Historic District Design Guidelines
City of Boynton Beach
2013








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Preface



Fig. 1: Boynton School (1913)

This document contains the first edition of the City of Boynton Beach Historic District Design Guidelines. It has been written to reflect the City Historic Preservation Ordinances and the historic preservation requirements of the Land Development Regulations.

The Guidelines contain recommended approaches for property owners, building professionals, and city staff for the appropriate maintenance, rehabilitation, and preservation of the City's historic resources. Also included are recommended design strategies for new construction in historic districts to ensure all new construction is compatible with the character of an existing district.

The specific recommendations contained in the Guidelines are based on the contextual history and character-defining elements of the City. This information was obtained from a number of sources including maps, public records, photographs, aerials, previous survey reports and the 2013 update survey of the City's historic resources.

The structure and content of the Guidelines is based on *"Model Guidelines for Design Review, A guide for developing standards for historic rehabilitation in Florida communities"* funded by the Division of Historical Resources, Florida Department of State. The model guidelines provide a systematic approach to the formulation of design guidelines in specific Florida communities and neighborhoods. Much of the wording contained within this document is taken directly from the Model Guidelines. All other sources are cited in the bibliography and are referenced as footnotes.

As with all design guidelines, this is a working document the content of which should be reviewed on a regular basis to address the changing needs of the city, its historic resources, and property owners, and to reflect any advances in technology or changes in preservation philosophy. This version of the document is based on the 2013 survey of the City's resources which identified all buildings aged 50 years or older within the city boundaries. The contents of this document should be reviewed on the completion of any future surveys.

The information contained within is for guidance only; therefore, there is room for interpretation and there may be additional appropriate design options available other than those listed. The City Historic Preservation Planner should be contacted to discuss all appropriate options on a case by case basis.

Ordinance 10-025 established the City of Boynton Beach Historic Resources Review Board comprising laypersons and professionals with an interest in and knowledge of historic preservation. The Board members, in consultation with City Staff, are empowered to review and make recommendations on proposed alterations, additions and/or new construction relating to historic districts and individually designated resources.

We would like to acknowledge the assistance of Janet De Vries, Boynton Beach City Library Archivist, the staff at the FMSF and the Division of Historical Resources, the members of the Historic Resources Preservation Board, the Boynton Beach Historical Society, and the residents of Boynton Beach for their help, direction, and guidance in the preparation of the Guidelines.

Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of Interior prohibits discrimination on the basis of race, color, national origin or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, U.S. Department of Interior, Washington, D.C. 20240.

Please address all comments and questions to:

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1. Introduction



Fig. 2: Boynton Woman's Club (1926)

How to Use the Historic District Design Guidelines

The Guidelines are split into six sections:

1. Introduction
2. Historic Context
3. Architectural Styles
4. Rehabilitation Guidelines
5. Design Guidelines for New Construction
6. Appendices

Section 1 (Introduction) explains the history and workings of the Historic Preservation Program, the Secretary of the Interior's Standards for Rehabilitation, and the concept of rehabilitation. Historic property owners, those who own property in a historic district, and building professionals should familiarize themselves with this section, especially when planning any repairs or alterations.

Section 2 (Historic Context) is a history of the City of Boynton Beach indicating significant dates in the City's history. To establish a background for the recommendations contained in the Guidelines, it is necessary to examine the resources within their historic context. Anyone using the Guidelines should read this section to familiarize themselves with the development history of the City and significant events from the City's past.

Section 3 (Architectural Styles) describes the architectural styles found within the City and lists the components which define each style. Property owners should identify the architectural style of their property and become familiar with the individual elements of the style. Understanding the architectural style will assist in the planning of any alterations or repairs.

Section 4 (Rehabilitation Guidelines) describes appropriate methods for the rehabilitation of historic resources by explaining acceptable treatments for various building components. This section also discusses additional activities that affect historic resources including demolition, relocation, façade retention, handicap accessibility, and interior treatments. It is essential that property owners and building professionals read this section prior to planning any alterations.

Section 5 (Design Guidelines for New Construction) lists the criteria to be considered when planning new construction in a historic district. The criteria include height, width, setbacks, proportion of openings, horizontal rhythms, roof forms, and materials. It is essential that property owners and building professionals understand this section when planning for new construction in a historic district.

Section 6 (Appendices) includes further information considered in the preparation of the Design Guidelines that is relevant to the City's Historic Preservation program. The Appendices include a glossary of architectural terms used in the Guidelines, a bibliography, and contact details for local, state, and national organizations related to historic preservation.

For further information and guidance relating to the Guidelines or any proposed alterations or new construction, please contact the City Historic Preservation Planner.



Fig. 3: Main Street, 1945

Historic Preservation in Boynton Beach

1968 - Formation of the Boynton Beach Historical Society which serves Boynton Beach and the surrounding municipalities. Contact details for the Society can be found in Appendix 3.

1979 - The Boynton Woman's Club building became the first site in the City to be listed on the National Register of Historic Places. Designed by Addison Mizner and built 1925-26 in the Mediterranean Revival style, the building was recognized for its architectural merit and contribution to the social and cultural development of Boynton Beach.

1981 – Approximately seven properties were surveyed and added to the Florida Master Site File.

1986 - A survey of the City's historic sites was undertaken by the Historic Palm Beach County Preservation Board. The survey updated previous Florida Master Site File entries and added approximately 34 new sites. The Comprehensive Plan recommended properties on Ocean Avenue be added to the list of sites for which preservation is warranted.

1989 - The City adopted a Comprehensive Plan which recognized the importance of protecting its historic resources. The plan directed staff to implement a historic preservation program, create an inventory, and maintain historic sites.



Fig. 4: Lillian F. Oyer House (c.1925)



Fig. 5: Robert E. & Margaret Stogdill House (c.1925)

1990 - A draft ordinance to implement Comprehensive Plan Objective 6.7 was reviewed by the City Commission. This section called for historically significant housing to be identified, preserved, and restored. The Commission tabled a draft Historic Preservation Ordinance. The 1986 survey was updated by the City of Boynton Beach Planning Department. The final document, entitled "Historical Houses Inventory", listed 78 significant properties.

1992 - The City was awarded a grant from the Division of Historical Resources for a report entitled "Study for the Historical Restoration of the Boynton Beach Historic Schools Project". The final report, issued in June, 1993, contained architectural evaluations and an analysis of potential uses for both the Elementary School and High School.

1994 - The Boynton School became the second site in the City to be listed on the National Register. Built in 1913 in the Masonry Vernacular style, the school was listed for significance in the areas of architecture and education. The 1990 draft ordinance was returned to the Commission to implement Comprehensive Plan policies. As prior surveys indicated differing tallies of significant sites, the Commission approved Resolution 94-204 authorizing an application to the Department of State for a $10,000 matching grant for a survey and historic site inventory.

1995 - The City grant application was ranked in the top eight and a grant was awarded by the Division of Historical Resources to conduct a survey of historic sites.



Fig. 6: Sulus Computer Corp House (c.1925)

1996 – Completion of the grant-funded survey report entitled "City of Boynton Beach, Florida, Historic Sites Survey". A total of 128 sites built before 1947 were surveyed. Of these, six were identified as having the potential for listing on the National Register, and 36 were deemed eligible for local designation. The report included several recommendations including the enactment of a Historic Preservation Ordinance.

1997 - The City adopted Ordinance 96-60 which created a new Article XIII of the Land Development Regulations entitled "Historic Preservation". The Article provided a limited mechanism for the preservation of historic buildings, excluding single-family homes and duplexes.

2000 – The City supported signage for the self-designated "Historic Cottage District".

2001 – A conceptual design and feasibility cost study for the High School was prepared for the Boynton Beach Historical Society. The "Heart of Boynton Redevelopment Plan", which described lost history as a major area of concern, was adopted.

2003 - The newly-formed Old High School Task Force commissioned a condition and structural report which recommended preserving and rehabilitating the school.

2009 - A renovation plan identifying potential uses and funding options for the Old High School was submitted. The City established the Historic Preservation Ad Hoc Committee, an advisory board comprised of city residents with knowledge of and/or an interest in historic preservation. The Committee met on a monthly basis and formulated a number of recommendations for establishing an effective Historic Preservation Program.

2010 – The City adopted Ordinance 10-025 which included a new Historic Preservation section comparable with that of other municipalities.

2011 – The City adopted Ordinance 11-006 introducing a tax exemption scheme for historic properties. The City employed its first full-time Historic Preservation Planner and introduced the new Historic Preservation Program. A redevelopment business plan was commissioned for the Old High School which utilized a building assessment report, an online public survey and a charette to identify potential redevelopment options. The newly formed Historic Resources Preservation Board met for the first time in September.

2012 – Changes were made to the Historic Preservation Section of the Land Development Regulations to meet Certified Local Government (CLG) application requirements. The City was designated as a CLG in October of this year. A grant application to the Department of State for CLG funding to create a Heritage Education Program was ranked highly. A development proposal to rehabilitate and convert the High School to a multi-use facility was initiated. The Audrey D. Gerger House was the first property added to the Boynton Beach Register of Historic Places. Potential archaeological sites were identified at several areas of city-owned scrub land. Students from Florida Atlantic University completed a Ground Penetrating Radar Survey of the Barton Memorial Park Cemetery for no charge.

Historic Preservation Tools

The following are the basic components and requirements of the City's Historic Preservation Program:

Historic Preservation Ordinance

The Historic Preservation Ordinance is a legal document that establishes and describes the components of the Historic Preservation Program including the Historic Resources Preservation Board, the designation process, Certificate of Appropriateness (COA) applications, the appeals process, and the tax exemption program. The Ordinance was adopted in 2010 and amended to meet Certified Local Government requirements in 2012.

The Historic Preservation Ordinance can be found in Chapter 4, Article IX, Section 6 of the Land Development Regulations. An online version is available at:

http://www.amlegal.com/library/fl/boyntonbeach.shtml

Design Guidelines

The Design Guidelines provide guidance in selecting materials and construction methods to preserve the original architectural design and character of historic resources, and to ensure compatibility of all new construction with existing structures located in historic districts. As the name suggests, the Guidelines are for guidance only; therefore, there may be appropriate design options available other than those listed. The Historic Preservation Planner should be consulted with regard to any options not included in the Guidelines.

The Design Guidelines should be reviewed prior to planning any rehabilitation projects involving individually designated historic sites or sites located in historic districts.

Certificate of Appropriateness (COA) Approval Matrix

The Certificate of Appropriateness (COA) Approval Matrix outlines the method for reviewing proposed modifications or additions to an individually listed historic site or structure or a site or structure within a designated historic district. COA applications will be reviewed either by the Historic Preservation Planner or the Historic Resources Preservation Board depending on the complexity of the proposed project.

The COA application process and a copy of the Matrix can be found on pages 15 and 16.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of Interior's Standards for Rehabilitation are the general rules and criteria used in the review of repairs, alterations, or additions to an individually designated historic site or structure or a site or structure within a historic district. The Standards are also applied to any new construction on a historically designated site or within a historic district.

The Secretary of the Interior's Standards are listed and further explained on page 17. Information is also available online from the National Park Service website at:

http://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm

Local Register of Historic Places

The Boynton Beach Register of Historic Places is a listing of all architecturally, historically, or archaeologically significant sites and structures within the City. The list is regulated by the Historic Preservation Ordinance and is maintained by the City Historic Preservation Planner.

Individually Listed Sites

To qualify for inclusion on the Local Register, a site or structure must have significance in American history, architecture, archaeology, engineering or culture and possess integrity of location, design, setting, materials, workmanship, feeling, and association. The site or structure will normally be at least fifty years old and/or be significant under one or more of the following criteria:

a) Association with events that have made a significant contribution to the broad patterns of the City's history;

b) Association with the lives of persons significant in the City's past;

c) Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

d) Has yielded, or may be likely to yield, information important in prehistory or history; or

e) Is listed in the National Register of Historic Places.

The Designation Process for Historic Sites

Applications for designation may only be initiated by the HRPB, the City Commission, or the property owner. Prior to submitting an application for designation, it is recommended that an appointment is set up with the Historic Preservation Planner to discuss the site's eligibility for designation.

If it is determined a site is eligible for designation, a nomination is submitted to the Historic Preservation Planner on the Historic Site Designation Application form. Following staff determination that an application for designation is complete; the application is scheduled for a public hearing by the HRPB. If the HRPB recommends approval, the application is forwarded to the City Commission who may then approve or deny the application. If the HRPB recommends denial, no further action is required unless the applicant appeals to the City Commission.



Fig. 7: Audrey D. Gerger House (c.1926)

Historic Districts

A historic district is a geographically definable area designated by the City Commission as possessing a significant concentration, linkage, or continuity of sites and/or structures united historically or aesthetically by plan or physical development.

Individual sites or structures may not be eligible for individual listing; however, when grouped together, they may create a sense of character and be eligible for listing as a district. The individual sites and structures within a district are classed as either contributing or non-contributing. Contributing properties contribute to the historic significance of a district by location, design, setting, materials, workmanship, feeling, and association and thus add to the district's sense of time, place, and historical development. A non-contributing property does not contribute to the qualities that give the district cultural, historical, architectural, or archaeological significance as embodied in the criteria for designation.

The Historic Preservation Planner or the Historic Resources Preservation Board review actions which affect the exterior of both contributing and non-contributing properties within historic districts.

To qualify as a district, individual properties must have significance in American history, architecture, archaeology, engineering or culture and possess integrity of location, design, setting, materials, workmanship, feeling, and association. Eligibility is based on the establishment of historic contexts or themes which describe the historical relationship of the properties within the district. When identifying historic contexts in a district, the various stages of growth and development are referred to as "Periods of Significance". Structures built in the 1920s differ stylistically and architecturally from structures built in the 1950s. Each belongs to a specific time in history and each Period of Significance has its own characteristics.

To be eligible as a district, at least 50% of the Buildings shall be at least fifty years old, and/or shall be significant in one or more of the five criteria listed on the previous page for individual sites

The Designation Process for Historic Districts

Applications for historic designation may be initiated by only the Historic Resources Preservation Board (HRPB), the City Commission, or a simple majority of property owners within the proposed District.

Nominations are submitted to the Historic Preservation Planner on the Historic District Designation Application form. Following staff determination that an application for designation is complete; the application shall be scheduled for a public hearing by the HRPB, following public notification of the meeting.

If the HRPB recommends approval, the application is forwarded to the City Commission who may then approve or deny the application.

If the HRPB recommends denial, no further action is required unless not less than two-thirds of the affected property owners appeal to the City Commission.

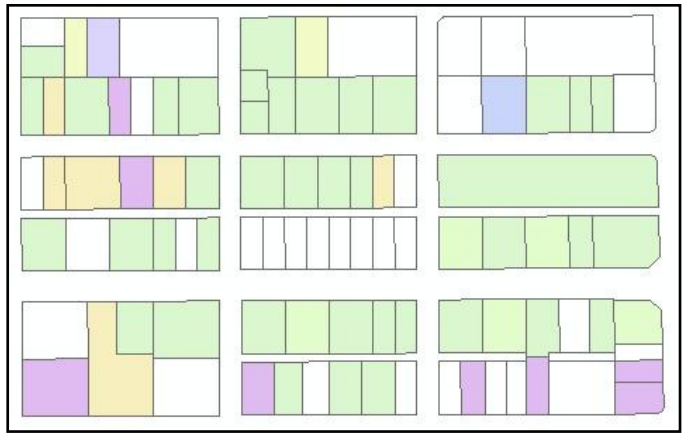


Fig. 8: Potential Historic District

National Register of Historic Places

The National Register of Historic Places is an official listing of historically significant sites and properties throughout the country. It is maintained by the National Park Service, U.S. Department of the Interior.

To be considered eligible for listing, a site must normally be at least 50 years old, unless it possesses exceptional significance, must possess integrity of location, design, setting, materials, workmanship, feeling and association, and must meet one or more of the following criteria:

a. Is associated with events that have made a significant contribution to the broad patterns of our history; or

b. Is associated with the lives of significant persons in or past; or

c. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d. Has yielded or may be likely to yield, information important in history or prehistory.

e. Is listed in the National Register of Historic Places.



Fig. 9: Boynton School, 1913

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

The Designation Process

Prior to submitting a designation application, a Preliminary Site Information Questionnaire must be completed and submitted to the State Historic Preservation Officer (SHPO) at the Florida Division of Historical Resources. This form is available online at:

http://www.flheritage.com/preservation/nr/nomination.cfm

If the property appears to be eligible, the Division will provide a Florida Nomination Proposal form (FNP). The completed form should be submitted to the City of Boynton Beach Historic Preservation Planner who will schedule the application for review by the Historic Resources Preservation Board. If the Board determines the site meets one or more of the criteria, the nomination will be sent for review by the Florida National Register Review Board.

Upon the favorable recommendation of the Review Board, a formal nomination will be prepared for the submission by the State Historic Preservation Officer to the Keeper of the National Register. The Keeper of the National Register and his staff undertake the final review and make the final decision whether or not to designate the property.

Anyone interested in having a particular property listed may submit a nomination proposal to the State Historic Preservation Office.

If the owner of a property objects to the nomination, the property will not be listed, but the site may be submitted to the Keeper of the National Register for a formal determination of eligibility for listing.



Fig. 10: Boynton Woman's Club

With regard to districts, properties can be listed only if a majority of their property owners do not formally object to the listing. When districts are nominated, private property owners can object by sending the SHPO a notarized letter stating they are the owner of their parcel and wish to object. Only if a majority of the owners send in such a letter will the district not be nominated. The nomination may still be submitted to obtain a formal determination of its eligibility to be listed (a DOE). A DOE provides the same protections given to listed properties, but does not provide eligibility for tax benefits. If a majority of property owners do not submit formal objections, all contributing properties (those that are considered historic and part of what makes the district eligible for listing) will be listed in the National Register, even if their owners formally objected.

Unless an undertaking is state or federally funded, or regulated by local ordinance, listing in the National Register or being determined eligible for listing does not automatically preserve a building, and does not keep a property from being modified or even destroyed.

The City currently has two properties listed on the National Register:

- Boynton Woman's Club, 1010 South Federal Highway.
  Listed April 26, 1979

- Boynton School, 141 East Ocean Avenue.
  Listed March 7, 1994

Further information on the National Register and a link to the database of National Register properties can be found at:

http://www.nps.gov/nr/research/index.htm

Historic Preservation Incentives

Ad Valorem Tax Incentive

The granting of tax exemptions to owners who make improvements to historic properties was authorized by an amendment to the Florida Constitution and codified in Section 196.1997 and 196.1998 Florida Statute (1992). The ad valorem tax exemption program was established by Palm Beach County in 1995 (Ordinance 95-41), and may be implemented in the City through an interlocal agreement with the County and a local Tax Abatement Exemption ordinance. The Tax Abatement Exemption Ordinance authorizes granting exemptions from increases to ad valorem taxes for qualified improvements to properties listed on the Boynton Beach Register of Historic Places and the National Register of Historic Places.

Exemptions are intended for the physical improvements necessary to restore or rehabilitate historic properties, which may include additions, alterations and new construction. The improvements must comply with the Secretary of the Interior's Standards for Rehabilitation. The exemption does not apply to improvements made to non-contributing principal buildings or non-contributing accessory structures.

The City and County process applications by following mutually established procedures through both the City and County Commissions. This program provides an exemption from tax increases on the improvements to a property for up to a 10 year period.

For example, if a property is assessed by the Palm Beach County Property Appraiser at $200,000 and $50,000 of qualifying rehabilitation improvements are made, the $50,000 increase in assessment will not be taxable for up to 10 years. On completion of the abatement period, the property will be assessed at its full value, which will include the $50,000 in rehabilitation costs.

The exemption is conveyed through a covenant that accompanies the deed of the property and may be transferred to future owners during the abatement period.

Federal Tax Credits

The Federal Historic Preservation Tax Incentives program is administered by the National Park Service with the Internal Revenue Service in partnership with the State Historic Preservation Office.

A tax credit differs from an income tax deduction. An income tax deduction lowers the amount of income subject to taxation. A tax credit, however, lowers the amount of tax owed. In general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

Current tax incentives for preservation include:

- a 20% tax credit for the certified rehabilitation of certified historic structures.
- a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

The above incentives are outlined on the following page; however, more detailed information can be obtained from:

http://www.nps.gov/tps/tax-incentives.htm

Applicants are strongly advised to consult an accountant, tax attorney, or other professional tax advisor, legal counsel, or the Internal Revenue Service for help in determining whether these incentives apply to their own situations.

20% Rehabilitation Tax Credit

The 20% rehabilitation tax credit equals 20% of the amount spent in a certified rehabilitation of a certified historic structure.

A certified rehabilitation is a rehabilitation of a certified historic structure that is approved by the National Park Service as being consistent with the Secretary of the Interior's Standards for Rehabilitation. The project must not damage, destroy, or cover materials or features, **whether interior or exterior**, that help define the building's historic character.

A certified historic structure is a building that is listed individually in the National Register of Historic Places OR a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district.

To be eligible for the 20% rehabilitation tax credit, the building must be depreciable i.e. it must be used in a trade or business or be held for the production of income.

The rehabilitation must be substantial. That is, during a 24-month period selected by the taxpayer, rehabilitation expenditures must exceed the greater of $5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken.

Qualified rehabilitation expenditures include costs of the work on the historic building, as well as architectural and engineering fees, site survey fees, legal expenses, development fees, and other construction-related costs, if such costs are added to the property basis and are reasonable and related to the services performed. They do not include acquisition or furnishing costs, new additions that expand the building, new building construction, or parking lots, sidewalks, landscaping, or other related facilities.

Application forms and program information are available from the State Historic Preservation Officer (SHPO) at the Division of Historical Resources in Tallahassee.

10% Rehabilitation Tax Credit

The 10% rehabilitation tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936 and applies only to buildings rehabilitated for non-residential uses. The rehabilitation must be substantial, exceeding either $5,000 or the adjusted basis of the property, whichever is greater, and the property must be depreciable.

A building that was moved after 1935 is ineligible for the 10% rehabilitation credit. Furthermore, projects undertaken for the 10% credit must meet a specific physical test for retention of external walls and internal structural framework:

- at least 50% of the building's external walls existing at the time the rehabilitation began must remain in place as external walls at the work's conclusion, and
- at least 75% of the building's existing external walls must remain in place as either external or internal walls, and
- at least 75% of the building's internal structural framework must remain in place.

Buildings listed in the National Register of Historic Places are not eligible for the 10% credit. Buildings located in National Register listed historic districts or certified State or local historic districts are presumed to be historic and are therefore not eligible for the 10% credit. In general, owners of buildings in these historic districts may claim the 10% credit only if they file Part 1 of the Historic Preservation Certification Application with the National Park Service before the physical work begins and receive a determination that the building does not contribute to the district and is not a certified historic structure.

2. Planning a Preservation Project



Fig. 11: Audrey D. Gerger House (c.1926)

Historic Preservation Planner

The Historic Preservation Planner is an expert in Historic Preservation who is responsible for the implementation of the Historic Preservation Program by:

- Providing support to City residents, property owners and building professionals through the distribution of educational information and technical resources that assist with the preservation of historic resources.
- Reviewing and providing advice on Certificate of Appropriateness applications.
- Providing technical support and direction to the Historic Resources Preservation Board to assist with the fulfillment of its duties.
- Maintaining maps and a database of all historic districts and sites within the City of Boynton Beach.
- Liaising with County, State, and Federal historic preservation agencies.
- Obtaining and administering historic preservation grants.
- Administering the Ad Valorem Tax Exemption program.
- Conducting site visits and historic resource surveys.
- Maintaining the City's Certified Local Government status.

The Historic Preservation Planner should be the first point of contact for anyone with questions regarding the Historic Preservation Program.

Historic Resources Preservation Board (HRPB)

The Historic Resources Preservation Board consists of seven members and two alternates. HRPB duties include:

- Reviewing Certificate of Appropriateness applications.
- Making recommendations to the City Commission on the nomination of sites and districts to the Local and National Registers of Historic Places, and amendments to the Historic Preservation Ordinance and the Historic District Design Guidelines.
- Conducting educational sessions and promotions to further educate the public on preservation goals, methods, and planning.
- Conducting all business during regularly scheduled meetings that are open to the public.
- Providing guidance on large projects and providing informal direction prior to an applicant finalizing any designs or submitting a formal application.

Certificate of Appropriateness (COA) Application

A COA is a document evidencing approval by the HRPB or City staff for work proposed by an applicant to an individually designated historic site or structure or to a site or structure within a historic district. COA applications will be reviewed by either the HRPB or the Historic Preservation Planner depending on the complexity of the proposed works. The review requirements are indicated on the COA Approval Matrix (the Matrix), a copy of which is included on the following page.

All applications are reviewed for compliance with the Secretary of the Interior's Standards, the Design Guidelines, and the Historic Preservation Ordinance. It is highly recommended that proposals are discussed with the Historic Preservation Planner prior to finalizing plans or submitting a formal COA application.

