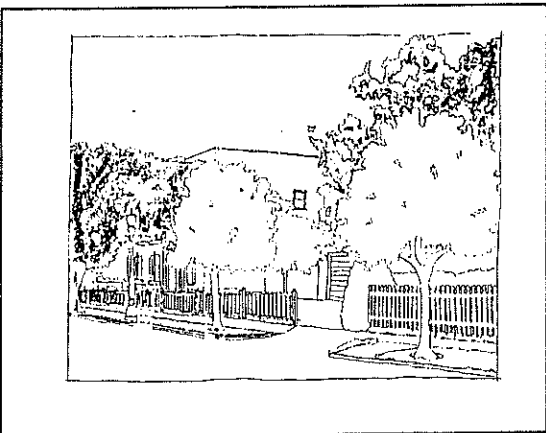
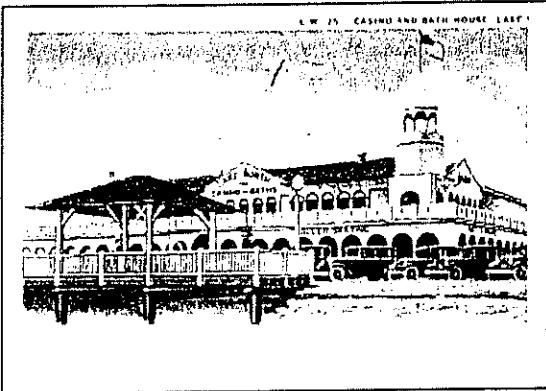


COLLEGE PARK DESIGN GUIDELINES

and

COMMUNITY MASTER PLAN



City of Lake Worth
Florida

Jan
Abell Garcia Architects
December, 1999

1945
1946

1947
1948

1949
1950



1951

1952

1953

1954

1955

Guidelines and Community Master Plan for College Park Historic District

These Guidelines include the following:

Background on the development, history, architecture and landscape character of College Park,

Guidelines to assist each property owner in preservation of architectural heritage; recommendations for new construction and renovation that respect the community of College Park,

Essential reading for all architects, builders, real estate agents and persons planning to build or purchase property and residents who wish to maintain and renovate their houses.

ACKNOWLEDGEMENTS

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College Park Homeowner's Association

Lake Worth Library

State of Florida, Division of Historic Resources, Bureau of Historic Preservation

College Park Design Guidelines and Community Plan

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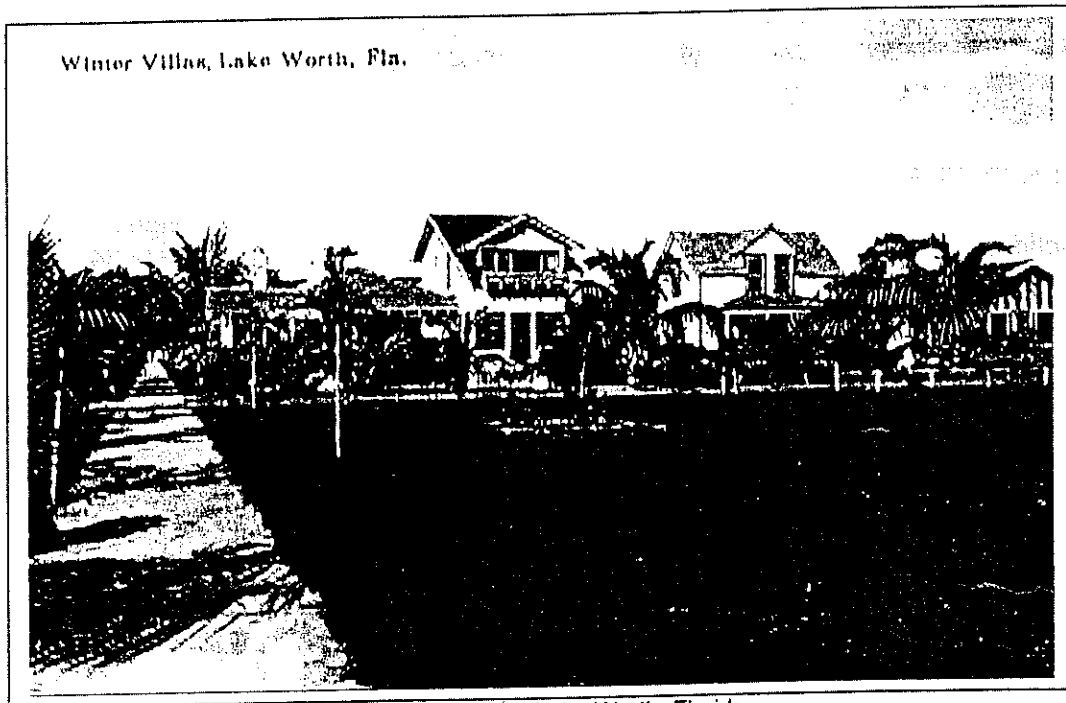
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This Master Plan for the College Park Historic District was initiated in the summer of 1999 to provide the community with a direction and a plan for the ongoing redevelopment and maintenance of this neighborhood. The Plan, which is concentrated on design alternatives for the historic district are not be considered as only applicable to the area between Dixie Highway and Federal Highway, but should be considered for the area east of Federal Highway and also considered as the College Park.

INTRODUCTION

The first section of this manual, The Design Guidelines, is designed to provide the reader with a brief historical overview of the development of the College Park Historic District and the architectural styles represented within this district. An understanding of styles, materials and major character defining architectural features will assist the homeowner in meeting the design criteria and guidelines created from the City of Lake Worth's Historical Preservation Ordinance and the Secretary of the Interior's Standards for Rehabilitation.



Postcard – Lake Worth, Florida

The second section of this manual, The Community Plan, will address the district as a whole – a 1920's development that was left incomplete for twenty five years, and when development resumed in the mid 1940's the overall continuity of the development was no longer a priority. This section of the manual will address a master plan for retention of the historic quality, the maintenance of a neighborhood and the recommendations to create and retain a quality of a quite peaceful neighborhood as imagined by the original developer in 1924. Public property, as well as private property will be considered in this section of the manual.

- **Lake Worth's Historic Resources Preservation Board**

The Lake Worth Historic Resources Preservation Board (HRPB) was created by Ordinance, Chapter 23, and Article 27, of the Zoning Code. The nine members of the HRPB are appointed by the City Commission. They shall be complementary to the State Historic Preservation Officer, and have the following purposes:

- Effect and accomplish the preservation and protection of historic properties;
- Promote educational, cultural and welfare of people to safeguard the City's history;
- Stabilize property values;
- Foster civic pride and cultural stability through conservation of historic neighborhoods;
- Contribute to the City's economy through preservation and revitalization of historic resources;
- Protect character and scale of neighborhoods and protect against destructive encroachment;
- Provide review process for continued preservation and appropriate development of new construction, additions to structures within historic districts;
- Avoid adverse affects on landmarks and historic districts through demolition or alteration.

With the HRPB in place, the City of Lake Worth and the College Park Neighborhood Association initiated a contract with The Jan Abell Kenneth Garcia Partnership Architects to provide Design Guidelines and a Master Plan for the College Park Historic District and neighborhood. Supported by the enthusiastic and interested residents, it was determined that a plan was needed to control the destiny of College Park, its personality and its appearance. The Community Plan accompanying these Design Guidelines will provide a tool to enable the future planning and appearance of this neighborhood. The Master Plan will provide a point of reference accessible to everyone.

- **National Register and Local Register Listing**

The College Park Historic District was listed as a local historic district in April, 1999. A smaller, core area of the local district was reviewed and recommended for National Register listing by the Florida National Register Review Board on October 28, 1999. A contributing structure within a National Register Review District is recognition of its historic importance within that district. Properties listed in the City of Lake Worth historic districts will be recognized for their historic significance and be required to obtain a Certificate of Appropriateness (COA) when alterations, additions or renovations to the exterior of an existing structure is planned. New construction, relocations and demolitions within the historic district will be reviewed and must obtain approval or a Certificate of Appropriateness prior to beginning any construction. Interior renovations and ordinary maintenance are not reviewed. All larger projects involving extensive alterations, additions, demolitions or new construction are reviewed by the Historic Resources Preservation Board (HRPB), which has final authority, unless there is an appeal to the City Commission.

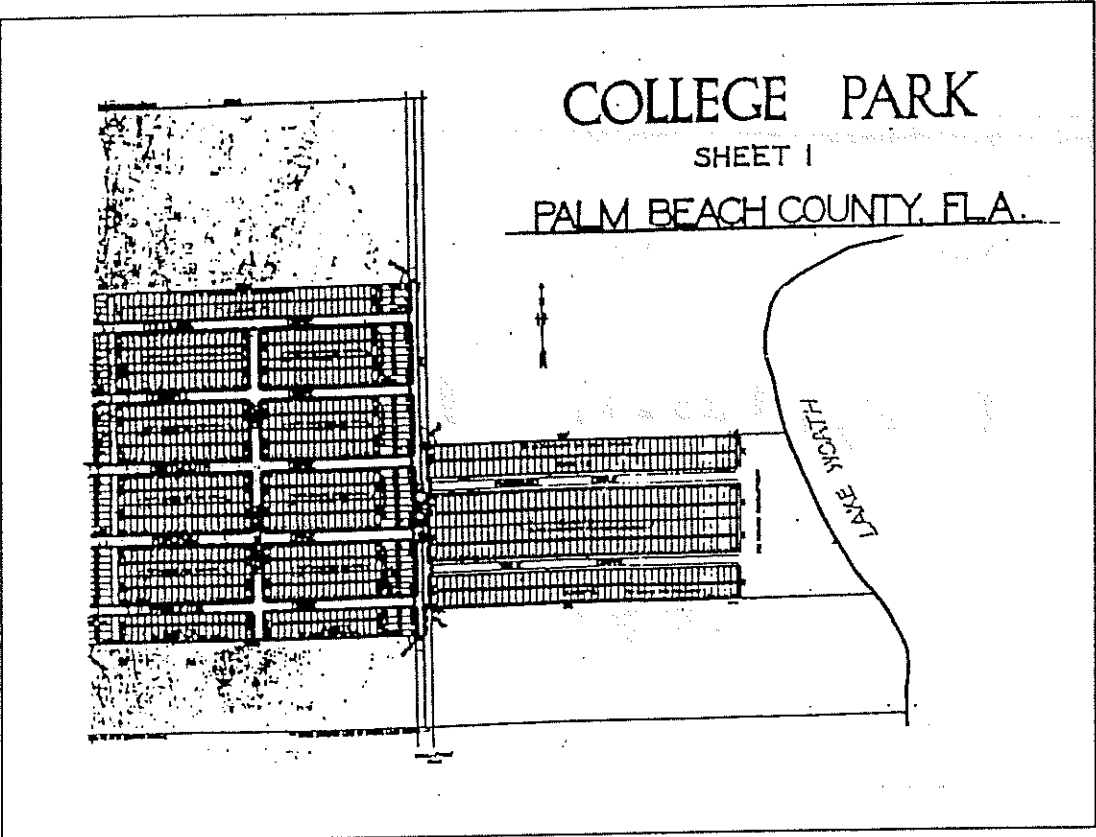
The criteria used to review Certificates of Appropriateness require construction to follow the U.S. Secretary of Interior Standards and the Historic Preservation Ordinance of Lake Worth. The intent is to ensure that the historical and architectural integrity of the building being reviewed is maintained and that new construction is compatible with the existing structures and surrounding context. Under the COA process, the applicant will post a notice at the premises of the proposed work in a location visible from the street within three working days of application submittal to the building department. Unless an appeal is expressly waived by an applicant, no COA will be effective for a period of fifteen days subsequent to the HRPB's decision. Appeals of staff decisions are sent to the Historic Resource Preservation Board and to City Commission for review of HRPB decisions.

AN HISTORICAL OVERVIEW

The College Park subdivision was created by plats filed between December 1924 and May 1925. The original plat, with Additions 1 and 2, is bounded by Dixie on the west, originally undeveloped land to the north and south, with Federal Highway (historically Olive Street) the primary eastern boundary, although a portion of the development extended to Lake Worth. The College Park Historic District is bound by basically the same edges excluding the portion east of Federal Highway. Columbia Drive is now the north boundary and 19th Ave. the south boundary. Federal Highway is the east boundary of the historic district.

Albert O. Greynolds, with Manford Monroe operated Greynolds and Monroe Realty Co. as well as their road building operations (which constructed Dixie Highway) and individually Greynolds developed Greynolds Highlands in Lantana, as well as Southland Park along the intercoastal in West Palm Beach.

Lot sizes in College Park were 25 by 110 or 50 by 115. Lots were narrow, and buyers were required to buy at least two lots to accommodate their homes. An alley was designed to provide a service way and separation from the residential neighborhood and the commercial area along Dixie Highway. A grid pattern was intentional and typical of development in the Florida Boom Time development.



Plat Map – December, 1924

Unique to "College Park" is the naming of each street after prominent American colleges or universities. At the time, it was typical to use numbers and letters to name the streets in most subdivisions.

The popularity of College Park was evident in the sales that occurred immediately after the announcement of the subdivision in the December 3, 1924, Lake Worth Herald. The paper announced that the new subdivision would include a "White Way" of ornamental electric lights on every street, water service, streets paved from curb to curb and sidewalks."¹

The College Park subdivision was touted as being a great realty investment because of its prime location on Dixie Highway with tourists passing by in the thousands, its high class property with building restrictions and proximity to businesses and the ocean.

The Land Boom had nearly ended by 1926 and although some building continued in College Park, like most building in south Florida, new developments were far from complete and College Park was far from being built out. The 1928 hurricane and the national economic depression in 1929 brought building in College Park to a stand still until after the WWII. In the 1940's, there was a widespread demand for housing and College Park provided a development that still had a number of vacant lots for new housing. A second boom began and numerous concrete block houses in a minimum traditional style and vernacular were constructed, completing the build out of College Park to its intended density.

Sunday Morning, April 19, 1925

COLLEGE PARK COLLEGE PARK COLLEGE PARK

Success Is the Born Child of Progress
BEAUTIFUL

College Park

Between the Dixie and the Lake, South of the
Palm Beach Canal

College Park
Opened For Sale, December 1st, 1924

**Come to College Park and
See the Real Progress Made**

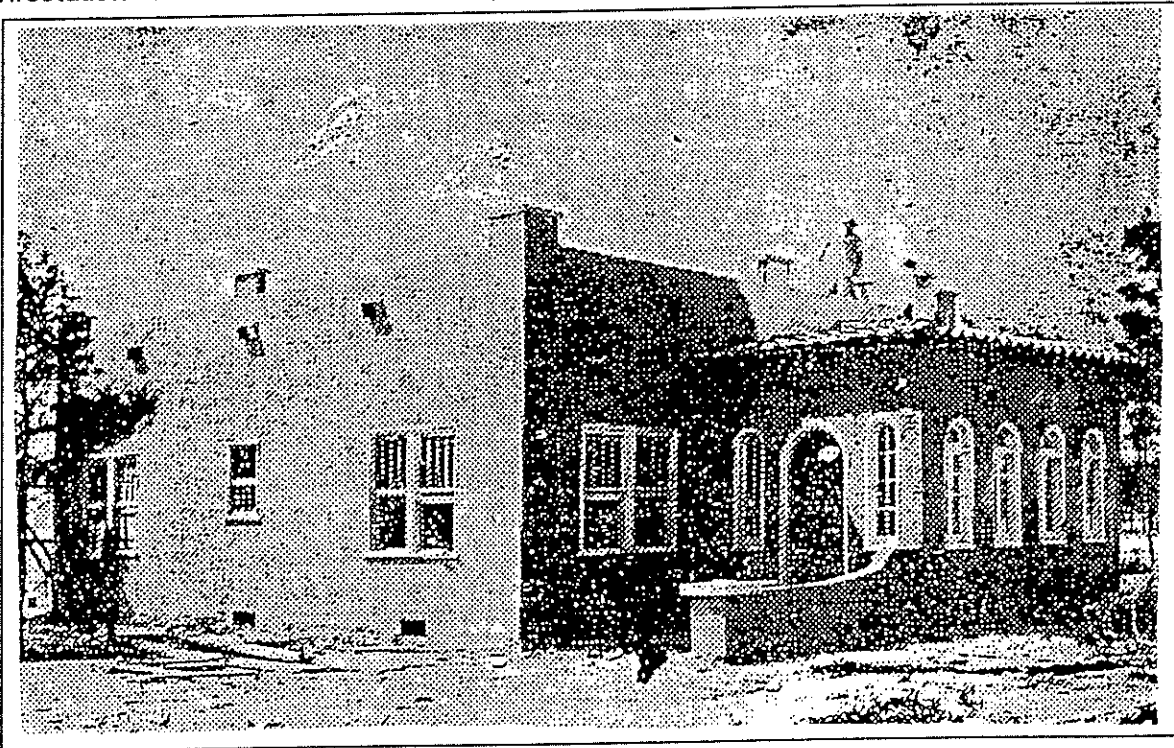
COLLEGE PARK COLLEGE PARK COLLEGE PARK

¹ "College Park Opened on North Dixie way", Lake Worth Herald, December 3, 1925, p. 1; Advertisement Palm Beach Post, December 2, 1924.

The architecture of the district reflects the two district periods of development. The architecture of the early development is evidenced in the abundance of two story Mediterranean revival and mission style houses, particularly popular in south Florida in the 1920's. With the second building boom, the majority of houses are single story, slab on grade masonry houses with some traditional style and many reflective of the 1940 vernacular house in Florida, some ranch style, some taking advantage of the shed roof to capture additional height in one main room and sometimes clerestory light.

