



**TOWN OF LAKE PARK
SPECIAL CALL
HISTORIC PRESERVATION BOARD
AGENDA**

DECEMBER 18, 2017

*Immediately following the
Special Call Planning & Zoning Board Meeting*
535 PARK AVENUE
LAKE PARK, FLORIDA

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Historic Preservation Board with respect to any matter considered at the Meeting, such interested person will need a record of the proceedings, and for such purpose, 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. Persons with disabilities requiring accommodations in order to participate in the Meeting should contact the Town Clerk's Office by calling (561) 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	<input type="checkbox"/>
Martin Schneider, Vice-Chair	<input type="checkbox"/>
Lawrence Malanga, Regular Member	<input type="checkbox"/>
Charlemagne Metayer, Regular Member	<input type="checkbox"/>
Joseph Rice, Regular Member	<input type="checkbox"/>
John Linden, Alternate Member	<input type="checkbox"/>
Vacant, Alternate Member	<input type="checkbox"/>

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Historic Preservation Board Meeting Minutes; June 1, 2015

PUBLIC COMMENTS

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS

The normal order of business for Hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

NEW BUSINESS

- 1. AN APPLICATION FOR A *SPECIAL CERTIFICATE OF APPROPRIATENESS* FOR THE PROPOSED EXTERIOR IMPROVEMENTS TO 918 PARK AVENUE, A HISTORICALLY DESIGNATED STRUCTURE. APPLICANT: COVENTINA BUILDERS, LLC.**

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT



**TOWN OF LAKE PARK
HISTORIC PRESERVATION BOARD
MEETING MINUTES
JUNE 1, 2015**

CALL TO ORDER

The Historic Preservation Board Meeting was called to order by Chair Judith Thomas at 7:04 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Michele Dubois	Excused
Martin Schneider	Present
Erich Von Unruh	Present
Ludie Francois	Not Present
Anne Lynch, Alternate	Not Present

Also in attendance were Kelly Gardner, Town Attorney; Nadia DiTommaso, Community Development Director; Scott Schultz, Town Planner, and Kimberly Rowley, Recording Secretary.

APPROVAL OF AGENDA

Chair Thomas requested a motion for approval of the Agenda as submitted. Board Member Schneider made a motion for approval and the motion was seconded by Board Member Von Unruh. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Erich Von Unruh	X	

The Motion carried 3-0 and the Agenda was unanimously approved as submitted.

APPROVAL OF MINUTES

Chair Thomas asked for a motion to approve the Historic Preservation Board Meeting Minutes of May 4, 2015, as submitted. Board Member Schneider made a motion for approval and the motion was seconded by Board Member Von Unruh. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Erich Von Unruh	X	

The Motion carried 3-0, and the Minutes of the May 4, 2015, Historic Preservation Board Meeting were unanimously approved as submitted.

PUBLIC COMMENTS

Chair Thomas explained the Public Comment procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

A. AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR 211 PARK AVENUE FOR EXTERIOR FRONT PORCH RENOVATIONS; A PROPOSED REAR ADDITION; AND EXTERIOR STAIRWELL DEMOLITION. APPLICANTS: MARLENE DENIS & STEPHANIE CYR

Town Planner Scott Schultz addressed the Historic Preservation Board and stated the Board will be considering an Application for 211 Park Avenue. The Application includes: (1) a one-story addition at the rear of the structure; (2) the demolition of an exterior stairwell on the east elevation; and (3) minor renovations to the front porch, including the replacement of the tile floor and repair of a broken step; as well as the option not to reinstall mosquito netting over the porch openings which were there at the time of designation.

Mr. Schultz stated the Applicable Guidelines covering this case include Town Code Sections 66-10(a); 66-10(c) and 66-10 (e), and well as the Secretary of the Interior’s Standards for Rehabilitation (SOIS) Standards 9 and 10. Mr. Schultz stated in regards to the analysis of this case and Staff’s determination, Staff finds that Items #1 (new addition) and #3 (front porch renovations) are compliant with SOIS 9 and 10, since the addition and porch renovations will not destroy historic materials that characterize the property, although the addition will be placed along the rear wall of the structure, existing stucco material is not original. Regarding Standard 10, if the addition were to be removed in the future, it would not impact the primary structure. Regarding Item #2 (removal of the stairwell projection), Staff finds it to be inconsistent with SOIS 9 and 10.

STAFF RECOMMENDATIONS

#1 ADDITION

Mr. Schultz stated that Staff is recommending APPROVAL of the proposed addition, with the following Conditions:

- In order to differentiate the original structure from the new addition, utilize a stucco texture which is different from the original structure's finish, or utilize another type of building material for the addition's façade;
- Any other original architectural features of the existing structure should be limited in their application on the addition in order to differentiate the old from the new.

#2 STAIRWELL DEMOLITION

Mr. Schultz stated that Staff is recommending DENIAL of the stairwell demolition, as the stairwell is a significant contributing factor to the structure's architectural style and was present at the time of designation. Mr. Schultz stated that Staff reached out to several other historic preservationists in the State of Florida, who concurred with Staff's findings, that the demolition of the stairwell is not consistent with the intent of the SOIS and will negatively impact the overall character of the home.

#3 FRONT PORCH AREA

Mr. Schultz stated that Staff is recommending APPROVAL of the minor renovations to the porch tiles, repair of the broken steps, and not to reinstall screen netting, all of which is appropriate with the Secretary of Interior's Standards.

BOARD MEMBER DISCUSSION

Mr. Schultz clarified the reason for recommending denial of the stairwell demolition for the Board. The Applicant, Marlene Denis, was present, along with Dannick Salbo, Architect. Ms. Denis and Mr. Salbo addressed the Board and reviewed the details of the requests within the Application. Mr. Salbo reviewed the plans and answered questions of the Board Members at the dais, which included questions regarding the stairwell demolition, the interior floorplan of the home, and the possibility of changes to the configuration of the driveway to achieve the Applicant's initial design preference of an attached garage. Ms. DiTommaso stated it is important to mention that when the original plans came in, the rear extension proposed a garage. However, during review, with the understanding that Staff would be recommending denial for the demolition of the stairwell portion, there was an access issue to the proposed garage and therefore it got changed to a window addition, rather than a garage addition. Board Member Von Unruh questioned if any other historic homes in the Town of Lake Park have stairwell projections. Staff could not verify if there are other historic homes with a protruding stairwell. Board Member Von Unruh stated that the home is unique and special and he would like to preserve the historic architecture of the Town and the home and would therefore vote against demolition of the stairwell. Board Member Schneider concurred with Board Member's Von

Unruh's comments and stated he would not vote for the approval of the demolition of the stairwell, as it is a unique feature of the home. Board Member Schneider suggested the possibility of the Architect looking into curving the driveway as an option. Board Member Von Unruh asked if there could be a waiver for the driveway setback as possible solution, which Mr. Schultz stated driveways have a reduced setback of 4'. Chair Thomas asked about on-site parking since it is a single lane driveway. Chair Thomas stated there is quite a bit of property to the rear that could be utilized for a garage. However, the Applicant and architect responded that they had thoroughly examined all possible configurations prior to submitting the plans being presented this evening and are happy with the proposal as is.

HISTORIC PRESERVATION BOARD RECOMMENDATION

Chair Thomas requested a motion for the approval of the Application for a Special Certificate of Appropriateness for 211 Park Avenue. Board Member Schneider made a motion for approval Staff's recommendation for Approval for the addition; Denial of the stairwell demolition, and Approval of the front porch renovations. The motion was seconded by Board Member Von Unruh. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Erich Von Unruh	X	

The Motion carried 3-0 for the approval of Staff's recommendation for the Application for a Special Certificate of Appropriateness for 211 Park Avenue.

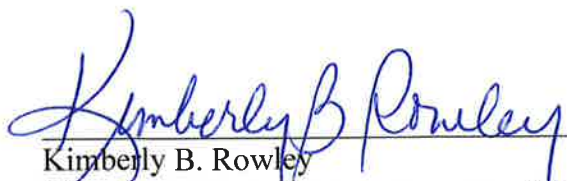
COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

There were no comments from the Community Development Director.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned at 7:50 p.m.

Respectfully Submitted,


 Kimberly B. Rowley
 Planning & Zoning Board Recording Secretary

DATE: _____

HISTORIC PRESERVATION BOARD APPROVAL:

DATE: _____

Judith Thomas, Chair
Town of Lake Park Historic Preservation Board



TOWN OF LAKE PARK
Historic Preservation Board
Special Call Meeting Date: December 18, 2017

STAFF COVER LETTER

SPECIAL CERTIFICATE OF APPROPRIATENESS
918 PARK AVENUE

PLEASE REFER TO THE ENCLOSED REPORT AND ASSOCIATED DRAWINGS BY REG ARCHITECTS WHO WERE ENGAGED (ON A COST RECOVERY BASIS) TO CONDUCT THE REVIEW OF THIS APPLICATION.

This Special Certificate of Appropriateness is the Applicant's first approval step prior to moving forward with their site plan application. It is important to determine (first) that the exterior improvements will not jeopardize the historic nature of the structure. The complete site plan application will be brought forward separately to the Town's Planning & Zoning Board for consideration in early 2018. A copy of the Applicant's overall project summary and justification is also enclosed for reference.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board **APPROVE** a Special Certificate of Appropriateness with the recommendations proposed by REG Architects.

REG ARCHITECTS, INC.

ARCHITECTURE * INTERIOR DESIGN * PLANNING

50003MEMORANDUM DATE: September 1, 2017/ Revised Nov. 20, 2017

AGENDA DATE:

TO: CDD Director, Ms. Nadia DiTommaso and the Historic Preservation Board

RE: **918 Park Avenue, Lake Park FL 33408**
Historic Preservation Consultant

FROM: REG Architects, Inc. (Consultant)
Darrin Engel, Assoc. A.I.A., Sr. Project Manager
Rick Gonzalez, A.I.A., President

TITLE: Project Number 5084: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and construction of a new +/- 970 square foot demolition, site improvements, addition for the property located at **919 Park Avenue**; PCN# 36-43-42-20-01-002-0080. The subject property is an individually designated local historic landmark.