ACTION	CONTRIBUTING			NON-CONTRIBUTING		
	NO REVIEW	STAFF	BOARD	NO REVIEW	STAFF	BOARD
ADDITIONS						
1. Visible from the street and 10% or less of the existing building square footage		2			2	
2. Not visible from the street and 20% or less of the existing building square footage		2			2	
3. All other additions			3			3
CANVAS AWNINGS						
1. On main façade and facades visible from street		2			2	
2. All other facades		1			1	
CARPORTS (Addition or enclosure)			3			3
DECKS, PATIOS, PERGOLAS						
1. With a structure		2			2	
2. Without a structure		1		X		
DEMOLITIONS						
1. 10% or less of a non-historic addition		2			2	
2. All other			3			3
DOCKS (with or without a structure)	X			X		
DOORS/GARAGE DOORS						
1. Same materials, style & size		1			1	
2. Change in materials or style		2			2	
3. Change in openings on the main facade			3		2	
4. Change in openings on a secondary facade		2			2	
DRIVEWAYS & SIDEWALKS		1			1	
EXTERIOR WALL FINISH						
1. Removal of not historic vinyl/aluminum siding		2			2	
2. All other finishes (including painting of an originally unpainted surface)			3			3
INTERIORS (Ad Valorem Tax Exemption Applications ONLY)			3	X		
LANDSCAPING	X			X		
MECHANICAL SYSTEMS causing an effect		2			2	
NEW CONSTRUCTION			3		2	
PAINTING	X			X		
POOLS	X			X		
PORCHES						
1. Open an enclosed porch		2			2	
2. Enclose a porch on the main facade			3			3
3. Enclose a porch on a secondary/non-visible facade		2			1	
RELOCATION			3			3
REPAIR						
1. Same material		1			1	
2. Change in material		2			2	
ROOF						
1. Same material & shape		1			1	
2. Change in material		2			2	
3. Change in shape			3			3
SHEDS		1			1	
SHUTTERS						
1. Removable Shutters		1			1	
2. Permanent Shutters visible from street		2			2	
3. Permanent Shutters not visible from street		2			1	
SITE WALL & FENCES						
1. Walls / fences behind front facade		1			1	
2. Walls / fences in front of front façade or on a corner		2			2	
WINDOWS						
1. Same materials, style & size		1			1	
2. Change in materials or style		2			2	
3. Change in openings on the main facade			3		2	
4. Change in openings on a secondary/non-visible facade		2			2	

1 – Review of Building permit application by Planning staff.

2 – Review of Certificate of Appropriateness application and determination by Planning staff.

3 – Review of Certificate of Appropriateness application and determination by Board.

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation serve as the basis for the Design Guidelines. The intent of the Standards is to encourage the retention and preservation of historic buildings as expressed in their architectural design, materials, and workmanship. The result of any project reviewed under the Standards should be the preservation of a building's historic materials and character.

The reasons for using the Standards are numerous. The first and most important is consistency. Rehabilitation projects in Florida receiving federal or state funding or tax credits must observe the standards. Furthermore, property owners seeking a historic preservation property tax exemption must also comply with them. A consistent set of standards result in savings of time and money and permit avoidance of administrative overlap and conflicting regulations.

A second important reason for using the Secretary of the Interior's Standards is precedent. The Standards have been successfully applied for many years and have resulted in a number of case studies, published in "Interpreting the Secretary of the Interior's Standards for Rehabilitation". These case studies are available from the Architectural Preservation Services Section of the Bureau of Historic Preservation and provide an excellent source of information for anyone undertaking modifications to historic buildings.

The Secretary of the Interior's Standards for Rehabilitation

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. The historic character of a 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 property shall be preserved.

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

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.

8. Significant archaeological 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 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.

Planning a Preservation Project

Planning is critical to a successful preservation project and should proceed in a logical series of steps. The first step consists of an evaluation of the condition and functional obsolescence of a building. This will be done independent of the guidelines. Each component of a building should be thoroughly evaluated, beginning with the foundation, exterior walls, roof, doors and windows, mechanical systems, and interior. This frequently takes the form of a conditions report, usually prepared by a professional architect or building contractor.

Once the work to be done has been identified, the architectural character of the building should be evaluated. The National Park Service suggests a three-step approach to this process. First, observe the building from afar to ascertain its shape, pattern of window and door openings, primary and secondary roof features, and projections such as porches, trim and setting. Next, move close to the building to identify its color, texture, and finishes. Finally, proceed to the interior of the building and identify its individually important and related spaces, features, and surface finishes and materials. The guidelines can assist this process by providing information about significant periods, stylistic details, property types, materials, and interior features.

The final phase of planning a project should integrate the evaluation of the building's condition with the evaluation of the architectural character of the building. Structural repairs, upgrading of mechanical systems, energy retrofitting, and renewal of exterior and interior features and finishes should be evaluated within the context of the architectural guidelines to determine their appropriateness.

Once a plan has been developed and submitted as a request for a Certificate of Appropriateness or other form, reviewers may consult the guidelines to ensure that significant features of the property under review have been properly evaluated and will be properly treated during the course of rehabilitation.

Property owners should photograph existing site and structure conditions prior to beginning a project as the photographic record will serve as an important document at a point in time. This information is invaluable in making good decisions for restoration and rehabilitation projects and will aid the evaluation of proposed treatments by the Historic Preservation Planner and the Historic Resources Preservation Board.

The following photos show a building which retains many of its original features; however, it also requires significant upgrading and repairs. Careful planning can result in a successful rehabilitation project which retains many of the original features.



Fig. 12: Building requiring significant upgrading and repairs

Repairing and Altering Historic Resources

There are a variety of approaches to repairing or altering a historic building and other historic resources, all of which should be understood before planning or undertaking any works.

Preservation

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.[1]

Rehabilitation

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building for an efficient contemporary use while retaining its historic features. Rehabilitation represents a compromise between remodeling, which has no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

Rehabilitation includes structural repairs, repairing roofs and exterior finishes, painting, and upgrading mechanical systems. It frequently involves changes in use. These changes may result in physical alterations, such as additions, expanded parking, and measures to comply with contemporary health and safety code requirements. Sensitive rehabilitation results in changes that do not negatively impact the historic character of a building and its setting.

The following images illustrate a successful rehabilitation of a historic building. The Boynton School, which is listed on the National Register of Historic Places, has been converted for use as a Schoolhouse Children's Learning Center. As can be seen from the original drawing, little has changed on the exterior apart from the installation of wood frame impact windows which, although they do not open, resemble the original windows. Internally, the mechanical systems have been upgraded but the building retains its original interior spaces, floors, and architectural features.





Fig. 13: The Rehabilitated Boynton School

[1] Morton, W.B. et al. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Applying the Standards*.

Restoration

Restoration is accurately recovering the form and detail of a building and its setting as it appeared at a specific time in the past. Restoration often requires the removal of later work or the replacement of missing earlier work. Restoration is the most accurate and expensive means of preserving a building. Because of the cost, restoration is generally employed only on landmark buildings of exceptional significance. Restoration entails detailed research into the history, development, and physical form of a building, skilled craftsmanship, and attention to detail. The original use is generally maintained or interpreted, as in the case of a house museum.

Reconstruction

Reconstruction entails reproducing, by new construction, the exact form and detail of a vanished building or part of a building, to its appearance during a specific time in its history. Reconstruction is recommended only when there is adequate historical, pictorial or physical documentation so that a building or feature can be adequately reproduced. Conjectural reconstruction is not a recommended approach and conflicts with contemporary preservation standards.

The opposite photographs show a building in 2011 (top), 1996 (middle), and 1986 (bottom). The 2011 photo shows the building in an extremely deteriorated condition with only the front façade and side walls remaining. The pictorial evidence from 1996 could be used to restore or reconstruct the front façade as it existed at that time. The 1986 photo, which shows both the front façade and a side wall, provides greater evidence as to the design of the building. However, to reconstruct or restore the entire building based on this evidence alone would involve conjecture. For example assumptions would have to be made regarding the design of the rear wall. A full exterior restoration or reconstruction would only be appropriate if further documentation could be found which shows the original design of all exterior surfaces. If no further evidence could be found it would be appropriate to restore the front façade and side walls and reconstruct the remainder of the building using a contemporary but sympathetic design to distinguish the new construction from the historic.

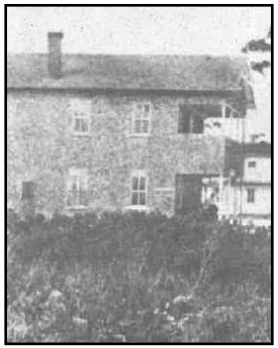


Fig. 14: Restoration or Reconstruction?

Remodeling

Remodeling is an approach in which repairs or alterations are undertaken with little or no regard for the overall design and individual features of a historic building. During the course of remodeling the historic character of a building is usually lost or diminished. Remodeling is not a recommended approach and frequently will result in rejection of a Certificate of Appropriateness, disapproval from state and federal regulatory authorities, and denial of financial benefits such as tax credits, grants, and ad valorem tax exemptions.

The following photographs illustrate four stages of remodeling of the original Boynton Woman's Club building. The photographs show the enclosure of the porch and balcony, the installation of shop-front windows, a change of exterior material from wood shakes to stone veneer, the addition of shutters, changes in the roof covering, and, finally, a change of exterior material to board and batten siding. Although the 1995 photograph may look "historic", the structure has been altered without any regard for its original style and has; therefore, lost all architectural significance.



c.1910



c.1920



c.1950



c.1995

Fig. 15: Remodeling of the First Boynton Woman's Club Building

Stabilization

Stabilization, usually the first step in preserving a historic building, is undertaken to re-establish the weather-tight and structural integrity of buildings, particularly those that are unsafe or deteriorated. It is a temporary measure designed to allow rehabilitation or restoration in the future. Stabilization measures include repairing or covering roofs and windows so that rain cannot penetrate the interior, extermination of termites and other wood boring pests, protecting a property from vandalism, addressing structural problems, and other work that will prevent further deterioration.



Fig. 16: Stabilization of Exterior Walls

Guidelines for Rehabilitating Historic Properties

The guidelines which follow are oriented toward rehabilitation of historic buildings and other historic properties. They essentially draw upon the Secretary of the Interior's Standards for Rehabilitation. Over the past several decades the Secretary of the Interior's Standards have become the authoritative guidelines for rehabilitation in the United States. The Standards were initially used in reviewing projects funded by the now defunct federal Historic Preservation Fund grant-in-aid program. Subsequently, they were used by authorities in preserving historic properties under federal control and reviewing projects falling under federal compliance review. Presently, many state officials and local design review boards both in Florida and nationally employ the Standards as the basis for rehabilitation guidelines. The Standards suggest a series of steps to rehabilitation, beginning with the least intrusive treatments. The steps in sequence are as follows.

Identify, Retain, and Preserve

The first step, identifying, retaining, and preserving the form and detailing of architectural materials and features, is basic to the sensitive treatment of all historic buildings. The guidelines which follow recommend measures to accomplish this goal while avoiding actions which will cause the removal of features that form the historic character of a building.

Protect and Maintain

Protection generally involves the least degree of intervention and precedes other work. Protective measures include the maintenance of historical materials through treatments such as rust removal, caulking, limited paint removal, reapplication of protective coatings, and cyclical cleaning of roof gutter systems; or stabilization through installation of fencing, protective plywood, alarm systems and other measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should begin at this level.

Repair

Repairs are warranted when the physical condition of character-defining materials and features require it. Repair of historic material begins with the least degree of intervention possible, such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading the material according to recognized preservation methods. Repair also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing parts of features when there are surviving prototypes. Although using the same kind of materials is always the preferred option, substitute materials are acceptable if the form and design as well as the substitute materials themselves convey the visual appearance of the remaining parts of the feature and finish.

Replace

Replacement is appropriate when an entire character defining feature is not repairable. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.



Fig. 17: Repair or Replace?

Design for Missing Historic Features

A new feature is appropriate when an entire interior or exterior feature is missing. Under these circumstances the original feature no longer plays a role in physically defining the historic character of a building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the preferred course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building.

Alterations/Additions to Historic Buildings

The final step involves alterations and additions. Some exterior and interior alterations to a historic building are generally needed to assure its continued use. It is, however, generally important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; and installing an entirely new mechanical system.

The construction of an exterior addition to a historic building may seem to be essential for a new use. The guidelines emphasize, however, that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, non character-defining interior spaces. If it is still judged to be needed, an exterior addition should clearly be distinguished from the historic building and constructed so that character-defining features are not radically changed, obscured, damaged, or destroyed.

The following images show a property at two stages in its lifecycle and the various alterations undertaken through time. The early photograph can be of help to restore the property to a particular point in time or to aid in the replacement of missing details.

Alterations undertaken to the property include a change of roof covering, addition of a decorative chimney cap, removal or boxing in of the rafter tails, replacement windows and front door, closing the side porch window and reduction in size of the front windows, removal of the entrance step walls, addition of a clamshell awning, and surfacing of the driveway. The pictorial evidence also shows the garage was built at a later date than the house.



Fig. 18: Exterior Alterations

3. Historic Context



Fig. 19: Barton Memorial Park Cemetery

A History of Boynton Beach

Much of the following, up until 1995, is an abridged version of the history contained in "*City of Boynton Beach Florida, Historic Sites Survey*" from 1996. Since then, further research has been undertaken. The new and updated information is referenced separately.

The City of Boynton Beach is located on a topographical area known as the Atlantic Coastal Ridge which is a narrow ridge that extends along the eastern coast of the United States. The ridge is considered the youngest rock formation in the country.

Prior to the discovery of Florida in the 16th century, the area around today's Boynton Beach was inhabited by Native Americans. Nomadic hunters roamed throughout Florida for 10,000 years before European settlement began. Excavations of midden and burial mounds in western Boynton Beach have revealed pottery shards dating as early as 150 B.C. Spanish exploration and settlement of Florida began in 1513 with Ponce de Leon. Other 16th-century Spanish explorers included Panfilo de Narvaez and Hernando de Soto. Frequent hurricanes were responsible for the wrecks of numerous treasure ships which in turn have given the area its nickname as the "Gold Coast" or "Treasure Coast". Ownership of Florida changed frequently. Spain, Great Britain, and France wrestled for control from the late 1500s through the early 1800s. By 1814 the United States gained control and the Adams-Otis Treaty of 1819 solidified the American position. Statehood was achieved in 1845.

Pioneer Era

The earliest recorded property owner in the Boynton Beach area was Captain James A. Armour, the head lighthouse keeper in Jupiter, who, in 1875 filed a claim for beachfront land which encompassed the present Boynton Municipal Beach. It was believed that the Town of Boynton was founded by Major Nathan Smith Boynton who owned all the land in the area and the hotel; however, recent research has shown this is not entirely accurate[2].

In 1892, Birdie Dewey, a prominent author of the time and wife of Fred Dewey, a Civil War veteran from Indiana, purchased 160 acres of land at the southern end of Lake Worth. She sold 120 acres of this land to William Seelye Linton, a new speculator from Michigan who made a small down payment of $100. In 1897, Linton sold 40 acres of this land to Major Boynton, former editor and publisher of the Port Huron Press and owner of the recently built Boynton Hotel. However, the sale was not completed as Linton, who had not paid the Dewey's in full for the land, had no deed. This left the area known as Boynton in turmoil especially as Major Boynton had formed the Southern Florida Land Company and sold town lots on his land for $50.

In September 1897, the Deweys filed a foreclosure lawsuit against Linton and Boynton for nonpayment which resulted in them regaining all of their land. Neither Boynton nor Linton ever filed a plat for the town of Boynton. In 1898, the Deweys filed plats for the town of Boynton and for Dewey's Subdivision. As the Deweys were friends with Major Boynton, they named the town in his honor. Fred Dewey sold lots with genuine deeds to settlers and, as a consequence, served as land agent for several interests in the area including Henry M. Flagler's Florida East Coast (F.E.C.) Railway which had been granted property for building the railroad through to Miami. Flagler's first passenger train traveled through Boynton in 1896[3].

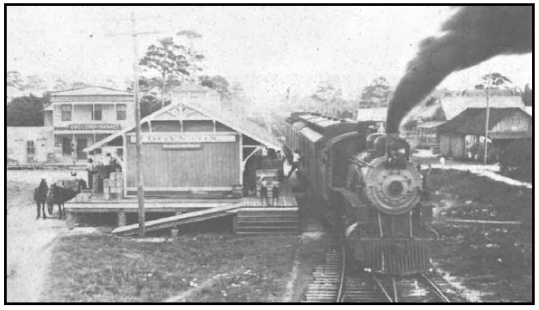


Fig. 20: Boynton Beach, Florida East Coast Railway

[2] Pedersen, G.L. and DeVries, J.M. *Pioneering Palm Beach, the Deweys and the South Florida Frontier*. Charleston, SC: The History Press, 2012, p.96-100.

[3] Farace, V.K. et. al. *Boynton Beach, The First 100 Years*. Boynton Beach: Boynton Beach Historical Society & Friends of the Boynton Beach City Library, 1995, p.38.

During the late 1890s, residences and commercial buildings sprang up along Ocean Avenue. W.H. Cox and his family constructed a building that was sold to M.B. Lyman who had a general store in Lantana and wished to open a similar facility in Boynton. Cox and H.B. Murray became the first postmasters in the community. H.D. Pierce and his son Charles also opened a general store on Ocean Avenue when the family moved to Boynton in 1896.

By 1900, Boynton had become a major supplier of tomatoes and pineapples to northern markets[4]. The rich soil from the farms also quickly produced beans, peppers, and bananas. Dairy farming also developed on the ocean ridge east of the Florida East Coast Canal. The success of the Boynton Hotel and local farm production prompted the designation of Boynton as a regular stop for the F.E.C. Railroad.

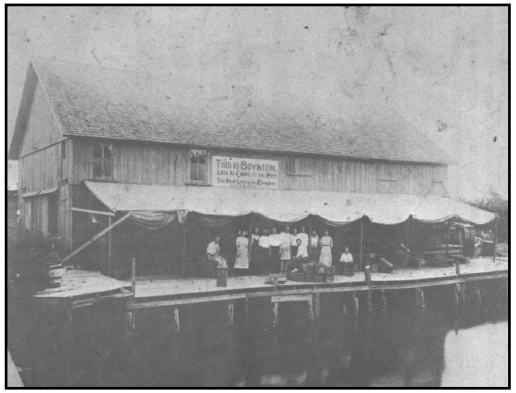


Fig. 21: Packing Shed on the Intracoastal Waterway

Boynton was named School District #19 by the Dade County School Board when the 1896 school census listed seven children eligible for public school classes. The first teacher was Miss Maude Gee who taught in the school for two years. Local labor was donated to build the temporary school building which was used until 1900. It was replaced by a larger wood frame building on the northeast corner of Ocean Avenue and Seacrest Boulevard. By 1904 the school board added another two-room school to accommodate the growing population.

Churches played an integral part in the development of the new community. The Methodist Episcopal Church South was established in 1905 with 21 members. Reverend Ludwig Oser, a traveling minister, conducted services in various homes and the school house. By 1908 the Methodist congregation constructed its own building on the corner of U.S. 1 and East Ocean Avenue. Fred S. Dewey and Cullen Pence donated the land for the church which became known as “The Corner Church”. Flagler, who frequently pledged money for public buildings in communities serviced by his railroad, pledged $250 for its construction.

Boynton’s reputation as a farming community continued to grow with the Campbells, Duncans, Funk Brothers, James McKay, Charles Petris, F.W. Webber, C. Upton and the Rousseaus all being active in pineapple farming. Robert Rousseau eventually became known as the father of the Palm Beach coastal tomato industry. M.A. Weaver, who arrived in Boynton 1910-1911 started his own dairy in 1922 which grew to 1,500 acres.

The successes from the farms and dairies triggered more expansion to the area throughout the early 1900s. The Daugharty family arrived in 1902 with a railroad car filled with merchandise for a general store and other new general stores were opened by the Harper and French families. The Harper family also operated a bottling works. Mrs. W.W. Funk operated the first in-town hotel, the Freelund Hotel later known as the Vera Hotel. In addition to his postal duties, Charles Pierce ran a bicycle shop, sold fishing tackle, and owned a stationery store. Knight and Funk became boat builders and Walter Lyman became the first commercial fisherman in the area and eventually opened a charter boat service. W.S Shepard, who arrived in 1910 and was a pharmacist by trade, worked in farming and real estate before opening a plant nursery. Harvey Oyer Sr. farmed before becoming a carpenter. Adolph Wyble became the first shoemaker when he moved to Boynton in 1913. The Muster family opened the Buckeye State Hotel in 1914. E.V.K. Hopkins experimented with 2½ acres of Sea Isle cotton which the county agricultural agent deemed highly successful.

[4] *Ibid.* p.7.



Fig. 22: Main Street, 1910

African American families from Georgia and the Bahamas were also early pioneers in Boynton. W.C. Girtman arrived in 1900 from Apopka and purchased two acres along the Boynton Canal where he grew citrus trees and raised pheasants. Matthew Deal brought his family from Americus, Georgia. The Deals were one of the first families to form the black community which was located between North Seacrest Boulevard and the railroad tracks from NE 10th Avenue to NE 13th Avenue. The neighborhood had rooming houses, small stores, a restaurant, and three churches. Proprietors of two neighborhood grocery stores were the Girtman family and James Butler.

A one-story school was built to accommodate the neighborhood children. Elijah C. Wood was one of the first teachers. By 1925 the school was no longer able to accommodate the increased number of students. The building was replaced by the Boynton Elementary School (for blacks) which was a four-room building located on the corner of Seacrest Boulevard and NW 12th Avenue. It became known as the "Rosenwald Building" after Julius Rosenwald, chairman of the board of Sears Roebuck and Company, whose financial assistance helped construct the building. The school underwent a substantial expansion in 1952 and served the community until replaced by Poinciana Elementary School in 1960.

One of the first churches in the black community, the Saint John Missionary Baptist Church, was organized in 1908 by two Boynton pioneers, the Reverend James Butler and Sister Sarah Sims. An unknown white landowner donated a parcel of land on Dixie Highway north of Ocean Avenue where the first church building was erected. Two other early churches in the community were the Saint Paul African Methodist Episcopal and Saint Cuthbert's.

In 1908, a group of civic-minded women banded together to improve the quality of life for local residents. The group was formally organized into the Boynton Woman's Club in 1909. The club quickly succeeded in its main purpose: to provide a venue for local social affairs and to house a lending library. Cullen Pence, the husband of club member Emma Ewing Pence, constructed the club's first building, a two-story structure on Ocean Avenue. The club used the second floor for its meeting room and the lending library while the first floor was rented to Roscoe Higgins for his general store. John B. Meredith and Anna Meredith, owners of Meredith's Electric Shop, were later tenants of the building. Meredith wired the town of Boynton for its first electric lights in 1921[5].

In 1909, a Norwegian barkentine, the "Coquimbo", ran aground about ¼ mile south of the Boynton Hotel. The ship, bound for Europe with a load of timber, remained intact until storms began to break it apart. When the valuable lumber began to float ashore, a U.S. marshal held an auction for the lumber and cargo. The original Woman's Club building, the H.B. Murray house, and the Vera Hotel were constructed with "Coquimbo" lumber. The First Methodist Church utilized the ship's bell in its new tower.

The first bridge over the East Coast Canal in Boynton was built in 1911 at Ocean Avenue. The swing bridge was operated by means of a crank in the center section that was pushed by the bridge tender walking around in a circle until the whole section swung open[6].

[5] *Ibid.* p.12.
[6] *Ibid.* p.6.

In 1913, the overcrowded wooden schoolhouse on Ocean Avenue and Seacrest Boulevard was replaced by a two-story concrete block building that housed six classrooms. The new Boynton School was designed by architect W.W. Maughlin of West Palm Beach. The school operated until 1990 when it was no longer needed. It now houses the Schoolhouse Children's Museum and is listed on the National Register of Historic Places.

The Bank of Boynton, organized in 1915, was located on the south side of Ocean Avenue between the F.E.C. tracks and U.S. 1. In 1919 Mr. and Mrs. T.A. Newlan, both registered pharmacists, opened the town's first drug store on the ground floor of the building. The two-story building was also used by the Masonic Order of Boynton as their first meeting site after the group organized in 1917. The second floor of the bank housed the Boynton Hotel. In 1924 Mrs. Jennie Jones opened the Jones Hotel at this same site. The bank, which moved to the SE corner of U.S. 1 and Ocean Avenue, failed in 1929 and was reorganized in 1948 as the Boynton Beach State Bank. It flourished and, in 1953, moved to larger quarters across U.S. 1 (the present location of the Boynton Beach Congregational Church.



Fig. 23: Bank of Boynton (c.1915)

Boom Time Era

In 1920 Boynton Beach became an incorporated town and in November of this year, a $10,000 bond was passed which financed the $6,000 purchase of an ocean front park. Another of the early projects ordered by the town was the construction of a jail. Within the next three years the town proceeded with paving streets and installing a water treatment system and, in 1924, a volunteer fire department was organized.

With the installation of basic municipal services local residents saw expanded opportunities for investments. The William Menzel family, operators of a grocery store, founded Boynton's first movie theater, the Herold Theatre, in 1925. A.C. Shepard, proprietor of El Pastor Nursery on North Dixie Highway began cultivating ornamental shrubbery and coconut palms which were in high demand for landscaping the newly constructed residences and commercial buildings throughout Boynton.

The Florida "Boom Time Era" was at its peak during the early 1920s. In 1920 the F.E.C. Railroad doubled the railroad tracks which serviced Boynton. In 1925 the Seaboard Coastline Railroad also served the Boynton area. Well-known architect Gustav Maas designed a Mediterranean Revival style depot for the Seaboard station which was located on the western side of Boynton.

Enterprising men were developing large tracts of land throughout Boynton. James Hartley and the Palm Beach-Boynton Development Company with K.D. Purdy began Lake Boynton Estates, a subdivision at the west end of Ocean Avenue. Imposing entrance gates on the east side of the development led to the first platted area in November of 1925. Two additional platted areas increased the size of Lake Boynton Estates. Individual builders constructed as many as 30 houses each with a different look.

