



**TOWN OF LAKE PARK
HISTORIC PRESERVATION BOARD
AGENDA
JUNE 1, 2015
7:00 P.M.
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"/> |
| Michele Dubois | <input type="checkbox"/> |
| Martin Schneider | <input type="checkbox"/> |
| Erich Von Unruh | <input type="checkbox"/> |
| Ludie Francois | <input type="checkbox"/> |
| Anne Lynch, Alternate | <input type="checkbox"/> |

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Historic Preservation Board Meeting Minutes; May 4, 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

- 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 & STEPHANE CYR**

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT



**TOWN OF LAKE PARK
HISTORIC PRESERVATION BOARD
MEETING MINUTES
MAY 4, 2015**

CALL TO ORDER

The Historic Preservation Board Meeting was called to order by Chair Judith Thomas at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Michele Dubois	Present
Martin Schneider	Present
Ludie Francois	Excused
Anne Lynch, Alternate	Present

Also in attendance were Thomas Baird, 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 Dubois. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Michele Dubois	X	
Anne Lynch	X	

The Motion carried 4-0 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 July 7, 2014, as submitted. Board Member Dubois made a motion for approval and the motion was seconded by Board Member Schneider. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Michele Dubois	X	
Anne Lynch	X	

The Motion carried 4-0, and the Minutes of the July 7, 2014, 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 318 HAWTHORNE DRIVE TO INSTALL A SECOND-STORY EXTERIOR RAILING AND A TRACK MOUNTING SYSTEM FOR HURRICANE PANELS. APPLICANTS: BRIAN & JENNIFER MCMAHON

Town Planner Scott Schultz addressed the Historic Preservation Board and stated for the record that 318 Hawthorne Drive is a single-family use residence which was built in 1926 and designated in 1999. The Applicants are requesting approval for the installation of safety railings in front of the second floor French doors located at the front of the Property (North elevation), as well as install hardware for hurricane panels on all door and window openings. Based on the photo taken at the time of designation, the French Doors had a false balcony structure on the exterior that was constructed of wood with wood railings on the front and sides. It also had a deck floor, and posts that supported a pitched overhang roof having non-architectural asphalt shingles. Mr. Schultz explained that a false balcony is one that has the appearance of a full deck, but has limited space which is only suitable for items such as potted plants and is not of substantial construction to accommodate the weight of humans. The false balcony has currently been completely removed from the structure. Mr. Schultz explained that the new railing was installed for safety reasons, it is based on the conditions of approval by the Historic Preservation Board. Mr. Schultz showed images of the existing railing.

Mr. Schultz stated the Applicant is also proposing to install hardware at each door and window opening sometime in the future so that hurricane panels may be attached during tropical weather incidents. While the Applicant will not implement this project immediately, the method of installation is proposed to be a track system as is typical to most structures, which will be painted to match the structure.

Mr. Schultz further explained that Staff finds the proposed project compliant with SOIS 9 and 10 because the proposed additions will not destroy historic materials that characterize the property, and should the proposed additions be removed in the future, they would not impact the original historic materials that characterize the building. Mr. Schultz stated Staff's determination was verified with a group of historic preservation specialists, such as the City of West Palm Beach, the City of Coral Gables and the City of Sarasota. While the proposed railing does not replicate the original false balcony, it does appear to be consistent with the style of other modifications made to the structure. Additionally, the hurricane panel hardware does not appear to change the characteristics of the structure since that hardware is typically painted to match the façade.

Town Code Section 66-10(a) states that an application for a Certificate of Appropriateness is required to erect, alter, restore, renovate, excavate, move or demolish any structure, building or site that is historically designated. Town Code Section 66-10(c) states that the Town has adopted the Secretary of Interior's Standards of Rehabilitation, which are guidelines on which applications for any Certificate of Appropriateness are to be measured and evaluated. Town Code Section 66-10(e) states that any alteration to buildings or sites other than ordinary maintenance must apply for a Special Certificate of Appropriateness. The Secretary of the Interior's Standards for Rehabilitation (SOIS) Standards 9 and 10 apply to this project are: 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work 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; and 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 property and its environment would be unimpaired.

It was noted that the Applicants are not present, although they were aware of the Meeting.

STAFF RECOMMENDATION

Mr. Schultz stated Staff has found that the proposed request for the hurricane panel mounting system and the railings are consistent with the Town's Land Development Code and the Sections of the Secretary of the Interior's Standards and recommends approval. Ms. DiTommaso added that the one (1) Condition of Approval is that the track mounted hardware for the hurricane panels are painted to match the building structure.