OWNERS: M & S Santos, LLC
918 Lake Avenue
Lake Park, Florida 33408

BACKGROUND:

The subject property is a locally designated historic landmark in the downtown retail district of the Town of Lake Park. It was originally built in the Mediterranean Revival Style c.1925 as a mixed use commercial building. The first floor contains retail space and the second floor contained two apartments (now removed). The two-story, mostly flat roofed building has stucco finish, recessed storefront (Arcade), ground level front residential entrance. The rear (South) appears to be sleeping and eating porches with stairway. Front (North) façade has a sloped clay barrel tile roof with ornamental parapet wall ends, and with exception to the façade storefront, all window openings appear to originally be the typical vertically double hung, paired windows on most occasions over the buildings history. Several minor changes have occurred to the exterior. Items such as window replacement, stucco repair and recoat, storefront alteration, enclosure/ infill of rear sleeping and eating porches, inappropriate and insensitive rear (South) alterations, infills and additions. Overall, the existing building retains a moderate degree of historic integrity of location, setting, materials, design, proportion, massing, feeling, and association. Per the landmark's Florida Maser Site File it is the last remaining Commercial building from the Boom Times era.

REQUEST:

The Applicant has submitted plans for the site improvements, exterior alteration of a +/- 970 square foot addition to the rear of the property. The applicant has requested demolition of the rear sleeping and eating porch area and associated infill and additions. Additionally, applicant is doing a change of use on the second floor with minor accessory requirement on first floor. The change of use is "B" Business in lieu of original 2 family residential use. Applicant is proposing an additional side entrance for retail tenants (with wall recess), additional faux synthetic trim, window opening reconfiguration, adding canopies, etc.

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Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Chapter 66 of the Town's Code of Ordinances. As required by Chapter 66 the project was also reviewed using the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 Edition.

The National Park Service and Secretary of the Interior's Standards have specific criteria regarding the rehabilitation of historic structures, as well as new construction that affects a historic property. The Standards that apply are listed below with project specific Consultant responses:

Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new user that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Response: Applicant proposes change of use on second floor and typically a change of use such as this requires minimal change; however, applicant has proposed minor alterations and an addition that is placed to the rear of the building.

2. The historic character of 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.

Response: The applicant has proposed alterations and an addition that will minimally impact the historic character of property. The proposed (East) entrance provides an additional access. The tenant doors have been added but do not distract much from the original street entrances on the north elevation. The proposed addition to the rear (South) has been added after removing substantially deteriorated original and non-original addition/improvements. With exception to the large roof overhang, the addition does not compete with the original historic building.

3. Each property will 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 elements from other historic properties, will not be undertaken.

Response: Proposed alterations and addition will not create a false sense of historic development. It will still be possible to distinguish the buildings original style and period of construction. The rear addition does not attempt to replicate any historic style or period, but is in harmony with the existing.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Response: Changes to the building that have occurred since original construction have not acquired historic significance and mostly appeared to have occurred within the last 50 years. Applicant is removing many of the non-historic changes.

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

Response: The applicant's proposed work preserves and repairs stucco finishes, cast stone trim, clay barrel tile roof, exposed wood out lookers (rafters), wood fascia, etc. Missing windows will be replaced with windows that replicate the historic appearance of the originals.

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6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of 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.

Response: Replacement of missing items has not been substantiated by documentary and physical evidence. Need photographs and drawings for missing windows.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Response: Not yet applicable.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Response: Not applicable.

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

Response: The Applicant's proposed addition is differentiated by wall setbacks and a different roofing style. It is also proportionally smaller than the historic building. Tenant doors on east wall are simple without arcades or elaborate trim, proposed materials are compatible on the addition.

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

Response: Proposed addition appears that it can be easily removed in the future and integrity of the historic property will be unimpaired. As discussed with the applicant, the addition shall be totally supported by itself. The existing building will remain independent.

It is the Consultant's analysis that the proposed demolition, site improvements, exterior alterations and new addition is not compatible with the regulations set forth in Chapter 66 Historic Preservation Ordinance and the Standards and Guidelines. See "Summary Outline" for more detailed items.

The above is the original analysis for which REG Architects provided comments on the following pages. The Applicant has agreed to comply with all the recommendations as noted herein and as will be further explained at the Historic Preservation Board Meeting.

Emphasis Added
by TLP Staff

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SUMMARY OUTLINE:

Project as proposed does not comply with Standards and Guidelines as follow: (Blue text is first review; green text is second review.)

- Addition is not proportional – *Action: Reduce massing, should be smaller in scale appearance but not necessarily smaller in floor area. Result- Applicant has reduced appearance of massing and detail.*
- Addition has detail that overshadows the historic building – *Action: Simplify and reduce, keep detail to level below historic building, be subordinate/secondary. Result: Applicant has mostly complied with exception to addition's roof overhang, Consultant recommends reducing overhang depths.*
- Addition openings are not compatible – *Action: Redo openings to use vertical proportions and ratios similar to historic building, opening shall serve only one level. Result- Applicant has revised to comply with original openings.*
- Alterations add more detail/ trim to historic building – items it never had – *Action: Remove all detailing and trim from proposed design that was not part of the original historic building. Result- Applicant has removed.*
- Alterations add inappropriate awnings and canopies – *Action: Remove any proposed awning or canopy from the existing historic building that does not exist currently and did not exist historically. Result- Applicant has complied.*
- Alterations modify existing opening size, quantity, and location. – *Action: Retain original window and door opening sizes as well as locations, do not infill/remove existing openings and do not propose any new openings in the historic building exterior. Result- Applicant has completed with exception to (2) tenant entry doors east wall. These doors no longer compete with street frontage and are acceptable.*
- Alterations add second entrance to East side entrance that competes in scale to main street and traffic flow – *Action: Remove the secondary entrance, there was not one there historically. If there is a requirement to have one it should very simple and be a single door with a historically compatible awning – it needs to not be competitive with the historic street and sidewalk entrance which is the most important historic feature of the building. An entrance on the east side of the should be avoided. Result- Applicant complies without removing doors, detail and recesses have been removed.*
- Site should have reduction in paving to return to more original site layout – *Action: Site is over-paved and pavement comes too close to building. The over-pavement attempts to connect to the setback retail strip buildings and should be updated. In addition, the back-up area of the rear parking should be reduced and there should not be a vehicle drive lane from the rear parking to the neighboring front parking south of historic building, maintain pedestrian connection and add native landscaping. Result- Applicant has proposed no significant changes to site plan.*
- Alterations propose window replacements that are not representative of original windows – *Action: Further historical documentation needs to be reviewed by applicant to understand the required style and function of the replacement windows. Result- Applicant has reviewed historic photography and existing openings, they have proposed a solution that appears appropriate to the historic character.*

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- Addition's structure and attachment to historic building has not been developed – Action: *Applicant should understand that the historic building and the proposed addition are not structurally compatible. The addition should be design to be supported on its own and connected by a flexible control/expansion joint. Result- Applicant understands that addition will need to support itself and have a "soft connection."*
- Demolition has not provided substantial proof that it is justified – Action: *The rear (west) portion of the historic building is also part of the historic building and most of it is original or constructed during the property's period of significance. Nowhere in the submittal is sufficient documentation presented that proves that demolition should be allowed. Result- discussion with applicant has occurred and it is understood that it is in a severely deteriorated state. Applicant will need to provide photo documentation of deteriorated conditions for Board review and inclusion in the project file, furthermore, they shall provide a statement of condition from a Florida licensed Structural Engineer or Architect knowledgeable with assessing historic buildings.*

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CONSEQUENT ACTION:

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

RECOMMENDATION:

Consultant recommends that the Board approve the request for exterior alterations and addition with the following Conditions:

- 1) The proposed windows shall be wood, wood-clad, or aluminum single-hung, double-hung, or casement windows. The divided light patterns shall be created by using exterior raised applied triangular muntins. No flat or internal muntins shall be permitted. No reflective or mirrored glass shall be used.
- 2) If awnings are proposed at a later date, the awning material shall not be vinyl and the Applicant shall submit a fabric sample, subject to Staff review at permitting.
- 3) The windows shall be installed to fill the original openings, they shall not be larger or smaller.
- 4) All trim and sills around the windows and doors, shall be repaired if possible. If the trim or sills are too deteriorated to be repaired, the trim, and sills shall be exactly replicated in size, shape, location, and configuration, subject to Staff review during permitting and inspection during construction.
- 5) Any proposed decking, pavers, sidewalks, or driveways that will have an impact on the impermeable surface totals for the property shall comply with Town of Lake Park Municipal Code and shall be subject to Staff review at permitting.
- 6) No reflective or mirrored glass shall be used.
- 7) The contractor shall verify all window dimensions and ensure that replacement windows are sized appropriately to the original opening sizes.
- 8) Original parapet wall on east side shall remain stepped to follow roof slope as originally designed.
- 9) All work shall be subject to staff review during permitting and inspection during construction.
- 10) All work shall comply with the Land Development Regulations and all other required Codes.
- 12) All work to existing building shall comply with *The Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*. <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

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POTENTIAL MOTION:

I MOVE TO **APPROVE** Project Number 5084: Consideration of a Certificate of Appropriateness (COA) for site improvements, demolition, exterior alterations and +/- 970 square foot rear addition for the property located at **918 Lake Park Avenue**, based upon the competent substantial evidence, with the conditions as recommended by Consultant.

I MOVE TO **DENY** Project Number 5084: Consideration of a Certificate of Appropriateness (COA) for site improvements, demolition, exterior alterations and +/- 970 square foot accessory structure for the property located at **918 Park Avenue** because the Applicant has **not** established by competent substantial evidence that the application is in compliance with the Town of Lake Park Code of Ordinances Chapter 66, the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

- A. Revised Design drawings from Applicant.

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LOCATION MAP



G Drive>New Projects>15034.3 Lake Park>02_Project Data>11-28-17

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Lake Park Commercial Project

918 Park Avenue.

Lake Park Fl.

Owner: M&S SANTOS LLC

Marcia DuCharme - Dos Santos & Sandro Dos Santos

508.450.6478

Artech Designers & Engineers, LLC:

Jairo Gonzales P.E.

561.929.2134

Coventina Builders, LLC. (GC):

Simon Paschalides

772. 342.6927

Architect & Design Consultant:

Orlando Castro R.A.