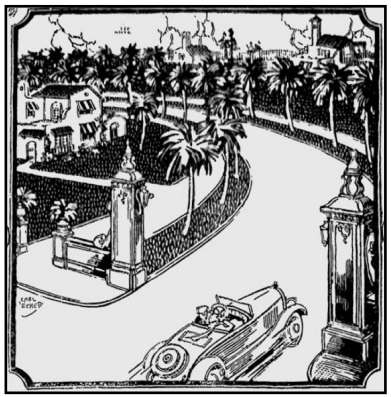


Fig. 24: 1925 Lake Boynton Estates Ad

Stile Hall, C.F. Knuth and C.O. Miller organized the Boynton Finance Corporation to cover all aspects of real estate from construction to finance. The firm purchased tracts of land for both residential and commercial development throughout the community. Two developments by Knuth and Miller were found in Beverly Hills and Bower's Park. Hall with K.D Purdy developed Lakeside Gardens and Boynton Heights, L.E. Perkins purchased 30 acres of the Carrie Knapp tract west of town for redevelopment, and the Blake Company, owned by George H. Blake, developed Boynton Hills which was originally the Hardee pineapple fields. The Blake Company's extensive plans called for a "Grand Boulevard", which would accommodate 350 lots and the Blake Hotel. During the height of the boom Frank J. Nutting of the Nutting and Perkins Real Estate Firm confirmed a land sale exceeding $10,000 an acre. The newly named El Dorado Park became the costliest parcel in the area according to Nutting.

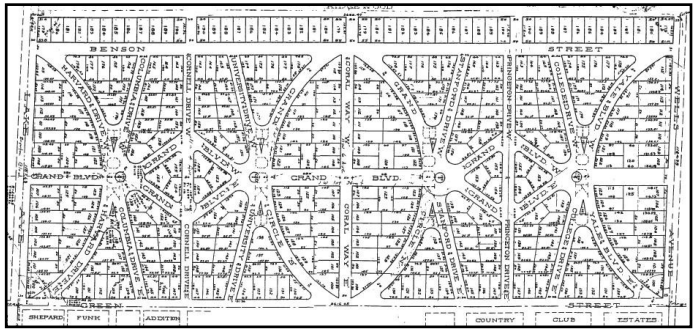


Fig. 25: 1925 Boynton Hills Plat Map

In 1925, Wilson Mizner, brother of well-known Palm Beach architect Addison Mizner, and Victor Searles controlled a large parcel of ocean front property just south of the Boynton Inlet. The parcel, known as the "Mizner Mile" became steeped in controversy when Mizner and his partners wanted to change the route of Ocean Boulevard whose path cut through the property. It is believed that Mizner wanted to build a world class hotel on the site. To alleviate the problem Wilson Mizner and Mayor C.F. Knuth reached an agreement that the Mizners would pave a replacement road west of their property in exchange for the current Ocean Boulevard. However, this agreement did not have the backing of the town council.

Addison Mizner had been cultivating a relationship with the Town of Boynton. As a goodwill gesture, he donated a design for a new club house for the Woman's Club. The result was an elegant two story Mediterranean Revival style building that was completed in 1926. A generous donation of $35,000 by the heirs to Major Boynton led to the dedication of this property to the Major's memory. The building is listed on the National Register of Historic Places.

A series of unfortunate events began to unfold in Boynton. After the Ocean Boulevard incident, the Mizner brothers severed plans for a local hotel and moved south to Boca Raton where the Cloister Inn was constructed. In early 1925, citrus canker was discovered in the orange groves forcing the destruction of all citrus groves in Boynton. Financial problems began to plague the town, tax assessments continued to rise, recall elections and failed resolutions were topics of discussion, and resignations became commonplace with municipal officers. For $20,000 the town sold a franchise to Florida Power and Light Company for electrical service to the community. While salaries for municipal workers were slashed and bonds were burned, the voters of Boynton voted unanimously for the construction of the long-awaited beach front casino that cost nearly $12,000. The Florida Land Boom was waning and Boynton was deeply in debt.


Fig. 26: Boynton Beach Casino

In 1927, the Boynton Beach High School, designed by William Manley King in the Mediterranean Revival style, was completed. However, the building was badly damaged along with many others during the 1928 hurricane. Many people took refuge in the new building only to be injured when the auditorium gave way[7].

Depression/New Deal Era

State legislative assistance alleviated some of Boynton's financial problems; however, concerns regarding indebtedness from municipal projects reached a peak when residents on the east side of the Intracoastal Waterway, which was earlier known as the East Coast Canal, served notice to the town of their wish to separate from Boynton and start a new municipality. Boynton and the eastside residents reached an agreement whereby the new municipality would assume indebtedness in excess of $350,000. The agreement was finalized in 1931 with the formation of two separate municipalities, Boynton and Boynton Beach.

While the economy was in poor condition a few new projects began which made lasting impressions on the community. Mr. and Mrs. C.O. Miller opened the Rainbow Tropical Gardens, a 13 acre tropical garden complex containing exotic plants and ornamental features and Mr. and Mrs. J.D. Vogwill opened the Lee Manor Inn comprising five colonial style cottages within a sixteen acre complex.



Fig. 27: Rainbow Tropical Gardens

Boynton had a long standing reputation as the home of numerous nurseries. Norman and Jean Merkel moved to Boynton from Ohio in 1936 when they took over a nursery. The Merkels, graduates of Cornell University horticulture programs, came from a family whose landscape experience dated back to the 1890s. In 1946 B.W. Alberts joined the firm which became known as Alberts and Merkel. As its reputation grew, the firm began to supply U.S. presidents and cliental throughout the world.

By 1935 the Town of Boynton began construction of a replacement for the old wooden bridge on Ocean Avenue. The new bridge was financed with Depression Era funds supplied by the federal government. The bridge operated with a Scherzer rolling lift bascule, an unusual movable span that was found in only two other bridges in Florida.

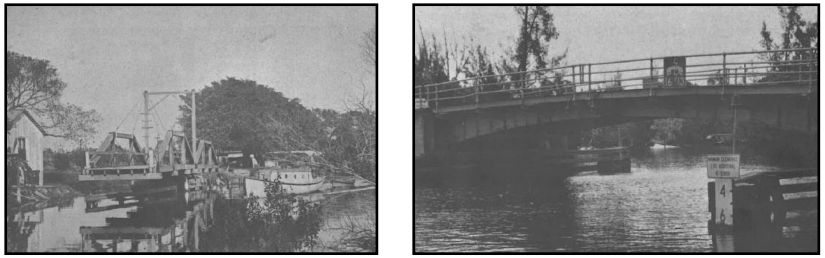


Fig. 28: The 1911 and 1935 Bridges

North of the bridge was the marina where local fishermen docked charter boats and the commercial fishing fleet. Two notable fishermen were Walter Voss and Captain Lyman. The Lyman family maintained a small fish market west of the marina. As many as 30 charter boats were moored at the marina and Lyman's Sport Fishing Docks. Commercial fishing ceased during the enforced blackouts of World War II.

By 1939 the Town of Boynton Beach changed its name to Ocean Ridge. Within two years the Town of Boynton also adopted a new name and became the Town of Boynton Beach.

[7] *Ibid.* p.22.

World War II

The war years brought a different kind of living to Boynton residents as night time activities ceased, blackouts were ordered along the shoreline, and patrols kept watch on the beaches which were off-limits at night and partially limited in the day. Allied ships became the target of German U-boats. During one four-month period sixteen ships were torpedoed between Cape Canaveral and Boca Raton. Residents participated in rescue operations with additional support given by the Red Cross and the United Services Organization both of which were housed in the Woman's Club building throughout the war.

After the war, the Boynton Beach Casino resumed its position as the social center of the town. In 1946 Lucille and Otley Scott rented the casino and established their popular restaurant, Lucille and Otley's. In the same year the Boynton Beach News began local publication.

Modern Era

By the 1950s Boynton Beach was developing along the lines of other small South Florida cities. A new city hall was built on the corner of Seacrest Boulevard and Boynton Beach Boulevard in 1958, additional beach front property was purchased to extend recreational facilities, and Bethesda Memorial Hospital was opened in 1959. Further improvements included construction of a new civic center (1960), a new water treatment plant (1962), and a bridge over the Intracoastal at SE 15th Avenue (1967). From 1950 to 1960, Boynton's population grew from 2,543 to 10,400. Private developers once again returned to the community. In the mid 1960s three large residential projects began at Hampshire Gardens, Sterling Village, and the 415 acre Leisureville.



Fig. 29: The 1958 City Hall Building

Development continued through the 1970s with the opening of a new library in 1974 and I-95 in 1977. The Boynton Woman's Club was listed on the National Register of Historic Places in 1979.

In 1983 telecommunications giant Motorola Inc. relocated a substantial portion of its paging division to Boynton Beach. Additional development at Quantum Corporate Park in 1985 and a Tri-rail commuter railway station in 1990 attracted new businesses to the area. The opening of the Boynton Beach Mall in 1985 added to the explosive growth in the western suburbs and the Community Development Corporation (C.D.C.) made a significant impact on the availability of low-cost housing.

Development of the city continued through the 1990s with the opening of the Boynton Beach Turnpike Interchange and a state-of-the-art waste water treatment plant in 1993, the introduction of a city bus service in 1994, and the construction of a new water tower in 1995. The Boynton School was added to the national Register of Historic Places in 1994.

Between 2000 and 2010, the city's population grew from 60,389 to 68,217. In 2005 the city was hit by Hurricane Wilma which resulted in widespread damage. Development continued with construction of the high-rise Promenade Condominiums in 2007 and the opening of the new library in 2008. The city was badly affected by the economic downturn from 2008 onwards when very few new development projects were undertaken. By the end of 2012; however, the city showed signs of increased investment and ongoing improvement. A number of new residential developments were started, the Historic Preservation program was established, new businesses were being attracted to the downtown area, construction of the new Galaxy School had begun, and a development proposal to convert the Boynton High School to a multi-use facility was underway.

4. Architectural Styles



Fig. 30: Boynton High School (1927)

Frame Vernacular

Although pattern books were sometimes used, vernacular buildings were normally built without plans by local builders using traditional construction techniques passed from one generation to the next. The design of the buildings was based on local needs and traditions, available materials, the environment, and technological capabilities. As technology improved in the late 1800s, many of the building elements were standardized through mass production. Normally, construction is of a wood frame with horizontal siding and a pitched roof.

The term 'vernacular' refers to a structure that is not of a pure design style but is loosely based on the features of other architectural styles. Therefore, although decorative detailing is normally minimal, when it is incorporated, the details reflect decorative elements from other styles such as Mediterranean Revival, Mission, Classical, etc. Common decorative elements include exposed rafter tails, simple columns, and trim.

This style of construction was most prevalent in the City from approximately 1900 to 1945.

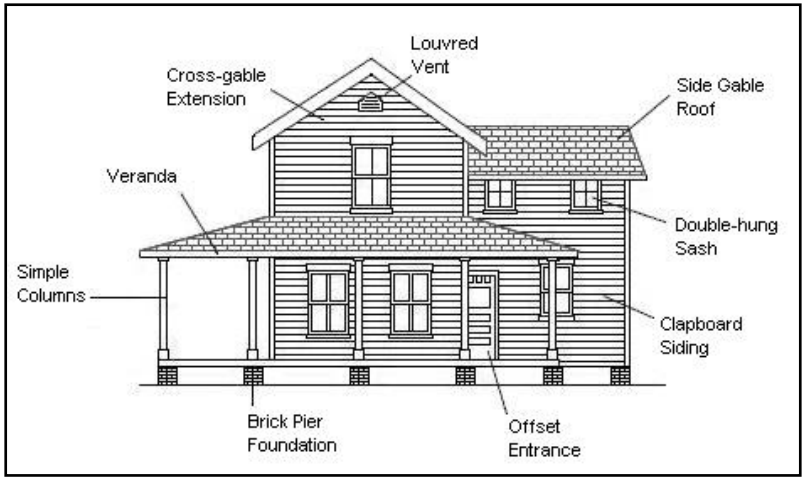


Fig. 31: Frame Vernacular Style

Characteristics:

- Plan: rectangular, irregular, ell.
- Foundation: brick or concrete block piers; less common continuous concrete.
- Height: one to two-and-one-half stories.
- Primary exterior material: horizontal wood siding; less common stucco, board and batten, composition/asbestos shingle, and wood shingle.
- Roof type: gable, hip; less common pyramidal.
- Roof surfacing: composition/asbestos shingle,
- Detailing: simple; jig-sawn woodwork' decorative vents, exposed rafter tails, brackets, trim, corbelling on chimneys.



Fig. 32: Examples of the Frame Vernacular Style

Masonry Vernacular

In Florida, masonry construction was far less common than wood framing until around the 1880s when brick became more readily available due to the expansion of the rail network. As new colors and textures were introduced, brick was increasingly used for the construction of commercial buildings, private residences, apartments, schools, and governmental buildings. Beginning in the 1920s, hollow tile and concrete block became widely used as these materials were as strong as brick, but were lighter and cheaper. In later years concrete block almost exclusively replaced brick as a structural material.

Similar to frame vernacular buildings, masonry vernacular structures are relatively simple and built using local materials. Ornamentation is limited and copied from other architectural styles.

Very few masonry vernacular buildings were built in the City from 1900 to 1948. The 1996 survey lists only seven examples, comprising four residences, the Elementary School, and two commercial structures. Of the seven buildings listed, six were constructed from concrete block and one of clay tile. There are no examples of brick buildings from this time.

Since the 1950s, many masonry vernacular buildings have been built due to a significant increase in the City's population and the low cost of building with concrete block. There are also a limited number of brick examples from this time. Many buildings from the 1950s incorporate a masonry veneer as a decorative element. Veneers of brick, stone, or rock are common on buildings from this period.

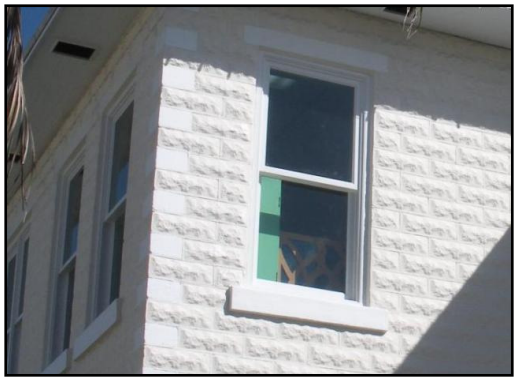


Fig. 33: Rusticated Concrete Block and Quoins

Characteristics:

- Plan: rectangular, irregular.
- Foundation: continuous concrete.
- Height: one and two story.
- Primary exterior material: stucco; less common is rusticated rock-faced concrete block.
- Roof type: hip, gable.
- Roof surfacing: composition shingle.
- Ornamentation: simple; masonry veneer, quoins, decorative stonework and brickwork, decorative vents.



Fig. 34: Example of Masonry Vernacular Style (c.1946)

Mission

The Mission style originated in California during the 1880s and 1890s in response to increased interest in the state's colonial Spanish heritage, particularly the ecclesiastical architecture of the Franciscan missions. The style was widely popularized when the Santa Fe and Southern Pacific railroads applied it to railroad stations and hotels throughout their systems.

The style became popular in Florida during the Land Boom of the 1920s. Almost all of the existing Mission style buildings in the City were built between 1920 and 1930. Elements of the style include shaped parapets, scuppers, moldings, and textured stucco. Porches are typical on the main façade although many have been enclosed. Most of the examples in the city are single-family residential; however, a two-story duplex and a one-story duplex also exist.

Characteristics:

- Plan: rectangular, irregular.
- Foundation: pier, continuous.
- Height: one and two stories.
- Primary exterior material: stucco.
- Roof type: flat.
- Roof surfacing: tar and gravel, composition roll, barrel tile.
- Detailing: textured stucco, shaped parapet, scuppers, molding, recessed arches, chimney.

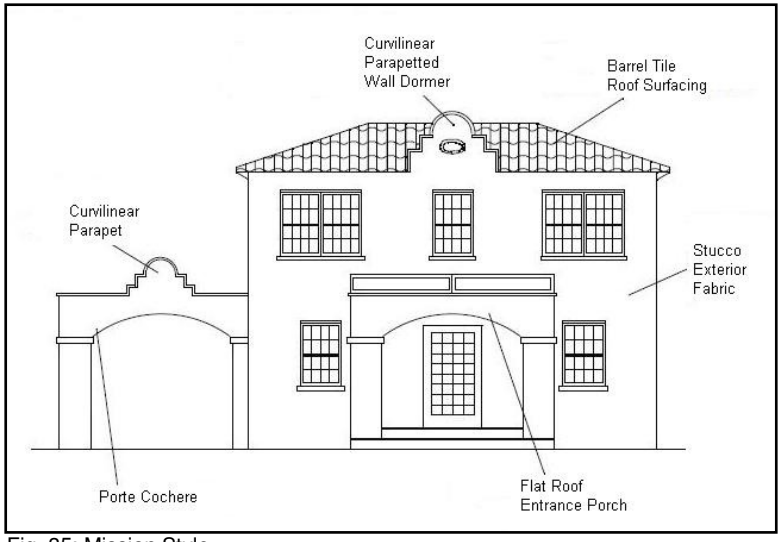


Fig. 35: Mission Style



Fig. 36: Examples of the Mission Style

Mediterranean Revival

Spanish and other Mediterranean-influenced styles were most common in states with a tradition of Spanish colonial architecture such as California, Texas, and Florida. The principal Mediterranean-derived styles were Italian Renaissance, Mission, and Spanish Colonial Revival. Spanish Revival architecture, popularized at the 1915 Panama-California International Exposition at San Diego, swept through California, the southwest, and Florida within a few years.

Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean- influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival churches and hotels in St. Augustine developed by Henry Flagler and others during the 1880s. One of the most significant architects associated with Mediterranean-influenced architecture was Addison Mizner.

During the great Florida land boom of the 1920s architects and builders applied Mediterranean-influenced designs to a wide spectrum of buildings. Although the term "Mediterranean Revival" is indiscriminately applied to all buildings with features derived from Mediterranean architecture, many were consciously modeled on formal styles. Identifying features include clay tile roofs, stucco walls, straight or arched windows, iron grilles, balconies, arcades, ceramic tile; and ornate, low-relief carvings.

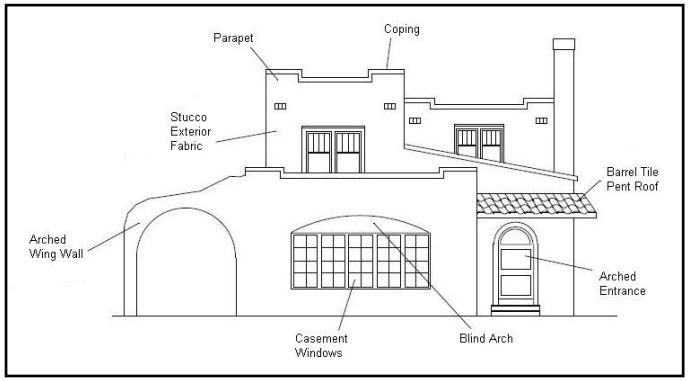


Fig. 37: Mediterranean Revival Style

Characteristics:

- Plan: rectangular, irregular.
- Foundation: continuous, slab.
- Height: one and two stories.
- Primary exterior material: stucco.
- Roof type: hip, gable, flat.
- Roof surfacing: barrel tile, tar and gravel.
- Detailing: textured stucco, plaster and terra cotta detailing, arches, columns, window and door surrounds, cornices, quoins, parapets; exposed rafters, brackets, medallions, iron grilles, balconies.



Fig. 38: Example of the Mediterranean Revival Style (c.1924)

Bungalow

The Bungalow arrived in the United States as an import from East Asia. A low house with generous porches, it originated as a wayside shelter for British travelers in India during the eighteenth and nineteenth centuries. While the origin of the word Bungalow and some of its design features came from India, the Japanese also provided many of its details, particularly the extensive display of structural members and the interplay of angles and planes.

During the first three decades of the twentieth century, the Bungalow became the most common style of residential architecture in the United States. The earliest American Bungalows appeared in the 1890s, but the style's popularity expanded after the turn of the century when plans began to appear in such publications as "Bungalow Magazine" and "The Craftsman". Florida Bungalows appeared in several forms, the most common being a one story type featuring a gable main roof above a gable porch roof. The more elaborate examples were one-and-a-half stories in height and highly detailed. Sears Roebuck and other companies provided pre-cut Bungalows which could be assembled on site.

Bungalows employed a variety of exterior materials, including weatherboard, shingles, and stucco. Lattice roof vents often appeared in the gable ends. The porches were dominated by short, oversized, tapered or square columns, which rested on massive brick piers connected by a balustrade. Rafter ends were usually exposed and windows were multi-light sash or casement.



Fig. 39: Mary Law House (c.1914)

Characteristics:

- Plan: regular, rectangular, usually oriented with the narrow side facing the street.
- Foundation: brick pier or continuous brick or concrete block.
- Height: one story; one-and-a-half story, two stories.
- Primary exterior material: horizontal wood siding, shingles; less frequent stucco.
- Roof type: gable main roof over gable porch roof; shed dormers frequent secondary roof type; less frequent multiple gable.
- Roof surfacing: sheet metal, frequently composition, asbestos cement shingles.
- Detailing: simple; exposed structural elements, knees braces, battered porch piers, tapered chimneys.



Fig. 40: United American Properties, Inc. (c.1935)

Georgian Revival/Colonial Revival

The Colonial Revival style traces its origins to the 1876 Philadelphia Centennial Exposition, where many of the exhibit buildings sought to revive and interpret historical “colonial” types. These structures, rich in borrowed details, reflected the classical tradition that produced designs now known as “Georgian,” “Federal,” and “Jeffersonian”. The major elements of those styles were symmetrical facades, prominent porticos, molded details in bas-relief, rectangular windows with small panes, and fanlights over the main entry. Earlier designs of this style tended to exaggerate detailing rather than attempt to be historically correct. From approximately 1915 to 1935 the design more accurately reflected colonial prototypes while later designs were simpler and only hinted at colonial influences. Interiors were often integrated with exteriors through the use of Colonial details in major rooms and the addition of features such as staircases and fireplaces.

The Colonial Revival style became popular at the turn of the century. In Florida it exerted a strong influence on vernacular architecture. Colonial Revival style buildings, generally residences, rose two to two-and-one-half stories in height. They displayed symmetrical massing, exhibited a tall hip roof and hip dormers, and usually contained a one-story full facade entrance porch or veranda. One variant, the Dutch Colonial Revival, featured a gambrel roof.

Decorative elements included columns of various orders, balustrades, modillions and dentils. Centrally placed entrances featured transoms, fanlights, sidelights, plinth, fluted pilasters, hoods, pediments, and other detailing. Exterior fabrics included brick, weatherboard, drop siding, and shingles. Interior features associated with the style embraced urns, swags, fans, ellipses, paneled wainscoting, and detailing derived from the Classical orders, particularly columns and dentil courses.

The Colonial Revival has remained a popular style and has been adapted to a number of interpretations that reflect other styles. A wide variety of American architecture falls within this category. Variations of the Georgian style were popular throughout the Caribbean and were adapted in revival form in South Florida. This is sometimes called the Bermuda style.

Characteristics:

- Plan: regular, rectangular or nearly square.
- Foundation: brick piers or continuous brick.
- Height: two to two-and-one-half stories.
- Primary exterior material: horizontal wood siding, shingles; less frequently brick and stucco.
- Roof type: hip or gable, dormers are a frequent secondary roof type; gambrel roof on Dutch Colonial Revival.
- Roof surfacing: embossed sheet metal or shingles; composition, asbestos shingles.
- Detailing: classically derived columns, balustrades, modillions, dentils. Common entrance detailing: transom, sidelights, fanlights, ornamental woodwork.



Fig. 41: Example of the Georgian Revival Style (c.1924)

Gothic Revival

The Gothic Revival style achieved popularity in the United States between 1840 and 1870 and remained a favored style for religious and educational buildings, including those in Florida, well into the twentieth century. The first documented Gothic structure in the country was designed by Alexander Jackson Davis in 1832. The style was later popularized by architect Andrew Jackson Downing who produced several pattern books illustrating the style's appropriateness for modest domestic designs.

Several variations of the style materialized, including the Carpenter Gothic and the Collegiate Gothic. Florida's Episcopal Churches offer many of the earliest and best examples of the Carpenter Gothic. University buildings and public schools portray the Collegiate Gothic style.

Identifying features of the Gothic Revival style include steeply pitched gable roofs, pointed elliptical arches, lancet windows, corner tower, recessed panels and arches, oculus windows.

Characteristics:

- Plan: rectangular, irregular, or ell.
- Foundation: brick piers; continuous masonry.
- Height: one to two stories.
- Primary exterior material: wood, stone, concrete block.
- Roof type: steep-pitched gable.
- Roof surfacing: wooden shingles (original); composition shingles, composition roll.
- Detailing: prominent gables, oculus windows, pointed elliptical arches, towers, crenellations, gable end, leaded stain glass.

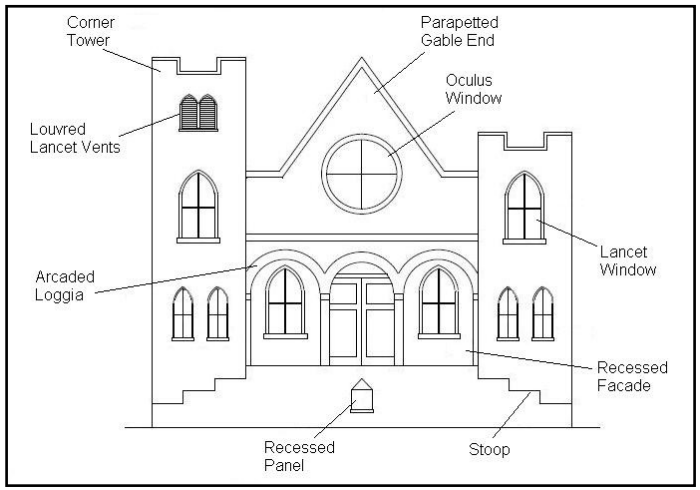


Fig. 42: Gothic Revival Style


Fig. 43: First United Methodist Church (c.1945)

Neoclassical Revival

Neoclassical Revival, also known as Classical Revival, resulted from an adaptation of the Greek temple front and other details to a variety of structures. The style provided a more subdued alternative to the Beaux Arts, which featured ostentatious, sculptured ornament and highly decorated moldings. Neoclassical Revival was frequently associated with major public buildings and private residences designed by formally trained architects. Only occasionally did the style appear in middle and upper class residential neighborhoods. Although scattered examples of the style in Florida date to the 1890s, it did not become common until the following decade. Many of the earliest examples consisted of large private residences and estates.

