



PLANNING and ZONING DEPARTMENT

401 Clematis Street - P.O. Box 3366
West Palm Beach, Florida 33402

Phone: (561) 822.1435
Fax: (561) 822.1460

www.cityofwpb.com

FOR OFFICIAL USE ONLY

CASE NUMBER: _____

HISTORIC DISTRICT: _____

NOTIFIED OF AD VALOREM: _____

UPON APPLICATION SUBMITTAL, INSERT RECEIVED DATE STAMP HERE AND INITIAL

CERTIFICATE OF APPROPRIATENESS APPLICATION

PRE-SUBMITTAL INFORMATION:

1. It is advised that the applicant, or a representative, meet with a Historic Preservation Planner prior to completing this application.
2. The applicant must fill out and sign the form below, and provide all required materials listed on **page 2** of this application. **Please do not hesitate to contact the Historic Preservation Division (561) 822-1435, for further assistance with this application.**

SCOPE OF WORK (attach additional sheets if necessary): _____

PROJECT LOCATION: Street Address: _____
 City: West Palm Beach State: FL Zip Code: _____

PROPERTY CONTROL NUMBER: _____ - _____ - _____ - _____ - _____ - _____ - _____

PROPERTY OWNER: _____

APPLICANT: _____

AGENT/CONTACT PERSON: _____

PHONE NO.: _____ FAX NO.: _____ E-MAIL: _____

MAILING ADDRESS: Street Address: _____
 City: _____ State: _____ Zip Code: _____

(I) (WE) affirm and certify that (I) (WE) understand and will comply with the provisions and regulations of the City of West Palm Beach Zoning and Land Development Regulations, Historic Preservation Ordinance and Design Guidelines as amended from time to time. (I) (WE) further certify that the above statements and the statements and showings made in any paper or plans submitted herewith are true to the best of (my) (our) knowledge and belief. Further, (I) (WE) understand that the application, attachments and fees become part of the Official Records of the Planning and Zoning Department and are not returnable. (I) (WE) consent to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board. Applicants seeking approval of demolitions and/or new construction acknowledge that the City may erect signs on the subject property, which state the proposed action and the date of the Historic Preservation Board meeting. (I) (WE) also recognize that if one or more deficiencies exist in the application, (I) (WE) will be notified of the deficient items, and the department shall take no further action on the application until the required information is submitted. (I) (WE) understand that misrepresentation of information contained within this application may be cause to void any development approvals associated with this application.

SIGNATURE OF APPLICANT(S): _____ DATE: _____

SIGNATURE OF OWNER(S): _____ DATE: _____

A. REQUIRED MATERIALS

Please refer below to determine the materials required for a specific type of application. The application may not move forward until this additional information is provided.

 Type of Request	Level of Review	Application Fee	Consultant Review Fee	Photographs	Architectural Drawings	Site Plan	Elevations	Floor Plans	Roof Plan	Section	Project Data Table	Perspectival or 3D Rendering	Rendered Street Elevation	Product Information	Window and Door Schedule	Survey	Warranty Deed or Property Tax Info.	Notification	Other Requirements
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
ADDITIONS																			
1. Visible from the street and 10% or less of the existing building's square footage	Staff	\$40		✓	✓	✓	✓	✓	✓		✓	*	*	✓	✓	✓	✓		
2. Not visible from the street and 20% or less of the existing building's square footage	Staff	\$40		✓	✓	✓	✓	✓	✓		✓			✓	✓	✓	✓		
3. ALL other additions	HPB	\$100		✓	✓	✓	✓	✓	✓	✓	✓	*	*	✓	✓	✓	✓	✓	
AWNINGS (main façade only)	Staff	\$40		✓										✓	✓		✓		
CARPORTS (additions or enclosure)	Staff	\$40		✓		*	*		*		*			*	*	✓	✓		
DECKS, PATIOS, PERGOLAS (with a structure)	Staff	\$40		✓	*	*	*				*			✓		✓	✓		
DEMOLITIONS																			
1. 10% or less of non historic addition	Staff	\$40		✓		✓	*				*				*	✓	✓		
2. All other demolitions	HPB	\$500 primary structure \$250 accessory structure	*	✓	*	*	*	*	*	*	*	*	*	*	*	*	✓	✓	*
DOORS/GARAGE DOORS																			
1. Change in materials or style	Staff	\$40		✓										✓	✓		✓		
2. Change in opening(s) on secondary façade	Staff	\$40		✓			*							✓	✓		✓		
3. Change in opening(s) on a main façade	HPB	\$100		✓			*							✓	✓		✓		
EXTERIOR WALL FINISH																			
1. Removal of non historic vinyl/aluminum siding	Staff	\$40		✓														✓	
2. ALL other finishes (including painting of an originally unpainted surface)	HPB	\$100		✓										*				✓	
MECHANICAL SYSTEMS (causing and effect)	Staff	\$40		✓		*								*		*	✓		
NEW CONSTRUCTION	HPB	350 +.01 per sq. ft.		✓	✓	✓	✓	✓	✓	*	✓	✓	✓	✓	✓	✓	✓	✓	✓