BOARD MEMBER DISCUSSION

Chair Thomas welcomed new Board Member Anne Lynch. Board Member Lynch stated that it is a good suggestion to have all of the railings match. Board Member Dubois clarified that the subject railing has already been installed. Board Member Schneider asked where the track mountings are going to be installed, to which Mr. Schultz responded on all of the windows. Chair Thomas asked how the track will be installed on the second-floor French Door since the railing is already there. There was discussion about the future installation of the tracks. Chair Thomas asked what caused the Applicant to come forth now with the railing. Ms. DiTommaso stated the old false balcony was removed at an unknown point in time and the new property owners installed the new railing as an emergency for safety reasons, in order to protect the

French Door opening, with the understanding that the rail would need the approval of the Historic Preservation Board.

HISTORIC PRESERVATION BOARD RECOMMENDATION

Chair Thomas requested a motion for the approval of the Application for a Special Certificate of Appropriateness for the previously installed railing and the hurricane shutter track mounting system at 318 Hawthorne Drive. Board Member Schneider made a motion for approval, and the motion was seconded by Alternate Board Member Lynch. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Michele Dubois	X	
Anne Lynch	X	

The Motion carried 4-0, and the Special Certificate of Appropriateness for 318 Hawthorne Drive was approved unanimously.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Ms. DiTommaso welcomed Anne Lynch as the new Alternate Member.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 7:24 p.m.

Respectfully Submitted,

 DATE: 5/14/15
Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

HISTORIC PRESERVATION BOARD APPROVAL:

DATE: _____
Judith Thomas, Chair
Town of Lake Park Historic Preservation Board



Staff Report

Owner:	Margaret Nolan (“Owner”)
Applicant:	Marlene Denis and Stephane Cyr (“Applicant”)
Address:	211 Park Avenue (“Property”)
Current Zoning:	R-1A
FLUM land use category:	Single Family
Existing uses on site:	Single Family Residential
Photos of Structure:	See Exhibit “A”
Historic Property Survey 1997:	c. 1923 (approx.) Mission Style
PAST COA:	N/A
Designation History:	Designated in 2009 with the following conditions: <ul style="list-style-type: none">• Complete all renovations as presented at time of application:<ul style="list-style-type: none">○ Remove and replace all existing windows/screens with new single hung and double-hung impact windows○ Install new wood doors○ Repair selective exterior structural wood framing on lower east and west first floor walls○ Patch and repair exterior stucco around windows to match existing○ Paint exterior○ New Electrical, Mechanical and Plumbing○ Add a stucco band around the structure

SUMMARY OF NEW REQUEST AND BACKGROUND INFORMATION:

The Applicant is requesting approval for renovations and an addition located in the rear of the structure as follows:

New Addition:

1. Construction of a new 29’ x 29’ one story addition at the rear of the structure that will contain a master bedroom and bathroom, and a family room.

Stairwell Demolition:

2. Demolition of the stairwell projection on the east elevation.

Front Porch Area:

3. Renovations to the front porch that include replacing tile floor with like size and color, repair of broken step on north elevation and a request to not install window screen material over the porch openings.

The site plan and application photos follow the staff report.



APPLICABLE GUIDELINES:

Town Code Section 66-10(a) states that an application for a certificate of appropriateness is required to erect, alter, restore, renovate, excavate, move or demolish any structure, building or site that is historically designated.

Town Code Section 66-10(c) states that the Town has adopted the Secretary of Interior's Standards of Rehabilitation, which are guidelines on which applications for any certificate of appropriateness are to be measured and evaluated.

Town Code Section 66-10(e) states that any alteration to buildings or sites other than ordinary maintenance must apply for a Special Certificate of Appropriateness.

Secretary of the Interior's Standards for Rehabilitation (SOIS) standards 9 and 10 apply to this project:

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work 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 a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS AND STAFF DETERMINATION

New Addition:

1. In regards to the new addition, staff finds the proposed project compliant with SOIS 9 and 10 because the proposed addition will not destroy historic materials that characterize the property. While the addition will modify the rear wall of the structure, the existing stucco material is not original, and if the proposed addition was removed in the future, it would not impact the primary structure. Staff recommends approval of this component with conditions. In order to differentiate the original structure from the new addition, staff recommends the following:

- Utilize a stucco texture that is different from the original structure's finish; or,
 - use another type of building material for the addition's facade, besides stucco.
- Other original architectural features of the existing structure should be limited in their application on the addition.



