CITY OF FORT LAUDERDALE

May 2012

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Historic Preservation Design Guidelines

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Prepared for:

City of Fort Lauderdale
Department of Sustainable Development
Fort Lauderdale, Florida

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Historic Preservation Design Guidelines

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City of Fort Lauderdale

Historic Preservation Design Guidelines

Introduction

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Historic Preservation Design Guidelines

Introduction

The West Side Fire Station, now the Fire House Museum, was built in 1927 designed by Francis Luis Abreu. The building has a T-shaped footprint, Spanish tile gable roofs, hexagonal entry tower, stucco wall cladding, arched triple window with salomonicas, Spanish tile wall panels and cast stucco elaborations. It is individually designated as a Landmark and as a contributing building in the Sailboat Bend Historic District.

FORT LAUDERDALE'S *HISTORIC PRESERVATION DESIGN GUIDELINES*

The Fort Lauderdale *Historic Preservation Design Guidelines* (*Guidelines*) are intended to act as a tool to help manage change and protect the City's architectural and historical resources. The *Guidelines* provide information, guidance and regulations to be followed by property owners, design professionals, contractors, City Staff and the Historic Preservation Board (HPB) with regard to historic resources. They are intended as a supplement to, rather than as a substitute for, consultation with qualified architects, contractors and Department of Sustainable Development (DSD) Staff.

The *Guidelines* are based upon *The Secretary of the Interior's Standards for the Treatment of Historic Properties.* It is recommended that applicants review the information in the *Guidelines* sections during the early stages of planning a project.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

AVAILABLE *GUIDELINES*

The following *Historic Preservation Design Guidelines* are available:

- *Historic Preservation Design Guidelines Introduction*
- *Guidelines for Architectural Styles*
- *Guidelines for Exterior Maintenance*
- *Guidelines for Roofing*
- *Guidelines for Exterior Woodwork & Cladding*
- *Guidelines for Masonry & Stucco*
- *Guidelines for Windows & Doors*
- *Guidelines for Site Elements*
- *Guidelines for Commercial Buildings*
- *Guidelines for New Construction & Additions*

Each section addresses historic materials and building topics and all of the sections comprise the *Fort Lauderdale Historic Preservation Design Guidelines*. All information is available at the Department of Sustainable Development (DSD) and on the City's web site at www.fortlauderdale.gov.

These *Guidelines* serve to cover the topics most typically addressed by the HPB. Any work under the jurisdiction of the HPB that is not specifically covered in these *Guidelines* is subject to HPB review and approval.

IMPORTANCE OF HISTORIC PRESERVATION

The City of Fort Lauderdale recognizes that the character and quality of life enjoyed by its citizens depend in great measure upon the City's rich architectural heritage and the important natural and designed landscapes in our community. The City and the Historic Preservation Board (HPB) work together to ensure our historical, cultural, archeological, social and economic heritage, entrusted to each generation, is enriched and passed on to future generations.

The HPB recommends the designation of historic districts, individual landmarks and Landmark Sites.

PRESERVATION IN FORT LAUDERDALE

To promote continued enrichment of our local heritage, in 1979 the City of Fort Lauderdale passed Ordinance number C-97-19 establishing Historic Preservation districts in the City. As defined in the Unified Land Development Regulations (ULDR) of the Fort Lauderdale Ordinances:

- *Historic Preservation District is intended to promote the cultural, economic, educational and general welfare of the people of the city and of the public generally, through the preservation and protection of historically worthy structures. These regulations are intended to insure a harmonious outward appearance of structures and premises, to encourage uses which will lead to their continuance, conservation and improvement in a manner appropriate to the preservation of the cultural and historic heritage of the city, to protect against destruction of or encroachment upon such area, structure or premise, to prevent creation of environmental influences adverse to such purposes, and to assure that new structures, uses and premises within historic districts will be in keeping with the character to be preserved and enhanced.*

Since the enactment of the Ordinance in 1979, the City of Fort Lauderdale has worked to preserve historical sites, buildings, landscapes, structures and archaeological remains. The City promotes preservation through the documentation of historic properties; protection of historic public properties; education programs on preservation; and preservation regulations. More recently, the careful preservation of the City's resources has been identified as an important component of Fort Lauderdale's Comprehensive Plan.

The HPB strongly recommends that applicants retain and preserve the overall form, materials and details that are important in defining the architectural and historical character of a building and site when they consider an alteration or renovation.

CRITERIA FOR HPB DECISIONS

When reviewing a proposed project, the HPB's review is guided by principles contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and more specifically, *The Standards for Rehabilitation*. *The Standards for Rehabilitation* provide property owners and tenants common-sense guidelines to allow sensitive contemporary uses for their sites while retaining their architectural and cultural heritage. In reviewing projects, the HPB encourages sensitive rehabilitation involving the least amount of intervention or change, as identified in the following guidelines:

- **Identify, retain and preserve** the overall form, materials and details that are important in defining the architectural and historical character of the building and site.
- **Protect and maintain** historic materials and features. This involves protection from other work that may occur in proximity to the historic materials, and also protection through regular maintenance. A regular program of protection and maintenance usually involves the least degree of intervention, and can prevent or postpone extensive and costly work.
- **Repair** rather than replace deteriorated historic materials and features. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound. Repairs should involve the least intervention possible, concentrating specifically on areas of deterioration. When repair is not possible, replacement in-kind is encouraged, reproducing by new construction the original feature exactly, including the original material, finish, detailing and texture.

- **Replace** missing or deteriorated historic materials and features when the extent of deterioration precludes repair. Similar to repair, the preferred approach is to replace the entire feature in-kind to match the original material, finish, detailing, and texture. Since this is not always technically or financially feasible, substitute materials may be acceptable when they convey the original appearance and finish of the original feature.
- **Reconstruct** missing historical features if adequate historical, pictorial and physical documentation exists so that the feature may be accurately reproduced. The addition of features from other historic buildings or addition of historical elements for which there is no documentation is not appropriate.
- **Alterations and additions** are sometimes needed to ensure the continued use of a building. An alteration involves returning a building to a useful condition while saving those parts that represent its historical, architectural or cultural significance. It is important that alterations do not radically alter, obscure or destroy character-defining spaces, materials, features or finishes. An addition, however, is new construction at the exterior of an existing building and should be avoided. If considered, new additions should be clearly differentiated but compatible in size, mass, form, fenestration, detailing and style with the historic building, and constructed at a less visible side or rear elevation, so the character-defining features are not radically obscured, damaged or destroyed.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following *Standards for Rehabilitation* were developed in 1995 by the National Park Service of the U.S. Department of the Interior. They are the national standard to guide rehabilitation work on historic resources and are used by the Fort Lauderdale Historic Preservation Board when rendering their recommendations.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation as a Treatment: *When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.*

The HPB's duties include the survey of historic buildings and areas.

DEFINITIONS

Architecturally Worthy: An architectural design which represents either a significant aspect of the history of the City, architectural history in general or a significant design of an architect of historical importance.

Certificate of Appropriateness (COA): A certificate issued by the historic preservation board indicating its approval of plans for alteration, construction, removal, or demolition of a Landmark, Landmark Site or a Structure within a Historic District.

Historic Building: A building designated as historic by resolution of the City Commission in accordance with Sec. 47-24.11, Historic Designation of Landmarks.

Historic District: An area designated as a "Historic District" by ordinance of the City Commission and which may contain within definable geographic boundaries, one (1) or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic significance, architectural significance, or both, to be designated as Landmarks, nevertheless contribute to the overall visual characteristics of the Landmark or Landmarks located within the Historic District.

Historically Worthy: To have a special historical interest or value because it represents one (1) or more periods of styles of architecture typical of the city or because it has value as a part of the development, heritage or cultural characteristics of the City.

Landmark: A property or structure designated as a "Landmark" by resolution of the City Commission, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration and preservation because of its historic significance, its architectural significance, or both, to the City.

Landmark Site: The land on which a Landmark and related buildings and structures are located and the land that provides the grounds, the premises or the setting for the Landmark. A Landmark Site shall include the location of significant archeological features or of a historical event, and shall include all significant trees, landscaping and vegetation as determined by the Board.

HISTORIC PRESERVATION BOARD (HPB)

The Fort Lauderdale Historical Preservation Board (HPB) has the responsibility to implement the City's historic preservation regulations and activities.

The HPB includes eleven volunteer members, appointed by the City Commission, who are City residents and serve in three-year overlapping terms. All members of the HPB must have a knowledge of historical or architectural development with a deep concern regarding the preservation, development and enhancement of historic buildings in the City. In addition, the City strives to include professionals from the design, historic preservation, construction and related fields on the HPB.

The principal role of the HPB is to review and provide recommendation on any alteration, demolition, relocation, adaptive use and new construction to designated properties based on the *Secretary of the Interior's Standards for Rehabilitation* by issuing Certificates of Appropriateness (COA).

The HPB also promotes and provides advice regarding historic preservation activities in the City by recommending the documentation of historic buildings and sites and providing recommendations regarding local and National Register nominations. In addition, the HPB assists groups and individuals interested in historic preservation, undertakes preservation education programs and provides recommendations for the preservation and rehabilitation of individual historic buildings.

Historic buildings can be found throughout the City of Fort Lauderdale. In addition to individual homes, local historic properties include apartment buildings as well as commercial and institutional buildings.

HISTORIC DESIGNATION IN FORT LAUDERDALE

The two principal means of recording historic resources in the City of Fort Lauderdale are the City's local inventory and the National Register of Historic Places. The majority of the regulated historic properties in the City of Fort Lauderdale are located within Local Historic Districts. In addition, there are individually designated Local Landmark properties on both the City's local inventory and on the National Register, some of which are located within Local Historic Districts.

Currently there are three Local Historic Districts in the City of Fort Lauderdale: The Sailboat Bend Historic District; The Stranahan House District; and the The Himmarshee Street/SW 2nd Avenue Historic District. In addition, there are individual properties that are listed on or determined to be eligible for listing on the National Register of Historic Places, and individual designated local Landmarks scattered throughout the City of Fort Lauderdale.

Maps and lists of Fort Lauderdale's historic resources are maintained by the Department of Sustainable Development (DSD) and are available at City Hall and on the City's website at www.fortlauderdale.gov.

The National Register of Historic Places

The National Register of Historic Places is the United States government's official list of districts, sites, buildings, structures and objects deemed worthy of preservation. The National Register is administered by the National Park Service, a division of the Department of the Interior.

Listing on the National Register does not restrict property rights of individual owners, but it does require that agencies using federal funding consider the effect of proposed undertakings on the historic resource. In addition, having a property listed on the National Register could make its owners eligible for tax credits for expenses incurred preserving a commercial property, and local exemptions. National Register information is available from the Florida Department of State's Division of Historical Resources.

Local Designation

Most of the regulated historic properties in the City of Fort Lauderdale are found within Local Historic Districts. Local Historic Districts and Local Landmarks are created through a collaborative process with the HPB, the community and the City Commission. (Refer to *Local Designation Process, Page 6*.)

All exterior work or repairs to individual Landmark properties or to properties within Local Historic Districts requires the review and approval of the Fort Lauderdale Historic Preservation Board (HPB) or DSD Staff. This review is conducted to ensure proposed changes are in keeping with the historic character of the property and/or surrounding District, thus providing protection for the City's most important resources.

BENEFITS OF LOCAL DESIGNATION

The designation of Local Historic Districts and Landmarks has been found to:

- Increase neighborhood stability and property values
- Preserve the physical history of the area
- Promote an appreciation of the physical environment
- Foster community pride and self-image by recognizing a unique sense of place and local identity
- Increase the awareness and appreciation of local history
- Increase tourism
- Attract potential customers to businesses
- Create local construction jobs while fostering skilled tradesmen

The Sailboat Bend Historic District includes a varied collection of residences of different architectural styles. This Craftsman Bungalow has a front gable roof with bracketed, deep overhanging eaves.

SUSTAINABLE BENEFITS OF PRESERVATION

An added benefit to historic buildings is that they are often intrinsically "green", with substantially lower environmental impact than new construction. Preservation and rehabilitation minimizes the wasteful loss of materials while maintaining a distinctive sense of place.

- Since historic buildings and structures already exist, the energy required to fabricate the lumber, bricks and details was expended in the past
- New construction often includes demolition of existing buildings, with construction waste already filling approximately 25% to 30% of landfills, in addition to waste associated with the fabrication of new construction materials
- The most appropriate materials for the majority of preservation projects are often historic materials rather than non-biodegradable manufactured products such as vinyl and plastics

LOCAL DESIGNATION PROCESS

The HPB welcomes applications for the designation of Local Landmarks and Historic Districts. Applicants considering designation should follow the process summarized below:

1. Property Research

- Determine the age of the potential historic resource by researching records at Department of Sustainable Development (DSD) or the Fort Lauderdale Historical Society
- Identify its architectural style - the Historical Society can provide assistance if photographs are provided
- Verify whether the property is listed on the Florida Master Site File at the Florida Division of Historical Resources at (850) 245-6440
- Identify past owners, if possible, through research at the Historical Society, tax records or speaking with neighbors

2. Prepare and Submit Designation Application

- Obtain an application form from the HPB Liaison at the DSD - the Liaison and/or the Historical Society staff can assist applicants with the form
- Obtain a legal description of the property (from the deed or through the Broward County Tax Appraiser's Office); proof of ownership (warranty deed or tax record); and submit the application filing fee
- Review the Criteria for Historic Designation with the HPB Liaison or the Historical Society staff and determine the applicable criteria for the property
- Prepare a short written narrative about the property, including anecdotal history, and describe how the property meets one or more criteria for historic designation
- Obtain a current property survey (one copy signed and sealed)
- Take photographs of the resource including all elevations and important details
- Obtain architectural plans and elevations, if available
- Solicit letters of support, if available

3. Attend the HPB Meeting

- The HPB meets monthly - contact the HPB Liaison for submission deadline schedule
- The HPB Liaison will present a memo regarding the proposed designation and outlining whether or not the COA/ULDR criteria has been met
- The applicant, or their representative, will be asked to outline why the property should be designated
- The HPB members will ask the applicant questions or clarifications regarding the designation
- The public will be given the opportunity to comment on the application
- The HPB will discuss the application and vote on whether to recommend designation

RESEARCHING HISTORIC PROPERTIES

Property owners seeking information regarding the history of their property can consult with The Fort Lauderdale Historical Society located at the Fort Lauderdale History Center; 219 SW 2nd Avenue; Fort Lauderdale; www.fortlauderdalehistorycenter.org.

4. Designation Determination

- If the majority of the HPB is in favor of designating the application, the HPB's recommendation will be sent to the City Commission for a vote on the designation
- If a majority of City Commissioners approve the application, the property or district will be designated
- If the designation application is denied by either the HPB or the Commission, there is a waiting period prior to the acceptance of a revised application
- Designations may be amended or rescinded through the same process and appealed to the Circuit Court

CRITERIA FOR HISTORIC DESIGNATION

In accordance with the City of Fort Lauderdale's Historic Preservation ordinance, the designation of a Local Landmark or District must be based on one or more of the following criteria:

- Its value as a significant reminder of the cultural or archaeological heritage of the city, state or nation.
- Its location as a site of a significant local, state or national event.
- Its identification with a person or persons who significantly contributed to the development of the city, state or nation.
- Its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the city, state or nation.

The building, site, structure or group of buildings has significant architectural or aesthetic significance if it has the following attributes:

- The value of the building is recognized for the quality of its architecture and retains sufficient elements showing its architectural significance.
- Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction or use of indigenous materials
- Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events
- Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

PRESERVATION REGULATORY REVIEW

To maintain the character of designated historic properties and District, all proposed exterior changes require review and the issuance of a Certificate of Appropriateness (COA) from the HPB prior to commencing work. The type of work requiring a COA includes:

- **Exterior Alteration** - Removal, modification and/or installation of materials or features from sites, buildings or structures
- **New Construction** - New building, structure or site feature and/or expansion of an existing building, structure or site feature
- **Demolition** - Complete or partial removal of a building, structure or site feature
- **Relocation** - Relocation of a building, structure or site feature

COA applications are reviewed by the Historic Preservation Board (HPB) at their monthly meetings. During their reviews, the HPB references the criteria set forth in the Historic Preservation sections of the City's Unified Land Development Regulations (ULDR). Review by the HPB ensures that any proposed changes will be compatible with the character and design of the individual property and/or Historic District.

The process of applying for a COA requires the project representative to provide sufficient information on the City's application form and to provide a narrative, drawings, sketches, photographs, a survey, proof of ownership and possibly product brochures or samples for certain building features that will be modified. The applicant is encouraged to consult with DSD Staff to ensure that all the information is included in the application.

Once the application has been determined to be complete, it will be placed on the HPB agenda. The applicant or a project representative should attend the HPB meeting to answer any questions the HPB may have regarding the application, or the application could be tabled pending clarification. At the meeting, the application will either be approved with or without conditions, tabled pending review of additional information, or denied.

Decisions of the HPB can be appealed to City Commission and then to Circuit Court.

WHEN A COA IS NOT REQUIRED

- The HPB does not review ordinary maintenance and repairs provided the exterior appearance and materials are not altered
- The HPB does not have jurisdiction over interior work, although building and other permits might be required for interior work
- The HPB does not review paint colors or painting when the proposed work is limited to painting

TIMING FOR REVIEW

The City of Fort Lauderdale makes every effort to quickly conduct required reviews. If an application is incomplete, if the HPB requests a change, or if any City deadlines are not met, the issuance of permits and approvals could take several months.

If the proposed work only requires HPB review, the application will be reviewed by the DSD Staff for completeness and to determine whether the application is minor and might be eligible for a 15-Day Administrative Approval. The request for a 15-Day Administrative Approval is sent to the HPB and City Commission for their consideration. If either the HPB or the Commission determine the application should be heard, it will be placed on the HPB meeting agenda.

If the application is complete and requires only HPB review, applicants should anticipate a minimum of 60 days from the time of the submittal deadline to the issuance of a COA.

Applications that are inconsistent with the recommendations in the *Historic Preservation Design Guidelines* might require a longer review and approval process. If the proposed work requires other reviews in addition to HPB review, the DSD will make every effort to review the submission for permits simultaneously with the HPB review schedule.

APPROVALS REQUIRED FOR WORK

HPB review and approval is triggered by the application for a building permit. This includes the replacement of windows, doors and roofs as well as ground disturbance at potential archaeological sites. A COA is necessary but not sufficient for the granting of a building permit. Each property is subject to review for compliance with applicable zoning, building and safety codes. The property owner is responsible obtaining all necessary approvals prior to commencing with work.

WORKING WITHOUT A COA

The DSD will inspect all work for compliance with an approved COA. If any changes are proposed after the approval of a COA, please contact the DSD at (954) 828-3266 for additional required reviews. Work completed without an approved COA is subject to possible fines, removal and restoration of the site, building or structure to its appearance prior to the violation.

STOP WORK ORDER

The DSD will issue a Stop Work Order for any project that is not in compliance with the approved COA or any project that did not receive the required COA. Stop Work Orders have the force of law and the violation of a Stop Work Order constitutes a separate offence. A Stop Work Order can be costly in terms of time and money since property owners will be required to go through the COA application process prior to restarting work.

The HPB review process allows for flexibility for property owners and design professionals when approaching a project. This former service station has been adaptively reused as a retail store. The garage doors have been replaced with large fixed windows and an awning above.