954.474.0220

Community
OCT 06 2017
Development

Project Summary and Justification:

The proposed rehab and renovation of this historical building, will include a modification to the porch in the front facade of the building, adding a new entrance to the west facing facade adjacent to the post office plaza, and the demolition and new construction of the back part of the building.

When you approach the building, from either direction on Park Avenue, the building appears to be in good condition, but the reality is that it is not:

- ◆ Large portions of the stucco work in the facade are falling apart, the. The structure in the central part the building has been reinforced, but further work is needed, there is termite and water damage throughout the building.
- ◆ The existing back of the building is in complete disrepair and falling apart. There is excessive water, and some termite damage. This has caused several wood support members to rot. Furthermore, as in the main body of the building, there is extensive damage to the stucco facade.

In addition The changes made to the rear porch of the building through out the years have greatly modify its original look. In its current condition this portion of the building has no historical significance, making it very difficult to bring it back to its original look, doing this serves not practical purpose for the propose new use of the building; the propose office and commercial use in the second floor Requires ADA compliance, that the new structure will provide. Furthermore the structure of the rear of the building is in complete disrepair, making the demolition and replacement the best option for this part of the project.

Our proposal will revitalized the building and help improve the conditions for the surrounding businesses, The Down Town Commercial District and the lake park community in general.

The renovated building will house 3 commercial spaces on the 1st. floor. The 2nd floor will have a hair salon , in addition to an area for professional offices.

The work to the facades will retain all historical elements in the Mediterranean revival style of the building; In the left side of the front Facade, the interior wall of the porch is removed, and replaces it with clear glass store front impact resistant. The same treatment is given to right side. all columns and arches in the from facade will remain and will be repaired as

needed. All the windows will be replaced for impact resistance windows to meet current Florida Building code, and the fenestration details will reflect Mediterranean revival style.

The facade facing the post office plaza will have a new entrance, windows will be added to frame the entrance, along with a side walk and landscape. When you approach the building from the east on park avenue.

The back of the building will be demolished and rebuilt with reinforced CMU. This area will have services for the new building; handicap accessible bathrooms on the the 1st and 2nd floor as well as an entrance lobby, a handicap access lift, and fire stairs to access the businesses on the second floor.

The proposed changes will bring this building back to life and help the ongoing improvements to the Park Avenue Down Town District.

EXISTING BUILDING (from Google Earth imagery)

918 PARK AVENUE



Page 1
X original
___ update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8PB9607

Recorder# 51

"918 Park Avenue"

SITE NAME Park Building
HISTORIC CONTEXTS Boom Times
NAT. REGISTER CATEGORY Building
OTHER NAMES OR MSF NOS None
COUNTY Palm Beach OWNERSHIP TYPE Private--Individual
PROJECT NAME Lake Park Survey DHR NO _____
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 918 Park Ave CITY Lake Park
VICINITY OF / ROUTE TO South side of Park Ave, between 9th and 10th Streets
SUBDIVISION N/A BLOCK NO _____ LOT NO _____
PLAT OR OTHER MAP County Aerial Photographs
TOWNSHIP 42S RANGE 43E SECTION 20 1/4 SE 1/4-1/4 NW
IRREGULAR SEC? ___ y X n LAND GRANT Unknown
USGS 7.5' MAP Riviera Beach USGS, 1946 PR 1983
UTM: ZONE 17 EASTING 592210 NORTHING 2964420
COORDINATES: LATITUDE ___ D ___ M ___ S LONGITUDE ___ D ___ M ___ S

HISTORY

ARCHITECT: Unknown
BUILDER: Unknown
CONST DATE 1925 CIRCA C RESTORATION DATE(S): N/A
MODIFICATION DATE(S): 1970s
MOVE: DATE N/A ORIG LOCATION N/A
ORIGINAL USE(S) Commercial
PRESENT USE(S) Commercial

DESCRIPTION

STYLE Mediterranean Revival
PLAN: EXTERIOR Rectangular
INTERIOR Unknown
NO.: STORIES 2.0 OUTBLDGs 0 PORCHES 4 DORMERS 0
STRUCTURAL SYSTEM(S) Hollow tile
EXTERIOR FABRIC(S) Stucco
FOUNDATION: TYPE Slab MATLS Concrete
INFILL N/A
PORCHES N/inset entrances/1st floor/turned supports/arches/N
ROOF: TYPE Flat, shed SURFACING Unknown, barrel tile
SECONDARY STRUCS. N/A
CHIMNEY:NO 0 MTLs N/A LOCNS N/A
WINDOWS Awning, metal, 4; Fixed, wood, storefronts, 1
EXTERIOR ORNAMENT Cast stone, wood
CONDITION Good SURROUNDINGS Residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
See continuation sheet.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? ___ y X n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS None observed.

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE Architecture/Community Planning/Development

ELIGIBLE FOR NAT. REGISTER? y n likely, need info insf inf
 SIGNIF. AS PART OF DISTRICT? y n likely, need info insf inf
 SIGNIFICANT AT LOCAL LEVEL? y n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)
See continuation sheet.

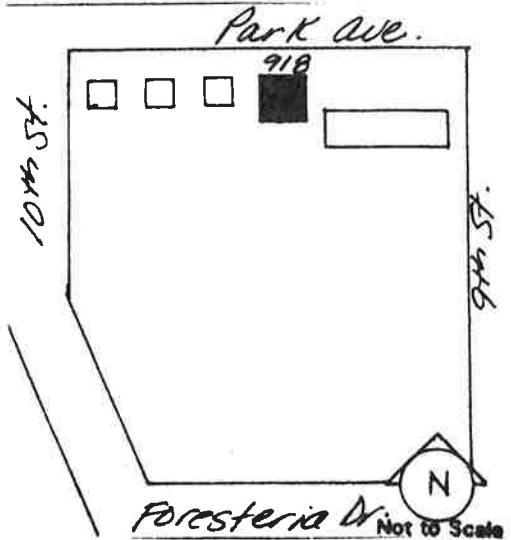
* * *DHR USE ONLY* * * * * * * * * * * * * * * * *DHR USE ONLY * *
 * * * * *
 * DATE LISTED ON NR _____ * * * * *
 * KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ * * * * *
 * SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____ * * * * *
 * LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ * * * * *
 * OFFICE _____ * * * * *
 * * *DHR USE ONLY* * * * * * * * * * * * * * * * *DHR USE ONLY * *

RECORDER INFORMATION: NAME Amy Groover, Dawn Van De Putte
 DATE: 19971121 AFFILIATION Janus Research/Piper Archaeology

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
 LOCATION OF NEGATIVES Janus Research/Piper Archaeology
 NEGATIVE NUMBERS Roll 9782-4, Exp. 8 Facing SW



M A P
 Street/plat map, not
 USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

SITE NAME Park Building

A. NARRATIVE DESCRIPTION OF SITE (Use back of page and continuations)

This commercial Mediterranean Revival building is located on the south side of Park Avenue, between 9th and 10th Streets in Township 42 South, Range 43 East, Section 20 (Riviera Beach USGS Quadrangle, 1946, PR 1983) in Lake Park, Florida. Built in 1925, the two-story masonry structural system rests on a concrete slab foundation. Exterior walls are surfaced with stucco and the first floor features corner quoining. The flat portion of the roof features shaped parapets and barrel tile trim. The shed portion of the roof is covered in barrel tile and features pecky cypress brackets. Fenestration includes metal awning and wood fixed storefront windows. The north facade features inset entrances with arched openings and cast stone turned columns. The west elevation features a second-story rectangular cut-out which exhibits a balcony and a railing.

B. DISCUSSION OF SIGNIFICANCE (Use back of page and continuations)

The Mediterranean Revival style is most often found in states with Spanish colonial heritage. In Florida, this style is closely linked with the 1920s Florida Land Boom era. The style has its origin in Beaux Arts-trained architects' desire to create a building style appropriate to the history of the Sun Belt area of the United States. The Mediterranean Revival style flourished in Florida during the 1920s and 1930s, as it captured the picturesque resort image the State was promoting to its winter visitors. Mediterranean Revival domestic buildings are chiefly associated with middle and upper class suburban housing developments. The style was also applied to commercial, hotel, club, and school buildings. Features of the style include stuccoed wall surfaces and low-pitched red barrel tile roofs. Arched windows and doors are often found in Mediterranean Revival style buildings. Decorative elements such as inset tiles, cast stone columns or pilasters, balconies, and window grilles are incorporated in the building designs as well.

