 703-622-4293 — Fax

QTY	Size	Model	Type	Description	Finish	Glass Color	Glass Type	Screens	Location	TOTALS
1	101 x 50	710	HR	XOX	White	Clear/LowE	Impact	Yes	A	
4	53 x 50	710	HR	XO	White	Clear/LowE	Impact	Yes	C,F,G,B	
1	37 x 38	700	SH	1/1 wht int.	White	Clear/LowE	Impact	Yes	D	
1	19 x 38	700	SH	1/1 wht int.	White	Clear/LowE	Impact	Yes	E	
2	53 x 62	710	HR	OX,XO mull	White	Clear/LowE	Impact	Yes	H	
1	74 x 62	710	HR	XO	White	Clear/LowE	Impact	Yes	J	
1	12068	780	SGD	OXXO	White	Clear	Impact	Yes	I	
1	37 x 38	700	SH	2/2	White	Clear/LowE	Impact	Yes	L	
1	37 x 38	700	SH	1/1	White	Clear/LowE	Impact	Yes	M	
2	37 x 50	700	SH	2/2	White	Clear/LowE	Impact	Yes	N,O	

All products PGT aluminum WinGuard. Permit and engineering billed additional at cost. Please allow 4 weeks delivery.

Stainless steel assembly screws and rollers included.

Add $ 5,832 for anodized frame color.

MATERIAL COVERED ON THIS QUOTE/CONTRACT REMAINS THE PROPERTY OF RPA, INC. WE RESERVE THE RIGHT OF REPOSSESSION WITHOUT NOTICE IF THE TERMS OF PAYMENT HAVE LAPSED.
Terms of Sale: DUE UPON MATERIAL DELIVERY
1. Repairs or glass broken by others is not covered in this bid.
2. *General contractor is to be responsible for window guards.*
3.Final balance will be invoiced upon installation of frames and/or glass. Delivery and/or installation of screening may be withheld for convenience of customer, but shall in no way affect date of amount due.
4. In the event that amount shown is not paid when due, interest at highest legal rate per annum shall accumulate on total amount remaining due. All costs of collection shall be paid by the customer including reasonable attorney's fees.
5. RPA shall not be responsible for delay resulting from strikes, labor difficulties, fires or other casualty, or any causes whatsoever beyond its control.
6.*Exterior perimeter caulking included. Bucks and flashing shall be by others if required.*
7.Installation performed bby RPA Impact Products, Inc. License #SCC131151182
8. RPA Installation warranty 1 year from delivery.
9. Quote is deemed valid for 90 days.

MATERIALS	$ 14,464
SALES TAX	Included
INSTALLATION	$ 4,350
TOTAL CONTRACT	$ 18,814
DEPOSIT	$ 6,814
MATERIAL DELIVERY DRAW	$ 10,000
INSTALLATION DRAW	$ 2,000

Accepted by: _____ Title: _____ Date: _____ Page: __ of __

WINDOWS

Single Hung (SH700)

Pre-tensioned spiral balance system

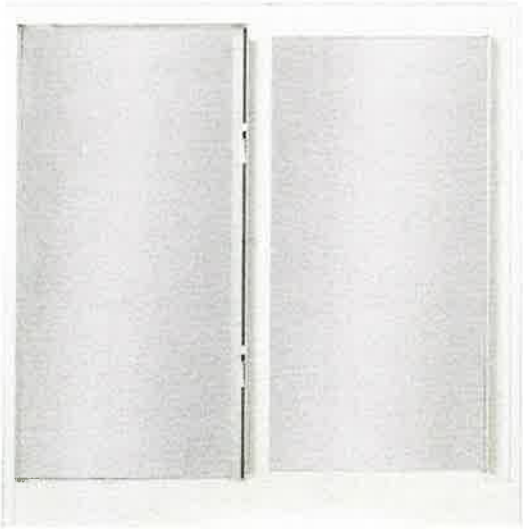
- Provides smooth, easy opening and closing

Integrated lift rails and deluxe swivel locks

- Allow easy fingertip operation

Radius Top

Proview/Oriel



Horizontal Roller (HR710)

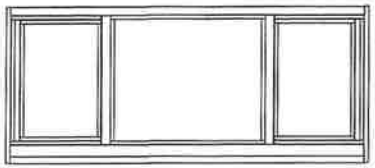
Available in 2- and 3-lite configurations

Low-friction brass tandem rollers in a nylon housing

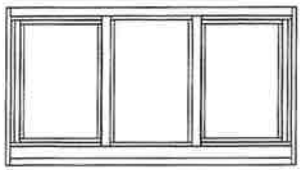
- Provide smooth, durable, adjustable operation

Removable sash design

- For easy exterior cleaning

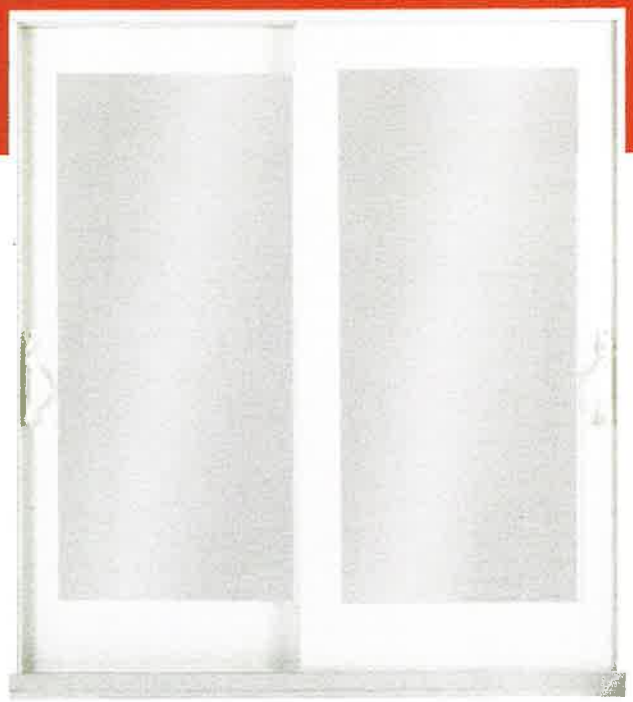


Unequal Lite



Equal Lite

DOORS



Sliding Glass Door (SGD780)

French door-look

- Standard 4" bottom rail
- Optional 9" bottom rail

Expansions of up to 40 feet

- Amazing, uninterrupted views and a great source of natural light

Panels up to 4' x 10' or 5' x 8'

- Sizes available for every opening

By-pass, pocket, and 90-degree corner door configurations

- Customizable with multiple tracks from 2 to 8 panels

Dual-point locking mechanism

- Provides added security for your home by restricting panels from being lifted off the tracks

Heavy-duty tandem rollers

- Allow easy opening with just your fingertips

Optional unique, stylish handles available

Optional screens available

- Standard or box screen

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

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

NOTICE OF ACCEPTANCE (NOA)

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

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

DESCRIPTION: Series **"SGD–780"** Aluminum Sliding Glass Door w/90° corner (Reinf / Non-Reinf)– **L.M.I.**

APPROVAL DOCUMENT: Drawing No. **8100–11 Rev B**, titled "Alum. Sliding Glass Door, Impact", sheets 1 through 23 of 23, dated 05/01/2015 and last revised on 05/29/15, prepared by PGT Industries, signed and sealed by Anthony Lynn Miller, P. E., bearing the Miami–Dade County Product Control Revision stamp with the Notice of Acceptance number and Expiration date by the Miami–Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant
Limitations:

1. Max eight **(8)** Panels configuration is allowed per tables 1 thru 5. The inside/outside corner units are limited to **(4)** panels each side (total 8-panels) per tables 1 thru 5.
2. See sheets 4, 5, 6, 7 & 8 for Design Pressure (DP), glass type, sill type for positive DP limit, applicable reinforcement and anchorage requirements. See sheet 11 for anchor clusters at tracks and corner. See Pocket anchor details in sheet 13.
3. Pockets are under separate approval. Pocket & Egress applicable requirement to be reviewed by Building official.

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

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

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

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

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.
This NOA **revises NOA # 12-0516.04** and consists of this page 1 and evidence pages E-1, as well as approval document mentioned above.
The submitted documentation was reviewed by **Ishaq I. Chanda, P.E.**

MIAMI-DADE COUNTY APPROVED
7/13/15

NOA No. 15-0609.12
Expiration Date: August 02, 2017
Approval Date: July 23, 2015

GENERAL NOTES: IMPACT SLIDING GLASS DOOR

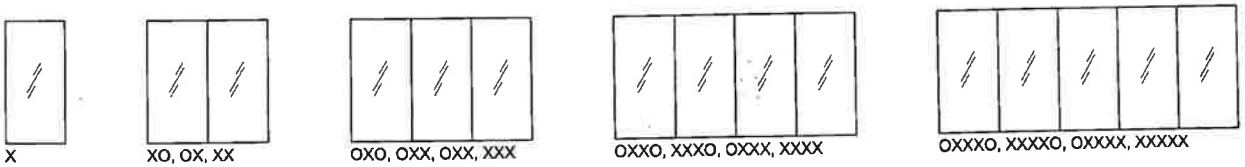
1. GLAZING TYPE OPTIONS: (GLASS RECIPES ARE FROM EXTERIOR TO INTERIOR)

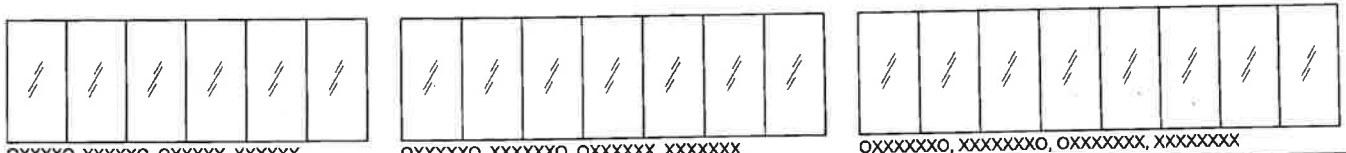
⚠A GLASS STRENGTHS - T = TEMPERED HS = HEAT STRENGTHED A = ANNEALED

INTERLAYER TYPES - SGP = .090 DUPONT SENTRY GLAS PLUS SVS = .075 SOLUTIA VANCEVA STORM DBPVB = .090 DUPONT BUTACITE PVB SSPVB = .090 SOLUTIA SAFLEX PVB

1,3 - 7/16" LAMI: (1) LITE OF 3/16" A GLASS AND (1) LITE OF 3/16" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
2,4 - 7/16" LAMI: (2) LITES OF 3/16" HS GLASS WITH AN .090 SGP OR .075 SVS INTERLAYER.
5,6 - 7/16" LAMI: (1) LITE OF 3/16" A GLASS AND (1) LITE OF 3/16" HS GLASS W/ AN .090 DBPVB OR SSPVB INTERLAYER.
7,9 - 9/16" LAMI: (1) LITE OF 1/4" A GLASS AND (1) LITE OF 1/4" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
8,10 - 9/16" LAMI: (2) LITES OF 1/4" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
11,12 - 9/16" LAMI: (1) LITE OF 1/4" A GLASS AND (1) LITE OF 1/4" HS GLASS W/ AN .090 DBPVB OR SSPVB INTERLAYER.
13,15 - 1 1/16" LAMI I.G. 3/16" T EXT. CAP + 3/8" AIR SPACE + 7/16" LAMI: (1) LITE OF 3/16" A GLASS AND (1) LITE OF 3/16" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
14,16 - 1 1/16" LAMI I.G. 3/16" T EXT. CAP + 3/8" AIR SPACE + 7/16" LAMI: (2) LITES OF 3/16" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
17,18 - 1 1/16" LAMI I.G. 3/16" T EXT. CAP + 3/8" AIR SPACE + 7/16" LAMI: (1) LITE OF 3/16" A GLASS AND (1) LITE OF 3/16" HS GLASS W/ AN .090 DBPVB OR SSPVB INTERLAYER.
19,21 - 1 1/16" LAMI I.G. 3/16" T EXT. CAP + 5/16" AIR SPACE + 9/16" LAMI: (1) LITE OF 1/4" A GLASS AND (1) LITE OF 1/4" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
20,22 - 1 1/16" LAMI I.G. 3/16" T EXT. CAP + 5/16" AIR SPACE + 9/16" LAMI: (2) LITES OF 1/4" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
23,24 - 1 1/16" LAMI I.G. 3/16" T EXT. CAP + 5/16" AIR SPACE + 9/16" LAMI: (1) LITE OF 1/4" A GLASS AND (1) LITE OF 1/4" HS GLASS W/ AN .090 DBPVB OR SSPVB INTERLAYER.
25,27 - 1 1/16" LAMI I.G. 1/4" T EXT. CAP + 5/16" AIR SPACE + 7/16" LAMI: (1) LITE OF 3/16" A GLASS AND (1) LITE OF 3/16" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
26,28 - 1 1/16" LAMI I.G. 1/4" T EXT. CAP + 5/16" AIR SPACE + 7/16" LAMI: (2) LITES OF 3/16" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
29,30 - 1 1/16" LAMI I.G. 1/4" T EXT. CAP + 5/16" AIR SPACE + 7/16" LAMI: (1) LITE OF 3/16" A GLASS AND (1) LITE OF 3/16" HS GLASS W/ AN .090 DBPVB OR SSPVB INTERLAYER.
31,33 - 1 1/16" LAMI I.G. 1/4" T EXT. CAP + 1/4" AIR SPACE + 9/16" LAMI: (1) LITE OF 1/4" A GLASS AND (1) LITE OF 1/4" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
32,34 - 1 1/16" LAMI I.G. 1/4" T EXT. CAP + 1/4" AIR SPACE + 9/16" LAMI: (2) LITES OF 1/4" HS GLASS W/ AN .090 SGP OR .075 SVS INTERLAYER.
35,36 - 1 1/16" LAMI I.G. 1/4" T EXT. CAP + 1/4" AIR SPACE + 9/16" LAMI: (1) LITE OF 1/4" A GLASS AND (1) LITE OF 1/4" HS GLASS W/ AN .090 DBPVB OR SSPVB INTERLAYER.

2. DESIGN PRESSURES: A. NEGATIVE DESIGN LOADS BASED ON TESTED PRESSURE AND GLASS TABLES ASTM E 1300.
B. POSITIVE DESIGN LOADS BASED ON WATER TEST PRESSURE AND GLASS TABLES ASTM E 1300.
3. ANCHORAGE: THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. MATERIALS, INCLUDING BUT NOT LIMITED TO STEEL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. FOR ANCHORAGE DETAILS SEE SHEETS 4 THROUGH 13.
4. SHUTTERS ARE NOT REQUIRED.
5. INSTALLATION SCREWS, FRAME AND PANEL CORNERS SEALED WITH NARROW JOINT SEALANT.
6. REFERENCES: TEST REPORTS FTL-5254, FTL-5273, FTL-5618, FTL-5619, ATI-81241.01-401-18-R1 ⚠A
ELCO TEXTRON NOA'S, ANSI/AF&PA FOR WOOD CONSTRUCTION AND ADM, ALUMINUM DESIGN MANUAL
7. THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
8. DOOR SIZES MUST BE VERIFIED FOR COMPLIANCE WITH EGRESS REQUIREMENTS PER FLORIDA BUILDING CODE, AS APPLICABLE. ⚠A
9. CONFIGURATIONS: STRAIGHT DOORS - MAXIMUM 4 TRACKS BY 10 FT. (120") HIGH WITH A MAXIMUM OF EIGHT 5 FT. NOMINAL WIDE DOOR PANELS.
⚠A INSIDE OR OUTSIDE CORNER DOORS - MAXIMUM OF 4 TRACKS BY 10 FT. (120") HIGH WITH A MAXIMUM OF FOUR 5 FT. PANELS EACH SIDE OF CORNER.
SEE EXAMPLE ELEVATIONS, SHT. 13 AND PANEL CONFIGURATIONS SHT. 14.





NOA DRAWING MAP

	SHEET
GENERAL NOTES	1
GLAZING DETAILS	2-3
ANCHORAGE	4-13
DESIGN PRESSURES	4-9
ELEVATIONS	14
CONFIGURATIONS	14-15
VERT. SECTIONS	16-17
HORIZ. SECTIONS	18-20
PARTS LIST	21
EXTRUSIONS	22-23

PRODUCT REVISED
to complying with the Florida Building Code
Acceptance No. 15-0609.12
Expiration Date AUG 03 2017
By Ishaq I. Chunara
Miami Dade Product Control

ANTHONY LYNN MILLER LICENSE No. 58705 STATE OF FLORIDA PROFESSIONAL ENGINEER

A. LYNN MILLER, P.E.
P.E.# 58705

Revised By:	Date:	Revisions:	
J.R.	05/27/15	C	FBC 2014 CODE CHANGE, REM STD YEARS AND NOA #'S
J.J.	10/13/11	B	FBC 2010 CODE CHANGE
F.K.	11/8/07	A	REVISE NOTE 1, ADD GLAZING OPTIONS. REVISE NOTE 2 ADD CONFIG. AND CORNER DOORS. REVISE NOTE 7 AND 8. ADD EXAMPLE CONFIGURATIONS.
Drawn By: F.K.	Date: 5/1/07	Checked By: J.J.	Date: XX/XX/07

1070 TECHNOLOGY DRIVE
NOKOMIS, FL 34275
P.O. BOX 1629
NOKOMIS, FL 34274

PGT Visibly Better

Description: GENERAL NOTES AND MAP
Title: ALUM. SLIDING GLASS DOOR, IMPACT
Series/Model: SGD780 | Scale: NTS | Sheet: 1 of 23 | Drawing No.: 8100-11 | Rev: C

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

NOTICE OF ACCEPTANCE (NOA)

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

PGT Industries
1070 Technology Drive
North Venice, FL 34275

SCOPE:

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

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

DESCRIPTION: Series "SH–700" Aluminum Single Hung Window – L.M.I.

APPROVAL DOCUMENT: Drawing No. **4040-20**, titled "Alum. Single Hung Window, Impact", sheets 1 through 11 of 11, dated 09/01/05, with revision E dated 05/12/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.

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

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

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

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

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

This NOA **revises and renews NOA# 11-1013.14** and consists of this page 1 and evidence pages E-1, E-2 and E-3, as well as approval document mentioned above.

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

MIAMI-DADE COUNTY APPROVED

7/2/15

NOA No. 15-0519.08
Expiration Date: March 26, 2021
Approval Date: July 09 2015

PGT Industries

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

1. Manufacturer's die drawings and sections.
   (Submitted under NOA No. 05-1018.01 and 07-0322.06)
2. Drawing No **4040-20**, titled "Alum. Single Hung Window, Impact", sheets 1 through 11 of 11, dated 09/01/05, with revision E dated 05/12/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.

B. TESTS

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   ..4) Large Missile Impact Test per FBC, TAS 201-94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   6) Forced Entry Test, per FBC 2411.3.2.1, TAS 202-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-4957**, dated 10/03/06, signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under previous NOA No.07–0322.06)***
2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   ..2) Large Missile Impact Test per FBC, TAS 201-94
   3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-4958** and **FTL-5063**, dated 10/03/06 and 11/21/06, both signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No.07-0322.06)***
3. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
   2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-4645**, dated 08/11/05, signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No. 07-0322.06)***
4. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
   2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-4649** and **FTL-4723**, dated 10/05/05 and 08/11/05, both signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No. 05-1018.01)***

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 15-0519.08
Expiration Date: March 26, 2021
Approval Date: July 09 2015

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

B. TESTS (CONTINUED)

5. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   ..4) Small Missile Impact Test per FBC, TAS 201-94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   6) Forced Entry Test, per FBC 2411.3.2.1, TAS 202-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-4947** and **FTL-4650**, dated 08/11/05, both signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No.05-1018.01)***
6. Test reports on:.1) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   ..2) Large Missile Impact Test per FBC, TAS 201-94
   3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung window, with fin frame, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-4948** and **FTL-4646**, dated 08/10/05, both signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No.05-1018.01)***

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC-5th Edition (2014)**, dated 05/12/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
2. Glazing complies with **ASTM E1300-09**

D. QUALITY ASSURANCE

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

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **14-0423.17** issued to **Eastman Chemical Company (MA)** for their "**Saflex Clear and Color Glass Interlayers**" dated 06/19/14, expiring on 05/21/16.
2. Notice of Acceptance No. **14-0916.10** issued to **Kuraray America, Inc.** for their **"Kuraray Butacite® PVB Glass Interlayer"** dated 04/25/15, expiring on 12/11/16.