Key: (✓) = Items required by the applicant. (*) = Items which may be required, consult with staff to verify.
IMPORTANT: All items shall be submitted in hard copy format. Additional formats may be required for certain items. Please refer to each item description for more information.

 Type of Request	Level of Review	Application Fee	Consultant Review Fee	Photographs	Architectural Drawings	Site Plan	Elevations	Floor Plans	Roof Plan	Section	Project Data Table	Perspectival or 3D Rendering	Rendered Street Elevation	Product Information	Window and Door Schedule	Survey	Warranty Deed or Property Tax Info.	Notification	Other Requirements	
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
PORCHES																				
1. Open an enclosed porch	Staff	\$40		✓			*							*				✓		
2. Enclose a porch on a secondary façade	Staff	\$40		✓			*							*				✓		
3. Enclose a porch on the main façade	HPB	\$100		✓			*							*				✓		
RELOCATION	HPB	\$100		✓	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
ROOF																				
1. Change in material	Staff	\$40		✓										✓				✓		
2. Change in shape	HPB	\$100		✓			*		✓					✓				✓		
SHEDS (less than 200 sq. ft. Demo or new)	Staff	\$40		✓		*								✓				✓		
SHUTTERS Permanent shutters (visible/non visible)	Staff	\$40		✓									✓	✓				✓		
SITE WALLS & FENCES (in front of front façade)	Staff	\$40		✓	*		*							✓				✓		*
WINDOWS																				
1. Change in materials or style	Staff	\$40		✓									✓	✓				✓		
2. Change in opening(s) on secondary façade	Staff	\$40		✓			*						✓	✓				✓		
3. Change in opening(s) on a main façade	HPB	\$100		✓			*						✓	✓				✓		

Key: (✓) = Items required by the applicant. (*) = Items which may be required. Check with staff to verify.

IMPORTANT: All items shall be submitted in hard copy format. Electronic format in addition to the hard copy is preferred. Additional formats may be required for certain items. Please refer to each item description for more information.

- B. DEADLINE AND MEETING DATES for Historic Preservation Board Review (HPB).** The following dates **DO NOT APPLY** to LEVEL 2 STAFF REVIEW. Certificate of Appropriateness Applications for staff review may be submitted anytime during regular office hours, Monday through Friday, 8 a.m. to 5 p.m.

Application Deadline	Historic Preservation Board
December 20, 2010	January 25, 2011
January 14, 2011	February 16, 2011
February 21, 2011	March 22, 2011
March 21, 2011	April 26, 2011
April 18, 2011	May 24, 2011
May 16, 2011	June 28, 2011
June 20, 2011	July 26, 2011
July 25, 2011	August 23, 2011
August 29, 2011	September 27, 2011
September 19, 2011	October 25, 2011
October 17, 2011	November 22, 2011
November 21, 2011	December 21, 2011

All agendas may be viewed online at http://www.wpb.org/Hist_Pres/index.htm

IMPORTANT (PLEASE READ THE FOLLOWING):

- All application deadlines are strictly enforced. See **page 2** for the types of applications which must comply with the deadlines specified above. **All applications must be submitted to the Historic Preservation Division office no later than 4:30 p.m. on the day of the deadline.** Partial applications will not be accepted for placement on the Board's agenda until all such materials are submitted.