**Town of Lake Park
Historic Preservation Board Meeting
Meeting Date: June 1, 2015**

Page 3 of 3

Stairwell Demolition:

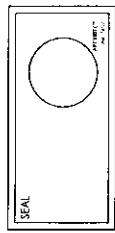
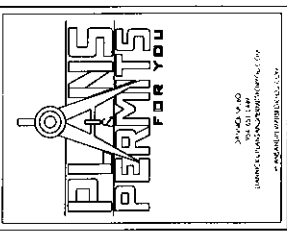
2. In regards to the Applicant's request to demolish the stairwell projection on the east elevation, staff recommends denial. The stairwell projection is a contributing factor to the structure's architectural style and was present at the time of designation.

Front Porch Area

3. In regards to the Applicant's request to renovate the porch tiles, steps and to not reinstall porch screens, staff recommends approval. The renovation must include the use of tiles that are similar in appearance (size, color, and texture). The request to leave the porch unscreened is also acceptable as staff believes this is not a contributing factor of the structure's architectural style.

Staff reviewed the application along with a group of historic preservationists throughout Florida, two of whom were able to specifically address the various request. Ms. Kauffman of Lake Worth and Ms. Sheckels of Coral Gables concurs with staff's recommendations and believe items 1 and 3 meet the intent of the SOIS. Staff concludes the requested actions contained in items 1 and 3 are consistent with the Land Development Code and the Secretary of the Interior's Standards and recommends **APPROVAL**.

Staff recommends **DENIAL** of item 2 because it is not consistent with the intent of the SOIS and will negatively impact the structure.



PROFESSIONALS

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODES AND REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

CLIENT: **SALBO CONSTRUCTION**
 INC. 061532888
 14001 W. 11th Ave.
 Miramar, FL 33025

PROJECT: **211 LAKE PARK AVE. WEST**
 PALM BEACH, FL 33308

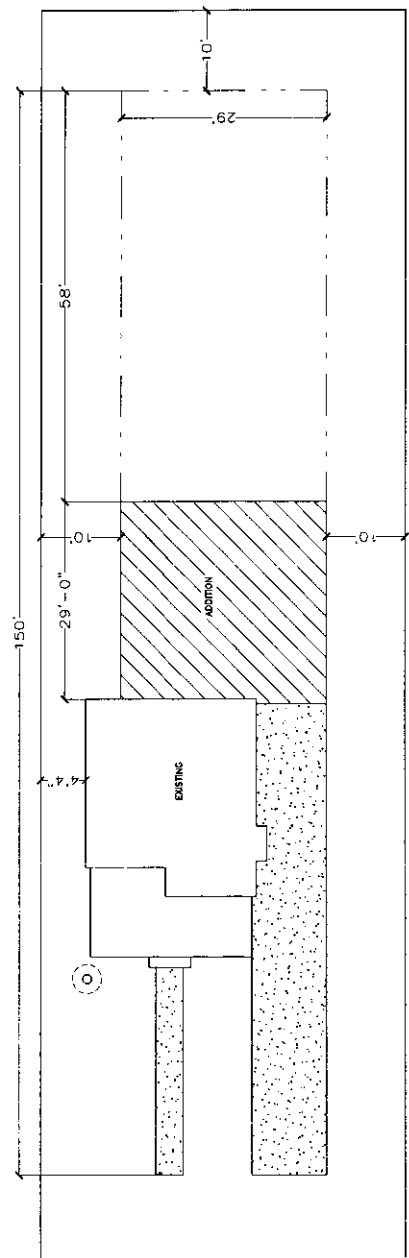
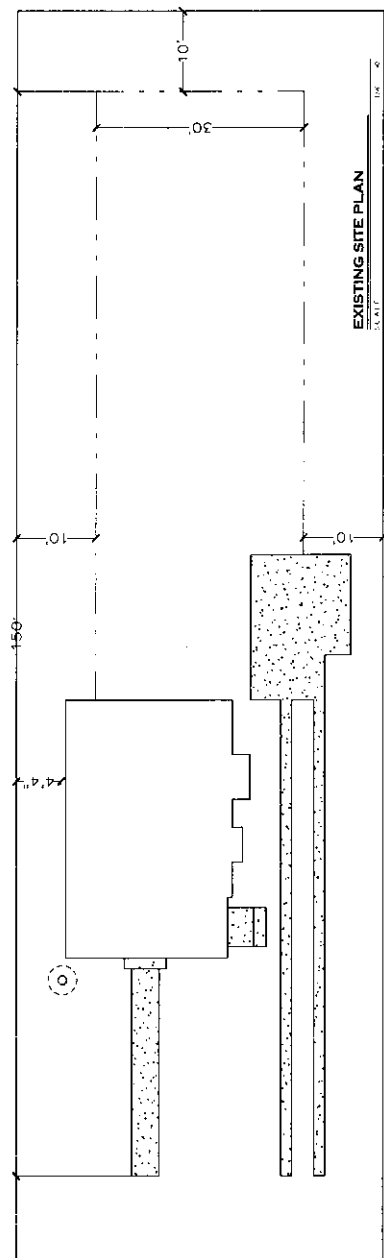
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 DRAWING: **A1**
 APPROVED: **D5**
 DATE: **MAY 6, 15**
 PROJECT NO.: **J9122P**
 SHEET NO.: **1 of 6**