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 15-0519.08
Expiration Date: March 26, 2021
Approval Date: July 09 2015

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

F. STATEMENTS

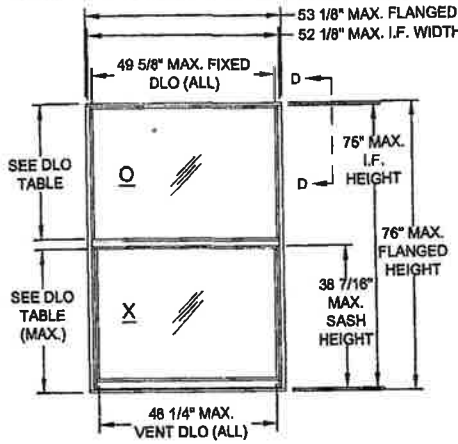
1. Statement letter of conformance, complying with **FBC-5th Edition (2014)**, dated May 16, 2015, issued by manufacturer, signed and sealed by A. Lynn Miller, P.E.
2. Statement letter of no financial interest, dated May 16, 2015, issued by manufacturer, signed and sealed by A. Lynn Miller, P.E.
3. Laboratory compliance letter for Test Reports No. **FTL-4957, FTL-4958** and **FTL-5063**, issued by Fenestration Testing Laboratory, Inc., dated 10/03/06, signed and sealed by Edmundo Largaespada, P.E.
   (Submitted under NOA No. 07-0322.06)
4. Laboratory compliance letter for Test Reports No. **FTL-4649, FTL-4723. FTL-4947, FTL-4650, FTL- 4948** and **FTL-4646**, issued by Fenestration Testing Laboratory, Inc., dated 08/10/05, signed and sealed by Edmundo Largaespada, P.E.
   (Submitted under NOA No. 05-1018.01)

G. OTHERS

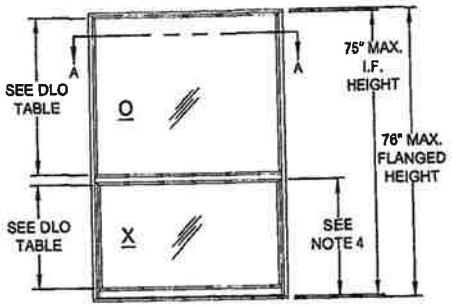
1. Notice of Acceptance No. **11-1013.14**, issued to PGT Industries for their Series "SH-700" Aluminum Single Hung Window - L.M.I., approved on 11/03/11 and expiring on 03/26/16.

Manuel Perez

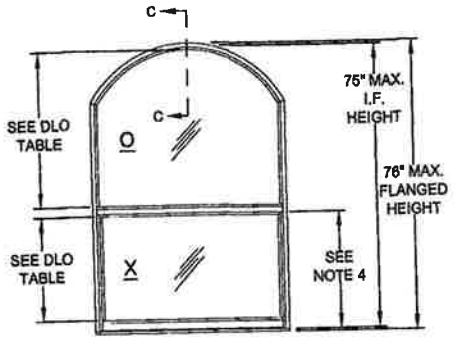
Manuel Perez, P.E.
Product Control Examiner
NOA No. 15-0519.08
Expiration Date: March 26, 2021
Approval Date: July 09 2015



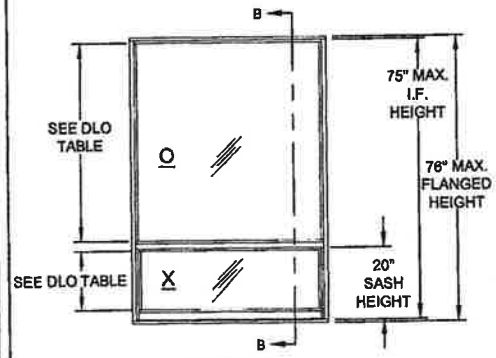
DETAIL A
1/1



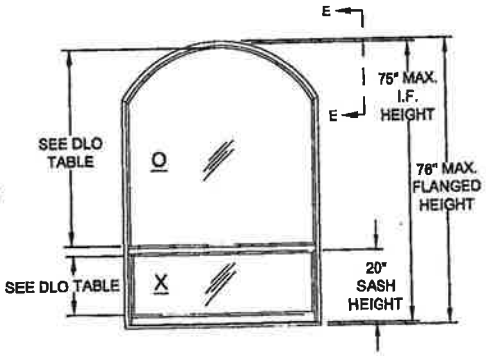
DETAIL B
VIEW (STANDARD SASH)



DETAIL C
RADIUS TOP (STANDARD SASH)



DETAIL D
VIEW (CUSTOM SASH)



DETAIL E
RADIUS TOP (CUSTOM SASH)

VERTICAL DAYLIGHT OPENING		
	FIXED LITE	
DETAIL	LOW SILL	HIGH SILL
A	34 1/2"	34 3/16"
B	41 5/8"	41 1/4"
C	41 1/4"	40 7/8"
D	52 5/8"	52 11/16"
E	52 1/4"	52 5/16"
	SASH	
DETAIL	LOW SILL	HIGH SILL
A	34 1/2"	34 3/16"
B	27 7/16"	27 1/8"
C	27 7/16"	27 1/8"
D	16 3/8"	15 3/4"
E	16 3/8"	15 3/4"

TABLE 5.

NOTES:
1. SEE SHEET 5 FOR VERTICAL AND HORIZONTAL SECTION DETAILS.
2. SEE SHEET 7 FOR CORNER DETAIL VIEWS.
3. SEE SHEETS 8 THROUGH 11 FOR ANCHORAGE INFORMATION.
4. SASH HEIGHTS FOR STANDARD SASH WINDOWS (DETAILS B & C) ARE BASED ON A THREE OVER TWO FORMAT.

PRODUCT REVISED
as complying with the Florida Building Code
Acceptance No 15-0519.08
Expiration Date March 28, 2021
By
Miami Dade Product Control

ANTHONY LYNN MILLER
LICENSE
No. 58705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/12/15

A. LYNN MILLER, P.E.
FL P.E.# 58705

Revised By:	Date:	Revisions:	
L.M.	5/12/15	E	NO CHANGES THIS SHEET
J.J.	10/07/11	D	NO CHANGES THIS SHEET
J.R.	04/01/11	C	NO CHANGES THIS SHEET
Drawn By: F.K.	Date: 9/1/05	Checked By: J.J.	Date: 2/23/07

1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
P.O. BOX 1529
NOKOMIS, FL 34274

PGT
Visibly Better

Description: ELEVATIONS
Title: ALUM. SINGLE HUNG WINDOW, IMPACT
Series/Model: SH700
Scale: NTS
Sheet: 4 of 11
Drawing No.: 4040-20
Rev: E

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

NOTICE OF ACCEPTANCE (NOA)

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

PGT Industries
1070 Technology Drive
North Venice, FL 34275

SCOPE:

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

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

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

DESCRIPTION: Series "HR-710" Aluminum Horizontal Rolling Window - L.M.I.

APPROVAL DOCUMENT: Drawing No. **4127-10,** titled "Alum. Horizontal Roller Window, Impact", sheets 1 through 11 of 11, dated 02/28/06, with revision F dated 05/14/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.

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

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

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

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

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

This NOA **revises and renews NOA# 11-1114.04** and consists of this page 1 and evidence pages E-1 and E-2, as well as approval document mentioned above.

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

MIAMI-DADE COUNTY APPROVED

7/2/15

NOA No. 15-0519.09
Expiration Date: December 21, 2021
Approval Date: July 09 2015

PGT Industries

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

1. Manufacturer's die drawings and sections.
   (Submitted under NOA's No. 07-0815.09 and 06-0405.06)
2. Drawing No. **4127-10**, titled "Alum. Horizontal Roller Window, Impact", sheets 1 through 11 of 11, dated 02/28/06, with revision F dated 05/14/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.

B. TESTS

1. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
   2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an XOX aluminum horizontal sliding window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-5330**, dated 07/18/07, signed and sealed by Carlos S. Rionda, P.E.
   (Submitted under NOA No. 07-0815.09)
2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   ..4) Large Missile Impact Test per FBC, TAS 201-94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   6) Forced Entry Test, per FBC 2411.3.2.1, TAS 202-94
   along with marked-up drawings and installation diagram of an XOX aluminum horizontal sliding window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-4858**, dated 03/08/06, signed and sealed by Edmundo Largaespada, P.E.
   (Submitted under NOA No.06-0405.06)
3. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   ..4) Large Missile Impact Test per FBC, TAS 201-94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   6) Forced Entry Test, per FBC 2411.3.2.1, TAS 202-94
   along with marked-up drawings and installation diagram of an XOX aluminum horizontal sliding window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-4859**, dated 03/08/06, signed and sealed by Edmundo Largaespada, P.E.
   (Submitted under NOA No. 06-0405.06)

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 15-0519.09
Expiration Date: December 21, 2021
Approval Date: July 09 2015

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC-5th Edition (2014)**, dated 05/14/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
2. Glazing complies with **ASTM E1300-09**

D. QUALITY ASSURANCE

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

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **14-0423.17** issued to **Eastman Chemical Company (MA)** for their "**Saflex Clear and Color Glass Interlayers**" dated 06/19/14, expiring on 05/21/16.
2. Notice of Acceptance No. **14-0916.10** issued to **Kuraray America, Inc.** for their "**Kuraray Butacite® PVB Glass Interlayer**" dated 04/25/15, expiring on 12/11/16.

F. STATEMENTS

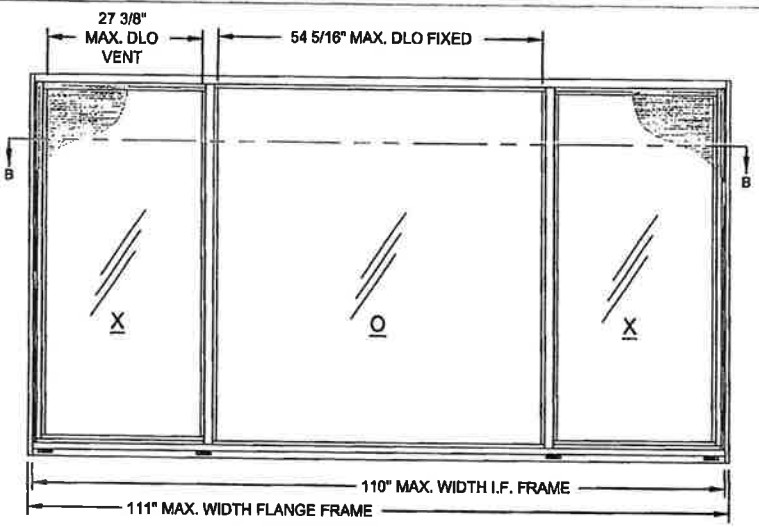
1. Statement letter of conformance, complying with **FBC-5th Edition (2014)**, dated May 16, 2015, issued by manufacturer, signed and sealed by A. Lynn Miller, P.E.
2. Statement letter of no financial interest, dated May 16, 2015, issued by manufacturer, signed and sealed by A. Lynn Miller, P.E.
3. Laboratory compliance letter for Test Report No. **FTL-5330**, issued by Fenestration Testing Laboratory, Inc., dated 07/18/07, signed and sealed by Carlos S. Rionda, P.E. ***(Submitted under NOA No. 07-0815.09)***
4. Laboratory compliance letter for Test Reports No. **FTL-4858 and FTL-4859**, issued by Fenestration Testing Laboratory, Inc., dated 03/08/06, signed and sealed by Edmundo Largaespada, P.E. ***(Submitted under NOA No. 06-0405.06)***

G. OTHERS

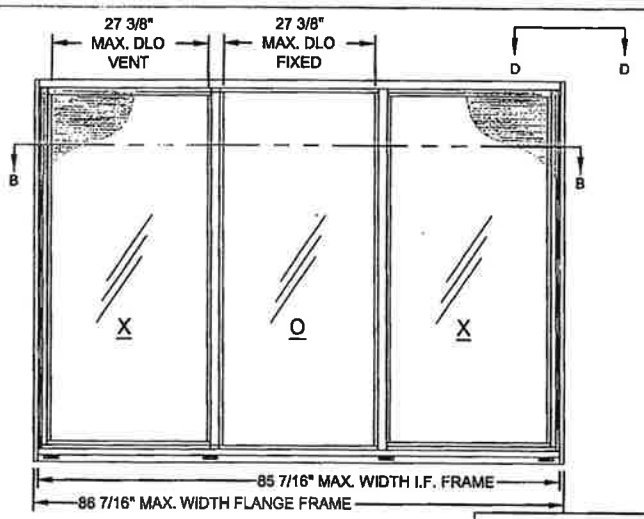
1. Notice of Acceptance No. **11-1114.04**, issued to PGT Industries for their Series "HR-710" Aluminum Horizontal Sliding Window - L.M.I., approved on 02/16/12 and expiring on 12/21/16.

Manuel Perez

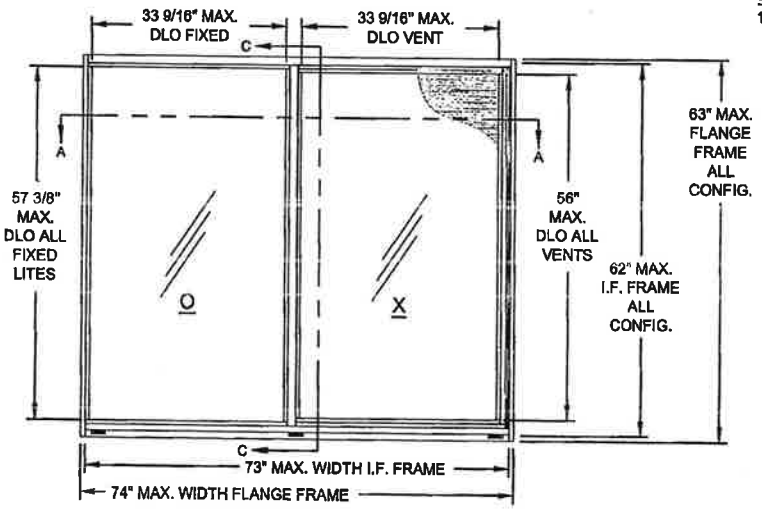
Manuel Perez, P.E.
Product Control Examiner
NOA No. 15-0519.09
Expiration Date: December 21, 2021
Approval Date: July 09 2015



DETAIL B - XOX (1/4-1/2-1/4)



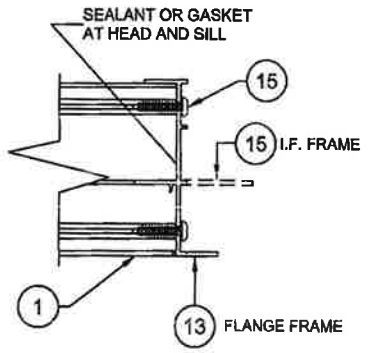
DETAIL C - XOX (1/3-1/3-1/3)



DETAIL A - OX OR XO

NOTE:

1. SEE SHEET 5 FOR VERTICAL AND HORIZONTAL SECTION DETAILS.



VIEW D-D
(FRAME CORNER CONSTRUCTION)

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No 15-0519.09
Expiration Date Dec 21-2021
By Manuel Perez
Miami Dade Product Control

ANTHONY LYNN MILLER
LICENSE
No. 58705
7/2/15
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705

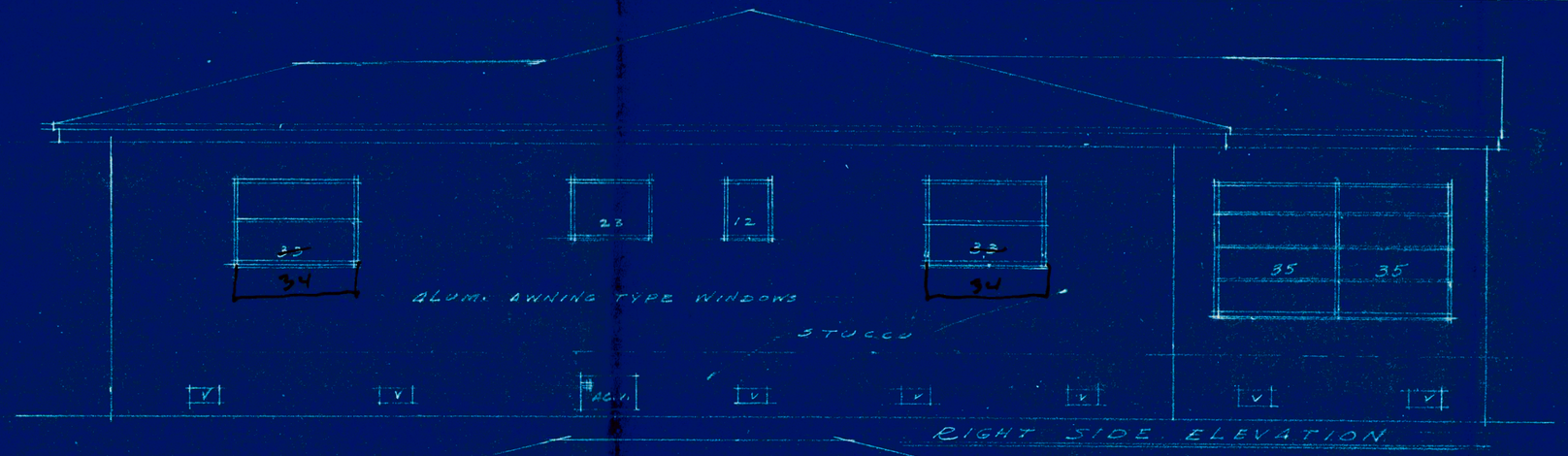
Revised By:	Date:	Revisions:	
L.M.	5/14/15	F	NO CHANGE THIS SHEET
J.J.	10/17/11	E	NO CHANGE THIS SHEET
J.R.	8/20/11	D	NO CHANGE THIS SHEET
Drawn By: F.K.	Date: 2/28/06	Checked By: J.J.	Date: 3/23/06

1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
P.O. BOX 1629
NOKOMIS, FL 34274

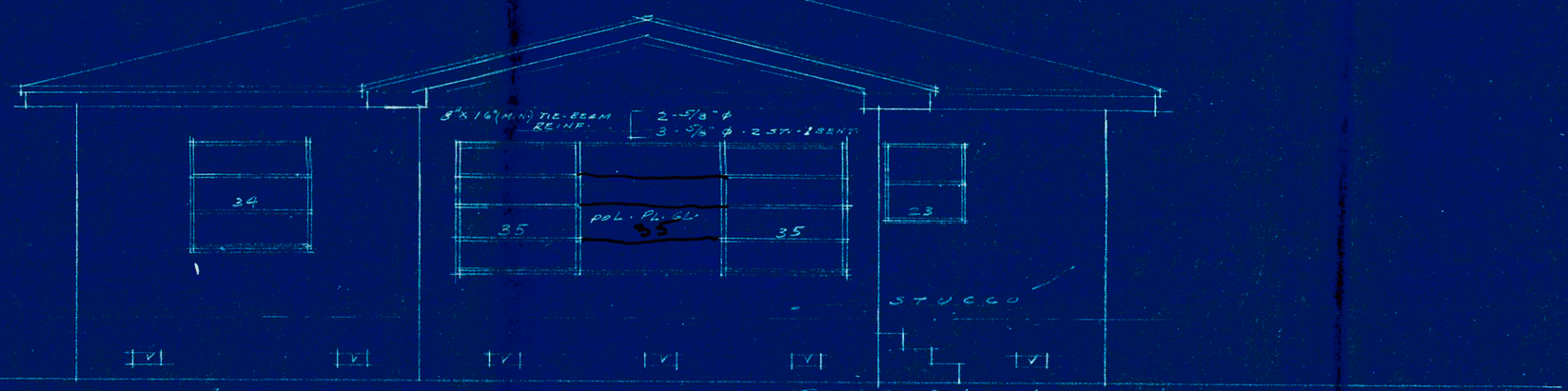
PGT
Visibly Better

Description: ELEVATIONS
Title: ALUM. HORIZONTAL ROLLER WINDOW, IMPACT

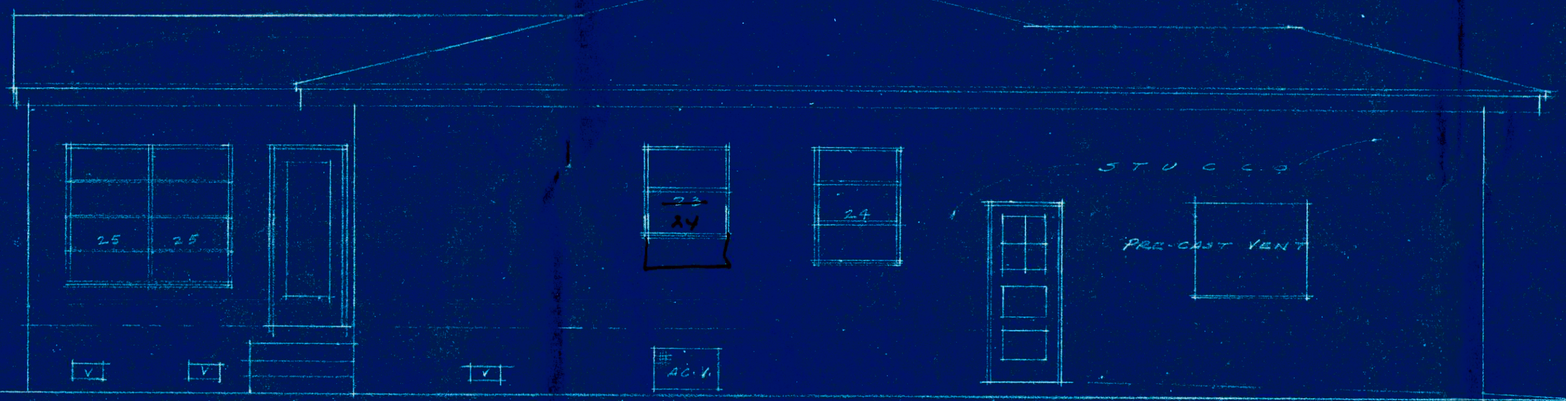
Series/Model:	Scale:	Sheet:	Drawing No.	Rev:
HR710	NTS	4 of 11	4127-10	F