Florida Boom Period (1919-1929)

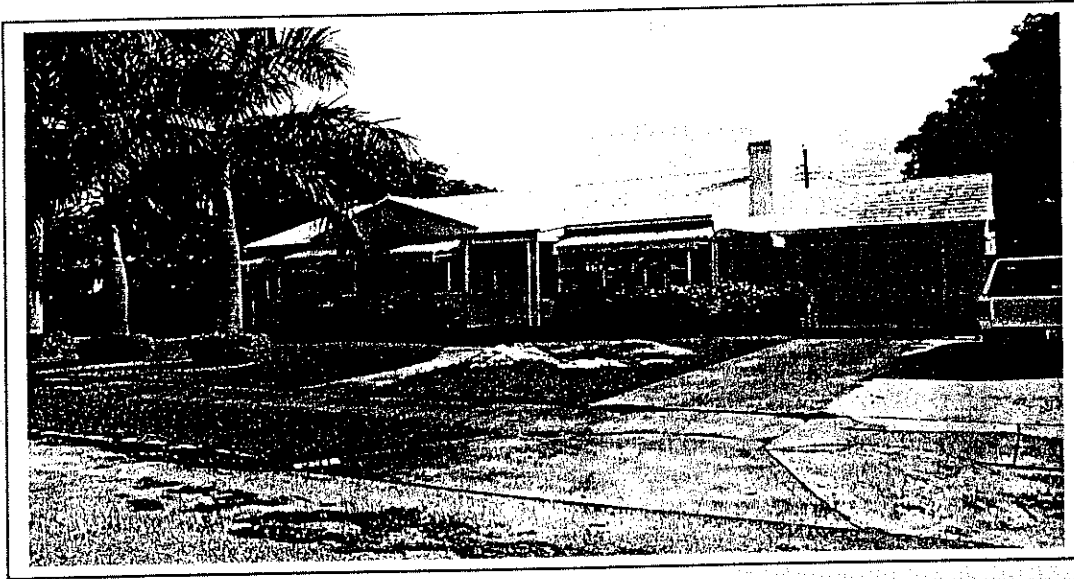
Florida experienced an unprecedented period of growth during the post World War One period, known as the era of the Great Florida Boom. Immediately upon the war's end real estate activity picked up, soon rising to a frenzied pitch. Property values rose dramatically. In virtually every city and town new subdivisions were platted and lots sold and resold for quick profits. Bank deposits swelled and droves of real estate companies set up shop in many towns and cities. State and county road systems expanded rapidly. Southeast Florida, particularly Miami and Palm Beach, entertained the most anxious activity, but few communities in the state escaped the fever. The air began to seep out of the speculative land bubble in 1925. In August of that year the Florida East Coast Railway announced an embargo on freight shipments to south Florida, where ports and rail terminals were clogged with unused building materials. Devastating hurricanes that hit southeast Florida in 1926 and 1928 killed thousands of people and provided a sad, closing chapter to an era of wild excesses, plunging the state into economic depression. Adding to the economic misery, an infestation of the Mediterranean fruit fly devastated groves throughout the state in 1928.



Newspaper Advertisement for College Park - April 1925

Depression and New Deal Period (1929-1940)

The economic decline that first struck Florida fell within three years upon the nation at large, descending in full measure after the 1929 Wall Street Crash. Between 1929 and 1933, 148 state and national banks in Florida collapsed. By 1933 approximately one out of four Floridians was receiving some type of public relief and assistance.



231 Columbia

As the decade wore on, relief measures expanded, mostly inspired by the New Deal administration of Franklin Delano Roosevelt. The Works Progress Administration (WPA) provided jobs for professional workers and laborers alike, often employing them to construct roads and buildings. As a result the nation, the state, and communities by the thousands obtained infrastructure improvements they might otherwise never have attempted for lack of vision or means.

COLLEGE PARK'S ARCHITECTURAL STYLES

Frame Vernacular (1821-1940)

Vernacular architecture predominated in Florida from the Territorial Period until the Depression era of the 1930s. Frame vernacular architecture was the common wood-frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Dwellings and associated outbuildings constituted the most common wood frame property type. Many frame vernacular churches and commercial and industrial buildings were also constructed.

Because this style is typically found in older development areas, within the College Park Historic District, there are few examples. 330 Columbia is identified as frame vernacular in the National Register of Historic Places Form. Many of the characteristics found in the earliest of these homes are exemplary of early settlements in the country. Within the more urban/suburban context, these structures can be identified by their pier foundations, often of brick or coquina. Exterior cladding was clapboard, lap siding, or board-and-batten. Roofs were front or side facing gable types. Windows were double-hung sash with small panes, most frequently in a 6/6 light configuration. Porches were a universal feature. They were usually full-width, shed or incised types.

From the end of the Civil War until about 1910, frame vernacular architecture in Florida was characterized by the balloon-frame method of construction. Studs in multi-story buildings rose continuously from the floors to the roof. Floors hung on the studs. Balloon framing allowed cheaper and more rapid construction from earlier wood framing and permitted taller frame buildings. Brick piers provided the principal foundation type. Roofs were generally gable, hip, or pyramidal. Metal roof surfacing, including ornamental metal, became common in Florida during the period. Roof forms were more complex, featuring dormers, cross gables, and other secondary roof structures. Windows were typically double-hung sash, often in a 2/2 light pattern. Porches and verandas were common features.

A final change in frame construction in Florida occurred about 1910 with the introduction of platform framing. With the new method, each floor was constructed independently. Shorter studs were erected upon wooden platforms to support the overlying platform or roof. This framing system was both simpler and more rigid than the balloon framing system it replaced.

Characteristics:

- Plan: regular, rectangular, ell and irregular.
- Foundation: Piers, concrete block during 1920's.
- Height: one to two-and-one-half stories.
- Primary exterior material: horizontal wood siding.
- Roof type: gable, less common hip, pyramidal.
- Roof surfacing: metal, late 19th century; composition and asbestos shingles beginning in 1920's.

**Masonry Vernacular
(1821-1940)**

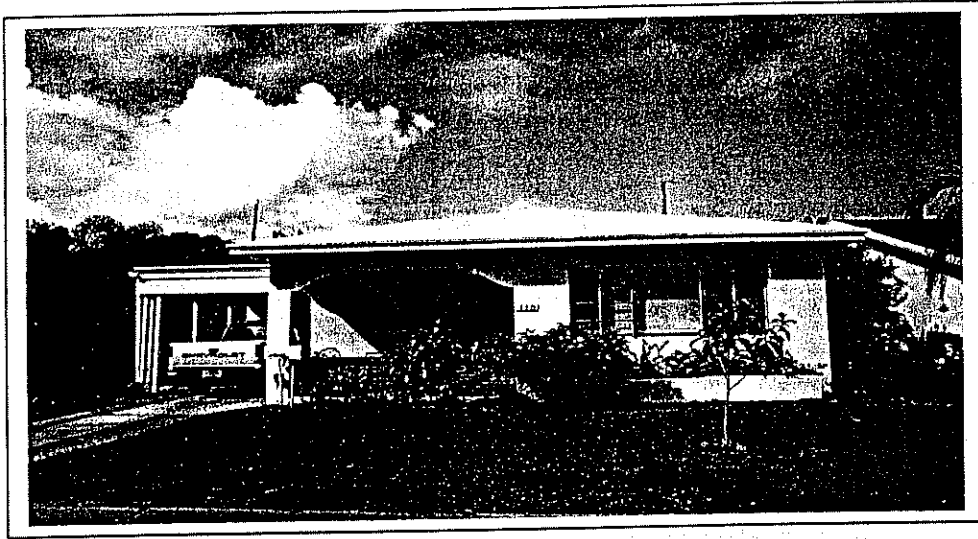
Brick, the most common masonry material in the United States, was not readily available until the turn of the century in Florida, because of poor transportation facilities and the indigenous soil content. Contractors for early brick structures in Florida, including fortifications, lighthouses, and arsenals, imported brick from other states for their works. As rail networks began to penetrate the Florida peninsula, brick became more readily available.



311 Columbia

Because of its fire-resistant qualities, brick was often used for commercial buildings.

After 1900, brick is more commonly found in the construction of a variety of buildings, including private residences, schools, and governmental buildings. Beginning in the 1920s two new masonry materials, hollow tile and concrete block became widely used. These new materials were as strong as fired brick, but were lighter and cheaper. In later years concrete block almost exclusively replaced brick as a structural material.



330 Cornell

Characteristics:

- Plan: regular, rectangular.
- Foundation: continuous or slab (commercial), brick or concrete.
- Height: one-two stories (apartments); one-two stories (commercial).
- Primary exterior material: brick, common or running bond; stucco, rough texture; concrete block, rusticated rock-faced.
- Roof type: hip; flat with parapet (commercial).
- Roof surfacing: composition shingles; built-up, commercial.
- Ornamentation: simple; usually cast-concrete or ornamental brick such as corbeling.

**Mediterranean Influence
(1885-1940)**

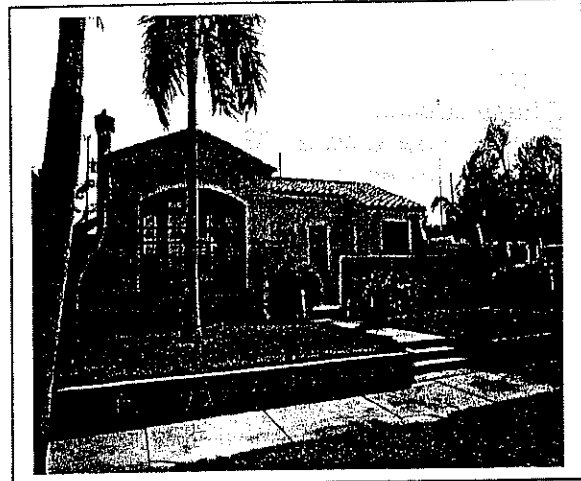
Spanish and other Mediterranean-influenced styles were most common in Florida, California and the southwest. Spanish Revival architecture, popularized at the 1915 Panama-California International Exposition at San Diego, swept through California, the southwest, and Florida within a few years.

Florida's Spanish heritage and semi-tropical climate favored use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival hotels. During the great Florida land boom of the 1920s architects and builders applied Spanish, Spanish Colonial Revival, Mission, and other 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, particularly those designed by architects, were consciously modeled on formal styles.



326 Fordham



327 Columbia

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades and loggias; ceramic tile decoration; and ornate, low-relief carvings highlighting arches, columns, window surrounds, cornices, and parapets. Decorative outriggers and rafter tails are visible on many of the Mediterranean structures. These are often left natural, especially if made from pecky cypress.

Characteristics:

- Plan: irregular.
- Foundation: continuous.
- Height: two stories.
- Primary exterior material: textured stucco.
- Roof type: combinations of hip and flat, Mission: flat with parapet curvilinear, square, crenellated.
- Roof surfacing: barrel, French interlocking tile, built up on flat roofs.
- Detailing: plaster and terra cotta detailing highlighting arches, columns, window surrounds, niches, cornices, and parapets; wrought iron grilles, balconies, and balconets.

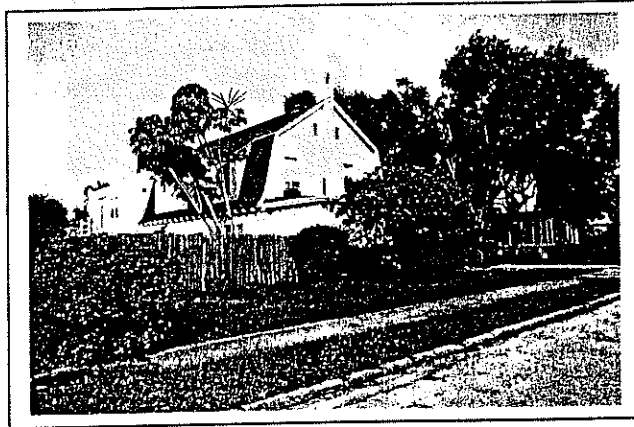


Tile Roof & Decorative Brackets

Colonial Revival: Dutch Colonial Revival (1900-1930)

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 they produced designs now known as "Georgian," "Federal," and "Jeffersonian." The major elements of those styles were symmetrical facades and rectangular windows with small panes.

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 maintained a one-story full facade entrance porch or veranda. One variant, the Dutch Colonial Revival, featured a gambrel roof as can be seen at 226 and 230 Princeton Drive.



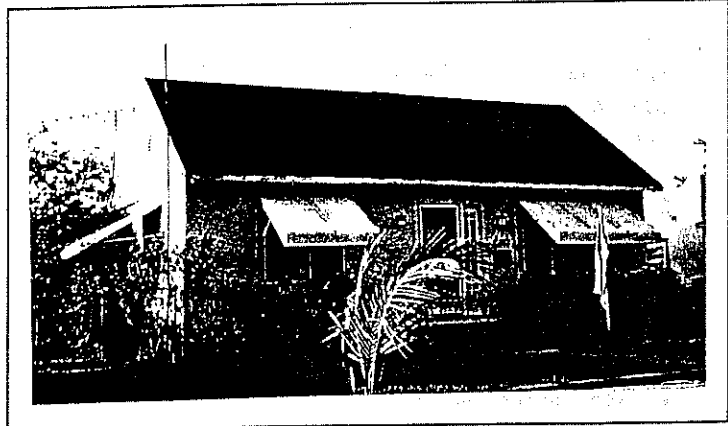
226 Princeton

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.
- Roof type: hip; hip dormers a frequent secondary roof.
- 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.

Minimal Traditional

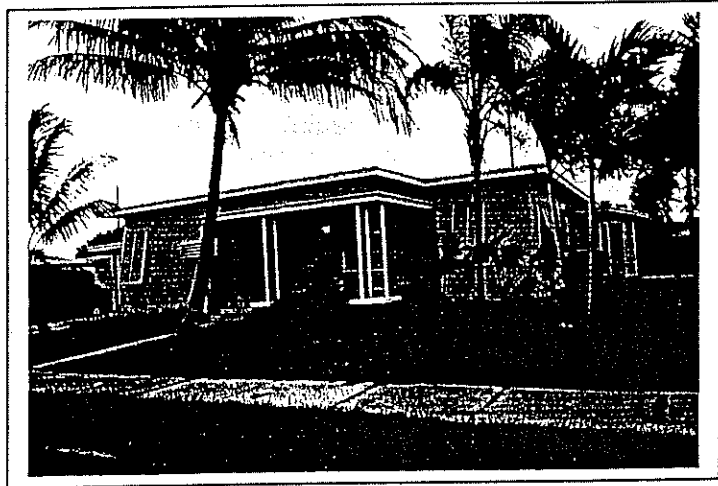
The minimal Traditional style is the most prevalent style within the district. These affordable houses were a response to the tight economic times of the Depression in the mid-1930's. During the years preceding and following World War II, Minimal Traditional houses were constructed in large numbers. If the Mediterranean Revival homes in the College Park neighborhood typify the 1920's construction activity, then Minimal Traditional homes represent the area's 1940's architecture. Typically, Minimal Traditional houses have little ornament and low roof pitches with one front facing gable. Tudor or Colonial Revival influences are sometimes evident in the entrances.²



331 Princeton

International (1928-1970)

The International style became the dominant commercial building style in the United States between 1930 and the mid-1970s. Originally conceived by post-World War One European architects as a design for worker housing, the style found a theme in the exploitation of contemporary building materials and technologies. Designers discarded the ornamentation of existing or traditional styles and exposed the structural elements of their buildings to produce a starkly functional design. Compositionally, this style is a balance of unlike parts and is more often than not substituted for axial symmetry.



245 Vanderbilt

The style took its name from a book entitled The International Style: Architecture Since 1922, published in 1932 by Henry Russell Hitchcock and Philip Johnson, who also organized an exhibit that same year at which they introduced the style to an American audience. Later in the decade, many originators of the style, fleeing the rise of Nazi Germany, immigrated to the United States. They took up positions at some

² Virginia and Lee McAlester, A Field Guide to American Houses, (New York, New York: Knopf Publishing, Inc., 1992), p. 478.

of the most influential schools of architecture in the country and subsequently influenced generations of leading American architects.

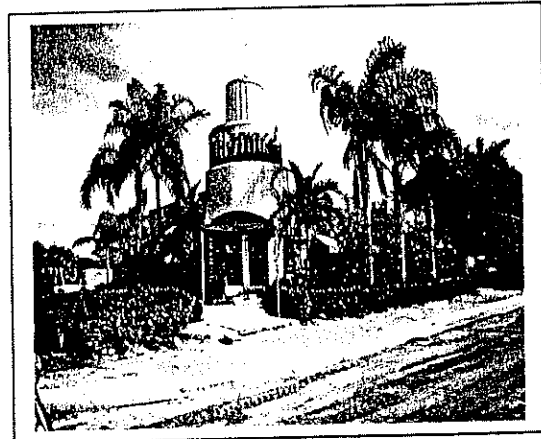
In Florida, International style buildings are most often found in communities where building continued during the 1930s, notably coastal communities in southeastern counties where tourism sustained the economy. A fine residential example of this style exists in the College Park Historic District at 245 Vanderbilt. Typical of the style, this house has a flat roof, smooth exterior surfaces without ornament, bands of windows, asymmetrical facades, and metal casement windows that are flush with outer walls.

Characteristics:

- Plan: irregular.
- Foundation: continuous, reinforced concrete.
- Height: one to three stories.
- Primary exterior material: poured concrete, concrete block with stucco.
- Roof type: flat
- Roof surfacing: built-up.
- Detailing: minimal; minor reveals, windows organized in bands and to turn corners

**Streamline Moderne
1930-1940**

Streamline Modern is a very American style of architecture. The depression had put an end to the age of affluence and extravagance, yet Americans took pride in the achievements of their transportation engineers especially. This style celebrates a national interest and pride in these achievements. Although this style is not found in the immediate College Park Historic District, the nearby restaurant Kristines is an example of the style.



Horizontal lines dominate this style with the only vertical features at the entry. Streamline Moderne is a style of curved surfaces, curved end walls and cylindrical projections. It is a style of little or no decoration or ornament except for the stringcourses that run continuously at window sills, heads and at the top of parapets to emphasize the horizontality of the design. Windows are often organized in horizontal bands and the overall affect of the buildings produce a nautical effect. Roofs are flat with parapets. Walls, brick or concrete are usually plastered to create a smooth wall plane.

Typical Characteristics:

- Plan: irregular
- Foundation: continuous, concrete
- Height: one and story single family residences
- Primary exterior material: stucco on concrete or masonry.
- Roof type: flat and parapets, often surmounted with pipe rails.
- Roof surfacing: built up flat roofs
- Detailing: horizontal banding, glass block

Ranch 1935-1975

The Ranch style house originated in the mid 1930's in California. After World War II, the one-level Ranch Style house appeared. Ranch Style architecture is loosely based on Spanish Colonial precedents. It was a favored choice for returning veterans, and could be purchased under the G I. Bill of Rights in a minimum two bedroom version. Characteristic of the houses are small one story plans, usually slab on grade with low to medium pitch gable roofs and a low horizontal façade in general. The use of different materials bearing no discernible relationship to one another was characteristic of these "builders specials", along with the attached garage. The garage becomes a dominant feature of the house, just as the automobile provides the means by which people can move "out" of the city.



333 Vanderbilt

In addition to the style "ranch", the houses of this time period represent another change. The postwar house could be purchased with a "packaged mortgage," allowing the inclusion of stove, refrigerator, washing machine and dryer, and carpeting in the original financing of the house. The consumer society had arrived and Americans were happily buying a collection of expensive machines surround by the smallest possible amount of living space. The houses are further apart with yards that have side yards as well as the typical front and rear yard. The porch has moved to the rear, and in Florida the house is likely to have a patio or lanai for private living.