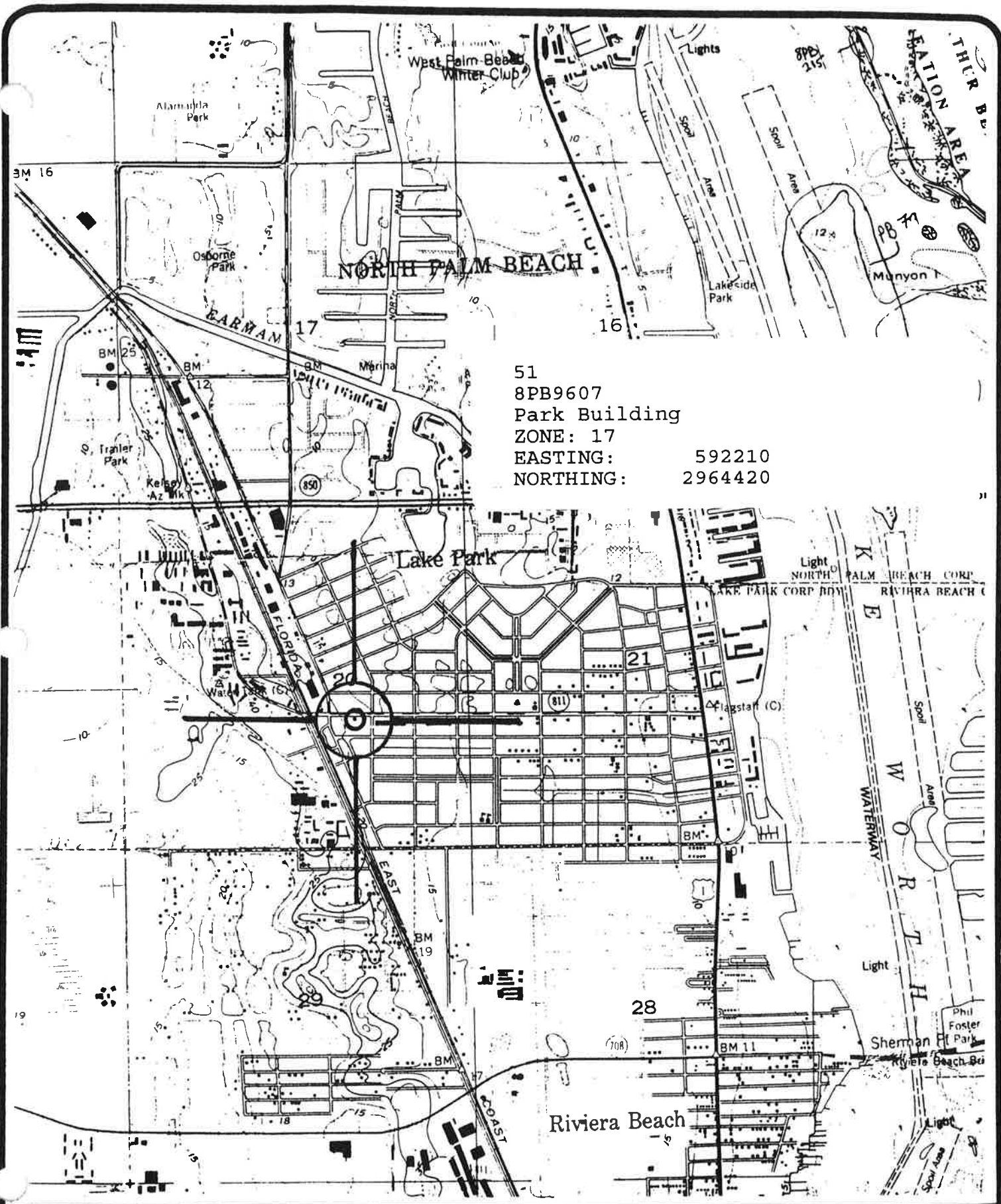
The Town of Lake Park is located in Palm Beach County and is adjacent to the City of Riviera Beach to the south and the Village of North Palm Beach to the north. Lake Park was originally conceived in 1919 as Kelsey City by Harry Seymor Kelsey, a multimillionaire from Massachusetts. Kelsey acquired a vast fortune from the sale of his restaurant business, the Waldorf Lunch System. With his new found wealth, Kelsey purchased over 100,000 acres of land from the estate of J.M. Barr, a real estate investor from Jacksonville, Henry Flagler's Model Land Company, and the Silver Beach tract, also known as the Peck Aviation Field. From his land holdings, Kelsey established a community platted and planned by the

SITE NAME Park Building

internationally known Olmstead Brothers, landscape architects and planners from Boston. The adopted town plan included a waterfront park and designated sites for a civic center, recreational areas, public buildings, schools, and churches. The progressive plan also divided Kelsey City by use into three districts: residential, light business, and industrial. During the Florida Land Boom years of the early 1920s, the Kelsey City development was a success. At this time, Mission, Mediterranean Revival, and Bungalow residences were constructed throughout the town. Additionally, a commercial area with two banks, restaurants, and grocery stores developed on Dixie Way (known today as Park Avenue), and the industrial section featured a brick manufacturer, decorative stone and tile works, a tire factory, and lumber mill. Despite its early years of prosperity, the end of the 1920s brought development and growth in Kelsey City to a halt. In 1928, a devastating hurricane damaged the majority of the town's building stock, causing many people to abandon their homes and businesses. In addition, the stock market crash of 1929 and debt to the federal government for back taxes left Harry Kelsey in a state of financial ruin. Following the Bust, the Kelsey City property changed owners several times. At the request of the Kelsey City Garden Club, the town's name was changed to Lake Park in 1939. The town, however, did witness another building boom in the 1940s, which resulted in the construction of numerous Masonry Vernacular residential buildings. Today, the remaining historic building stock illustrates the historical and architectural evolution of the Town of Lake Park.

This is the last remaining commercial building from the Boom Times-era. It retains most of its historic physical integrity and modifications are limited to the replacement of some original windows. Based on architectural significance and associations with the early history of Kelsey City, this resource is considered to be potentially eligible for listing on the **National Register of Historic Place** as part of the Kelsey City Multiple Property Listing.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE (Use back of page and continuation sheets if necessary)



51
 8PB9607
 Park Building
 ZONE: 17
 EASTING: 592210
 NORTHING: 2964420

Riviera Beach, Florida
 USGS 7.5' Series (Topographic)
 1946 (PR 1983)
 Scale 1:24,000

See

SCOPE OF WORK

ALL GENERAL ALTERATIONS, REPAIRS, MODIFICATIONS, RECONSTRUCTION, AND/OR DEMOLITION OF EXISTING STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THE SCOPE OF WORK.

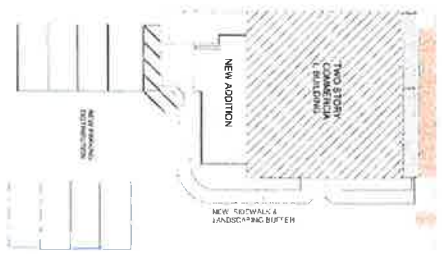
LEGAL DESCRIPTION

PARCEL CONTROL NUMBER
36-43-4220-01-002-0090

DRAWING INDEX

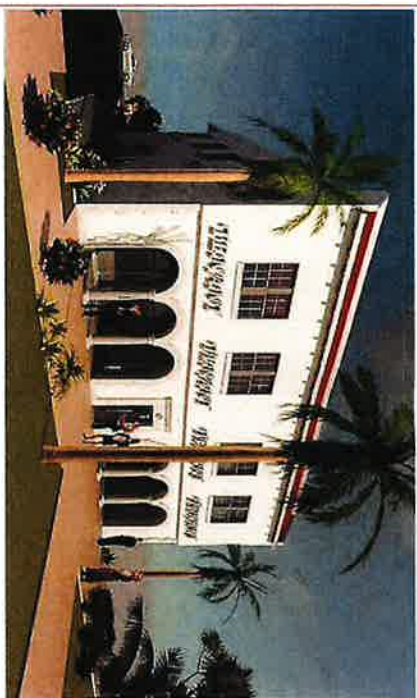
Sheet	Title
A100	COVER PAGE
A101	EXISTING 1ST & 2ND FLOOR PLAN
A101.1	PROPOSED 1ST & 2ND FLOOR PLAN
A102	EXISTING & PROPOSED NORTH ELEVATION
A103	EXISTING & PROPOSED SOUTH ELEVATION
A104	EXISTING & PROPOSED EAST ELEVATION
A105	EXISTING & PROPOSED WEST ELEVATION
A106	EXISTING & PROPOSED SECTION 1-2
A107	REVISIONS

KEY PLAN



**918 PARK AVENUE
LAKE PARK
FL. 33403**

PROJECT 3D VIEW



LOCATION MAP



**SEPARATE
PERMITS**

- THIS PERMIT, SITE PLAN, CERTIFICATE OF APPROPRIATENESS (COA)
1. BUILDING PERMIT
 2. MECHANICAL PERMIT
 3. ELECTRICAL PERMIT
 4. ROOFING PERMIT
 5. PLUMBING PERMIT

SHOP DRAWINGS TO BE SUBMITTED BY MANUFACTURERS

CODE ANALYSIS / PROJECT DATA

CODE ANALYSIS / PROJECT DATA	MANUAL REQUIRE	PROVIDE
LAND USE	NA	8,975 SF
ZONING	RESIDENTIAL (R-10)	* 215 ACRES
PROPOSED MAJOR USE	RETAIL PROFESSIONAL OFFICES	MAX USE
FRONT SETBACK	NA	
REAR SETBACK	NA	
SIDE SETBACK	NA	

NET BUILDING FOOTPRINT	SCF
RETAIL #1	524
STONE #2	502
STONE #3	972
TOTAL NET BUILDING STORES	3,200
PROFESSIONAL OFFICES #1	400
PROFESSIONAL OFFICES #2	314
TOTAL BUSINESS & PROFESSIONAL OFFICES	917
COMMON MEAL WATERLOO	1,000
MULTI-LEVEL PARKING	1,000
TOTAL INCLUDING NET AREA NOT INCLUDED PORTHOLES	3,117

TOTAL BUILDING CONSTRUCTION AREA:	EXISTING	PROPOSED
FIRST FLOOR BUILDING AREA	3,117.27 SF	1,121.36 SF
NEW ADDITION	0.00 SF	970.30 SF
TOTAL BUILDING AREA	3,117.27 SF	5,882.92 SF

MAX. OCCUPANCY LOAD PER USE
MERCANTILE COR. 3,048 SF 2007-17 PERSONS
AREA AND FLOOR 1,172 SF 60 PERSONS
OFFICES 1,172 SF 60 PERSONS
AREA AND FLOOR 917 SF 106 PERSONS

CLIENT NAME AND ADDRESS:
SIMON PASCHALIDES
918 PARK AVENUE, LAKE PARK, FLORIDA, 33403

PROJECT:
LAKE PARK
COMMERCIAL PROJECT

ORLANDO CASTRO
ARCHITECT,
AR0955D

ADDRESS: 9030 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220
EMAIL america_gca@hotmail.com