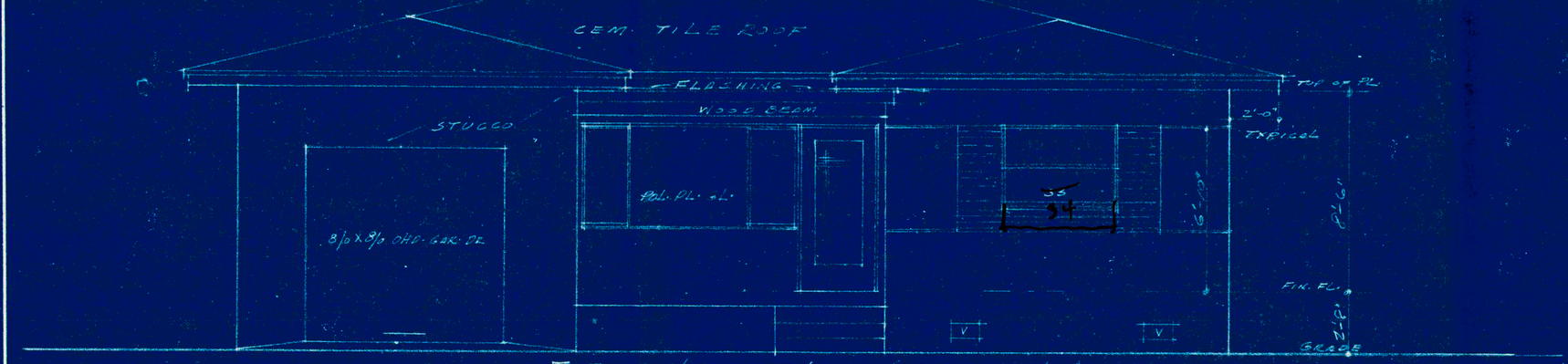
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

1/4" = 1'-0"

RESIDENCE FOR
MR. & MRS. C. BECKER
LAKE WORTH, FLORIDA

HARRY E. PENNEY
ARCHITECT
1712 S.W. 1 ST
MIAMI FLORIDA

JOB 2550 | DATE: 1/31/53 | SHEET 2/6 | DET. | DRAWN BY: DLR

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTES BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM AT THE COMPLETION OF THE WORK.

Eugene Dietzgen Co., Inc., New York, N. Y. No. 166M Crayfon Tracing Paper

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

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

MEMORANDUM DATE: June 1, 2016

AGENDA DATE: June 8, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1516 South Palmway**

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

TITLE: **HRPB Project Number 16-00100101:** Consideration of a Certificate of Appropriateness (COA) for exterior stucco alterations for the single-family structure located at **1516 South Palmway**; PCN#3843442701-0860041. The subject property was constructed in 1948 and is a contributing resource within the South Palm Park Local Historic District.

OWNER/APPLICANT: Thomas Cassano
1516 South Palmway
Lake Worth, FL 33460

BACKGROUND:
The single-family structure at 1516 South Palmway was constructed in 1948 by architect Edgar S. Wortman, and contractor L.E. Welch for Mr. Harry Seitz. The property has public frontage on two streets; South Palmway to the west and South Lakeside Drive to the east. The building is a Mid-Century Masonry with Colonial Revival Influence architectural style. Character defining features of the building include the original oversized metal casement windows, decorative stucco quoins, tandem 2-car garage, front porch configuration with brick planters, large brick chimney, crawl space with decorative vents, and concrete masonry construction with a smooth stucco finish.

The original architectural plans for the building are available in the City's property files and have been included as Attachment 4. Based on the information in the property file, some exterior alterations have occurred over time. The original white barrel tile roof was replaced with asphalt shingle, the rear decorative screen porch was enclosed with awning windows, the colonial shutters were replaced with metal awnings, and the front porch columns and front door were altered. Overall, the building retains a high degree of historic integrity of location, setting, materials, and design.

REQUEST:
In December 2015, Staff issued an administrative approval to remove the acrylic stucco coating and install a new smooth texture stucco to replicate the original stucco design. The stucco that was installed is not smooth, and the Applicant is now requesting approval for a "knock down" or two-tone lace texture stucco on the entire exterior of the structure.

COMPREHENSIVE PLAN CONSISTENCY:

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

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

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

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

ANALYSIS:

Zoning

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

Historic Preservation

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

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

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

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

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

According to the Standards and the Code, when repair or replacement of stucco is necessary, the new stucco should match the old in composition, design, texture, and materials. The acrylic spraycoat on the structure was not original, therefore the new stucco should match the original stucco finish. Given the information on the architectural drawings and other contemporary buildings in Lake Worth designed by Edgar S. Wortman,

the original stucco finish was smooth. Notations on the drawings do not indicate any type of applied stucco texture, only that the stucco should be scored to form the quoins.

According to Preservation Brief #22, "The Preservation and Repair of Historic Stucco," when planning a repair, stucco samples "should be placed next to the stucco remaining on the building to compare the color, texture and composition of the samples with the original. The number and thickness of stucco coats used in the repair should also match the original" and "the finish coat should be worked to match the texture of the original stucco."

The Brief concludes by saying that "When repairing historic stucco, the new stucco should duplicate the old as closely as possible in strength, composition, color and texture."

The stucco texture that has been installed on the quoins is smooth, however the depth of the decorative quoins has been minimized with the installation of the "knock-down" finish on the walls. The stucco texture that has been installed on the walls is considered by some to be a "smooth knock-down" finish as opposed to a "completely smooth finish." Given that both finishes can be considered "smooth" with a variation in the amount of texture, Staff can say that the "smooth knock-down" finish is minimally compatible. When compared to the original stucco and the architectural style, the most compatible exterior stucco is a completely smooth finish.

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 discuss the application as submitted and the compatibility of the stucco textures, given the difference between a "smooth knock-down" finish and a "completely smooth" finish. The new stucco texture does represent a visible exterior alteration, and the Board should consider the decision criteria set forth in the Secretary of the Interior's Standards for Rehabilitation, the criteria set forth in the City of Lake Worth Land Development Regulations §23.5-4(k), and whether or not the change in stucco texture will have an adverse effect on the integrity and character of the property.

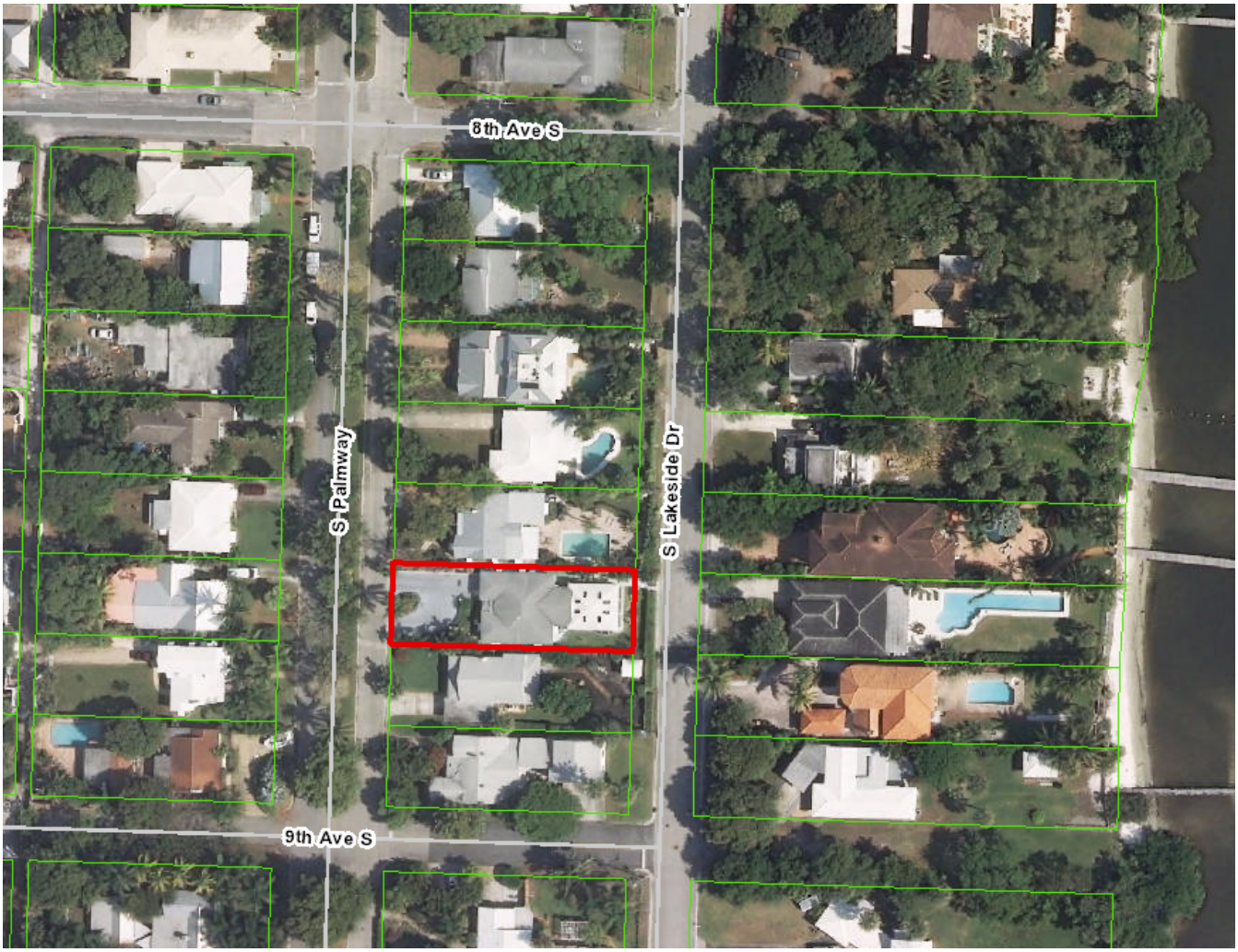
POTENTIAL MOTIONS:
I MOVE TO **DENY** HRPB 16-00100101: Consideration of a Certificate of Appropriateness (COA) for an alternate stucco texture for the subject building located at **1516 South Palmway** because the Applicant has not established by a preponderance of the competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

I MOVE TO **APPROVE** HRPB 16-00100101: Consideration of a Certificate of Appropriateness (COA) for an alternate stucco texture for the subject building located at **1516 South Palmway**, based upon the preponderance of competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations Section 23.5-4.

ATTACHMENTS:

1. Decision Criteria
2. Photographs
3. Justification Statement
4. Original Architectural Drawings
5. Preservation Brief #22 "The Preservation and Repair of Historic Stucco"

LOCATION MAP



MEMORANDUM

DATE: June 1, 2016

TO: Chair and Members of the Historic Resources Preservation Board

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

SUBJECT: **HRPB Project Number 16-00100101:** Consideration of a Certificate of Appropriateness (COA) for exterior stucco alterations for the single-family structure located at **1516 South Palmway**; PCN#38-43-44-27-01-086-0041. The subject property was constructed in 1948 and is a contributing resource within the South Palm Park Local Historic District.

HRPB Meeting Date: June 8, 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 alter the exterior appearance of the historic 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 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 will alter the exterior appearance of the historic building by changing the historic smooth stucco finish to a "knock down" or two-tone lace texture stucco.

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 alter the stucco finish to a "knock down" or two-tone lace texture stucco.

(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 smooth stucco is characterized in the mid-century colonial revival architectural style of the house.

(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 stucco configuration alters the exterior appearance of the historic building. The "knock down" or two-tone lace texture stucco is a more-textured finish than a smooth stucco finish.

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: Not applicable to this project.

(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 altered by the proposed project as submitted by the Applicant, as outlined above. The proposed stucco configuration alters the exterior appearance of the historic building. The "knock down" or two-tone lace texture stucco is a more-textured finish than the smooth texture finish.

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 original smooth stucco is characterized in the mid-century colonial revival architectural style of the house.

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.

(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.

1 5 1 6

1516

5116

WM
WASTE MANAGE
CITY OF LAKE
FLORIDA

PLANNING & PRESERVATION DIVISION
DEPARTMENT FOR COMMUNITY SUSTAINABILITY
CITY OF LAKE WORTH
1900 2ND AVENUE NORTH
LAKE WORTH, FL 33461
561.586.1687

CERTIFICATE OF APPROPRIATENESS APPLICATION

This application is required for **ALL** applications submitted to the Planning, Zoning and Historical Preservation Division. Planning staff can answer any questions you have regarding the applications and the processes during Planner On-Call hours (Monday – Friday, 9:00 – 10:30 a.m. and 3:00 – 4:00 p.m.). Please make an appointment with planning staff if you require more than 15 minutes with a staff member. **NOTE: PRE-APPLICATION MEETING REQUIRED FOR ALL CASES TO BE REVIEWED BY THE HISTORIC RESOURCES PRESERVATION BOARD.**

Application Type (select all that apply):

☐ Exterior Alterations (roof, windows, doors, etc) ☐ Fence/Wall/Gate ☐ Sign

☐ Addition ☐ New Construction ☐ Demolition ☐ Relocation

☒ Other: seeking approval for existing stucco finish on house as being a "smooth texture" as originally approved in COA#15-00100219.

PROJECT INFORMATION

Project Location: 1516 S Palmway, Lake Worth

Legal Description: Add 1 to Town of Lake Worth N1/2 of Lt4 & Lt 5 BLK 86

PCN: 38-43-44-27-01-086-0041 Historic District: South Palm Park Contributing?: ____

# of buildings/structures on property: 1 What type?: CBS

Current Use: residential Change of Use Proposed?: no

Total Estimated Cost of the Project: $0 if application approved

Are you requesting consideration of Economic Hardship? ____ If yes, please include required checklist.

FOR OFFICE USE ONLY			
HRPB Project No.			
Associated Project Nos.			
Submittal Date		Sufficiency Date	
Project Planner Assigned			
Total Fee Amount	$ _____ ☐ PAID _____ ☐ DUE _____		

APPLICANT INFORMATION

Project Manager/Contact Person: Henry Kusinski

Company: Palm Beach Finance & Construction Group Inc.

Address: 1511 Georgia Ave, West Palm Beach, FL 33401
(Street Address) (City) (State) (Zip)

Phone No.: 561-385-7444 E-Mail Address: henrykgc@gmail.com

Applicant Name (if different from Project Manager): _____

Company: _____

Address: _____
(Street Address) (City) (State) (Zip)

Phone No.: _____ E-Mail Address: _____

Owner Name: Thomas ~~Donna~~ Cassano

Address: 1516 S Palmway, Lake Worth, FL 33460
(Street Address) (City) (State) (Zip)

Phone No.: 716- E-Mail Address: _____

OWNER'S CONSENT (IF APPLICABLE)

Thomas ~~Donna~~ Cassano ("Owner") certifies that it is the owner of the property located at 1516 S Palmway, Lake Worth, FL ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes Henry Kusinski, as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: _____ Date: 5-3-16
Name/Title of Signatory: THOMAS CASSANO

STATE OF Florida)
COUNTY OF Palm Beach)
The foregoing instrument was acknowledged before me this 3rd day of MAY, 2016 by THOMAS CASSANO who is personally known to me or who produced a DRIVER'S LICENSE as identification. He/she did not take an oath.

(NOTARY SEAL)

JAN J. SOBIERAJ MY COMMISSION EXPIRES December 5, 2018 #FF 179953 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

_____ (Signature of Notary Public)

_____ (Name of Notary)

PROJECT INFORMATION

DESCRIPTION OF WORK:

Provide a **detailed** description of work to be done as a result of this application (attach additional sheets if necessary).

The previous acrylic popcorn texture on the exterior walls was removed and a "smooth textured" finish was applied after making repairs to the original stucco wall which had been badly cracked. The "smooth texture" was approved by the historical board with Building permit 15-3353. We are seeking Board approval to keep the new "smooth Textured" stucco finish instead of changing it to a completely smooth finish as presently requested by the Preservation Planning Coordinator. (see addendum)

PRIOR APPROVALS:

Indicate any prior planning, zoning, historic or building approvals that you are aware of for the property (attach additional sheets if necessary).

see COA #15-00100219

REQUIRED ATTACHMENTS FOR ALL APPLICATIONS

☐ CERTIFICATE OF APPROPRIATENESS APPLICATION
- Fill in all applicable fields and do not forget to include all required signatures.

☐ APPLICATION CHECKLIST
- Include all additional items as specified on each project specific application checklist if applicable. **FENCES AND SIGNS** do not have additional application checklists. Additional information may be required by Staff depending on the scope of each project.

☐ JUSTIFICATION STATEMENT
- Must address all compatibility criteria set forth in Section 23.5-4 Historic Preservation as applicable. See page 7 of this application for details. See the back of each applicable "Application Checklist" for details on additional specific criteria.

☐ PHOTOGRAPHS
- A minimum of one photograph of all elevations effected by the proposed project, including detail shots of significant architectural features.
- Digital, 35 mm, or disposable cameras. No Polaroids or Google Earth images.

☐ FEES
- Application will not be processed or scheduled for a Board meeting until fee is paid in full.

AFFIDAVIT OF COMPLETENESS AND ACCURACY

INSTRUCTIONS: To be completed by the individual submitting the application (owner or authorized agent).

Project Location: 1516 S Palmway Submittal Date: May 3, 2016

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Lake Worth relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning, Zoning and Historic Preservation Division of Lake Worth, Florida, and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by Palm Beach County to process this application. I further acknowledge that any plans that I have prepared or had prepared comply with the Fair Housing Standards. I further consent to the City of Lake Worth to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Check (✓) one: I am the ☐ property owner ■ authorized agent.

Henry Kusinski
(Name - type, stamp or print clearly)

H. Kusinski
(Signature)

(Name of Firm)

1511 Georgia Ave
(Address, City, State, Zip)

STATE OF Florida)
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 3 day of May, 2016 by Henry Kusinski who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL) JAN J. SOBIERAJ MY COMMISSION EXPIRES December 5, 2018 #FF 179953 Notary Public Underwriters Bonded thru NOTARY PUBLIC STATE OF FLORIDA

Jan J. Sobieraj
(Signature of Notary Public)

(Name of Notary)

SIGN POSTING AGREEMENT

(REQUIRED FOR ALL APPLICATION TO BE REVIEWED BY HISTORIC RESOURCES PRESERVATION BOARD)

Applicant: Palm Beach Finance & Construction Group Inc.

Property Owner: Donna and Thomas Cassano

Contact Phone No.: 561-385-7444

Property Location: 1516 S Palmway, Lake Worth, Fl 33460

I, Henry Kusinski, hereby affirm that I will post the notification sign(s) provided to me for a minimum of ten (10) calendar days before the scheduled date of the hearing of Planning and Zoning Case No. _____.

Signature: H. Kusinski Date: May 3, 2016

Name/Title of Signatory: Henry Kusinski

STATE OF Florida)
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 3 day of May, 2016 by Henry Kusinski who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL) JAN J. SOBIERAJ MY COMMISSION EXPIRES December 5, 2018 #FF 179953 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

J. J. Sobieraj
(Signature of Notary Public)

(Name of Notary)

ADDENDUM TO COA RE 1516 S PALMWAY

This is an application to obtain approval of an Exterior Alteration using an alternate design. Due to a misunderstanding of terminology between “smooth texture” stucco and “completely smooth” stucco, a stucco smooth texture finish has been placed on the building (see attached pictures). To redo the finish to “completely smooth” would cause the home owner to incur significant additional costs and deny the home owner of enjoyment of their property, all of which could be avoided if the Historical Board were to approve this application. A redo would also include additional costs in redoing the corner and bottom features of the wall.