Examples of the style in Florida feature two-story porticos with monumental columns that support a full entablature. The second floor may contain a centrally placed balcony. Dentils or modillions may decorate the cornices. Windows are generally wood double-hung sash. The main entrance, often beneath a transom, usually opens at the center of the facade. Weatherboard or drop siding usually clad the exterior walls of residences and smooth masonry those of commercial or governmental buildings. Interiors were frequently integrated with exteriors and featured elements such as molded-plaster cornices with classical detailing, urns, swags, French doors, and paneled wainscot.

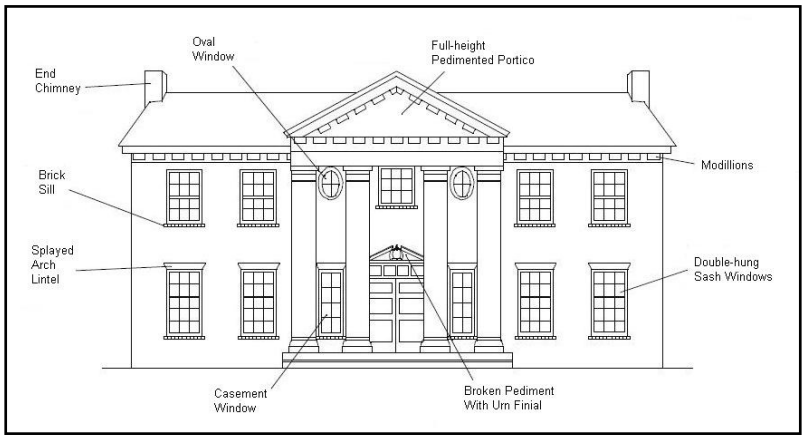


Fig. 44: Neoclassical Revival Style

Characteristics:

- Plan: regular, rectangular or nearly square.
- Foundation: piers or continuous, brick or concrete.
- Height: two to two-and-one-half stories.
- Primary exterior material: horizontal wood siding; smooth masonry.
- Roof type: low-pitched hip or flat.
- Roof surfacing: embossed sheet metal or metal shingles; composition, asbestos shingles; built-up on flat roofs.
- Detailing: classically derived full-facade height columns, balustrades, medallions, dentils. Entrance detailing: transom, sidelights, ornamental woodwork is common. Interiors: molded plaster cornices, urns, swags, wainscoting, French doors.



Fig. 45: First Baptist Church of Boynton Beach (c.1947)

Art Deco

Art Deco, the fashionable style of the 1930s, influenced arts and crafts, sculpture, and painting as well as architecture. It represented a dramatic departure from traditional design, looking to the future rather than the past. The style derived its name from the Exposition Internationale des Arts Decoratifs and Industriels Modernes, a 1925 Paris showcase for new artistic designs. Ornament defined Art Deco design, incorporating stylized floral patterns and repetitive geometric forms employing sharp angles and segments of circles. The style's features particularly suited it to tall buildings, resulting in its popularity during the 1920s and early 1930s. Few private residences qualified as true examples of high-style Art Deco.

In Florida, Art Deco was widely applied to commercial and apartment buildings, notably in communities that continued to grow despite the economic depression that enveloped the state from 1926 to the beginning of World War Two. Miami and Miami Beach contain the best collection of Art Deco commercial and apartment buildings in America. After 1930 the related Art Moderne style became the more popular of the modernistic styles.

Characteristics of the Art Deco style included a flat roof, irregular plan, stucco exterior finish, and low relief, polychromatic ornamentation in straight line, zig-zag, geometric floral, and chevron designs. In Europe the ornamentation was influenced by cubism, while in the United States the designs were based on North and South American Indian Art.

Although no Art Deco buildings exist in the city, early elements of the style can be found on the Boynton High School.

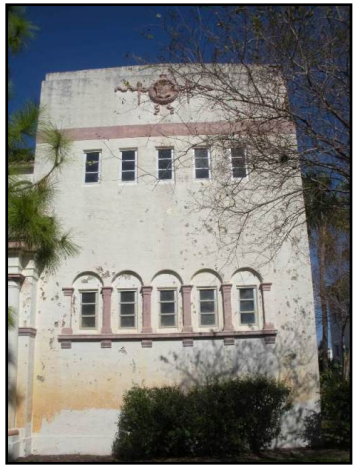


Fig. 46: Early Art Deco Elements

Characteristics:

- Plan: irregular.
- Foundation: continuous.
- Height: two to three stories.
- Primary exterior material: concrete, stucco, terra cotta, glass.
- Roof type: flat, with parapet.
- Roof surfacing: built-up.
- Detailing: zigzags and other geometric and stylized motifs; towers and other vertical projections.

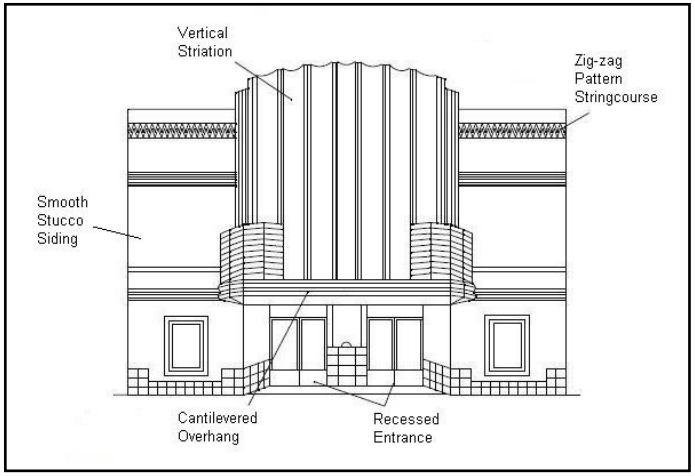


Fig. 47: Art Deco Style

5.9 Art Moderne

The Art Moderne style, like the Art Deco and International styles, broke from the past. The style gained favor in the United States shortly after 1930, when industrial designs began to exhibit streamlined shapes. The idea of rounded corners to make automobiles and airplanes more aerodynamic was applied to kitchen appliances, jewelry, and many other products where function was less important than form.

Like Art Deco, Art Moderne buildings in Florida were located in coastal communities where tourism remained popular during the Great Depression. Art Moderne was usually applied to commercial and apartment buildings. Private residences exhibiting the Art Moderne style were less common.

Buildings with Art Moderne styling have flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners to emphasize a streamline effect.

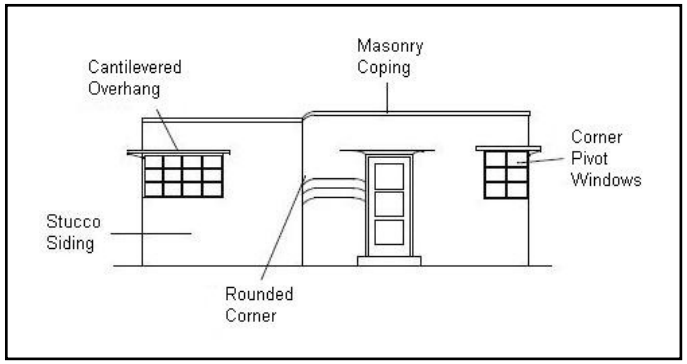


Fig. 48: Art Moderne Style

Characteristics:

- Plan: irregular.
- Foundation: continuous, concrete.
- Height: one to three stories.
- Primary exterior material: stucco.
- Roof type: flat, with parapet.
- Roof surfacing: built-up.
- Ornamentation/significant features: Asymmetrical facade; rounded corners; horizontal grooves or lines in walls; horizontal balustrade elements; parapet, usually with coping at the roof line.



Fig. 49: Example of the Art Moderne Style (c.1950)

Minimal Traditional

Minimal Traditional is a residential style that was popular from just before World War II through the 1950s. The mass-production of these small houses and their simplicity of design offered an affordable option for many first time homeowners including servicemen returning from the war.

The Minimal Traditional style is a simple form based on the Tudor style popularized in the 1920s and 1930s. There is normally a front-facing gable and a chimney; however, the steep Tudor roof pitch is lowered and almost all ornamentation is omitted although limited decorative details may include shutters, gable vents, and quoins. The simplicity of the design is a character-defining feature of this style. Windows may be wood frame sash, metal awning or fixed metal. Some examples have a small portico at the front entrance and some include a single car garage or car port which may be attached or detached.



Fig. 50: Examples of the Minimal Traditional Style

Characteristics:

- Plan: rectangular, irregular.
- Foundation: pier, continuous.
- Height: one story.
- Primary exterior material: Frame or masonry construction. Clapboard or stucco, sometimes with a facing of stone, rock or brick.
- Roof type: low pitched gable, minimal eaves overhang, front facing gable.
- Roof surfacing: shingles, concrete tile.
- Detailing: limited detailing but may include gable vents, shutters, or quoins.

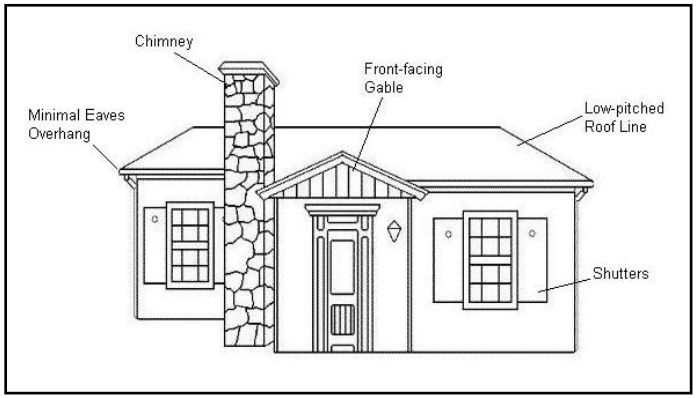


Fig. 51: Minimal Traditional Style

anch

The Ranch style originated in California in the 1930s and became the most dominant style throughout the country in the 1950s and 1960s. Its popularity was due to the availability of the automobile which allowed people to travel beyond existing streetcar routes into the suburbs where land was more affordable. As a result, houses were built on much larger parcels that accommodated one-story dwellings of sprawling proportions. Ranches houses emphasize this by maximizing the façade width which, in most cases, is further increased by a built-in garage.

The one-story dwellings normally have low-pitched roofs surfaced with concrete tiles or asphalt shingles. The roof may be hipped or gabled and will usually have a moderate or wide eave overhang that may be boxed or open to expose the rafters. Cladding may be of brick, stone or wood and may sometimes be a combination of materials. Ribbon windows and large picture windows are common in the living areas. Modest detailing may include decorative iron or wooden porch supports and decorative shutters.

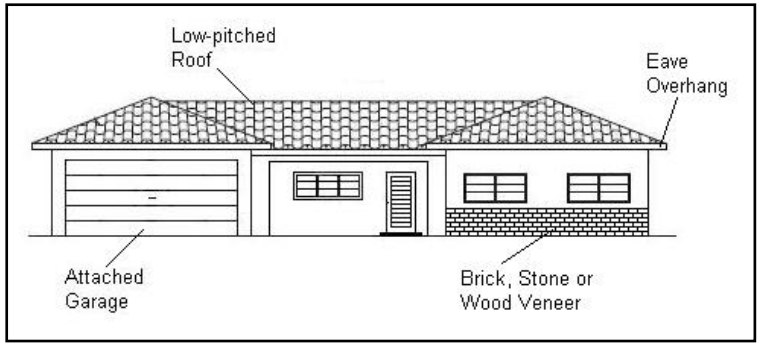


Fig. 52: Ranch Style

Characteristics:

- Plan shape: irregular.
- Building material: frame; masonry.
- Exterior surface treatment: stucco; brick, stone, wood veneer.
- Roof type: low-pitched hip or gable with moderate or wide eave overhang.
- Height: one story.
- Window type: awning; fixed; jalousie.
- Other: horizontal design emphasis; one- or two-bay garage or carport on front façade, decorative iron or wooden porch supports.



Fig. 53: Example of the Ranch Style (c.1959)

Commercial Vernacular

Design of commercial buildings in Florida mirrored national trends. During the mid-nineteenth century, commercial buildings as a distinct property type developed throughout the United States. They housed a variety of uses, such as offices, banks, hotels, and theatres, but most commonly functioned as retail stores.

Specific design constraints shaped commercial architecture in the United States. Most commercial buildings were concentrated in districts with high land values. Lot configuration, therefore, exerted great influence on the form and plan of commercial buildings. To exploit land value to the fullest, commercial buildings were constructed in close proximity to one another and designed to cover most of the lot. The side walls of one commercial building often formed party walls with adjacent buildings.

Because of such design constraints, commercial buildings from the mid-1850s to the 1940s shared many of the same characteristics. Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts.

The one part facade generally was a one-story building. It was formed by a structural framework consisting of columns, bulkheads or kick-panels, and a cornice topped by a parapet. Large, show windows were generally placed within this framework to display merchandise and light the interior. The wall area between windows and cornice provided a place for advertising and made the facade appear taller. This framework formed a basic compositional arrangement. Materials, doors and windows, and decorative and stylistic details constituted secondary characteristics that could be organized in a variety of ways.

The two part commercial block was a multi-story building, organized into an upper and lower zone. The design of the lower zone was essentially the same as the one part facade. It contained distinct uses in each zone. The lower zone generally housed public spaces such as retail stores, banking room, insurance offices, or hotel lobbies. The upper zone often provided space for private uses, including apartments, offices, hotel rooms, and meeting halls.

Commercial architecture in Florida originated before the Civil War, but the number of such buildings remained small until after the conflict. Commercial buildings employed a variety of materials and styles including the application of cast iron to storefronts and ornamental metal to ceilings, side walls, and exterior walls.

Following the Civil War, brick became more easily available and its use increased due to its resistance to fire. Simple ornamentation included cast concrete detailing or decorative brick work, such as corbelling. Roofs were usually flat built-up types with parapets.

From 1900 to 1940 the form of commercial buildings in Florida remained essentially the same, though new materials and stylistic influences appeared. Steel and reinforced concrete largely replaced cast-iron as a structural material. Brick became more varied in color and texture. From 1900 to 1930 classically derived styles such as the Beaux Arts, Neo-classical, and Italian Renaissance influenced the composition and ornamentation of commercial buildings.

Beginning in the 1920s hollow terra cotta tile and concrete block gained wide use in the construction of commercial buildings. As strong as fired brick, the new materials were lighter and cheaper. Stucco finishes and terra cotta detailing became widespread as did the use of other new materials such as vitrolite and Carrara glass.

Characteristics:

- Plan: regular, rectangular.
- Foundation: continuous or slab brick or concrete.
- Height: one-three stories.
- Primary exterior material: brick; concrete block; stucco, rough texture.
- Roof type: flat with parapet.

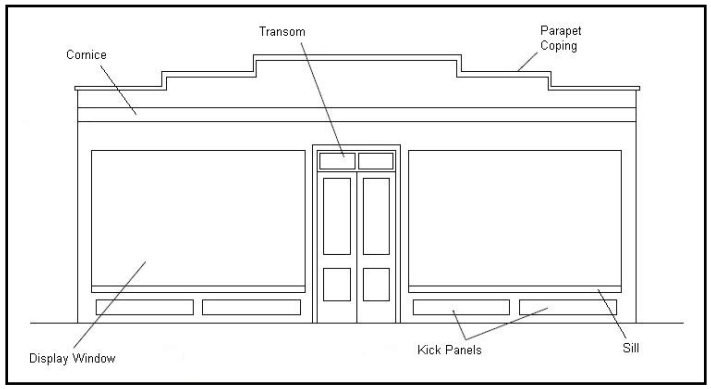


Fig. 54: One-part Commercial Block



Fig. 55: Example of the One-part Commercial Block

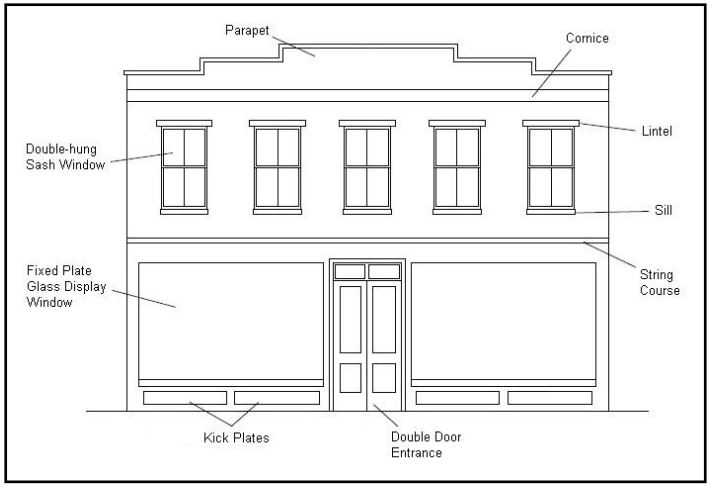


Fig. 56: Two-part Commercial Block



Fig. 57: Example of the Two-part Commercial Block

5. Rehabilitation Guidelines



Fig. 58: Sophie Amichai House (c.1922)

Additions

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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.

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.

Most properties adapt over time to meet the changing needs of owners. Additions to buildings are often required to increase living or working space, to provide space for mechanical systems, or to meet building code requirements. Before planning an addition, an attempt should be made to incorporate a new use or requirement within the existing structure by altering any non-character defining interior spaces.

If an addition is required, it should be designed to minimize any impact on the visual character and materials of the historic structure. The Secretary of the Interior's Standards make provision for additions that are in keeping with the existing building's massing, size, scale, and architectural features. Additions should be clearly distinguished from original portions of a building and should result in minimal damage to it. Character-defining features of a historic building should not be changed, obscured, damaged or destroyed in the process of new construction.



Fig. 59: Appropriate and Distinguishable Rear Addition



Fig. 60: Offset Wall Plane

Recommended

- Locate an addition to the rear or least visible sides of historic structures. Locating an addition on the front elevation should be avoided.
- Minimize the loss of historic materials from the historic structure and protect character-defining features.
- Design the addition to be compatible in terms of massing, size, scale, relationship of solids to voids, color, and architectural features. An addition should be subordinate to the historic building.
- Slightly offset the wall plane of the addition from the wall plane of the original structure to identify the footprint of the original structure.
- Differentiate the addition from the historic structure. For example, use stucco of a different texture, install windows with a different lighting configuration, simplify the architectural detail, or, introduce a subtle color change.
- If additional height is permitted, a rooftop addition should generally be limited to one story in height, should be set back from the wall plane and should be as inconspicuous as possible.
- Continue the design elements on all elevations of the new construction, not only those elevations that can be viewed from the street.
- Design and construct the addition so that, if removed in the future, the essential form and integrity of the historic structure will be unimpaired.
- Limit the size and number of openings between the old and new building by utilizing existing doors or by enlarging existing windows. This can be done effectively by linking the historic building and the addition by means of a hyphen or connector.

Not Recommended

- Constructing an addition in front of historic building's established front wall plane.
- Designing an addition so that its size and scale are out of proportion with the historic building.
- Duplicating the exact form, style, and detailing of the historic structure so the new construction cannot be identified.
- Designing an addition to make it appear to be part of the original historic structure.
- Imitating a historic style or period of architecture on new additions.
- Designing a new addition in a different architectural style from the historic building.
- Adding height to a building that changes its scale and character.
- New additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.
- Enclosing historic porches.

Roofs

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

Roofs are highly visible components of historic buildings and are one of the main determinants of architectural style. The most common roof types found in the city are gable, hip, and flat although there are also limited examples of clipped gable and double-pitched roofs. Roof forms comprise an important part of streetscapes in historic districts and create a unified rhythm with neighboring buildings.

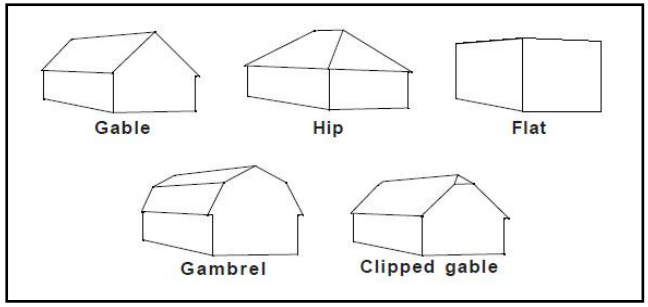


Fig. 61: Roof Types

Roof design can incorporate a variety of architectural features such as overhangs, dormer windows, parapets, cupolas, brackets, and other unique design elements not commonly found on buildings within the city. If possible, when undertaking roof repairs, missing architectural features should be replaced in a manner known to be accurate based on documentation or physical evidence.



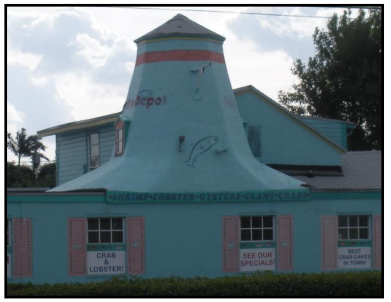


Fig. 62: Decorative Parapet and Former Windmill Roof Design

Roofing materials also contribute greatly to the identity of a property and should be preserved where possible. The most common materials found in the city are concrete tile, barrel tile, asphalt shingle, metal, and a built up covering of tar and gravel. There are also some limited examples of wood shake.





Fig. 63: Clay Barrel Tiles and Wood Shingles

Roofs perform the function of keeping buildings wind and water-tight, a poorly performing roof will permit the accelerated deterioration of historic building materials. Regular inspection and maintenance is therefore required to prevent this deterioration and its associated costs. Failure of a roof system can be caused by defective flashing, clogged gutters and downspouts, and an inadequate roof slope. Potential areas of concern include areas near the roof plates, previously patched areas, the intersection of roof planes, and vertical surfaces such as dormers.



Fig. 64: Interior Damage Caused by Water Ingress

As a result of ongoing maintenance and a limited life span, many roofs have been replaced with materials that are not original to the building. Property owners should make every effort to identify the original material and to use that material or an appropriate close substitute if a non-original roof is to be replaced. If replacing an asphalt tile covering with a heavier concrete or clay tile, the roof structure should be checked by a qualified structural engineer to ensure the load bearing capacity is sufficient to support the additional weight.

In some instances, the original roof shape may have been altered. If possible, the original roof shape should be restored.

Although not encouraged, standing seam metal or metal crimp roof coverings of an appropriate color may be approved on a case-by-case basis where asphalt shingles or flat concrete tiles are to be replaced. However, neither is an appropriate material for Mediterranean Revival style buildings or as an alternate material for barrel tiles or wood shingles.

Rooftop additions are generally not acceptable for smaller buildings or for buildings with distinctive rooflines. However, they may be acceptable if they are not visible from the street and they are distinguished from the historic portion of the building, limited to one story in height, set back from the wall plane and do not adversely affect the character of the historic building.

Recommended:

- Identify, retain, and preserve roofs, and their functional and decorative features, that define the historic character of the building including shape, decorative features, and materials.
- Inspect the roof on a regular basis to ensure adequate drainage is provided and the roof covering is weather-tight.
- Protect a leaking roof with plywood and building paper until proper repairs can be completed.
- Replace deteriorated roof surfacing with matching materials or appropriate new materials in shades that match the original in composition, size, shape, color, and texture.
- Retain or replace where necessary architectural features that give a roof its essential character using surviving examples or pictorial evidence as a reference. Where no evidence is available, the new design should be compatible with the size, scale, material, and color of the historic building.
- Locate skylights on the least visible sides of the roof.
- Install mechanical, electronic, and service equipment as inconspicuously as possible.
- Reuse intact tile where possible when only the roofing substrate needs replacement.
- If additional height is permitted, a rooftop addition should be limited to one story in height, should be set back from the wall plane, should be distinguished from the historic portion of the building, and should be as inconspicuous as possible.

Not Recommended

- Changing, damaging, or destroying roofs which are important in defining the overall historic character of a building so that, as a result, the character is diminished.
- Removing a major portion of the roof or roofing materials that are repairable.
- Changing the character of a roof by adding inappropriate features.
- Removing a feature that cannot be repaired and not replacing it or replacing it with an inappropriate new feature.
- Adding new materials of an inappropriate composition, size, shape, color, or texture.
- Replacing an entire roof feature such as a cupola or dormer when repair and replacement is appropriate.
- Constructing additional stories so that the historic appearance of the building is adversely affected.
- Damaging or obscuring architectural features and details.
- Adding soffits that were not part of the original design or that cover exposed rafter tails.
- Installing large bubble-shaped or colored skylights.
- Installing multiple roofing materials or materials of a bright, high intensity color.
- Failing to clean and maintain gutters and downspouts.