JOB NUMBERS: 2617-0007
DATE: 07/27/2017
DRAWN BY: Orlando C.
CHECKED BY: O.C.S.
REVISION #6

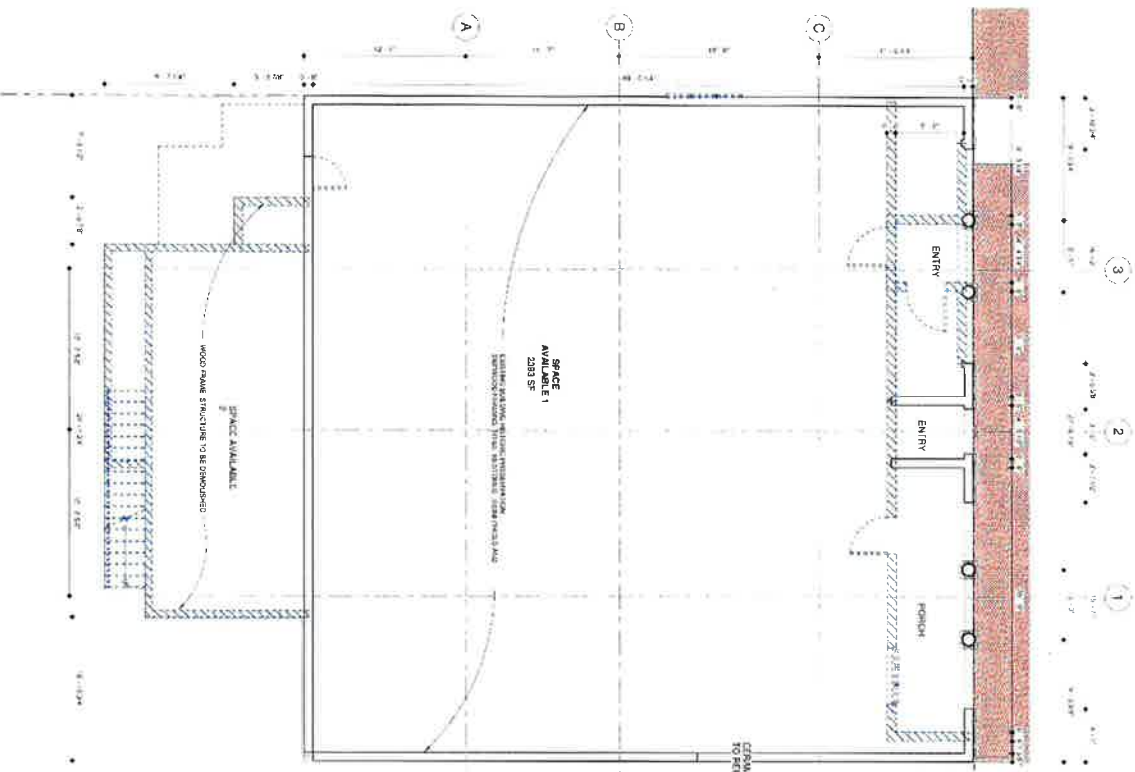
1 - 9/19/17

COVER PAGE

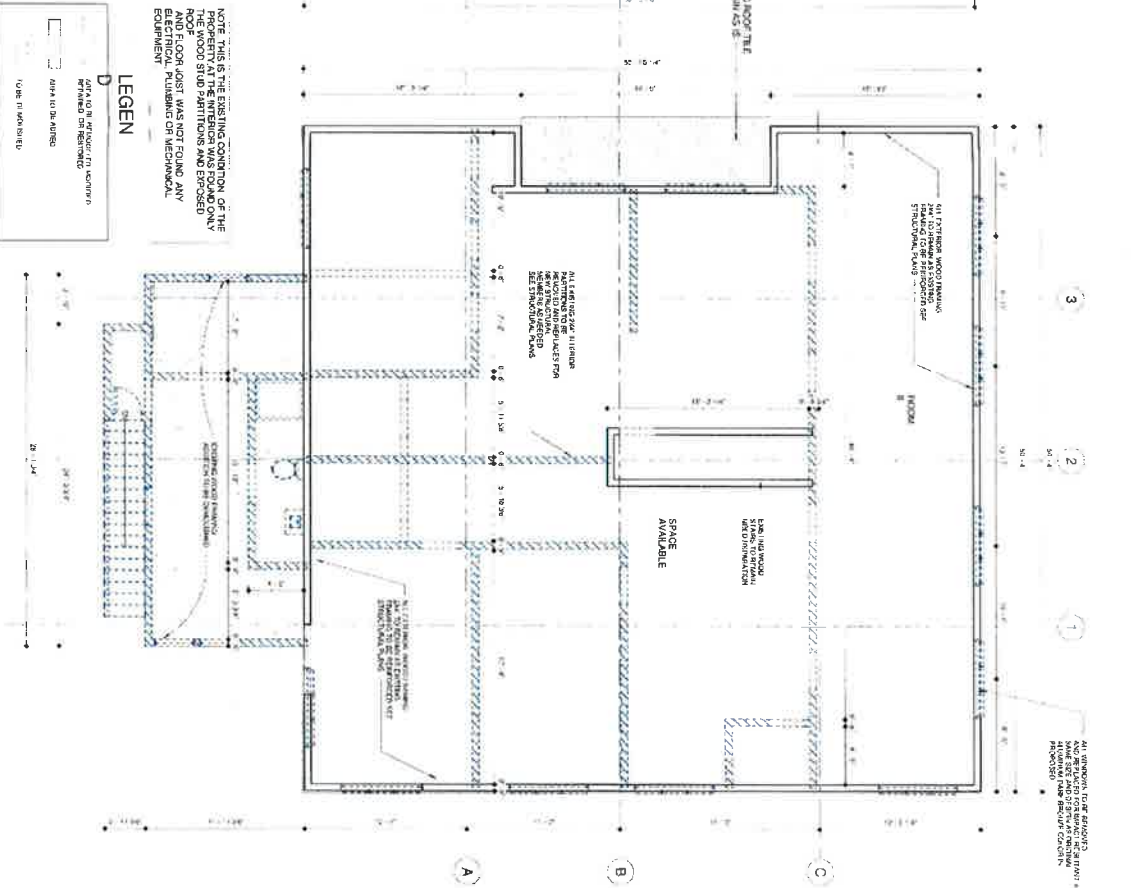
SHEET
A100
OF

ARCHITECT

1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

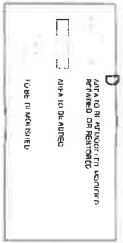


2 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



NOTE: THIS IS THE EXISTING CONDITION OF THE BUILDING. THE ARCHITECT HAS NOT CHECKED THE ROOF, COOR, JOIST, WAS NOT FOUND ANY ELECTRICAL, PLUMBING OR MECHANICAL EQUIPMENT.

LEGEND



ARCHITECT
01
A101
SHEET
EXISTING 1ST & 2ND FLOOR PLAN

1-0119-17
DATE: 07/25/07
DRAWN BY: CHANG, C
CHECKED BY: JCS
REVISIONS
NO. DESCRIPTION

ORLANDO CASTRO
 ARCHITECT.
 AR08530

ADDRESS: 9039 WEST SUNRISE BLVD
 PLANTATION FL. 33322

PH: (954) 474-0220
 EMAIL: america.gcs@hotmail.com

CLIENT NAME AND ADDRESS:
SIMON PASCHALIDES
 918 PARK AVENUE, LAKE PARK, FLORIDA, 33402

PROJECT:
LAKE PARK COMMERCIAL PROJECT

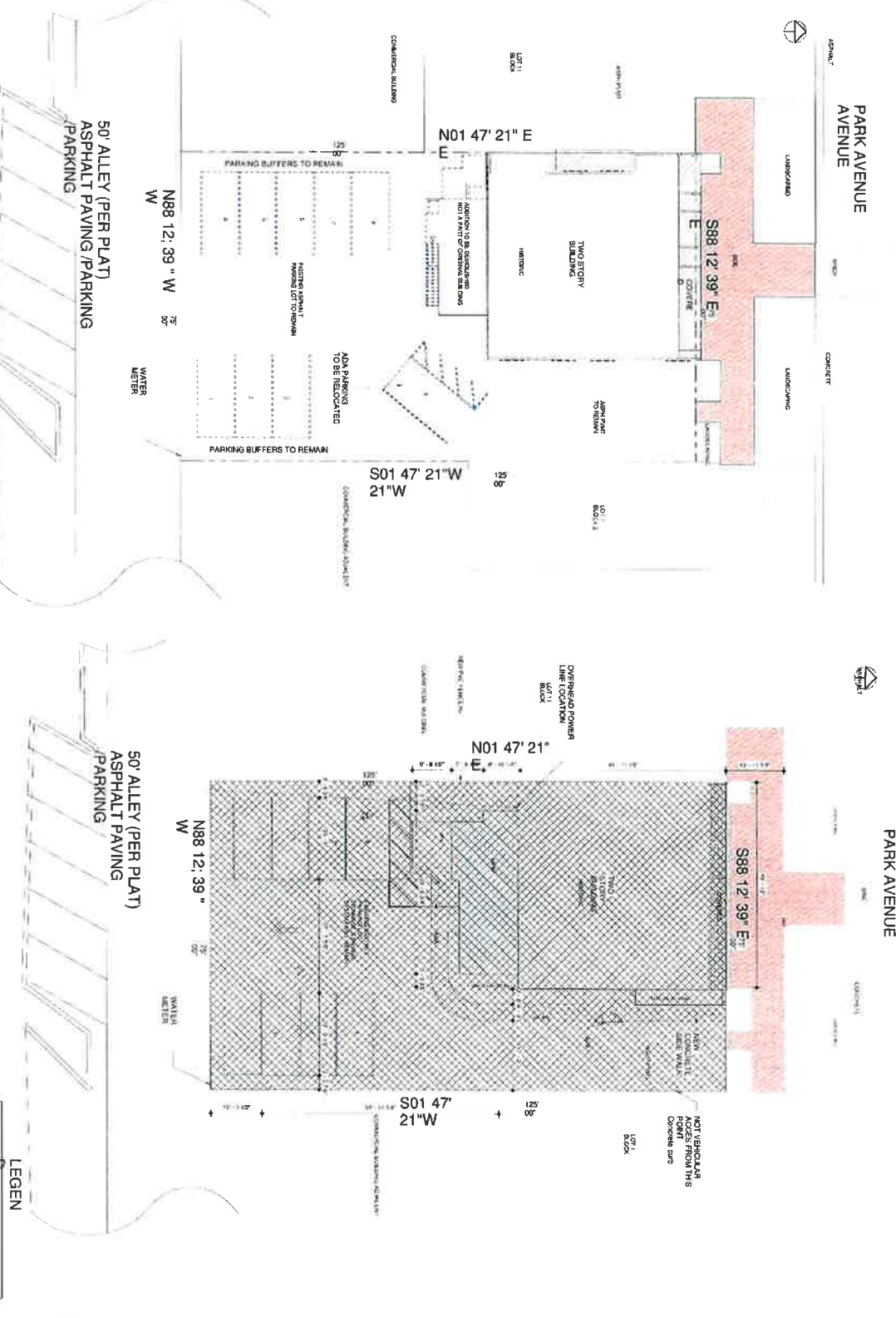
ALL DIMENSIONS FOR FINISHES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS FOR FINISHES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS FOR FINISHES SHALL BE TO FACE UNLESS OTHERWISE NOTED.