Typical Characteristics:

- Plan: irregular, rambling, asymmetrical.
- Foundation: continuous, reinforced concrete.
- Height: one story
- Primary exterior material: brick, wood, stucco
- Primary elevation: maximize façade with attached built on garage at front
- Roof type: hip, side gable, gable all with low pitch
- Roof surfacing: asbestos shingle, asphalt shingle
- Detailing: eave overhang, decorative shutters

Split Level 1955-1975

This style rose to popularity as a multi story modification of the Ranch house. It retained the horizontal lines, low pitched roof, but added a two story unit intercepted at mid height by a one story wing, making three levels of living space. Continuing for nearly a decade after WW II, the size of a house was minimum, making the house economical to many. Gradually, the pent up demand of young families was satisfied and the country moved into the prosperous Eisenhower years, the builder economic house became a large dwelling and the split-level was born.

A creation of modern architecture, the split-level idea was taken over by the speculative builder, decorated with details from colonial references or ranch trappings. This house was presented to the home buyer as an expanded version of the earlier "Cape Cod cottages". Characteristic of these house include a very utilitarian floor plan, no waste space, attic, a porch. The living area leads up a few steps to the bedrooms and down a few steps to the living, dining and kitchen area. This popular style became an American suburban dream house. The National Register Nomination for College Park includes one example of the split level style within the district boundaries at 334 Fordham.

Typical Characteristics:

- Plan: ell
- Foundation: continuous, reinforced concrete
- Height: one to three stories..
- Primary varied and mixed
- Roof type: hip and side gable typically
- Roof surfacing: asbestos shingle, asphalt shingle, rolled roofing

MATERIALS

Materials are an important part of the fabric of any building or historic district. Significant materials should be identified before undertaking the rehabilitation of a building or other historic property. College Park's Historic District does not exhibit a wide variety of materials. Significant is the number of stucco house and the appropriate method of repair or replacement. This section contains descriptions of the significant materials found in College Park.

Masonry

Brick was rarely used in Florida. Clay was not indigenous to the state and a primitive transportation system made this a rather scarce material. At the periods of development in College Park, "masonry" typically refers to concrete block or hollow clay tile. These masonry units were then typically covered with stucco.

Stucco

Stucco, an exterior wall covering, consists of a mixture of portland cement, sand, lime, and water. Sometimes crushed stone or shell is added for texture. Until the late 1800s stucco was formed by water, sand, straw, animal hair, and lime. The invention of Portland cement in 1871 revolutionized the use of stucco, making it durable and versatile.

Traditionally, stucco was applied with a trowel, finished smooth, then scored or lined in imitation of ashlar. Other finishes included adobe, pebble dash, shell dash, dry dash, fan and sponge texturing, reticulated, vermiculated, rough-cut, and sgraffito. Stucco finishes were associated with a variety of styles and building styles and building types. These included the Italianate, Prairie, Art Deco, Art Moderne, and many revival styles, among them the Mission, and Mediterranean Revival. Stucco has continued to be the primary exterior building material after 1940.

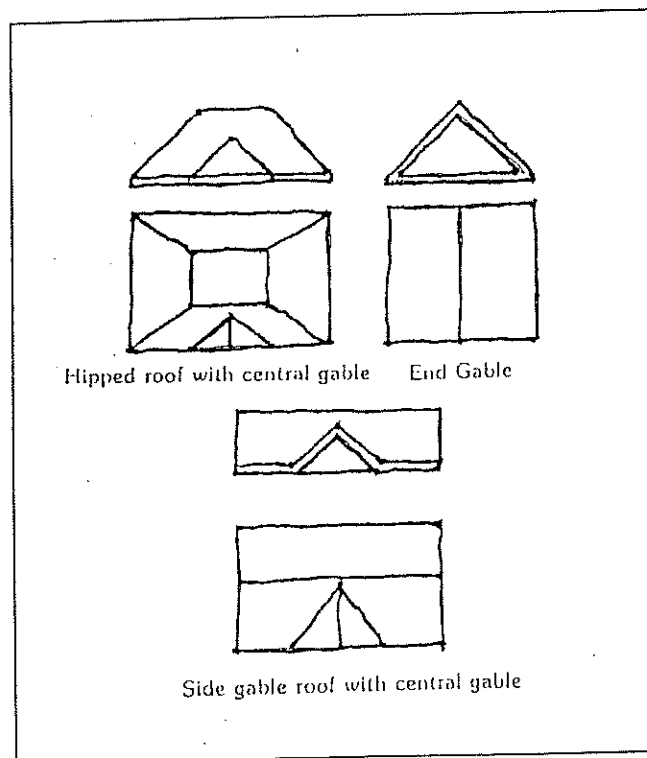
In Florida, stucco gained popularity during the Great Boom of the 1920s, usually in association with revival styles such as the Mission and Spanish Colonial. It was also frequently applied to existing buildings, particularly brick structures but even occasionally to wood sided buildings, to give them a contemporary look. The stucco on the houses in College Park has a variety of textures that range from a very smooth sand texture to a heavily textured and variegated stucco on some early houses from the 1920's. Matching the texture and finish of the stucco is extremely important and may require some samples to be prepared prior to initiating stucco to the repairs or additional new work to an existing stucco house.

Roofs and Roofing Materials:

Often, the architectural character of an older building is expressed most in its roof form and roofing material. Most of the roofs in College Park are either gabled or hipped, some with combinations of both.

The elements are important in defining the character of the house and its surroundings. Every effort should be made to retain these features or repair them. Metal or synthetic soffits and fascias are not compatible nor appropriate to roofs that have had exposed rafters.

The materials used for the roofs of buildings throughout the district vary. Clay tile is often seen on Mediterranean style buildings as well



as others in the district. Concrete tile became a common roofing material in the mid to late 1940's and can be seen throughout the neighborhood during the second phase of its development. Composition materials such as asphalt or asbestos shingles were introduced later and seen on many of the houses. It is important to repair or replace roofing with materials similar to the original in size, color and texture. Tiles roofs are the most important to retain because of their color, texture and stylistic qualities they provide for a structure. It is without question that the Mediterranean style houses, with their low pitched roofs, decorative brackets that support the tile roofs and the typically terra cotta colored tiles are significant to the architectural quality of the building. However, the concrete tiles, which became very popular in Florida as a more affordable and durable product is also very significant to the character of the house. These roofs should be retained whenever possible, and the replacement of an original tile roof should be encouraged if it has unfortunately been lost over the years.

MAINTENANCE & REHABILITATION OF HISTORIC BUILDINGS

This section addresses rehabilitation of historic buildings and their sites. It begins with definitions of the major approaches to altering or repairing a historic building. Following are definitions and approaches to be used to develop a rehabilitation plan for buildings within the College Park Historic District.

Remodeling

Remodeling is an approach in which repairs or alterations are undertaken with little 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. Remodeling is not a recommended approach in an historic district. It will frequently result in rejection of a certificate of appropriateness and denial of tax credits for revenue producing buildings and ad valorem tax exemptions.

Stabilization

Stabilization, usually the first step in preserving a historic building, is undertaken to re-establish the weathertight and structural integrity of buildings. 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 insects, protecting a property from vandalism, and other work that will prevent further deterioration. This is particularly useful for larger public buildings that require time to locate an appropriate tenant.

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 may require 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. Restoration entails research into the history, development, and physical form of a building 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 accurately reproduced. Conjectural reconstruction is not a recommended approach and conflicts with contemporary preservation standards.

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

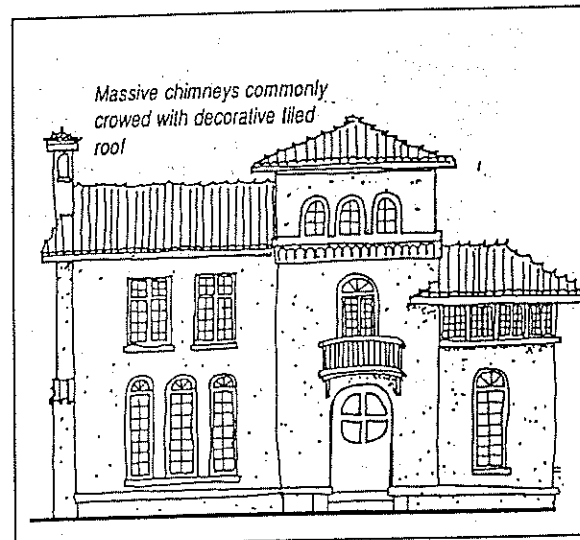
features and character. Rehabilitation represents a compromise between remodeling, which has no sensitivity to the historic features of a building, and restoration, which is a highly researched and extremely accurate. It is costly and most important to highly visited properties that use the building to educate the public about architecture and historic preservation.

Rehabilitation frequently involves changes in use or adaptive reuses. It includes structural repairs, repairing roofs and exterior finishes, painting, and upgrading mechanical systems. 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. Residential properties typically do not change use, but modern conveniences and mechanical advancements are generally integrated in a rehabilitation plan.

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**. The Secretary of the Interior's Standards are the authoritative guidelines for rehabilitation in the United States. The Lake Worth Historic Preservation Ordinance incorporates them as a basis of review with these 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

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

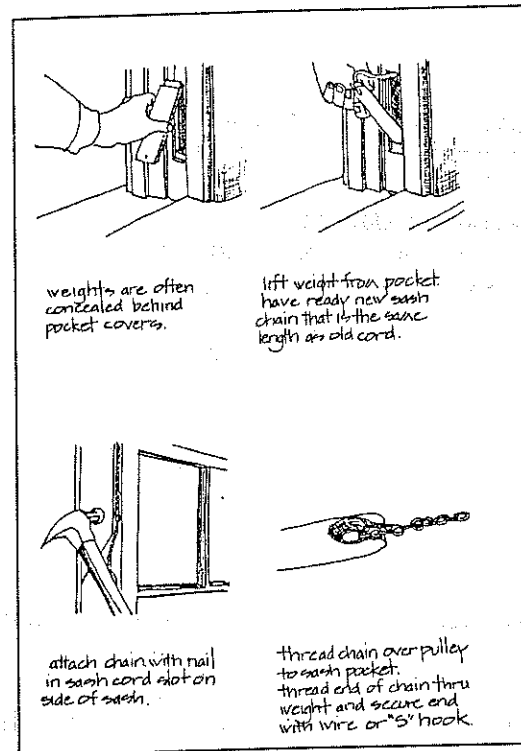
Protect and Maintain

Protection involves the least degree of intervention and precedes other work. Protective measures include the maintenance of historical materials through treatments such as caulking, application of protective coatings, and cleaning of roof gutter systems; or

stabilization and protection of the site. 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, patching, splicing, consolidating, or reinforcing the material according to recognized preservation methods. Repair includes 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 preferred, 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 reparable. If the form is still evident, the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project. Like the guidance for repair, the preferred option is always replacement of the feature with the same material.

Alterations/Additions to Historic Buildings

The final step involves alterations and additions. Some alterations to a historic building are generally needed to assure its continued use. It is, however, important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include new entrances or windows on secondary elevations; and installing mechanical systems. Alterations may include the selective removal of building or other features that are intrusive and therefore detract from the overall historic character.

The construction of an addition to a historic building can be appropriate. The guidelines will assist the homeowner in determining the most appropriate location for an addition and the things to consider when adding to a historic structure.

Uncovering Original Detail

In approaching a rehabilitation project, every effort should be made to uncover any previously encased or hidden finishes and details such as siding, stone, ornamental plaster and decorative elements. It is often the case that the "sealing" of these items in an enclosure of metal or other material has created a poorly ventilated condition, which leads to deterioration. In addition, the covering of original materials on these historic buildings detracts from the building's historic value.

Recommendations:

- Uncover original detail that has been covered by later changes to the building and repair these details, if necessary.
- Uncover original wall materials that have been covered during later modifications by aluminum, vinyl or asbestos siding.

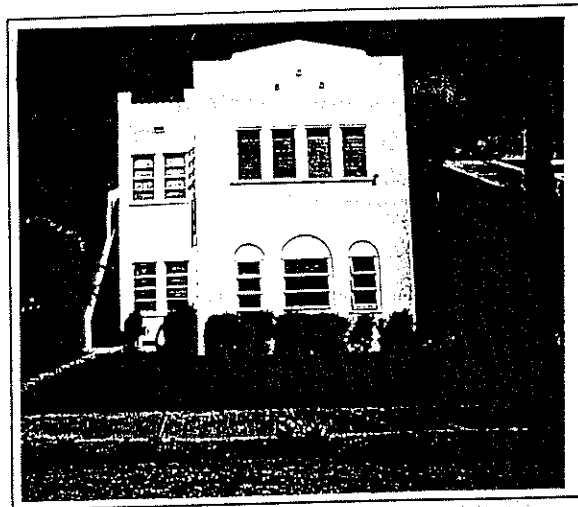
Avoid:

- Covering any original detail with new construction.
- Sandblasting to remove paint, stucco or plaster.
- Using flame to remove paint from wood surfaces.

Maintaining Original Building Characteristics

The key to a successful rehabilitation is maintaining the characteristic details and historic fabric. If replacement of existing materials is essential, materials similar in proportion and style to the original should be used. Items such as wood siding and soffits, facias and brackets, and wooden sash windows and doors, often can be restored or duplicated.

When introducing new elements to the exterior, materials similar in proportion and detail to the characteristic style of the particular building should be used. Application of such uncharacteristic materials as aluminum or vinyl siding and metal frame windows obscures the original character of the building. The building should not be made to look either older or newer than it really is by using details from another style or period. This alters both the building and the streetscape.



Recommendations:

- Replace deteriorated materials with materials that match as closely as possible the proportion and detail of the original material.
- Replace deteriorated details with new details, which match as closely as possible the original details.
- Add new materials or details to the building which are characteristic of the particular style of the building; these materials should be in similar scale with the original building.

Avoid:

- Replacing original details with new details, which do not match the original in scale, proportion, or detail.
- Adding uncharacteristic materials to the building. For example, aluminum siding, vinyl siding, metal frame windows, etc.

Doors and Entrances

Placement of new entrances on principal facades should generally 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 side walls that are not readily visible from the public right-of-way.

Recommendations:

- Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, hoods, and hardware where they contribute to the architectural character of the building.
- Protect and maintain the materials that comprise entrances.
- Replace missing or deteriorated doors with doors that closely match the original design.
- Add simple or compatibly designed wooden screen doors where appropriate.

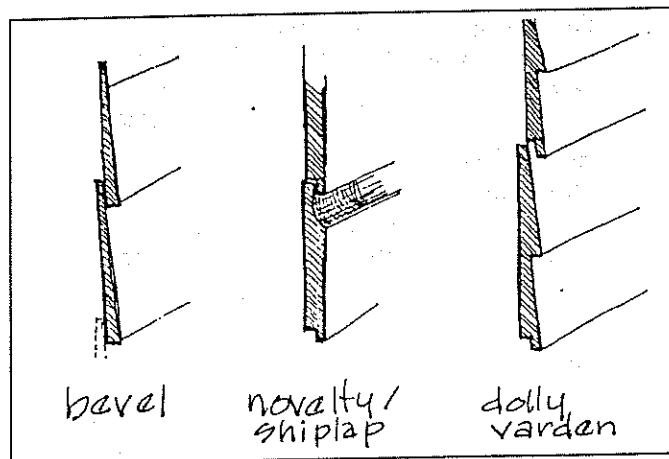
Avoid:

- Introducing or changing the location of doors and entrances that alter the architectural character of the building.
- Failing to undertake adequate measures to assure the protection of historic entrances.
- Removing significant door features that can be repaired.

Wood Siding

Wood siding is a character defining feature of frame vernacular buildings. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail.

Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding and stucco. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines should not be removed.



Aluminum and vinyl are non-historic materials. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation.

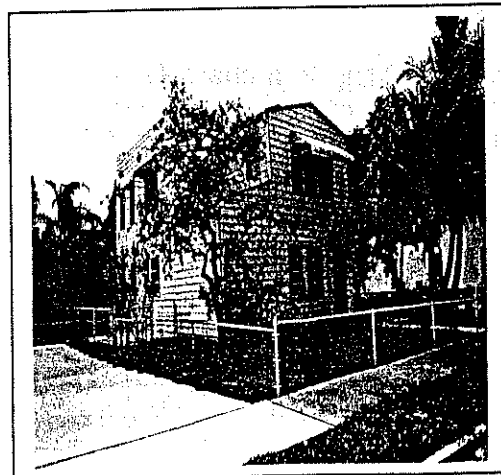
Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement.

Recommendations:

- Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
- Protect and maintain wood features by providing proper drainage so that 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.
- Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
- Replacing in kind an entire wood feature that is too deteriorated to repair - if the overall form and detailing are still evident. Examples of wood features include a cornice or balustrade.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.

Avoid:

- 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 the historic wood from a facade 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.
- 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.
- Replacing an entire wood feature such as a cornice or wall where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

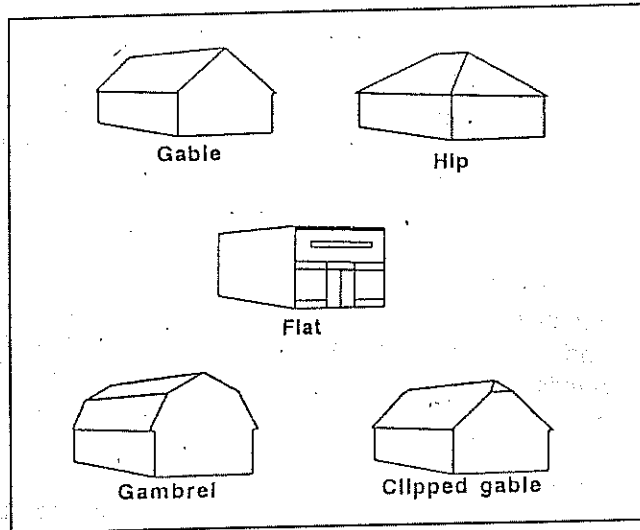


Inappropriate Siding

- 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.
- Introducing a new wood feature that is incompatible in size, scale, material and color.