The Preservation Planning Coordinator is of the opinion that the building currently represents a “Mediterranean” style instead of a “Colonial Revival” style. We have a different opinion of this. In researching the term “Colonial Revival” one will find that it incorporates various different architectural features and is used to include everything from colonial buildings in the Virginias to colonial buildings in Florida and California. None of them have their own absolute or definitive or exclusive architectural elements. Also for “Colonial Revival” to apply it does not necessarily mandate completely smooth stucco. With this subject property the owners have agreed to retain the colonial features of the windows and shutters even though the windows (originals) have been severely damaged over time – all at great expense to themselves. Similarly they have agreed to redo the existing columns at the front of the house into a colonial style as approved in permit 15-3353.

It is thus our opinion and that of our architects that the smooth texture (known by local artisans as a “Florida Water Texture Design”) that has been applied to the building does not detract from any “Colonial Revival” styling for the building, but enhances it. The design does not stand out from the building surface not more than a couple of millimeters or less.

The large property to the north of the subject property, is of similar styling and has even a coarser finish to its stucco (see pictures). The remaining adjacent properties are all of different design with some being multi-family residential. Thus there is no negative impact on the immediate community with the design presently on the building. Also no objections have been received from any neighbors – only compliments.

With respect to Section 23.5-4:

A. The proposed work enhances the appearance of the property. Previously the property was covered with a heavy acrylic “popcorn” texture which had been applied in the 1960’s. This was all removed.
B. Other properties in the district are of various designs from different periods. There is little consistency between the properties.
C. The proposed design does not detract from the archaeological significance of the property. In all other respects the owner has tried to enhance and/or restore the building to its original greatness both inside and out.
D. Denial of a certificate of appropriateness would deprive the property owner of reasonable beneficial use of his property by delaying completion of his project and by the potential burden of significant costs.
E. Work has been done. Once approval has been obtained the property can be painted and the site cleaned up.
F. No negative actions are believed to have been performed. Other restoration work has been either completed or is planned in accordance with approved plans and the guidelines of this section.
G. The requested changes have minimal effect on the elements or features of the structure.

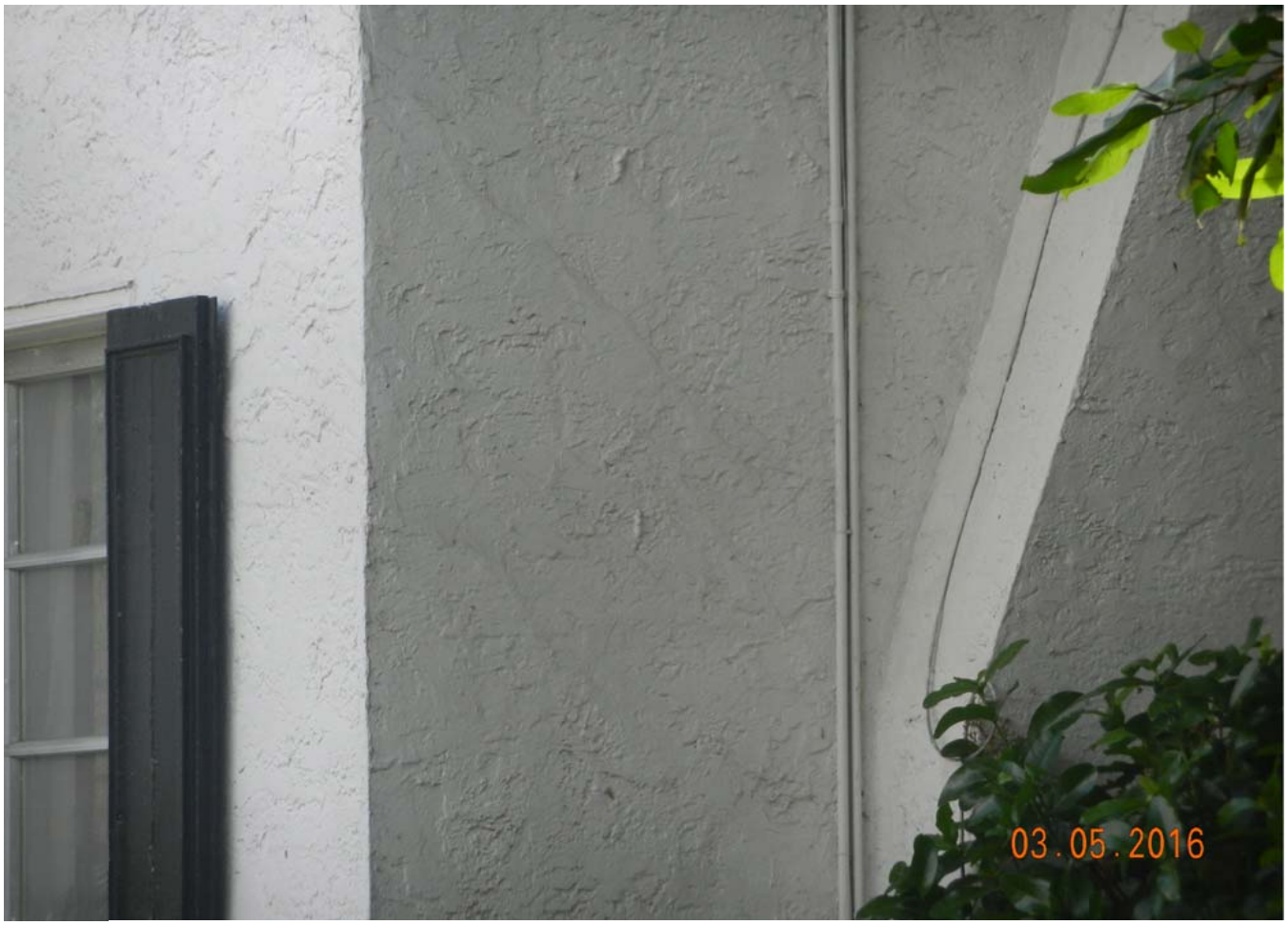
Front Elevation of House

South Elevation of House

North Elevation of House

East Elevation of House

Neighbor on North Side



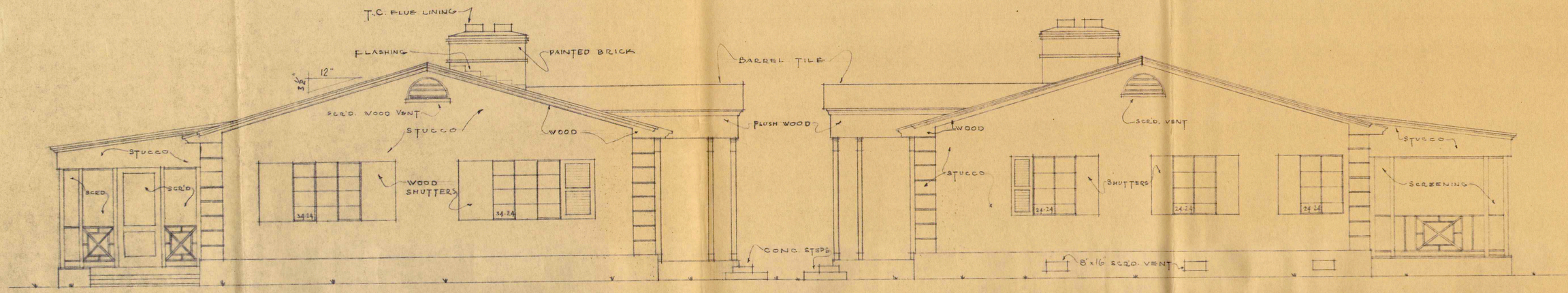
North Neighbor Stucco Texture

South Neighbor

East Neighbors

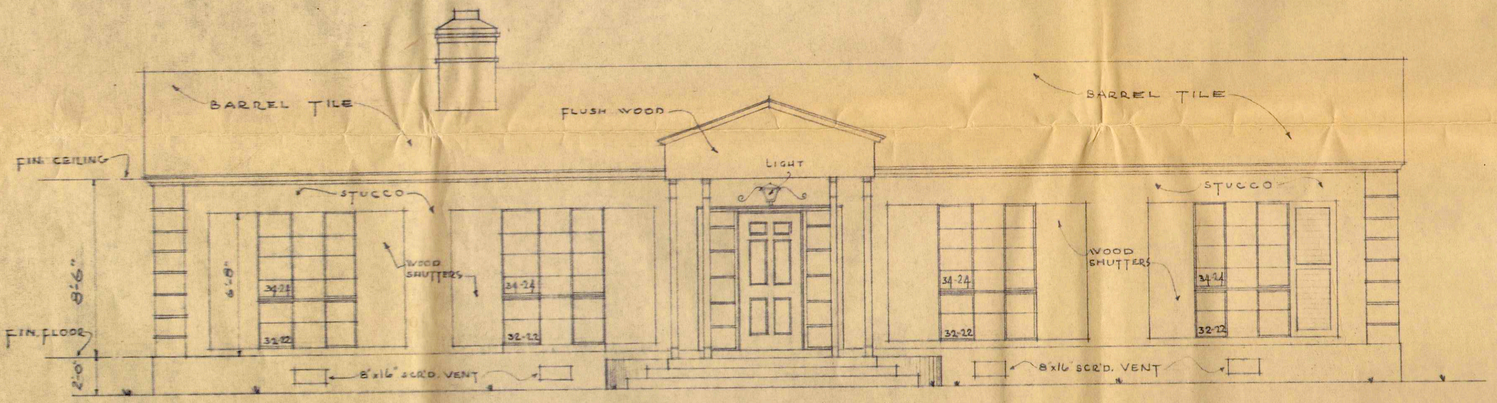
NE Neighbors

Typical West Neighbors

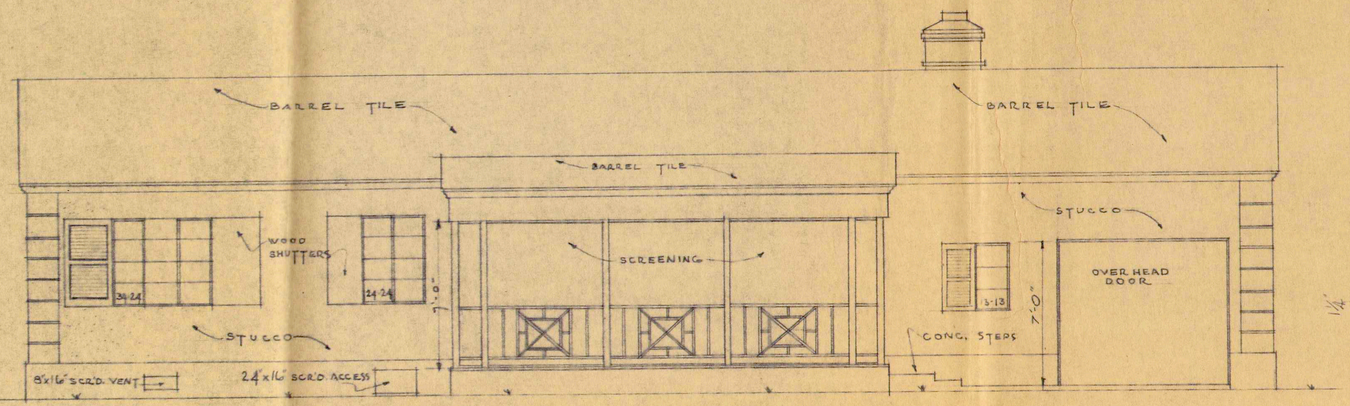


NORTH ELEVATION
SCALE 1/4"=1'-0"

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



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



EAST ELEVATION
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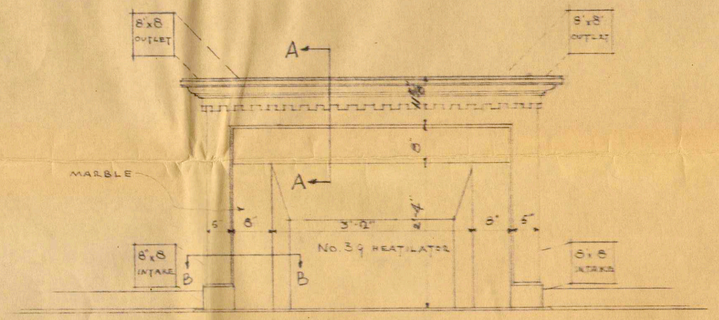

MANTEL
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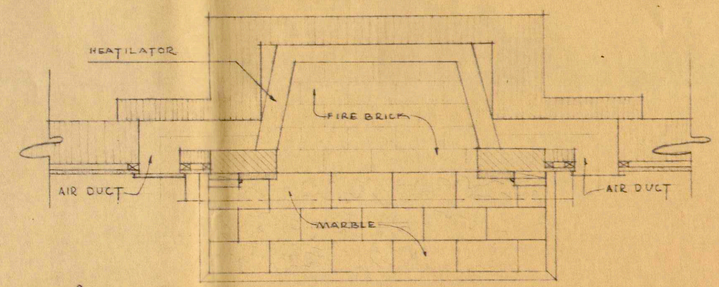

PLAN OF FIREPLACE
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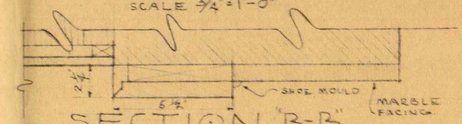

SECTION "B-B"
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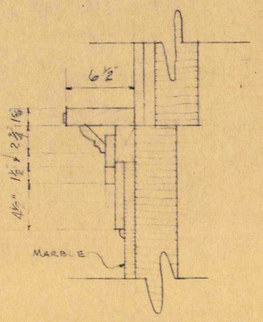
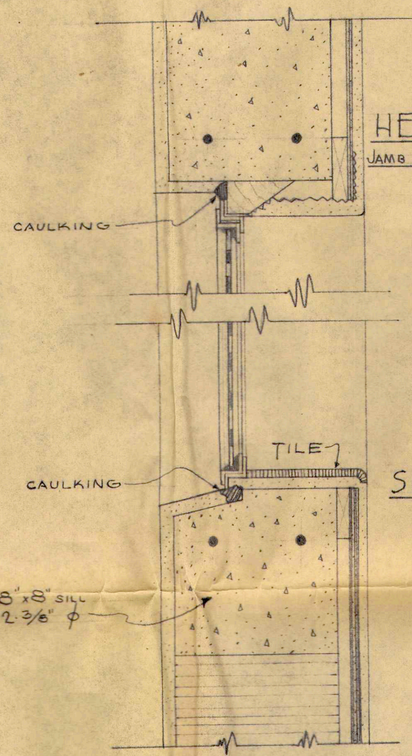


SECTION "AA"
SCALE 1½"=1'-0"

RESIDENCE
FOR
MR. HARRY SEITZ
AT
LAKE WORTH FLORIDA

Richardson	EDGAR S. WORTMAN	8-118
MAY 1948		3 OF 4



WINDOW DETAIL

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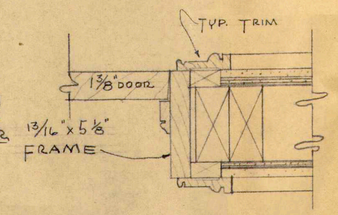
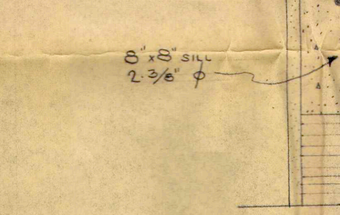
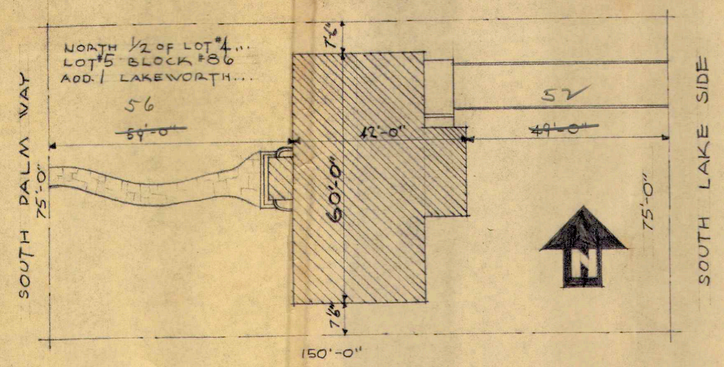


TYPICAL INTERIOR DOOR JAMB

3"=1'-0"





PLOT PLAN

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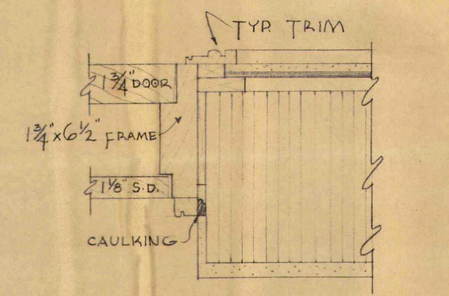

TYPICAL EXTERIOR DOOR JAMB

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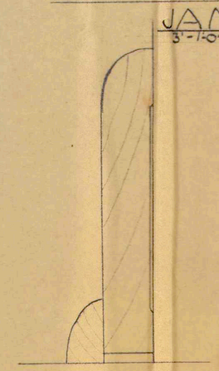
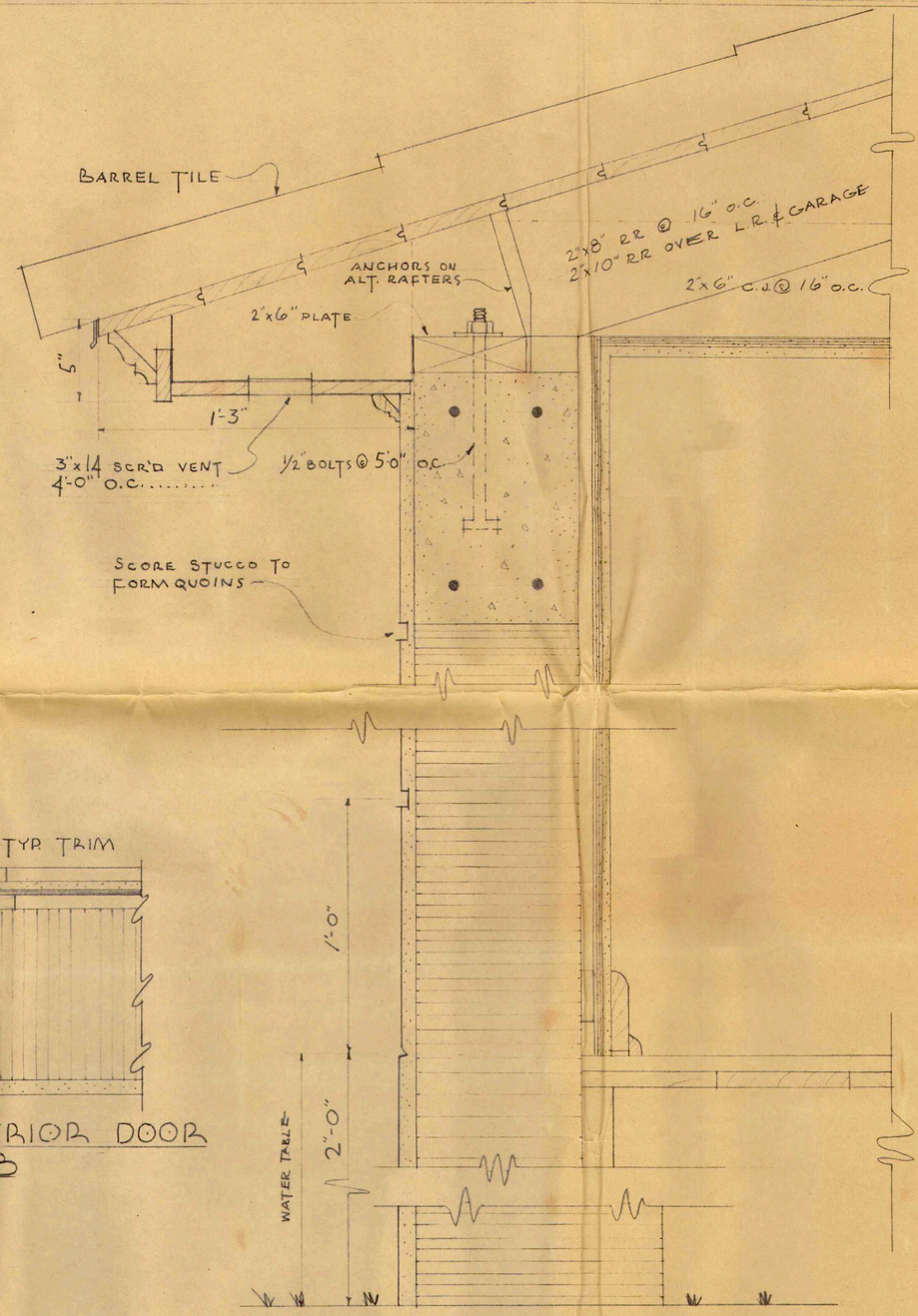