2 EXISTING SITE PLAN
SCALE: 1"=1'-0"

1 PROPOSED SITE PLAN
SCALE: 1"=1'-0"

LEGEND
 ALL DIMENSIONS UNLESS OTHERWISE NOTED
 ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

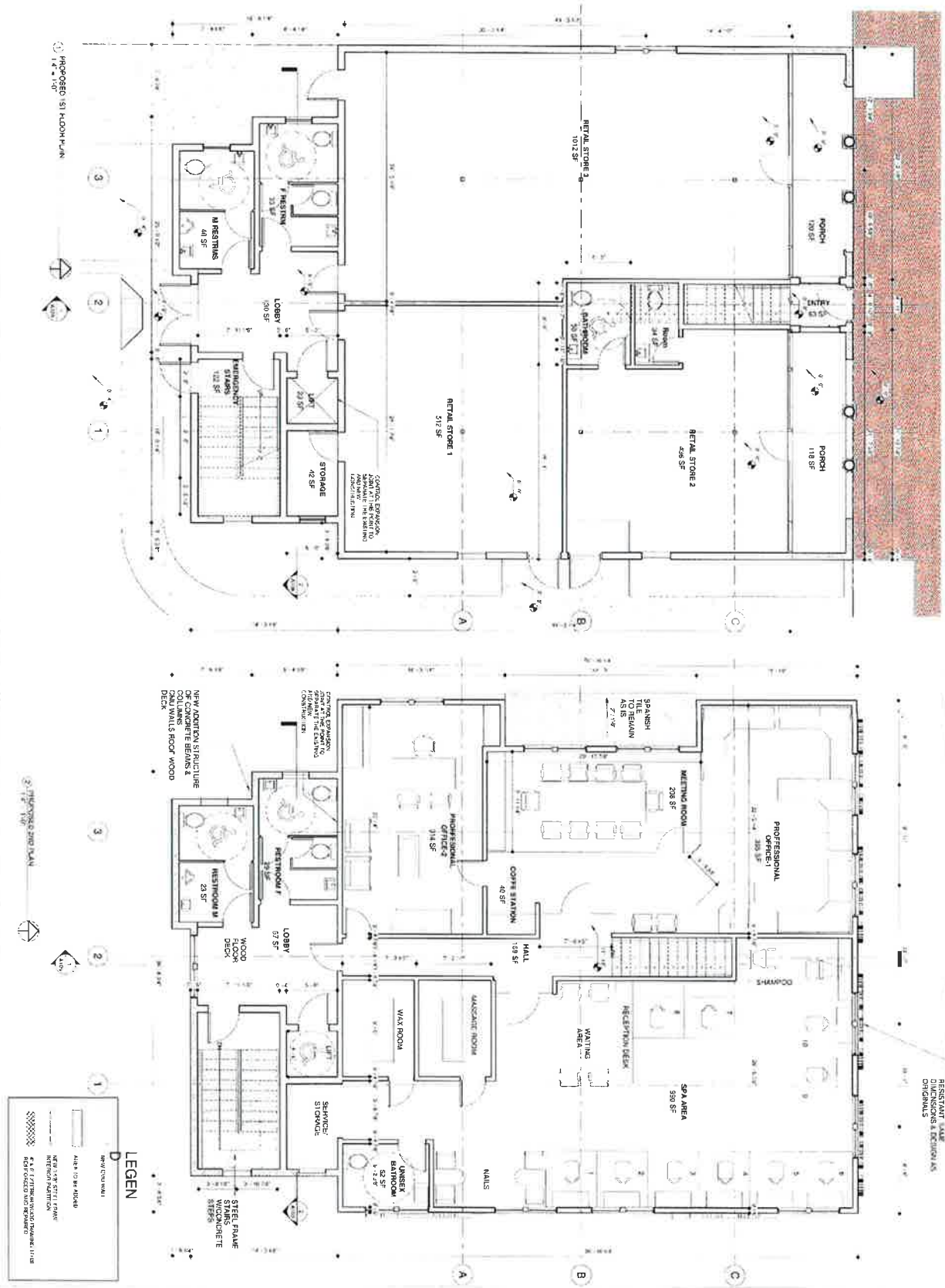
ARCHITECT	DATE	DESCRIPTION
	1-8/19/17	EXISTING & PROPOSED SITE PLAN
	A101.1	SHEET
	OF	



ORLANDO CASTRO
 ARCHITECT.
 AR98530
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 SUNRISE BLVD
 PLANTATION FL. 33322
 PH: (954) 474-0220
 EMAIL: america.gce@hotmail.com

CLIENT NAME AND ADDRESS:
SIMON PASCHALIDES
 910 PARK AVENUE, LAKE PARK, FLORIDA, 33403
 PROJECT:
LAKE PARK
COMMERCIAL PROJECT

NOT VEHICULAR ACCESS FROM THIS CORNER AND



ALL NEW WINDOWS
REPLACED FOR IMPACT
DIMENSIONS IN SECTION AS
ORIGINALS

LEGEND

	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	IMPACT DIMENSIONS
	ORIGINAL DIMENSIONS

ARCHITECT	ORLANDO CASTRO
SHEET	A102
OF	07

**PROPOSED
1ST & 2ND
FLOOR
PLAN**

JOB NUMBER	2017-0007
DATE	02/21/2017
DRAWN BY	ORLANDO C
CHECKED BY	O.C.S.
REVISIONS	

ORLANDO CASTRO
ARCHITECT.
AR98530

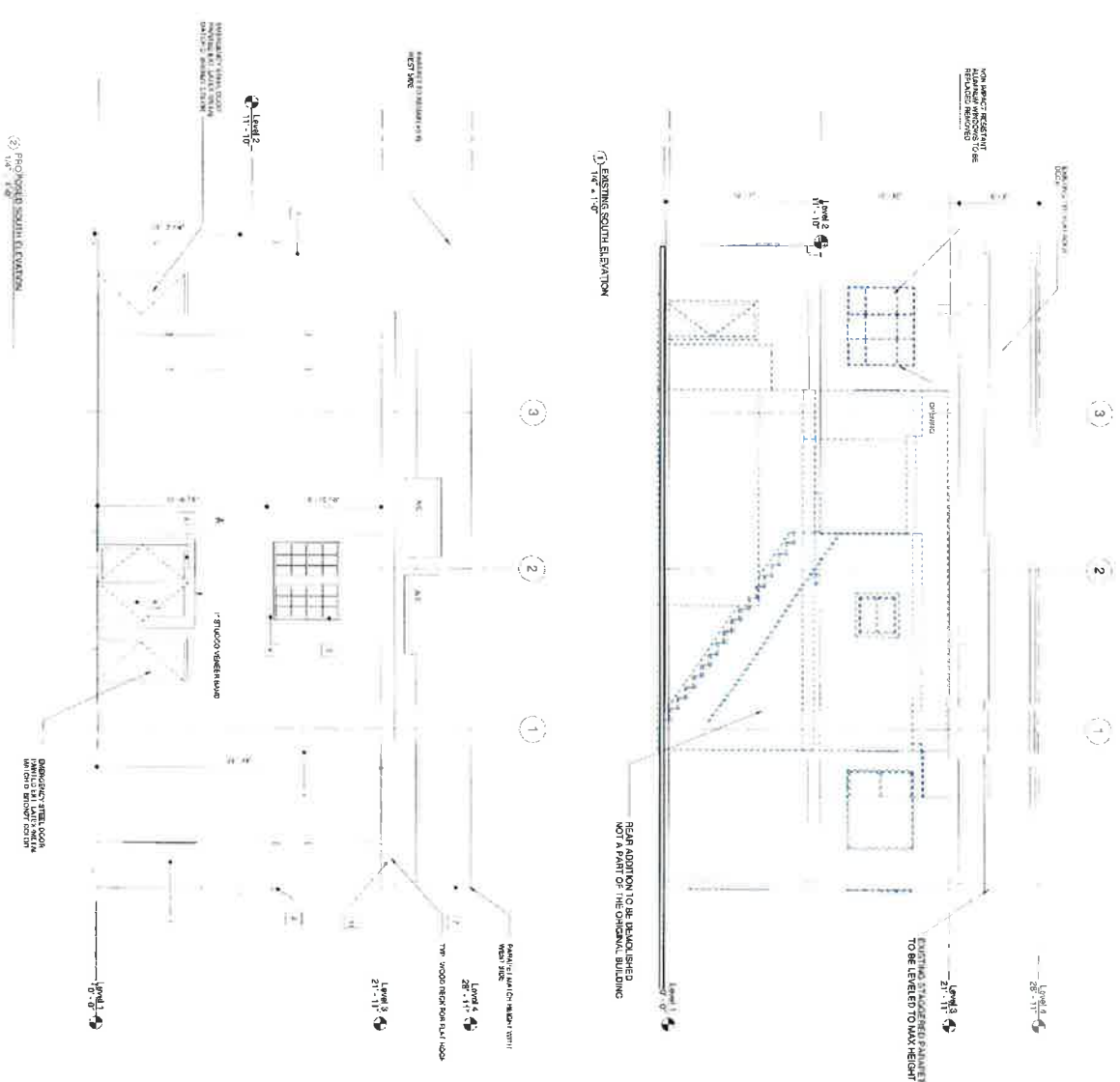
ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220
EMAIL: america.gcs@hotmail.com