C. FEES

- Application Fee** – Refer to **page 2**.
- Consultant Review Fee (Demolition Applications)** – Refer to **page 2**. Some Demolition applications (for structures 35 years or older within a historic district that was surveyed, designated or redesignated more than five years ago) may require an independent review by a historic preservation consultant, contracted through the City, to determine if the structure would contribute to the district if the district was resurveyed. If applicable, fees will be assessed at a rate of \$500 per structure.

IMPORTANT: Please make all checks payable to “City of West Palm Beach.”

D. PHOTOGRAPHS

Photographs may be from digital, 35 mm, or disposable cameras. Polaroids will not be accepted.

- Photograph of the main façade or site if the request is for new construction.

- Photographs of any façade affected by the proposed action.
- Photographs of surrounding properties as defined by the Zoning and Land Development Regulations are required for all new construction applications.

E. ARCHITECTURAL DRAWINGS

All plans must be dated, drawn to scale and have north arrows and directional labels (not “right/left”).

- One (1) complete set of plans in a large format, example: 24” x 36”.
- One (1) complete set of plans in 8½” x 11” format for applications requiring HPB review.

F. SITE PLAN

Supply a site plan including the following:

- Graphic Scale
- Dimensions
- Location of Property Lines, Streets, Walkways, Driveways
- Location of Existing Buildings and Proposed Additions

G. ELEVATIONS

The applicant must provide elevations of each entire affected façade. Elevations must include at least the following:

- Dimensions
- Overall Building Height, measured from the mean grade of a lot at the frontage of the building to the highest point of the top of the structure of a flat roof, or to the decline of a mansard roof, or to the mid-height level between eaves and ridge for gable, hip and gambrel roofs.
- Materials
- Roof Pitch
- Types of Windows and Doors

H. FLOOR PLANS

Floor plans must include the at least following:

- Dimensions
 - Room Labels
 - Proposed Alterations
-

I. ROOF PLAN

- A Roof Plan shall be submitted for all additions and new construction projects and may be required for demolition, carports, porches, mechanical systems, decks, patios and pergolas. Please check with an Historic Preservation Planner for applicability.

J. SECTION

A Section Plan may be required for new construction. Check with an Historic Preservation Planner for applicability.

K. SQUARE FOOTAGE TABLE

The Project Data Table may be submitted on the drawings or as a separate attachment; the table shall include the following information:

- Existing Building Square Footage, including a breakdown of air-conditioned spaces and non air-conditioned roofed spaces.
- Lot Size (square feet)
- Proposed square footage (as a result of proposed action) including a breakdown of air-conditioned spaces and non air-conditioned roofed spaces.

L. PERSPECTIVAL OR THREE DIMENSIONAL RENDERING OF THE STREET VIEW

Required for new constructions and some additions (check with an Historic Preservation Planner for applicability).

M. RENDERED STREET ELEVATION

Required for new construction and some additions (check with an Historic Preservation Planner for applicability).

N. PRODUCT INFORMATION

Product Information for all proposed materials, including (but not limited to) exterior fabric/finishes, roofing materials, awnings, shutters, fencing, windows and doors.

- Manufacturer's cut-sheet for proposed materials.

O. WINDOW AND DOOR SCHEDULE

For proposed replacement and/or installation of windows, doors, awnings or shutters, please provide a window and door opening schedule. The schedule should consist of a sketch of each floor of the structure with openings clearly defined as existing in terms of quantity, size, style and material corresponding appropriately to a proposed window and door schedule as a result of the requested action.

P. SURVEY

A survey must be submitted for all new construction and addition applications.

Q. WARRANTY DEED OR PROPERTY TAX INFORMATION SHOWING OWNERSHIP

A copy of the last recorded Warranty Deed or property tax information showing ownership and written consent of all property owners and as applicable:

- If a Contract Purchase, a copy of the Purchase contract and written consent of the owner; or
- If an authorized agent, a copy of the Agency Agreement and written consent of the owner; or
- If a lessee, a copy of the lease agreement and written consent of the owner; or
- If a corporation or other business entity, the name of the officer or person responsible for the application and written proof that said representative has the delegated authority to represent the corporation or other business entity; or
- If a group of contiguous property owners, written consent of the owners of a least (50) percent of the property described in the application.