ALTERATION LEVEL 2

DESCRIPTION:
 DEMOLITION OF EXISTING 1ST FLOOR AND CONSTRUCTION OF 2ND FLOOR AND 3RD FLOOR WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING WORK.

SCOPE:
 1. DEMOLITION OF EXISTING 1ST FLOOR AND CONSTRUCTION OF 2ND FLOOR AND 3RD FLOOR WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING WORK.
 2. CONSTRUCTION OF 2ND FLOOR AND 3RD FLOOR WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING WORK.
 3. CONSTRUCTION OF 2ND FLOOR AND 3RD FLOOR WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING WORK.

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODES AND REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



PROPOSED NEW SITE PLAN
 1/8" = 1'-0"

PLANS FOR YOU

PERMITS
 305.583.3333
 WWW.PLANSPERMIT.COM

SEAL

PROFESSIONALS

DATE	SCALE

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original drawings as submitted to me by the applicant, and that I am a duly licensed and qualified professional in the State of Florida.

CLIENT
SALBO CONSTRUCTION
 NO. 661032898

PROJECT
 2111 LAKE PARK AVE. WEST
 PALM BEACH, FL. 33308

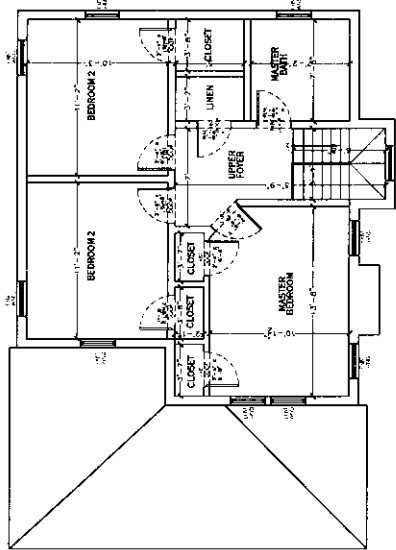
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 DRAWN BY: JDR
 SAIT: MAY 6, 2015
 PROJECT NO.: J9122P
 SCALE: A2
 YEAR: 2016