CLIENT NAME AND ADDRESS:
SIMON PASCHALIDES
616 PARK AVENUE LAKE PARK FLORIDA 33403

PROJECT:
LAKE PARK
COMMERCIAL PROJECT

ALL NEW WINDOWS
REPLACED FOR IMPACT
DIMENSIONS IN SECTION AS
ORIGINALS



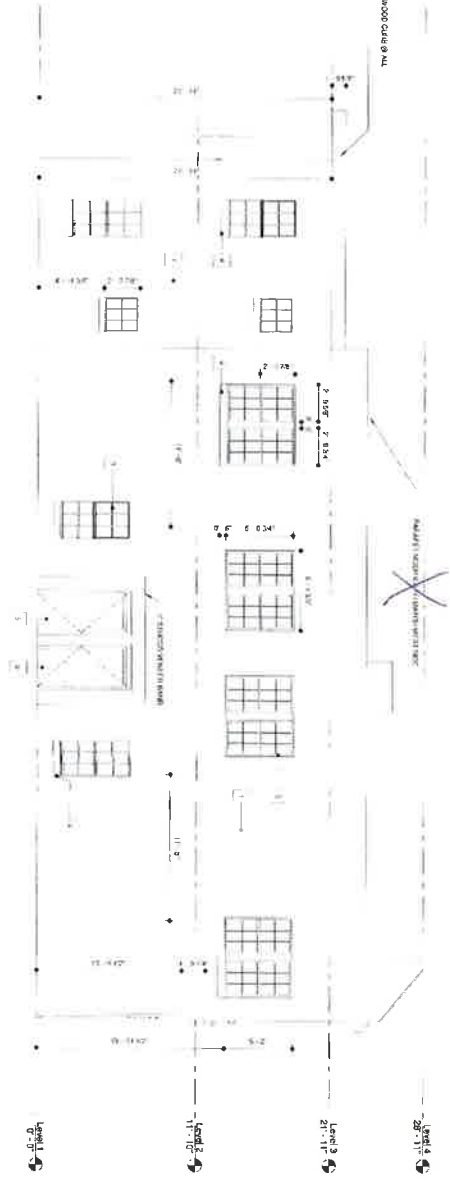
FINISH MATERIAL SCHEDULE

1	EXTERIOR, LATEX PAINT WHITE COLOR APPLIED ON SMOOTH STUCCO
2	EXISTING STUCCO CONTINUE FINISH TO REMAIN AS IS
3	SINGLE HUNG WINDOW DARK BRONZE ALUMINUM W/ 6" MULLION TO PRESERVE ORIGINAL DESIGN CLEAR GLASS SINGLE TINTING
4	1" SMOOTH STUCCO ALL PAINTED EXTERIOR
5	ALUMINUM WINDOW FRAME DARK BRONZE W/ FULL VIEW GLASS SINGLE TINTING
6	CORBELS ON NATURAL WOOD DOOR STAIN (EXTERIOR SIDE ONLY)
7	PANORAMIC TO REMAIN AS IS PAINTED W/ EXTERIOR LATEX WHITE COLOR
8	NATURAL CLAY SPANISH TILE ROOF (EXISTING TO REMAIN)
9	DECORATIVE FALLING IRON PAINTED GLASS BRONZE COLOR MOUNT ON WINDOW & DOOR FRAME
10	EXISTING COLUMNS PAINTED EXTERIOR LATEX WHITE COLOR
11	WOOD FINISH PAINTED LATEX WHITE COLOR

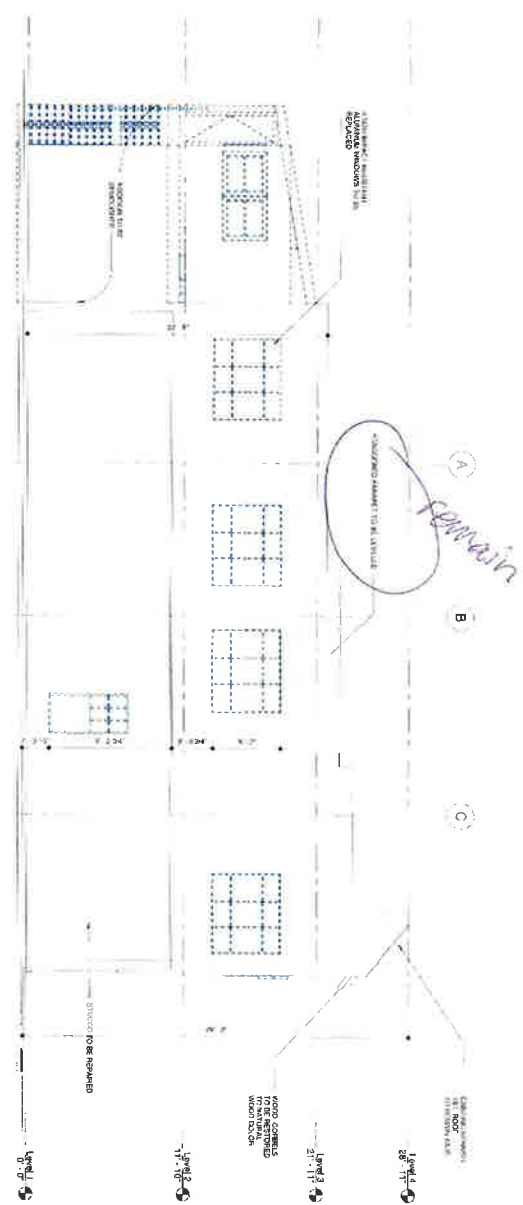
ORLANDO CASTRO ARCHITECT. AR98530 ADDRESS: 9039 WEST SUNSHINE BLVD PLANTATION FL. 33322 PH: (954) 474-0220 EMAIL: america_gca@hotmail.com	CLIENT NAME AND ADDRESS: SIMON PASCHALIDES 518 PARK AVENUE, LAKE PARK, FLORIDA, 33403
	PROJECT: LAKE PARK COMMERCIAL PROJECT
	JOB NUMBER: 2017-0007 DATE: 07/27/2017 DRAWN BY: Orlando, C CHECKED BY: O.C.S. O.C.S.
	REVISIONS: 1-- 07/19/17 EXISTING & PROPOSED SOUTH ELEVATIONS
SHEET: A106 OF:	
ARCHITECT:	

NOT TO SCALE
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 FINISHES TO BE DETERMINED BY THE ARCHITECT
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINISHES
 BEFORE PROCEEDING WITH CONSTRUCTION
 ALL MATERIALS TO BE APPROVED BY THE ARCHITECT
 BEFORE ORDERING
 ALL MATERIALS TO BE INSTALLED AND FINISHED
 IN ACCORDANCE WITH THE MANUFACTURER'S
 INSTALLATION INSTRUCTIONS
 ALL MATERIALS TO BE INSTALLED AND FINISHED
 IN ACCORDANCE WITH THE MANUFACTURER'S
 INSTALLATION INSTRUCTIONS
 ALL MATERIALS TO BE INSTALLED AND FINISHED
 IN ACCORDANCE WITH THE MANUFACTURER'S
 INSTALLATION INSTRUCTIONS

PROPOSED EAST ELEVATION
1/4" = 1'-0"



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



FINISH MATERIAL SCHEDULE

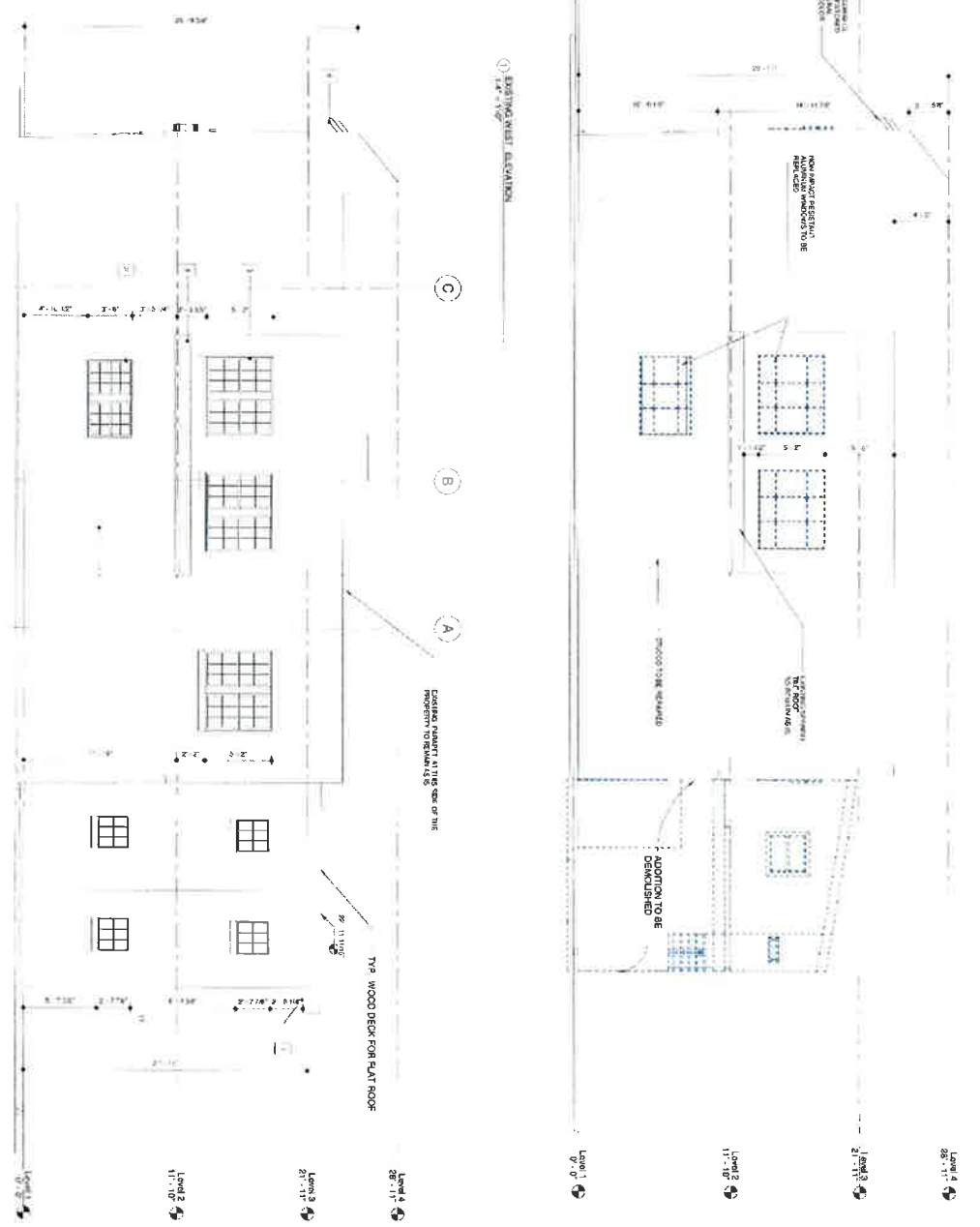
1	EXTERIOR LATEX PAINT WHITE COLOR APPLIED ON STUCCO
2	EXISTING STUCCO CORNICE, PRICE TO REMAIN AS IS
3	BRIDGE FINISH, FINISHING COLOR FINISH, ALUMINUM W/ 5" RAISED TO INSULATING CHANNEL DESIGN, CLEAN GLASS, SINGLE TRIMMED
4	1" X 3/4" X 10" WOOD SILL, PAINTED EXTERIOR
5	ALUMINUM DOOR FRAME, DARK BRONZE W/ 3/8" X 3/4" DOOR, W/ 5" PAINT SILL
6	PAINT, W/ 5" BRONZE TRIMMED TRIM, CORBELS ON NATURAL WOOD COLOR STAIN, (remove during work)
7	PARAMETS TO REMAIN AS IS PAINTED W/ EXTERIOR LATEX WHITE COLOR
8	NATURAL CLAY SPANISH TILE ROOF EXISTING TO REMAIN
9	DECORATIVE RAILING, IRON PAINTED GLOSS BRONZE COLOR MATCH WINDOW & D FRAME
10	EXISTING SQUARES, PAINTED EXTERIOR LATEX WHITE COLOR
11	WOOD FASCIA, PAINTED LATEX WHITE COLOR