BALANCING CHANGE

In balancing the desire for a change to a historic property with its historic integrity, the HPB encourages property owners to retain as much historic building fabric as possible. When considering alterations, the HPB recommends the following approach, listed in preferential order:

1. Maintenance
2. Repair and Replacement
3. Alterations
4. Adaptive Reuse
5. Additions and New Construction

For information regarding Relocation and Demolition projects, please refer to the *Guidelines for New Construction and Additions*.

MAINTENANCE IS PRESERVATION

Regular maintenance helps to preserve buildings and property, protect real estate values and investments, and keeps Fort Lauderdale an attractive place to live, work and visit. Lack of regular upkeep can result in accelerated deterioration of building elements and features. In the case of historic buildings, these features often represent character defining elements that are difficult and costly to replace. Long-term lack of maintenance can impact a building's structure, resulting in expensive repairs.

It is prudent to regularly inspect properties to identify potential problems. If problems are detected early, minor maintenance may not only improve a property's overall appearance and value, but also can prevent or postpone extensive and costly future repairs. Regular maintenance items typically include cleaning gutters and downspouts, and painting of exterior woodwork.

Encouraged:

- Prolonging the life of original materials on historic structures through regular maintenance as long as possible
- Avoiding replacement of original materials with newer materials
- Referencing the *Guidelines for Exterior Maintenance* and topic-specific *Guidelines* for additional maintenance information

REPAIRS AND REPLACEMENT

When it is no longer feasible to maintain a historic feature, repairs or replacement in-kind may be necessary. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound, concentrating specifically on areas of deterioration.

When repair is not possible, replacement in-kind is encouraged. Similar to a regular maintenance program, these activities can prevent or postpone extensive and costly future repairs.

Encouraged: *(Listed in order of preference)*

- Non-intrusive repairs, focused at deteriorated areas, stabilizing and protecting the building's important materials and features
- When repair is not possible, replacement in-kind to the greatest extent possible, reproducing by new construction the original feature exactly, matching the original material, size, scale, finish, profile, detailing and texture
- When replacement in-kind is not possible, the use of compatible materials and techniques that convey an appearance similar to the original feature, similar in design, color, texture, finish and visual quality to the historic elements

COST VS. VALUE-ADDED

It is understood that some of the recommendations of the *Guidelines* do not represent the least expensive options; however the HPB strongly believes that selecting better quality options can have both short and long-term benefits.

A short-term benefit is that the alteration tends to be more historically appropriate and is often made with more sustainable materials. Long-term benefits generally include longer life-cycles for materials that do not need to be replaced as often, reducing associated landfill waste and replacement costs, as well as potentially increased property value associated with higher quality, traditional materials. Please refer to the *Preservation Assistance Programs* on *Page 12* for possible preservation related grants and tax incentives.

ALTERATIONS

Alterations and renovations are sometimes needed to ensure the continued use of a building, but have the potential to alter the character of historic properties. When considering alterations or renovations, great care should be given to the original building and its relationship to the alteration.

Encouraged:

- Identification, retention and preservation of the character defining features of the historic building
- Minimal alteration to the original design, materials and features
- New design elements and scale that are compatible with the historic building and setting
- Use of materials and techniques that are compatible to the historic building and setting
- Maintaining the appropriate historic contextual setting

Alterations at properties within Local Historic Districts, including the installation of signs and awnings, are subject to HPB review.

ADAPTIVE REUSE

In adaptive reuse projects, alterations or renovations might be necessary to use a building for a different purpose from which it is currently or was originally designed, if permitted under the Fort Lauderdale Zoning Code. Similar to alterations or renovations, great care should be given to the original building and its relationship to the alteration or renovation. In addition, great care should be taken with required alterations such as the modification or addition of window and door openings to accommodate the new use.

Examples of Adaptive Reuse:

- Conversion of a house into a multi-family residence or office
- Conversion of an industrial or commercial building into housing
- Conversion of an institutional buildings into commercial space

Benefits of Adaptive Reuse:

- Retention of historic character and high quality historic materials and craftsmanship
- Promoting stability of ownership and occupancy of historic resources
- Potential cost savings over new construction
- Presence of established neighborhood and existing infrastructure

The South Side Fire Station was built in the Spanish Eclectic style in 1925, as the second fire station for the City of Fort Lauderdale. The station served the Croissant Park development and other boom time developments on the south side of the city. The building is a designated Landmark and was adaptively reused as an office while maintaining its historic character.

NEW CONSTRUCTION & ADDITIONS

New construction and additions within a Historic District or at a designated Landmark Site can dramatically alter the appearance of the individual property, the Local Historic District and the surrounding landscapes. Exact reproduction of historic buildings is discouraged, while contemporary design compatible to the context of the historic resources and their surroundings is encouraged. Property owners should take great care when proposing either an addition or new construction within a Local Historic District or to a designated Landmark Site.

Encouraged:

- Preservation of the cohesive ambiance of historic resources with compatible, sympathetic and contemporary construction
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes
- Construction of additions at secondary elevations wherever possible, subordinate to the historic building, and compatible with the design of the property and neighborhood
- Construction of additions so that the historic building fabric is not radically changed, obscured, damaged or destroyed
- Following the *Guidelines for New Construction & Additions*

PRESERVATION ORGANIZATIONS

Local Organizations

City of Fort Lauderdale; Department of Sustainable Development; 700 NW 19th Avenue; Fort Lauderdale, FL 33311
(954) 828-3266; www.fortlauderdale.gov

Fort Lauderdale Historical Society - The Fort Lauderdale History Center; 219 SW 2nd Avenue; Fort Lauderdale, FL 33301
(954) 463-4431; www.fortlauderdalehistorycenter.org

Broward County Libraries Division; Historical Commission; 301 Harmon (SW 13th) Avenue; Fort Lauderdale, FL 33312
(954) 357-5553; www.broward.org/library/history

Broward Trust for Historic Preservation
browardtrust@comcast.net

State Organizations

Florida Department of State; Division of Historical Resources; R.A. Gray Building; 500 South Bronough Street, Tallahassee, FL 32399
(850) 245-6300; www.flheritage.com

Florida Trust for Historic Preservation; 906 East Park Avenue; Tallahassee, FL 32301
(850) 224-8128; www.floridatrust.org

National Organizations

Historic Preservation Learning Portal
www.historicpreservation.gov

National Park Service; Heritage Preservation Services
www.cr.nps.gov/hps

National Park Service; Historic Landscape Initiative
www.cr.nps.gov/hps/hli

National Park Service; Historic Preservation Tax Incentives
www.cr.nps.gov/hps/tps/tax

National Center for Preservation Technology & Training
(318) 356-7444; www.ncptt.nps.gov

National Trust for Historic Preservation
Preservation and Preservation Forum
(800) 944-6847; www.preservationnation.org

U.S. Green Building Council
(800) 795-1747; www.usgbc.org

The Association for Preservation Technology International
APT Bulletin; www.apti.org

The Alliance for Historic Landscape Preservation
www.ahlp.org

PRESERVATION RESOURCES

CITY OF FORT LAUDERDALE

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Poore, Patricia (ed.). *The Old-House Journal: Guide to Restoration*. New York: Dutton, 1992.

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www2.cr.nps.gov/tps/briefs/presbhom.htm
www.nps.gov/tps/how-to-preserve/tech-notes.htm

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Technical Preservation Services, National Park Service. *Respectful Rehabilitation: Answers to Your Questions About Old Buildings*. Washington, DC: The Preservation Press, 1982.

Weaver, Martin E. *Conserving Buildings: A Manual of Techniques and Materials*, Revised Edition. New York: John Wylie & Sons, 1997.

FREQUENTLY ASKED QUESTIONS

Q Where should I begin the preservation process?

A Contact the City's HPB Liaison at (954) 828-3266 for a review of your property's significance. Obtain the *Guidelines* section applicable to your proposed project and consider whether the proposed changes are appropriate for the property (refer to *Page 1*).

Q How can I find out about the history of my neighborhood or property?

A Information about properties within Local Historic Districts and historic Landmarks is available on the City's web site at www.fortlauderdale.gov and at the DSD. The Fort Lauderdale Historical Society is also an excellent resource for information, both through their web site at www.fortlauderdalehistorycenter.org and their offices. Additional information regarding National Register historic districts and properties is available at the Florida Department of State, Division of Historical Resources. There are also numerous reference books and resources, a few of which are listed on *Page 10*.

Q What if I need an emergency repair?

A If you have an emergency and require immediate work at your property, the DSD does have the authority to grant a building permit without HPB review under very limited circumstances. Emergency building permits, without HPB review, can only be granted by the DSD following a catastrophic event such as a tree collapsing on a roof, or in the event of imminent structural failure this poses a significant safety threat, and the applicant is proposing an in-kind replacement. The DSD will not grant a permit without HPB review for issues related to deferred maintenance or convenience. If you believe you have an emergency repair, contact the City's HPB Liaison at (954) 828-3266 to discuss whether an emergency permit can be granted and for submission requirements.

Q Is the review process expensive? Do I need to hire an outside professional?

A The HPB does charge a fee for a Certificate, with the amount based on the nature of the application and proposed extent of the work. Carefully reviewing the applicable *Guidelines* and the application package for the Certificate prior to hiring a design professional or contractor can assist in the early planning stages of your project. If not required by Code to receive a construction permit, you are welcome to submit applications for work without the assistance of a design professional. However, for complex proposals or those that require the submission of scaled drawings, consultation with a professional will often speed up the review process. If you are retaining the services of a professional, it is helpful to work with architects and contractors who are familiar with the requirements of working with the HPB. Before submitting your application materials, confirm that it is complete.

Q I am planning a complex project. When is the best time to talk to the HPB Liaison?

A If your project is complex or requires multiple review Commissions and Boards, the best time to talk to the HPB Liasion is as early in the project as possible, before you invest a lot of time and money into the design process. This initial informal informational review can help move a project more quickly through the review process. Please contact the City's HPB Liaison at (954) 828-3266 for an appointment.

Q Is there a way to expedite the review process?

A It is important to thoroughly complete the application and submit all required materials to the HPB for review. It is recommended that you contact the City's HPB Liaison directly to understand what submission materials are required for your project, whether City Commission review is required, and the specific submission deadlines and meeting dates.

Q Does my project require HPB review?

A Proposed exterior changes to any building, site, or structure to any property within the boundaries of a local Historic District or at a Landmark property are required to receive a COA from the HPB except:

- Ordinary maintenance and repairs provided the exterior appearance and materials are not altered
- Interior work, although building and other permits might be required for interior work
- Paint colors or painting when the proposed work is limited to painting

It is recommended that property owners contact the HPB Liaison to confirm whether HPB review is required prior to commencing work.

Q How do I apply for HPB review?

A The specific submission requirements for HPB review will vary based upon the complexity of the proposed project, but the submission materials are similar to those required for a building permit review. For specific information regarding the submission requirements for your proposed project please refer to the COA application available on the HPB website at www.fortlauderdale.gov or contact the City's HPB Liaison at (954) 828-3266.

Q Can I begin construction immediately after I get the HPB's approval?

A HPB review is not necessarily sufficient for the granting of a building permit. Each project is also subject to review by all agencies having jurisdiction over compliance with zoning, building and safety codes. HPB review is just one step in obtaining a building permit. You must complete all necessary reviews and obtain all necessary permits applicable to your project prior to proceeding with any work. You cannot receive a building permit without obtaining a COA from the HPB.

PRESERVATION ASSISTANCE PROGRAMS

The program's submission and review requirements are rigorous and it is recommended that applicants contact the applicable agency at the early planning stages of a potential project.

Federal Historic Preservation Tax Incentives

The Historic Preservation Tax Incentives Program rewards private investment in rehabilitating historic income-producing properties such as offices, rental housing and retail stores. The Program is jointly administered by the U.S. Department of the Treasury and the U.S. Department of the Interior's National Park Service. Owner-occupied single-family residences are not eligible. If eligible, up to 20 cents on every dollar spent on qualified rehabilitation work (including most design fees) is available as a credit against income taxes. The 20% tax credit is available to buildings that are listed on the National Register of Historic Places, either individually or as a contributing building in a historic district, or as a contributing building within a local historic district that has been certified by the Department of the Interior. To be eligible for the 20% tax credit, project work must be certified as meeting *The Secretary of the Interior's Standards for Rehabilitation*. (*Refer to Page 7.*)

Florida Historic Preservation Grants Program

The Historic Preservation Grants Program allocates funds to government entities and non-profit organizations (not private individuals) for the preservation and protection of the state's historic and archaeological sites and properties. The program is administered by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State (www.flheritage.com). Small Matching Grants are available for the rehabilitation and restoration of historic structures, architectural and archaeological surveys, state historical markers, community education projects and National Register nominations. Special Category grant funding assists major site-specific archaeological excavations, restoration or rehabilitation of historic buildings or structures and museum exhibits related to the history of Florida. Types of projects eligible for Special Category funding include historic property acquisition and relocation of a threatened historic buildings or structures. Exhibit projects may include the design, fabrication and installation of museum furniture and equipment and the production of exhibit related media.

Local Historic Preservation Ad Valorem Tax Exemption

Owners of locally designated properties in Fort Lauderdale considering rehabilitating their historic property can apply for ad valorem tax exemptions on historic property improvements. The intent of this exemption is to stimulate historic properties revitalization and to ease maintenance burdens. This program is available for both income producing and owner occupied residences. To be eligible, the building must be a locally designated Landmark or be a contributing building within a Local Historic District. To be eligible for the tax exemption, all property improvements must be reviewed and approved by the HPB.

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City of Fort Lauderdale

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This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity; National Park Service; 1849 C Street, N.W.; (NC200) Washington, DC 20240.

PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

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Principal-in-Charge: Dominique M. Hawkins, AIA

CITY OF FORT LAUDERDALE

City of Fort Lauderdale

Historic Preservation Design Guidelines

Architectural Styles

City of Fort Lauderdale
Historic Preservation Design Guidelines

Architectural Styles

The West Side Grade School building, designed by architect John Morris Peterman in the Mediterranean Revival style, was constructed in 1922. It includes a flat roof with parapets and a stucco wall finish. The Harmon Monument, located at the center of the photograph in front of building, was originally a drinking fountain. The building now serves as the offices for the Broward County Historical Commission.

PURPOSE

These *Guidelines* were prepared to assist property owners in understanding the historic character of their property when considering alterations, repairs, or other changes to their property. It is not intended that these *Guidelines* should replace consultation with qualified landscape architects, architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

UNDERSTANDING THE CITY OF FORT LAUDERDALE'S ARCHITECTURAL STYLES

The development and architectural heritage of the City of Fort Lauderdale includes both high-style and vernacular buildings. The term "vernacular" suggests that they were based upon traditional or regional forms without being designed by an architect or similarly trained individual. As a result, many vernacular buildings are relatively simple with embellishments that are reflective of the period or popular styles of the day.

Styles can be difficult to define because of changes over time. As the prosperity of Fort Lauderdale's residents flourished and a family's needs grew, buildings were commonly enlarged and houses updated to meet the tastes of residents. Some original buildings were integrated into new construction or expanded and updated for current styles. As a result, many houses reflect multiple time periods and might not be easily categorized as reflecting a single or "pure" style.

It is hoped that the images depicting the variety of the City of Fort Lauderdale's architectural styles and the lists of locally found features will help residents identify the character defining elements of City buildings.

For additional assistance with identifying a building's architectural style, please contact the HPB Liaison at the Department of Sustainable Development (DSD), (954) 828-3266, or the Fort Lauderdale Historical Society at The Fort Lauderdale History Center; 219 SW 2nd Ave., (954) 463-4431.

FRAME VERNACULAR

This wood framed vernacular house is 1-story in height, has a front gable roof with overhanging eaves, and has single and paired double-hung windows.

Two-story frame residences are less common than 1-story homes. This example includes a side-gable roof with deep overhanging eaves and paired 4-over-1 double-hung windows.

The exterior of this wood-framed "L"-shaped, residence is covered with wood clapboards, with the exception of the gable ends, which have vertical boards with scalloped ends.

FRAME VERNACULAR

- Wood framed construction, generally with wood clapboard finish
- Constructed throughout the 20th century
- Includes a range of styles
- Most often 1-story in height, but occasionally 2-stories
- Gable or hipped roof forms
- Narrow or overhanging eaves
- Single or grouped double-hung windows

This shallow front-gable residence has a central cross gable and narrow eaves. The house is covered with wood clapboards, with vertical boards with scalloped ends at the gable ends.

This wood framed residence has a hipped tile roof with shallow eaves and a central chimney. The symmetrical facade has an entrance door flanked by 3-over-1 double-hung windows.

MASONRY VERNACULAR

This 2-story, rusticated concrete block building has a wrapping second floor balcony covered by the main hipped roof and supported by rusticated concrete block piers.

This stuccoed masonry house is 1-story in height, has a front gable roof with overhanging eaves, and has single and paired double-hung windows.

MASONRY VERNACULAR

- Masonry construction
- Constructed throughout the 20th century
- Includes a range of styles
- Most often 1-story in height, but same cases 2-stories
- Often covered with stucco
- Most often constructed with gable or hipped roof forms
- Often originally constructed with tile roofs
- Single or grouped double-hung windows

This "L"-shaped vernacular masonry house has a clay tile hipped roof with an intersecting gable roof. The form and materials are similar to the Mediterranean Revival style, although simplified.

This masonry vernacular residence was constructed in the second half of the 20th century. It has a shallow pitched roof with overhanging eaves and grouped awning windows.

This 1-story, flat roofed, stuccoed, masonry vernacular residence has deep overhanging eaves and grouped awning windows, reminiscent of Mid-Century Modern style.

REVIVAL STYLES

Mission Revival residences often have flat roofs with decorative parapets. In this case, the parapet detailing is located at both the main roof and projecting secondary roof.

This 1-story, Mission Revival residence has a central entrance covered by a shed tile roof with a decorative parapet above, flanked by projecting side bays.

This small building has a stuccoed wall surface, a decorative Mission Revival parapet and is encircled by a hipped, clay tile, pent roof.

MISSION REVIVAL

- Mission shaped dormer or roof parapet
- Hipped or gabled tile roof
- Porch roof supported by piers, often arched
- Stucco wall finish

BUNGALOW/CRAFTSMAN

- 1 to 1 1/2-stories
- Gable roof with exposed rafters at overhanging eaves and prominent chimney
- Porches supported by posts extending to ground
- Single or grouped multi-paned windows
- Simple detailing with natural materials

This masonry bungalow has a side gable tile roof with deep overhanging eaves. Also note the tapered porch piers, typical of the Arts and Crafts style.

This Arts and Crafts style, wood-framed bungalow has a cross gable roof with bracketed deep overhanging eaves. Also note the tapered corner piers, typical of the style.

This Mediterranean Revival / Spanish Eclectic home has a central tower with an open belfry, an asymmetrical facade, and numerous grouped arch openings separated by decorative turned mullions.

This modest Mediterranean Revival / Spanish Eclectic residence has a group of three arched window openings separated by turned mullions and a projecting entrance porch with a clay tile roof.

MEDITERRANEAN REVIVAL / SPANISH ECLECTIC

- Often low-pitched hipped or gabled tile roofs, some flat roofs
- Little or no roof eave or overhang
- Can include prominent arches
- Symmetrical or asymmetrical facade with stucco wall finish

MONTEREY

- 2-stories in height
- Low pitched gable or hipped roof
- Second story balcony, often cantilevered, covered by principal roof

This Mediterranean Revival / Spanish Eclectic home has several stone and cast stone embellishments including the projecting entrance and window surrounds.