Fig. 65: Corrugated Sheet Metal Roof



Fig. 66: Double Pitch Roof with Exposed Rafter Tails and Dormer



Fig. 67: Clipped Gable

Exterior Fabric: Wood

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

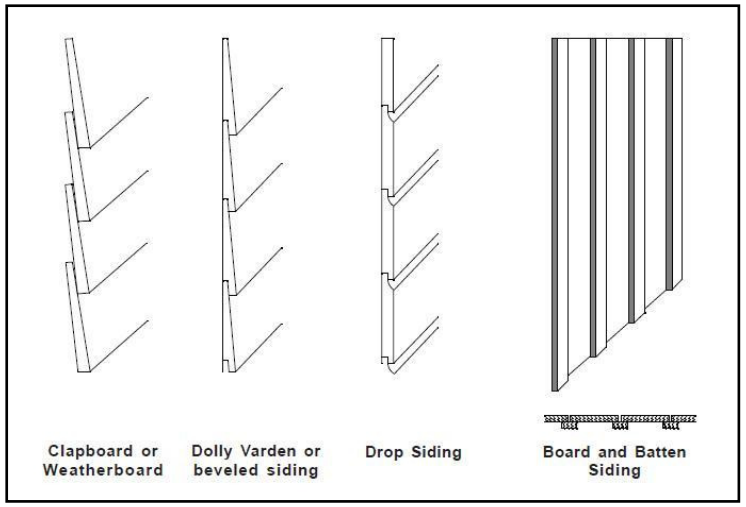


Fig. 68: Wood Siding Types

Siding

Wood siding is an exterior wall covering of wooden boards fixed either horizontally or vertically to a structural frame and is a character defining feature of frame vernacular buildings. Wood frame construction was popular in Boynton Beach because of the ready availability of timber and its relative economy. The most common types of wood siding are clapboard (weatherboard), beveled siding (Dolly Varden), drop siding, ship lap, and board and batten siding.

Wood siding can be protected by retaining and maintaining paint coatings which protect the wood from moisture. Deteriorated siding should be repaired or replaced as necessary. If possible, replace only damaged sections of boards rather than the full boards using either salvaged material or a high-quality termite resistant wood. Important characteristics which should be considered in the repair or replacement of siding are board size, width of exposure, length, and trim detail.



Fig. 69: Badly Deteriorated Wood Siding

One of the greatest threats to wood siding and wooden features is the application of non-historic coverings such as aluminum and vinyl siding, stucco, and stone veneers. The application of these finishes results in either the removal or covering of historic materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is lost and board width, length, and exposure are generally changed, thus altering the scale and appearance of the building.

Artificial siding also frequently damages the fabric underneath by trapping moisture and encouraging decay and insect infestation. Contrary to claims, artificial siding does require maintenance as all materials have a limited life span. In time, the finish of these materials will deteriorate and weather, requiring painting, repair, or replacement.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. If, however, the material is removed, it should be replaced with historically appropriate materials.

There are now commercially available fiber-cement sidings that attempt to simulate the look of wood siding. While fiber-cement board may be considered a closer match than vinyl or aluminum, there are concerns about the simulated wood texturing, board profiles and shadow lines not matching traditional wood boards. Therefore, this material may be authorized for new construction in historic districts, additions to wood frame structures, and in special circumstances.

Abrasive cleaning and paint removal are other threats to historic wooden siding. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used such as a heat plate.

Harsh abrasive methods such as rotary sanding discs and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood, shred the wood, or erode the soft, porous fibers of the wood, leaving a permanently pitted surface. Harsh thermal methods such as hand-held propane or butane torches should never be used as they can scorch or ignite wood.



Fig. 70: Replacement Vinyl and Original Wood Siding

A small number of buildings in the City have sections of wood shingles added to the siding as a decorative feature. The decorative pattern is achieved by varying the lap of the shingles or by cutting the shingles in geometric patterns such as diamonds. Decorative shingles are most commonly found in the gable end of a roof.



Fig. 71: Decorative Shingles

Recommended

- Retain wooden materials and features as these are essential components of a building's appearance and architectural style.
- Protect and maintain wood features by providing proper drainage so water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
- Clean wood using the gentlest means possible.
- Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use hot air guns and electric heat plates with care when paint is deteriorated and total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may, with the proper safeguards, be chemically dip-stripped.
- Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus.

If siding replacement is necessary:

- Evaluate the overall condition of the wood to determine whether repairs to wood features are necessary.
- Preserve and salvage as much of the original material as possible by cutting out deteriorated sections rather than removing the entire board. Repairs techniques include patching, piecing-in, and reinforcing.
- Use the wall finish most acceptable for the architectural style and, where possible, use the same species of wood.
- Attempt to reveal and retain any previously obscured architectural details.
- Repair or replace, where necessary, with siding that duplicates the size, shape, overlap, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
- Repair may also include the limited replacement of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
- Replace in kind an entire wood feature that is too deteriorated to repair if the overall form and detailing are still evident using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and install a new wood feature when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended

- Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Removing a major portion of historic wood from a façade instead of repairing or replacing only the deteriorated wood then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.
- Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."
- Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.
- Failing to identify, evaluate, and treat the causes of wood deterioration including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces or insect or fungus infestation.
- Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.
- Stripping paint or other coatings to reveal bare wood, exposing historically coated surfaces to the effects of accelerated weathering.
- Removing paint that is firmly adhering to and thus protecting wood surfaces.
- Painting surfaces that were traditionally left unpainted.
- Painting with high intensity, non-fading colors.
- Replacing an entire wood feature where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.
- Removing an entire wood feature that cannot be repaired and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
- Obscuring architectural features.
- Creating a false historical appearance because the replacement wood feature is based on insufficient historical, pictorial, or physical documentation.
- Introducing a new wood feature that is incompatible in size, scale, material and color.
- Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.
- Abrasive cleaning methods, rotary sanding or rotary wire brushing, sand blasting or extreme high pressure washing (PSI of more than 100) or harsh thermal methods such as propane or butane torches. These methods irreversibly damage historic wood work.

Exterior Fabric: Masonry

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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.

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.

The term masonry covers a variety of materials including brick, tabby, concrete, concrete block, ornamental plaster, natural stone, cast stone, terra cotta, and hollow clay tile. Masonry exterior finishes and detailing are important features of many buildings in Florida, particularly commercial buildings. Masonry features, such as brick corbelling, terra cotta detailing, and brick work including modeling, tooling, bonding patterns, joint size and color, are important to the historic character of a building.

Careful consideration should be given to retaining significant masonry features which should be repaired rather than replaced. If replacement is needed, the new material should closely match the original. Wholesale replacement of exterior masonry walls that could be repaired should be avoided as such replacement would essentially result in new construction.

The appropriate treatment of masonry is discussed on the following pages under the headings of Cleaning, Painting, and Repointing.

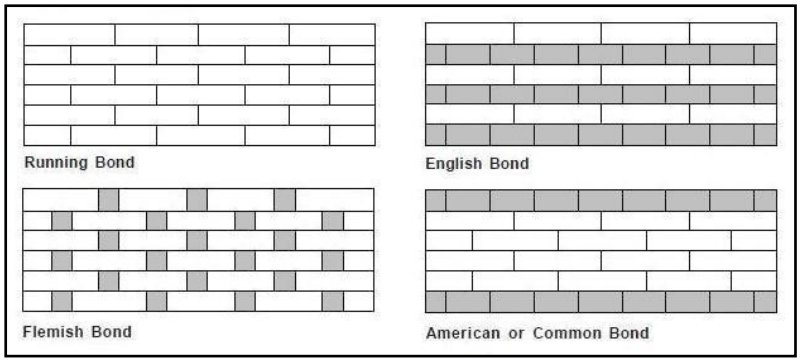


Fig. 72: Common Brick Bonding Patterns

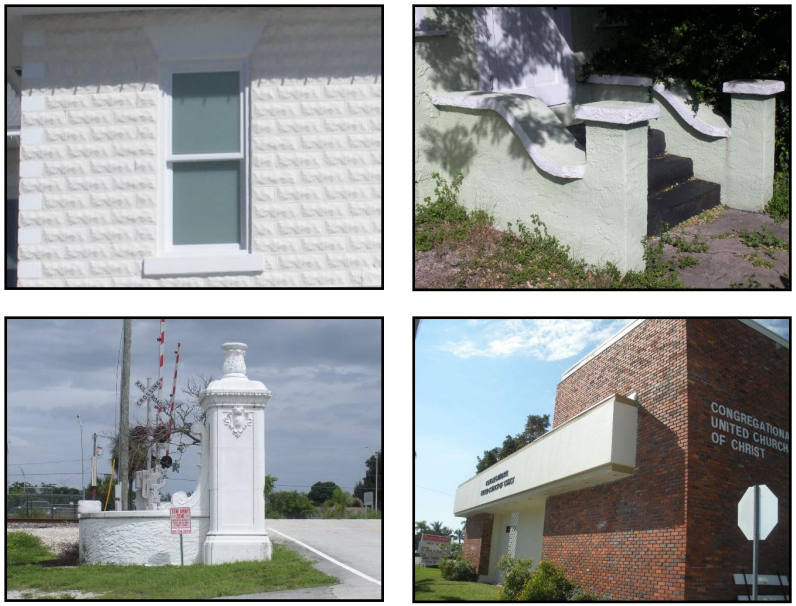


Fig. 73: Masonry Examples

Recommended

- Identify, retain, and preserve masonry features that are important to defining the overall historic character of the building such as walls, cornices, pediments, steps, columns; joint and unit size, tooling, bonding patterns, coatings and color.

- Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

- Evaluate and treat the causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action or extreme weather exposure.

- Evaluate the condition of the masonry to determine whether repairs rather than protection and maintenance are required.

- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.

- Apply new or non-historic surface treatments such as water repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems. A test patch should be completed and monitored for any adverse affects before waterproofing begins.

- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Not Recommended

- Removing, obscuring, or substantially altering masonry features which define the overall historic character of the building.

- Replacing or rebuilding major portions of exterior walls that could be repaired and that would make the building essentially new construction.

- Using artificial materials that attempt to provide a masonry appearance.

- Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated parts are appropriate.

- Using a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.

- Applying waterproof, water repellent or non-historic treatments such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

- Removing a masonry feature that is not repairable and not replacing it, or replacing it with a new feature that does not convey the same visual appearance.

Cleaning

The cleaning of historic masonry is a special consideration addressed by the Secretary of the Interior's Standards. While masonry is the most durable historic building material, it is also highly susceptible to damage by improper maintenance or repair techniques or abrasive cleaning methods. The Standards specifically prohibit sandblasting and other abrasive cleaning methods. Sandblasting is harmful to all masonry materials, particularly brick. It not only changes the visual qualities of brick, it damages or destroys the exterior glazing. As a result, it increases the likelihood of rapid deterioration of the brick and water damage to the interior of the building.



Fig. 74: Sensitive Cleaning of a Headstone

Recommended

- Clean masonry only when necessary to halt deterioration or remove heavy soiling.
- If cleaning is necessary, test the cleaner on a small inconspicuous part of the building. Observe the test patch over a sufficient period of time in order to determine the gentlest cleaning method.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.

Not Recommended

- Cleaning masonry to create a new appearance, and thus needlessly introducing chemicals or moisture to historic materials.
- Cleaning without first testing to determine the effects of the method.
- Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. Such methods of cleaning permanently erode the surface of the material and accelerate deterioration.
- Cleaning with water or liquid chemical solutions when there is a possibility of freezing temperatures. Also avoid cleaning with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- High-pressure water cleaning that will damage historic masonry and mortar joints.

Painting

Painting historic masonry is another concern when planning a rehabilitation project. Owners frequently see painting as an improvement and a means of making a building appear new. The color of masonry is often an important part of the character of a building. In addition to color, the bonding pattern, treatment of mortar joints, and texture are significant elements of brick buildings. Where brick and other masonry finishes were unpainted, they should generally remain so. Painting obscures detailing and alters the distinguishing original qualities of a building in an alteration which has no historical basis. Under some circumstances, particularly where brick quality is poor or abrasive cleaning methods have been used, painting brick may be appropriate as a protective measure.



Fig. 75: Inappropriately Painted Masonry

Recommended

- Prior to repainting, remove damaged or deteriorated paint only to the next sound layer using hand-scraping.
- Apply a compatible paint coating following proper surface preparation.
- Repaint with colors that are historically appropriate to the building and district.
- Paint historically unpainted masonry only if it has been previously painted or as a protective measure to prevent further deterioration caused by poor quality materials or prior abrasive cleaning.

Not Recommended

- Removing paint that is firmly adhered to and thus protecting masonry surfaces.
- Removing paint by destructive means such as sandblasting, application of caustic solutions or high pressure water blasting.
- Creating a new appearance by applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated.
- Removing paint from historically painted masonry.
- Radically changing the type of paint or coatings or its color.

Repointing

Although generally considered "permanent," masonry is subject to deterioration, especially at the mortar joints. Repointing, is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Properly done, repointing restores the visual and physical integrity of the masonry. Improperly done, repointing not only detracts from the appearance of the building, but may also cause physical damage to the masonry units themselves.

The decision to repoint is most often related to some obvious sign of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks or stones, damp walls, or damaged plasterwork. It is, however, erroneous to assume that repointing alone will solve deficiencies that result from other problems. The root cause of the deterioration, leaking roofs or gutters, differential settlement of the building, capillary action causing rising damp, or extreme weather exposure, should always be dealt with prior to beginning work.[8]



Fig. 76: Maintained Mortar Joints

[8] Mack, R.C. and Speweik, J.P. *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*.

Recommended

- Repair masonry by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plasterwork.
- Remove deteriorated mortar by carefully hand-raking the joints.
- Duplicate original mortar in strength, composition, color and texture. Duplicate old mortar joints in width and in joint profile.

Not Recommended

- Removing non-deteriorated mortar from sound joints and repointing the entire building to achieve a uniform appearance.
- Using electric saws and hammers rather than hand tools to remove deteriorated mortar.
- Repointing with mortar of high Portland cement content, unless it is the content of the historic mortar. Portland cement can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of material and mortar. Stresses within a wall caused by expansion, contraction, moisture migration, or settlement must be accommodated in some manner; in a masonry wall, these stresses should be relieved by the mortar rather than by the masonry. Mortars for repointing should be softer or more permeable than the masonry and not harder or more impermeable than the historic mortar.
- Repointing with a synthetic caulking compound or using a "scrub" coating technique instead of traditional methods.
- Staining or artificially aging new mortar to achieve a color match is generally not recommended, but it may be appropriate in some instances. Staining may provide an initial match; however, if the old and new mortars weather at different rates, there will be visual differences after a few seasons. Also, additives used to stain the mortar could be harmful to the masonry.

Exterior Fabric: Stucco

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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.

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.

Stucco is an exterior plaster comprised of cement, sand, and lime, which is applied in two or three coats directly onto masonry, or over wood or metal lath. As stucco is pliable, it can be applied to achieve either a smooth or rough texture.

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.[9]



Fig. 77: Textured Stucco



Fig. 78: Smooth Stucco

[9] Grimmer, A. *Preservation Brief 22: The Preservation and Repair of Historic Stucco*.

Recommended

- Identify, retain, and preserve stucco features that are important to defining the overall historic character of the building such as texture, color, and scoring or lining.
- Evaluate and treat the causes of stucco deterioration such as leaking roofs or gutters, ground settlement of the building, intrusive vegetation, or rising damp.
- Evaluate the condition of the stucco to determine whether repairs rather than protection and maintenance are required.
- Repair stucco by patching rather than complete replacement.
- Clean stucco 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.
- Prior to repainting, remove all loose or peeling paint by natural bristle brushes or hand-scraping.
- Apply a compatible paint coating following proper surface preparation. Limewash or cement-based paint, latex paint, and oil-based paint are appropriate coatings for stucco buildings.
- Repaint with colors that are historically appropriate to the building and district.

Not Recommended

- Removing, obscuring, or substantially altering stucco features which define the overall historic character of the building.
- Replacing major portions of stucco that could be repaired.
- High-pressure water cleaning that will damage historic stucco.
- Removing paint by destructive means such as sandblasting, application of caustic solutions or high pressure water blasting.
- Creating a new appearance by replacing or covering existing stucco with another material.
- Applying stucco to masonry that has been historically uncoated.



Fig. 79: Deteriorated Stucco

Exterior Fabric: Architectural Metals

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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.

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.

Although wood, masonry, and stucco are by far the most common exterior fabric materials in the city, there are limited examples of architectural metal. Metal features are often highly decorative and may be important in defining the overall historic character of a building.



Fig. 80: Tin Plate Resembling Concrete Block

Recommended

- Identify, retain, and preserve architectural metal features that are important to defining the historic character of the building.
- Protect and maintain architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.
- Identify the particular type of metal as each metal has unique properties and thus requires different treatments.
- If cleaning is necessary, test the cleaner on a small inconspicuous area. Observe the test patch over a sufficient period of time to determine the gentlest cleaning method.
- Clean architectural metal surfaces with the gentlest method possible. For soft metals, use an appropriate chemical as metal finishes can be abraded by blasting methods. For hard metals, remove paint build up and corrosion by hand-scraping and wire brushing. If this proves ineffective, low pressure grit blasting may be used as long as it does not damage the surface.
- Apply paint or other appropriate coating systems after cleaning to decrease the corrosion rate.
- Repair features by patching, splicing, or reinforcing the metal following appropriate methods. Repair may include limited replacement in kind, or with a compatible substitute material.
- Replace in kind an entire architectural metal feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature.
- Design and install a new architectural metal feature when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended

- Removing or changing architectural metal features that are important in defining the overall historic character of the building.
- Removing historic architectural metal from a façade instead of repairing or replacing only the deteriorated metal.
- Radically changing the finish or its color or accent scheme.
- Failing to identify, evaluate, and treat the causes of corrosion.
- Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal e.g. copper will corrode cast iron, steel, tin, and aluminum.
- Exposing metals which were intended to be protected from the environment or applying paint or other coatings to metals that were meant to be exposed.
- Using cleaning methods which alter or damage the historic color, texture, finish or patina of the metal.
- Cleaning soft metals with grit blasting or failing to employ gentle cleaning methods prior to abrasively cleaning hard metals.
- Failing to re-apply protective coating systems after cleaning.
- Replacing an entire architectural metal feature where repair of the metal and limited replacement are appropriate.
- Using a substitute material that does not convey the visual appearance of the surviving parts or introducing a metal feature that is incompatible in size, scale, material and color
- Removing an architectural metal feature and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.



Fig. 81 Decorative Metal Support



Fig. 82: Appropriate Decorative Metal Fencing

Foundations

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

Many historic buildings rest on raised masonry foundations normally made from concrete, concrete block or brick. Some buildings feature foundation elements as an important part of their design. Historically, lattice, pierced brick, continuous brick or other masonry generally constituted infill between piers. The infill materials protected the underside of a building, allowed ventilation, and, provided decoration.

In undertaking foundation repairs, historic materials should be retained and repaired, or replaced with similar materials. Non-historic materials should not be used to fill raised foundations.

Pierced brick and lattice are examples of compatible contemporary infill. Pierced continuous brick infill, a pattern of bricks laid with air space between the end surfaces, can be added to a foundation, providing ventilation, continuous support to the sill plates, and a historic appearance. Lattice infill can be purchased in prefabricated panels and installed between masonry piers. Square crisscross lattice infill is also an appropriate infill material.

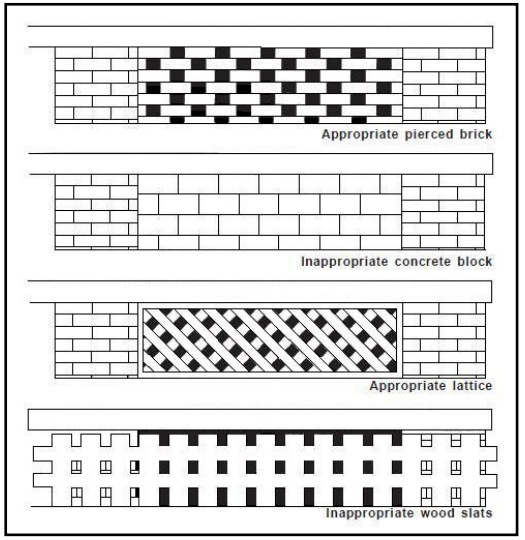


Fig. 83: Foundation Infill

Recommended

- Retain, repair as needed or replace historic foundations and enclosures with matching materials.
- Maintain open spaces between piers.
- Plantings should not touch the foundation but should be kept a short distance away and the area around the foundation should slope away from the building to insure proper drainage.

Not Recommended

- Removing historic foundation enclosures unless they are deteriorated and irreparable.
- Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.

Porches and Balconies

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

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.



Fig. 84: Original Porch

Porches and balconies play an important role in defining the architectural style of a building and often contain ornamentation and detailing, such as brackets and other decorative woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing are all important attributes of porches and balconies and such features should be preserved during the course of rehabilitation.

Owners are often tempted to enclose porches and balconies for additional year-round living space. Although porch and balcony enclosures are not recommended, especially on prominent elevations, they may meet the Secretary of the Interior's Standards under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind the balustrade and structural systems and maintain the visual openness of a porch or balcony, may be permitted. Significant features should not be removed or encased with non-transparent materials. Permitted enclosures should be attached in such a way that if removed, the form and integrity of the porch or balcony would remain.

Extant porches or balconies which have previously been enclosed or otherwise altered are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they should not be replaced.

As they are open to the elements, porches and balconies require frequent maintenance and repair. Deteriorated features should be repaired rather than replaced. If replacement is necessary, replacement features and materials should match the originals as closely as possible. If wholesale replacement is required, the new porch or balcony should be rebuilt based on historical research and physical evidence. If a porch, balcony or individual features are missing and no documentation or physical evidence is available, a new design which is compatible with the scale, design, and materials of the remainder of the building is appropriate.

Recommended

- Identify, retain, and preserve porches and balconies and their functional and decorative features that are important in defining the overall historic character of the building.
- Protect and maintain the materials that comprise porches and balconies through appropriate surface treatments such as gentle cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
- Repair and replace, where necessary, deteriorated architectural features. If the replacement of repeated features is necessary, use the surviving examples as a model to reproduce the features. If using the same kind of material is not feasible, then a compatible substitute material may be considered.
- If an entire porch or balcony is too deteriorated to repair and the form and detailing are still evident, use the physical evidence as a model to reproduce the feature. If using the same kind of material is not feasible, then a compatible substitute material may be considered.
- Design and construct a new porch or balcony when the historic porch or balcony is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.
- If enclosures are undertaken, maintain the openness of porches and balconies through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and install additional porches to non-character defining elevations.
- If additional interior space is required, place the addition at the rear of the building rather than enclosing a porch or balcony.

Not Recommended

- Using substitute materials that do not convey the visual appearance of the surviving parts of the porch or balcony.
- Removing or altering porches, balconies or their features that are appropriate to the building's development and style.
- Removing a porch or balcony that is beyond repair and not replacing it; or replacing it with a new porch or balcony that does not convey the same visual appearance.
- Creating a false historical appearance because the replaced porch or balcony is based on insufficient historical, pictorial, and physical documentation.
- Installing new porches and balconies that obscure, damage, or destroy architectural features.
- Installing a new porch or balcony on a character defining elevation.
- Enclosing porches, balconies or their features in a manner that destroys their historical appearance.



Fig. 85: Appropriately Enclosed Porch

Doors and Entrances

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

Principal doors and entrances are an integral part of historic buildings that frequently contain decorative or stylistic features, such as transom and sidelights or detailed surrounds. Doors and entrances and associated detailing should be preserved and changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for a building, the opening and any significant detailing should, nevertheless, be retained.

Replacement doors should either match the original or should be sympathetic to the original through the use of appropriate substitute new materials and designs. Historic doors that do not match the composition and stylistic details of the building or missing door should not be substituted. Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. New entrances should be compatible with the building and be located on walls that are not readily visible from the public right-of-way.



Fig. 86: Historic Doors and Surrounds

Recommended

- Retain and repair historic door openings, doors, screen doors, trim, details and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments and reapplication of protective coating systems.
- Retain the size of the original door openings and doors.
- Evaluate the overall condition of materials to determine necessary repairs.
- Replace missing or deteriorated doors and details with doors and details that closely match the original, or that are of compatible contemporary design. If replacement hardware is required, use a style that is appropriate for the architecture. Salvage yards and antique shops are useful resources when looking for replacement hardware.
- Place new entrances on secondary elevations that are not visible from the public right-of-way. Preserve non-functional entrances that are architecturally significant.
- Where appropriate, add simple or compatibly designed screen doors that match the historic materials of the building.
- If security is a concern, consider upgrading the locking mechanisms rather than replacing the door.

Not Recommended

- Introducing or changing the location of doors and entrances that alter the architectural character of the building.
- Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.
- Removing an entrance because the building has been reoriented to accommodate a new use.
- Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.
- Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Removing significant door features that can be repaired.
- Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Adding inappropriate screen doors.
- Removing an entrance that is unrepairable and not replacing it; or replacing it with a new entrance that does not convey the same visual appearance.
- Creating a false historical appearance because the replaced entrance is based on insufficient historical, pictorial, and physical documentation.
- Installing secondary service entrances that are incompatible in size and scale with the historic building or that obscure, damage, or destroy character-defining features.

Windows

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

Windows are an important character-defining element of buildings which, through their placement, design, and materials, contribute to the overall architectural style. Windows often contain significant stylistic elements from a particular period in time. The visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

The most common historic windows in the city are single- or double-hung sash windows, casement windows, horizontal sliding windows, awning and jalousie windows, and commercial show windows. The majority of windows are rectangular in shape; however, there are also arched, circular, and lancet examples. Most incorporate clear glass although there are examples of stained glass in some of the city's churches.

Historic sash windows are constructed of wood and can be either single- or double-hung. A double-hung window has two vertically sliding sashes while a single-hung window has only one (usually the lower sash). Sash windows consist of an upper and lower sash, rails, a meeting rail, stiles, muntins, and a sill.