ALTERATION LEVEL 2

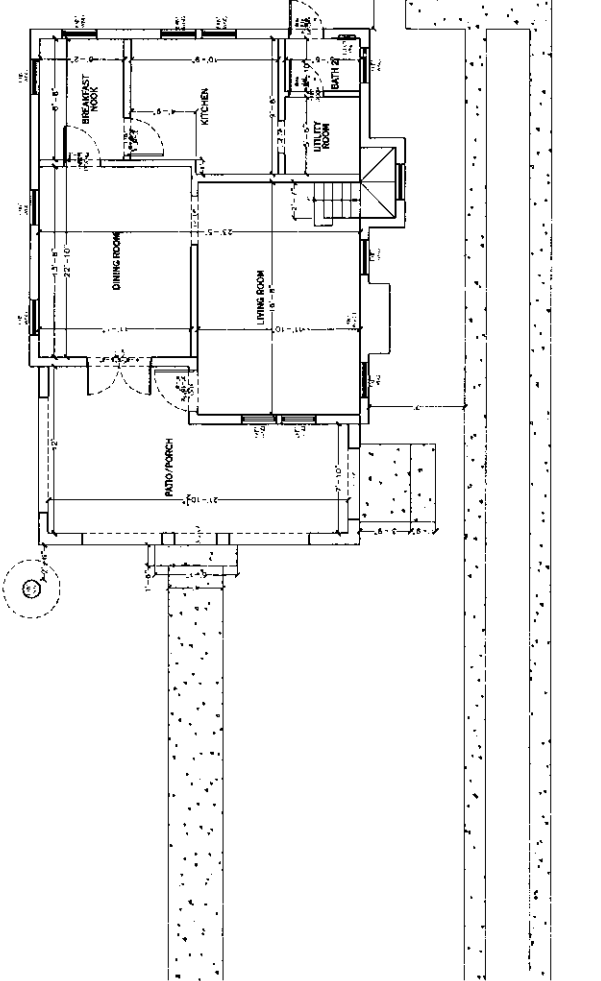
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE (FBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ELECTRICAL CODE (FEC) AND THE NATIONAL ELECTRICAL CODE (NEC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA MECHANICAL CODE (FMC) AND THE INTERNATIONAL MECHANICAL CODE (IMC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA PLUMBING CODE (FPC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA GAS CODE (FGC) AND THE INTERNATIONAL GAS CODE (IGC).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ENERGY CODE (FEC) AND THE INTERNATIONAL ENERGY CODE (IEC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA SOLENOID VALVE CODE (FSVC) AND THE INTERNATIONAL SOLENOID VALVE CODE (ISVC).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA WIND-BURST RESISTANCE CODE (FWBRC) AND THE INTERNATIONAL WIND-BURST RESISTANCE CODE (IWBR).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA FLOOD RESISTANCE CODE (FFRC) AND THE INTERNATIONAL FLOOD RESISTANCE CODE (IFRC).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA TANK CODE (FTC) AND THE INTERNATIONAL TANK CODE (ITC).
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ELEVATOR AND ESCALATOR CODE (FEEC) AND THE INTERNATIONAL ELEVATOR AND ESCALATOR CODE (IEEC).
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ROLL-OVER PROTECTION SYSTEM CODE (FROPSC) AND THE INTERNATIONAL ROLL-OVER PROTECTION SYSTEM CODE (IROPSC).
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA SAFETY GLASS CODE (FSGC) AND THE INTERNATIONAL SAFETY GLASS CODE (ISGC).
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA STEEL DECKING CODE (FSDC) AND THE INTERNATIONAL STEEL DECKING CODE (ISDC).
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA STEEL STRUCTURE CODE (FSSC) AND THE INTERNATIONAL STEEL STRUCTURE CODE (ISSC).
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA WOOD STRUCTURE CODE (FWSOC) AND THE INTERNATIONAL WOOD STRUCTURE CODE (IWSOC).
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA CONCRETE AND MASONRY CODE (FCMC) AND THE INTERNATIONAL CONCRETE AND MASONRY CODE (ICMC).
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA FOUNDATION CODE (FFC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ROADS AND HIGHWAYS CODE (FRHC) AND THE INTERNATIONAL ROADS AND HIGHWAYS CODE (IRHC).
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA AIRCRAFT CODE (FAC) AND THE INTERNATIONAL AIRCRAFT CODE (IAC).

BUILDING CODE INFO

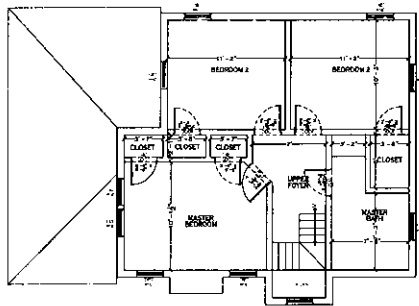
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PROJECT NAME	2111 LAKE PARK AVE WEST
CITY	PALM BEACH
COUNTY	PALM BEACH
REVISION	
DATE	
BY	
CHECKED	
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BY	
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BY	
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DATE	
BY	



DEM/EXISTING 2ND FLOOR



SITE/EXISTING 1ST FLOOR



ARCHITECTURAL 2ND FLOOR

ALTERATION LEVEL 2

ALSO SEE:

NOTES:

1. GENERAL:

2. EXISTING:

3. NEW:

4. DEMO:

5. FINISHES:

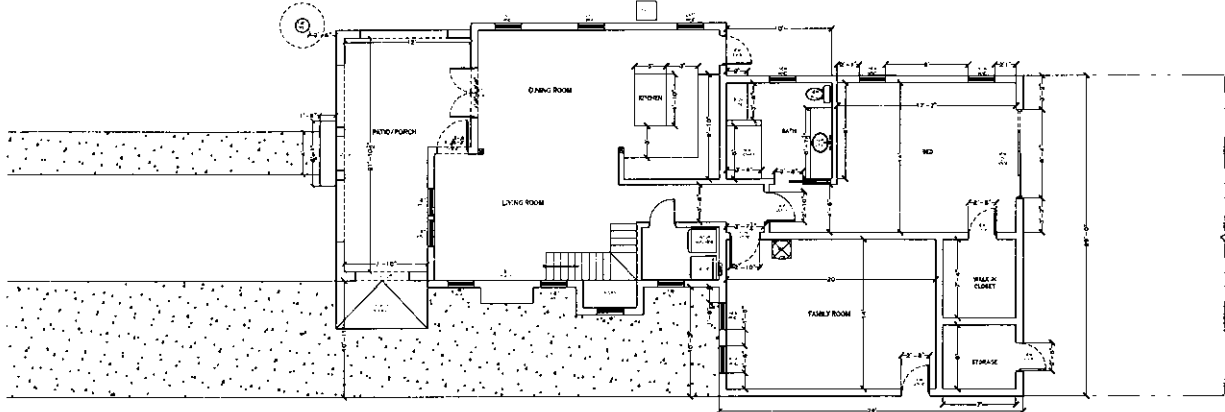
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7. MECHANICAL:

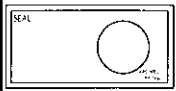
8. ELECTRICAL:

9. PLUMBING:

10. OTHER:



ARCHITECTURAL 1ST FLOOR



PROFESSIONAL

NO.	DATE	DESCRIPTION

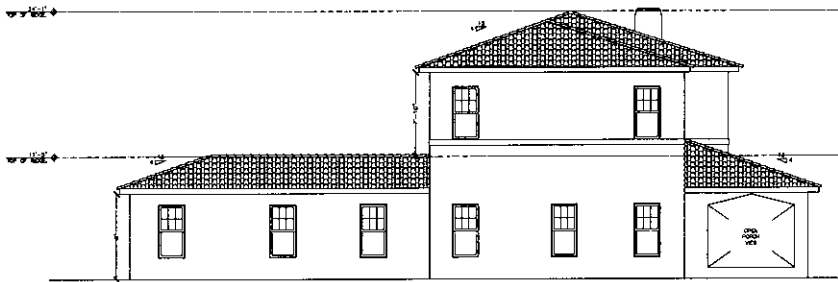
REVISIONS

CLIENT
SALBO CONSTRUCTION
NO. 123456789

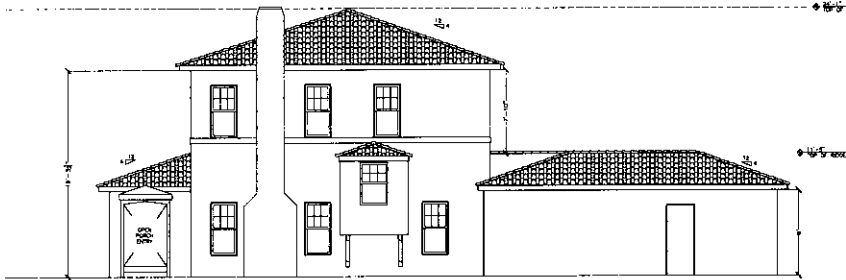
PROJECT
211 LAKE PARK AVE. WEST
PALM BEACH, FL 33403

TITLE
DEMO/ARCHITECTURAL

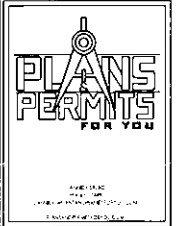
DATE	REVISED	PAGE
AMM	25	A3
DATE	REVISED	
J9122P	MAY 8 12	30f6



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



NO.	DATE	DESCRIPTION

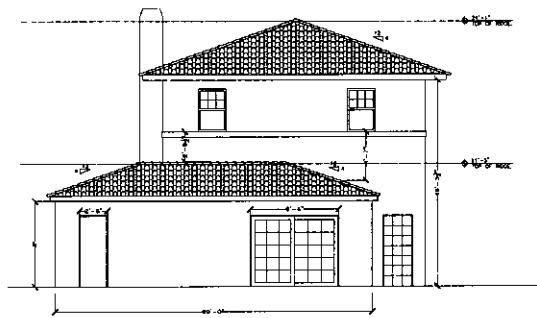
STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, _____, ARCHITECT
 DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE COUNTY OF PALM BEACH.