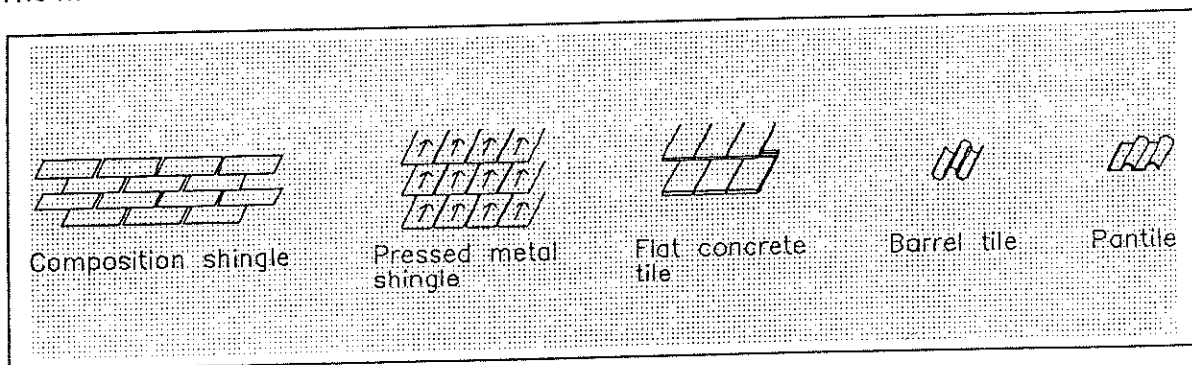
Roofs and Roofing

Often, the architectural character of an older building is expressed most in its roof form and roofing material. Most of the roofs in College Park are either gabled or hipped, some with combinations of both. The roofs overhang the building walls to protect the window and door openings and to provide shade. These eaves are sometimes enclosed and in many cases embellished with wooden brackets. In other cases, rafter tails (the ends of the structural members of the roof) are exposed rather than covered by soffits. Wood fascia boards (a horizontal board between the edge of the roof and the soffit) are also quite common among the various architectural style.



Each of these elements is important in defining the character of the house and its surroundings. Every effort should be made to retain these features or repair them. Metal or synthetic soffits and fascias are not compatible with the materials characteristic of College Park.

The materials used for the roofs of buildings throughout the district vary. Clay tile was often



Common Roofing Materials in District

used on Mediterranean Revival style buildings as well as others in the district. Composition materials, such as asphalt or asbestos shingles, were introduced later. It is important to repair or replace roofing with materials similar to the original in size, color and texture.

Recommendations:

- Maintain the original roofline.
- Maintain the original roofing material.
- Repair or replace roofing with material as close to the original as possible in size, shape, color and texture.

Avoid:

- Altering the original roofline.
- Replacing the roofing with a material which is not characteristic of the building's style.
- Replacing soffits with metal or synthetic material.

Painting

Because of frequent painting, few building in Florida exhibit original colors. The best way to verify original colors is through paint analysis. Many books and articles have been published about paint colors. A selection of these are included in the bibliography for further assistance in choosing historically appropriate paint colors.

Recommendations:

- Preserve painted and unpainted surfaces as they traditionally existed on a building.
- Apply compatible paint coating systems following proper surface preparation.
- Choose color appropriate to the period and style of the building and district.

Avoid:

- 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 and removing paint from a traditionally painted surface.
- Failing to follow manufacturers' product and application instructions when repainting.

Mechanical Systems

Upgrading or additions of mechanical systems are frequently a necessary part of rehabilitating a historic building. Careful planning should precede installation of modern heating, ventilating, and air-conditioning (HVAC) and other mechanical 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.

Recommendations:

Recommendations:

- Install mechanical system so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to historic building material.

Avoid:

- Installing a new mechanical system so that character defining structural or interior features are damaged or destroyed.
- Installing dropped acoustical ceiling to hide mechanical equipment when this destroys the proportions of character defining interior spaces.
- Radically changing the appearance of a historic building or damaging or destroying windows by installing heating or air-conditioning units in historic window frames.

Porches, Porte Cochère, and Garages

Porches and the porte cochère have been a traditional and significant feature of Florida architecture since the early nineteenth century. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the hot and humid weather. The porte cochère, is derived from a carriage porch, a doorway to let a vehicle pass from the street to the parking area. In the twentieth century, it provides a covered "drop off" area for the horseless carriage, such as the one at 315 Columbia.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional year-round living space, which often alters the historic house and is a major compromise to the original architectural character of the house. Porch and porte cochère enclosures should be discouraged. Under limited circumstances, transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.

Removal or encasement of significant porch features or enclosure with non-transparent materials are not acceptable treatments.

Extant porches 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 cannot be replaced.



315 Columbia

Recommendations:

- Identify, retain, and preserve porches - and their functional and decorative features - that are important in defining the overall historic character of the building.
- Evaluate the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to porch features will be necessary.

- Repair will also generally include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs.
- If enclosures are undertaken, maintain the openness of porches 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 when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion, and detail to the original.

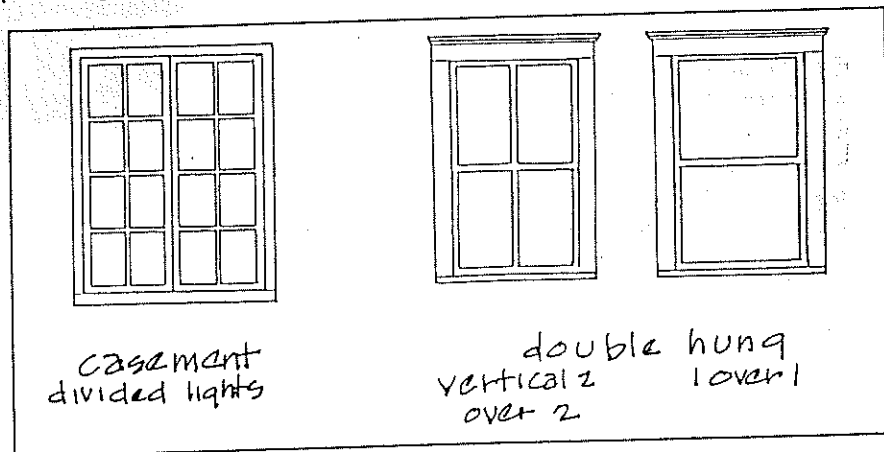
Avoid:

- Removing a porch that is unrepairable and not replacing it; or replacing it with a new porch that does not convey the same visual appearance.
- Introducing a new porch that is incompatible in size, scale, material, and color.
- Enclosing porches and porte cocheres in a manner that destroys their historical appearance.
- Installing porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

Windows/Shutters

The placement, design, and materials of windows is often a significant part of the architectural character of a building. Common historic windows in College Park are wood double-hung sash in a 1/1, or multi light top sash with a single light bottom sash, wooden or steel casement types, and projecting aluminum windows. Windows often offer or contain significant stylistic elements. Examples include multi-light upper sash in Bungalows; Art-Glass in the Prairie School buildings; and round arch windows in buildings with Mediterranean influenced styles.

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.



Whether to repair or replace windows is an issue that can pose considerable problems in a rehabilitation. Windows that are a significant part of the overall design of a building should not be destroyed or replaced. Careful repair is the preferred approach. If repair is not feasible, new windows which match the original in size, general muntin/mullion configuration, and may be substituted for missing or irreparable windows.

Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows may be considered. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

- trim detail;
- size, shape of frame, sash;
- location of meeting rail;
- reveal or set-back of window from wall plane;
- separate planes of two sash;
- color, reflective qualities of glass.
- muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals.

Owners often wish to replace windows to create a new look, energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and are not appropriate rehabilitation.

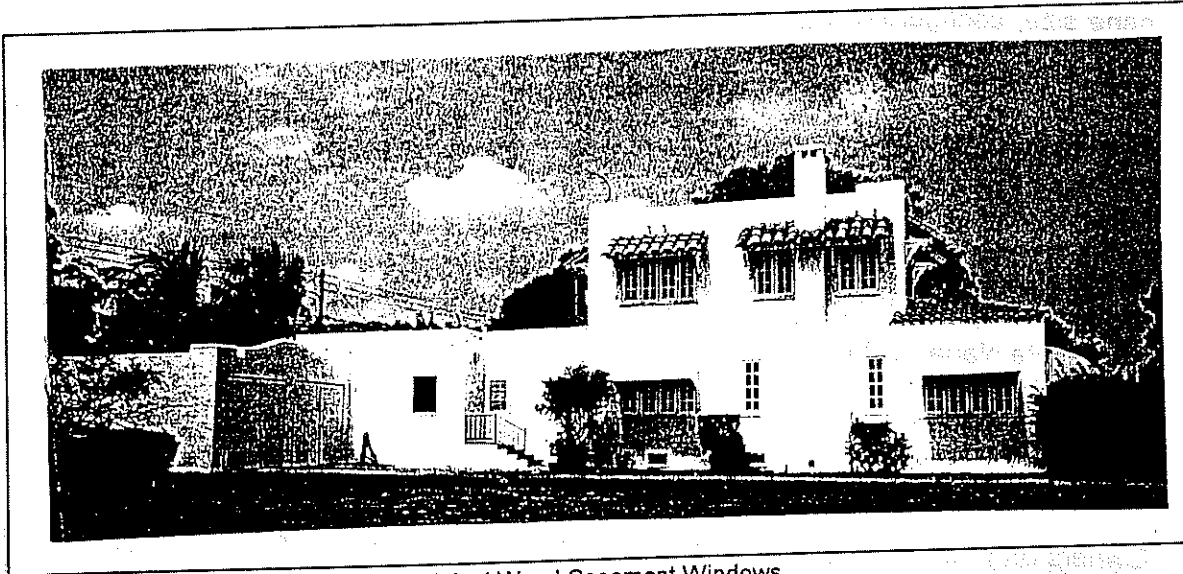
Recommendations:

- Retain and repair window openings, frames, sash, glass, lintels, sills, and awnings where they contribute to the architectural and historic character of the building such as the wood casement windows at 307 Dartmouth.
- 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 the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping.
- Designing and installing 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.

Avoid:

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

- Changing the size or arrangement or window panes, muntins, and rails where they contribute to the architectural and historic character of a building.
- 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.



Original Wood Casement Windows

Awnings

Awnings were sometimes featured on buildings in Florida. They are functional, decorative, and appropriate to the many historic buildings particularly Mediterranean style buildings. These awnings were typically made of canvas in the 1920's, but during the second phase of development in College Park, decorative metal and aluminum awnings were popular. Both types are appropriate to their respective period of building.

New awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round shaped are appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat headed windows and storefronts. Awnings that obscure significant detailing are inappropriate.

Appropriate:

- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Inappropriate:

- Installing on significant facade shutters, screens, blinds, security grills, and awnings which are historically inappropriate and detract from the building's character.
- Metal awning should be avoided on buildings that did not originally have metal awnings.

Fencing and Walls

Recommendations:

- Retain and repair existing historic fencing and walls.
- Construct new front-yard fences and hedges in keeping with the Master Plan.
- Design new fences of appropriate scale on visible main and side elevations. Limit height on street-side elevation to 3'0". Wooden, vertical board (stockade) privacy fences up to six feet in height are appropriate on side and rear elevations.
- Review the suggested fencing, wall and hedges portion of the Master Plan for College Park for materials, types and heights.

Avoid:

- Removing historic fences and walls.
- Avoid the use of chain link fence in general, and positively do not allow the use of chain link in front yards without it being set back from the property line to allow a permanent hedge to be planted and obscure the fencing.
- Fences of inappropriate scale that obscure the overall design of a building and its individual features.

ADDITIONS

Additions to historic residences are often required for personal or practical reasons. Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of building such as the basic form, materials, and fenestration. The Department of the Interiors Standards for Rehabilitation, require that additions to historic properties be compatible with the historic character of the building and site. However it is important that a false historic appearance be avoided that does not allow the actual historic structure to be identified.

Additions should result in minimal damage to the original building and its character defining features. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building.

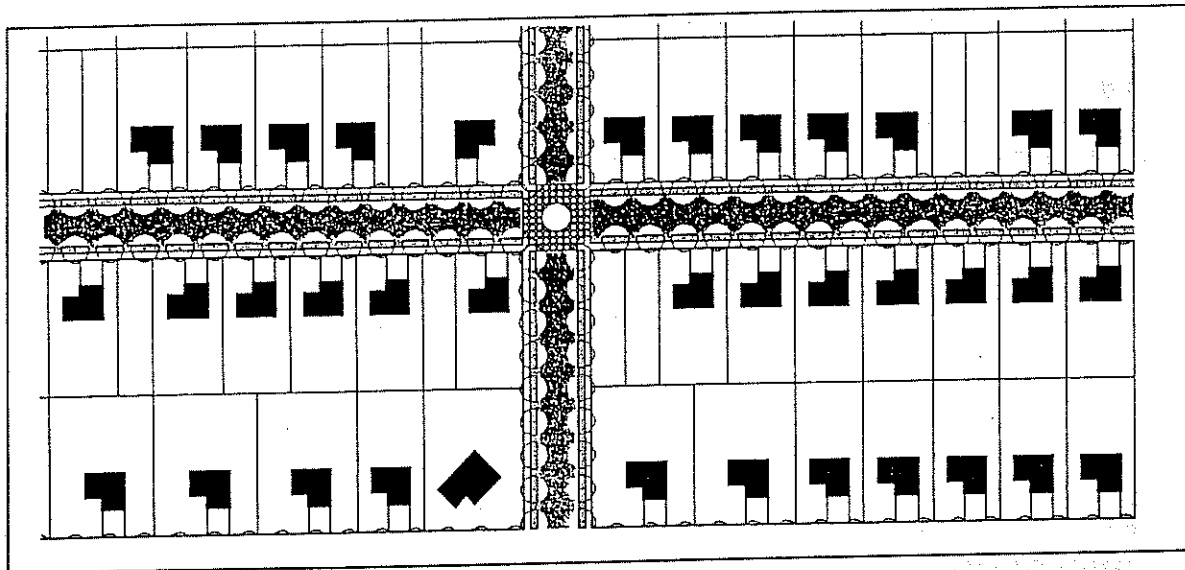
Design Criteria for New Construction and Additions

Design guidelines focus attention on those special visual and special qualities that a historic district is established to protect. Since architectural styles and details vary within the district, the HPRB will review new project on an individual basis in terms of neighborhood context.

Recommendations:

- Setback. Maintain the historic building setback which occurs in College Park.

- Orientation and site coverage. The front of the new building in relationship to the front of other buildings along a block, and the percentage of the site that the building covers compared to nearby buildings.
- Maintaining materials within the district. Use materials common to the district and avoid the use of inappropriate materials in construction.
- Trim and detail. New construction should be compatible with historic buildings without necessarily copying their detail.
- Entrances and porch projections. Size, shape and proportion of entrances and porches.
- Roof forms. Shapes and materials.



Typical Setbacks and Alignment in College Park

Avoid:

- Introducing new structures or site features that are out of scale to the historic building and site.
- Create false historic appearance or style.
- Introducing scale, massing and new materials, that are not found within the district.

Design of Compatible New Construction

The development of College Park occurred principally in two phases, the 1920's and then again the mid 1940's. College Park includes a diverse set of architectural styles reflecting the evolving architectural thoughts of these times, architecture as an art continues to evolve. Creative and appropriate solutions are encouraged in the design of new construction in this historic district.

Construction of new buildings within the College Park Historic District can have a positive revitalizing impact on the district if steps are taken to assure that the historic architectural and cultural features of the district are preserved or enhanced. The focus of design

guidelines is on the compatibility of new construction with the existing character of the neighborhood without dictating style.

The term "compatible design" refers to architectural design and construction which will fit harmoniously into the historic district. Most new construction in College Park will be in the form of infill on a site adjacent to existing buildings.

GUIDELINES FOR NEW CONSTRUCTION

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

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, new construction in historic districts is discussed in the Standards. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be appropriate and continuous. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the 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 under.

The following criteria will be used when reviewing new construction in historic districts:

- **Height:** The height of buildings in most districts, particularly at the block level, is similar. The height of new construction should be compatible with surrounding historic buildings.
- **Width:** Building or lot width is another important visual quality. This often results in common sized buildings and a characteristic rhythm. The width of new construction should be compatible with surrounding historic buildings.
- **Setback:** Setback is the distance a building is located from property lines. Buildings in historic districts often share a common front and side setback. Commercial buildings are generally set directly on property lines, creating a wall effect. In locating new buildings, the side and rear setbacks should be maintained and aligned with the facades of surrounding historic buildings.
- **Scale:** The proportion of a new building and the major relationship to neighboring buildings are components in establishing compatibility within the neighborhood. The height-width ratio, that is, the relationship between the height and width of the front façade (in the case of corner lots, two facades, including porches, wings and porte cocheres), should be of similar proportion to the neighboring buildings.
- **Roof forms:** Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings should be required for new residential construction.

- **Materials:** Certain materials are characteristic of historic districts. Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used.

Recommendations:

- Design new buildings to be compatible in materials, size, color, and texture with the surrounding buildings.
- Add a new building on a site that is similar in height and width to buildings on adjacent sites.
- Integrate a new building wider than the buildings on adjacent sites by breaking the building mass or dividing the building width to conform with building widths on adjacent sites.

Avoid:

- Designing new buildings whose massing and scale is inappropriate and whose materials and texture are non-historic.
- Imitating an earlier style or period of architecture in new construction.
- Adding a new building to a site which does not maintain or suggest the widths of building on adjacent sites.

DEMOLITION

Demolition exerts a negative impact on a historic district. Eliminating a building from a streetscape is like pulling teeth. Either a conspicuous void is created, or the replacement is usually less well-designed and constructed than the original.

In some instances demolition may be appropriate. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Demolition of non-significant additions may 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.

The Historic Preservation Ordinance for the City of Lake Worth (Section 23.27.05.10) describes the requirements and procedures for a demolition permit.

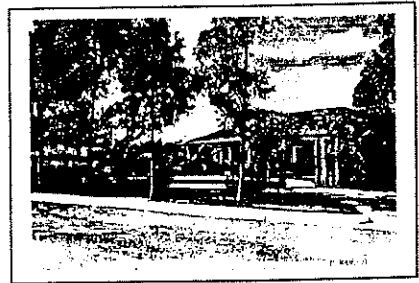
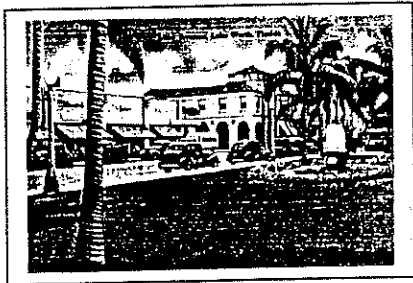
Recommendations:

- Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.
- Remove non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.
- Permitted plans for replacement required.

Avoid:

- Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

COLLEGE PARK COMMUNITY MASTER PLAN



LAKE WORTH COMMUNITY MASTER PLAN

Introduction - Goals

The desire to create a community master plan is the product of the College Park Homeowners Association and the leaders, elected officials, and staff of the planning department of the City of Lake Worth. The City of Lake Worth realized that building and development was moving at a record breaking pace and that the older developments, if not protected, would be threatened. College Park was initially developed in the 1920s with great fanfare and expectations. Left partially completed after two years of development, College Park did not experience further growth until the mid 1940s. As a new generation hurried to build its homes and settle in the warm climate, the overall continuity of the architecture and the original vision became a less significant priority. Now, in the late 1990s, growing awareness and appreciation of established neighborhoods with their cohesiveness of planning and community has made neighborhoods like College Park increasingly desirable. This enhanced appreciation has inspired many of the residents, as well as the city's planners to establish parameters that might complete the original plan for College Park. This master plan will address and integrate the historic nature of the original development, the alternatives developed in the 1940s, and the issues resulting from contemporary life styles, including non-resident traffic, as well as concerns and priorities of the people living in College Park.