F.S.D. BASE

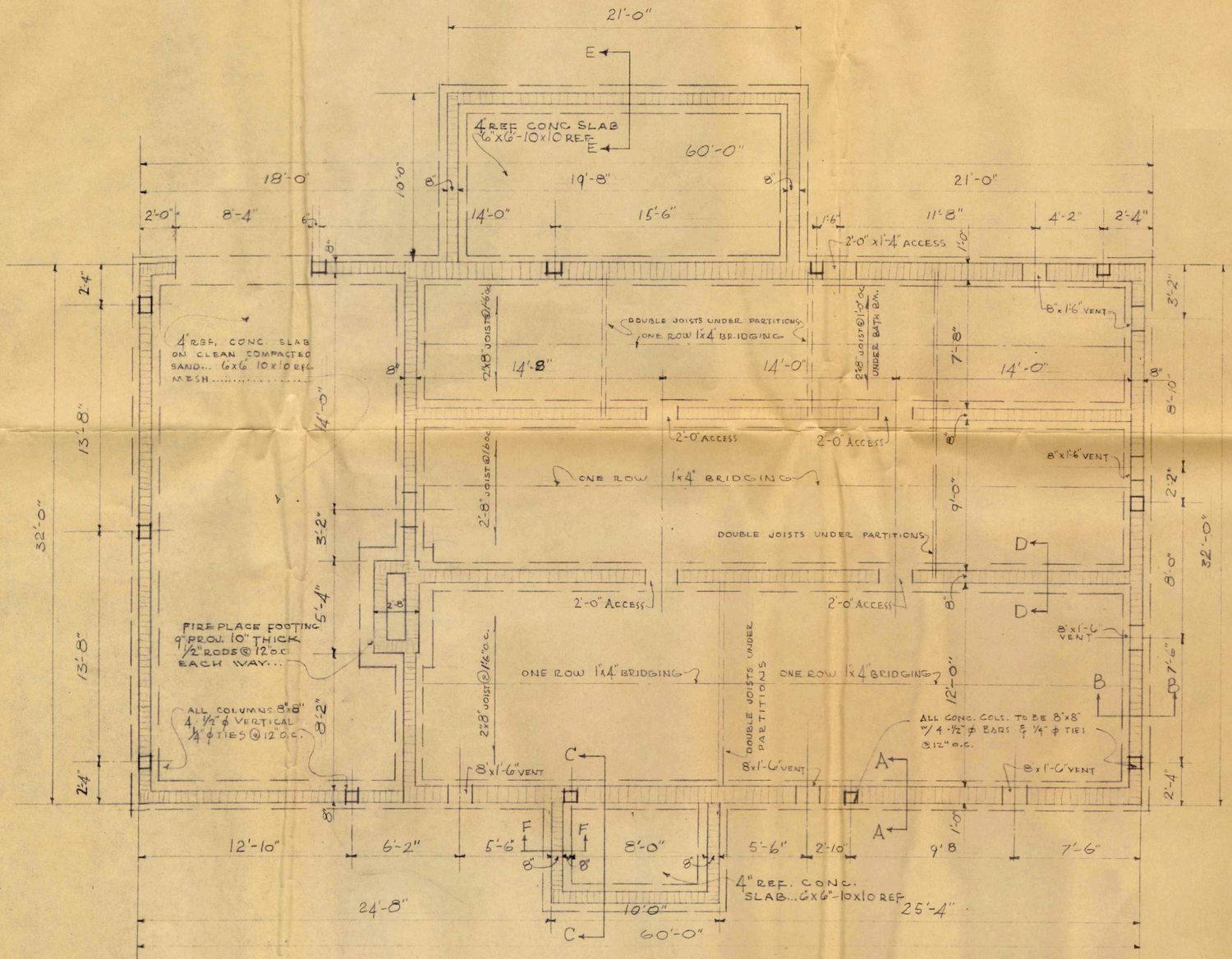


SECTION THROUGH QUOINS AT CORNERS

SCALE 3"=1'-0"

RESIDENCE FOR MR. HARRY SEITZ AT LAKE WORTH FLORIDA

DRAWN BY Richardson	EDGAR S. WORTMAN ARCHITECT	JOB NO. 8-118
MAY 1948		DRAWING NO. 4 OF 4



FOUNDATION PLAN

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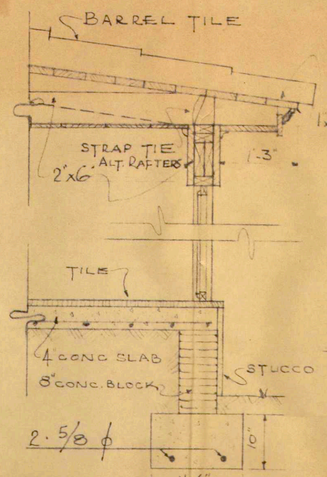

SECTION "E-E"

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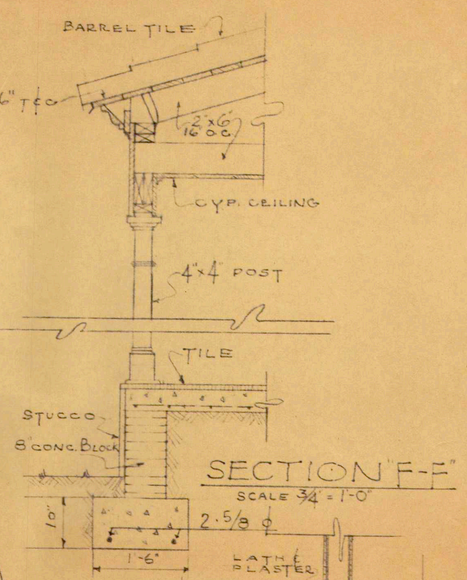

SECTION "F-F"

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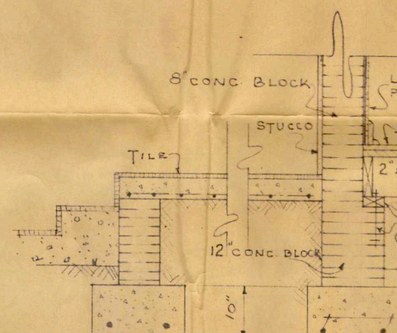

SECTION "C-C"

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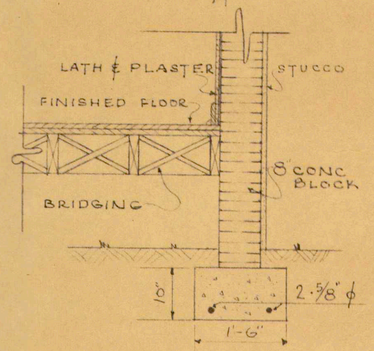

SECTION "B-B"

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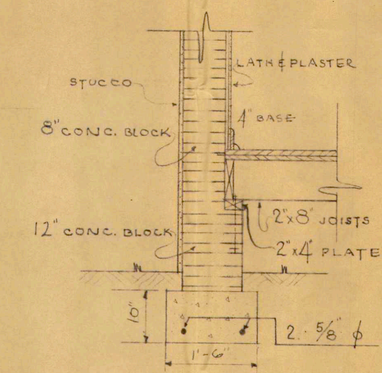

SECTION "A-A"

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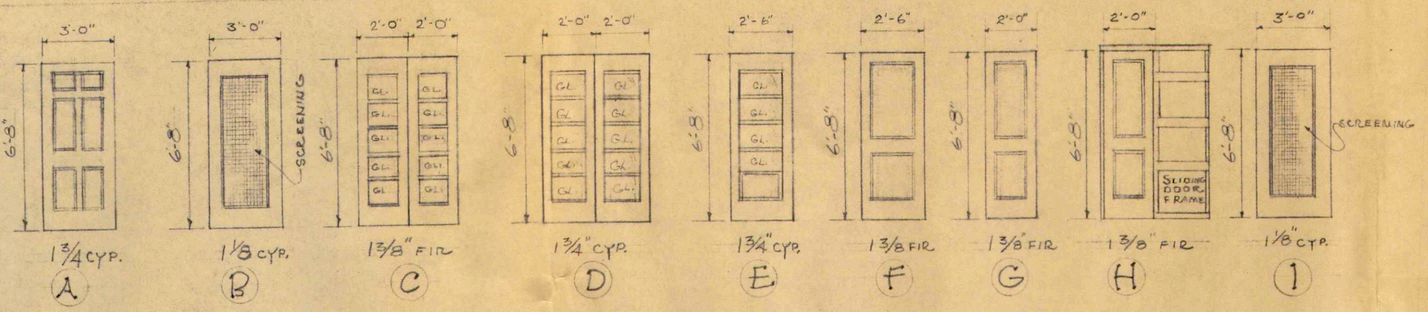
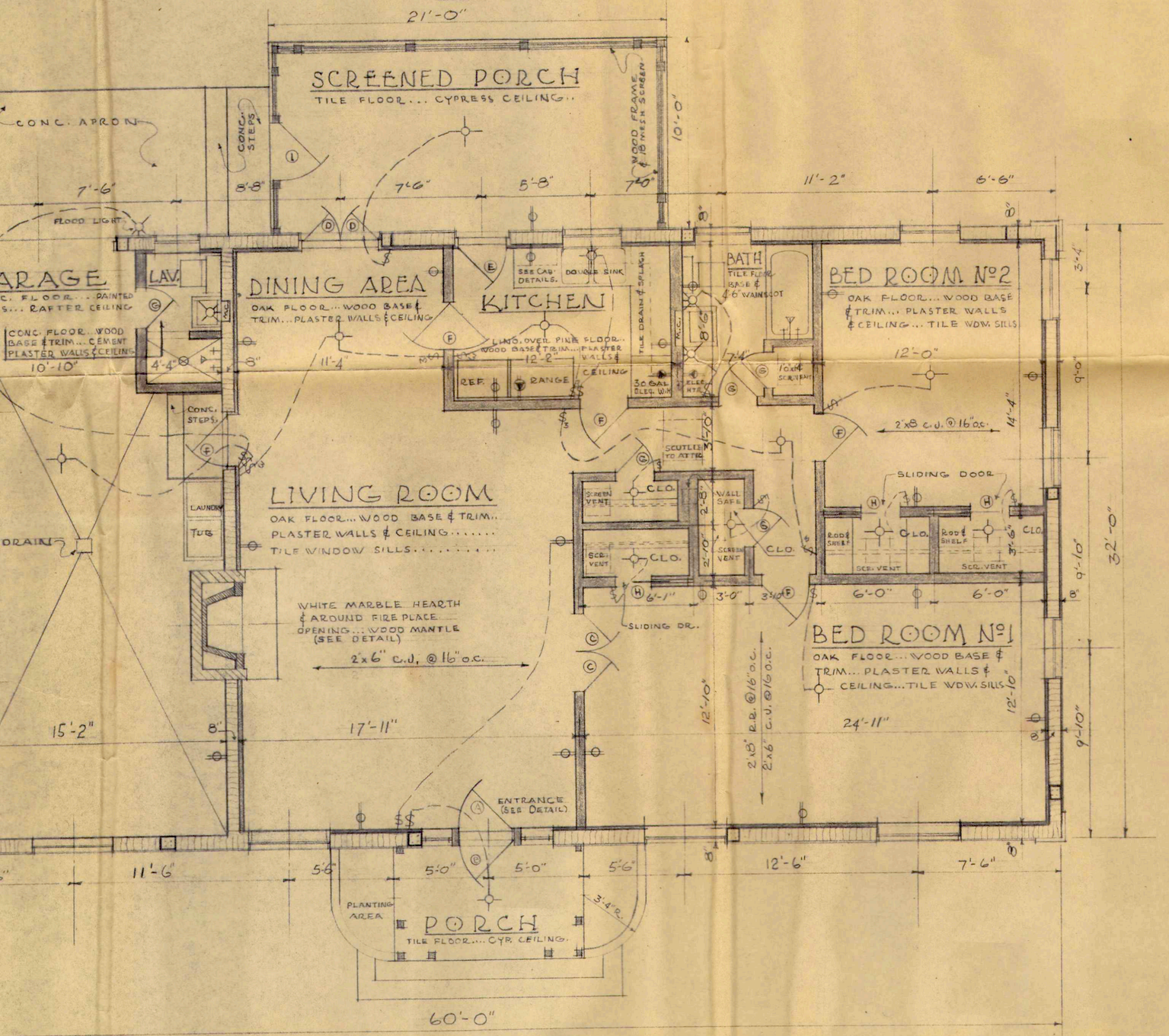
APPROVED
CITY OF LAKE WORTH
Date May 26 48
Building Inspector

RESIDENCE
FOR
MR. HARRY SEITZ
AT
LAKE WORTH FLORIDA

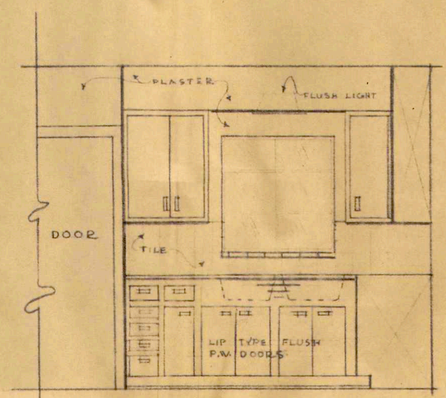
DRAWN BY Richardson	EDGAR S. WORTMAN ARCHITECT	JOB NO. 8-118
DATE MAY 1948		SHEET NO. 1 OF 4



DOOR SCHEDULE



OOR PLAN
SCALE ¼" = 1'-0"



EAST ELEVATION
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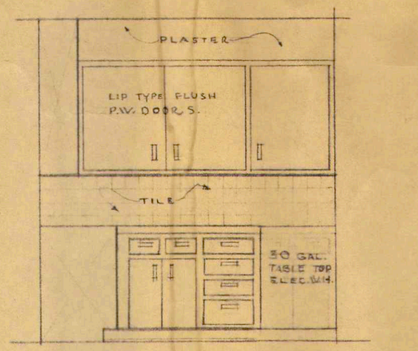

SOUTH ELEVATION
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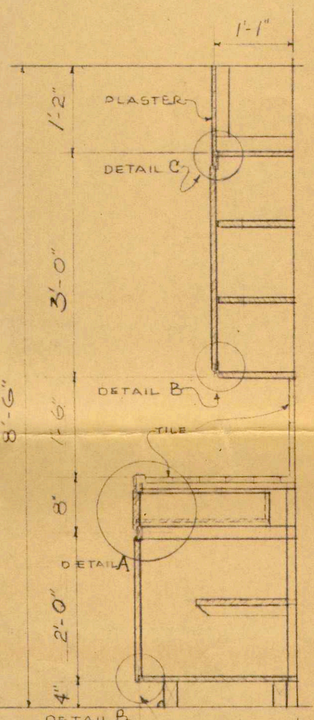
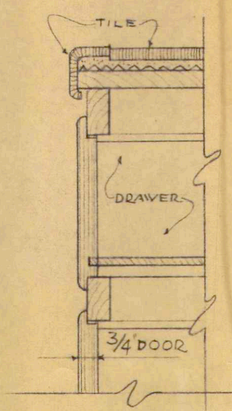
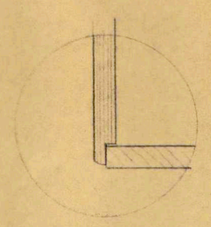


SECTION
SCALE 3/4" = 1'-0"

KITCHEN CABINET DETAILS



DETAIL - A -
SCALE 3" = 1'-0"



DETAIL - B -
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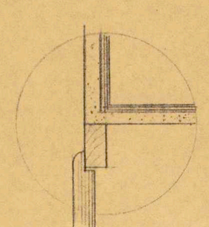
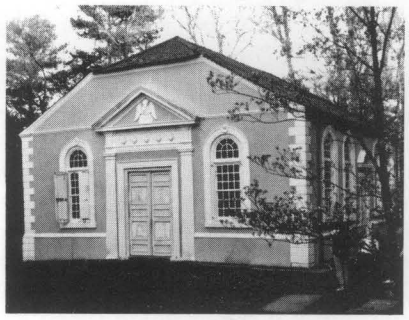


DETAIL - C -
SCALE 3" = 1'-0"

RESIDENCE
FOR
MR. HARRY SEITZ
AT
LAKE WORTH FLORIDA

DRAWN BY: Nilsa Olson	EDGAR S. WORTMAN ARCHITECT	JOB NO. 8-118
DATE: MAY... 1948		DRAWING NO. 2 OF 4

22 PRESERVATION BRIEFS



The Preservation and Repair of Historic Stucco

Anne Grimmer

U.S. Department of the Interior
National Park Service
Preservation Assistance Division

The term "stucco" is used here to describe a type of exterior plaster applied as a two-or-three part coating directly onto masonry, or applied over wood or metal lath to a log or wood frame structure. Stucco is found in many forms on historic structures throughout the United States. It is so common, in fact, that it frequently goes unnoticed, and is often disguised or used to imitate another material. Historic stucco is also sometimes incorrectly viewed as a sacrificial coating, and consequently removed to reveal stone, brick or logs that historically were never intended to be exposed. Age and lack of maintenance hasten the deterioration of many historic stucco buildings. Like most historic building materials, stucco is at the mercy of the elements, and even though it is a protective coating, it is particularly susceptible to water damage.

Stucco is a material of deceptive simplicity: in most cases its repair should not be undertaken by a property owner unfamiliar with the art of plastering. Successful stucco repair requires the skill and experience of a professional plasterer. Therefore, this Brief has been prepared to provide background information on the nature and components of traditional stucco, as well as offer guidance on proper maintenance and repairs. The Brief will outline the requirements for stucco repair, and, when necessary, replacement. Although several stucco mixes representative of different periods are provided here for reference, this Brief does not include specifications for carrying out repair projects. Each project is unique, with its own set of problems that require individual solutions.

Historical Background

Stucco has been used since ancient times. Still widely used throughout the world, it is one of the most common of traditional building materials (Fig. 1). Up until

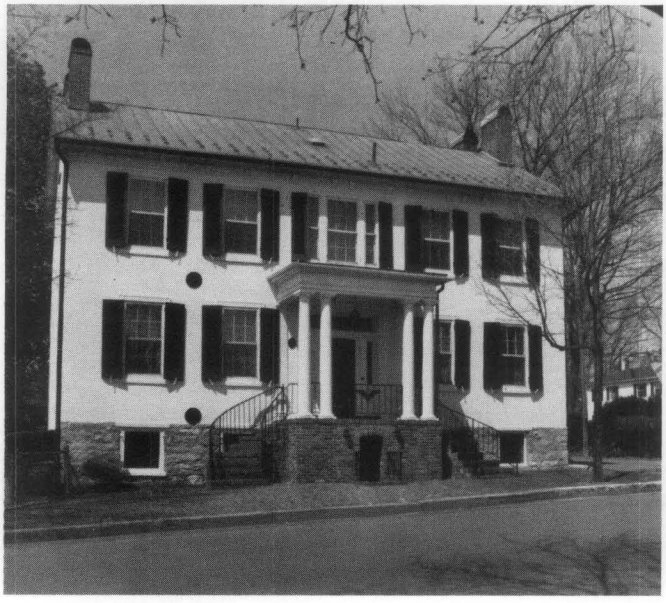


Fig. 1. These two houses in a residential section of Winchester, Virginia, illustrate the continuing popularity of stucco (a) from this early 19th century, Federal style house on the left, (b) to the English Cotswold style cottage that was built across the street in the 1930's. Photos: Anne Grimmer.

the late 1800's, stucco, like mortar, was primarily lime-based, but the popularization of portland cement changed the composition of stucco, as well as mortar, to a harder material. Historically, the term "plaster" has often been interchangeable with "stucco"; the term is still favored by many, particularly when referring to the traditional lime-based coating. By the nineteenth century "stucco," although originally denoting fine interior ornamental plasterwork, had gained wide acceptance in the United States to describe exterior plastering. "Render" and "rendering" are also terms used to describe stucco, especially in Great Britain. Other historic treatments and coatings related to stucco in that they consist at least in part of a similarly plastic or malleable material include: parging and pargeting, wattle and daub, "cob" or chalk mud, pisé de terre, rammed earth, briqueté entre poteaux or bousillage, half-timbering, and adobe. All of these are regional variations on traditional mixtures of mud, clay, lime, chalk, cement, gravel or straw. Many are still used today.