CLIENT
SALBO CONSTRUCTION
 INC. (01152048)

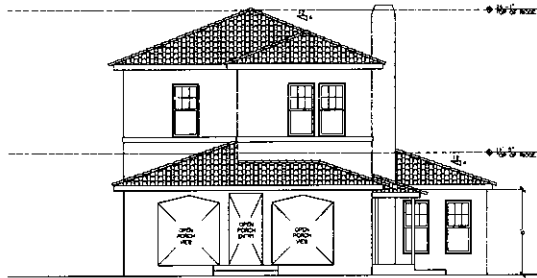
PROJECT
 211 LAKE PARK AVE. WEST
 PALM BEACH FL 33308

TITLE
DEMO/ARCHITECTURAL

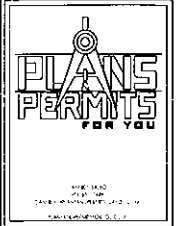
PLAN NO.	PROJECT NO.	SHEET NO.	TOTAL SHEETS
		25	
DATE		SCALE	
JAN 6 10		A4	
PROJECT NO.		SHEET NO.	
J9122P		40f6	



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROFESSIONAL

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			

CONTRACTOR'S CERTIFICATE OF LIABILITY AND BOND
 CONTRACT NO. 123456789
 PROJECT NO. 123456789
 CONTRACT VALUE \$100,000.00
 CONTRACT START DATE 1/1/2024
 CONTRACT END DATE 12/31/2024

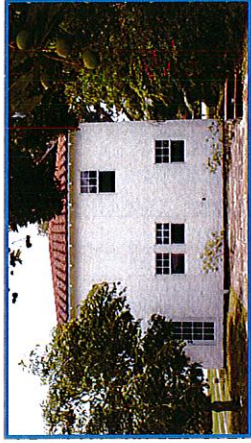
CLIENT
SALBO CONSTRUCTION
 INC. 001510288
 123456789
 987654321

PROJECT
 211 LAKE PARK AVE. WEST
 PALM BEACH FL 33308

DATE
DEMO/ARCHITECTURAL
 DRAWN BY: J9122P
 DATE: MAY 6 2024
 SCALE: 1/8" = 1'-0"
 SHEET: **A5**
J9122P 5 of 6



WEST WALL



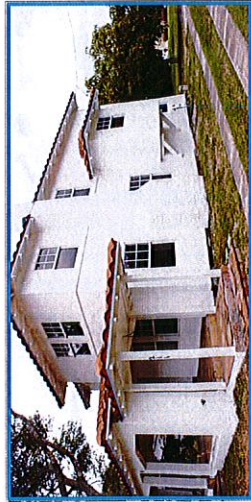
BACK WALL



EAST WALL STEPS



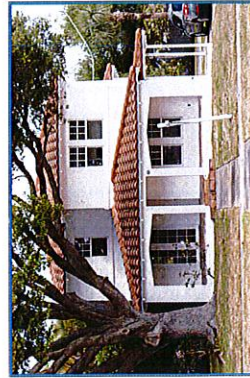
BACK WALL NO EXISTING GARAGE



EAST WALL



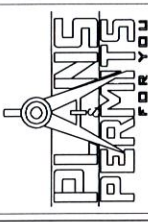
EAST WALL



FRONT FACADE




FRONT FACADE



BRANDY HANCO
 5040 W. 10th Ave
 Lakewood, CO 80226
 PH: 303.988.1111

SEAL



PROFESSIONALS

VISIONS

DATE	ISSUE	BY	NO.

1. I, THE ARCHITECT, HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 2. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY.
 3. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY.
 4. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY.
 5. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY.

CLIENT
SALBO CONSTRUCTION
 NO. 0012520888

BRANDY HANCO
 5040 W. 10th Ave
 Lakewood, CO 80226

PROJECT
 RENOVATION OF EXISTING RESIDENCE

211 LAKE PARK AVE. WEST
 PALM BEACH FL 33508

TITLE
SITE ANALYSIS

DRAWN BY: AMF
 APPROVED: DS

DATE: MAY 6, 15

PROJECT NO. **J9122P**

PAGE **A6**

60f6

Page 1
X original
___ update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8PB9599
Recorder# 56