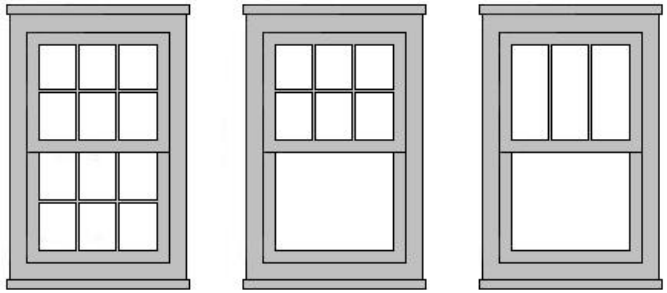


Fig. 87: Sash Windows with Various Lighting Configurations

Casement windows are constructed of either wood or metal and are attached to the frame by hinges which allow the windows to swing open. Jalousie windows are constructed of glass or wood louvers which overlap one other and tilt open simultaneously when operated by a crank mechanism. Awning windows consist of one or more lights which are hinged at the top and open by pivoting outwards. Sliding windows consist of sashes which slide along horizontal tracks.

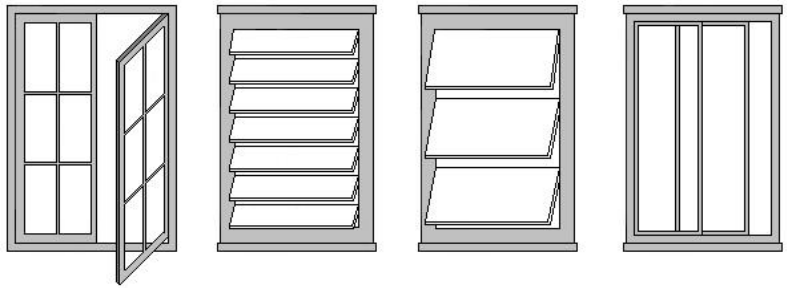


Fig. 88: Casement, Jalousie, Awning, and Sliding Windows

The primary cause of decay in wooden and steel windows is moisture. Other causes include poor design, vandalism, continued use, and insect attack. Deteriorated windows that are a significant part of the overall design of a building should be repaired rather than replaced.

Regular inspection of windows can identify problems before deterioration occurs. Wood windows, if maintained, can easily last for over 100 years. Glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. Putty on the interior side of panes should also be inspected as it creates a seal which prevents condensation from running down into the joinery. Paint failure can indicate areas of excessive moisture.

Often, property owners replace windows which can be easily repaired. Deteriorated parts of wood windows can be replaced with duplicate pieces or new wood can be spliced into existing sound material. Rust can be removed from metal windows by manual and mechanical abrasion or by the application of chemicals. Burning off rust should never be attempted as the heat can distort the metal, vaporize lead in old paint, and break the window glass.

If repair is not technically or economically feasible or if windows are missing, appropriate new windows may be substituted. Replacement windows must be selected with care and should match the original sash, pane size, configuration, muntin detailing, profile, material, glass color, and reflective qualities of the historic windows. Appropriate replacement windows may be obtained from building supply firms, woodworking mills, carpenters, or architectural salvage yards.

In some instances, a substitute material may be used if the new windows are visually compatible with the historic windows and the architectural style of the building. Aluminum or vinyl clad wood windows may be an appropriate substitute for wood windows. Aluminum windows are common on post-World War II buildings. They are generally not recommended as a replacement for wood windows due to their differing profile; however, in some cases, if the profile is appropriate, they may be approved. Vinyl windows are not considered appropriate because of their limited durability, their tendency to discolor, and the potential for seal damage due to their high rate of expansion in heat.

It should be noted that modern windows, unlike wood windows, have a relatively short life span and can be difficult or impossible to repair. If failure occurs, the windows will have to be replaced which results in an increased burden on landfills and non-renewable resources.

The energy efficiency of historic windows can be improved by replacing deteriorated parts, installing weather stripping, installing interior window treatments to block direct sunlight, caulking between the window trim and wall fabric, and adding storm windows that are compatible with the character of the building and do not damage window frames. If the original glass is no longer present, the existing glass may be removed and replaced with low-e glass.

The rhythm of window and door openings is an important part of a building's character. Changes to window openings should be avoided. Existing openings should not be enlarged or reduced to accommodate new windows, new openings should not be created, and existing openings should not be closed. However, in some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings, or changes to existing openings, should be located on non-significant walls or secondary elevations that are not readily visible from a main thoroughfare.



Fig. 89: Wood Double-hung Sash Windows

Stained and Leaded Glass

Stained glass can mean colored, painted or enameled glass, or glass tinted with true glass stains. Leaded glass refers generically to all glass assemblies held in place by lead, copper, or zinc cames. Stained glass is used throughout the country as a decorative feature on windows, doors, ceilings, sidelights, and other glazed features in all building types and architectural styles.

Three elements of stained glass units are prone to deterioration: the glass which is prone to scratching, etching, breaking and cracking; the decorative elements (mostly applied paint) which are susceptible to weathering, and condensation; and the structural system supporting the glass which can decay, corrode, sag, and bulge. Regular inspection of stained glass can identify problems before serious deterioration occurs. Minor cracks, sagging, and oxidation are part of the character of historic stained glass and require no treatment.

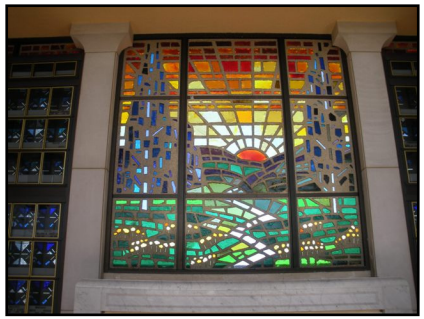
Cleaning stained glass will remove harmful deposits, which can reduce the transmitted light and mute the colors, and will provide the opportunity to closely inspect its condition. The type of cleaner used will depend on the glass; however, water alone should be tried first. Deionized water should be used for especially significant glass. If water alone is insufficient, a non-ionic detergent may be used. Shellac, lacquer, varnish, or stubborn grime can be removed from most unpainted art glass with acetone, ethanol, isopropyl alcohol, or mineral spirits if gentler methods fail. All chemical residues must be removed with a non-ionic detergent and the glass rinsed with water. Painted glass should never be cleaned before the stability of the paint is confirmed, and only then with great caution. Acidic, caustic, or abrasive cleaners should never be used.

Stained glass window frames, which can be made from wood, steel, or masonry, should be maintained by painting, caulking and periodic replacement of the glazing compound. Came, commonly made of lead or zinc, is prone to natural deterioration from weathering and from thermal expansion and contraction, which causes metal fatigue. Solder joints should be neat and contact the heart of the came wherein lies its greatest strength. Came joints should be examined closely as large globs of solder commonly conceal cames that do not meet.

Windows that have detached from the saddle bars and begun to sag, bulge, and bow more than 1½" (38mm) out of plane have reached the point where they should be removed to be flattened out. It is essential to note if the support system or leading pattern has failed so it may be corrected before the window is reinstalled. If windows leak, are draughty, or rattle, the waterproofing cement and sealants may have to be repaired. Waterproofing is a compound rubbed over the window, preferably while flat on a table, and pressed under the came flange to form a watertight bond between the leading and the glass.

Minor repairs, such as replacing a few isolated pieces of broken glass, can be performed in place. Original glass, even if damaged, should be retained where possible as matching replacement glass can be costly and difficult to find. When missing, damaged, or poorly matched glass from a later repair is replaced, the new pieces should be scribed with the date on the edge (under the came) to prevent any confusion with original glass in the future. Glass cracks will enlarge over time; therefore, it is important they are repaired as soon as they are detected. There are three primary options for repairing broken glass: copper foil, epoxy edge-gluing, and silicone edge-gluing.

If paint is failing on a prominent window feature, a cover plate of thin, clear glass can be painted and placed over the original. The cover plate must be attached mechanically, rather than laminated, so it can be removed later if necessary.


Fig. 90: Stained Glass

A very common, but extremely harmful, practice is performing major window repairs in place. A window cannot be properly repaired or restored in place if it is bulging or sagging far out of plane, if over 5% of the glass is broken, or if solder joints are failing.

Recommended

- Retain and repair windows and window openings where they contribute to the architectural and historic character of the building.

- Conduct an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

- Protect and maintain windows through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Some windows were historically coated with lead paint; therefore, appropriate safety measures should be taken during paint removal.

- Repair window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Repairs may include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes.

- Retain weights in double- or single-hung windows.

- Remove rust from metal windows by manual or mechanical abrasion or by the application of chemicals.

- Improve the thermal performance of existing windows by replacing deteriorated parts, installing weather stripping, installing interior window treatments to block direct sunlight, caulking between the window trim and wall fabric, and adding storm windows which are compatible with the character of the building and which do not damage window frames.

- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, muntin and mullion proportion and configuration, and color and reflective qualities of the glass.

- Design and install new windows when the historic windows are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

- Design and install additional windows on rear or other non-character-defining elevations if required by a new use. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation. Alterations to existing window openings should be undertaken on secondary elevations that are not readily visible from a main thoroughfare.

- Provide a setback in the design of dropped ceilings to allow for the full height of the window openings.

- Stained and leaded glass should be protected during the course of other building works as external scaffolding can provide easy access for vandals and thieves and chemical cleaners used on the exterior of the building can cause irreversible damage.

- Historic stained glass windows should be documented to aid restoration and for insurance and investigation purposes when vandalism or theft is involved.



Fig. 91: Deteriorated Sill

Not Recommended

- Introducing or removing window openings, or changing the location or size of windows that alter the architectural and historic character of a building.



Fig. 92: Closed Window Openings

- Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.



Fig. 93: Replacement Window

- Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum or mirrored or tinted glass.
- Removing window features that can be repaired.
- Changing the size or arrangement of window panes, muntins, and rails.
- Avoid the use of flat “snap in” muntins which simulate the division of window panes. Muntins should have a dimensional profile and should be mounted on the exterior surface of the glass.
- Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and detract from the building’s character.
- Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on elevations not visible from public thoroughfares.



Fig. 94: Inappropriate Window AC Unit

Chimneys

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

Chimneys are an important character defining feature of a building and can be a good indicator of a structure's age. Chimneys can be attached to an exterior wall or can be built internally and project through the roof. The most common construction materials for chimneys in Boynton Beach are brick, concrete block, and stone. In some cases, ornamental chimney caps are added for decoration.

Recommended

- Retain existing chimneys as they were originally constructed.
- Maintain flashing and protect against water ingress.
- Use existing physical or documentary evidence when replacing any lost details.



Fig. 95: Brick Chimney



Fig. 96: Stone Chimney

Not Recommended

- Removing or relocating a chimney.
- Painting chimneys that were never painted.
- Introducing a new material or adding conjectural ornamentation.
- Using imitation materials such as imitation brick for repairs.

Awnings

Applicable Secretary of the Interior's Standards

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.

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

Awnings are frequently used on buildings in Florida as: they provide protection from the sun and the elements while admitting daylight; they allow air to circulate between the building interior and exterior; and, they protect furnishings, carpets, and window displays from damage caused by UV rays. Nowadays, awnings are both decorative and functional and are appropriate for many historic building styles.

New awnings should be compatible with the architecture and age of the building, and should follow the lines of the window opening. Semi-circular, round or bell-shaped awnings are appropriate for curved openings, and angled, rectangular awnings are most appropriate for flat headed openings and storefronts. Fabric is the preferred material for awnings; however, vinyl, fiberglass, or metal may be considered for historic commercial structures if they have a matte rather than a high gloss finish. Awnings may be of an appropriate solid color or appropriate stripes and may incorporate a straight or scalloped valance along the edge. Elaborately detailed awnings are not permitted; however, awnings on historic commercial properties may include appropriate lettering and logos relating to the business. Awnings must not be backlit or lit from within.

Existing awnings should be retained and maintained if they are appropriate to a building's age, style, and scale. If existing awnings are beyond repair or are missing, awnings of an appropriate style and scale may be installed. Historic drawings and photographs can be used to determine an appropriate style and configuration.

Recommended

- Install awnings that are appropriate in terms of style, scale, and color with respect to the historic building.
- Install awnings that follow the lines of window or door openings.
- Fabric awnings are preferred. Appropriate vinyl, fiberglass, or metal awnings may be considered for commercial structures.
- Install awnings so they do not obscure architecturally significant features or damage the historic building fabric.

Not Recommended

- Replacing architecturally significant detailing, such as commercial canopies, with awnings.
- Installing elaborately detailed awnings or awnings that are backlit or lit from within.



Fig. 97: Appropriate Commercial Awnings

Decorative Shutters

Applicable Secretary of the Interior's Standards

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.

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

In Florida, shutters are often installed on buildings for decorative purposes. Their construction and, in some cases, their inoperability, make them unsuitable for protection against hurricanes. They come in a variety of styles including Colonial, Bahama, board and batten, and raised panel and can be manufactured from wood, aluminum, vinyl or fiberglass.

Existing shutters should be retained and maintained if they are appropriate to a building's age and architectural style. If existing shutters are beyond repair or are completely missing, shutters of an appropriate style and configuration based on information from historic drawings and photographs may be installed

If shutters are installed, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. Shutter dogs can be used to enhance the appearance that they are operable. Shutters should be attached to the window casing rather than the exterior finish material.

The following diagram shows appropriate shutters that correctly fit the window opening on the left followed by inappropriate shutters that are, firstly, too short (center) and, secondly, too narrow (right). While the shutters on the left appear to be operable, the inappropriate shutters do not as they clearly would not cover the window opening.

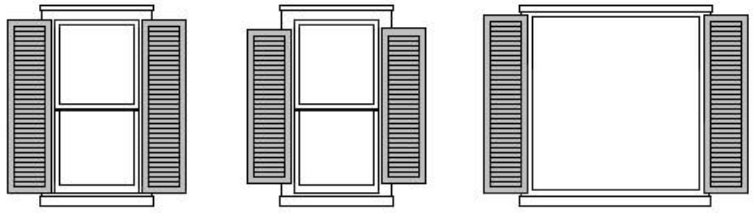


Fig. 98: Appropriate and Inappropriate Decorative Shutters

Recommended

- Shutters should be operable or appear to be operable.
- Shutters should measure the full height and one-half the width of the window frame.
- Install shutters that are in keeping with the building style and that do not damage the historic fabric.

Not Recommended

- Installing shutters that obscure architecturally significant detailing or features.

Storm Protection

Applicable Secretary of the Interior's Standards

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

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.

The integrity of a structure's windows is the primary defense against storms and hurricanes. Failure of the windows allows wind to enter the building and generate increased internal pressures which can lead to structural damage of the fabric. There are many forms of storm protection available; however, when choosing a system, consideration should be given to the impact on the historic structure or on structures in historic districts. The choice of protection systems is dependent on a number of factors including the type of building, the architectural style, the impact of the system on the character of the building, code requirements, cost, whether the system is removable or permanently installed, and ease of installation when a hurricane threatens.

Removable storm protection systems are the preferred option for historic buildings as they provide protection with the least visible impact to the structure. Removable panels can be manufactured from aluminum, steel, or plastic and require the installation of permanently mounted tracks. The tracks should be painted to blend in with the wall surface. A second removable option consists of a reinforced fabric screen which is attached to the building structure or the ground with steel anchors. The material is lightweight, can be folded for easy storage, and can be installed easily.

Permanently mounted storm protection systems include shutters of various styles such as colonial, clamshell awning, Bahama, accordion and roll-down. The choice of shutter style should be appropriate for the architectural style of the building. Shutter installation should not obscure architectural details or damage the historic fabric of the structure.

Colonial shutters were traditionally made of wood louvered panels or of wood planks; however, as the wood designs do not meet current building code requirements for impact resistance, they are now made of steel or heavy plastic. Colonial shutters should measure the full height and one-half the width of the window frame.

Clamshell awnings are made from aluminum and can be lowered and fastened in place in the event of a storm. This style of shutter should not be used on structures built before the late 1940s. Bahama shutters can be manufactured from wood or aluminum and are also lowered and fastened into place during a storm. Bahama shutters are an appropriate option for many vernacular homes.

Accordion shutters are mounted at the sides of windows and are opened horizontally. Roll-down shutters are housed in a box at the top of the window and are pulled down vertically. Both are inappropriate for use on facades visible from the right of way as they obscure the appearance of windows and can fall open if not maintained.

The following image shows from left: colonial shutters, removable panels, roll down shutters, and accordion shutters.

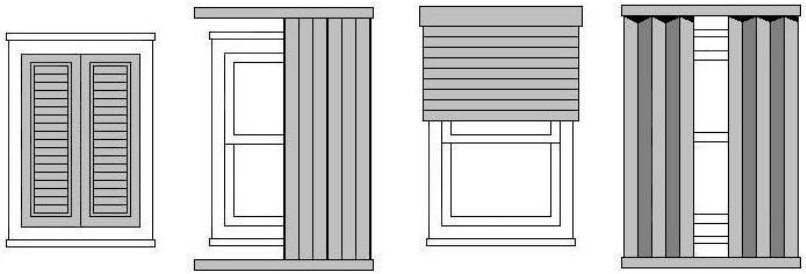


Fig. 99: Various Types of Storm Protection

In certain situations, the installation of impact-resistant windows may be considered. The removal of functioning historic windows which are in good repair is not appropriate; however, if the original windows do not exist or if the original windows are damaged beyond repair, they may be replaced with impact-resistant windows. The new windows should be appropriate for the architectural style of the structure and should have an appropriate lighting configuration.



Fig. 100: Appropriate Impact Windows

Recommended

- Install storm protection systems that can be removed and paint any tracks to match the exterior color of the building.
- Install a storm protection system that is appropriate for the architectural style of the building.
- Install accordion or roll-down shutters only on facades that are not visible from the right of way.
- Maintain accordion and roll-down shutters to prevent them from falling open when not in use.
- Install impact-resistant windows only when the original windows do not exist or when they are damaged beyond repair. The new windows should be appropriate with regard to architectural style and lighting configuration.



Fig. 101: Removable Panels

Not Recommended

- Installing accordion or roll-down shutters on elevations that are visible from the right of way.
- Removing functioning historic windows which are in good repair for the installation of impact windows.
- Obscuring architectural details or damaging the building fabric during installation of a storm protection system.



Fig. 102: Permanent Shutters Obscuring Architectural Detail

Mechanical Equipment

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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.

Upgrading or the addition of mechanical systems is frequently a necessary part of rehabilitating a historic building. Careful planning should precede installation of modern heating, ventilating, air conditioning (HVAC) and other systems. Insensitive installation of mechanical systems can cause significant damage to historic fabric and alter the visual qualities of a building. Installation should be accomplished in the least obtrusive manner possible and in the most inconspicuous location. In particular, protruding, through-the-wall or window air-conditioning units should be avoided.

Historic buildings in Florida generally lend themselves to upgrading. Raised foundations, generous attic spaces, and existing chases and duct work found in many buildings provide ample space for new duct work, plumbing, and electrical lines. Externally, landscaping or fencing can screen mechanical systems from view.

In some instances features of historic heating, lighting, ventilating, and plumbing systems are themselves significant. They may be significant in the history of building technology or have some aesthetic importance. Identification of radiators, vents, lighting features, fans, grilles, certain plumbing fixtures, elevator housing, and lights should be undertaken early in project planning. Those features which express the historic character of a building should be retained and repaired whenever possible.

In most instances systems such as boilers, compressors, generators, and associated ductwork, wiring, and pipes are functionally obsolete. They will need to be upgraded, augmented, or replaced to accommodate contemporary building standards and satisfy code requirements.

Recommended

- Identify, retain, and preserve visible features of early mechanical systems such as radiators, vents, fans, grilles, plumbing fixtures, and lights.
- Protect and maintain mechanical, plumbing, and electrical systems through cyclical cleaning and other appropriate measures.
- Prevent accelerated deterioration of mechanical systems by providing ventilation to attics, crawl spaces, and ceilings so moisture problems are minimized.
- Repair mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.
- Replace in kind or with a compatible substitute those visible features that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, radiators, grilles, or plumbing fixtures.
- Install a completely new mechanical system if required so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to historic building fabric.
- Install vertical runs of ducts, pipes, and cables in closets, service rooms, chases, and wall cavities.

- Window installations should be considered only when all other options have been explored. If used, they should be installed in such a manner that historic materials and features are not damaged or obscured and the sash and frames are protected.
- All exterior grade or wall-mounted mechanical equipment should be shielded from view by screen walls, fences, shrubs, or other means that utilize natural materials or screening appropriate for the architectural style of the structure.
- Roof mounted equipment should not be visible from the right of way. Consider mounting satellite dishes on poles not visible from the right of way.
- Trash units should not be visible from the right of way.
- Electronic security systems should be used instead of security bars. If security bars are necessary, they should be installed only on openings that are not visible from the right of way.

Not Recommended

- Removing or altering features of mechanical systems that are important in defining the overall historic character of the building.
- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Replacing a mechanical system when it could be upgraded and retained.
- Installing a replacement feature that does not convey the same visual appearance.
- Installing mechanical systems and vertical runs of ducts, pipes, and cables where they will destroy or obscure character-defining features.
- Installing dropped acoustical ceilings to hide mechanical equipment when this destroys the proportions of character defining interior spaces.
- Damaging or obscuring architectural detail when attaching mechanical equipment to a historic structure.
- Cutting through features such as masonry walls in order to install air-conditioning units.
- Changing the appearance of a historic building or damaging or destroying windows by installing heating or air conditioning units in historic window frames.
- Installing security bars on openings visible from the right of way.



Fig. 103: Inappropriately Installed Equipment

Accessibility

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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.

The Americans with Disabilities Act (ADA) extends comprehensive civil rights to individuals with disabilities. Historic properties, including buildings, sites, and landscapes, are not exempt from the ADA and must comply with its regulations. However, as with other alterations, historic properties can generally be made accessible while preserving their architectural character through careful planning and sensitive design.

As in any aspect of rehabilitation, the character defining features, materials, and spaces of a property should be thoroughly inspected and evaluated before upgrading it for handicap accessibility. The items that should be preserved include significant materials, the form and style of the property, the principal elevations, major architectural and landscape features, and the principal public spaces.

During the course of inspecting a property, features, materials, and spaces of less significance to the historic character of a property should also be identified. Non-significant spaces, secondary pathways, later, non-historic additions, previously altered areas, utilitarian spaces, and service areas can usually be modified without threatening or destroying a property's historical significance.

Modifications for handicap accessibility should be compatible with the property in terms of scale, design and materials, but should also be differentiated from the original. They should be reversible so that if removed in the future, the essential form and integrity of the property would be unimpaired.

When it enacted the Americans with Disabilities Act, Congress recognized the national interest in preserving significant historic properties. It established alternative minimum requirements for qualified historic properties that cannot be made physically accessible without threatening or destroying their significance.

Qualified historic properties include properties listed in or eligible for listing in the National Register of Historic Places, and those designated under state or local law. Owners of qualified properties must first consult with the State Historic Preservation Officer (SHPO) before using the alternative minimum requirements. If it is determined by the SHPO that compliance with the full accessibility requirements would threaten or destroy the significance of a building or facility, the following alternative minimum requirements may be used:

- At least one accessible route must be provided from a site access point to an accessible entrance.
- A ramp with a slope no steeper than 1:6 may be used as part of an accessible route to an entrance but the run must not exceed 2 feet.
- One accessible entrance must be provided. If it is not possible to make the public entrance accessible, then an alternative, unlocked entrance is acceptable. Directional signage at the primary entrance and a notification system at the accessible entrance must be provided.
- If toilets are provided, only one must be accessible, and it may be unisex.

- Public spaces on the level of the accessible entrance must be accessible, and other public levels should be accessible whenever practical.

- Displays and written information should be located where they can be seen by a seated person. Exhibits and signage displayed horizontally should be no higher then 44 inches above the floor.

In limited circumstances, if it is determined in consultation with the SHPO that compliance with the alternative minimum requirements would also threaten or destroy a historic building's significance, other methods of access may be used. Alternative methods that may be used to make a building's program and activities accessible are:

- Using audio visual materials and devices to show inaccessible areas of a historic property.

- Assigning persons to guide individuals with disabilities into or through inaccessible areas of a historic property.

- Adopting other innovative methods.

Recommended

- Comply with barrier-free access requirements in such a manner that character-defining spaces, features, and finishes are preserved.

- Work with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.

- Provide barrier-free access through removable or portable, rather than permanent ramps.

- If a permanent ramp is required, it should be installed parallel to the building and should respect the building's scale, architecture, materials, and setting. Ramps should take advantage of any available slope and should be concealed with landscaping where possible.

- Lifts should be installed in the least sensitive parts of buildings such as later additions or previously altered areas and should not be visible from the right of way. For smaller buildings, platforms or stair lifts are more appropriate.

- Design new or additional means of access that are compatible with the historic property and its setting.

- If providing barrier-free access threatens the integrity of a historic property, consult the SHPO about using the alternative minimum requirements.



Fig. 104: Accessible Route from Parking Lot to Entrance

Not Recommended

- Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with barrier free access.

- Making changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.

- Designing new or additional means of access without considering the impact on the historic property and its setting.

Health and Safety

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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.

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.

Buildings must be structurally sound, have adequate lighting, ventilation, and sanitation, and must protect the public from hazards such as fire. Although health and safety requirements take precedence over design considerations, every effort should be made to find the most appropriate methods to meet Building Code standards while respecting the architectural style and integrity of the structure.

One of the main safety issues encountered with historic structures is the need to provide suitable methods for fire escape. For example, if historic windows are replaced, it is common to find the window opening is too small to meet egress requirements. Rather than change the size of the opening, it may be possible to change the window type, for example, if a sash window is replaced with a casement window, muntins can be added to give it the same lighting configuration as the adjacent sash windows.

If possible, fire stairs should not be added to the front elevation and should not be visible from the street. If this is not possible, they should be added to the least obtrusive location such as a non-historic addition, a previously altered area, or a facade with minimal detail. They should be constructed of a similar material to the building.