The development of the Community Master Plan offers a guide for the residents and City. The growing realization of the importance of neighborhood stability has a direct relationship to the property values. The value of the existing properties and its importance to tax revenues is another aspect of the benefits that accrue through the positive identity of the neighborhood.

Planning Process

The consultants working on the master plan made a series of site visits to the College Park area from June through October. They walked and drove the streets to gather data and gain an overall character of the historic district. This was important to provide a visual impression. Along with historical information, current data provided a base line understanding of the district and neighborhood. Workshops were held in conjunction with the Homeowners Association meetings in August to discuss the goals of the Master Plan, and in October to discuss specific recommendations proposed in the Master Plan. Residents discussed the goals, as well as a list of concerns and priorities to be considered in the Community Master Plan. The results of this meeting, in the form of an itemized list were distributed to City staff and members of the College Park Neighborhood Association. These workshops have been very important in the development of the Master Plan for College Park. The concerns voiced by residents guided the consultants in their development of concepts for the neighborhood. The consultants maintained residents' concerns as a focus and presented alternative proposals specifically to address these concerns. The open discussion of the October meeting afforded residents the opportunity to present personal opinions and taste preferences, as well as perceptions of neighborhood character. The material presented at this meeting was more specific to how a particular street might evolve or how design standards might affect an individual property and thus logically led to a more personal discussion. The consultants have been rigorous in listening to the comments and recommending alternatives and methods for implementation. In the final picture, the

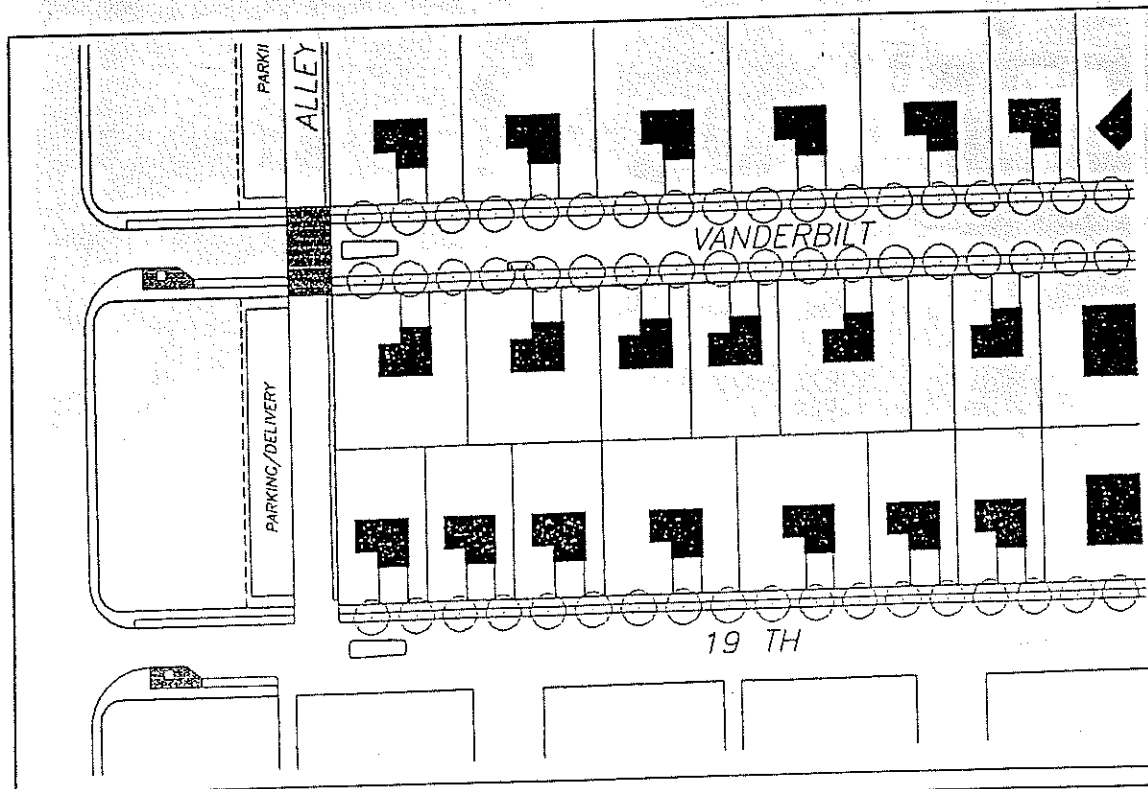
College Park District should be read as a cohesive neighborhood that has provided the opportunity for variety as individual properties with singular identities fit within the neighborhood. Just as the architecture represented in College Park varies quite dramatically, the attention to these properties should respect the historic and existing architecture of each residence as well as assist each property to become a contributing part of the neighborhood as a whole.

TRAFFIC AND ROADWAYS

The College Park Historic District is two blocks deep and seven short blocks long. The length of the district is bounded by two major thoroughfares, North Dixie Highway to the west and Federal Highway to the east. The balance of the College Park Neighborhood is located on the east side of Federal Highway. It is, therefore, not surprising that the number one concern voiced by residents is traffic, and, in particular, the number of vehicles that use this neighborhood to cut between the major highways and the speed with which cross-through traffic travels through the neighborhood.

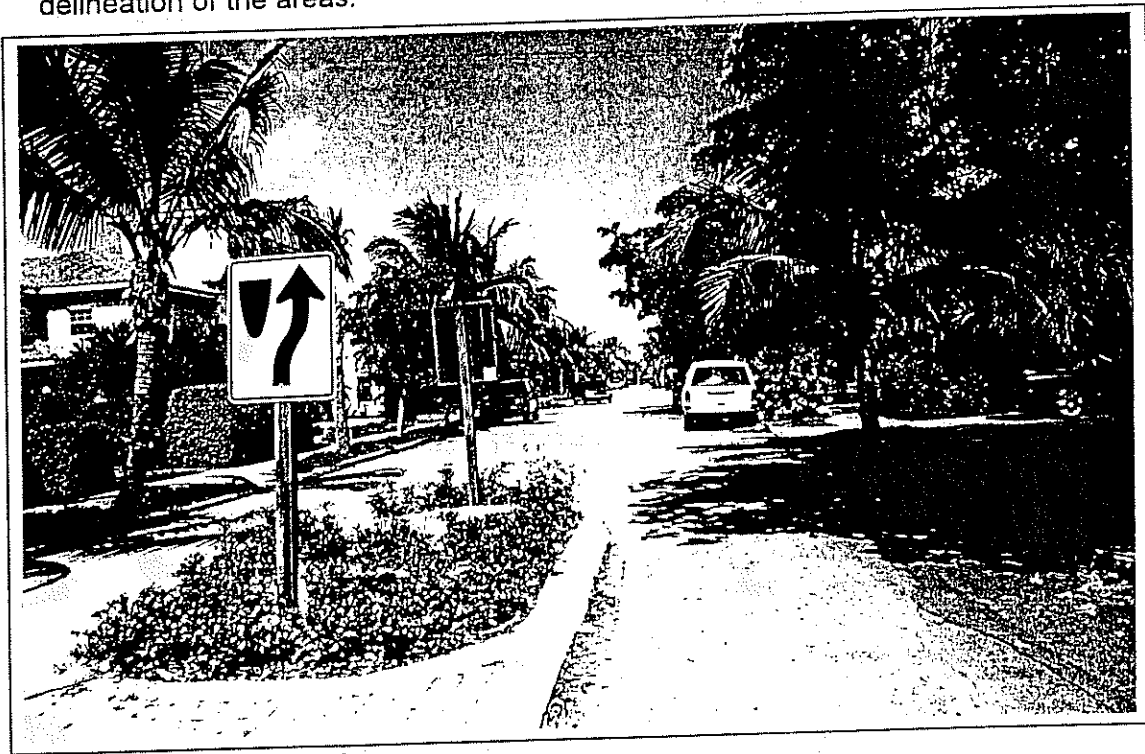
In observing traffic patterns, four categories of intervention emerge.

- 19th Avenue North, Columbia Drive and Fordham Drive appear to be more highly trafficked as a result of cross-through traffic between North Dixie Highway and Federal Highway. During the course of the development of this Master Plan, construction along Dixie Highway has been ongoing and created considerable disruption along this edge of the neighborhood. When this work is complete, however, the Florida Department of Transportation is planning to construct "bulb-outs" at the corners which will narrow the entry from Dixie Highway to 20' 0" or the equivalent of two lanes at the entry to all of the east - west streets within the district.



This narrowing will assist in reducing the amount of through traffic on the streets and will certainly reduce the speed of any vehicle entering the neighborhood from Dixie Highway.

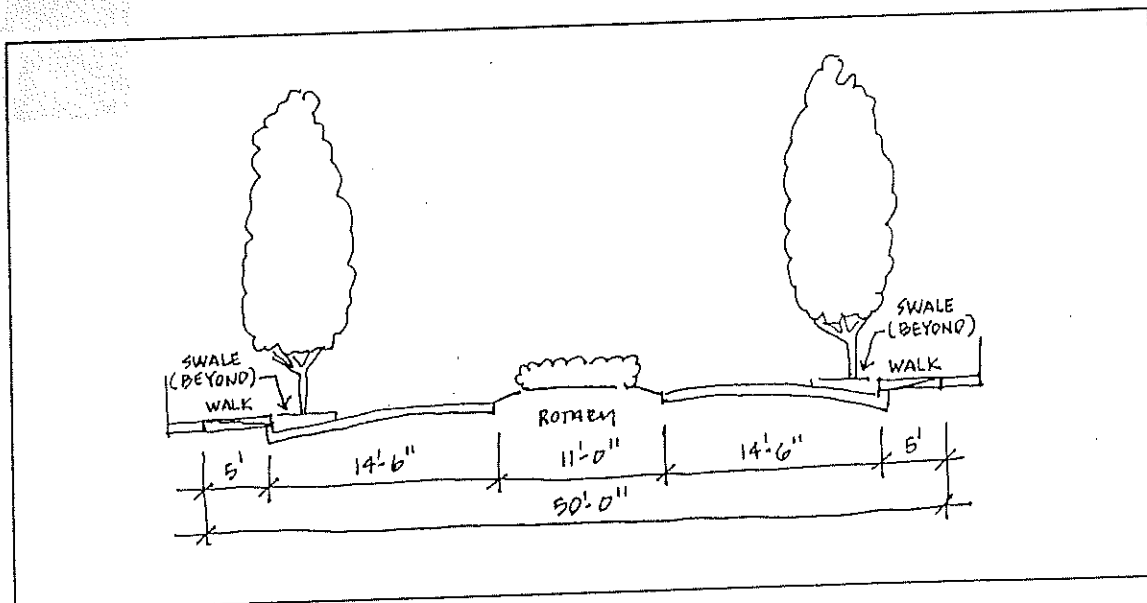
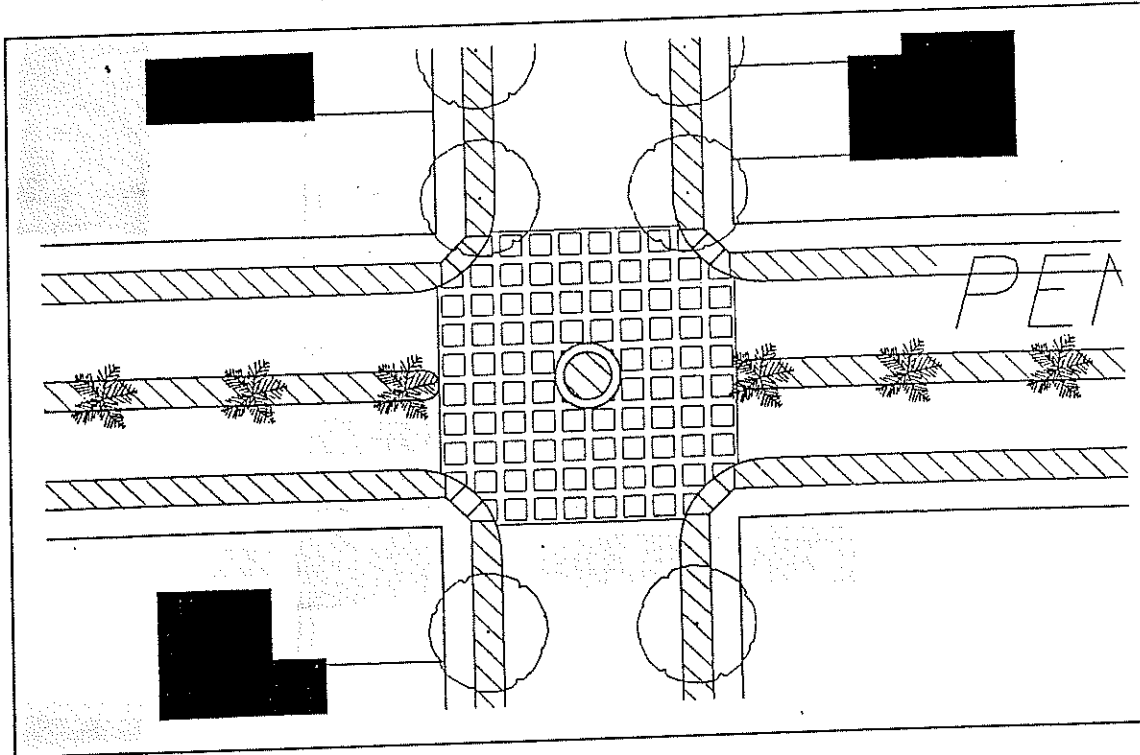
- The alleys within the neighborhood are currently seen as messy, slightly threatening and a traffic nuisance. However the future development of a plan specifically for the alleys could be a great asset to this neighborhood. If the alleys could be considered as mews, such as the intimate mews throughout Great Britain which house small businesses, offices and services, the alleys with the existing commercial structures could be compatibly integrated into the neighborhood. Traffic on the alleys should be controlled to stay primarily within the alley- to -Dixie Highway domain. The shops and stores could have entries from Dixie or the Alley Mews, but an indication of a "neighborhood" should be established at the point where the alley intersects the street. The design of a cross walk of a varied color or texture could denote this difference, or the construction of an island at this intersection would help to distinguish the different domains. Commercial and retail business should be encouraged to remain within the domain of the alley- to- Dixie Highway. Parking behind the stores, and exits onto the alley and then back to Dixie Highway should be reinforced. The use of an island or a specific planting plan would reinforce the delineation of the areas.



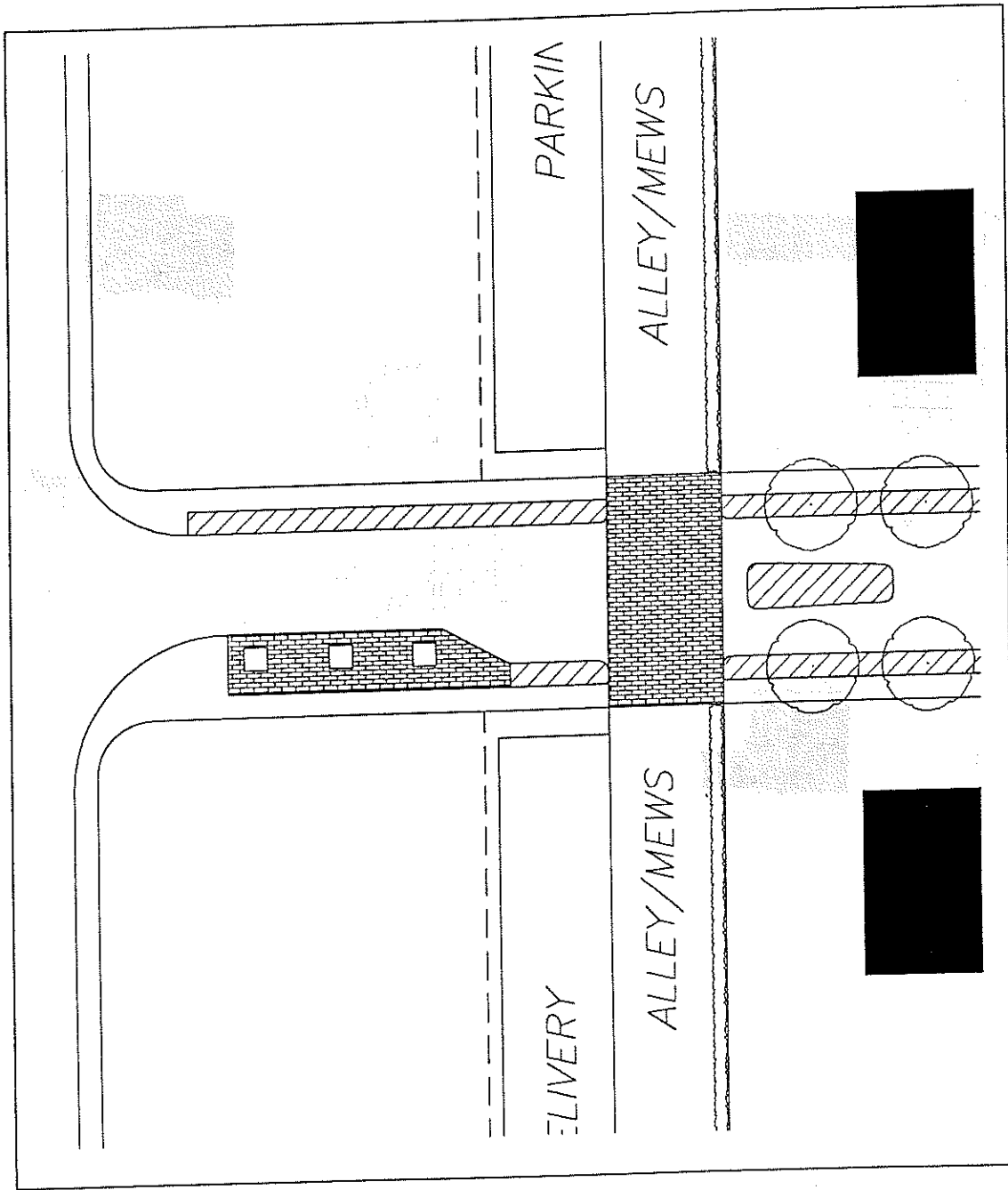
Island design in West Palm Beach

- The intersection of Pennsylvania Avenue and Fordham Drive is an area of traffic concentration at a higher rate of speed than desirable for the neighborhood. This site had been selected previously for the construction of a rotary or traffic circle that will slow traffic and should be designed to be compatible with the neighborhood character and Master Plan. Within this linear district, the use of an additional rotary

will reinforce the significance of Pennsylvania Avenue as the major north-south street, but will also help to control the speed of the automobile on this street. Two rotaries will provide a visual continuity. The use of rotaries in the center of this narrow neighborhood however should not be considered to address the concerns of through traffic. With the completion of the FDOT work and the rotaries traffic will be slowed on this particular heavily trafficked street.