SITE NAME 211 Park Avenue
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 211 Park Ave CITY Lake Park
VICINITY OF / ROUTE TO North side of Park Ave, between 2nd and
3rd Streets
SUBDIVISION N/A BLOCK NO _____ LOT NO _____
PLAT OR OTHER MAP County Aerial Photographs
TOWNSHIP 42S RANGE 43E SECTION 21 1/4 SE 1/4-1/4 NW
IRREGULAR SEC? X y ___ n LAND GRANT Unknown
USGS 7.5' MAP Riviera Beach USGS, 1946 PR 1983
UTM: ZONE 17 EASTING 593620 NORTHING 2964460
COORDINATES: LATITUDE ___ D ___ M ___ S LONGITUDE ___ D ___ M ___ S

HISTORY

ARCHITECT: Unknown
BUILDER: Unknown
CONST DATE 1923 CIRCA C RESTORATION DATE(S): N/A
MODIFICATION DATE(S): 1970s
MOVE: DATE N/A ORIG LOCATION N/A
ORIGINAL USE(S) Private Residence
PRESENT USE(S) Private Residence

DESCRIPTION

STYLE Mission
PLAN: EXTERIOR Rectangular
INTERIOR Unknown
NO.: STORIES 2.0 OUTBLDGS 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) Masonry
EXTERIOR FABRIC(S) Stucco
FOUNDATION: TYPE slab MATLS Concrete
INFILL N/A
PORCHES S/1st floor/arched windows/hipped roof/S
ROOF: TYPE Hip SURFACING Composition shingles
SECONDARY STRUCS. N/A
CHIMNEY:NO 1 MTLs Stucco LOCNS E:exterior wall
WINDOWS Jalousie, metal
EXTERIOR ORNAMENT 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.

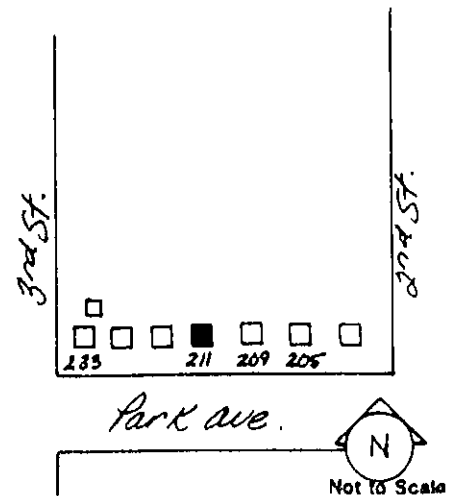
* * *DHR USE ONLY* * * * * * * * * * * * * * * * * * *DHR USE ONLY * *
 *
 * DATE LISTED ON NR _____ *
 * KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *
 * SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____ *
 * LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *
 * OFFICE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



M A P
 Street/plat map, not
 USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

SITE NAME 211 Park Avenue

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

This two-story Mission-style private residence is located on the north side of Park Avenue, between 2nd and 3rd Streets in Township 42 South, Range 43 East, Section 21 (Riviera Beach USGS Quadrangle, 1946, PR 1983) in Lake Park, Florida. It was built around 1923 and has a rectangular plan. This masonry structural system is clad in stucco and rests on a concrete slab foundation. Its hipped roof is covered in composition shingles and features exposed rafter tails and a stuccoed chimney on the east exterior wall. The original fenestration of this house have been replaced with jalousie-type windows. The hip-roofed porch on the south facade has been enclosed by single-light arched windows flanking the front door. A open covered entryway on the east side of the porch features square wood supports and rafters under the roof.

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

The Mission style originated in California and is based on the designs of their early Spanish missions established in the 1700s. Popular during the 1890-1920 period, the Mission style is regarded as the West's design parallel to the Georgian Revival of the East. As the style spread eastward, like California, Florida embraced its Spanish heritage for architectural inspiration. Within South Florida, the Mission style is one of the most dominant styles constructed during the Land Boom years. A flat roof obscured by a parapet on the main or porch roof is the most distinctive feature of the Mission style in South Florida. Parapets are typically very simple and some exhibit curvilinear designs. Other features include tiled pent or visor roofs and stucco facades. Additional Mission traits are simple forms, tiled copings, and vents or scuppers near the rooflines. Simple and less formal than variants of Mediterranean Revival architecture, Mission buildings emphasize texture and substance over detail and style.

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 Seymour 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 internationally known Olmstead Brothers, landscape architects and planners from Boston. The adopted town plan included a waterfront

SITE NAME 211 Park Avenue

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 early Kelsey City home has incurred alterations consisting of the replacement of the windows and the enclosure of the front porch. Based on architectural significance and associations with early Kelsey City history, this building is considered to be potentially eligible for the **National Register of Historic Places** 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)