The Stucco Tradition in the United States

Stucco is primarily used on residential buildings and relatively small-scale commercial structures. Some of the earliest stucco buildings in the United States include examples of the Federal, Greek and Gothic Revival styles of the eighteenth and the nineteenth centuries that emulated European architectural fashions. Benjamin Henry Latrobe, appointed by Thomas Jefferson as Surveyor of Public Buildings of the United States in 1803, was responsible for the design of a number of important stucco buildings, including St. John's Church (1816), in Washington, D.C. (Fig. 2). Nearly half a century later Andrew Jackson Downing also advocated the use of stucco in his influential book *The Architecture of Country Houses,* published in 1850. In Downing's opinion, stucco was superior in many respects to plain brick or stone because it was cheaper, warmer and dryer, and could be "agreeably" tinted. As a result of his advice, stuccoed Italianate style urban and suburban villas proliferated in many parts of the country during the third quarter of the nineteenth century.

Revival Styles Promote Use of Stucco

The introduction of the many revival styles of architecture around the turn of the twentieth century, combined with the improvement and increased availability of portland cement resulted in a "craze" for stucco as a building material in the United States. Beginning about 1890 and gaining momentum into the 1930's and 1940's, stucco was associated with certain historic architectural styles, including: Prairie; Art Deco, and Art Moderne; Spanish Colonial, Mission, Pueblo, Mediterranean, English Cotswold Cottage, and Tudor Revival styles; as well as the ubiquitous bungalow and "four-square" house (Fig. 3). The fad for Spanish Colonial Revival, and other variations on this theme, was especially important in furthering stucco as a building material in the United States during this period, since stucco clearly looked like adobe (Fig. 4).

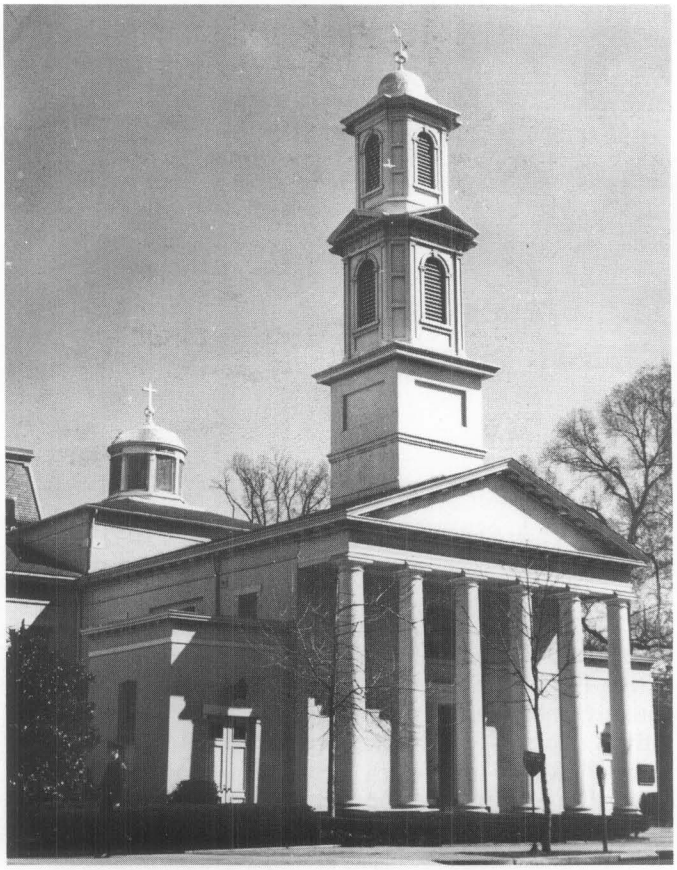


Fig. 2. St. John's Church, Washington, D.C., constructed of brick and stuccoed immediately upon completion in 1816, reflects the influence of European, and specifically English, architectural styles. Photo: Russell Jones, HABS Collection.

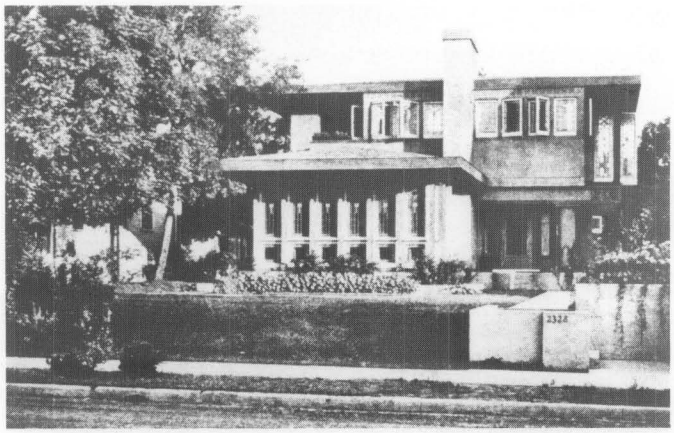


Fig. 3. The William Gray and Edna S. Purcell House, Minneapolis, Minnesota, was designed in 1913 by the architects Purcell and Elmslie in the Prairie style. Stuccoed in a salmon-pink, sand (float) finish, it is unusual in that it featured a 3-color geometric frieze stencilled below the eaves of the 2nd story. The Minneapolis Institute of Art has removed the cream-colored paint added at a later date, and restored the original color and texture of the stucco. Photo: Courtesy MacDonald and Mack Partnership.

Although stucco buildings were especially prevalent in California, the Southwest and Florida, ostensibly because of their Spanish heritage, this period also spawned stucco-coated, revival-style buildings all over the United States and Canada. The popularity of stucco as a cheap, and readily available material meant that by the 1920's, it was used for an increasing variety of building types. Resort hotels, apartment buildings, private mansions and movie theaters, railroad stations, and even gas stations and tourist courts took advantage of the "romance" of period styles, and adopted the stucco construction that had become synonymous with these styles (Fig. 5).

Fig. 4. The elaborate Spanish Colonial Revival style of this building designed by Bertram Goodhue for the 1915 Panama California Exposition held in San Diego's Balboa Park emphasizes the sculptural possibilities of stucco. Photo: C.W. Snell, National Historic Landmark Files.

A Practical Building Material

Stucco has traditionally been popular for a variety of reasons. It was an inexpensive material that could simulate finely dressed stonework, especially when "scored" or "lined" in the European tradition. A stucco coating over a less finished and less costly substrate such as rubblestone, fieldstone, brick, log or wood frame, gave the building the appearance of being a more expensive and important structure. As a weather-repellent coating, stucco protected the building from wind and rain penetration, and also offered a certain amount of fire protection. While stucco was usually applied during construction as part of the building design, particularly over rubblestone or fieldstone, in some instances it was added later to protect the structure, or when a rise in the owner's social status demanded a comparable rise in his standard of living.

Composition of Historic Stucco

Before the mid-to-late nineteenth century, stucco consisted primarily of hydrated or slaked lime, water and sand, with straw or animal hair included as a binder. Natural cements were frequently used in stucco mixes after their discovery in the United States during the 1820's. Portland cement was first manufactured in the United States in 1871, and it gradually replaced natural cement. After about 1900, most stucco was composed primarily of portland cement, mixed with some lime. With the addition of portland cement, stucco became even more versatile and durable. No longer used just as a coating for a substantial material like masonry or log, stucco could now be applied over wood or metal lath attached to a light wood frame. With this increased strength, stucco ceased to be just a veneer and became a more integral part of the building structure.

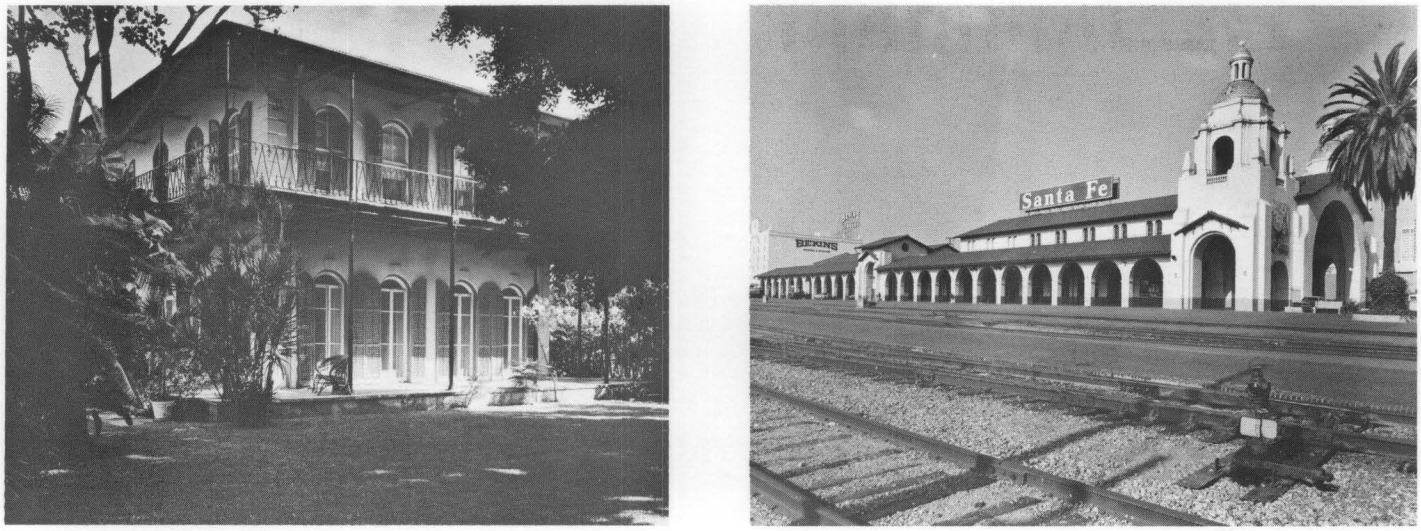


Fig. 5. During the 19th and 20th centuries stucco has been a popular material not only for residential, but also for commercial buildings in the Spanish style. Two such examples are (a) the 1851 Ernest Hemingway House, Key West, Florida, built of stuccoed limestone in a Spanish Caribbean style; and (b) the Santa Fe Depot (Union Station), San Diego, California, designed by the architects Bakewell and Brown in 1914 in a Spanish Colonial Revival style, and constructed of stucco over brick and hollow tile. Photos: (a) J.F. Brooks, HABS Collection, (b) Marvin Rand, HABS Collection.

Today, gypsum, which is hydrated calcium sulfate or sulfate of lime, has to a great extent replaced lime. Gypsum is preferred because it hardens faster and has less shrinkage than lime. Lime is generally used only in the finish coat in contemporary stucco work.

The composition of stucco depended on local custom and available materials. Stucco often contained substantial amounts of mud or clay, marble or brick dust, or even sawdust, and an array of additives ranging from animal blood or urine, to eggs, keratin or gluesize (animal hooves and horns), varnish, wheat paste, sugar, salt, sodium silicate, alum, tallow, linseed oil, beeswax, and wine, beer, or rye whiskey. Waxes, fats and oils were included to introduce water-repellent properties, sugary materials reduced the amount of water needed and slowed down the setting time, and alcohol acted as an air entrainer. All of these additives contributed to the strength and durability of the stucco.

The appearance of much stucco was determined by the color of the sand—or sometimes burnt clay, used in the mix, but often stucco was also tinted with natural pigments, or the surface whitewashed or colorwashed after stuccoing was completed. Brick dust could provide color, and other coloring materials that were not affected by lime, mostly mineral pigments, could be added to the mix for the final finish coat. Stucco was also marbled or marbleized—stained to look like stone by diluting oil of vitriol (sulfuric acid) with water, and mixing this with a yellow ochre, or another color (Fig. 6). As the twentieth century progressed, manufactured or synthetic pigments were added at the factory to some prepared stucco mixes.

Methods of Application

Stucco is applied directly, without lath, to masonry substrates such as brick, stone, concrete or hollow tile (Fig. 7). But on wood structures, stucco, like its interior counterpart plaster, must be applied over lath in order to obtain an adequate key to hold the stucco. Thus, when applied over a log structure, stucco is laid on horizontal wood lath that has been nailed on vertical wood furring strips attached to the logs (Fig. 8). If it is applied over a wood frame structure, stucco may be applied to wood or metal lath nailed directly to the wood frame; it may also be placed on lath that has been attached to furring strips. The furring strips are themselves laid over building paper covering the wood sheathing (Fig. 9). Wood lath was gradually superseded by expanded metal lath introduced in the late-nineteenth and early-twentieth century. When stuccoing over a stone or brick substrate, it was customary to cut back or rake out the mortar joints if they were not already recessed by natural weathering or

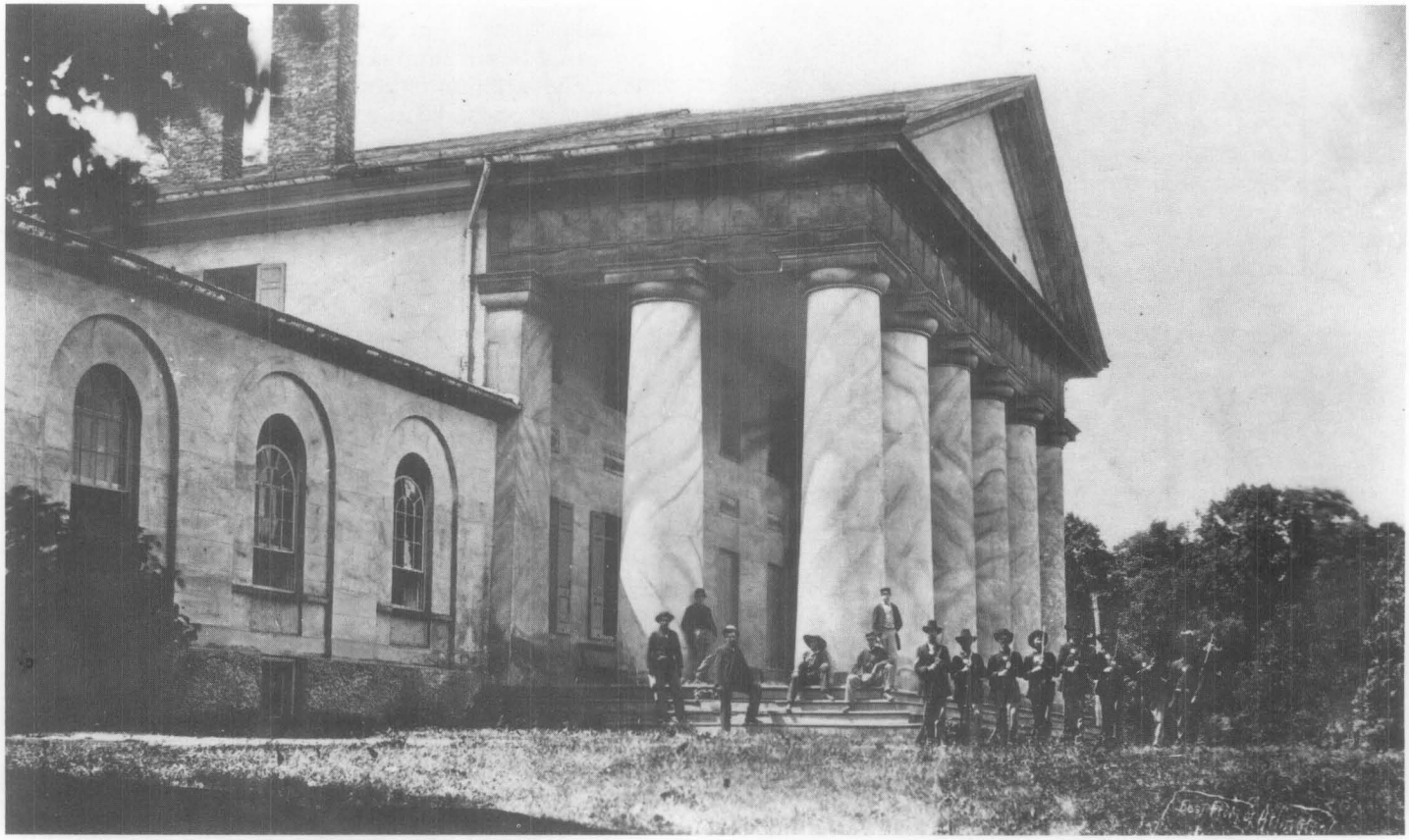


Fig. 6. Arlington House, Arlington, Virginia, was built between 1802–1818 of brick covered with stucco. It was designed by George Hadfield for George Washington Parke Custis, grandson of Martha Washington, and was later the home of Robert E. Lee. This photograph taken on June 28, 1864, by Captain Andrew J. Russell, a U.S. Signal Corps photographer, shows the stucco after it had been marbleized during the 1850's. Yellow ochre and burnt umber pigments were combined to imitate Sienna marble, and the stucco, with the exception of the roughcast foundation, was scored to heighten the illusion of stone. Photo: National Archives, Arlington House Collection, National Park Service.

Fig. 7. Patches of stucco have fallen off this derelict 19th century structure exposing the rough-cut local stone substrate. The missing wood entablature on the side and the rough wood lintel now exposed above a second-floor window, offer clues that the building was stuccoed originally. Photo: National Park Service Files.

Fig. 8. Removal of deteriorated stucco in preparation for stucco repair on this late-18th century log house in Middleway, West Virginia, reveals that the stucco was applied to hand-riven wood lath nailed over vertical wood strips attached to the logs. Photo: Anne Grimmer.

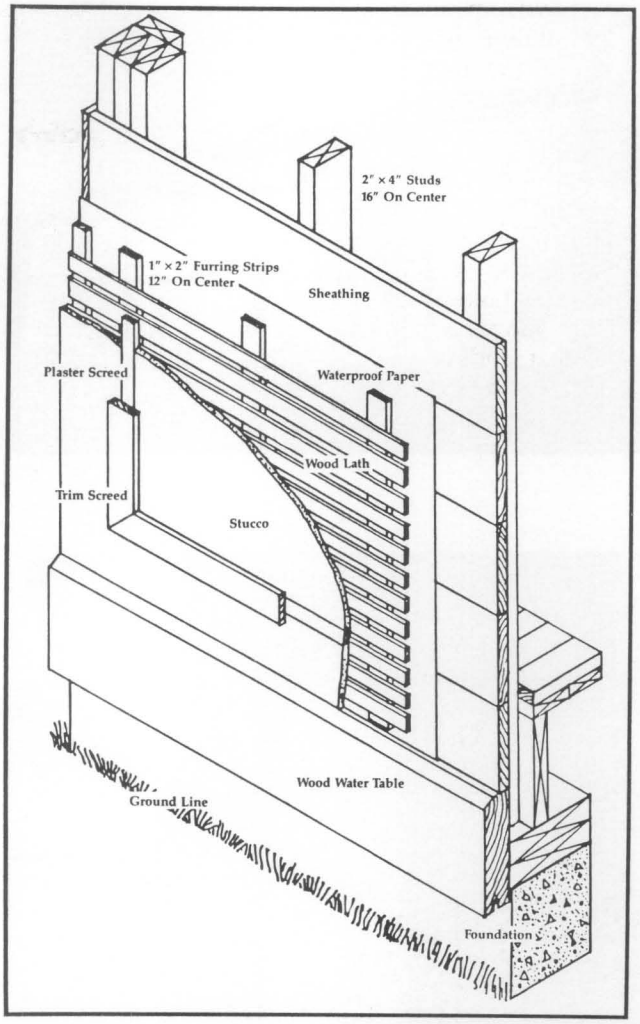


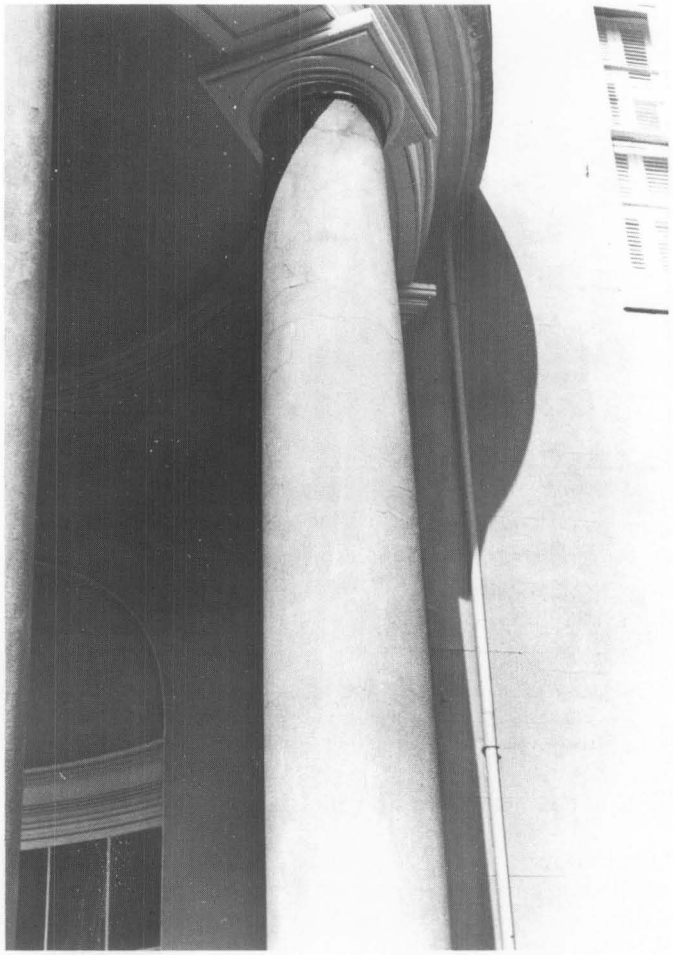
Fig. 9. This cutaway drawing shows the method of attachment for stucco commonly used on wood frame or balloon frame structures from the late-19th to the 20th century. Drawing: Brian Conway, "Illinois Preservation Series Number 2: Stucco."

erosion, and sometimes the bricks themselves were gouged to provide a key for the stucco. This helped provide the necessary bond for the stucco to remain attached to the masonry, much like the key provided by wood or metal lath on frame buildings.