Commercial and industrial buildings can have distinct architectural styles such as the Mediterranean Revival / Spanish Eclectic former Coca Cola Bottling Plant, designed by Courtney Stewart.

This Monterey style home has a shallow side gable roof that extends to cover a second floor suspended balcony. The 1-story section is a later addition.

MODERN

This residence has curved forms typical of the Art Deco period with decorative grooves and cantilevered sun screens over window and door openings typical of the Art Moderne period.

This Art Moderne building has a 2-story main block with a 1-story wing visually joined by with a decorative band. Windows wrap around corners and are covered by cantilevered sun screens.

This Art Moderne residence has a central projecting parapet topped by a coping, corner wrapping windows with cantilevered sun screen, and a smooth stucco surface with horizontal grooves.

ART DECO

- Flat roof with vertical projections above roof line
- Smooth stucco wall surface with geometric designs

ART MODERNE

- Flat roof with a small ledge or coping at roof line
- Asymmetrical facade
- Smooth stucco wall surface with horizontal grooves or lines
- Horizontal balustrade elements
- Windows wrap corners

Fort Lauderdale's hotels and motels were constructed in a variety of styles including this Art Moderne example. Note the projecting roof eave and wrapping corner windows.

This Mid-Century Modern building has a semi-engaged, round, glass block corner and a projecting balcony under a unifying flat roof slab.

This is one of a group of Mid-Century Modern, 2-story, flat-roofed apartment buildings, each with a second floor balcony covered by the main roof, supported by narrow, angled "beanpoles".

This Mid-Century Modern home has a shed roof, and asymmetrical facade and an attached, projecting, flat roof car port supported by narrow columns.

MID-CENTURY MODERN

- Flat, shed or butterfly roofs
- Large expanses of metal windows
- Asymmetrical facade
- Open floor plans

SUB-TROPICAL MODERN

- Sun shading at windows
- Exterior galleries, stairs and courtyards
- Stucco walls with decorative patterns and accent materials such as mosaic tiles
- Large expanses of glass

These Mid-Century Modern buildings have butterfly roofs that appear "folded" at their center. The projecting roof eaves provide shading for the wrapping corner windows.

This Sub-Tropical Modern motel has projecting "boxes" framing ribbon window openings and covered balconies that allow for circulation and sun screening.

This Sub-Tropical Modern style apartment building includes covered wrapping balconies and exterior stairs that allowed circulation and provided shading for windows and doors.

DETERMINING A BUILDING'S STYLE

When trying to determine a building's style, it is helpful to know the original dates of construction and any major additions. If this information is not available, consider the major forms of the building, such as the roof shape and composition of major volumes, and then consider the individual features such as the porches, windows and doors, to try to identify the style. When trying to determine a building's style, it can be helpful to keep in mind:

- Style is not a function of building use - churches, courthouses, schools and residences can be of various styles
- Style is not a definitive function of period – multiple styles tend to overlap in any given period, and although certain styles were most popular during a specific period, property owners often continued to build in that style
- Styles blend into each other, where specific features from an earlier or different style will be incorporated into a building of an altogether different style to achieve a certain effect or design
- Several of Fort Lauderdale's historic buildings were stylistically simplified because they were constructed by homeowners or builders with limited budgets and limited knowledge of high styles and detailing
- Many of Fort Lauderdale's buildings evolved over a period of time and earlier houses could have been subsumed into larger buildings or decorated to appear more up to date and "stylish"
- Original elements may have been removed, replaced or modified so that they are no longer in keeping with the characteristics of the original style – such as the replacement of multi-paned windows with 1/1 windows

Some buildings defy any one style "label" and are difficult or impossible to classify. It is often the case that previous owners made choices or alterations based upon personal tastes, needs, economy or whimsy. It is more important to identify what the most significant remaining features of a building are, and consider and protect those features when planning changes, than it is to categorize a building by a style label. The DSD staff is available to provide assistance with identifying building styles. Residents are encouraged to reference individual *Guidelines* for architectural vocabulary related to each material or feature and the *Guidelines Introduction, Page 10,* for a list of architectural style books and architectural dictionaries.

STYLES & APPROPRIATE ALTERATIONS

When property owners are considering altering a building and would like more information on whether the proposed change is appropriate for a building type or style, please contact the DSD at (954) 828-3266 for more information.

The dramatic shed roof of this Mid-Century Modern residence is an important character-defining feature that should be maintained if alterations are considered.

FUNDING

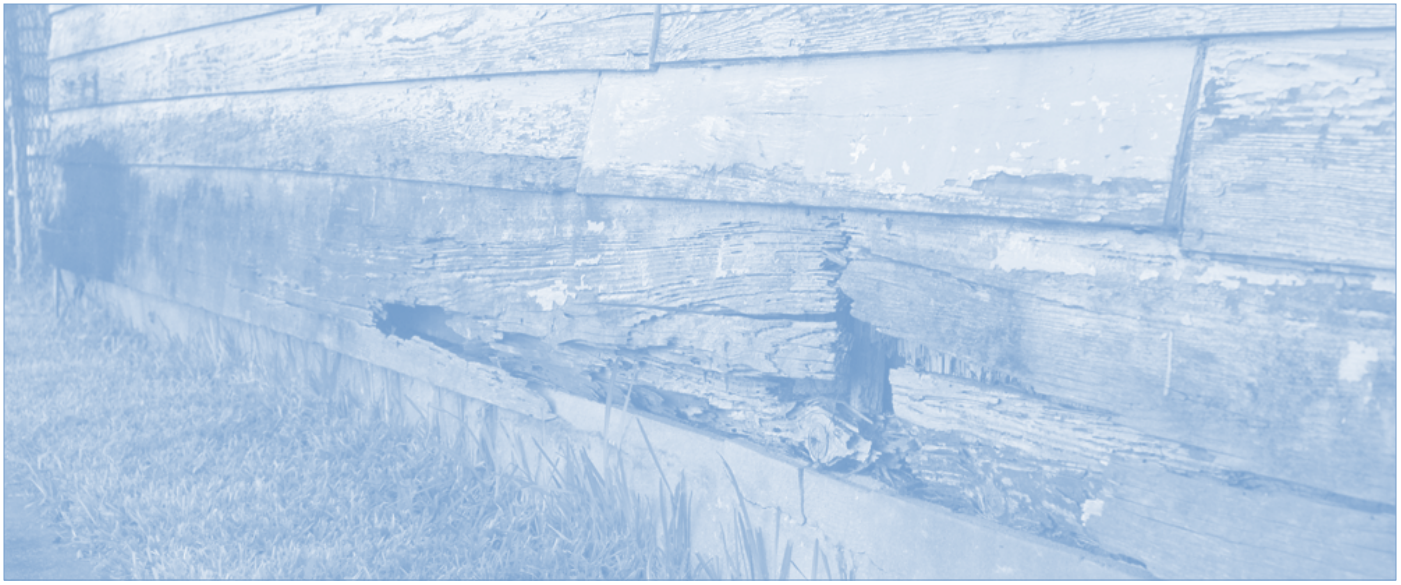
This project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Florida Division of Historical Resources. The contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity; National Park Service; 1849 C Street, N.W.; (NC200) Washington, DC 20240.

PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

Preservation Design Partnership, LLC
Philadelphia, Pennsylvania; www.pdparchitects.com
Principal-in-Charge: Dominique M. Hawkins, AIA



CITY OF FORT LAUDERDALE

City of Fort Lauderdale

Historic Preservation Design Guidelines

Exterior Maintenance

City of Fort Lauderdale
Historic Preservation Design Guidelines

Exterior Maintenance

Portions of the siding are missing or dislodged, exposing the interior wall framing and interior plaster lath to the elements. Openings in the wall can allow moisture penetration and result in rotting of structural framing.

PURPOSE

These *Guidelines* were prepared to assist property owners with information when considering exterior maintenance. It is not intended that these *Guidelines* should replace consultation with qualified architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

BUILDING MAINTENANCE

The historic architecture of Fort Lauderdale features a well-constructed inventory of early through mid-20th century buildings. Ongoing maintenance allows these buildings to continue to serve City residents.

A home is typically a family's largest single investment. One of the best ways to help a property retain its value in the marketplace is to implement a regular and preventive maintenance schedule. Unlike the buyer of an automobile, a new homeowner is not provided with an operator's manual or warranty book outlining a recommended maintenance schedule. As a result, many homeowners do little or no regular maintenance or repair until a serious problem develops. When the problem is finally noticed, the associated repairs can be significantly more involved and costly to address.

BUILDING ENVELOPE DETERIORATION

The exterior envelope of a building is made up of various components that typically include roofing, walls, windows and doors. Each of these building components can be expressed in various materials within the same building envelope, such as a combination of shingle roofing at sloped surfaces and rolled roofing at flat surfaces. Overall, these components of various materials act together as a system to protect the interior from exterior environmental extremes. Some of the environmental influences affecting the exterior building envelope include:

- Moisture, storm water and groundwater
- Wind
- Sunlight
- Temperature variations
- Atmospheric chemicals and acid rain
- Insects, birds and rodents
- Vegetation, molds, algae and fungi

All building materials, new or old, will deteriorate over time. Each of the environmental influences listed above, individually and in combination, has the potential to react differently with the materials that compromise a building's exterior envelope and cause deterioration. The potential reactions are further complicated by the way the materials are installed and joined together, and their relative locations. However, by implementing a regular maintenance and repair program, the rate of deterioration can be dramatically slowed, allowing the City's historic buildings to last for centuries.

MAINTENANCE IS PRESERVATION

Regular maintenance helps preserve buildings and property, protect real estate values and investments, and keep the City of Fort Lauderdale an attractive place to live, work and visit. Lack of regular upkeep can result in accelerated deterioration of building elements and features. Small openings or unpainted surfaces can allow moisture penetration and eventually rot. In the case of historic buildings, these features often represent character defining elements that are difficult and costly to replace. Long-term lack of maintenance can affect a building's structure, resulting in expensive repairs.

It is prudent for property owners to inspect their properties regularly to identify potential problems. If problems are detected early, smaller investments of money may not only improve a property's overall appearance and value, but also prevent or postpone extensive and costly future repairs. Regular maintenance items typically include painting and cleaning gutters and downspouts. It is also prudent to inspect the roof and any signs of moisture infiltration, open joints and cracks or bulges.

REPAIRS & REPLACEMENT

When it is no longer feasible to maintain a historic feature, repairs or replacement in-kind may be necessary. Repairs maintain the condition of buildings while making them weather-resistant and structurally sound, by concentrating specifically on areas of deterioration. Expenses can often be minimized if issues are addressed quickly, preventing or postponing more costly future repairs. When repair is not possible, replacement in-kind is the preferred alternative. Although tempting to install newer materials such as vinyl siding or replacement windows, many of these materials are not compatible with historic building systems and can lead to future costly repairs or an ongoing replacement schedule.

Encouraged:

- Non-intrusive repairs, focused at deteriorated areas, stabilizing and protecting the building's important materials and features
- When repair is not possible, replacement in-kind to the greatest extent possible, reproducing by new construction the original feature exactly - using similar techniques to match the original material, size, scale, finish, detailing and texture
- When replacement in-kind is not possible, the use of compatible materials and techniques that convey an appearance similar to the original feature, and the use of materials similar in design, color, texture, finish, longevity and visual quality to the historic elements
- Utilization of sustainable materials such as wood

Discouraged:

× Introducing modern materials that can accelerate and hide deterioration, or encapsulate historic features

The regular cleaning of gutters and downspouts is one of the most effective preventive maintenance tasks. Clean gutters and downspouts provide a means for moisture that accumulates on the roof to be directed away from the building without causing damage. This gutter is filled with leaves, twigs and debris, preventing clear drainage and allowing water to overflow the gutter and damage exterior wall surfaces. Gutters and downspouts should be cleaned at least twice each year to minimize potential problems.

PREVENTIVE MAINTENANCE CHECKLIST

The following pages include preventive maintenance checklists to assist property owners in reviewing the current condition of their building, as well as keep track of maintenance tasks as they are performed. The checklists refer to typical problems associated with various materials and recommended actions. Each checklist should be adapted to address the specific materials found at each property. If a building has serious problems, a more detailed inspection should be performed by a qualified architect or engineer who can recommend an appropriate treatment.

It is recommended that owners conduct regular property reviews at least twice each year. The spring review will help identify work that should be completed prior to the heat and humidity of the summer months and improvements prior to hurricane season, while the fall review will assist in the planning of projects to be scheduled for the following year. Areas of deterioration or problems should be photographed during each inspection. Dating the photographs can help document an ongoing problem's progression and assist in planning future repairs.

For more specific information regarding the various materials identified, please refer to the individual topic-specific *Guideline* brochures available at City Hall and on the City's web site at www.fortlauderdale.gov.

Encouraged:

- Reviews of buildings and structures at least twice each year to identify maintenance and repair needs
- Prolonging the life of original materials on historic structures through regular maintenance

Discouraged:

× Replacement of original materials with modern non-traditional materials

ROOFING & ROOFING RELATED ELEMENTS CHECKLIST

As a general rule, roofing and the associated components should be reviewed every spring and fall, corresponding with the regular cleaning of leaves and debris from gutters and downspouts. In addition, it is best to review the gutters, downspouts and attic areas during a rainstorm to determine whether they are functioning properly. Flat roofs are best reviewed immediately following a rainfall to determine whether standing water or ponding is present. Care should be taken when reviewing or maintaining roofs since they are potentially dangerous, particularly when wet.

If there are questions regarding whether the severity of deterioration warrants replacement of an element, consultation with a professional is recommended. It is usually less costly to fix a small problem than to delay action resulting in more extensive deterioration and repair needs. For further information, please refer to the *Guidelines for Roofing*.

The bow at the top of the roof suggests a structural problem that should be reviewed by a professional. The mineral granules of the asphalt shingles have worn away and shingles are broken and patching evident. The roof should be replaced after structural repairs are completed.

MATERIAL / LIFE SPAN	INSPECTION REVIEW	RECOMMENDED ACTION
Roofing - General	• Sagging or bowing of roof ridge, surface or rafters	□ Can indicate significant structural problems - consultation with an architect or structural engineer is recommended, particularly if condition worsens
	• Loose or missing fastener at metal, tile and shingle roofing	□ Replace with compatible and appropriate fastener
Flat Roofs 10+ years	• Bubbles, separation or cracking of the asphalt or roofing felt • Feels loose, spongy or bouncy underfoot • Water ponding on roof • Mineral granules or gravel worn away • Roofing felt looks dry or cracked	□ Consider patching of seams with compatible materials if area is isolated □ Consider roof replacement if deterioration is substantial or leaking is observed - verify condition of roof substrate
Metal Roofs 60+ years	• Substantial number of rust or corrosion spots • Signs of previous tar patch jobs	□ Tin, terne-coated steel and terne-coated stainless all need regular repair and painting every 5-10 years and can last for decades if properly maintained □ Consider patching with compatible materials if area of deterioration is isolated - verify condition of substrate □ Consider roof replacement if deterioration is substantial or prevalent - verify condition of substrate
	• Punctures in the metal • Broken joints or seams	□ Consider patching or re-soldering with compatible materials if area is isolated □ Consider roof replacement if deterioration is substantial or prevalent - verify condition of roof substrate
	• Bounce in surface of flat metal roof • Ponding or standing water on surface	□ Consider roof replacement if deterioration is substantial or prevalent
Terra Cotta Tile, Concrete Tile 50+ years	• Laid on open sheathing or batten strips - verify from attic	□ If not, confirm proper ventilation in attic
	• Broken or missing tiles	□ Re-attach, re-secure or replace loose or missing units in kind
	• Units delaminating or flaking apart • Tile particles in valleys, gutters and downspouts or missing	□ Replace deteriorated or missing individual units in-kind □ Consider roof replacement when over 20% of units are split, cracked, missing or deteriorated

MATERIAL / LIFE SPAN	INSPECTION REVIEW	RECOMMENDED ACTION
Asbestos Shingles 30+ years	• Nails popping up or deteriorated	☐ Re-fasten or replace affected nails
	• Moss, mold, algae growing on roof surface	☐ Clean and treat surface to inhibit future growth ☐ Trim back overhanging tree limbs to allow direct sunlight onto roof surface
	• Individual shingles are cracked or uniformly thin from erosion • Missing shingles	☐ Replace deteriorated shingles with visually similar, non-asbestos roof shingle ☐ Consider roof replacement if deterioration is substantial or prevalent
Asphalt Shingles 10+ years	• Mineral granules in gutters and at the base of downspouts • Mineral granules almost totally worn off shingle surface • Edges of shingles look worn • Missing shingles • Lifting shingles / curling edges	☐ Replace deteriorated or missing individual shingles in-kind ☐ Consider roof replacement when over 20% of units are split, cracked, missing or deteriorated
	• Nails popping up	☐ Re-fasten or replace affected nails
	• Moss or mold forming on roof surface	☐ Clean and treat surface to inhibit future growth ☐ Trim back overhanging tree limbs to allow sunlight to hit roof surface
Wood Shingles 30+ years	• Laid on open sheathing or batten strips - verify from attic	☐ If not, provide proper ventilation in attic
	• Moss or mold forming on roof surface	☐ Clean and treat surface to inhibit future growth ☐ Trim back overhanging tree limbs to allow direct sunlight onto roof surface
	• Cupping or warping of wood • Individual shingles are split • Individual shingles are uniformly thin from erosion • Missing shingles	☐ Replace deteriorated shingles in-kind ☐ Consider roof replacement if deterioration is substantial or prevalent - understanding hurricane requirements for the installation of new wood shingle roofs
Flashing (Formed sheet metal at joint intersections to prevent moisture penetration)	• Loose, corroded, broken or missing flashing • Roofing cement or tar on flashing • Un-caulked openings or gaps at the tops of flashing • Vertical joint does not have both base and counter flashing	☐ Consider patching or replacement with compatible materials if area of deterioration is isolated, such as around a chimney ☐ Consider roof replacement if deterioration is substantial
Roof Projections (Dormer, TV dish, antenna, vent, pipe, skylight, solar or mechanical equipment, lightning rod, cupola, etc.)	• Connections around roof projections are not properly flashed and watertight	☐ Consider patching with compatible materials if area of deterioration is isolated ☐ Consider flashing replacement if deterioration is substantial

MATERIAL / LIFE SPAN	INSPECTION REVIEW	RECOMMENDED ACTION
Chimneys	• Flashing around chimney is not watertight • Mortar joints in chimney are open or badly weathered • Masonry or stucco coating is cracked or crumbling • Chimney is leaning	☐ Consider patching with compatible materials if area of deterioration is isolated ☐ Re-point deteriorated or open mortar joints ☐ Consider replacement if deterioration is substantial - replacement might necessitate chimney rebuilding from the roof surface up, attempt to replicate all chimney detailing in reconstruction
	• Chimney is not properly capped • Chimney is not properly lined	☐ Install an appropriate chimney cap for the building style ☐ Install a chimney liner if wood-burning fireplaces are used or if masonry inside of flue is crumbling
Gutters & Downspouts	• Clogged gutters or downspouts	☐ Review roof drainage during a rainstorm - water should collect in gutters and flow through downspouts without "spilling over" roof edge ☐ Clean out debris at least twice each year, in the spring and fall, or more frequently based on debris accumulation ☐ Install screens over length of gutters and/or strainers over downspout locations
	• Rusty, loose, askew or tilting gutters or downspouts • Open or missing seams in hanging gutters • Missing sections	☐ Consider repair or patching with compatible materials if area of deterioration is isolated ☐ Consider gutter or downspout replacement if deterioration is substantial or sections are missing
	• Broken seams in metal lining of built-in box gutter	☐ Re-solder open joints ☐ Consider replacement if deterioration is substantial
	• Water ponding adjacent to foundation	☐ Re-grade area at foundation to direct water away from building ☐ Verify water exiting from downspouts is directed away from building foundation - install splash blocks or downspout extensions at base of downspouts

The downspout is discharging immediately adjacent to the building onto a concrete surface. The bottom of the downspout is crushed, likely resulting in clogging. The storm water splashing onto the concrete surface can saturate the wood wall and masonry foundation. The wood adjacent to the downspout exhibits visible deterioration.