In the case of an application submitted by a neighborhood or association, documentation shall be provided indicating that a formal motion was made and approved by the association regarding the proposed application (i.e. meeting minutes, final order, etc.).

R. ADDRESSES AND LABELS

The applicant must provide the following:

- One (1) set of addressed labels affixed to size #10 **stamped** envelopes for each property owner within 400 feet of property line, and have the City's address as the return address as follows:

City of West Palm Beach
Planning and Zoning Department
401 Clematis Street
P.O. Box 3366
West Palm Beach, Florida 33402
- One (1) copy of a list of the same property owner's addresses within 400 feet of the subject property line.
- One (1) copy of the map provided by the Palm Beach County Property Appraiser's Office along with the labels and list mentioned above, showing those properties within 400 feet of the subject property line.

The applicant can provide these items by contacting the following:

Palm Beach County Property Appraiser's Office
301 North Olive Avenue, 1st floor
West Palm Beach, Florida 33401

Phone Number: (561) 355-2881.

S. OTHER REQUIREMENTS

Submit these additional items which apply to the types of applications listed below:

DEMOLITION It is recommended that you provide the following:

1. A certified engineer's report testifying to the structural condition of the structure (up to three may be requested by the Historic Preservation Board).
2. Letters of support from the surrounding neighbors.

RELOCATION Please consult with an Historic Preservation Planner regarding additional materials required for review.

WALLS/FENCING Some materials, such as chain link, may require mitigation such as vinyl coating and landscaping.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Section 94-49(c)(3) – Secretary of the Interior's Standards

In reviewing an application, the Secretary of the Interior's Standards for Rehabilitation (as may be amended from time to time) shall be applied. The current version is as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 2. The historic character of a property shall be retained and preserved. The removal 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 significance in their own right shall be retained and preserved.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 6. Deteriorated 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 buildings or 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.
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ADDITIONAL CRITERIA

New construction, alterations, demolition

Section 94-49(c)(4) – Additional Criteria.

The Secretary of Interior's Standards for Rehabilitation are supplemented by the following criteria specific to certain types of requests:

New construction and alterations. The following design elements and features should be visually compatible with resources in the surrounding buildings.

1. *Setting, orientation and setbacks.* The building should be situated approximately the same distance from the street as adjacent buildings, to create a continuous street edge. The orientation of the building should be consistent with that of the surrounding buildings. The setting should be designed with the overall environment in mind. It should take into account the compatibility of landscaping, parking, service areas, walkways and accessory structures.
2. *Building height.* The height of the building at street level should be visually compatible with the height of surrounding buildings.
3. *Design styles.* New buildings should take their design cues from the surrounding buildings. Traditional or contemporary design standards and elements should relate to the surrounding buildings.
4. *Proportion of openings.* The relationship of the width of windows and doors to the height of windows and doors should be visually compatible with the surrounding buildings.
5. *Rhythm of solids to voids.* The relationship between solids (walls) and voids (windows and doors) of a building should be visually compatible with the surrounding buildings.
6. *Rhythm of spacing along the street.* The relationship of buildings to the open space between them should be compatible with the other buildings on each side of the street in that block.
7. *Relationship of materials and textures.* The materials and textures of a building should be chosen with the predominant materials of the historic district in mind. Simplicity in such use is preferable.
8. *Roof shapes.* The roof shape of a building is a major distinguishing feature. The roof shape of a new building should be compatible with those of the buildings in the historic district.
9. *Size, scale, bulk, mass and volume.* The physical size, scale, bulk, mass and volume should be compatible with the surrounding buildings without overwhelming them.

Demolition. The existence of one or some of the following conditions may be the basis for denial of a demolition application.

1. The resource contributes significantly to the historic character of designated property or district.
2. The resource is listed on the National Register.
3. The resource is one of the last remaining examples of its kind in the neighborhood or city..
4. The resource is capable of being repaired and reused in a practical and feasible manner.
5. Retention of the resource 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.
6. Granting a certificate of appropriateness for the demolition would result in an irreparable loss to the city of a significant resource.
7. The plans for the simultaneous new construction (if the demolition is granted) are not compatible with the property or district.