Like interior wall plaster, stucco has traditionally been applied as a multiple-layer process, sometimes consisting of two coats, but more commonly as three. Whether applied directly to a masonry substrate or onto wood or metal lath, this consists of a first "scratch" or "pricking-up" coat, followed by a second scratch coat, sometimes referred to as a "floating" or "brown" coat, followed finally by the "finishing" coat. Up until the late-nineteenth century, the first and the second coats were of much the same composition, generally consisting of lime, or natural cement, sand, perhaps clay, and one or more of the additives previously mentioned. Straw or animal hair was usually added to the first coat as a binder. The third, or finishing coat, consisted primarily of a very fine mesh grade of lime and sand, and sometimes pigment. As already noted, after the 1820's, natural cement was also a common ingredient in stucco until it was replaced by portland cement.

A

B



C

D

Fig. 10. (a) Tudor Place, Washington, D.C. (1805–1816), was designed by Dr. William Thornton. Like its contemporary, Arlington House, it is stuccoed and scored, with a roughcast base, but here the stucco is a monochromatic sandstone color tinted by sand and mineral pigments (b). Although the original stucco was replaced in the early-20th century with a portland cement-based stucco, the family, who retained ownership until 1984 when the house was opened to the public, left explicit instructions for future stucco repairs. The mix recommended for repairing hairline cracks (c), consists of sharp sand, cement and lime, burnt umber, burnt sienna, and a small amount of raw sienna. Preparation of numerous test samples, the size of "a thick griddle cake," will be necessary to match the stucco color, and when the exact color has been achieved, the mixture is to be diluted to the "consistency of cream," brushed on the wall and rubbed into the cracks with a rubber sponge or float. Note the dark color visible under the eaves intended to replicate the stronger color of the original limewashed stucco (d). Photos: Anne Grimmer.

Both masonry and wood lath must be kept wet or damp to ensure a good bond with the stucco. Wetting these materials helps to prevent them from pulling moisture out of the stucco too rapidly, which results in cracking, loss of bond, and generally poor quality stuccowork.

Traditional Stucco Finishes

Until the early-twentieth century when a variety of novelty finishes or textures were introduced, the last coat of stucco was commonly given a smooth, troweled finish, and then scored or lined in imitation of ashlar. The illusion of masonry joints was sometimes enhanced by a thin line of white lime putty, graphite, or some other pigment. Some nineteenth century buildings feature a water table or raised foundation of rough-cast stucco that differentiates it from the stucco surface above, which is smooth and scored (Fig. 10). Other novelty or textured finishes associated with the "period" or revival styles of the early-twentieth century include: the English cottage finish, adobe and Spanish, pebble-dashed or dry-dash surface, fan and sponge texture, reticulated and vermiculated, roughcast (or wet dash), and sgraffito (Fig. 11).

Repairing Deteriorated Stucco

Regular Maintenance

Although A. J. Downing alluded to stuccoed houses in Pennsylvania that had survived for over a century in relatively good condition, historic stucco is inherently not a particularly permanent or long-lasting building material. Regular maintenance is required to keep it in good condition. Unfortunately, many older or historic buildings are not always accorded this kind of care.

Because building owners knew stucco to be a protective, but also somewhat fragile coating, they employed a variety of means to prolong its usefulness. The most common treatment was to whitewash stucco, often annually. The lime in the whitewash offered protection and stability and helped to harden the stucco. Most importantly, it filled hairline cracks before they could develop into larger cracks and let in moisture. To improve water repellency, stucco buildings were also sometimes coated with paraffin, another type of wax, or other stucco-like coatings, such as oil mastics.

Assessing Damage

Most stucco deterioration is the result of water infiltration into the building structure, either through the roof, around chimneys, window and door openings, or excessive ground water or moisture penetrating through, or splashing up from the foundation. Potential causes of deterioration include: ground settlement, lintel and door frame settlement, inadequate or leaking gutters and downspouts, intrusive vegetation, moisture migration within walls due to interior condensation and humidity, vapor drive problems caused by furnace, bathroom and kitchen vents, and rising damp resulting from excessive ground water and poor drainage around the foundation. Water infiltration will cause wood lath to rot, and metal lath and nails to rust, which eventually will cause stucco to lose its bond and pull away from its substrate.

Fig. 11. The Hotel Washington, Washington, D.C. (1916–1917), is notable for its decorative ***sgraffito*** *surfaces. Stucco panels under the cornice and around the windows feature classical designs created by artists who incised the patterns in the outer layer of red-colored stucco while still soft, thereby exposing a stucco undercoat of a contrasting color. Photo: Kaye Ellen Simonson.*

After the cause of deterioration has been identified, any necessary repairs to the building should be made first before repairing the stucco. Such work is likely to include repairs designed to keep excessive water away from the stucco, such as roof, gutter, downspout and flashing repairs, improving drainage, and redirecting rainwater runoff and splash-back away from the building. Horizontal areas such as the tops of parapet walls or chimneys are particularly vulnerable to water infiltration, and may require modifications to their original design, such as the addition of flashing to correct the problem.

Previous repairs inexpertly carried out may have caused additional deterioration, particularly if executed in portland cement, which tends to be very rigid, and therefore incompatible with early, mostly soft lime-based stucco that is more "flexible." Incompatible

repairs, external vibration caused by traffic or construction, or building settlement can also result in cracks which permit the entrance of water and cause the stucco to fail (Fig. 12).

Before beginning any stucco repair, an assessment of the stucco should be undertaken to determine the extent of the damage, and how much must be replaced or repaired. Testing should be carried out systematically on all elevations of the building to determine the overall condition of the stucco. Some areas in need of repair will be clearly evidenced by missing sections of stucco or stucco layers. Bulging or cracked areas are obvious places to begin. Unsound, punky or soft areas that have lost their key will echo with a hollow sound when tapped gently with a wooden or acrylic hammer or mallet.

Identifying the Stucco Type

Analysis of the historic stucco will provide useful information on its primary ingredients and their proportions, and will help to ensure that the new replacement stucco will duplicate the old in strength, composition, color and texture as closely as possible. However, unless authentic, period restoration is required, it may not be worthwhile, nor in many instances possible, to attempt to duplicate *all* of the ingredients (particularly some of the additives), in creating the new stucco mortar. Some items are no longer available, and others, notably sand and lime—the major components of traditional stucco—have changed radically over time. For example, most sand used in contemporary masonry work is manufactured sand, because river sand, which was used historically, is difficult to obtain today in many parts of the country. The physical and visual qualities of manufactured sand versus river sand, are quite different, and this affects the way stucco works, as well as the way it looks. The same is true of lime, which is frequently replaced by gypsum in modern stucco mixes. And even if identification of all the items in the historic stucco mix were possible, the analysis would still not reveal how the original stucco was mixed and applied.

There are, however, simple tests that can be carried out on a small piece of stucco to determine its basic make-up. A dilute solution of hydrochloric (muriatic) acid will dissolve lime-based stucco, but not portland cement. Although the use of portland cement became common after 1900, there are no precise cut-off dates, as stuccoing practices varied among individual plasterers, and from region to region. Some plasterers began using portland cement in the 1880's, but others may have continued to favor lime stucco well into the early-twentieth century. While it is safe to assume that a late-eighteenth or early-nineteenth century stucco is lime-based, late-nineteenth or early-twentieth century

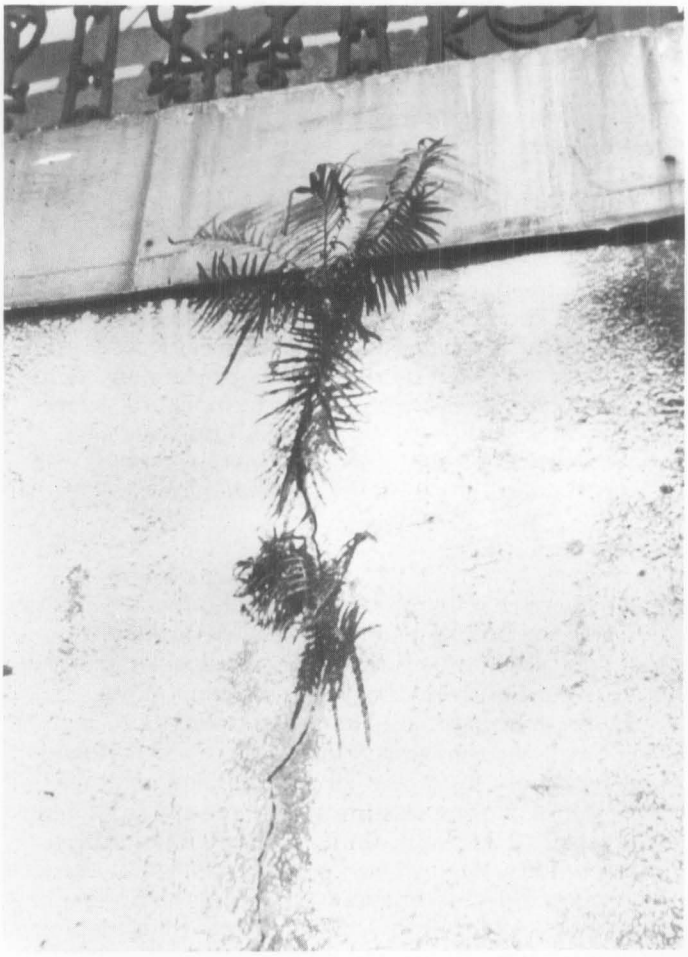


Fig. 12. (a) Water intrusion caused by rusting metal, or (b) plant growth left unattended will gradually enlarge these cracks, resulting in spalling, and eventually requiring extensive repair of the stucco. Photos: National Park Service Files.

Fig. 13. (a) In preparation for repainting, hairline cracks on this Mediterranean style stucco apartment building were filled with a commercial caulking compound; (b) dirt is attracted and adheres to the texture of the caulked areas, and a year after painting, these inappropriate repairs are highly obvious. Photos: Anne Grimmer.

stucco may be based on either lime or portland cement. Another important factor to take into consideration is that an early lime-stucco building is likely to have been repaired many times over the ensuing years, and it is probable that at least some of these patches consist of portland cement.

Planning the Repair

Once the extent of damage has been determined, a number of repair options may be considered. Small hairline cracks usually are not serious and may be sealed with a thin slurry coat consisting of the finish coat ingredients, or even with a coat of paint or whitewash. Commercially available caulking compounds are not suitable materials for patching hairline cracks. Because their consistency and texture is unlike that of stucco, they tend to weather differently, and attract more dirt; as a result, repairs made with caulking compounds may be highly visible, and unsightly (Fig. 13). Larger cracks will have to be cut out in preparation for more extensive repair. Most stucco repairs will require the skill and expertise of a professional plasterer (Fig. 14).

In the interest of saving or preserving as much as possible of the historic stucco, patching rather than wholesale replacement is preferable. When repairing heavily textured surfaces, it is not usually necessary to replace an entire wall section, as the textured finish, if well-executed, tends to conceal patches, and helps them to blend in with the existing stucco. However, because of the nature of smooth-finished stucco, patching a number of small areas scattered over one elevation may not be a successful repair approach unless the stucco has been previously painted, or is to be painted following the repair work. On unpainted stucco such patches are hard to conceal, because they may not match exactly or blend in with the rest of the historic stucco surface. For

Fig. 14. This poorly executed patch is not the work of a professional plasterer. While it may serve to keep out water, it does not match the original surface, and is not an appropriate repair for historic stucco. Photo: Betsy Chittenden.

this reason it is recommended, if possible, that stucco repair be carried out in a contained or well-defined area, or if the stucco is scored, the repair patch should be "squared-off" in such a way as to follow existing scoring. In some cases, especially in a highly visible location, it may be preferable to restucco an entire wall section or feature. In this way, any differences between the patched area and the historic surface will not be so readily apparent.

Repair of historic stucco generally follows most of the same principles used in plaster repair. First, all deteriorated, severely cracked and loose stucco should be removed down to the lath (assuming that the lath is securely attached to the substrate), or down to the masonry if the stucco is directly applied to a masonry substrate. A clean surface is necessary to obtain a good

bond between the stucco and substrate. The areas to be patched should be cleaned of all debris with a bristle brush, and all plant growth, dirt, loose paint, oil or grease should be removed (Fig. 15). If necessary, brick or stone mortar joints should then be raked out to a depth of approximately 5/8" to ensure a good bond between the substrate and the new stucco.

To obtain a neat repair, the area to be patched should be squared-off with a butt joint, using a cold chisel, a hatchet, a diamond blade saw, or a masonry bit. Sometimes it may be preferable to leave the area to be patched in an irregular shape which may result in a less conspicuous patch. Proper preparation of the area to be patched requires very sharp tools, and extreme caution on the part of the plasterer not to break keys of surrounding good stucco by "over-sounding" when removing deteriorated stucco. To ensure a firm bond, the new patch must not overlap the old stucco. If the stucco has lost its bond or key from wood lath, or the lath has deteriorated or come loose from the substrate, a decision must be made whether to try to reattach the old lath, to replace deteriorated lath with new wood lath, or to leave the historic wood lath in place and supplement it with modern expanded metal lath. Unless authenticity is important, it is generally preferable (and easier) to nail new metal lath over the old wood lath to support the patch. Metal lath that is no longer securely fastened to the substrate may be removed and replaced in kind, or left in place, and supplemented with new wire lath.

When repairing lime-based stucco applied directly to masonry, the new stucco should be applied in the same manner, directly onto the stone or brick. The stucco will bond onto the masonry itself without the addition of lath because of the irregularities in the masonry or those of its mortar joints, or because its surface has been scratched, scored or otherwise roughened to provide an additional key. Cutting out the old stucco at a diagonal angle may also help secure the bond between the new and the old stucco. For the most part it is not advisable to insert metal lath when restuccoing historic masonry in sound condition, as it can hasten deterioration of the repair work. Not only will attaching the lath damage the masonry, but the slightest moisture penetration can cause metal lath to rust. This will cause metal to expand, eventually resulting in spalling of the stucco, and possibly the masonry substrate too.

If the area to be patched is properly cleaned and prepared, a bonding agent is usually not necessary. However, a bonding agent may be useful when repairing hairline cracks, or when dealing with substrates that do not offer a good bonding surface. These may include dense stone or brick, previously painted or stuccoed

Fig. 15. (a) After reattaching any loose wood lath to the furring strips underneath, the area to be patched has been cleaned, the lath thoroughly wetted, and (b) the first coat of stucco has been applied and scratched to provide a key to hold the second layer of stucco. Photos: Betsy Chittenden.

masonry, or spalling brick substrates. A good mechanical bond is always preferable to reliance on bonding agents. Bonding agents should not be used on a wall that is likely to remain damp or where large amounts of salts are present. Many bonding agents do not survive well under such conditions, and their use could jeopardize the longevity of the stucco repair.

A stucco mix compatible with the historic stucco should be selected after analyzing the existing stucco. It can be adapted from a standard traditional mix of the period, or based on one of the mixes included here. Stucco consisting mostly of portland cement generally will not be physically compatible with the softer, more flexible lime-rich historic stuccos used throughout the eighteenth and much of the nineteenth centuries. The differing expansion and contraction rates of lime stucco and portland cement stucco will normally cause the stucco to crack. Choosing a stucco mix that is durable and compatible with the historic stucco on the building is likely to involve considerable trial and error, and probably will require a number of test samples, and even more if it is necessary to match the color. It is best to let the stucco test samples weather as long as possible—ideally one year, or at least through a change of seasons, in order to study the durability of the mix and its compatibility with the existing stucco, as well as the weathering of the tint if the building will not be painted and color match is an important factor. If the test samples are not executed on the building, they should be placed next to the stucco remaining on the building to compare the color, texture and composition of the samples with the original. The number and thickness of stucco coats used in the repair should also match the original.

After thoroughly dampening the masonry or wood lath, the first, scratch coat should be applied to the masonry substrate, or wood or metal lath, in a thickness that corresponds to the original if extant, or generally about 1/4" to 3/8". The scratch coat should be scratched or cross-hatched with a comb to provide a key to hold the second coat. It usually takes 24–72 hours, and longer in cold weather, for each coat to dry before the next coat can be applied. The second coat should be about the same thickness as the first, and the total thickness of the first two coats should generally not exceed about 5/8". This second or leveling coat should be roughened using a wood float with a nail protruding to provide a key for the final or finish coat. The finish coat, about 1/4" thick, is applied after the previous coat has initially set. If this is not feasible, the base coat should be thoroughly dampened when the finish coat is applied later. The finish coat should be worked to match the texture of the original stucco (Fig. 16).

Colors and Tints for Historic Stucco Repair

The color of most early stucco was supplied by the aggregate included in the mix—usually the sand. Sometimes natural pigments were added to the mix, and eighteenth and nineteenth-century scored stucco was often marbleized or painted in imitation of marble or granite. Stucco was also frequently coated with whitewash or a colorwash. This tradition later evolved into the use of paint, its popularity depending on the vagaries of fashion as much as a means of concealing repairs. Because most of the early colors were derived from nature, the resultant stucco tints tended to be mostly earth-toned. This was true until the advent of brightly colored stucco in the early decades of the twentieth century. This was the so-called "Jazz Plaster" developed by O.A. Malone, the "man who put color into California," and who founded the California Stucco Products Corporation in 1927. California Stucco was revolutionary for its time as the first stucco/plaster to contain colored pigment in its pre-packaged factory mix.

When patching or repairing a historic stucco surface known to have been tinted, it may be possible to determine through visual or microscopic analysis whether the source of the coloring is sand, cement or pigment. Although some pigments or aggregates used traditionally may no longer be available, a sufficiently close color-match can generally be approximated using sand, natural or mineral pigments, or a combination of these. Obtaining such a match will require testing and comparing the color of dried test samples with the original. Successfully combining pigments in the dry stucco mix prepared for the finish coat requires considerable skill. The amount of pigment must be carefully measured for each batch of stucco. Overworking the mix can make the pigment separate from the lime. Changing the amount of water added to the mix, or using water to apply the tinted finish coat, will also affect the color of the stucco when it dries.

Generally, the color obtained by hand-mixing these ingredients will provide a sufficiently close match to cover an entire wall or an area distinct enough from the rest of the structure that the color differences will not be obvious. However, it may not work for small patches conspicuously located on a primary elevation, where color differences will be especially noticeable. In these instances, it may be necessary to conceal the repairs by painting the entire patched elevation, or even the whole building.

Many stucco buildings have been painted over the years and will require repainting after the stucco repairs have been made. Limewash or cement-based paint, latex paint, or oil-based paint are appropriate coatings for stucco buildings. The most important factor to consider when repainting a previously painted or coated surface is that the new paint be compatible with any coating already on the surface. In preparation for repainting, all loose or peeling paint or other coating material not firmly adhered to the stucco must be removed by hand-scraping or natural bristle brushes. The surface should then be cleaned.

Cement-based paints, most of which today contain some portland cement and are really a type of limewash, have traditionally been used on stucco buildings. The ingredients were easily obtainable. Furthermore, the lime in such paints actually bonded or joined with the stucco and provided a very durable coating. In many regions, whitewash was applied annually during spring cleaning. Modern, commercially available premixed masonry and mineral-based paints may also be used on historic stucco buildings.