The alligatored roof surface indicates deterioration and possible need for replacement.

EXTERIOR WOODWORK & CLADDING CHECKLIST

Generally, exterior woodwork should be reviewed every spring and fall. The fall review will alert a property owner to damage that occurred over the summer months and allow for immediate repair. Spring review allows a property to be prepared for summer heat, humidity and wind.

If there are questions regarding whether the severity of deterioration warrants replacement of a component or an element, consultation with a professional is recommended. For further information, refer to the *Guidelines for Exterior Woodwork & Cladding* and *Guidelines for Windows & Doors*.

Wood located on or next to a masonry foundation is more likely to absorb moisture and rot, as well as attract termites and pests.

MATERIAL	INSPECTION REVIEW	RECOMMENDED ACTION
Exterior Walls - General	• Exterior walls not plumb or vertically straight • Bulges visible at exterior walls • Door and window frames out-of-square • Siding has wavy surface	□ Can indicate differential or uneven foundation settlement or significant structural problems - consultation with an architect or structural engineer is recommended, particularly if condition worsens
Wood Siding, Wall Shingles & Decorative Woodwork **Asbestos Siding** (Care should be taken in the handling, removal and disposal of asbestos. Refer to P*age 12* for more information)	• Loose, cracked, missing or open joints at wood siding, shingles or decorative woodwork	□ Could lead to water infiltration and rot - repair or replace in-kind as appropriate □ Apply caulk to open joints - verify compatibility with adjacent materials
	• Loose, cracked, missing or open joints at asbestos siding	□ Fill hole or split with grout of Portland cement and water □ Replace damaged shingles with non-asbestos shingles to match original
	• Thin or worn shingles	□ Attempt patching with compatible materials if area of deterioration is isolated □ Consider replacement in-kind if deterioration is substantial or prevalent
	• Open joints around window and door frames • Open joints between dissimilar materials (such as wood siding and porch roof)	□ Re-caulk, repair or replace deteriorated flashing as appropriate - verify compatibility of caulk with adjacent materials
	• Mold, algae or mildew on siding or trim, especially on north side or shady areas	□ Indication of potential moisture problem - verify whether a vapor barrier is present in wall □ Clean and treat surface to inhibit future growth - do not use high pressure water since this could result in more significant problems □ Trim back shrubs and overhanging tree limbs to allow air circulation and sunlight to hit surface
	• Original siding or trim has been covered with vinyl or aluminum siding	□ Vinyl and aluminum siding and capping can trap moisture and hide rot and damage - if possible, vinyl or aluminum siding and capping should be removed and woodwork inspected for damage and repaired
Alternate Cladding Materials	• Original cladding material is damaged, deteriorated, or shows signs of wear	□ Maintain, repair or selectively replaced damaged or deteriorated historic cladding material using appropriate preservation techniques

MATERIAL	INSPECTION REVIEW	RECOMMENDED ACTION
Water & Termite Damage	• Vegetation, such as shrubs, are located immediately adjacent to foundation • Vines are climbing on building	☐ Vegetation can trap moisture in woodwork by blocking sunlight and air circulation - remove vegetation close to building or conduct regular inspections for rot behind vegetation ☐ Climbing vines can trap moisture and their roots can find their way into wood framed walls - remove climbing vines
	• Wood is soft when stuck with a small blade or ice pick, particularly window sills, porches, steps, sills and siding (Refer to *Guidelines for Exterior Woodwork*, *Page 5* for Wood Rot)	☐ Possible indication of wood rot or insect infestation - eliminate source of moisture to control rot and replace defective elements in-kind, contact an extermination company for potential infestation
	• Wood is located on masonry foundation or pier or within 6 inches of ground (Refer to *Guidelines for Exterior Woodwork*, *Page 6* for Termites)	☐ Wood on masonry foundation or piers or close to the ground can be a target for rot and termites - review appropriate alternatives and conduct regular inspections ☐ Retain a pest management company to provide regular inspections
	• Signs of dirt veins on exterior walls, particularly near foundation, steps, under porches, etc.	☐ Possible indication of termite damage, contact extermination company to determine if active infestation and extent of damage
Windows & Doors (Refer to *Guidelines for Windows and Doors* for more information)	• Windows and doors do not fit or operate properly	☐ Verify whether frame is wracked or out-of-square - possibly an indication of differential or uneven foundation settlement or deteriorated wall framing ☐ Verify whether windows are painted shut ☐ Verify that hardware (including sash cord or chains) is operational
	• Wood rot, particularly at sills and lower rails (Refer to *Guidelines for Exterior Woodwork*, *Page 5* for Wood Rot)	☐ Repair or selectively replace deteriorated components in-kind ☐ Following repairs, verify deteriorated areas are well painted and joints caulked
	• Glass is cracked	☐ Replace glazing to match existing
	• Glazing putty is missing, cracked or deteriorated	☐ Replace glazing putty - verify compatibility with adjacent materials - older putty can contain asbestos (*Page 12*)
	• Screen windows or doors are missing, deteriorated or non-operational	☐ Repair or replace deteriorated or missing screen or storm windows with historically appropriate alternatives
Painting (Refer to *Page 12* for lead paint information and *Guidelines for Exterior Woodwork & Cladding, Page 10,* for Painting information)	• Chalky or dull finish	☐ Surface cleaning might be all that is needed ☐ If repainting, additional preparation might be required
	• Paint surface worn	☐ Wood generally needs repainting every 5 to 8 years
	• Peeling, curling, crazing and blistering	☐ Possible indication of a moisture problem - review drainage, potential leaks and vapor barrier in the wall ☐ Paint failures near roofs, downspouts and porch ceilings are often the result of drainage problems

EXTERIOR MASONRY, STUCCO & CONCRETE CHECKLIST

Almost all buildings include some masonry, in some cases as a wall material, but typically as a foundation, pier or chimney. Since masonry is often used as part of the structural system for older buildings, it is critical that it is maintained to prevent serious problems. For the best results, it is recommended that all masonry, stucco and concrete repair and cleaning be conducted when the temperature is consistently between 40 and 90 degrees Fahrenheit, to minimize potential spalling and problems associated with colder temperatures and shrinkage with warmer temperatures.

If there are questions regarding whether the severity of deterioration warrants replacement of an element, consultation with a professional is recommended. It is usually less costly to fix a small problem than to delay action resulting in more extensive deterioration and repair needs. For further information, please refer to the *Guidelines for Masonry, Stucco & Concrete*.

The cracks in the stucco are supporting plant growth, suggesting high moisture in the wall. Also note the rusting lintel above the door.

MATERIAL	INSPECTION REVIEW	RECOMMENDED ACTION
Exterior Walls & Piers - General	• Cracks in masonry, stucco or concrete walls	□ Can indicate differential or uneven foundation settlement or significant structural problems - consultation with an architect or structural engineer is recommended, particularly if condition worsens □ Vertical or diagonal cracks or cracks that split individual bricks, stones or blocks tend to represent a more significant problem, such as differential settlement □ Horizontal cracks or hairline cracks limited to mortar joints or individual stones, bricks or blocks tend to be less severe □ Cracks in concrete can allow moisture to come in contact with metal reinforcing bars and can lead to severe structural problems □ Monitor and photograph condition after repair during each inspection to see if cracks return
	• Bows or bulges in wall plane • Leaning walls or piers	□ Can indicate differential or uneven foundation settlement or significant structural problems - consultation with an architect or structural engineer is recommended, particularly if condition worsens
	• Water ponding adjacent to foundation • Vegetation, such as shrubs, are located immediately adjacent to foundation • Vines growing on walls • Damp walls • Moss or algae on masonry, stucco or concrete surface	□ Verify water exiting from downspout is directed away from building foundation - install splash blocks or downspout extensions at base of downspouts □ Vegetation can trap moisture in masonry by blocking sunlight and air circulation - remove or thin vegetation close to a building or conduct regular inspections for algae and mold behind vegetation, remove vines □ Re-grade area adjacent to foundation to direct ground water away from building □ Clean moss or algae from wall surface with low pressure water, with the possible use of detergent and brushing
	• Efflorescence, i.e. water-soluble salts leached out of masonry and deposited on a surface by evaporation, usually as a white, powdery surface	□ Clean efflorescence from wall surface with low pressure water, with the possible use of gentle detergent and a natural bristle brush (not metal) □ Review area for possible additional sources of moisture

MATERIAL	INSPECTION REVIEW	RECOMMENDED ACTION
Mortar	• Soft and crumbling • Open joints or broken joint bonds	□ Consider patching with compatible mortar if area of deterioration is isolated - mortar should match original in appearance, profile, hardness and composition □ Consider replacement if deterioration is substantial
Stones, Bricks & Blocks	• Spalling, chipping, flaking, cracking or crumbling of surface • Loose or missing stones, bricks or blocks	□ Consider patching with compatible materials if area of deterioration is isolated □ Consider replacement if deterioration is substantial
	• Pitted surface from sandblasting or pressure washing	□ Masonry with a damaged surface is more likely to absorb moisture leading to accelerated deterioration - consult a professional □ Monitor and photograph condition to see if it continues to deteriorate □ Review adjacent materials and interior finishes for signs of moisture infiltration and rot
Stucco	• Cracks in stucco surface	□ Consider patching with compatible stucco if area of deterioration is isolated □ Consider replacement if deterioration is substantial □ Substantial cracks might indicate differential or uneven foundation settlement or severe structural problems - consultation with an architect or structural engineer is recommended, particularly if condition worsens
	• Bulges in wall	□ Verify keying of stucco to lath or underlying substrate - if wall area moves when pushed, stucco is not bonded and should be replaced with compatible material to avoid potential surface collapse
Concrete	• Open cracks in concrete surface	□ Surface cracks can increase exposure of reinforcing bars to moisture and corrosion - consultation with an architect or structural engineer is recommended, particularly if condition worsens □ Substantial cracks might indicate differential or uneven foundation settlement or severe structural problems - consultation with an architect or structural engineer is recommended, particularly if condition worsens
	• Pitted surface from sandblasting or pressure wash	□ Concrete with a damaged surface is more likely to absorb moisture leading to accelerated deterioration - consult a professional □ Monitor and photograph condition to see if it continues to deteriorate
Painted Masonry, Stucco & Concrete	• Chalky or dull finish	□ Additional preparation might be required prior to repainting - preparation dependent on surface
	• Peeling, flaking, curling and blistering	□ Possible indication of a moisture problem - review drainage, potential leaks and whether there is a vapor barrier in the wall □ Paint failures near roof edges, downspouts, porch ceilings and foundations are often the result of drainage problems
	• Paint surface worn	□ Painted masonry, stucco and concrete needs repainting every 5 to 8 years with compatible paint

PROPERTY CHECKLIST

Exterior maintenance extends beyond a building's perimeter to include the surrounding property. Seasonal property maintenance includes cutting grass and raking leaves. Larger maintenance issues include water management on the site, trimming trees and regular repairs to wood and metal fences, walls, walkways and paved surfaces. For further information, please refer to the *Guidelines for Site Elements.*

The downspout is directed away from the building to the opposite side of the landscape wall and dark staining is visible along its base. Small plants are growing along the gutter and leaves and twigs are visible on the roof surface. A review of the water management around the building and site is recommended.

MATERIAL	INSPECTION REVIEW	RECOMMENDED ACTION
Water Management	• Surface water and/or groundwater directed towards building foundation	□ Re-grade area at foundation to direct ground water away from building
	• Water ponding adjacent to foundation	□ Verify water from exiting downspouts is directed away from building foundation - install splash blocks or downspout extensions at base of downspouts
	• Vegetation, such as shrubs, are located immediately adjacent to foundation or vines are climbing on buildings	□ Vegetation can trap moisture in wall surfaces by blocking sunlight and reducing air circulation - remove or thin vegetation close to a building or conduct regular inspections for rot, algae, fungus and mold behind vegetation, remove climbing vines
	• Tree limbs extend over roof	□ Trim limbs 5 feet away from building - they provide shade from the sun that can lead to the formation of moss, fungus, mold or algae; leaves and debris collect and clog gutters and downspouts; tree limbs have the potential to cause severe damage if they fall during a storm
Metal and Wood Fences	• Metal fences	□ Check for rust spots or bare metal - remove rust and prepare for re-painting
	• Wood fences	□ Check for deterioration, follow recommendations in the *Exterior Woodwork & Cladding Checklist* on *Page 6* □ Anticipate repainting or staining every 5 to 8 years
Walkways, Patios & Pavers	• Brick, flagstone or concrete pavers cracked or missing	□ Verify the condition of the sub-base and replace deteriorated or missing units in-kind
	• Water ponding on paved surface • Subsidence of paved surface	□ Verify the condition of the sub-base and reset individual units to allow appropriate drainage
	• Vegetation growing between individual units	□ Some vegetation has a substantial root structure that can dislodge individual paving units - remove vegetation if appropriate
Asphalt & Concrete Paving & Driveways	• Cracked asphalt or concrete	□ Seal cracks to minimize potential water infiltration □ Consider sealing or repaving entire surface if cracks are substantial or prevalent
	• Water ponding on paved surface • Subsidence of paved surface	□ Verify the condition of the sub-base and patch to allow appropriate drainage

INTERIOR CHECKLIST

Exterior maintenance problems can be most evident at the interior of a building. The areas most likely to demonstrate exterior problems tend to be the least-visited parts of a house, such as the attic and crawlspace. It is important to remember that attics and crawlspaces tend to be unique spaces with distinct conditions. Attics usually sit directly under roofs which can be highly susceptible to moisture infiltration. Similarly, crawlspaces are also susceptible to moisture and pest infestation and damage. These spaces tend to be unconditioned, without heat, air conditioning and moisture control to the same level as the rest of the building. As a result, problems can fester and become more severe before being noticed. Property owners should also take note of potential water damage and cracking at interior finished spaces, which could be an indication of a larger problem.

MATERIAL	INSPECTION REVIEW	RECOMMENDED ACTION
Attic Spaces	• Water stains on rafters or roof boards - probably indicated by either a dark patch on the wood or plaster or possibly a white bloom representing salt crystallization	☐ Review during or immediately following a rainstorm to understand whether staining is active or a past problem - pay particular attention to flashing locations around roof penetrations such as vent pipes, chimneys and dormer windows, as well as at valleys and eaves
	• Mildew on underside of roof structure • Dampness in attic space • Overheated attic	☐ Verify whether the attic is sufficiently ventilated
	• Broken or missing collar beams • Cracked or sagging rafters	☐ Potential structural problem - consultation with an architect or structural engineer is recommended, particularly if condition worsens
	• Inadequate insulation at attic floor or between rafters	☐ Install appropriate insulation
Interior Rooms	• Stains on walls • Flaking plaster	☐ Review attic and roof to determine whether there is a roof leak - pay particular attention to flashing locations around roof penetrations such as vent pipes, chimneys and dormer windows, as well as at valleys and eaves
	• Cracked plaster walls or ceilings • Displaced moldings at cornices and baseboards	☐ Potential structural problem - consultation with an architect or structural engineer is recommended, particularly if condition worsens
Crawlspaces	• Mortar of walls or piers is soft and crumbling • Damp or moldy smell • Evidence of dampness under first floor framing or around pipes • Evidence of wood rot or insect infestation at wood sills on top of foundation walls or first floor joists • Periodic flooding	☐ Review for potential moisture infiltration ☐ Verify water exiting from downspouts is directed away from building foundation - install splash blocks or downspout extensions at base of downspouts ☐ Re-grade area at foundation to direct ground water away from building ☐ Verify that foundation vents are clear of debris ☐ Check underground water supply and drainage systems for cracked or clogged pipes ☐ Re-point areas of deteriorated mortar ☐ Apply stucco to masonry piers ☐ Retain a pest management company to provide regular inspections and contact immediately for potential infestation
	• Inadequate insulation around pipes, heating and air conditioning ducts	☐ Install appropriate insulation - condensation can form on unheated equipment and pipes
	• Cracked foundation wall	☐ Refer to *Exterior Masonry, Stucco & Concrete Checklist, Page 8*

SAFETY PRECAUTIONS

Repair and maintenance of a building can potentially be dangerous work. It is recommended that all manufacturers' recommendations be followed and appropriate safety precautions with ladders, tools, materials and processes be taken. Property owners should consult a professional for work that is unfamiliar or potentially unsafe.

Work on older buildings can uncover hazardous materials such as asbestos, lead, radon and mold. Property owners should familiarize themselves with these materials and their building's conditions prior to beginning work. Property owners who are unfamiliar with how to properly handle or work around potentially hazardous materials are strongly encouraged to consult with a trained or certified contractor.

Information about common hazardous materials can be found on national, state and county organizations web sites:

ASBESTOS

US Environmental Protection Agency Hotline
(800) 368-5888 www.epa.gov/asbestos

Florida Department of Environmental Protection
(850) 717-9000
www.dep.state.fl.us/air/about_air/pollutants/asbestos

Broward County Environmental Protection Growth Management Department
(954) 519-1260
www.broward.org/PollutionPrevention/AirQuality/AsbestosCompliance

LEAD

National Lead Information Clearinghouse
(800) 424-LEAD www.epa.gov/lead

Florida Department of Environmental Protection
(850) 717-9000
www.dep.state.fl.us/water/drinkingwater/lead_cu.htm

RADON

The National Safety Council's Radon Hotline
(800) SOS-RADON www.epa.gov/radon

MOLD

Indoor Air Quality Information Clearinghouse
(800) 483-4318 www.epa.gov/iaq/molds/index

Florida Department of Environmental Protection
(850) 717-9000
www.dep.state.fl.us/greenlodging/bmp_indoor.htm

HURRICANE MITIGATION

National Hurricane Center www.nhc.noaa.gov

Florida Division of Emergency Management
(850) 413-9969 www.floridadisaster.org

BUILDING CODES

All construction projects in the City of Fort Lauderdale must comply with Broward County's South Florida Building Code. Further information is available from the Broward County Board of Rules and Appeals located in Plantation Florida at (954) 765-4500 or www.broward.org/CodeAppeals. The intent of the Code is to protect the public health, safety and welfare of citizens against the hazards of inadequate, defective or unsafe conditions. The Code addresses the interior and exterior conditions of buildings, building systems, and the surrounding property, as well as hurricane protection requirements.

Permit forms and applications are available at the Building Services Center and www.fortlauderdale.gov/building_services. For specific information regarding the applicable codes for your project, please contact the Building Services Center at (954) 828-6520. Applicants are also welcome to meet with an Inspector who can assist with specific questions.