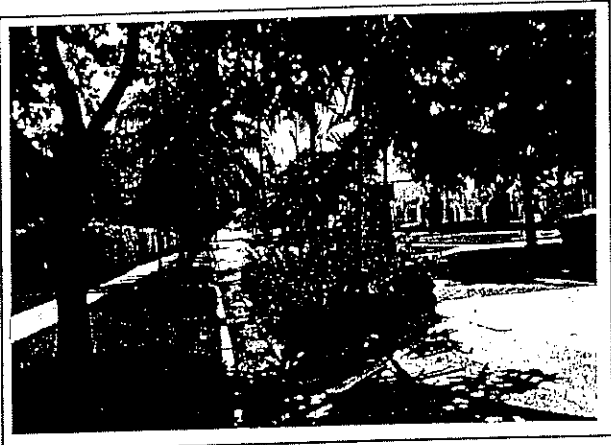
Rotary at Fordham



Alley/Mews Plan

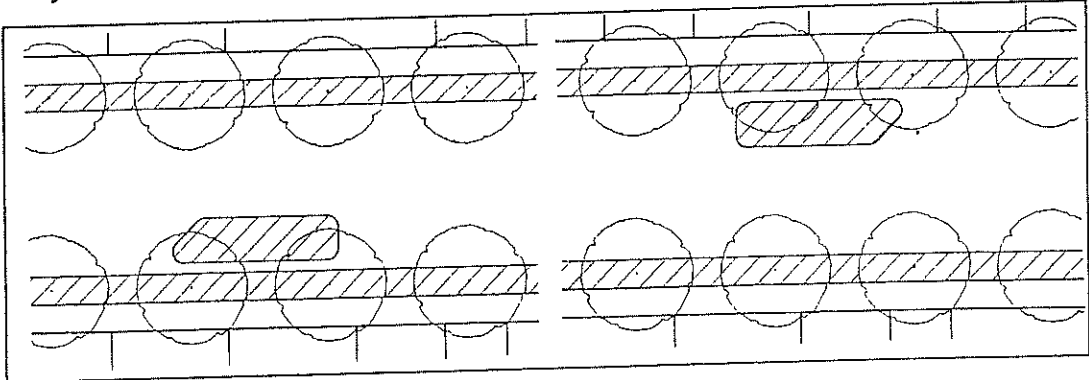
- The overall width of the street, in general, is the largest contributor to the speed and traffic concerns voiced by the residents. The parallel drives of Cornell, Dartmouth, Fordham, Princeton and Vanderbilt all have been built to a suburban width, which allows for a 30 MPH speed. The streets would benefit from a narrowing of the lane width to 20' 0" and the expansion of the swale to create a more reasonable area for landscape and streetscape features.

Less drastic than a narrowing of all the streets, the District should, at a minimum, consider the use of "bulb outs" to narrow the street in selected areas as seen in the El Cid neighborhood.



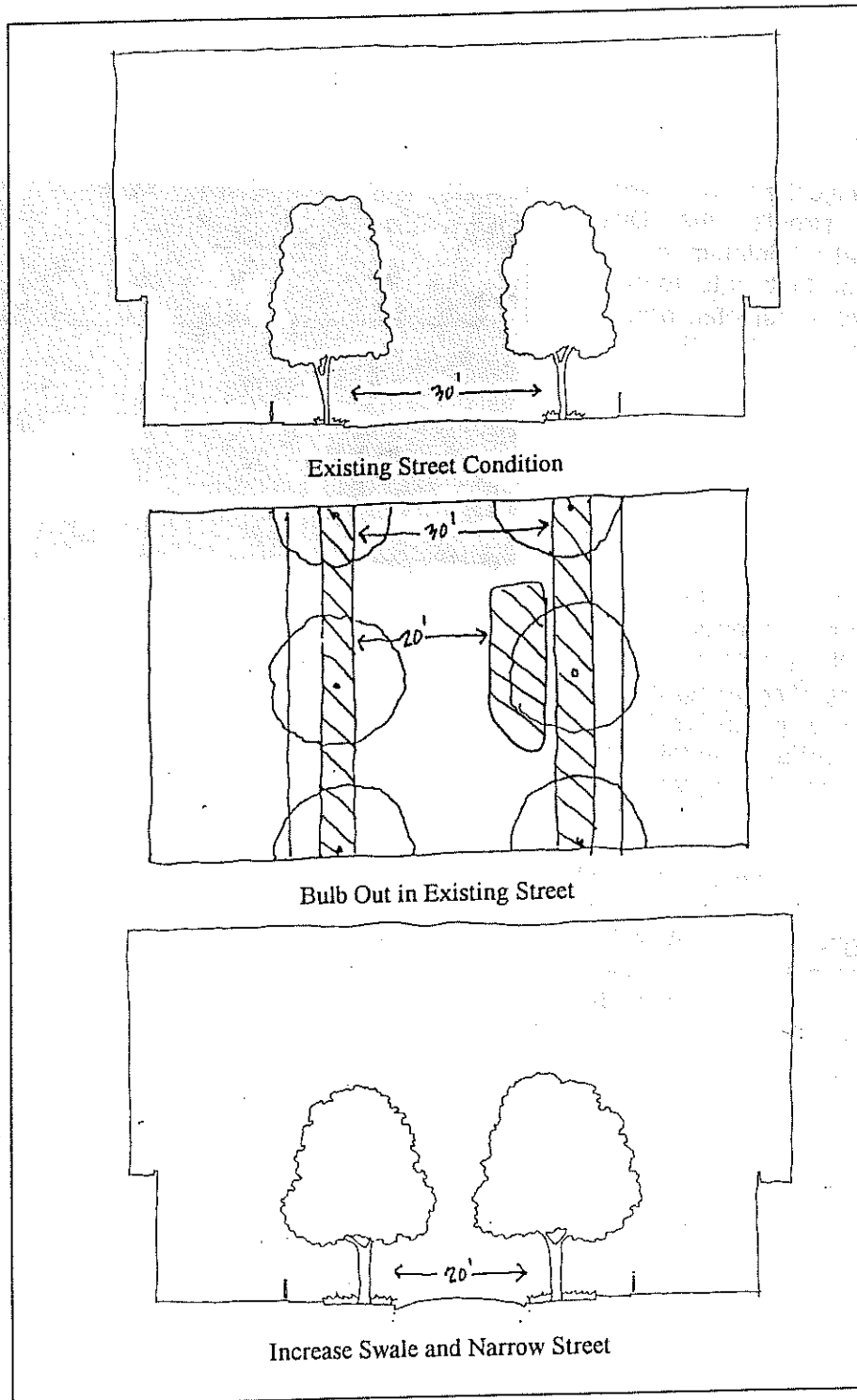
A median constructed in Pennsylvania Avenue will provide a linear planting scheme that would lace its way through the length of the neighborhood. The median can be offset and allow for parallel planting along one side of Pennsylvania. We recommend the median be planted with palms because of its narrow section and to change the texture and provide contrast with the shade trees on the east-west streets. A minimal number of houses front Pennsylvania, thus locating a boulevard on this north-south axis does not conflict with the numerous drives along the east and west street.

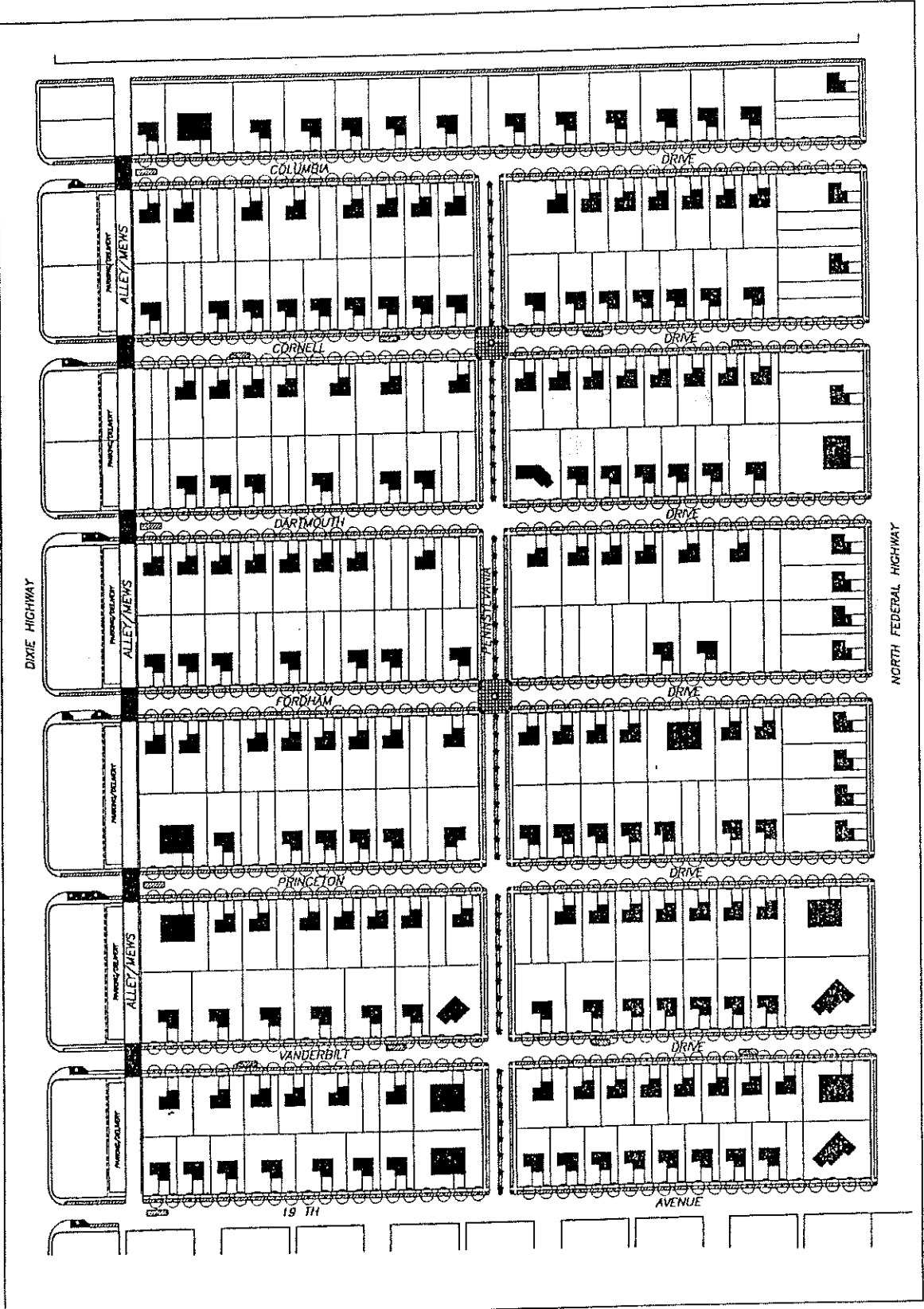
Although the narrowing of streets may be considered a drastic change, this is perhaps the most important single thing that would affect the quality and character of this neighborhood. At a time when any street improvements are being planned, utilities rerouted or maintenance on the surfacing undertaken, this narrowing of the streets should be considered. This will allow for many of the other recommendations within this Master Plan to be better implemented and will address many of the concerns that have been expressed by the residents of College Park.



Typical bulb-out in right of way

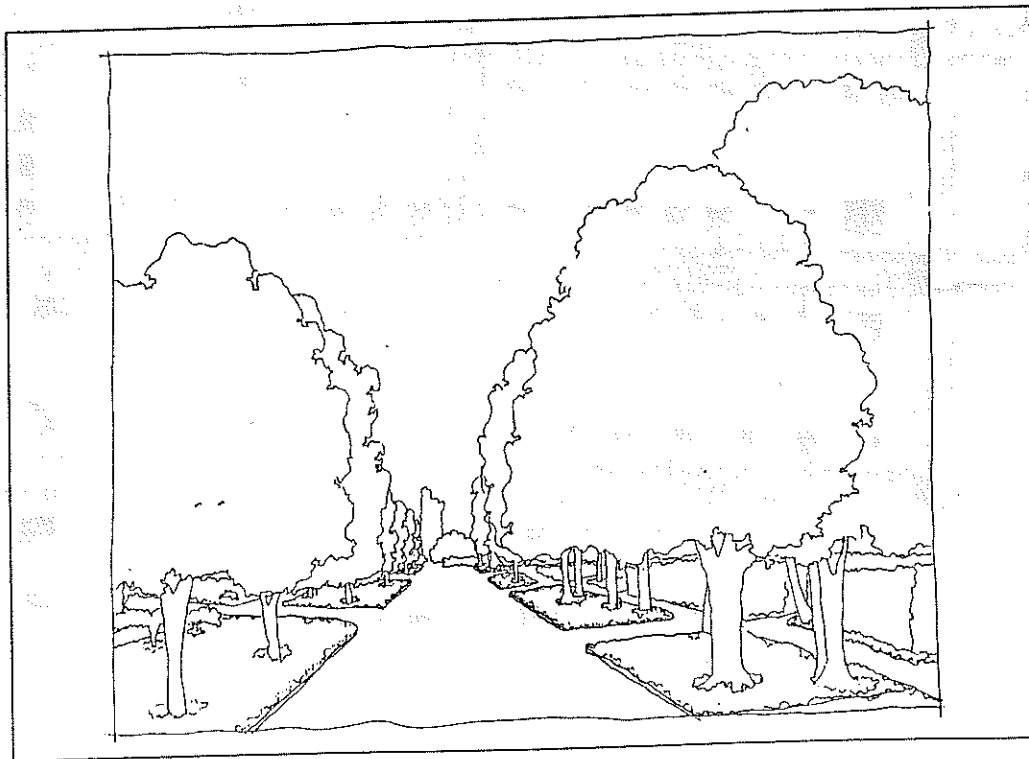
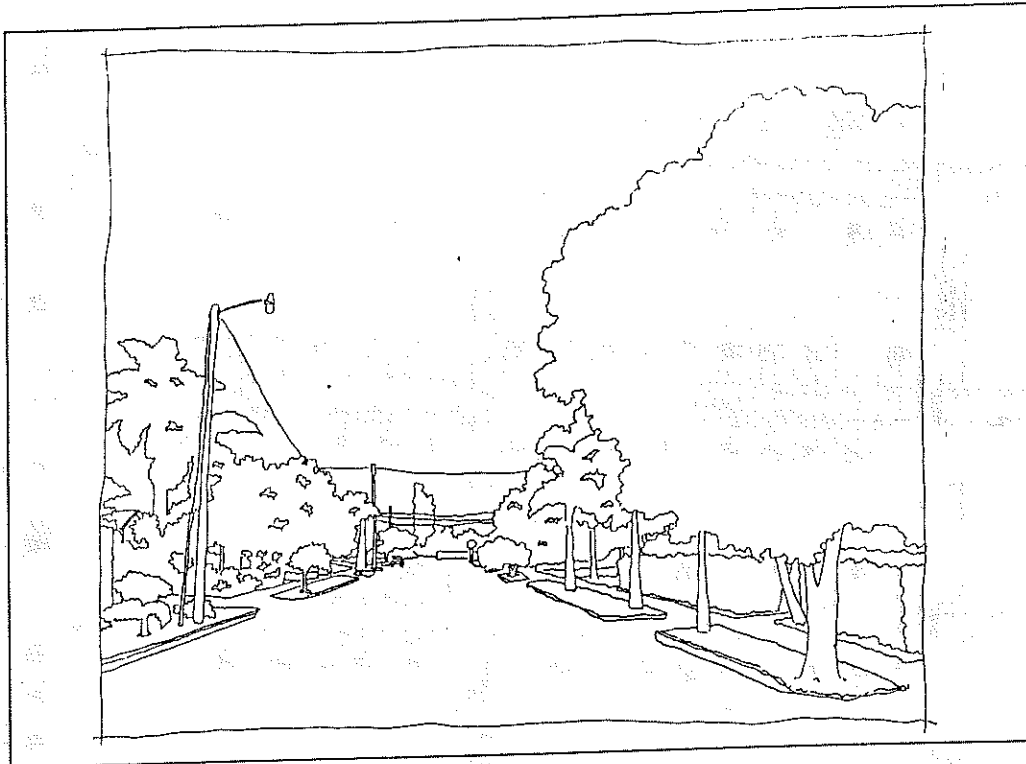
Diagram of street widths