Fig. A

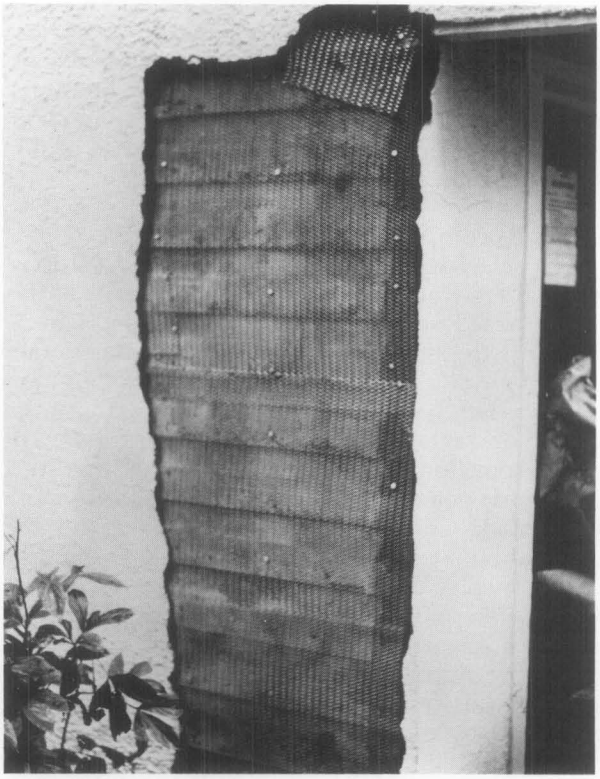


Fig. B

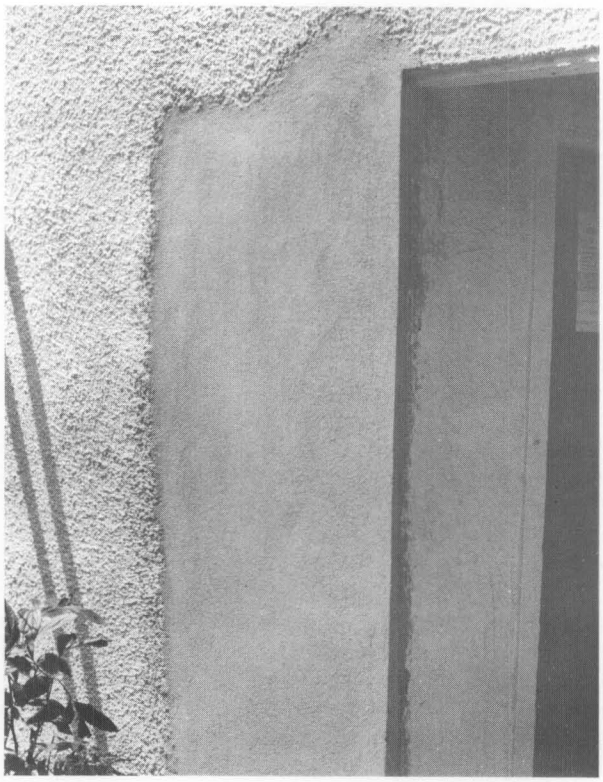


Fig. C

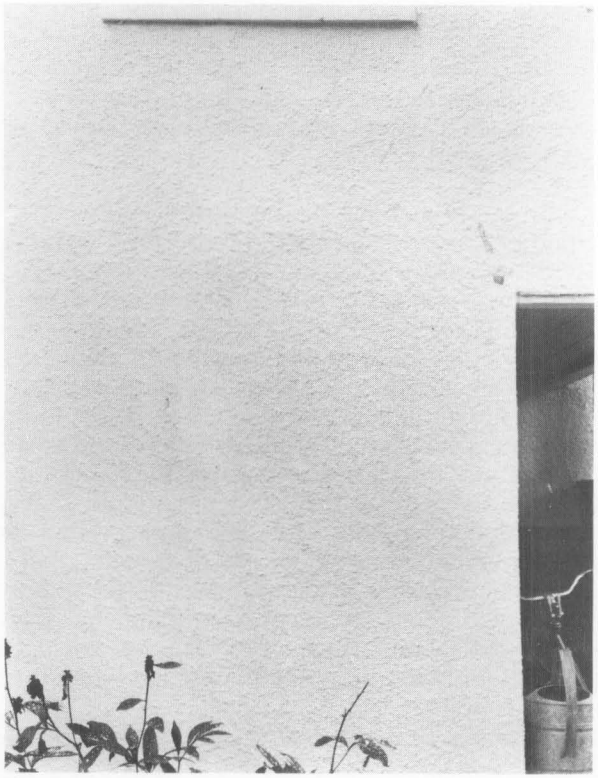


Fig. D

Fig. 16. (a) In preparation for stucco repair, this plasterer is mixing the dry materials in a mortar box with a mortar hoe (note the 2 holes in the blade), pulling it through the box using short choppy strokes. After the dry materials are thoroughly combined, water is added and mixed with them using the same choppy, but gradually lengthening stokes, making sure that the hoe cuts completely through the mix to the bottom of the box. (b) The deteriorated stucco has been cut away, and new metal lath has been nailed to the clapboarding in the area to be patched. (Although originally clapboarded when built in the 19th century, the house was stuccoed around the turn-of-the-century on metal lath nailed over the clapboard.) (c) The first, scratch coat and the second coat have been applied here, and await the spatterdash or rough-cast finish of the final coat (d) which was accomplished by the plasterer using a whisk broom to throw the stucco mortar against the wall surface. This well-executed patch is barely discernable, and lacks only a coat of paint to make it blend completely with the rest of the painted wall surface. Photos: Anne Grimmer.

If the structure must be painted for the first time to conceal repairs, almost any of these coatings may be acceptable depending on the situation. Latex paint, for example, may be applied to slightly damp walls or where there is an excess of moisture, but latex paint will not stick to chalky or powdery areas. Oil-based, or alkyd paints must be applied only to dry walls; new stucco must cure up to a year before it can be painted with oil-based paint.

Contemporary Stucco Products

There are many contemporary stucco products on the market today. Many of them are not compatible, either physically or visually, with historic stucco buildings. Such products should be considered for use only after consulting with a historic masonry specialist. However, some of these prepackaged tinted stucco coatings may be suitable for use on stucco buildings dating from the late-nineteenth or early-twentieth century, as long as the color and texture are appropriate for the period and style of the building. While some masonry contractors may, as a matter of course, suggest that a water-repellent coating be applied after repairing old stucco, in most cases this should not be necessary, since colorwashes and paints serve the same purpose, and stucco itself is a protective coating.

Cleaning Historic Stucco Surfaces

Historic stucco buildings often exhibit multiple layers of paint or limewash. Although some stucco surfaces may be cleaned by water washing, the relative success of this procedure depends on two factors: the surface texture of the stucco, and the type of dirt to be removed. If simply removing airborne dirt, **smooth unpainted stucco,** and **heavily-textured painted stucco** may sometimes be cleaned using a low-pressure water wash, supplemented by scrubbing with soft natural bristle brushes, and possibly non-ionic detergents. Organic plant material, such as algae and mold, and metallic stains may be removed from stucco using poultices and appropriate solvents. Although these same methods may be employed to clean **unpainted roughcast, pebble-dash, or any stucco surface featuring exposed aggregate,** due to the surface irregularities, it may be difficult to remove dirt, without also removing portions of the decorative textured surface. Difficulty in cleaning these surfaces may explain why so many of these textured surfaces have been painted.

When Total Replacement is Necessary

Complete replacement of the historic stucco with new stucco of either a traditional or modern mix will probably be necessary only in cases of extreme deterioration—that is, a loss of bond on over 40–50 per cent of the stucco surface. Another reason for total removal might be that the physical and visual integrity of the historic stucco has been so compromised by prior incompatible and ill-conceived repairs that patching would not be successful.

When stucco no longer exists on a building there is more flexibility in choosing a suitable mix for the replacement. Since compatibility of old and new stucco will not be an issue, the most important factors to consider are durability, color, texture and finish. Depending on the construction and substrate of the building, in some instances it may be acceptable to use a relatively strong cement-based stucco mortar. This is certainly true for many late-nineteenth and early-twentieth century buildings, and may even be appropriate to use on some stone substrates even if the original mortar would have been weaker, as long as the historic visual qualities noted above have been replicated. Generally, the best principle to follow for a masonry building is that the stucco mix, whether for repair or replacement of historic stucco, should be somewhat weaker than the masonry to which it is to be applied in order not to damage the substrate.

General Guidance for Historic Stucco Repair

A skilled professional plasterer will be familiar with the properties of materials involved in stucco repair and will be able to avoid some of the pitfalls that would hinder someone less experienced. General suggestions for successful stucco repair parallel those involving restoration and repair of historic mortar or plaster. In addition, the following principles are important to remember:

- Mix only as much stucco as can be used in one and one-half to two hours. This will depend on the weather (mortar will harden faster under hot and dry, or sunny conditions); and experience is likely to be the best guidance. Any remaining mortar should be discarded; it should not be retempered.

- Stucco mortar should not be over-mixed. (Hand mix for 10–15 minutes after adding water, or machine mix for 3–4 minutes after all ingredients are in mixer.) Over-mixing can cause crazing and discoloration, especially in tinted mortars. Over-mixing will also tend to make the mortar set too fast, which will result in cracking and poor bonding or keying to the lath or masonry substrate.

- Wood lath or a masonry substrate, but not metal lath, must be thoroughly wetted before applying stucco patches so that it does not draw moisture out of the stucco too rapidly. To a certain extent, bonding agents also serve this same purpose. Wetting the substrate helps retard drying.

- To prevent cracking, it is imperative that stucco not dry too fast. Therefore, the area to be stuccoed should be shaded, or even covered if possible, particularly in hot weather. It is also a good idea in hot weather to keep the newly stuccoed area damp, at approximately 90 per cent humidity, for a period of 48 to 72 hours.

- Stucco repairs, like most other exterior masonry work, should not be undertaken in cold weather (below 40 degrees fahrenheit, and preferably warmer), or if there is danger of frost.

Historic Stucco Textures

Most of the oldest stucco in the U.S. dating prior to the late-nineteenth century, will generally have a **smooth, troweled finish** (sometimes called a **sand** or **float finish**), possibly scored to resemble ashlar masonry units. Scoring may be incised to simulate masonry joints, the scored lines may be emphasized by black or white penciling, or the lines may simply be drawn or painted on the surface of the stucco. In some regions, at least as early as the first decades of the nineteenth century, it was not uncommon to use a **roughcast finish** on the foundation or base of an otherwise **smooth-surfaced** building (Fig. a). **Roughcast** was also used as an overall stucco finish for some outbuildings, and other less important types of structures.

A wide variety of decorative surface textures may be found on revival style stucco buildings, particularly residential architecture. These styles evolved in the late-nineteenth century and peaked in popularity in the early decades of the twentieth century. Frank Lloyd Wright favored a **smooth finish** stucco, which was imitated on much of the Prairie style architecture inspired by his work. Some of the more picturesque surface textures include: **English Cottage** or **English Cotswold finish**; **sponge finish** (Fig. b); **fan texture**; **adobe finish** (Fig. c), and **Spanish** or **Italian finish.** Many of these finishes and countless other regional and personalized variations on them are still in use.

The most common early-twentieth century stucco finishes are often found on bungalow-style houses, and include: **spatter** or **spatterdash** (sometimes called **roughcast, harling,** or **wetdash**), and **pebbledash** or **drydash.** The **spatterdash** finish is applied by throwing the stucco mortar against the wall using a whisk broom or a stiff fiber brush, and it requires considerable skill on the part of the plasterer to achieve a consistently rough wall surface. The mortar used to obtain this texture is usually composed simply of a regular sand, lime, and cement mortar, although it may sometimes contain small pebbles or crushed stone aggregate, which replaces one-half the normal sand content. The **pebbledash** or **drydash finish** is accomplished manually by the plasterer throwing or "dashing" dry pebbles (about 1/8" to 1/4" in size), onto a coat of stucco freshly applied by another plasterer. The pebbles must be thrown at the wall with a scoop with sufficient force and skill that they will stick to the stuccoed wall. A more even or uniform surface can be achieved by patting the stones down with a wooden float. This finish may also be created using a texturing machine (Figs. d–f illustrate 3 versions of this finish. Photos: National Park Service Files).

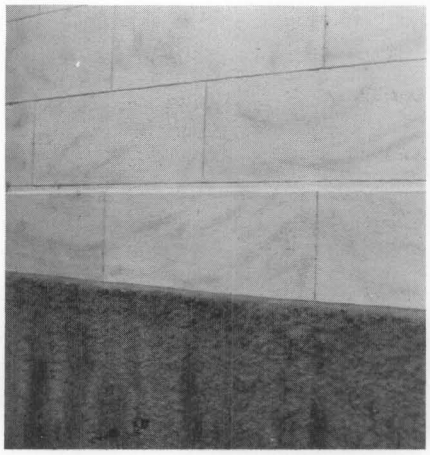


Fig. A

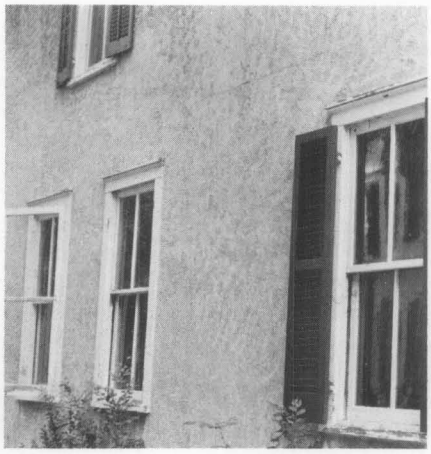


Fig. B

Fig. C

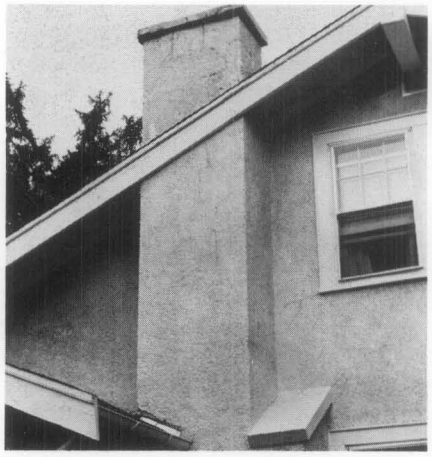


Fig. D

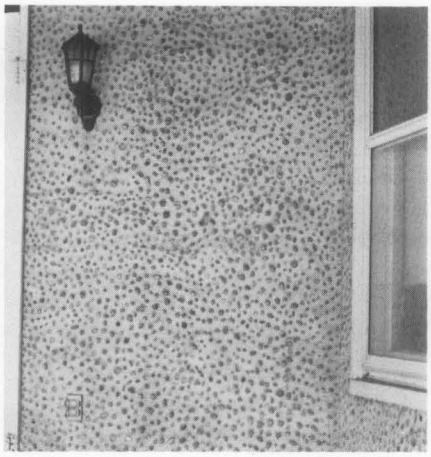


Fig. E

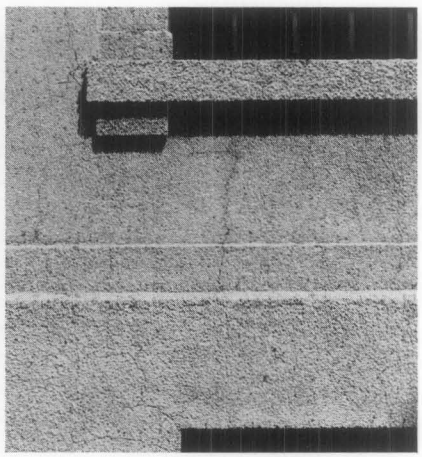


Fig. F

Summary

Stucco on historic buildings is especially vulnerable not only to the wear of time and exposure to the elements, but also at the hands of well-intentioned "restorers," who may want to remove stucco from eighteenth and nineteenth century structures, to expose what they believe to be the original or more "historic" brick, stone or log underneath. Historic stucco is a character-defining feature and should be considered an important historic building material, significant in its own right. While many eighteenth and nineteenth century buildings were stuccoed at the time of construction, others were stuccoed later for reasons of fashion or practicality. As such, it is likely that this stucco has acquired significance over time, as part of the history and evolution of a building. Thus, even later, non-historic stucco should be retained in most instances; and similar logic dictates that new stucco should not be applied to a historic building that was not stuccoed previously. When repairing historic stucco, the new stucco should duplicate the old as closely as possible in strength, composition, color and texture.

Mixes for Repair of Historic Stucco

Historic stucco mixes varied a great deal regionally, depending as they did on the availability of local materials. There are probably almost as many mixes that can be used for repair of historic stucco as there are historic stucco buildings. For this reason it is recommended that at least a rudimentary analysis of the existing historic stucco be carried out in order to determine its general proportions and primary ingredients. However, if this is not possible, or if test results are inconclusive, the following mixes are provided as reference. Many of the publications listed under "Selected Reading" include a variety of stucco mixes and should also be consulted for additional guidance.

Materials Specifications should conform to those contained in *Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings,* and are as follows:

- Lime should conform to ASTM C-207, Type S, Hydrated Lime for Masonry Purposes.
- Sand should conform to ASTM C-144 to assure proper gradation and freedom from impurities. Sand, or other type of aggregate, should match the original as closely as possible.
- Cement should conform to ASTM C-150, Type II (white, non-staining), portland cement.
- Water should be fresh, clean and potable.
- If hair or fiber is used, it should be goat or cattle hair, or pure manilla fiber of good quality, 1/2" to 2" in length, clean, and free of dust, dirt, oil, grease or other impurities.
- Rules to remember: More lime will make the mixture more plastic, but stucco mortar with a very large proportion of lime to sand is more likely to crack because of greater shrinkage; it is also weaker and slower to set. More sand or aggregate, will minimize shrinkage, but make the mixture harder to trowel smooth, and will weaken the mortar.

Soft Lime Stucco (suitable for application to buildings dating from 1700–1850)

A.J. Downing's Recipe for Soft Lime Stucco

1 part lime

2 parts sand

(A.J. Downing, "The Architecture of Country Houses," 1850)

Vieux Carre Masonry Maintenance Guidelines

Base Coats (2):

1 part by volume hydrated lime

3 parts by volume aggregate [sand]—size to match original

6 pounds/cubic yards hair or fiber

Water to form a workable mix.

Finish Coat:

1 part by volume hydrated lime

3 parts aggregate [sand]—size to match original

Water to form a workable mix.

Note: No portland cement is recommended in this mix, but if it is needed to increase the workability of the mix and to decrease the setting time, the amount of portland cement added should never exceed 1 part to 12 parts lime and sand.

("Vieux Carre Masonry Maintenance Guidelines," June, 1980.)

"Materials for Soft Brick Mortar and for Soft Stucco"

5 gallons hydrated lime

10 gallons sand

1 quart white, non-staining portland cement (1 cup only for pointing)

Water to form a workable mix.

(Koch and Wilson, Architects, New Orleans, Louisiana, February, 1980)

Mix for Repair of Traditional Natural Cement or Hydraulic Lime Stucco

1 part by volume hydrated lime

2 parts by volume white portland cement

3 parts by volume fine mason's sand

If hydraulic lime is available, it may be used instead of lime-cement blends.

("Conservation Techniques for the Repair of Historical Ornamental Exterior Stucco, January, 1990)

Early-twentieth century Portland Cement Stucco

1 part portland cement

2 1/2 parts sand

Hydrated lime = to not more than 15% of the cement's volume

Water to form a workable mix.

The same basic mix was used for all coats, but the finish coat generally contained more lime than the undercoats. ("Illinois Preservation Series No. 2: Stucco," January, 1980)

American Portland Cement Stucco Specifications (c. 1929)

Base Coats:

5 pounds, dry, hydrated lime

1 bag portland cement (94 lbs.)

Not less than 3 cubic feet (3 bags) sand (passed through a #8 screen)

Water to make a workable mix.

Finish Coat:

Use WHITE portland cement in the mix in the same proportions as above.

To color the stucco add not more than 10 pounds pigment for each bag of cement contained in the mix.

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Acknowledgements

The author gratefully acknowledges the technical expertise contributed to the preparation of this publication by Gilbert Wolf, National Plastering Industries; Walter Jowers; Brian Conway, Michigan Bureau of History; and master plasterer, Lawrence Ring, Sr. In addition, invaluable comments were provided by Michael Auer, Charles Fisher, Lauren Meier, Sharon Park, and Kay Weeks, professional staff of the Technical Preservation Services Branch, National Park Service; professional staff of the Cultural Resources program, Mid-Atlantic Regional Office, National Park Service; and S. Elizabeth Sasser of the Williamsport Preservation Training Center, National Park Service.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments on the usefulness of this publication may be directed to H. Ward Jandl, Chief, Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, P.O. Box 37127, Washington, D.C. 20013–7127. 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.

October 1990

Cover Photograph: St. James Church, Goose Creek, Berkeley County, South Carolina (1713–1719), is constructed of brick covered with stucco. Although much restored, it is notable for its ornamental stucco detailing, including rusticated quoins, cherub head "keystones" above the windows, flaming hearts, and a pelican in piety—symbol of the sacrament, in the pediment over the front door. Photo: Gary Hume.