HPB REVIEW

It is important to remember that exterior changes to a building within the boundaries of a Local Historic District, at a designated historic resource property or resource are required to receive an approval from the HPB. For more information, refer to the *Design Guidelines Introduction*.

FUNDING

This project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Florida Division of Historical Resources. The contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity; National Park Service; 1849 C Street, N.W.; (NC200) Washington, DC 20240.

PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

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Principal-in-Charge: Dominique M. Hawkins, AIA

City of Fort Lauderdale

Historic Preservation Design Guidelines

Roofing

City of Fort Lauderdale
Historic Preservation Design Guidelines

Roofing

Roofing provides the first line of defense against the elements and greatly affects the overall appearance of a building. The terra cotta roof in this example has a distinctive form, color and texture.

PURPOSE

These *Guidelines* were prepared to assist property owners with information when considering the repair, alteration or installation of roofing. It is not intended that these *Guidelines* should replace consultation with qualified architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

ROOFS

A building's roof provides the first line of defense against the elements and its design greatly affects the overall appearance of a building.

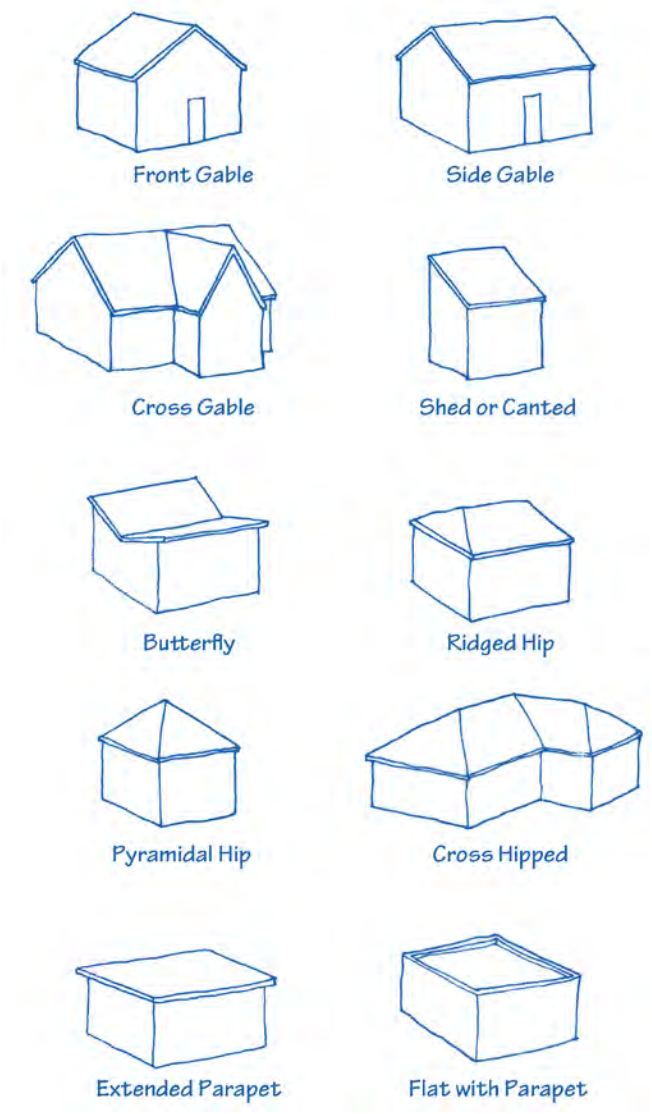
The following functional and aesthetic concerns should be considered when considering roof alteration:

- Weather-tight roofing preserves a building and provides shelter from rain, wind and sun
- Roofing helps define the building's character, silhouette and architectural style
- The form, color and texture of roofs and roof penetrations affect the scale and massing of the building
- Roof variations add visual interest to the streetscape

5-V crimp roofing panels were popularized in the mid to late 20th century. Thay can provide a weather-tight roof system.

HISTORIC CHARACTER OF ROOF FORMS

The historic form of a roof is critical to the understanding of a building's type and architectural style. Alterations to a roof's shape can have a negative impact on the building's appearance. Roof forms can have various pitches and be combined in different manners to provide numerous roof types. This is particularly true of Mediterranean buildings which often have complex roof forms with intersecting gables, hips and towers. Some of the most common basic roof forms found in Fort Lauderdale are illustrated below.



ROOF PITCH & MATERIALS

The pitch or slope of a roof helps define the appropriate materials for the roof. Low-pitched to flat roofs depend on a continuous or nearly continuous roof surface to minimize moisture infiltration. Material options for low-pitched roofs include built-up hot tar roofing; roll roofing; and soldered flat seam metal. Possibilities for moderately to steeply sloped roofs include unit materials such as terra cotta, concrete, wood shingles, metal shingles and asphalt shingles.

ROOFING MATERIALS

Historically, roofing materials were selected based upon practical and aesthetic criteria including pitch, weather conditions and availability of materials and craftsmen.

In Fort Lauderdale, historic roof materials were generally terra cotta, metal and concrete, with wood being less common. Later roofs were often covered with asphalt shingles. Each material provides a specific color, texture and pattern to a roof surface. Terra cotta, concrete and wood shingles provide a modulated surface with variations in color, texture and thickness.

With industrialization at the beginning of the 20th century, new roofing materials were introduced, including asbestos and asphalt based shingles, as well as varieties of rolled or built-up roofing for flat installations. The variety of metal roofing was also expanded, including copper, galvanized sheet steel and aluminum. Metal roofing was installed as shingles, rolled roofing such as standing seam, welded flat seam roofing, as well as metal shingles, sometimes featuring a decorative embossed pattern.

More recently, a larger variety of substitute roofing materials intended to simulate historic materials have been developed, with some being more successful than others. These include "dimensional" or "architectural" asphalt-composition shingles and fiberglass, metal or recycled rubber shingles intended to replicate the appearance of terra cotta and wood shingles.

INVESTIGATING HISTORIC ROOFING

Some investigation may be needed to determine the historic roof material for a building. A good place to start is in the attic. New roofs are often installed on top of older roof surfaces. By looking between rafters, older roofs can sometimes be seen. Another area of review is the roof framing, lath and sheathing. Because of their weight, terra cotta and concrete require more substantial roof framing, with larger rafters and narrower spacing than wood shingle framing. If the original lath is visible, there are variations in lath spacing that relate to standard sizes for terra cotta, concrete and wood shingles. Finally, wood sheathing was often needed in metal roof installations, while lath was used in shingle installations. If physical evidence is not available, documentary evidence such as historic photographs, speaking to neighbors or looking at similar buildings in the area might provide clues about original roof materials.

SUBSTITUTE MATERIALS

Care is recommended when using substitute materials since they might not have the longevity advertised and they can potentially damage historic building fabric, particularly with the heat and sun exposure in Florida.

Tile roofing is available in a variety of profiles. These concrete tiles are relatively flat and are similar in appearance to slate roofing.

TILE

A tile roof, including terra cotta and concrete tiles, can last over 100 years depending on the material's properties, the manufacturing process, installation quality and regularity of maintenance. Similar to slate, problems with tile roofs are typically the result of localized failure since many of the roof accessories and fasteners do not have the same 100-year life span as the tile itself. In addition, the tiles are relatively fragile and susceptible to damage from falling tree limbs and other impacts. To extend the serviceable life of a roof, property owners are encouraged to address localized problems as they become apparent, using a qualified roofer.

Typical localized problems and possible repairs for tile roofing:

- Loosening or corrosion of fasteners for tiles or accessories – *Reattach or replace fastener*
- Missing mortar between tiles - *Install compatible mortar*
- Cracked tile – *Install sheet metal under tile, fill split or reattach dislodged piece with tinted roofing cement*
- Missing or damaged tile or roof accessories – *Replace to match original, preferably with salvaged units with the same dimensions and similar visual characteristics*

If over 20% of the tiles on a roof slope are damaged or missing, replacement of the roofing might be warranted; in this case, property owners are strongly encouraged to make every attempt to match decorative shapes, patterns and colors with replacement materials. Other materials are used to simulate terra cotta, concrete or other tiles, but many do not have the same dimensional characteristics of the historic material or have not been available commercially for very long. It is often possible to reuse salvaged tiles taking care to verify availability of appropriate quantities of needed sizes, shapes and colors. When replacing a roof, select a flashing material that has a life span similar to or longer than the roofing.

LIFE-CYCLE COST OF ROOFING MATERIALS

With regular maintenance, roofing materials perceived as "more expensive" (ie, terra cotta, concrete and wood shingle roofing) often have a substantially longer lifespan than other forms of roofing. As a result, they do not require replacement as often and may have a lower life-cycle cost than less expensive materials such as asphalt. This longevity and the material's aesthetic qualities often add to a property's value.

WOOD

Wood shingles are typically made from redwood, oak, elm or yellow pine. While relatively uncommon in Fort Lauderdale, historically they represented a common sloped roofing material.

A wood shingle roof can last 30 to 60 years depending on the roof pitch, quality of materials and installation. However, like all exterior wood installations, a shingle roof is subject to deterioration from rot, splitting, warping and eroding. In many cases, wood shingle roofs are replaced at the first indication of a localized problem, even when regular maintenance or a less intensive repair would be sufficient. Common locations of failure are the roof accessories including the fasteners, flashing and gutters, which might have a shorter life span than the roofing surface. To extend the serviceable life of a roof, property owners are encouraged to address localized problems as they become apparent.

Typical localized problems and possible repairs for wood shingles:

- Loosening or corrosion of fasteners for shingles or accessories – *Reattach or replace fastener*
- Split or punctured shingle – *Install sheet metal under shingle, fill split or hole with roofing cement*
- Moss or fungi on surface – *Trim back adjacent trees allowing sun to dry out roof surface; investigate fungicide application; check attic for adequate ventilation*
- Missing or damaged shingles or roof accessories – *Replace to match original*

If over 20% of the wood shingles on a roof slope are damaged or missing, replacement of the roofing might be warranted. Wood roofing replacement alternatives include wood, and visually similar dimensional fiberglass asphalt shingles.

Care should be used in the installation of new wood shingle roofs, which must meet hurricane and fireproofing requirements. To minimize the potential for rot and allow for the greatest longevity, it is also important to provide adequate ventilation at the underside of shingle surfaces.

Wood shingle roofs can be found on some of Fort Lauderdale's oldest homes.

METAL

Metal became a popular material for roofing after sheet metal production was expanded following the mid 19th century, and can be found on commercial and industrial buildings, as well as residences. Traditional sheet roofing metals include lead, copper, zinc, tin plate, tern plate and galvanized iron. Some metal roofs require regular painting, with traditional colors including silver, grey or green, to minimize the potential for corrosion.

On shallow pitch roofs such as porches, small rectangular pieces of flat seam metal roofing were installed with edges crimped together and soldered to form a weather-tight surface. On steeper pitched roofs, long continuous seams were used, typically in a standing seam configuration, providing regular ridges down roof slopes. Corrugated or other paneled metal roofing, such as 5-V crimp panels were popularized in the 20th century. (Refer to photograph on *Page 1*.)

Deterioration of the metal surface tends to occur from wearing of the protective painted or galvanized surface, chemical action, rusting, pitting or streaking, airborne pollutants, rain or material acids, or galvanic action. Galvanic action occurs when dissimilar metals chemically react against each other and corrode, and can come from adjacent metals, such as fasteners or non-adjacent metals, (such as roof cresting) via rainwater.

If the roof is generally rusting, splitting, pitted, severely buckled or warped, or many of the seams or edges are open or disfigured, replacement of the roofing might be warranted. If considering replacement, applicants are encouraged to make every attempt to match the material, seam patterns and color with the replacement material.

Typical localized problems and possible repairs for metal:

- Worn paint, galvanizing or coating – *Repaint*
- Slipping sheet, panel, open seam or open solder joint – *Refasten and/or re-solder*
- Isolated rusting or holes – *Replace to match original*

These decorative metal shingles include an embossed pattern on each shingle that adds to the roof's texture.

Although asbestos roofing was available in a number of different patterns, diamond-shaped shingles, such as those illustrated above, were by far the most common.

ASBESTOS

Asbestos became a popular roofing material at the beginning of the 20th century. Asbestos roofing is made from asbestos mineral fibers and either Portland or hydraulic cement and it provides a durable, lightweight, economical, fireproof, rot and termite resistant alternative to terra cotta and concrete tile roofing.

With appropriate maintenance, an asbestos shingle roof can be expected to last well over 30 years, with cracking and rusting nails being the most typical cause of failure. However the manufacturing of asbestos roofing essentially ceased when asbestos was banned by the EPA in 1973. If the roofing is damaged, consultation with a professional to determine whether repair is feasible is recommended. If considering replacement, visually similar shingles, without the presence of asbestos, or an alternate, such as sheet metal roofing, are recommended.

ASBESTOS SHINGLE REPAIR OR REMOVAL

Great care should be taken when working with broken asbestos products and during their removal. It is recommended that all asbestos related work be undertaken by a licensed contractor.

Property owners are responsible for ensuring that all asbestos removal and disposal is handled in accordance with all applicable regulations and procedures. Contact the Broward County Environmental Protection and Growth Management Department for information related to removal and disposal requirements at (954) 519-1260.

ASPHALT

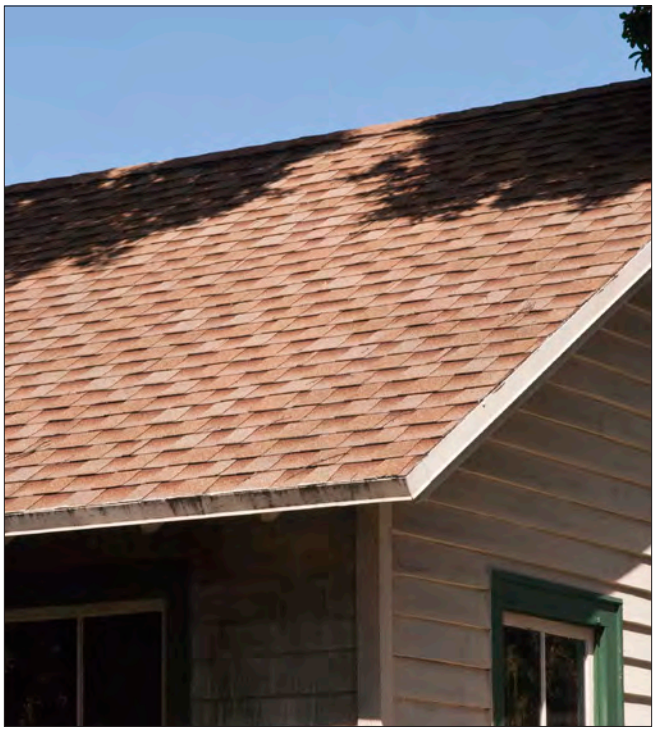
Asphalt became a popular roofing material at the beginning of the 20th century, providing a relatively inexpensive and easily installed roofing material. Early asphalt roofing was generally made of asphalt-saturated felts in a variety of shapes, styles, textures and colors. Today, asphalt shingles are made with fiberglass, generally as 3-tab, "architectural" or "dimensional" shingles, which include multiple layers of material with simulated shadows suggesting wood or slate.

With the extreme exposure to sun and heat in Fort Lauderdale, the serviceable life for asphalt shingles can be substantially shorter than those installed in more moderate climates. In Fort Lauderdale an asphalt shingle roof can be expected to last from 10 to 15 years with "architectural" or "dimensional" shingles lasting longer due to their multiple layers. Over time, asphalt shingles can curl, lose their mineral coating, be dislodged by hurricane-strength wind or become brittle.

Typical localized problems and possible repairs for asphalt:

- Split or puncture – *Install sheet metal under shingle, fill split or hole with roofing cement*
- Moss or fungi on surface – *Trim back adjacent trees to allow sun to dry out roof surface*
- Missing or damaged shingles or roof accessories – *Replace to match original*

If over 20% of the asphalt shingles on a roof slope are damaged or missing, replacement of the roofing might be warranted. Property owners are encouraged to replace historic asphalt shingles in-kind.



Asphalt shingles often replicate alternate materials such as wood shingles.

Flat roof are often hidden from view. In this case, a decorative parapet conceals the flat roof beyond. A terra cotta pent roof, located below the parapet, circles the building.

FLAT ROOFING SYSTEMS

Although very few roofs are truly "flat", low-sloped roofs, generally defined as a pitch less than 3:12, (3" rise for 12" run), require a watertight roofing system. There are a variety of flat or low-slope roof systems including: metal roofing; built-up roofing, single-ply roofing, and modified bitumen roofing. By contrast, steeper pitched roof systems generally employ shingles that shed storm water.

Typical localized problems for flat roofs include:

- Splits, punctures, or cracking of surface
- Standing water or poor drainage

It is recommended when selecting roofing materials that the materials and design address the building's drainage and specific details of the existing conditions including attachment, substrate and weight limitations. The installation of light-colored roofing to minimize solar heat gain is also recommended, particularly if the roof surface is not visible.

HURRICANE RECOMMENDATIONS FOR ROOFING

To minimize potential storm damage, it is recommended that property owners consider the following:

- A well maintained and water-tight roof provides the first line of defense against a storm
- Anchor roof framing to perimeter walls with hurricane clips to minimize the potential for uplift during a storm
- Provide supplemental bracing for gable ends
- Install roof vent covers prior to a storm to prevent wind-driven rain entering attic
- Avoid porous roof insulation that can become saturated, causing interior damage

For additional information, refer to *Disaster Planning for Florida's Historic Resources* available at www.friendsofflorida.org.

ROOF ACCESSORIES & DESIGN FEATURES

In addition to the roofing surface, roof accessories and design features are also functional and influence a roof's appearance. Roof accessories include flashing, projecting eaves, gutters, and downspouts.

Flashing is typically made of thin sheet metal, formed to prevent water from entering a building at joints, intersections and changes of pitch. It is typically installed around chimneys, parapets, dormer windows, roof valleys, vents and intersections of porches, additions or bay windows. Flashing often fails before roof surfaces, particularly with more durable roofing such as slate, resulting in interior leaking. If the flashing deteriorates, it is possible to replace it without replacing the entire roof.

When replacing flashing or installing a new roof, it is important to select a flashing material that has an anticipated life span similar or longer than the roofing. Copper, terne, steel, lead and aluminum are all used for flashing. The longevity of each material is based upon its thickness, its propensity for deterioration from environmental conditions, and whether it is galvanized, treated or coated. Generally, copper has the longest life span, followed by steel, with aluminum being highly susceptible to punctures, tears and galvanic reaction with other metals. It is important to verify that flashing materials are sympathetic and compatible with existing roofing materials, particularly metal roofs.

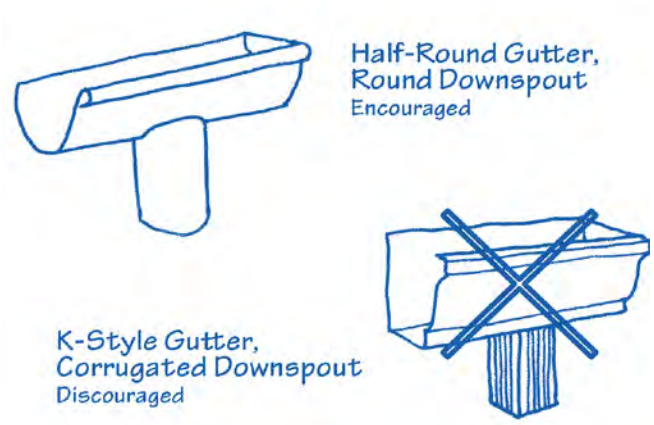
The extended eaves have exposed rafter tails and jigsaw-cut outriggers providing support.