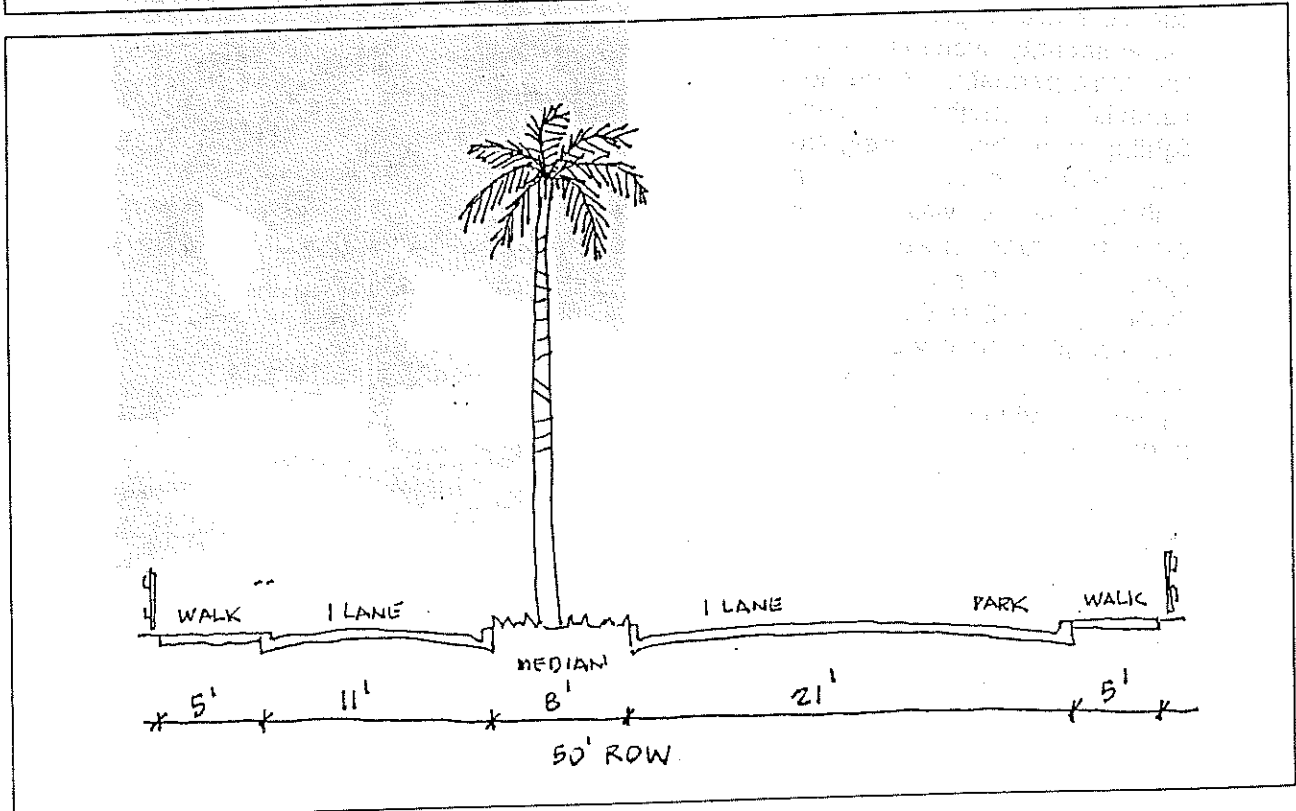
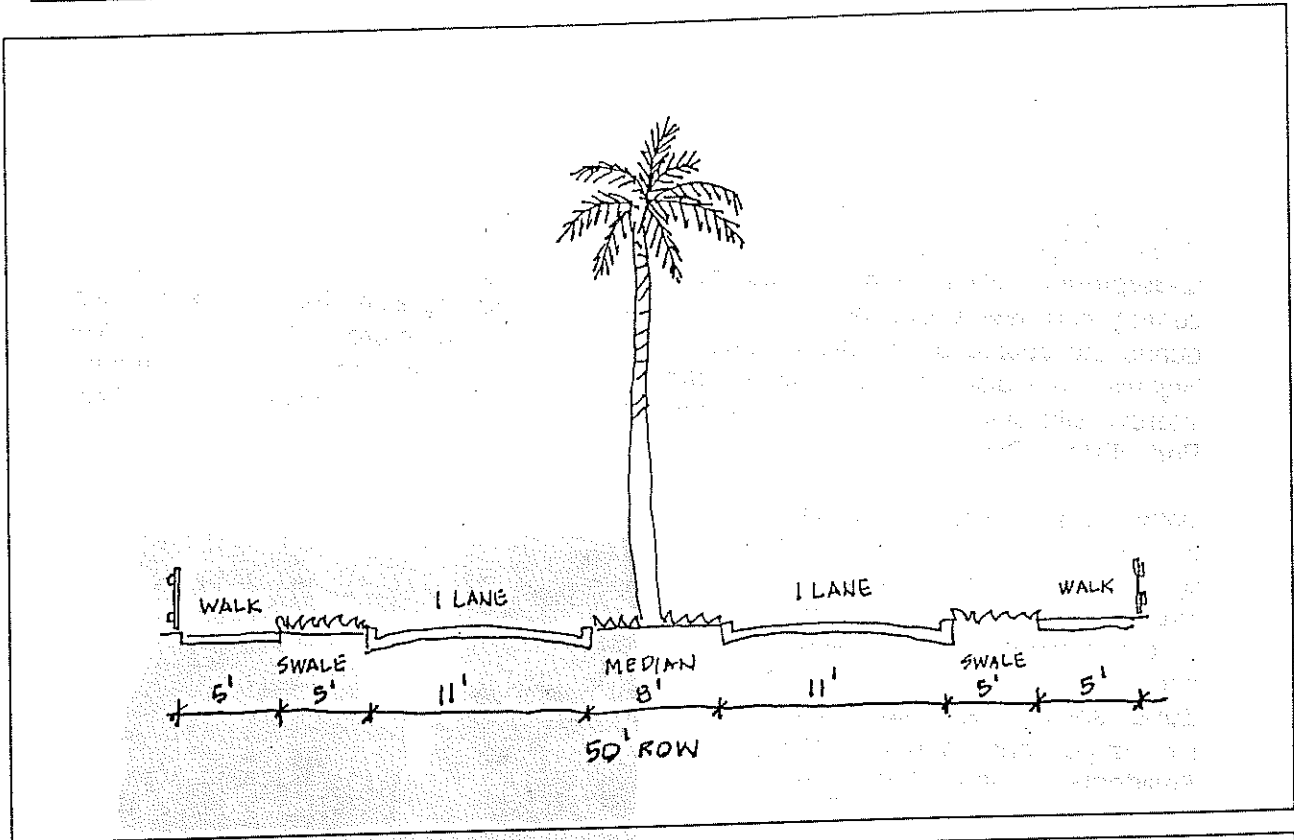


Full map showing boulevard on Pennsylvania

201 Homes



Perspective showing widened swale

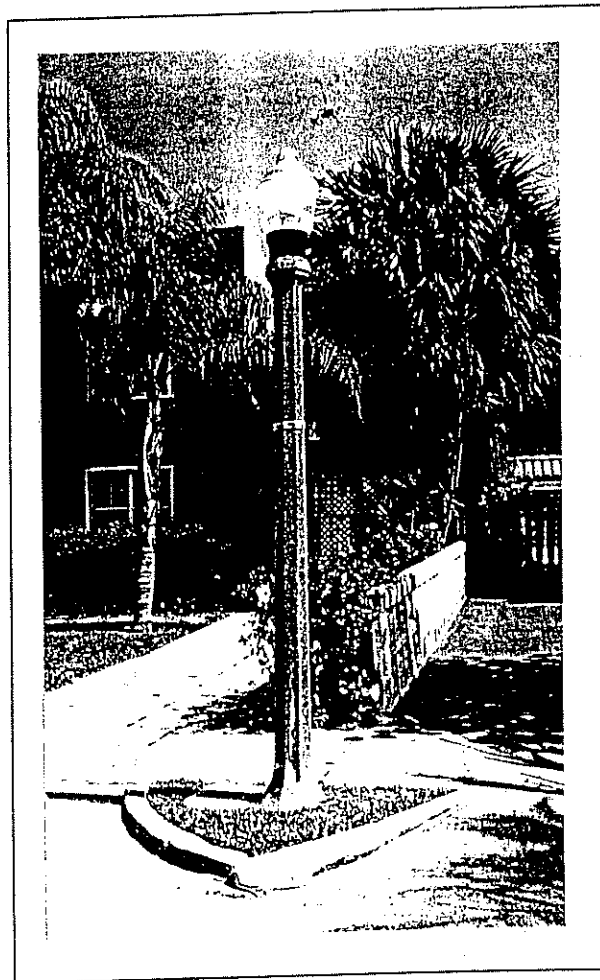


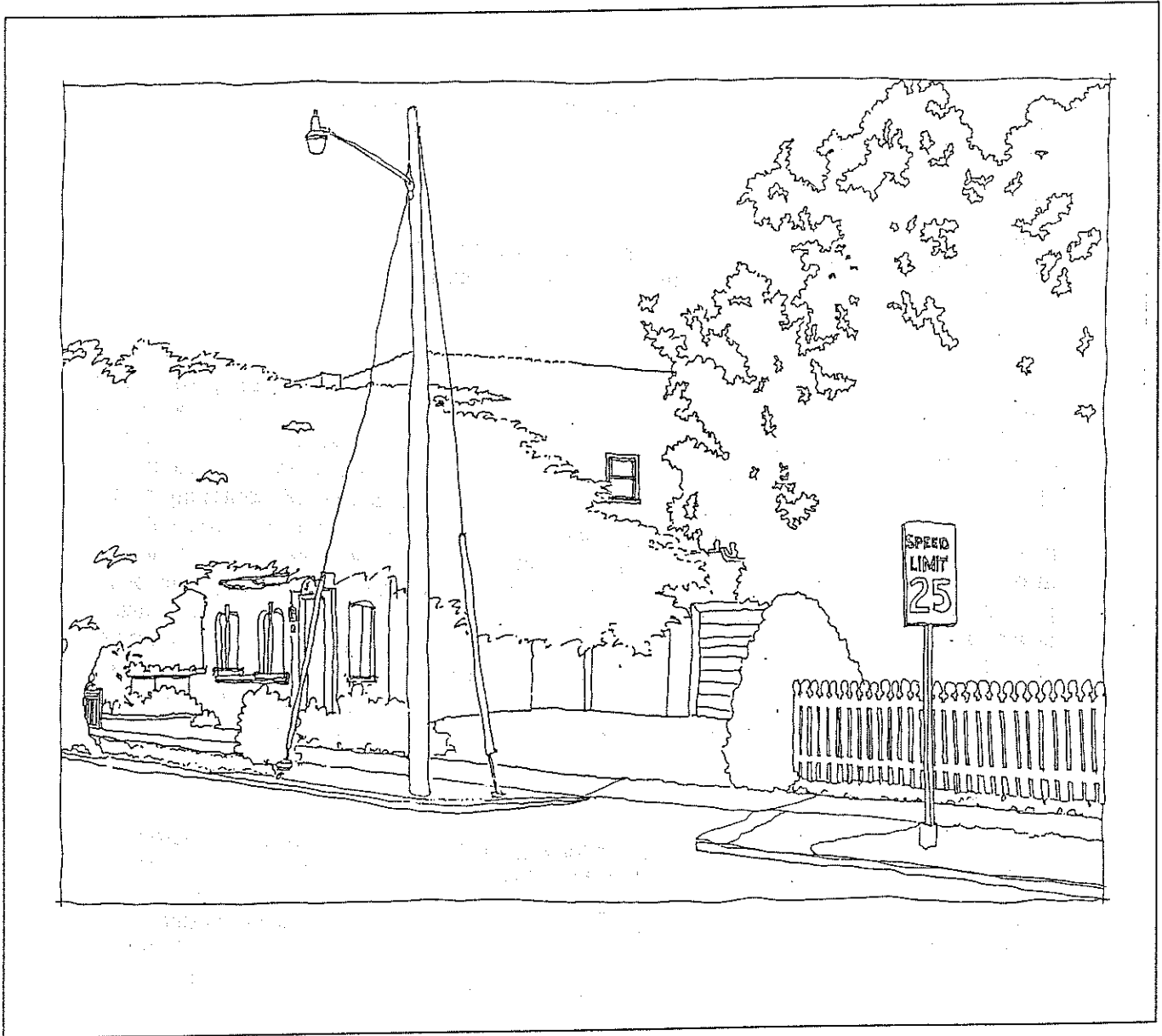
Median on Pennsylvania Avenue

Utility Distribution

Typically, the electrical and telephone service is brought into the neighborhood from the rear of the properties and College Park is fortunate to have the east-west streets generally clear of overhead lines and utilities. The exposed utility lines are generally only seen crossing Pennsylvania Avenue at the location of the rear property lines. North Federal Highway underwent major improvement with the installation early in 1999 of underground utilities, light fixtures that recall period piece fixtures of the turn-of-the-century and new landscaping. A similar project is ongoing along North Dixie Highway during the course of this master plan. This will not only improve the "look" of Dixie Highway, but also should positively affect the quality of development and potentially improve site planning, lighting and landscaping along the western edge of the College Park Historic District.

Within the College Park District, there is currently limited public street lighting. Lighting quality on the streets within a neighborhood adds to the ambience of the sidewalks and streets. Avoid using "high crime" sodium vapor lights that are too large and suggest trouble. Residents who leave their porch and entry lights on throughout the night can do more to prevent crime than many security systems. A series of low scale pedestrian street lights will establish a rhythm of consistent lighting throughout the neighborhood and relate better to the person walking a dog or visiting a neighbor than the high pressure highway lights often offered by the power company. Rather than the current, infrequently-placed wood poles and standard highway lanterns, street lighting should be at the scale of the pedestrian and provide the lumens necessary to maintain the quality of the residential neighborhood. The character of the period piece fixtures selected for the highways establishes an appropriate aesthetic standard that, adjusted to a similar fixture in scale and ornament, would be consistent with the College Park Historic District.





Existing Conditions

STREETSCAPE

The streetscape will be most affected immediately by the implementation of a landscape plan for the reasons stated below and particularly because of the daytime "brightness" of the streets today. The neighborhood character itself will be affected by the decisions made to the roads that will affect traffic flow as well as many components of the streetscape. These include the landscape plan; lighting; walls, fences and hedges, as well as the street signs. All of these contribute to the physical evidence of the strong neighborhood identity already expressed with respect and pride by the residents.

Landscape

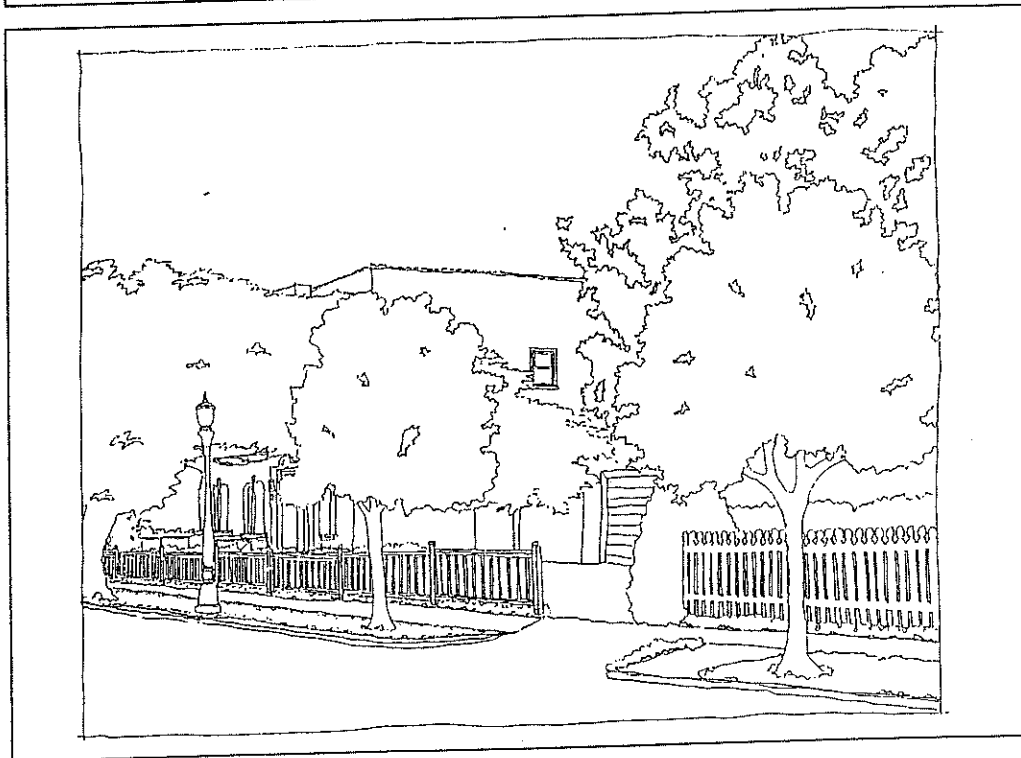
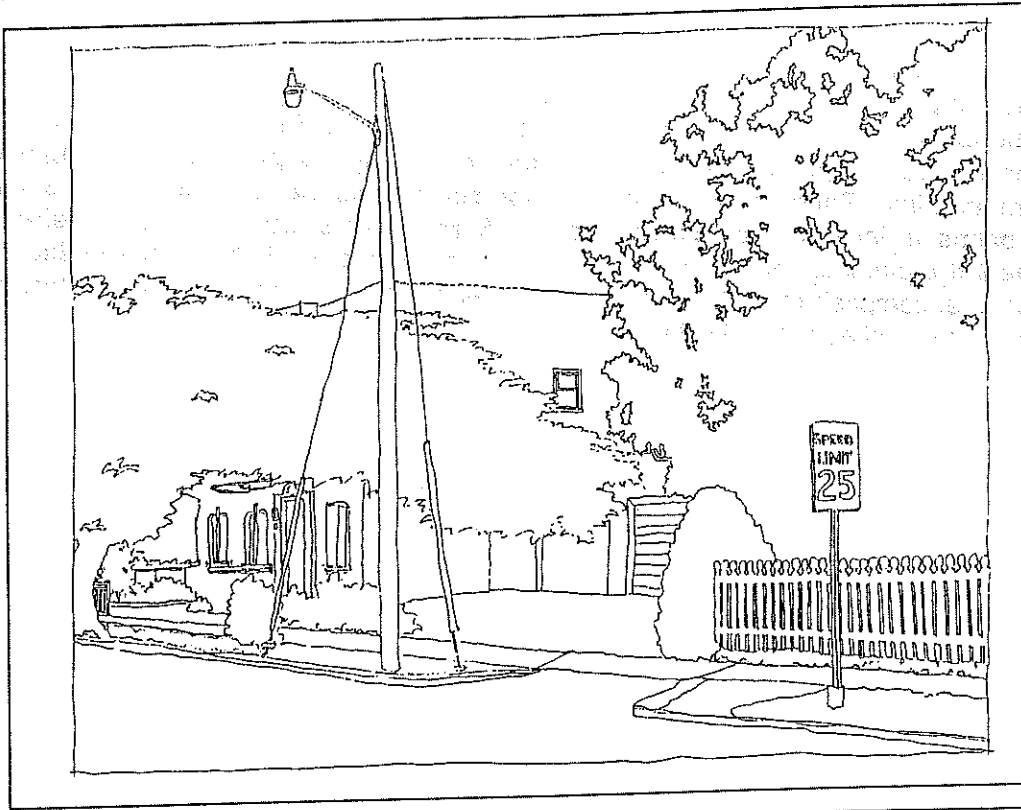
The existing streets in the District are very wide, too open and too hot! Exacerbating the dimensional problem of the street, the swales are unusually narrow resulting in plantings that are spare and inconsistent.

As mentioned previously in the report, the most significant change that could occur in College Park would be to narrow the streets to a dimension more appropriate to a primarily one and two story streetscape of single family homes. This portion of the formerly paved street space would be given back to the swales to provide a better opportunity for consistent street trees. But even within the current constraints, an ordered landscape plan for the overall district will bring a sense of continuity to the neighborhood. It is unlikely that the proposed plan could be implemented immediately or at once, but this plan can be implemented in stages and can work with both public and private participation. The City of Lake Worth should take the lead in revisions of the swale and planting street trees and low maintenance ground covers in these areas. Individual homeowners could future implement the landscape plan by enhancing currently successful hedges and yard trees while using a variety of plants from the suggested palate. The planting within the swale should be limited to trees of a certain caliber, species and quality. Other planting, paving or use of other materials within the swale either should not be permitted or should be limited to a list of materials acceptable as ground covers.

In keeping with the Lake Worth's landscape guidelines, the use of native species is important for several reasons, including the ability of native plants to weather storms. Further, removal of the nuisance species identified in the Lake Worth code would improve the neighborhood's appearance as well as the suitability of its landscape for storm survival. The potential for the District to host native plants would reinforce its historic architecture and serve to further distinguish the district. Since native plants have already adjusted to the seasonal variation of water, the need for irrigation might be reduced somewhat, depending on added selections of non-native materials that require more maintenance.