On a case by case basis, the provisions of the Building Code relating to construction, alteration, repair, enlargement, restoration, or moving of buildings may not be mandatory for historic resources when evaluated by a Florida registered architect or engineer and satisfactorily demonstrated to the Building Official to be safe.

On a case by case basis, historic resources or portions thereof that do not strictly comply with the Building Code may be considered to be in compliance if it can be shown to the Building Official that equivalent protection has been provided or that no hazard will be created through noncompliance.

Recommended

- Locate fire stairs to be as unobtrusive as possible. They should be of a design and material appropriate for the building's architectural style.
- Architectural detail should not be damaged or obscured.

Not Recommended

- Locating fire stairs on the front elevation or on a location visible from the public right-of-way.



Fig. 105 Fire Stairs on Rear Elevation

Decoration and Trim

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



Fig. 106: Decoration and Trim

Decoration and trim refers to details on a structure that have a more ornamental than functional use. These details add to the character of a building and help define its architectural style. Decoration can be applied to any part of a structure; however, it is most prevalent on facades visible to the public in areas such as walls, door and window surrounds, roof and wall junctions, chimneys, and porches. The most common decorative elements found in Boynton Beach include textured stucco, veneers, shingles, shaped parapets, exposed rafter tails, cornices, moldings, chimney caps, columns, railings, balusters, brackets, window and door surrounds, brick and stone details, and decorative tiles.

Recommended

- Retain decorative and trim features as they are essential components of a building's appearance and architectural style.
- Protect and maintain decorative and trim features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces.
- Retain coatings such as paint that help protect the decorative features from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration.
- Clean decorative and trim features using the gentlest means possible and repair before applying paint.
- Repair decorative and trim features by patching, splicing, or otherwise reinforcing the feature.
- Design and install a new feature when the original is missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.



Fig. 107: Decorative Detailing

Not Recommended

- Removing, obscuring, or substantially altering decorative or trim features which define the historic character of the building.
- Using abrasive cleaning methods which cause damage to the decoration or trim.
- Painting decoration or trim that was traditionally left unpainted.
- Replacing decorative or trim features that could be repaired.
- Removing an entire decorative or trim feature that cannot be repaired and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
- Creating a false historical appearance because the replacement decoration or trim is based on insufficient historical, pictorial, or physical documentation.
- Introducing a new decorative or trim feature that is incompatible in size, scale, material and color.

The following photographs show two images of the same house taken c.1996 (top) and 2011 (bottom). The large amount of added decorative detailing, although attractive, creates a false sense of historical appearance by changing the architectural style from a relatively plain Frame Vernacular style to a picturesque Folk Victorian style.





Fig. 108: Detailing Used to Create a False Appearance

Paint and Color

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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.

Paint color is the most controversial treatment associated with design review in historic districts as property owners can be resentful of being told what color they may or may not paint their house. The Historic Preservation Ordinance does not provide for a review of paint color as painting is a temporary and reversible treatment and owners seldom paint their house in an inappropriate style. The following is for guidance only.

Note: Although a Certificate of Appropriateness application for a change of paint color is not required by the Historic Preservation Ordinance, a Minor Site Plan Modification application must be submitted to the Planning and Zoning Department for a change of paint color for all building types except single family residences and duplexes.

Paint colors, finishes, and decorative painting constitute important factors in defining the character of a historic building. Painting a building that has never been painted or removing paint from a building that has traditionally been painted is never a recommended rehabilitation treatment. Either of these treatments can change a building's appearance to one that is at odds with its historic character. Likewise, when repainting a historic building that is already painted, the new color should generally be close to the original, as well as historically appropriate to the building, and the historic district in which it is located. Decorative painting such as stenciling, graining, marbleizing, and trompe l'oeil are significant treatments and should be preserved during the course of rehabilitation.

Because of frequent painting, few buildings in Florida exhibit original colors. The best way to verify original colors is through a paint analysis which can consist of simple cleaning and solvency testing to sophisticated laboratory analysis. A property owner can undertake an investigation by examining areas with a thick accumulation of paint and by using tools such as a scalpel to remove individual paint layers to reveal the original layer.

Recommended

- Preserve painted and unpainted surfaces as they traditionally existed on a building.
- Preserve and restore decorative painting such as stenciling, graining, marbleizing, and trompe l'oeil.
- Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting.
- Apply compatible paint coating systems following proper surface preparation.
- When repainting a historic building, the new color should generally be close to the original and should be appropriate to the period and style of the building and district.
- Determine the original color of a building by having a professional paint analysis undertaken or by gently removing older paint layer by layer.
- Research paint colors by referring to a historic color chart and use shades that were available when the structure was built.
- The color combination selected for the wall, trim and decorative elements should be complimentary and should avoid color clashes and extreme contrasts.
- If in doubt, submit paint chips to the Historic Preservation Planner for review.

Not Recommended

- Removing paint that is firmly adhering to and thus protecting surfaces.
- Painting natural elements, such as stone, wood or brick, unless previously documented.
- Using methods of removing paint which are destructive, such as sandblasting, application of caustic solutions, or high pressure water blasting.
- Painting a traditionally unpainted surface or removing paint from a traditionally painted surface.
- Failing to follow manufacturers' product and application instructions when repainting.
- Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look".
- Damaging, covering or removing decorative painting.
- Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.
- Painting with bright, gaudy colors or colors without historic basis.

Note: it is common to find toxic lead-based paint in historic structures. Always use protective clothing and masks when working with these materials.



Fig. 109: Historic Paint Layers



Fig. 110: Inappropriately Painted Tiles



Fig. 111: Badly Decayed Interior Paint

Accessory Structures, Garages, and Porte Cocheres

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

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.

An accessory structure is a building on the same lot as the principal structure. It is smaller than and subordinate to the principal structure and can include guest cottages, pool houses, garages, sheds, and equipment enclosures. An accessory structure will normally not possess the same level of detail as the principal structure; however, it will often contain similar architectural details if built at the same time as the principal structure. Appropriate rehabilitation of an accessory structure should be based on the structure's quality, age, condition, and integrity.



Fig. 112: Accessory Structure

Porte cocheres and garages are visible expressions of the impact of the automobile on historic buildings in Florida. Much of Florida developed after mass production of the automobile and, as a result, porte cocheres and garages are often an integral part of the original design of historic buildings.

Most early garages are free-standing structures located towards the rear of the property. From approximately the 1950s onwards, it became common to attach the garage to the main house. In some instances garages were added as an afterthought and lack significant design quality and materials. If a new free-standing garage is proposed it should be located towards the rear of the property or, if this is not possible, it should be set back from the front plane of the house to minimize its impact. New garages attached to the principal building should be set back from the front façade. The design of the garage should be compatible with the architectural style, scale, and materials of the house.

Porte cocheres are porch-like structures at building entrances which provide shelter from the elements. They are normally attached to buildings, although some are free-standing, and often lead to garages at the rear of properties.



Fig. 113: Detached Garage

Recommended

- Retain and rehabilitate accessory structures. If the original use is no longer required, adaptive reuse should be considered. Architectural features which convey the original use should be retained.
- Accessory structures should be subordinate to the principal building; therefore, they should not be modified in such a way that they assume greater importance than the principal building.
- New accessory structures should compliment the principal building in terms of design, scale, architectural details, and materials, and should be located to the rear or side of the principal building.
- Retain garages and porte cocheres. If additional interior space is required, place the addition at the rear of the building rather than enclosing a garage or porte cochere.
- If enclosure of a garage or porte cocheres is necessary, preserve significant features. Use materials similar in size, proportion, and detail to the original.
- If a new free-standing garage is proposed it should be located towards the rear of the property. If this is not possible, it should be set back from the front plane of the house to minimize its impact.
- New garages attached to the principal building should be set back from the front façade.
- Replacement garage doors should be compatible with the architectural style and materials of the garage.

Not Recommended

- Demolishing significant accessory structures.
- Enclosing a garage or porte cochere in a manner that destroys its historical appearance.
- Building new accessory structures that are incompatible in size, scale, and design with the principal building.





Fig. 114: Detached and Attached Porte Cocheres

Retrofitting for Energy Conservation

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

Historic buildings were built to maximize the use of natural resources for ventilation, heating and lighting. In South Florida, buildings were cooled by natural breezes, for example, by opening windows in the living space warm air was drawn up to the roof space and out through attic vents.

There are a number of features on historic buildings which should be retained, repaired, or reinstated as they contribute to both a building's architectural style and efficiency. Shutters, awnings, porches, attic fans, and vents help keep the building cool, wide eaves capture breezes and shade windows, double hung windows allow warm air at the ceiling to vent out, skylights and partially glazed partitions and doors let in natural light, weather stripping and caulking windows or installing storm windows can improve thermal efficiency, and wood siding, thick stucco, wooden doors, and wooden floors are good natural insulators. The house in the following photo exhibits a number of these features including a roof vent, wide eaves, double-hung windows, a screened porch, awnings, and well-maintained wood siding



Fig. 115: Energy Efficiency in Historic Design

Before implementing any energy conservation measures to enhance the sustainability of a historic building, the existing energy-efficient characteristics of the building should be assessed. The key to a successful rehabilitation project is to identify and understand any lost original and existing energy-efficient aspects of the historic building, as well as to identify and understand its character-defining features to ensure they are preserved.

There are numerous treatments; traditional as well as new technological innovations, that may be used to upgrade a historic building to help it operate even more efficiently. Increasingly stricter energy standards and code requirements may dictate that at least some of these treatments be implemented as part of a rehabilitation project of any size or type of building. Whether a historic building is rehabilitated for a new or a continuing use, it is important to utilize the building's inherently sustainable qualities as they were intended. It is equally important that they function effectively together with any new measures undertaken to further improve energy efficiency[10].

[10] Grimmer, A.E., Hensley, J.E., Petrella, L., and Tepper, A.T. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings, p.1.*

Recommended

- Analyze the condition of existing sustainable features such as shutters, storm windows, skylights etc.
- Choose minimally invasive treatments that are least likely to damage the historic building fabric.
- Inspect the building regularly and undertake any necessary repairs to maximize operational efficiency.
- Insulate original windows by weather stripping, caulking, or by installing storm windows that are compatible in size and configuration with the historic windows.
- Retrofit historic windows with high performance glazing or clear film only if the historic character can be maintained.
- Replace missing windows with new energy-efficient windows that are compatible with the building's architectural style.
- Reopen blocked historic windows to increase natural light and ventilation.
- Add appropriately designed skylights, dormers, or new window openings on elevations not visible from the public right of way.
- Install automated daylight controls on interior lighting systems that ensure adequate indoor lighting and allow for energy-saving use of daylight.
- Maintain existing shutters and awnings and replace any that are missing.
- Repair and re-open historically operable interior transoms.
- Insulate spaces such as attics, basements, and crawl spaces.
- Install appropriate wall insulation, only if necessary, after low impact treatments have been carried out. Replace any historic fabric that was removed to install insulation.
- Maintain and repair efficient and functional HVAC systems.
- Consider solar or wind-powered technology only after implementing all other appropriate treatments and analyze whether it can be installed without compromising the character of the building, site or surrounding historic district.
- Install solar or wind-powered devices on a non-historic building or an addition where it will have minimal impact on the historic building and its site. Devices should only be installed on the historic building after other locations have been investigated and determined infeasible.
- Install solar or wind-powered devices so they are not visible from the public right of way.
- Analyze whether a cool roof or a green roof is appropriate for the building and install where it is not visible from the public right of way.
- Use appropriate materials and colors when installing a cool roof.
- Ensure the historic building can structurally accommodate the added weight of a green roof.
- When installing a green roof, select sustainable native plants that do not require excessive watering and appropriately scaled vegetation that will not grow so tall that it will be visible.
- Add natural sustainable features such as shade trees to the site if appropriate.
- Install permeable paving where appropriate to manage storm water.
- Avoid paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation and storm water runoff.
- Add features, such as rain barrels, large collection tanks and cisterns, if compatible, to enhance storm-water management and on-site water reuse.

Not Recommended

- Ignoring existing historic, sustainable features when planning upgrades.
- Installing irreversible treatments before considering less invasive measures.
- Neglecting to maintain historic features and fabric such as windows, doors, siding, etc. which may result in their loss or a decrease in their performance.
- Removing historic features and materials which are repairable and replacing them with features and materials which are perceived to be more sustainable.
- Using products which are potentially harmful to historic materials, finishes, and the environment.
- Replacing existing historic glass with glass of a different color, tint, film or reflective coating that negatively impacts the historic character of the building.
- Removing or covering historic features such as shutters, transoms, etc.
- Blocking historic window openings or adding windows, skylights or dormers on elevations that are visible from the right of way.
- Undertaking treatments that result in the loss of historic fabric.
- Replacing HVAC systems that are operating efficiently.
- Installing HVAC systems in a manner that damages the historic fabric.
- Installing HVAC systems and ductwork in visible locations.
- Installing solar or wind-powered devices in visible locations that negatively impact the historic building and site.
- Installing solar or wind-powered devices on the historic building without first considering other locations.
- Altering the historic roof slope to install solar devices.
- Installing a green roof with vegetation that is visible from the public right of way.
- Installing a green roof that is too heavy for the structure.
- Installing a cool roof that is incompatible in material or color with the historic building.
- Removing existing natural features such as shade trees that contribute to the building's sustainability.
- Planting trees where they may encroach upon or damage the historic building.
- Paving up to the building foundation with impermeable materials.
- Introducing non-native plant species.



Fig. 116: Poorly Maintained Window

Interiors

Applicable Secretary of the Interior's Standards

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.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

Although alterations to the interior of a historic property are not normally reviewed, projects involving federal tax credits, state or federal grants or loans, or the local ad valorem tax incentive program may be subject to review and the preservation of interior spaces, features, and finishes. Even if financial incentives are not involved, it is recommended that interior spaces, features, and finishes are evaluated when planning a rehabilitation project and they are preserved where possible.

Floor plans, the arrangement and sequence of spaces, features, and finishes are individually and collectively important in defining the historic character of a building. Floor plans can be significant because of distinctive room arrangements or they can be characteristic of a building type, style, period of construction or historic function. Plan symmetry or asymmetry may also be an important characteristic of the building type or style.

All interiors are comprised of a series of primary and secondary spaces. Primary spaces, for example entrance halls, living rooms, assembly rooms and lobbies, are defined not only by their function, but also by their features, finishes, size and proportion. Secondary spaces are often more functional than decorative, and may include kitchens, bathrooms, mail rooms, utility spaces, secondary hallways, and fire stairs. Changes can often be made in these less important areas without having a detrimental effect on the overall historic character.

Interior spaces may be significant because:

- The rooms characterize the building type or style or they may be associated with specific persons or patterns of events.
- The sequences of spaces have been consciously designed or are particularly important to the understanding and appreciation of a building or architect.
- The spaces have distinctive proportions, such as ceiling height to room size.
- The spaces comprise unusual room shapes or sizes, such as curved walls, rooms with six or eight walls, vaulted ceilings.
- The room features and finishes are part of an integral design.

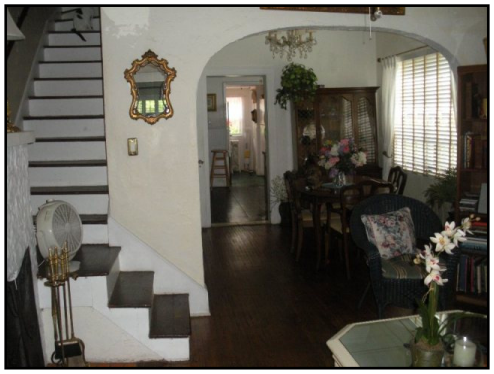


Fig. 117: Interior Layout

Significant features in a building may include staircases, parquet floors, moldings, mantels, ceiling medallions, built-in bookshelves and cabinets, arches, and other features that exhibit fine craftsmanship or are characteristic of a building type or style. More functional examples, which are associated with improved levels of comfort, include cast iron radiators, ornamental grilles, lighting fixtures, bath tubs, and ornamental switch plates. While many of these functional items may be preserved, their physical condition must be assessed as mechanical systems need to work efficiently. Wiring and pipes often need to be upgraded or entirely replaced in order to meet modern requirements.





Fig. 118: Built-in Shelves and Glazed Doors

Significant finishes on walls, floors, or ceilings may include stone, marble, ceramic tile, terra cotta, brick, carpet, mosaics, stucco, plaster, wood, glass, specialized painting and decorating, decorative metalwork and hardware, and applied finishes.

A building's structural system may also be significant. For example, if load-bearing brick walls, cast iron columns, roof trusses, posts and beams, or stone foundation walls are exposed they may be important in defining the building's overall historic character and unexposed structural features may be significant in the history of building technology.

Recommended

- Retain historic floor plans and primary spaces where they are important characteristics of the building type or style.
- Retain interior proportions such as ceiling height to room size.
- Retain and repair significant interior features and finishes where they contribute to the important characteristics of the building.
- Repair interior features by patching, splicing, or otherwise reinforcing the feature following recognized preservation methods.
- Design and install a new feature when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible in size, scale, material, and color.
- Protect and maintain interior finishes through appropriate surface treatments.
- Install protective coverings around architectural features and finishes to avoid damage in the course of rehabilitation work.





Fig. 119: Wood Flooring and Glazed Wall Tiles



Fig. 120 Fireplace and Built-in Cabinets



Fig. 121: Built-in Kitchen Cabinets

Not Recommended

- Altering the interior spaces that are important characteristics of the building type or style.
- Altering interior proportions by, for example, lowering ceilings or subdividing rooms.
- Subdividing spaces that are characteristic of a building type or style or that are directly associated with specific persons or patterns of events
- Making new cuts in floors and ceilings where such cuts would change character-defining spaces and the historic configuration of such spaces, for example, inserting a new atrium.
- Introducing a new feature that is incompatible in size, scale, material, and color.
- Removing, obscuring, or substantially altering interior features which define the overall historic character of the building.
- Replacing interior features that could be repaired.
- Creating a false historical appearance because the replacement feature is based on insufficient historical, pictorial, or physical documentation.
- "Furring out" perimeter walls to install insulation as this requires unnecessary removal of window trim and can change a room's proportions.
- Painting an interior finish that was traditionally unpainted.
- Using abrasive cleaning methods which cause damage to the interior finish.
- Covering structural elements that were traditionally visible.

Setting

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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.

Setting is the relationship of a historic building to adjacent buildings and the surrounding site and environment. The setting of a historic building includes such important features as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs. The landscape features around a building are often important aspects of its character and the district in which it is located. Such historic features as gardens, walls, fencing, fountains, pools, paths, lighting and benches should be retained during the course of rehabilitation.

Parks and other landscape and streetscape features are highly significant components of historic districts. Paved streets, sidewalks, curbing, swales, and street trees are important urban design features.

Landscaped settings frequently face development pressure as a result of proposed new uses, new construction, and expanded on-site parking. Distinguishing landscape features that have traditionally linked individual buildings and districts to their environment should be retained. Incompatible uses of parks, and other historic design landscapes, should be avoided. The linear character and overall integrity of parks should be preserved. New construction should be located unobtrusively and with the least amount of alteration to the site and setting of a historic building.



Fig. 122: Downtown Street Scene

Recommended

- Retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways, that distinguish a district.
- Retain landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the district or neighborhood in size, scale, materials, and color.
- Identify and retain plants, trees, fencing, walkways, street lighting, signs, and benches that reflect a property's history and development.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.

- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources

- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.

- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

- Replace deteriorated or damaged landscape features in kind.



Fig. 123: Downtown Park

Not Recommended

- Introducing heavy machinery into areas where it may disturb or damage landscape features or archeological resources.

- Failing to survey the building site prior to the beginning of rehabilitation work which results in damage to, or destruction of, important landscape features or archeological resources.

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

- New construction that is incompatible with a district or building because of its size, scale, and materials.

- Destroying the relationship between buildings and their setting by widening historic streets, changing paving material, or introducing inappropriately located new streets and parking lots that are incompatible with the character of a historic area.

- Signs, street lighting, benches, new plant materials, fencing, walkways, and paving materials, such as asphalt and pebble, that are out of scale or are inappropriate to a historic district.

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

- Introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

Fencing and Walls

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Historic fencing and walls add distinction to individual buildings and districts and should be retained. Collectively, they form important streetscape compositions. Fences and walls serve to delineate property lines and act as a barrier between a yard and the street. Simple wooden picket fences were the most common historically in Florida. Cast and wrought iron fencing was much less common. Retaining walls of brick, poured concrete, or cast concrete block with pilasters and coping were also common streetscape features.

New fences and walls should respect the traditional materials, design, and scale found in historic districts and should be consistent with those found in the block or adjacent buildings. Split-rail or horizontal board fences should be avoided. Wood is the most appropriate material, particularly for frame buildings. Masonry walls finished with stucco are appropriate for Mediterranean Revival or Mission style buildings. Cast or wrought iron fencing of a suitable design may be appropriate for Mediterranean Revival or Mission style buildings.

Chain link and hurricane fences have been added to many historic properties during the last forty years. Although there is no requirement to remove this type of fencing, it is inappropriate and should not be installed in the future. It is recommended that existing metal fences be screened with shrubbery or plants.

Recommended

- Retain and repair existing historic fencing and walls.
- Install new fencing and walls that are appropriate for the historic building's style, scale, and materials.
- Recess privacy fences from the wall plane on the street-side elevation.
- Screen existing chain link and hurricane fences with plants and shrubbery.
- Maintain existing fences and walling and replace missing elements using surviving examples as a reference.
- Finish new masonry and stucco walls with a texture that resembles but does not copy that of the historic building. Finishing with a slightly different texture will identify the wall as a later addition.



Fig. 124: Wood Picket Fence and Masonry and Stucco Wall

Not Recommended

- Removing historic fences and walls.
- Installing fences or walls of an inappropriate style and scale.

Site Features

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Site features are any natural or manufactured elements added to a site for utility such as a driveway or a swimming pool, or for decoration such as landscaping or ornamental lighting. Approval is not required for the addition or alteration of all site features; therefore, property owners or developers should contact the Historic Preservation Planner for advice before starting any project.



Fig. 125: Tile Walkway

Site Features

- Protect and maintain any significant site features.
- Provide continued protection of masonry, wood, and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair site features by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and construct a new feature on a site when the historic feature is completely missing. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.
- Install decorative items that are in keeping with the style, scale, and color of the historic building and site.
- Attach decorative items to a building only after all other options have been explored. For example, consider installing decorative lighting on a pole rather than on the building. If the decorative items must be installed on the building, they should be attached with minimal damage to the historic fabric and in such a way that they can be easily removed in the future.

Landscaping

- Avoid conjectural changes to the site.
- Remove or trim plants and trees in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against or drain towards the building or foundation.
- Utilize landscaping to screen non-historic features.
- Replace deteriorated or damaged landscape features in kind.
- Maintain mature plantings when rehabilitating existing buildings.
- Minimize disturbance of terrain on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources.
- Avoid the excessive paving of front yards to accommodate parking or eliminate maintenance.
- Avoid the use of heavy machinery where it may disturb or damage landscape features or archeological resources.

Driveways and Walkways

- Retain and maintain existing paving material.
- Use appropriate materials such as brick, concrete pavers, and poured concrete.
- Construct new curb cuts and street side driveways only in areas where they existed historically.

Lighting

- Retain and reuse existing historic light fixtures.
- Install recessed or simple ceiling mounted fixtures of a contemporary design that are not visible from the public right-of-way if a historic light is not present or must be replaced.
- Avoid illuminating buildings or signs in a visually intrusive way.

Parking

- Limit parking to the rear or side of buildings, unless it was historically located in other areas.
- Locate parking facilities a safe distance from historic buildings and significant landscape features to prevent any damage from automobiles.
- Design new on site parking, loading docks, or ramps when required by a new use so that they are as unobtrusive as possible.
- Screen commercial parking lots with landscape buffers, fencing or walls.

Decks

- Install decks so they are not visible from the public right-of-way.
- If attached to a building, decks should be attached with minimal damage to the historic fabric and in such a way that they can be easily removed in the future.

Swimming Pools

- Locate swimming pools and spas to the rear of the property. If this is not possible, it is acceptable to locate them in side yards.
- Conceal pool equipment with screen walls, fences, foliage or other means that utilize natural materials or materials appropriate to the style of architecture.
- Install free-standing screen enclosures if possible. If attached to the historic structure, the loss of historic materials should be minimized and the character-defining features should be protected.
- Design the screen enclosure to be compatible in terms of massing, size, scale, and color. The screen enclosure should be subordinate to the historic building.
- Install screen enclosures so they are not visible from the public right of way. If the screen enclosure is located in the side yard, it should be concealed from view by foliage if possible.
- Offset the wall plane of the screen enclosure from the wall plane of the historic structure.
- Design and construct screen enclosures so that, if removed in the future, the essential form and integrity of the historic structure will be unimpaired.





Fig. 126: Appropriate Landscaping



Fig. 127: Appropriate Driveway and Parking

Storefronts

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

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.



Fig. 128: Storefronts

Storefronts frequently define the historic character of commercial buildings in Florida. Entrances, display windows, trim, kick plates, cornices, and detailing are particularly important. Placement of entrances and windows can create a distinct rhythm on the facade of a building. When rehabilitating a storefront, such features, materials, and design elements should be retained and repaired.

Unfortunately, storefronts have been particularly subject to alteration. This was especially true in Florida cities during the 1950s and 1960s, when rapid growth and economic prosperity led to frequent remodeling or removal of historic storefronts. Under these circumstances, two options are available when planning any rehabilitation. Where original or early storefronts no longer exist or are too deteriorated to save, the first option is to retain the commercial character of the building through contemporary design. The new design should be compatible with the scale, design, materials, color and texture of the historic building. The second option is to restore the storefront based on historical research and physical evidence.