Extended eaves extend the edge of the roof surface beyond the face of the building, discharging rain water away from the building wall. The style of an extended eave can be decorative, as in the case of a bungalow, or very plain, typical of a Mid-Century Modern building.

Gutters are typically located near or along the bottom edge of a roof slope to collect rainwater. Built-in gutters are hidden from view from the ground within or behind architectural features such as cornices or parapets. Pole gutters are located near the bottom edge of a roof slope and project perpendicularly to the roof surface. Built-in gutters and pole gutters generally include flashing materials typically wrapped around or within wood forms.

Hanging gutters are attached to the building just under the roof slope edge and are half-round or profiled in cross section. Hanging gutters are typically made from wood, copper, galvanized metals, aluminum and recently vinyl.

Similar to flashings, gutter materials have different life spans. Generally, copper has the greatest potential longevity, followed by steel, with aluminum being highly susceptible to punctures, tears, dents and galvanic reaction to other metals. The longevity of wood gutters is determined by the material and quality of the flashing. Vinyl can become brittle and fracture.



Downspouts, also known as rainwater conductors, are generally surface mounted to a building's exterior to conduct water from a gutter to the ground or an underground drainage system. Similar to gutters, downspouts can be fabricated of copper, galvanized metal, aluminum and vinyl with similar characteristics, in a round or rectangular profile.

The downspout has been painted to match the color of the wall, reducing its visual prominence.

HISTORIC ROOF FEATURES

Roof features are decorative, and sometimes functional, elements that help to define the profile of a roof against the skyline and should complement the building's style. Historic rooftop features include chimneys, dormers, cupolas, bell towers, turrets and finials.

Chimneys were typically designed to complement the style of a building and period of construction. In Fort Lauderdale, many are constructed of brick or concrete block, and less commonly stone; some of which have been covered with stucco. Most styles of building, including Colonial Revival and Classical Revival buildings, tend towards square or rectangular chimney shafts, sometimes with molded caps. Mediterranean Revival chimneys can include decorative detailing including varied patterns, undulating and molded surfaces and decorative chimney caps.

This Arts and Crafts style residence has a prominent front gable roof dormer and an exterior side elevation chimney. Both the dormer and the chimney are appropriate for the building's style.

Dormers, also known as dormer windows, protrude from the roof surface with a window at the downward slope, providing light and additional headroom under roof eaves. Dormers can have various roof shapes, including gable, shed, hipped, eyebrow, and segmented pediment.

This cupola is topped by a hipped roof and includes windows at each face.

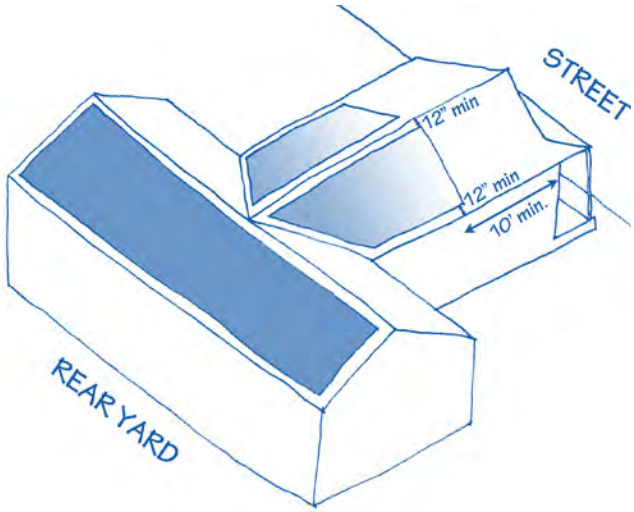
Cupolas, also known as monitors or belvederes, are structures that project up from the roof, used for ventilation with louvers, or as lookouts with windows. They can provide ventilation and light below, but can also serve as a decorative feature on important residential, institutional or civic buildings.

ROOF MOUNTED EQUIPMENT

Roof mounted equipment including mechanical equipment, vents, television dishes and antennae and mobile telecommunication equipment are all examples of modern mechanical equipment and roof penetrations that can affect the historic integrity of a building. Although it is understood that some roof penetrations are required for items such as plumbing vents, property owners are encouraged to limit the amount of rooftop equipment and penetrations, and minimize the overall appearance of clutter.

Solar collectors provide a renewable energy source. Fort Lauderdale encourages solar collectors for space heating, hot water and electricity. However, property owners are encouraged to locate solar collectors where they are hidden or minimally visible from public view.

Skylights are sometimes historically found in commercial buildings. They are occasionally historically appropriate in sloped roof building types and townhouses where dormer windows are not present. The installation should minimize alteration of the roof structure with the long dimension oriented down the roof slope. Skylights should be hidden or minimally visible from the public view, and should not disturb historic roof materials such as terra cotta or concrete.



PREFERRED LOCATION FOR ROOF MOUNTED EQUIPMENT

- Applicants are encouraged to place all roof mounted equipment (including mechanical equipment; vents; television dishes and antennae; solar collectors and skylights) in a manner that is as visually unobtrusive as possible from the public view.
- Placement is encouraged facing a rear yard wherever possible. If it is not possible, placement as far back on a side slope as possible is preferred.
- Applicants are encouraged to install skylights and solar collectors so that they do not extend more than 8 inches above the roof surface.

ROOF REPAIR OR REPLACEMENT

Encouraged:

- Maintain, clean or repair of roofing, roof accessories and rooftop features
- Retain original drainage system and appearance
- Regularly repaint metal components susceptible to rusting and wood elements susceptible to rot and deterioration
- Clean gutters and downspouts regularly, typically every spring and fall
- Inspect attics periodically after a storm or freeze to catch small leaks early, and minimize the potential for interior damage
- Install half-round gutters rather than profiled K-gutters, which often compete with building features
- Install plain round or rectangular downspouts in lieu of corrugated downspouts
- Selectively replace damaged or missing materials with new materials to match the material, size, shape, texture, color and other visual characteristics of the original
- If the level of damage or deterioration is beyond repair, completely replace damaged or missing materials with new materials to match the material, size, shape, texture, pattern, color and other visual characteristics of the original
- If replacement in original material is not possible, replace the damaged or missing materials with new material of similar size, shape, texture, pattern, color and other visual characteristics of the original
- Securely install fasteners and flashings with a similar expected life span to the roofing material
- Use a single type of metal compatible with roofing at fasteners, flashing, gutters and downspouts to avoid galvanic action

Discouraged:

- × Remove or alter historic drainage system or roof features such as chimneys, dormers and cupolas
- × Add or alter rooftop features or equipment at areas visible from a public way that change roof configuration, including skylights, television antennas or dishes, solar collectors, mechanical equipment, roof decks, chimney stacks and dormer windows
- × Add rooftop features that create a false historical sense without supporting documentary evidence such as cupolas or wood shingles on an originally terra cotta roof
- × Modify the historic roof form, height or pitch
- × Add new features that are out of character, scale, materials or detailing to the historic building
- × Encapsulate decorative wood elements such as cornices and brackets with vinyl or aluminum capping or siding

ADDITIONAL AREAS OF CONSIDERATION

- Roofing work is potentially dangerous and should be left to professionals
- All roofers are not experienced in all materials; obtain references and verify they have appropriately completed compatible work - Verify the extent of both the material and installation warranties and company histories
- Verify whether removal of existing roofing is required before installation of new roofing, and whether there is adequate support for heavier roofing materials such as terra cotta tiles - too much weight can damage structural elements
- Verify the condition of substrate for rot or decay and make necessary repairs, including the sheathing or lath, and structural elements
- Use a substrate appropriate for the roof material and provide adequate ventilation under roof surface, particularly for wood shingle roofing
- Use appropriate underlayment including building paper, rosin paper and/or ice shield
- Refer to *Page 5* for Hurricane related recommendations for roofing
- Reference industry standards such as SMACNA, *Copper and Common Sense*, *Slate* for roofing information

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PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

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CITY OF FORT LAUDERDALE

City of Fort Lauderdale

Historic Preservation Design Guidelines

Exterior Woodwork & Cladding

City of Fort Lauderdale
Historic Preservation Design Guidelines

Exterior Woodwork & Cladding

Several significant houses in Fort Lauderdale include exterior woodwork, including the Stranahan House with its wrapping 2-story porch.

PURPOSE

These *Guidelines* were prepared to assist property owners with information when considering the repair, alteration or installation of exterior woodwork and siding. It is not intended that these *Guidelines* should replace consultation with qualified architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

EXTERIOR WOODWORK & CLADDING

Wood siding, shingles, cladding and trim on a building's wall surface serve both functional and aesthetic purposes. Functionally, exterior woodwork acts as the skin of the building, shedding water and deflecting sunlight and wind. Aesthetically, woodwork is an important design feature that can be applied as siding, shingles, ornamental trim and larger elements such as porches.

Exterior woodwork and cladding:

- Establishes a weather-tight enclosure, providing protection from rain, wind and sun
- Is affected by temperature variation and building movement
- Establishes a building's scale, mass and proportion, adding visual interest to the streetscape
- Acts as an important design feature, helping to define a building's architectural style and adding pattern and casting shadows on wall surfaces

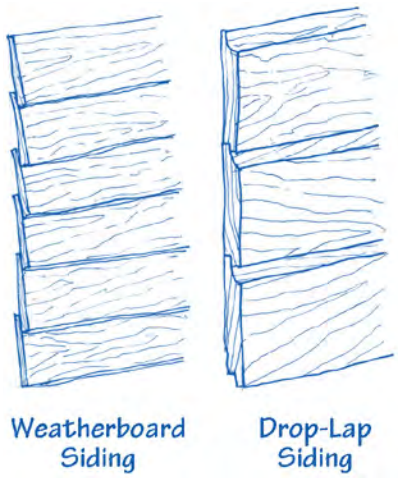
With proper maintenance, exterior wood elements can last for centuries; however, improper maintenance can result in problems and deterioration from water, fungus, mold and insects. Other forms of cladding can also be susceptible to deterioration, dependent on their properties and the installation conditions.

With regular maintenance and selective in-kind replacement of deteriorated elements, exterior woodwork can last for centuries.

EXTERIOR WOODWORK

Wood Siding Types

The most common type of wood siding in Fort Lauderdale is clapboard with drop-lap siding being more unusual. Clapboard siding, also known as weatherboard or beveled siding, is made from long boards, tapered across the width. Drop-lap siding, also known as German siding, is a flat faced board with a concave top and notched bottom.



Wood Shingle Types

Wood shingles provide a highly textured wall finish, and were used as a cladding material in Fort Lauderdale for Arts and Crafts style homes and some bungalows. Similar to clapboard siding, wood shingles are tapered and installed in an overlapping pattern with staggered joints to minimize potential moisture infiltration.

While uncommon, Fort Lauderdale does include several Arts and Crafts structures clad in wood shingles.

DEFINITIONS

Cladding: The exterior, nonstructural finish material of a building, such as siding.

Siding: The nonstructural exterior wall covering of a wood frame building; types include asbestos shingle, board and batten, clapboard, novelty siding, plank-on-plank, shingle, siding tile, weatherboard, weather slating, and various substitute materials of metal, asbestos, asphalt, and vinyl.

From: *Dictionary of building Preservation.* Ward Bucher, Editor.

Wood Ornament and Trim

Visually, exterior wood trim frames areas of wood siding or shingles and serves as the transition to decorative elements such as doors, windows, cornices and porches. Functionally, it seals siding and shingles at joints, corners and openings, providing a weather-tight building enclosure. Wood trim includes window and door frames, corner boards, rake boards and wood sills. In addition to wood trim, there are numerous types of wood ornament applied to buildings, including porch posts and columns, brackets, balustrades, newel posts, spindles and other decorative details. Historically, wood trim and ornament profiles, details and sizes varied with building styles and whether a building was "high-style" or vernacular. As a result, wood trim and ornament are considered an architecturally significant feature.

Wood trim is used to transition between various building components. The molded wood cornice transitions between the roof and wall surface; the corner boards "seal" the joint between the wall planes; and the window trim transitions between the siding and the window opening.

Encouraged:

- Retain and maintain historic wood siding and shingles
- Retain and maintain historic wood trim and ornament
- Follow guidelines for maintenance and repair of historic wood siding, trim and ornament as outlined in the *Exterior Woodwork Checklist* Section, *Page 4*
- Reuse original window frames and trim when replacing windows, or exactly replicating the dimensions and profiles of original frames

Discouraged:

- × Remove, alter or conceal original exterior woodwork including siding, shingles, trim and detailing including window and door trim, corner boards, soffits, porch posts, railings, etc.
- × Use of modern composite materials as an alternative to wood in locations that are highly visible to the public or where rot is not a significant problem
- × Apply historically inappropriate ornament or trim or apply it where it did not historically exist

SYNTHETIC SIDING TYPES

Synthetic siding has been applied by Fort Lauderdale's property owners for years to provide an updated appearance and minimize maintenance and repair needs. Artificial siding materials include asphalt and asbestos and more commonly, vinyl and aluminum siding and capping. These materials can significantly change a building's character and appearance and are not necessarily maintenance free. Most forms of artificial siding can trap moisture within a wall thickness, accelerating potential rot and decay.

Asbestos siding is often embossed with a wood grain pattern. Removing or repairing asbestos can be hazardous and should only be undertaken by trained professional.

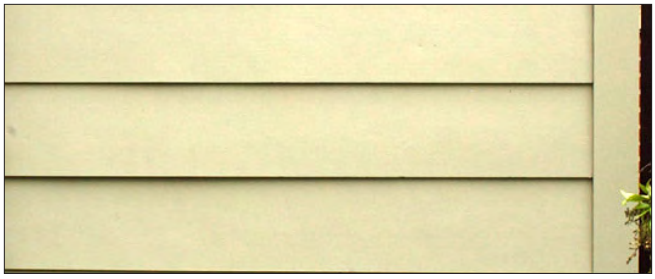
Asbestos Siding

Asbestos was a popular wall surface material from the beginning of the 20th century through 1973 when asbestos was banned by the EPA. It was installed as an original cladding material as well as over other materials such as clapboard. Asbestos wall shingles are made from asbestos mineral fibers and either Portland or hydraulic cement and they provide a durable, lightweight, economical, fireproof, rot and termite resistant alternative to wood siding and shingles. Asbestos shingles can last well over 30 years' with cracking and rusting nails being the most typical cause of failure. If the shingles are damaged, consultation with a professional to determine whether repair is feasible is recommended. Contact the Broward County at (954) 519-1260 for removal and disposal requirements and asbestos safety contact information.

This vinyl siding has been partially removed. If not repaired, the remainder of the vinyl is likely to be pulled off in hurricane force winds. Complete removal is recommended.

Vinyl and Aluminum Siding

Vinyl and aluminum siding typically simulate wood. Because vinyl and aluminum are extruded pieces of plastic and metal, they are thinner and visually lighter than wood. It should also be noted that in the event of a fire, the fumes from vinyl can be very hazardous.



Fiber-cement siding material is an economical alternative for an addition to a historic building. It can be painted to match the existing paint scheme.

Fiber Cement Siding

Fiber-cement siding is a lightweight, solid material that is a durable and visually more compatible material to wood than vinyl or aluminum siding. It is manufactured in similar sizes and shapes to wood products including siding, shingles and trim, making it easier to duplicate historic characteristics. The installation method is similar to wood allowing historic alignments around window and door frames, and it can be cut to shape on-site using hand tools, and painted to match any color scheme. Manufacturers indicate that fiber-cement products are resistant to rot, termites, fire and delamination, and are dimensionally stable, allowing paint to last longer. Fiber-cement products cost more than vinyl or aluminum siding but much less than wood siding and can have a manufacturer's warranty as long as 50 years. Although not appropriate for replacement of historic wood siding, fiber-cement siding can often be used at additions.

This Lustron panel house is listed on the National Register of Historic Places. It was built in the 1950s with over 3,000 steel enamel-finished parts that were manufactured in an automobile/ airplane factory in Ohio before being shipped and assembled in Fort Lauderdale.

Alternate Cladding Materials

In addition to wood and synthetic cladding, Fort Lauderdale has buildings with alternate cladding such as fiberglass and a home with Lustron panel (enamel-metal finish) cladding. The care of each of these materials varies, and because of their uniqueness, property owners are encouraged to retain and maintain them. The DSD Staff would be happy to provide information and identify resources for the appropriate care of alternate cladding materials.

Porches, steps and other areas where the woodwork is laid horizontally or located close to the ground are often first to deteriorate. Ongoing exposure to moisture can lead to rot of the column bases, porch deck and apron.

EXTERIOR WOOD CHECKLIST

Property owners generally do not notice their exterior woodwork unless a problem occurs, or there is desire to improve the appearance or reduce maintenance. Typical exterior woodwork concerns include lack of regular maintenance, peeling paint, rot or deterioration, infestation and loose, cracked or missing elements. Property owners will often hide these problems with materials such as vinyl without addressing the root cause of the problem, resulting in further deterioration.

The actual condition of un-maintained exterior wood is generally better than its appearance. In addition, a deteriorated component or area typically does not necessitate the replacement or covering of all exterior woodwork. In most instances, selective repair or replacement of damaged parts and implementation of a regular maintenance program is all that is required. Full exterior woodwork replacement or encapsulation with artificial siding or another material is rarely necessary and should be avoided.

Encouraged:

- Conduct semi-annual inspections of all exterior wood elements to verify their condition and determine maintenance needs. Look for signs of deterioration including excessive paint peeling that might indicate moisture problems. Look for veins of dirt on the exterior walls that might be termite mud tunnels. (Refer to *Wood Rot*, *Page 4*.) Clean exterior surfaces annually in warm weather with a garden hose, household detergent and a bristle scrub brush. Avoid using power washers that can force water into wall cavities through crevices and damage decorative details.
- Maintain and repaint exterior woodwork on a regular basis. A good quality paint job can last five to eight years. For best results, address any moisture or deterioration problems prior to painting. Hand scrape and sand where possible to avoid removing or damaging decorative details with power tools or burning. Apply high quality and compatible primer and paint to clean and dry surfaces. Paint colors and luster should be appropriate to the building style.
- Repair smaller areas of deterioration by reinforcing or patching as required. Small cracks and checks can be repaired with an exterior wood filler, glue or epoxy. Loose elements can be refastened with careful nailing or drilling.
- Selectively replace deteriorated wood elements when they are beyond repair. The replacement wood pieces should be the same size, profile and character as the historic wood element. It might be helpful to take a sample of the historic wood to the lumber yard or millwork shop for the best match. Wood filler between the seams of the new and old wood will help provide a smooth finish.
- Large scale or significant replacement of all exterior wood might be necessary if deterioration of exterior woodwork is severe and extensive. Decorative woodwork should be retained whenever possible since it is a character defining element that can be difficult and costly to replace. Replacement wood elements should replicate the visual characteristics of the historic woodwork including the size and profile. Replacement siding materials should be installed in the original pattern replicating the original exposures and alignments relative to historic building elements such as door and window frames. Replacement wood species should be appropriate for exterior use.