The choice to distinguish each drive with a particular species of street tree should be left to individual residents of a street or discussed collectively as a neighborhood and selected from the recommended list. If providing for shade along the street is the goal, this can be accomplished with a variety of trees and could allow for streets to alternate the color and quality of light through the tree foliage. In many instances, the selection of trees and hedges in the neighborhood has already been made by the residents.

Reinforcing those successful conditions through continuation affords the opportunity to complete these plans; revision of individual plans also is an option.



The unfortunate trimming of trees has been very detrimental in many neighborhoods. Selecting plant materials appropriate to the site and conditions should mitigate this problem. A handbook of landscape maintenance that informs residents of the broad palette of natives and the care and pruning of plant materials would be a great asset. Some communities issue fines like traffic tickets for trees that are "hat-racked" or otherwise improperly cut. This might be an issue for the City to consider. It is our recommendation that the use of shade trees be used in the swale areas and that the use of palms and tropical plants should become the second layer of planting beginning at the front property line. Palms may also be interspersed among the street trees and a list of native palms is included for consideration. A time frame should be established to implement the planting within the swale areas. Four years would be a reasonable time in which to accomplish this. As a result an overall harmony of landscape would begin to emerge for the College Park District.

List of Appropriate Plant Materials

The plant list included is representative of our recommended plant material for various applications discussed within this Master Plan. The plants that are listed are very adaptable to the climate, soil and environmental conditions of the Lake Worth area. Although there are hundreds of varieties of plant material, limiting the species to those listed will provide continuity within the district and neighborhood.

GROUND COVERS

Use: Swales

<i>Evovlus glomerata*</i>	Blue Daze
<i>Hemerocallis 'Aztec Gold'</i>	Dwarf Evergreen Lily
<i>Ilex Vomitoria 'Nana'*</i>	Dwarf Yaupon
<i>Juniperus conferta 'compacta'</i>	Dwarf shore Juniper
<i>Lantana oratifolia, var. reclinata*</i>	Gold Lantana
<i>Ophiopogon japonicus</i>	Lily Turf
<i>Peperomia obtusifolia*</i>	Peperomia

HEDGES (Not permitted in Swale)

Use: 36-40" tall, Front edge of property

<i>Carissa grandiflora</i>	Natal Plum
<i>Chrysobalanus icaco*</i>	Hobe Sound Dwarf Cocoplum
<i>Eugenia uniflora</i>	Surinam cherry
<i>Gardenia jasminoides</i>	Gardenia
<i>Ixora coccinea, maui</i>	Ixora, Ixora Maui
<i>Murraya paniculata</i>	Orange Jasmine
<i>Podocarpus macrophyllus</i>	Japanese Yew

STREET TREES

Use: Regular planting with one dominant species for each street

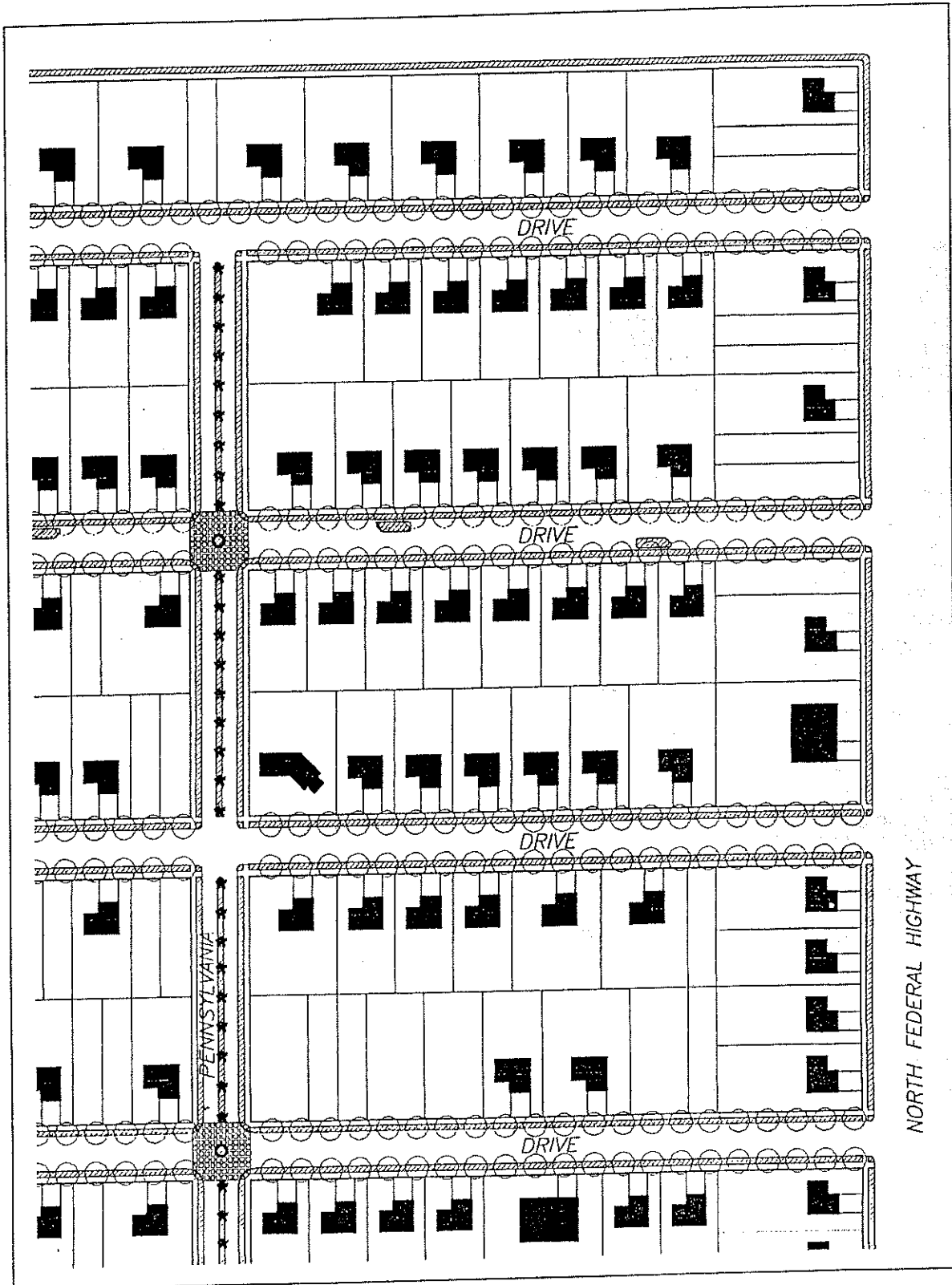
<i>Bursera simaruba*</i>	Gumbo Limbo
<i>Cassia javanica</i>	Pink and White Shower
<i>Chrysophyllum oliviforme*</i>	Satin Leaf
<i>Krugiodendrum ferreum*</i>	Black Ironwood
<i>Lagerstromia indica</i>	Crape-Myrtle
<i>Pongamia pinnata</i>	Pongam
<i>Quercus virginiana*</i>	Live Oak
<i>Swietenia mahogani*</i>	Mahogany
<i>Tamarindus indica</i>	Tamarind

(* indicates native materials)

NATIVE PALMS

Use: Accents among Street Trees, Groupings in front yard setbacks

<i>Acoelorrhaphe wrightii</i>	Paurotis palm
<i>Coccolrinax argentata</i>	Silver palm
<i>Pseudophoenix sargentii</i>	Buccaneer palm
<i>Rhapidophyllum hystrix</i>	Needle palm
<i>Roystonea elata</i>	Florida royal palm
<i>Sabal minor</i>	Dwarf palmetto
<i>Sabal palmetto</i>	Cabbage palm, sabal palm
<i>Thrinax morrisii</i>	Key thatch palm
<i>Thrinax radiata</i>	Florida thatch palm

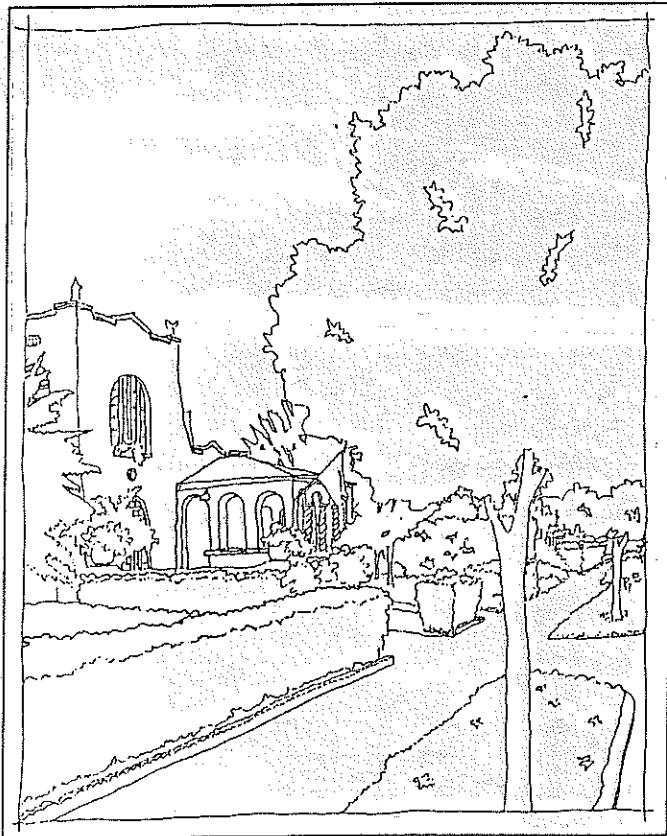
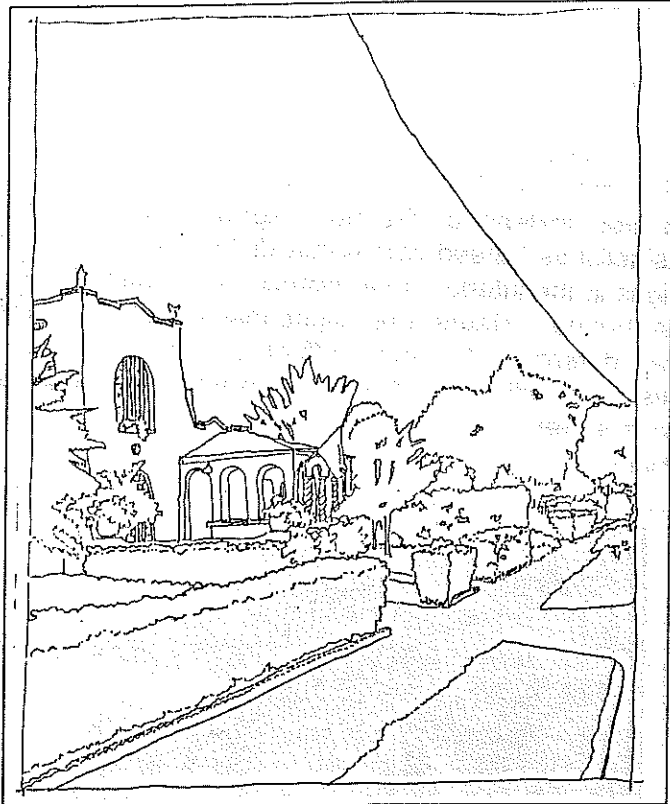


Shade trees planted in swale area

Setbacks, Fences and Walls

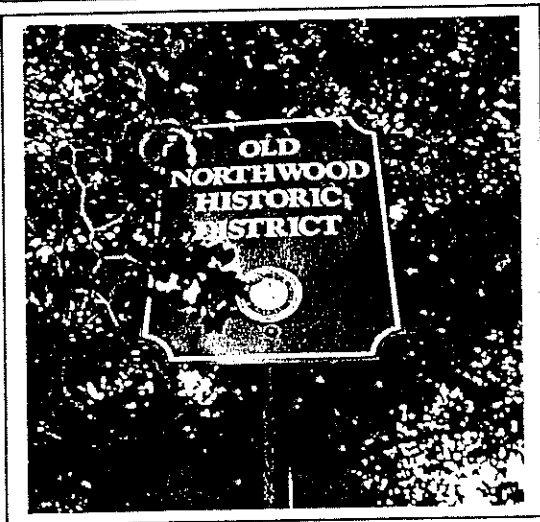
The fronts or faces of the houses in the College Park Neighborhood are generally aligned and provide a consistent setback along the Drives. Along Pennsylvania Avenue, however, and at the corners of blocks, the orientation of the houses and the dimensions of set backs become less consistent. This in-and-out eccentricity gives a disjointed look to the neighborhood and belies the otherwise careful planning. The use of a low fence or wall along the property line would define the front of the property, but equally importantly, reinforces the street pattern and connects the roof lines of the houses from one side of Vanderbilt/Dartmouth to the other side.

We would recommend a low wall, along the east and west streets, no more than 3'0" high to allow an edge, but not a visual barrier to the buildings. This "wall" could be a well trimmed hedge, a masonry wall or a wood fence with decorative detail. The purpose of these walls is to foster continuity and order. The limited height encourages the coherence of the front yards while allowing for full views across, thus preventing the development of barriers in the open, friendly, and neighborly experience of College Park. The illustration depicts the use of a low hedge at the property line to provide that sense of the street pattern.



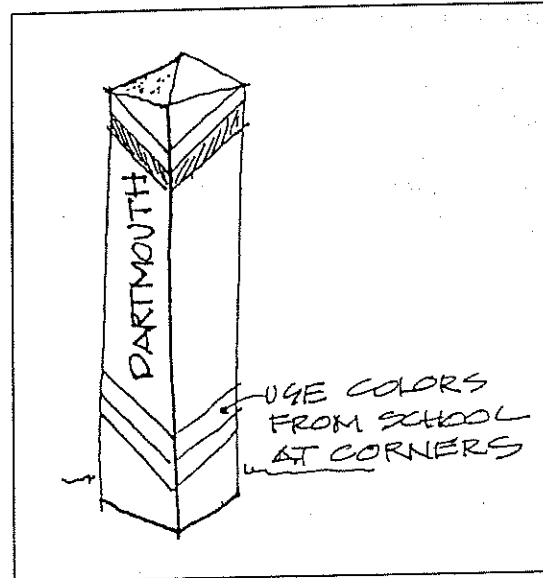
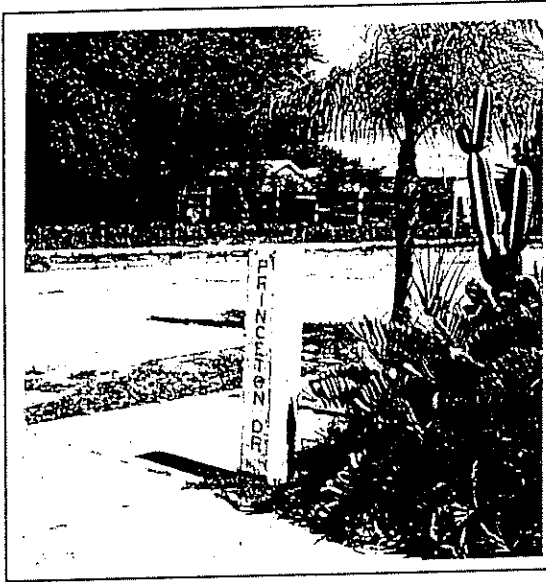
Neighborhood, Street Identity and Signs

Traffic signs should be organized and located to be highly visible, without becoming neighborhood eyesores. Too often the islands and roundabouts intended to be landscaped beautifully, become the resting place for a conglomeration of speed signs, yield signs, pedestrian crossings and other traffic information. These signs should be located, instead, on the major highways with a singular speed sign at the entry point that establishes "speed limit within district 20 mph". With an effort to limit the use of traffic signs in the interior of the district, the neighborhood looks more pedestrian-oriented than car bound. Rather than signs that sprout up in unlikely places, a Signage Master Plan can determine the most effective location to deliver important information. For the residents within the district, knowledge of the speed is shared, even though the very wide streets are somewhat responsible for the encouragement of speeding across the district.



The boundaries of the College Park District are not immediately evident to the visitor. The clarification of its boundaries has both visual and practical benefits. An opportunity at North Federal Highway and North Dixie Highway at both the north and south ends could be established with the integration of an armature and simple identification sign on the new lamp posts, and then separate identification signposts can be designed for discreet entrances at the ends of the District's Drives.

Because the College Park District has streets with college identities, the colors of those colleges could be integrated into the individual drive's signs, which would further identify the District because of the special indications on the street markers. The original street markers throughout this neighborhood, Lake Worth, and much of Florida, were concrete posts set in the corners of the cross streets with stenciled names. These provided for an easy, pedestrian level identification of the streets. Over time, the pedestrian scale posts were replaced with the now-typical street signs posted overhead on steel posts for the ease of the driver. The reinstatement of the concrete markers might further distinguish the historic development of the neighborhood and would imply its commitment to a walkable neighborhood. Various markers still remain on corners throughout Lake Worth, although only one remains evident in College Park on Pennsylvania and Princeton Drive.



College Park residents have a strongly-vested interest in the history of the neighborhood as well as its future. The first historic district to be recognized officially in Lake Worth, College Park hosts an active association of the residents and homeowners who are crucial to the success of any community Master Plan. Private and public interests should be shared.

Conclusion

The Master Plan presents a number of improvements to the neighborhood that bridge the private and public interests of the College Park District. Some of the street improvements will be completed early in the year 2000 along Dixie Highway which will help to set the tone of the neighborhood and begin to discourage cross traffic. The neighborhood has previously gained the support of the City of Lake Worth for the construction of two rotaries to be located within the district and are therefore represented on the Historic District map we have included.

It is now important for the neighborhood to assign priorities to the suggestions within the Master Plan and begin to have the various improvements estimated for construction cost and for design and construction time. For example, a change to the width of any of the streets will require concentrated time with public officials, department heads by an informed and enthusiastic support group from the neighborhood to accomplish this task. This would require considerable lead time, engineering design and utility coordination, but is certainly possible. Rotaries or the addition of an island or bulb outs can be included designed and implemented more rapidly. Landscape planting is the most expeditious and would generally be considered to be the responsibility of the individual homeowner. However the City may wish to be a participant in the plantings in the swale area. After the neighborhood has determined the specific palette for the street, it would be feasible that the property owner pay a set amount, the neighborhood association supplement the cost to allow for a larger caliper tree and the City provide the equipment and staff to plant the tree.

A design and / or a specification for the each of the various topics discussed in the Master Plan should be developed in order to arrive at a reasonable plan. This list, along with a priority and an estimated cost for each of these items can be established to assist in making presentations to the City officials and in selecting projects that a reasonable and feasible for the neighborhood to accomplish.

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