Altered storefronts can be significant if the alteration is at least fifty years old. A non-original storefront can have significance if it was constructed within the period of significance of the district and if at least one of the following is fulfilled:

- exhibits high quality workmanship;
- shows evidence of design by an architect;
- is constructed of significant materials;
- is a good example of a particular style;
- has features whose design, scale, and detailing are compatible with the rest of the building.

Recommended

- Retain and repair existing historic storefronts.
- Evaluate the condition of storefront materials to determine whether more than protection and maintenance are required.
- Repair storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind, or with compatible substitute materials, of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, or pilasters.
- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historical research and physical evidence.



Fig. 129: Inappropriately Altered Storefronts

Not Recommended

- Removing or radically changing storefronts and their features which are important in defining the overall historic character of the building.
- Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric.
- Using materials which detract from the historic or architectural character of a building.
- Altering the entrance through a significant storefront.
- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.
- Stripping storefronts of historic material such as wood, cast iron, terra cotta, pigmented structural glass, and brick.
- Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.
- Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Removing a storefront that cannot be repaired and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.
- Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.
- Introducing a new design that is incompatible in size, scale, material, and color.

Signs

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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.

The "City Sign Code", Chapter 4, Article IV of the Land Development Regulations, should be consulted prior to applying for the installation of a sign on a historic site or structure or in a historic district.

Signs are an important component of commercial architecture. There is a wide variety of sign types including wall and fascia signs, hanging and projecting signs, awning and canopy signs, free-standing signs, door and window signs painted or etched on glass, neon signs, and mosaic signs. When signs are a significant historic or nostalgic feature of a building they should be preserved.

In some instances signage can have significance in its own right; however, this signage may now be non-conforming with regard to the City Sign Code. Staff may exempt signs from the requirements of the code when they are considered to have a historic or nostalgic appeal. The owner of a property with a historic or nostalgic sign may petition Staff through the Certificate of Appropriateness process for a determination on whether or not the sign has value as a part of the heritage of the city. Non-conforming historic or nostalgic signs may be maintained in their existing form; however, no changes are permitted.

Factors to consider when designing a new sign for a historic structure or for installation in a historic district are legibility, clarity, placement, durability, and appropriateness with regard to size, scale, material, and architectural style. Signs should not obscure architectural detailing and should not interfere with the view of the facades of adjoining buildings.

Recommended

- Retain and maintain historic and nostalgic signs.
- Locate new signs on areas of historic buildings where signs have traditionally been placed.
- Design new signs to be compatible with the size, scale, architecture, and materials of the historic building or district.
- Place signage so significant architectural detail is not obscured or damaged.
- Use a material, design, and typeface that conveys the period in which the building was constructed. Historic photographs may be consulted to identify common styles.

Not Recommended

- Removing historic or nostalgic signs.
- Installing signs of an inappropriate size, scale, architectural style, or material.
- Installing signs that interfere with the sight lines of adjoining buildings.



Fig. 130 Historic Wall Sign

Building Relocation

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. The context of the building is lost, the association with the surrounding environment is destroyed, and site features are left behind. Moreover, many character-defining features that contribute to the significance of a building may have to be removed or can be damaged as a result of relocation. Structural damage can also result.

An improperly relocated building can have a negative impact on the setting of existing buildings in the new location. There are several criteria to be considered when reviewing a proposal to move a building to a new site. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, setbacks, and architectural details. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.

Integrity of location is an important element when determining the historic significance of a structure; therefore, a property may lose its historic significance if it is relocated.

Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. A Certificate of Appropriateness (COA) is required to move a locally designated building or to move a building into or out of a historic district. When a COA application is submitted to move a building, the HRPB must determine the effect this will have on the original site and setting, the proposed site and setting, and the historic district the building is being moved from or to.

Recommended

- Move a building only when there is no alternative for its preservation.
- Mitigate the impact of the relocation by moving the building to an existing vacant lot within the historic district in which it is located.
- Choose an appropriate new site for the building, by selecting a setting compatible with the original. Consider the age, height, mass, materials, and style of surrounding buildings.
- Properly locate the moved building on its new site. Place the building so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
- Provide a new foundation whose design, height, and facing materials match those of the original. Salvage original foundation materials where possible.

Not Recommended

- Relocating a building not threatened by demolition.
- Relocating a building outside a historic district or outside the City.
- Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, or detailing.
- Destroying or altering significant features, structures, or archaeological sites at the new location.
- Locating a building on a new site so that its orientation and setbacks are incompatible with surrounding buildings.
- Placing the building on a new foundation whose design and materials are incompatible with the original.

Demolition

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

Demolition is an irreversible act that should only be considered after all other alternatives have been fully explored.

The complete demolition of a significant structure results in the permanent loss of an irreplaceable historic asset which exerts a negative impact on a historic district and streetscape. Partial demolition alters the essential character and integrity of a building. Beyond aesthetics, demolition also creates other problems. Vacant land contributes to a poor environment and often become overgrown or used to dump trash. Buildings, significant later additions, accessory structures, and site features which are important in defining the overall historic character of a historic site, district or neighborhood should be retained and maintained.

Demolition Application Process

When submitting a Certificate of Appropriateness (COA) application for the demolition of an individually listed structure or a structure within a historic district, the applicant is required to explain why it is not economically feasible to rehabilitate the building. The applicant must also submit a COA application for the proposed new construction. A demolition permit shall not be issued until all demolition and new construction plans have received all other required governmental approvals. This requirement may be waived by the Board in limited circumstances upon a good cause showing that such a requirement would be unduly harsh or would result in a substantial hardship to the property owner.

The following may be the basis for denial of a demolition application:

- The structure contributes significantly to the historic character of a designated property or district.
- The structure is listed on the National Register.
- The structure is one of the last remaining examples of its kind in the neighborhood or City.
- The structure is capable of being repaired and reused in a practical and feasible manner.
- Retention of the structure would promote the general welfare of the City by providing an opportunity to study local history, architecture and design, or by developing an understanding of the importance and value of a particular culture or heritage.
- Granting a COA for the demolition would result in an irreparable loss to the City of a significant resource.
- The plans for the simultaneous new construction are not compatible with the property or district.

If an undesignated property warrants it, staff may initiate, or recommend that the Board initiate, the designation application and review process. The issuance of the demolition permit may then be stayed for up to 120 days, unless extended by City Commission.

If the demolition application is approved, the Board may delay the demolition for up to three months and take such steps as it deems necessary to preserve the structure. Prior to demolition, the property owner will be required to fully record the building at their expense. Also, the Board may direct the property owner to salvage and preserve certain building materials, architectural details, fixtures, etc.

Unsound Structures

Any property owner who believes their property is in an unsound condition and is beyond repair must submit a report prepared by a certified structural engineer as evidence. Any property condemned by the City may be demolished without Board approval as it is considered a hazard.

Demolition by Neglect

Chapter 4, Article IX, Section 6.C.6 of the Land Development Regulations states that demolition by neglect is prohibited. The intent of this section is to protect significant sites and structures from deliberate or inadvertent neglect when maintenance is necessary to prevent deterioration and decay.

Appropriate Demolition

In some instances demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with their surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or non-significant components of a building complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of non-significant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old; does not exhibit stylistic details or fine workmanship or materials; was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Recommended

- Identify, retain, and preserve buildings, significant later additions, accessory structures, and site features which are important in defining the overall historic character of a historic site, district or neighborhood.
- Remove non-significant buildings, additions, accessory structures, or site features which detract from the historic character of a site or the surrounding district or neighborhood.

Not Recommended

- Removing buildings, significant later additions, accessory structures, or site features which are important in defining the overall historic character of a site, district, or neighborhood so that the character is diminished.
- Removing historic buildings thus destroying the historic relationship between buildings, features and open space.
- Removing a historic building in a complex, a building feature, or a significant later addition which is important in defining the historic character of a historic site or the surrounding district or neighborhood.



Fig. 131: The Irreversible Effects of Demolition

6. Design Guidelines for New Construction



Fig. 132: Oscar Magnuson House (c.1919)

New Construction

Applicable Secretary of the Interior's Standards

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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.

New construction refers to structures that are built on vacant lots in a historic district or on an individually designated site. When a new structure fills in a gap in a streetscape, it is referred to as "infill" construction. All new construction must meet the requirements of the Florida Building Code and the City planning and zoning regulations.

New construction should complement historic architecture. Through sound planning and design, it can respect the existing patterns of a historic district. Successful design does not have to imitate demolished or extant buildings to be successful. Rather, it picks up significant themes, such as height, materials, roof form, massing, and the rhythm of openings to insure that a new building blends with its context.

The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered as new construction can dramatically alter the historic setting of neighboring buildings or a district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features or designed landscapes and complements the size, color, material, and character of adjacent buildings and their historic setting.

New construction should be visually compatible with regard to:

- Setting
- Orientation
- Setbacks
- Height
- Design Style
- Proportion of Openings
- Rhythm of Solids to Voids
- Rhythm of Spacing along the Street
- Relationship of Materials and Textures
- Roof Shape
- Size, Scale, Bulk, Mass and Volume

Recommended

- Design new buildings to be compatible with the existing historic buildings.
- Continue the design elements on all sides of the building to avoid a "stage-set"

Not Recommended

- Designing new buildings that are not compatible with the existing historic buildings.
- Imitating an earlier style or period of architecture in new construction.

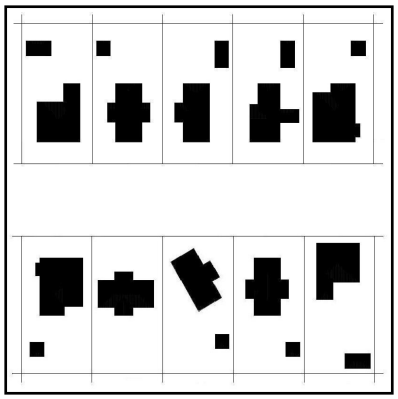


Fig. 133: Appropriate (top) and Inappropriate (bottom) Street Plan

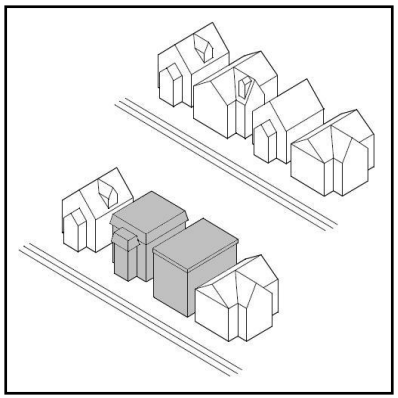


Fig. 134: Appropriate and Inappropriate (shaded) Roof Forms

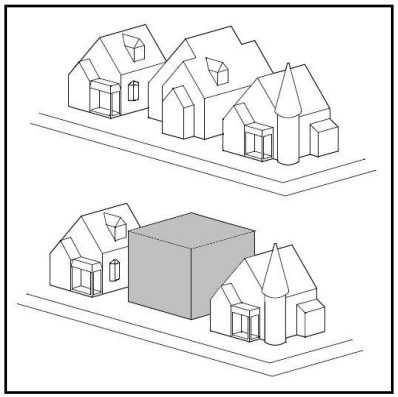


Fig. 135: Appropriate and Inappropriate (shaded) Massing.

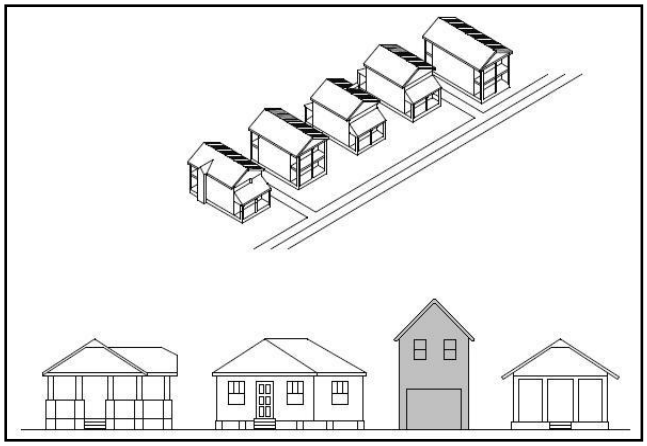


Fig. 136: Appropriate and Inappropriate (shaded) Height and Width



Fig. 137: Appropriate and Inappropriate (shaded) Horizontal Rhythms

Appendices



Fig. 138: Boynton Hills Street Light

Appendix 1: Glossary

Abacus The uppermost member of a capital of a column, often a plain, square slab.

Accessory Structure A detached structure on the same site as the principal structure which is normally subordinate to the principal structure in size, ornamentation, and use e.g. a garage.

Alteration Any change affecting an existing structure externally or internally such as remodeling, structural alterations, additions, maintenance, relocation, and change of color or texture.

Ancones Consoles on either side of a doorway supporting a cornice.

Arcade A range of arches supported on piers or columns and attached or detached from the wall.

Architectural Features Exterior or interior details of a structure such as roofs, doors, windows, flooring, and decorative elements.

Architrave 1. The part of the composition of the Classical Orders where an upright member meets a horizontal.
2. The decorated interior or exterior surrounds of a window or door at the head or jamb.
3. The beam or lowest division of the entablature, which extends column to column.

Association A direct link between a historic event or significant person and a historic site.

Baluster A spindle or post supporting the railing of a balustrade.

Balustrade A series of balusters with a top and bottom rail.

Bargeboard A decorative board covering the projecting portion of a gable roof.

Bay 1. The division of a façade of a building, defined by window and door openings.
2. An element which protrudes from the facade. (Bay window)

Beltcourse A flat, horizontal, member of relatively slight projection, marking the division in a wall plane.

Belvedere A rooftop pavilion.

Boynton Beach Register of Historic Places An official listing maintained by the City of all Historic Properties and Historic Districts so designated by this ordinance.

Bracket A decorative support feature located under eaves or overhangs.

Building A construction, such as a house, garage, church, or hotel, created principally to shelter any form of human activity.

Came Material used to hold the glass assembly together in stained glass windows. Common materials include lead, copper, and zinc.

Canales A Spanish term for a water spout used to drain water from a roof.

Canopy An ornamental roof-like structure used on commercial buildings which provides advertisement space, shade, and protection for the storefront and pedestrian traffic.

Capital The upper portion of a column or pilaster.

Cartouche Architectural ornamentation, often in the shape of a shield or scroll, used to bear a design or inscription.

Casement Window A hinged window which opens outwards.

Certificate Of Appropriateness (COA) A document evidencing approval by the Board or City staff for work proposed by an applicant.

Certificate of Economic Hardship A document evidencing approval by the Board of an application for economic hardship.

Certified Local Government (CLG) A local government approved by the Florida Department of State, Division of Historical Resources, to perform certain historic preservation functions.

Chamfer A 90 degree corner cut to reduce it to two 45 degree edges.

Chevron A zigzag or V-shaped decoration usually used in series.

Cladding An outer veneer, consisting of one or more materials applied to the exterior walls of a building.

Clipped Gable A gable with the upper point replaced by a small hip, leaving a truncated gable. Also known as jerkinhead and half-hip.

Colonnade A series of columns supporting an entablature.

Column A vertical support consisting of a base, shaft, and capital.

Composition Shingles A roofing material composed of asphalt, fiberglass, or asbestos.

Contributing Property A Property that contributes to the historic significance of a historic district by location, design, setting, materials, workmanship, feeling, and association and thus adds to the district's sense of time, place, and historical development.

Coping A protective cap, top, or cover of a wall, chimney, or pilaster.

Coquina A material formed from donax shells found along the east coast of Florida.

Cornice The upper portion of the entablature, also used as the term for any crowning projection.

Crenelation A decorative feature that replicates the pattern of openings of a defensive parapet.

Cresting The decorative railing along the ridge of a roof.

Cupola A small vaulted structure attached to the roof of a building and supported either upon solid walls or four arches.

Dado The part of a pedestal between the base and cornice. The term is also applied to the lower portion of a wall between the skirting board and dado rail.

Dentil A tooth-like ornament occurring originally in Ionic and Corinthian orders, usually occurring at the cornice line.

Dormer A secondary roof-top feature on the slope of a roof housing a window or vent for the provision of ventilation, lighting, or living space.

Drop Siding A siding in which the upper portion of each board has a concave curve. Also known as novelty, rustic, and German siding.

Demolition Any act or process that partially or totally destroys a structure, feature, or site.

Eaves The projecting overhang at the edge of a roof.

Economic Hardship An onerous, extreme, and exceptional economic burden placed upon a property owner by the denial of a Certificate of Appropriateness or by the conditions placed on the granting of such a certificate.

Elevation A two-dimensional representation or drawing of an exterior face of a building.

Entablature Beam member carried by columns containing an architrave, frieze, and cornice, supported by a colonnade.

Façade An elevation or face of a building.

Fanlight Semi-circular window over a door or window with a radiating glazing bar system.

Fascia Board A board at the edge of the eaves outside a building which caps the end of the rafters.

Fenestration The design and arrangement of windows and other exterior openings in a building.

Finial An ornament that caps a gable, hip, pinnacle or other architectural feature.

Florida Master Site File An archive and database of recorded archaeological and historical sites and districts in Florida that is maintained by the Florida Department of State Division of Historical Resources.

Fluting The vertical channeling on the shaft of a column.

Footprint The outline of a building's ground plan from a top view.

Frieze The central section part of an entablature between the architrave and the cornice.

Gable The triangular section of a wall at the end of a pitched roof.

Gallery An upper story porch, balcony or walkway running along a wall either inside or outside a building.

Gambrel Roof A double-sloped gable roof, which maximizes headroom on the upper level of a building.

Gothic Arch A pointed arch.

Hip Roof A roof with sloping sides and no vertical ends.

Historic District A geographically defined area designated by City Commission as possessing a significant concentration of properties that are united by their history, function, or development.

Historic Resources Preservation Board (HRPB) A board of professionals and local residents who exercise defined historic preservation responsibilities.

Historic Site Any site, building, structure, object, or improvement designated by the City Commission as having historical, cultural, architectural, or archaeological significance.

Infill Descriptive of a new structure that has been built to fill a gap in a streetscape

In-kind Replacing a building element with an identical element. For example, replacing a wood frame sash window with an identical wood frame sash window.

Integrity The authenticity of a property in terms of location, design, setting, materials, workmanship, feeling and association.

Jalousie A type of window comprised of a series of horizontal slats connected to a mechanical device operated by a crank.

Jamb Either of the vertical sides of an opening, such as doors, windows, arches, etc

Keystone The wedge-shaped stone at the top of an arch.

Knee Brace A wooden triangular brace that supports the eaves of a building.

Lattice A panel of crisscrossed, diagonal or perpendicular slats often utilized as decorative infill between masonry foundation piers.

Light A pane of glass in a window.

Lintel A horizontal beam located above a window or door opening.

Loggia A gallery open on one or more sides, sometimes pillared.

Louver A small opening comprised of overlapping, downward sloping slats, which shed rain while admitting light and air.

Mansard Roof A roof having two slopes on all four sides.

Masonry Brick, block, or stone.

Massing The arrangement of the various geometric forms of a building into a whole.

Medallion A circular tablet, ornamented with embossed or carved figures or patterns.

Modillion An ornamental block or bracket under the cornice in the Corinthian and other orders.

Molding A continuous decorative strip of material applied to a surface.

Mullion A division between multiple windows or screens.

Muntin The small members that divide glass in a window frame; vertical separators between panels in a panel door.

National Register of Historic Places The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966.

Newel The post in which a handrail is framed.

Niche A cavity in a wall, to receive a statue or other ornament.

Non-contributing Property A classification applied to a Property within a Historic District signifying that it does not contribute to the qualities that give the Historic District cultural, historical, architectural, or archaeological significance as embodied in the criteria for designation of a District, but which because of its location within a District should follow the review procedures required by this ordinance.

Object A primarily artistic item closely linked to the history of the property that is typically relatively small in scale and simply constructed, such as a statue, milepost, statuary, or fountain.

Offset The distance by which one thing is out of alignment with another.

Ogee A molding or arch with an s-shaped profile made up of convex and concave curves.

Order The specific configuration and proportions of a classical column, including the base, shaft, capital and entablature. The classical orders are Doric, Ionic, Corinthian, Tuscan and Composite.

Palladian Window A window composed of a central arched sash flanked on either side by smaller side lights.

Parapet A solid protective or decorative wall located along the outside edge of a roof.

Paterae Circular ornaments resembling classical saucers.

Pavilion A tower-like projecting element on an exterior wall usually at the center or at each end of a building.

Pedestal A support for column, pilaster, statue or urn.

Pediment A triangular piece of wall above an entablature which fills in and supports the roof.

Pier A masonry structure, usually made of brick or concrete block, which elevates and supports a building or part of a building.

Pilaster An architectural ornament imitating a column that projects from a wall with the same proportions and details as the order in which it is used.

Pitch A term which refers to the steepness of a roof slope.

Plinth A square solid piece under the base of a column, or pedestal.

Porch A covered, visually open space, projecting from the façade of a building, which serves as a transition between inside and outside.

Porte Cochere A covered entrance providing protection from the elements which allows vehicles to pass through. They are normally attached to buildings, although some are free-standing.

Portico The space enclosed within columns and forming a covered ambulatory.

Preservation The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. This may include preliminary measures to protect and stabilize the property and ongoing maintenance and repair of historic materials and features

Quoins Large stones or other materials used to decorate and accentuate the corners of a building, laid vertically, usually with alternating large and small blocks.

Rafter A wooden member of a roof frame which slopes downward from the ridge line.

Reconstruction The process of reproducing by new construction the exact form and detail of a demolished property as it appeared at a certain point in time.

Rehabilitation The process of repairing or altering a property so that an efficient, sustainable and appropriate contemporary use is achieved, while preserving those significant historical, architectural, or cultural features which establish the character of the property

Relief Carving raised above a background plane.

Relocation Any change of the location of a building, structure or object from its present setting to another setting.

Resource A building, site, structure, object, or district that reflects historical, archaeological, or cultural significance.

Restoration The process of accurately recovering the form and details of a property as it appeared at a particular period of time, which may involve the removal of later additions or alterations, or the replacement of missing features.

Return Usually a cornice return, where the cornice is carried a short distance onto the gable end of a building.

Ridge The highest part of a roof.

Rustication A method of forming stonework with recessed joints and smooth or roughly textured block faces.

Sash A frame that encloses the panes of a window.

Scale The proportions of a building in relation to its surroundings, particularly other buildings in the surrounding context.

Setback A term used to define the distance a building or structure is located from a property line.

Setting The physical environment of a property including all landscape elements.

Shaft The part of a column between the base and the capital.

Shed Roof A roof with a single sloping pitch.

Shutter Dog Decorative hardware designed to secure shutters in an open position.

Sidelight A glass window pane located at the side of a main entrance way.

Site The location of an event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Soffit The underside of an architectural feature such as an arch, cornice, eave, beam or stair.

Stucco A masonry material applied as exterior wall fabric.

Structural Glass Glass building blocks, reinforced plate glass, or pigmented structural glass.

Structure A combination of materials to form a construction, generally used to distinguish from Buildings those functional constructions made for purposes other than creating human shelter. (For example, a bridge, wall, fence, a pond).

Terracotta Earth colored baked clay products formed into molds and used as ornaments.

Transom Window A glass pane, usually rectangular, which is located above a window or door.

Valley A depressed angle formed by the meeting at the bottom of two inclined sides of a roof, as a gutter.

Verandah In Florida a porch extending along more than one elevation of a building.

Viga A projecting rounded roof beam found in Colonial and Spanish revival style buildings.

Wainscot The lower three or four feet of an interior wall when finished differently from the remainder of the wall.

Weatherboard A type of cladding characterized by beveled overlapping boards with either tongue and groove or rabbeted top and bottom edges.

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http://www.lakeworth.org/

Florida Memory, page consulted on various dates
http://www.floridamemory.com/

Appendix 3: Organizations and Agencies

City of Boynton Beach
Development Department
Planning & Zoning Division
100 E. Boynton Beach Boulevard
Boynton Beach, Florida 33435
(561) 742-6757
http://www.boynton-beach.org/

Boynton Beach Historical Society
PO Box 12
Boynton Beach, Florida 33425
(561) 734-5653
http://www.boyntonbeachhistoricalsociety.org/

Historical Society of Palm Beach County
PO Box 4364
West Palm Beach, Florida 33402
(561) 832-4164
http://www.historicalsocietypbc.org/

Boynton Beach City Library
208 South Seacrest Boulevard
Boynton Beach, Florida 33435
(561) 742-6390
http://www.boyntonlibrary.org/

Boynton Beach Woman's Club
1010 South Federal Highway
Boynton Beach, Florida 33435
(561) 369-2300
http://www.boyntonwomansclub.com/

Schoolhouse Children's Museum & Learning Center
129 East Ocean Avenue
Boynton Beach, Florida 33435
(561) 742-6780
http://www.schoolhousemuseum.org/

Florida Division of Historical Resources
Historic Preservation
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399
(850) 245-6333
http://www.flheritage.com/

Florida Trust for Historic Preservation
P.O. Box 11206
Tallahassee, Florida 32302
(850) 224-8128
http://www.floridatrust.org/

National Trust for Historic Preservation
1785 Massachusetts Avenue NW
Washington, D.C. 20036
Tel: (202) 588-6000
http://www.preservationnation.org/

National Trust for Historic Preservation - Southern Office
William Aiken House
456 King Street
Charleston, South Carolina 29403
Tel: (843) 722-8552

National Park Service
1849 C Street NW
Washington, D.C. 20240
(202) 208-3818
http://www.nps.gov/index.htm

National Park Service - Southeast Region
100 Alabama Street, SW
1924 Building
Atlanta, Georgia 30303
(404) 507-5600