Discouraged:

- × Remove or encapsulate siding, trim, decorative features and trim elements such as brackets, spindles, cornices, columns, posts, etc.
- × Clad exterior with synthetic materials such as vinyl or aluminum siding

HIRING A CONTRACTOR

- Repair, maintenance, installation and painting of exterior woodwork can be potentially dangerous work and should be left to professionals
- All contractors are not necessarily experienced in all materials, choose a contractor with demonstrated experience on similar projects
- Verify extent of warranty for materials and labor
- Check references within the past 5 years to understand how well work has held up
- Hold final payment until work is properly completed

WOOD ROT

Almost all wood rot is caused by fungi that break down dead wood to return it back to the earth. Spores of decaying fungi are continuously produced and airborne at the interior and exterior of buildings. Rot-causing fungi need four basic elements to thrive: oxygen, moisture, a food source and moderate temperatures. If one of these elements is missing, rot can be controlled.

Since oxygen and moderate temperatures are prevalent in the environment and most historic buildings are full of wood, an excellent food source, the best hope to minimize rot is to control moisture. Moisture that leads to wood rot generally comes from one of four sources: ground water, precipitation, plumbing leaks and condensation.

Ground water can migrate from the soil into a building by: direct contact between wood and soil; improper drainage away from the foundation; vegetation that is too close to the foundation or growing on the building; and capillary action or rising damp in masonry foundation walls or piers carrying water several feet up to wood sills.

Precipitation in all of its forms, such as rain, snow, hail and mist can find its way into a building through small openings and crevices, trapping moisture within a wall cavity. Painted surfaces and caulked joints can reduce the potential for moisture infiltration. Blocked or undersized gutters and downspouts can overflow and direct water towards building surfaces. Rainwater splashing on hard ground surfaces can rebound, saturating exterior woodwork. In cold weather, ice build-up along roof eaves without appropriate flashing could back-up under shingles and melt.

Leaky plumbing can be both sudden, such as a cracked pipe; or slow, where a gradual, unnoticed leak can soak a wood structure until significant damage occurs. Cracks in grout and tiles on floors and around bathtubs, sinks and washing machines can discharge enough water to rot wood framing. Periodic inspections for signs of leaking behind bathtub access panels, within sink vanities and around washing machines and dishwashers can help catch a problem before it becomes serious.

Condensation is an insidious source of moisture since the water comes from air vapor rather than an obvious source such as rain or a cracked pipe. Condensation occurs when warm moist air contacts a cold surface. Warm air can hold more moisture than cold air. If warm moist air comes in contact with a cold surface that is below the dew point temperature, the excess moisture changes to water droplets on the cold surface. Some common areas for condensation and possible solutions include:

- High humidity in kitchens, bathrooms and laundries - ***Consider:*** *Exhaust fans directing humid air to the outside and exterior clothes dryer vents*
- Crawl spaces beneath a building where water can condense on framing members such as sills and joists, especially in corners with poor air circulation or if occupied spaces above are air conditioned - ***Consider:*** *Plastic sheathing on the ground*
- Cold water pipes in humid weather - ***Consider:*** *Pipe insulation*
- Exterior wood framed wall on top of foundation wall or piers - ***Consider:*** *Exterior wall insulation with no vapor barrier or an exterior-facing vapor barrier, painting of interior wall surface with latex paint and installation of interior humidity control*

The vertical wood corner boards were removed adjacent to the downspout exposing the structural wood post. Additional exploration revealed that there was significant rot of the post that extended deep into the thickness of the wood, compromising the structural capacity. It is likely that a persistent leak at the juncture of the roof gutter and downspout made the situation much worse.

TERMITE PREVENTION CHECKLIST[1]

Do not give termites easy access to the house:

- Eliminate wood to soil contact.
- Install wood siding, door and window frames and latticework at least 6 inches above ground level.
- Support outdoor wood porches and steps on a concrete base extending at least 1 inch above ground level.
- Do not allow any non-structural wood and tree branches to touch a house.

Do not provide termites with moisture:

- Place gutters and slope yard so that surface water drains away from the house.
- Be sure air conditioning condensate drains away from the house.
- Be sure moisture does not enter around windows, doors and siding.
- Repair leaks of roof, gutter, downspouts and plumbing promptly.
- Ensure sufficient clearance between soil and structural wood in crawl space to have adequate cross-ventilation.
- Keep mulched beds and gardens at least 12 inches away from foundation.

Eliminate hidden access to a house:

- Do not fill dirt beneath porches, terraces or steps.
- Do not extend stucco or foam insulation below the ground.
- Do not disturb the chemical barrier after soil treatment
- Prevent and fix cracks in concrete walls, piers and slabs.

Minimize the amount of wood available for termites:

- Remove all scrap wood, form boards and grade stakes used in construction.
- Remove wooden debris and cellulose material from under and around the house.
- Replace rotten or destroyed structural wood with properly pressure-treated wood or non-cellulose material.
- Store woodpiles away from the house, and make sure they are raised off the ground.
- Paint or seal all exterior wood.

Inspect your property frequently for termites:

- If a property is to be treated, get at least three licensed companies to inspect the property. They will make a diagram of the property showing proposed treatments and give you an estimate. Ask for a copy of the company's bond, insurance and contract. Ask to see copies of the labels and material safety data sheets (MSDS) for the termiticides to be used. With the above information, you are able to compare the services offered and the prices the companies want to charge. Read the contract carefully. Remember, it is a LEGAL contract.

1 From: *A Guide for Integrated Pest Management of Termites*, www.agctr.lsu.edu, Publication 2979. April 2000.

Termites have eaten the wood along the grain, weakening the wood sill. The pressure from the wood studs crushed the top of the weakened wood sill causing structural problems at the wall above.

DETECTING WOOD ROT

A simple means of testing for rot is to stab the wood member perpendicular to the grain with an awl or ice pick, particularly if the wood appears darker in color. Measure the penetration depth and evaluating the type of splintering using the following criteria:

- If the penetration is less than 1/4", the component does not need replacement
- If the penetration is more than 1/4", the component might need replacement
- If long, dry splinters are produced, the wood is healthy and the component does not need replacement
- If short sections broken across the grain are produced, the component might need replacement

If replacement is required, it is recommended that the replacement wood be decay resistant and match the size, profiles and detailing of the historic woodwork.

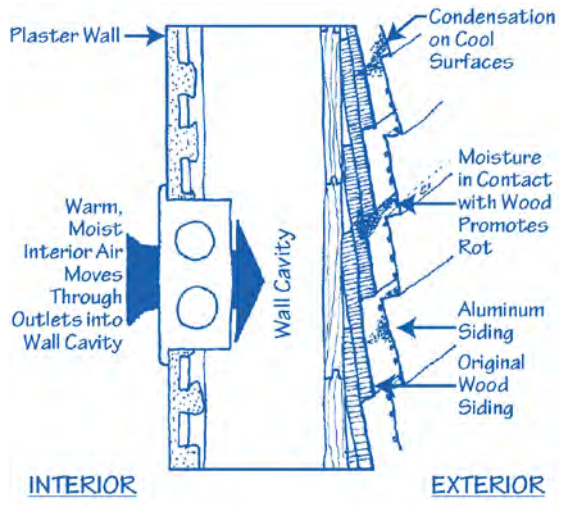
Less penetration and long splinters are an indication of healthy wood

Greater penetration and short splinters are a possible indication of rot

CONDENSATION

As a result of changes in our living standards, condensation has become a significant problem in historic buildings. Today's buildings include central heating and air conditioning to stabilize temperatures and relative humidity, as well as insulation that can trap moisture. Buildings also include moisture-intensive conveniences such as plumbing, bathrooms, laundry and cooking facilities. While interior conditions have stabilized and moisture laden activities have increased, exterior temperatures and relative humidity are continuously changing. The differences in temperature and relative humidity between the interior and exterior of our buildings are "bridged" through the thicknesses of exterior building walls. If the temperature is below the dew point at any location within the wall, condensation will occur causing the moisture to change into water droplets. Installing artificial siding or impervious coatings over wood can make this problem much worse and hide deterioration until it is severe.

Unlike wood, vinyl and aluminum do not "breathe" and can trap moisture within a building's wall cavity, leading to rot, mold and insect damage of the wood structure. As a result, it is important to inspect and repair potential water sources to minimize the moisture within the wall cavity.



DECAY RESISTANT WOOD

There are some woods that are naturally decay resistant, while others have a higher propensity to rot. These naturally decay-resistant woods tend to be denser than woods such as pine. In some cases, these naturally decay-resistant woods are more expensive than common woods but are not necessarily suited for all uses, such as detailed trim work. Therefore, it is important to understand the proposed location and final finish when selecting wood for a project. Available decay-resistant woods include:

- Mahogany
- Redwood
- Air-dried, pressure treated, southern yellow pine
- Pressure treated wood for framing members

WOOD / ARTIFICIAL SIDING

In Fort Lauderdale, many of the historic framed buildings were originally clad with wood clapboard, which allowed some flexibility in installation by carpenters. Most artificial siding materials, particularly vinyl and aluminum siding, must be installed at a consistent vertical spacing as defined by the manufacturer. They do not allow flexibility to accommodate historic alignments at existing building fabric such as at window and door frames. (In historic buildings, siding was typically installed with a horizontal band aligning with the top and bottom of window and door frames.)

Most historic buildings usually have wood door and window frames, moldings and trim that can be removed, damaged or concealed in inappropriate artificial siding installations. The loss of these features can significantly alter the character of a building. Artificial siding installation over existing materials can also increase the wall thickness, causing the existing wood trim to appear set back from the wall rather than projecting from it. This can further diminish the visual characteristics of the building.

Encouraged:

- Retain and maintain existing exterior woodwork including siding and trim
- Repair or replace wood siding and trim in kind
- Use painted fiber-cement clapboards with similar profiles and detailing to historic clapboards, as an alternative to wood clapboards at new additions

Discouraged:

× Install aluminum or vinyl siding or coatings

Aluminum and vinyl siding were sometimes installed to conceal an underlying problem. In some cases, removal might be necessary to repair a deteriorated condition.

REMOVING ARTIFICIAL SIDING & VENEER

Fort Lauderdale's property owners should consider removing artificial siding and restoring underlying woodwork. Artificial siding removal allows buildings to function as originally designed and exposes problems that might have developed since its installation. If removing artificial siding from woodwork:

- Expect to replace about 20% of woodwork
- Anticipate surprises such as removed ornament and trim
- Sell aluminum siding for recycling

Historic porches - such as the multi-level porch on this historic house - can be an important element of a building's exterior.

PORCHES

Historically, porches were an outdoor room where residents could find a sheltered transition into their homes, an exterior living space, and a place to meet and converse with neighbors. When they were constructed, their form, details and decorative elements were often intended to complement the style of the house.

Porches are one of the most visible house elements and play a significant role in the appearance of the house and of the streetscape. They can act as an extension of a home providing a welcoming feeling for visitors. Unfortunately, porches today are often one of the most altered components of a building, often because they are not properly maintained or they are viewed as potentially enclosed indoor space.

PORCH REPAIR INFORMATION

Since many of the components of porches including roofing, foundations and support piers, are discussed in depth in other *Guideline* brochures, it may be helpful to consult the following information to address specific repair needs:

- *Guidelines for Roofing*
- *Guidelines for Masonry & Stucco*

MAINTAINING HISTORIC PORCHES

Because of the importance porches play in the perception of historic buildings and streetscapes, original materials and details should be preserved whenever possible. Typically, areas covered by a porch roof tend to require less maintenance; however, steps, railings and roofs are usually exposed to the weather and may require additional maintenance. One of the best ways to preserve wood porch features is regular painting. If a component is deteriorating, repair or replacement in kind is recommended as part of the porch's regular maintenance.

Encouraged:

- Identify deteriorated elements
- Find and correct sources of deterioration, such as deteriorated, cracked, blocked, inappropriately hung, broken or missing gutters or downspouts
- Replace only those parts which cannot be repaired - in some instances, such as columns and posts, the base can be replaced at a fraction of the cost without replacing the entire column or post
- Replace missing or deteriorated materials with similar new materials - avoid replacement of a wood railing with a metal or vinyl railing system
- Repair damaged elements using standard repair techniques for that material (Refer to the *Guideline* brochures appropriate for each material, particularly *Guidelines for Roofing* and *Guidelines for Masonry, Stucco & Concrete*) and restoring the porch to its original historic appearance
- Replace only the original elements that cannot be repaired using elements of the same material, size, profile and other visual characteristics
- Rebuild porches with appropriate documentation
- If a substantial portion of the porch is deteriorated and cannot be repaired or replicated, or if a porch is missing, create a simplified design using stock lumber and moldings that convey similar visual characteristics as the original porch, duplicating the dimensions and materials but not necessarily the detailing
- Paint porches regularly to preserve the wood
- Use a painted finish complementing the architectural characteristics of the house - Refer to *Page 10* for additional information regarding painting

Discouraged:

- × Replace wood porch posts and railings with metal
- × Replace wood steps with concrete or brick - wood steps are typically appropriate for wood porches
- × Use"natural" or stained wood; this is generally not appropriate for a porch on a painted historic building

GUIDELINES FOR NEW PORCHES

There are times when property owners might consider the construction of a new porch. This can occur when a previous porch is reconstructed; a new porch is added onto an existing house or is part of an addition; or when a new residence is erected.

Encouraged When Considering a New Porch:

- New front elevation porches are encouraged in cases where a historic porch that was previously removed is being replicated, preferably with appropriate documentation
- At existing buildings, new construction should not damage, destroy, conceal or negatively affect existing historic material and features
- On additions, porches should be simple in design and relate to the existing building
- Side and rear elevation porches should typically be simpler in design than front elevation porches
- On new buildings, porches should visually relate to the proposed building in a manner similar to historic porches on neighboring buildings
- Consider the size, shape, scale, massing, form, materials and color of the design and its appropriateness to the house and streetscape
- Most porches at framed buildings were historically made of wood; stone or brick porches might only be appropriate only on masonry and stucco buildings

Discouraged:

× New decks visible from the streetscape

Porches can serve as an "outside room", providing a transition into a home. In this example, the slope of the porch roof is similar to the main roof of the house, the scale does not overwhelm the elevation, and the materials and detailing complement the vernacular style, scale, materials and detailing of the house.

The porch on this historic home has been enclosed with screens that allow the wall surface to remain visible.

ENCLOSING PORCHES

Porches were meant to be open exterior spaces. Enclosing a front porch is a radical change to the building and its visual perception from the streetscape. If considering porch enclosure, it is recommended that this occur only in locations that are not visible from the public view. If enclosing a porch, it is recommended that the finished space look more like a porch than an enclosed room.

Encouraged When Considering a Enclosing a Porch:

- Retain porch elements in place and construct enclosure framing inside porch columns and railings
- Use temporary enclosure systems, such as screens or glazing that can be removed seasonally
- Use reversible enclosure systems that do not damage decorative or unique historic building fabric
- Use transparent enclosure systems, with large screened or glazed openings
- Install vertical and horizontal framing members that align with porch elements like columns and railings

Discouraged:

× Enclosed porches, particularly at the front elevation

LOOKING FOR EVIDENCE OF PRIOR PORCHES

It is important that documentation be found when replacing a missing porch. This can be physical evidence that a porch was present or documentation that shows or describes a porch.

- Look for faint outlines on the wall or trim from roofs, posts or railings, evidence of nailing patterns on siding, repairs to masonry walls, and evidence of former porch piers or foundations in landscape
- Look for historic photos, drawings or maps, and look in attics and garages for original components
- Compare porches on neighboring buildings of similar type, design, style and date of construction

EXTERIOR PAINT

Paint is one of the most common ways to protect exterior materials from the elements, particularly wood without natural or chemical preservatives, and metals that would otherwise rust. When the painted surface has been compromised, moisture and the elements can infiltrate the underlying material and potentially accelerate deterioration.

Exterior paint provides a layer of protection to a building by adding a barrier that limits moisture infiltration and damage from the sun, pests and other forms of deterioration. Exterior woodwork without natural or chemical preservatives is susceptible to moisture-related wood deterioration of the exterior envelope and underlying framing, and many metals are susceptible to rust, particularly with salt air. Although paint is an important protective layer that improves the longevity of a historic resource, it must be viewed as a temporary barrier that is subject to deterioration through cyclical temperature and humidity changes and requires re-application to maintain its shielding properties.

In addition to providing a protective layer, paint colors can highlight a building's architectural features and style, visually tie the parts of a building together, and reflect personal taste. A building's style, period of construction, materials and setting can all help identify appropriate paint colors.

In general, exterior surfaces should be repainted every 5 to 8 years, with intermediate touch-ups of high traffic, worn or deteriorated areas. If a building requires frequent repainting, it might be an indication of another problem such as moisture, inadequate surface preparation and non-compatible paint.

It can be problematic to use encapsulating paints that trap moisture in woodwork and promote rot. These are often referred to as "liquid siding," "liquid stucco" and "liquid ceramic coatings." Painting of previously unpainted masonry is strongly discouraged. Refer to *Guidelines for Masonry, Stucco & Concrete, Page 11* for more information on masonry paint removal and application.

REPAINTING

When considering repainting, the following five steps are recommended:

1. **Determine whether repainting is necessary:** Prior to beginning a painting project, it is appropriate to determine whether complete repainting is required or if cleaning and spot repainting is more appropriate. By painting more often than is necessary, paint layers can build up, increasing the potential for future paint failure. A dingy finish might only require washing with a mild detergent solution and natural bristle brushes to freshen the appearance.
2. **Inspect existing paint for causes of failure:** To assure that the new paint will last as long as possible, property owners should inspect the existing paint for causes of failure. Some common paint problems are:
   - **Peeling** - possible causes are painting under adverse conditions, inadequate surface preparation or moisture infiltration - review for moisture problems
   - **Cracking or crazing** - typically the sign of a hard surface that does not expand and contract with underlying material - sand and repaint if cracking and crazing is limited to the surface; remove paint if it extends down to the wood
   - **Wrinkling** - typically the result of the top coat drying before the underlying coat - sand smooth, repaint
   - **Blistering** - air bubbles under the paint; cut into blister, and if wood is visible the problem is probably moisture related - if paint is visible, the problem area was probably painted in direct hot sun
   - **Alligatoring** - severe cracking and crazing - remove all paint down to bare wood
3. **Repair causes of failure:** Before repainting, the causes of paint failure should be repaired. The most common cause of paint failure is moisture. The most typical causes of moisture problems are ground water, rain or storm water,

Paint colors can be used to highlight architectural building features.

The blistering and peeling paint are a possible indication of moisture problems.

leaking plumbing and condensation. (Refer to *Page 4* of this section and the *Guidelines for Exterior Maintenance* for additional information on how to identify moisture-related problems and some suggestions that might alleviate the situation.)

Portions of the building that are most susceptible to moisture and its related problems include: areas near rooflines, gutters and downspouts; areas near the ground; horizontal surfaces such as window and door sills, porches and wood steps; and areas or walls adjacent to high humidity including kitchens, bathrooms and laundry rooms.

4. **Prepare surface:** To ensure a long-lasting painted surface, appropriate surface preparation should be undertaken before repainting:
   - Begin by washing the painted surfaces with a mild detergent solution and natural bristle brushes
   - Carefully scrape and sand for a smooth finish, removing any paint that is not tightly bonded to the surface
   - Putty or caulk countersunk nails, window glazing, gaps, joints and openings
   - Allow substrate to dry thoroughly before applying primer or paint
   - Spot prime bare wood, areas of repair and wood replacement
5. **Repaint:** High quality paint appropriate for the substrate applied in accordance with manufacturer's recommendations should improve the longevity of a paint job. In general, it is best to use compatible primer and paint from the same manufacturer, and apply at least two coats of paint to previously bare wood or metal.
   - For best results, apply paint during appropriate weather conditions: generally, 50˚F to 90˚F; less than 60% relative humidity; no direct sunlight

The paint on this door has alligatored, and severe cracking is visible. Removal of paint down to bare wood and proper door repair are recommended prior to repainting.