MATERIAL SCHEDULE 1/4" = 1'-0"

JOB NUMBER	2011-2007
DATE	01/24/11
DRAWN BY	ORLANDO C
CHECKED BY	O.C.S.
REVISIONS	1 - 9/7/9/17
EXISTING & PROPOSED EAST ELEVATION	
SHEET	A107
OF	
ARCHITECT	

ORLANDO CASTRO
 ARCHITECT.
 AF198530
 ADDRESS: 8639 WEST
 SUNSHINE BLVD
 PLANTATION FL. 33322
 PH: (954) 474-0220
 EMAIL: america_gcs@hotmail.com

CLIENT NAME AND ADDRESS:
SIMON PASCHALIDES
 818 PARK AVENUE, LAKE PARK, FLORIDA, 33423
 PROJECT:
LAKE PARK
COMMERCIAL PROJECT



FINISH MATERIAL SCHEDULE

1	EXTERIOR LATEX PAINT WHITE COLOR APPLIED ON SMOOTH STUCCO
2	EXISTING STUCCO CORNER FINISH TO BE REMAIN AS IS
3	SMALL TILE AND WINDOW CASE BRONZE ALUMINUM CLEAR ANODIZED FINISH
4	1" SMOOTH STUCCO SILL, PAINTED EXTERIOR ALUMINUM DOOR FRAME DARK BRONZE WITH FULL VIEW GLASSED SINGLE TYING
5	CORRELATION NATURAL WOOD COLOR STAIN / FINISH (SEE FINISH LIBRARY)
6	PARAMETERS TO BE REMAIN AS IS PAINTED WITH EXTERIOR LATEX WHITE COLOR
7	NATURAL CLAY SPANISH TILE ROOF (EXISTING) TO REMAIN
8	PERSONALITY FINISH - IRON PAINTED GLASS BRONZE COLOR MATCH WINDOW AND FRAME
9	EXISTING COLUMNS PAINTED EXTERIOR LATEX WHITE COLOR
10	WOOD PISGAL PAINTED LATEX WHITE COLOR

JOB NUMBER	2017-0007
DATE	05/02/2017
DRAWN BY	OSAMA BY
CHECKED BY	OSAMA BY
REVISIONS	02/15
1-9/19/17	
EXISTING & PROPOSED WEST ELEVATION	
SHEET	
A108	
OF	
ARCHITECT	

ORLANDO CASTRO
 ARCHITECT
 AR98530

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 EMAIL: america.gcs@hotmail.com

CLIENT NAME AND ADDRESS:
SIMON PASCHALIDES
 518 PARK AVENUE, LAKE PARK, FLORIDA, 33403

PROJECT:
LAKE PARK
COMMERCIAL PROJECT

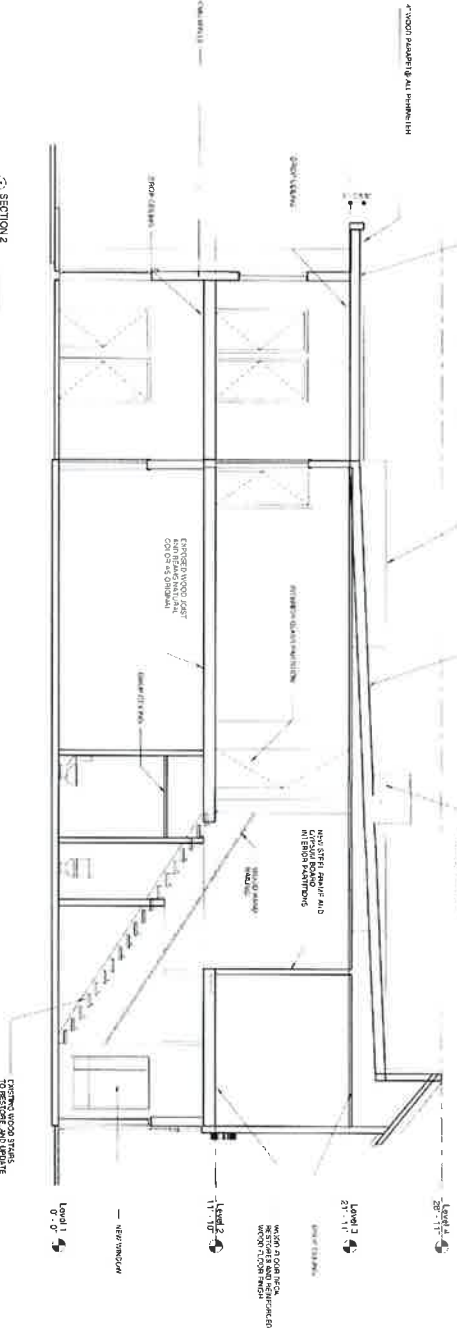
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② PROPOSED WEST ELEVATION
 1/4" = 1'-0"

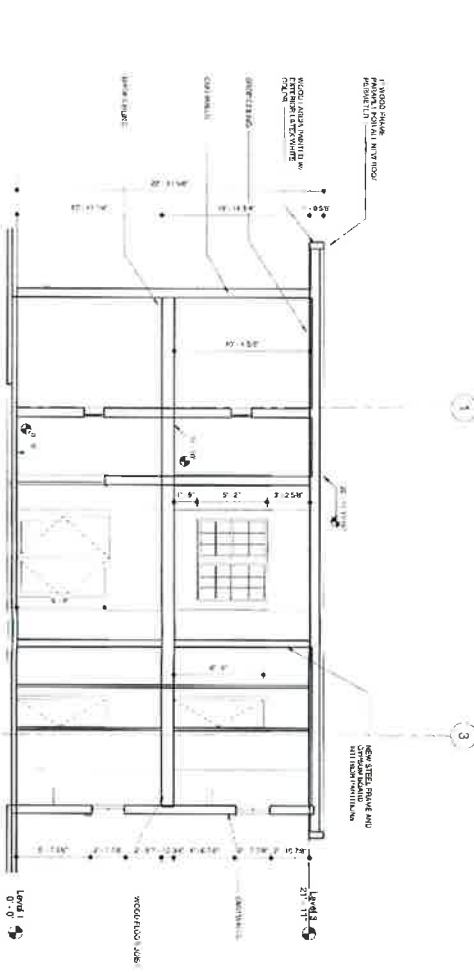
NO. 1000 PASCHALIDES ARCHITECTS
 4100 PALM BEACH BLVD., SUITE 200
 PALM BEACH, FLORIDA 33480
 PHONE: (561) 852-1000
 FAX: (561) 852-1001
 WWW.PASCHALIDESARCHITECTS.COM

NO. 1000 PASCHALIDES ARCHITECTS
 4100 PALM BEACH BLVD., SUITE 200
 PALM BEACH, FLORIDA 33480
 PHONE: (561) 852-1000
 FAX: (561) 852-1001
 WWW.PASCHALIDESARCHITECTS.COM

SECTION 1
 1/4" = 1'-0"



SECTION 2
 1/4" = 1'-0"



SECTION 1
 1/4" = 1'-0"

BUILDING SECTION 1 & 2	1 - 9/18/17	ORLANDO CASTRO ARCHITECT. AR96530	CLIENT NAME AND ADDRESS: SIMON PASCHALIDES 818 PARK AVENUE, LAKE PARK, FLORIDA, 33460
	REVISIONS	DATE 2017-09-07 DRAWN BY Orlando C CHECKED BY O.C.S.	PROJECT: LAKE PARK COMMERCIAL PROJECT
SHEET A109	JOB NUMBER 2017-0907	ADDRESS: 9039 WEST SUNRISE BLVD PLANTATION FL 33322 PH: (954) 474-0220 EMAIL america.gc9@hotmail.com	<small> ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PASCHALIDES ARCHITECTS. </small>
ANCHOR C	DATE 07/29/2017 DESIGNED BY Orlando C	PROJECT: LAKE PARK COMMERCIAL PROJECT	



CLIENT NAME AND ADDRESS:
 SIMON PASCAL IDES
 918 PARK AVENUE, LAKE PARK, FLORIDA, 33403

PROJECT:
LAKE PARK
 COMMERCIAL PROJECT

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ORLANDO CASTRO
 ARCHITECT.
 AR98530

ADDRESS: 9038 WEST
 SUNRISE BLVD
 PLANTATION FL. 33322

PH: (954) 474-0220
 EMAIL: america.gcs@hotmail.com

JOB NUMBER:	201710007
DATE:	07-27-2017
DRAWN BY:	Orlando C.
CHECKED BY:	O.C.S.
REVISIONS	

1 of 12
 RENDERS

SHEET
 A110

OF
 ARCHITECT