COMPLETE PAINT REMOVAL

It is important to remember that any method of paint removal can result in harm to historic building fabric. Therefore, complete paint removal from a surface should only occur under limited circumstances.

Complete paint removal might be necessary in circumstances in which the existing paint on a surface has completely failed. Examples where complete paint removal would be appropriate include:

- Wholesale blistering or peeling that reveals the underlying substrate
- Continuous patterns of deep cracks in the surface of painted wood
- Windows, doors or shutters that have been painted shut
- To achieve a smooth transition when a new wood element is being installed as a repair
- To prevent deterioration of historic building features
- To prevent deterioration of masonry for historically unpainted masonry surfaces

PAINT COLORS

Although paint colors are not subject to review of the Historic Preservation Board (HPB), property owners seeking historically accurate paint colors for a project can complete a paint analysis or consult reference books. The books can provide information on appropriate colors related to building types and architectural styles.

STRIPPING PAINT

If the existing paint has failed, it might be necessary to strip all or portions of the paint from the surface. Although there are a variety of tools and chemicals available to strip paint, many of them are potentially hazardous and can cause significant damage to exterior surfaces and the surrounding environment. All manufacturers' recommendations should be followed during the paint removal process.

Encouraged:

- Hand washing with mild detergent and bristle brush
- Hand scraping
- Hand sanding

Strongly Suggest Care With:

- × Rotary tools - disks can leave circular marks and wires can tear into surface
- × Heat guns and heat plate - can ignite paint or underlying surface if left in one location too long or vaporize paint
- × Chemical paint removers - can raise grains, are expensive and potentially volatile; runoff can be hazardous and should be collected to reduce harm to children, pets, vegetation and ground water

Strongly Discouraged:

- × Flame tools such as blowtorches to soften paint - smoldering sparks can start a potentially devastating fire; lead components in paint can vaporize and create highly toxic fumes
- × Sandblasting - can be abrasive to surface, wear away protective exterior coating and raise the wood grain
- × High-pressure water wash - forces water into open joints affecting interior finishes and structural framing; can be abrasive to exterior surface and raise the grain

PAINT REMOVAL SAFETY

Paint removal is potentially hazardous work. Keep children and pets clear of work areas. Property owners should consult a professional for work that is unfamiliar or potentially unsafe.

- Paint removal, particularly lead based paint removal, must comply with City requirements - Owners are strongly encouraged to contact the lead safety organizations found in the *Guidelines for Exterior Maintenance* for additional information prior to completing any work potentially involving lead paint
- Always wear safety goggles and a dust mask
- With heat tools, always wear appropriate clothing and keep a fire extinguisher nearby, and monitor areas of work for at least 1 hour after stopping work
- Paint dust from older buildings can contain lead - wear a dust mask, avoid open food or beverage containers in area of paint removal, and thoroughly clean exposed skin and launder work clothes

Painted woodwork is also present at some stuccoed buildings. The contrasting color of the porch detailing increases its prominence.

FUNDING

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This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity; National Park Service; 1849 C Street, N.W.; (NC200) Washington, DC 20240.

PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

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CITY OF FORT LAUDERDALE

City of Fort Lauderdale

Historic Preservation Design Guidelines

Masonry, Stucco & Concrete

City of Fort Lauderdale
Historic Preservation Design Guidelines

Masonry, Stucco & Concrete

Stucco is a versatile material that is used in a variety of architectural styles, such as this Arbreu designed house, now used as offices.

PURPOSE

These *Guidelines* were prepared to assist property owners with information when considering the repair, alteration or installation of masonry, stucco and concrete. It is not intended that these *Guidelines* should replace consultation with qualified architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

EXTERIOR MASONRY, STUCCO & CONCRETE

For the purposes of these *Guidelines*, exterior masonry includes stone, brick and stucco, as well as concrete and concrete block. Historically, a building's exterior masonry surface serves both visual and functional purposes.

Visually, it is an important design feature that establishes the rhythm and scale of a building. Historic exterior masonry:

- Acts as an important design feature, helping to define a building's architectural style
- Establishes a building's scale, mass and proportion
- Adds pattern and casts shadows on wall surfaces

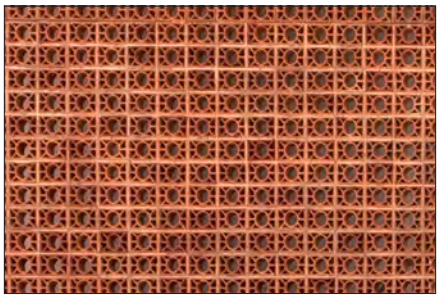
Functionally, historic exterior masonry and concrete typically acts as the principal load bearing system of the building, as well as its "skin", shedding water and deflecting sunlight and wind. Historic exterior masonry:

- Acts as a principal element in the structural system
- Establishes a weather-tight enclosure, providing protection from rain, wind and sun

Masonry and stucco cladding can be found at many of Fort Lauderdale's significant historic structures.

EXAMPLES OF MASONRY AND STUCCO IN FORT LAUDERDALE

20th Century Brick - A hard, dense, fired-clay, regularly shaped building component; sometimes with a glazed surface; used primarily in walls, piers, foundations and exterior pavers.



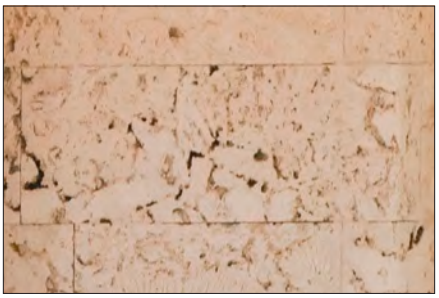
Terra Cotta - A fired-clay, non-structural building component, often with colored glaze, used for decorative, ornate details and wall finishes.

Concrete Block - A structural building material made by mixing water, cement, sand and aggregate, placing the mix in forms and hardening; commonly used for foundations, walls and piers.

Textured Concrete Block - A structural building material made by mixing water, cement, sand and aggregate, placing it in forms and hardening; commonly used for foundations, walls and piers, popular in the early to mid 20th century.

Textured Concrete Block - A structural building material made by mixing water, cement, sand and aggregate, placing it in forms and hardening; commonly used for foundations, walls and piers, popular in the early to mid 20th century.

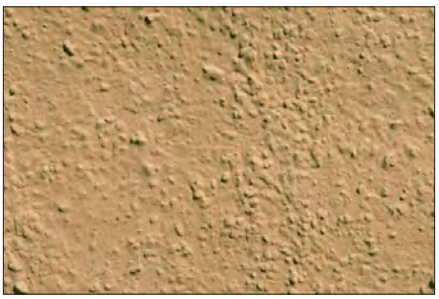
Rusticated Concrete Block - A structural building material made by mixing water, cement, sand and aggregate, placing it in forms and hardening; commonly used for foundations, walls and piers, popular in the early to mid 20th century.



Limestone - A sedimentary rock; typically oolite or keystone in Fort Lauderdale, used for building walls, window sills and lintels, ornamental stone trim, sculpture and for producing lime.

Textured Stucco- A distinctive, raised stucco finish used in buildings designed by Abreu.

Trowel Finish Stucco - Highly stylized finish with pronounced ridges and shadows from trowel application.



Dash Finish Stucco - Textured finish with pronounced aggregate at the surface.

Scored Stucco - Smooth finish with scoring to simulate stone joints.

Spanish Stucco- Relatively flat textured finish with an aged appearance.

COMPONENTS OF MASONRY WALLS & PIERS

Masonry walls, foundations and piers were historically constructed of bricks, stones, concrete blocks, or hollow clay tiles stacked on top of each other. The individual units were bonded by mortar, which served to hold the masonry units together and fill the gaps between them. Historically the masonry was load bearing, meaning it carried its own weight to the ground as well as the load of other building elements such as walls, floors and roofs.

While uncommon, there are several brick buildings in Fort Lauderdale. The Shepard Building represents one of the oldest brick buildings in the City. It includes several decorative brick details including: horizontal banding between the first and second floors; pilasters and piers; corbelling below the main cornice; and projecting trim framing the top of the second floor windows with bracketed projecting sills.

BRICK

Brick is a relatively rare masonry material in Fort Lauderdale. Bricks are made by inserting clay into a mold and then firing or baking the brick at very high heat. The result is a standardized unit, generally 8" by 4" by 2-1/4" in size. The color of brick can vary, but red is by far the most common. Other colors include yellow, orange and brown. The color is determined by the chemical and mineral content of the clay, and the temperature and conditions of the kiln or oven. Similar to the color, the strength or hardness of brick is determined by the clay ingredients and the firing method, but it is also affected by the way the brick is manufactured.

TERRA COTTA

Similar to brick, terra cotta is made of fired clay, often used for decorative ornamental details and wall finishes. It can have the color of red or yellow brick, or be fired with a clear or colored glaze. Terra cotta became popular in Fort Lauderdale in the middle of the 20th century, and was often installed as a non load-bearing wall screen material at Mid-Century Modern buildings and site walls.

CONCRETE MASONRY UNITS

Concrete masonry units (CMUs), also known as concrete blocks, are similar to bricks in that they are formed structural elements. They are made by mixing water, cement, sand and aggregate, which is placed in forms to harden. The blocks are typically 8" by 8" by 16" in size and typically include voids. Similar to brick, they are typically stacked and bonded with mortar. They are most often laid in a running-bond pattern.

Concrete blocks can also be formed in decorative molds that create varied patterns when used in the construction of buildings and structural features such as walls or screens. In some cases these building and structural elements are structural, weight-bearing elements, and in others they are purely ornamental.

Stone veneer, such as this oolite example, consists of thin slabs of stone that are "hung" from an underlying structural system.

STONE

Stone buildings are relatively rare in Fort Lauderdale, with the most common type being stone veneer, which became popular in the mid 20th century. Stone veneers, which are thin slabs of masonry, (typically oolite or keystone, a local limestone) are "hung" on an underlying structural support system. Fort Lauderdale does have some examples of traditionally laid stone, typically as an accent element, such as the chimney associated with an Arts and Crafts house.

MORTAR

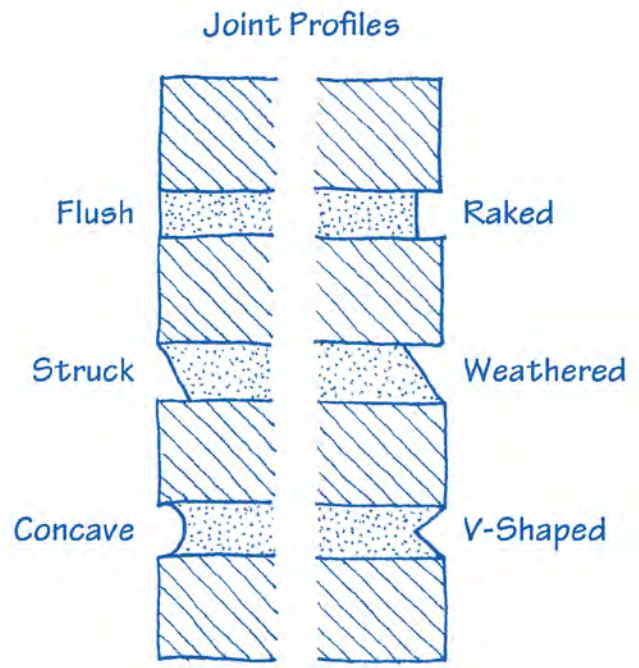
Historically, mortar was generally composed of a few ingredients: sand, lime and water, and possibly additives such as animal hair or oyster shells. Starting in the mid 19th century, a small amount of Portland cement was added into the mix to improve the workability and hasten the setting time. In the early 20th century, the amount of Portland cement in mortar was increased, resulting in harder mortar corresponding with the manufacturing of harder bricks and concrete block.

Sand is by far the largest component of mortar and defines its color, character and texture. Since masons would use products that were readily available, sand from historic mortars tended to have weathered, rounded edges and was available in a great variety of grain sizes and shades of white, grey and yellow. Most sand available today has sharper edges from being mechanically broken and is sieved into standard sizes. As a result, mixing sand colors and sizes might be needed to match historic mortar.

Lime and Portland Cement act as binders for the mortar. High lime mortar is soft, porous and varies little in volume with seasonal temperature fluctuations. Because lime is slightly water-soluble, high-lime mortars can be self-healing and reseal hairline cracks. By contrast, Portland cement can be extremely hard, is resistant to water movement, shrinks significantly upon setting and undergoes relatively large thermal movements. Portland cement is available in white or grey, and the two colors can be mixed to achieve a desired color. It is possible to add a small percentage of Portland cement to a high lime mixture to improve workability and plasticity. The proportion of Portland cement can generally be increased when repointing 20th century buildings or structures such as most of those found in Fort Lauderdale.

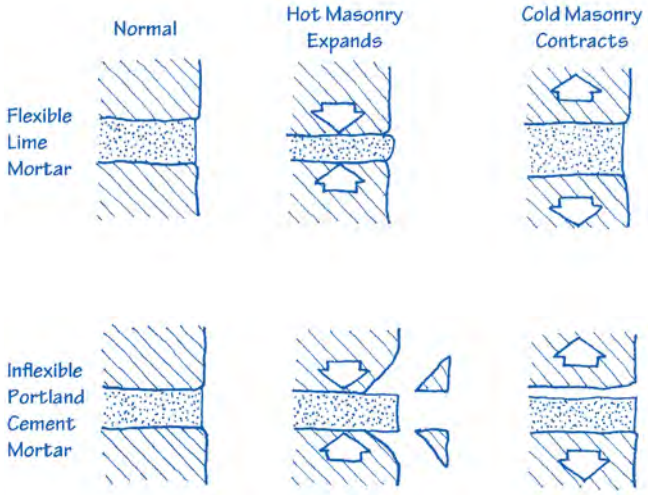
Water used in mortar needs to be clean and free of salts, harmful minerals and acid. If not, it can break down the mortar and adjacent masonry and discolor finished surfaces.

Additives historically included shells, animal hair and clay particles. To duplicate the character of historic mortar, it might be necessary to include additives to match the original. (Refer to *Page 8* for mortar analysis information.) It should be noted that there are several types of chemical additives available today including those that increase or reduce the setting time or expand the recommended temperature installation ranges. The use of newer chemical additives is strongly discouraged unless they have been specifically tested over an extended period of time with similar historic materials to the proposed installation conditions.



There are numerous joint profile types, with each producing different shadow lines and highlights. When repointing an area of masonry, it is important to tool mortar to match the existing joint profile for a consistent appearance.

MORTAR HARDNESS & MASONRY



Temperature changes cause masonry units to expand when heated and contract when cold. The expansion and contraction of the masonry units results in compression and flexing of the adjacent mortar joints.

Lime based mortar is pliable and is more likely to compress and flex through temperature cycles. If properly installed, it should also be softer than the adjacent masonry.

Portland cement based mortars are significantly harder than lime based mortars and far less elastic. In addition, cement mortars tend to be substantially harder than historic masonry. When masonry units expand in warm temperatures and when heated by the sun, they press against the harder cement mortar and tend to spall at the edges. During colder temperatures, masonry units tend to pull away from harder mortar, resulting in open cracks that can allow moisture penetration.

Garden walls are more likely to have problems since they are exposed to the weather on both sides and are not necessarily as well maintained as building walls. This example exhibits open joints, displaced concrete block, peeling paint and staining from moisture along the sidewalk.

TYPICAL CAUSES OF MASONRY PROBLEMS

The principal components of most unit masonry walls are stone, brick and, in Fort Lauderdale, concrete block and terra cotta. Mortar, which is located between the bricks, stones, blocks, or terra cotta, bonds the individual units together, transfers the load through the masonry and provides a weather-tight seal at the exterior surface. Many problems associated with historic masonry result from the failure to keep masonry mortar joints in good repair. Deteriorated mortar joints can allow water to penetrate the masonry and cause severe interior and exterior damage. There are five principal causes of mortar joint failures:

Weathering of mortar occurs when rain, wind and pollution eat away at softer historic mortar over time. (Historic mortar was purposely softer to allow the masonry wall to expand and contract with seasonal temperature changes.)

Uneven Settling of masonry walls, hurricanes and seismic events may result in cracks along masonry joints or within masonry units.

Poor Original Design and Materials can cause ongoing problems if the masonry and mortar are incompatible or inappropriate for their installation location, or if the masonry does not properly shed water.

Temperature Cycles can cause deterioration in Fort Lauderdale's climate, which is subject to extreme heat in the summer and cooler temperatures in the winter. Temperature cycles can cause masonry and mortar to expand and contract at different rates, breaking the masonry's bond with the mortar. This situation can be much worse if moisture enters an open joint, potentially popping out the surface of the mortar and the masonry, resulting in spalling.

Insufficient Exterior Maintenance refers to potential areas that might cause water to enter a masonry wall and contribute to its accelerated deterioration. Potential areas of concern are: poorly functioning gutters, downspouts and flashing; rising damp; standing water at foundations; water splashing back off paving and hard surfaces onto walls; or water-entrapping vegetation such as ivy or shrubs on or near masonry walls.

DEFINITIONS

Efflorescence: Water-soluble salts leached out of masonry or concrete by capillary action and deposited on a surface by evaporation, usually as a white, powdery surface

Spalling: Chipping or flaking of masonry

The dark staining and vine growth on this brick wall surface is likely due to moisture in the wall. Removal of the vines and shrubs immediately adjacent to the building will increase ventilation of the wall surface and allow it to dry-out. The wall can then be cleaned to remove the dark staining.

WHAT TO LOOK FOR

It is important to identify masonry problems as early as possible to minimize potential ongoing damage. This is particularly true of masonry that is exposed to a water source. Once water is permitted to penetrate a masonry wall, the deterioration will accelerate very quickly, becoming more severe and costly. Some of the signs of problems in masonry walls include:

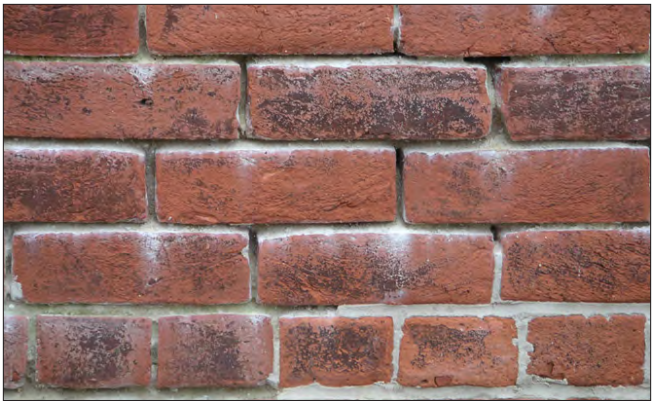
- Disintegration of mortar more than 1/4" deep from masonry surface
- Cracks in mortar, or mortar bonds broken or pulled away from masonry
- Open mortar joints
- Loose bricks, stones or masonry units
- Delaminating or surface erosion of bricks or stones
- Pitted surfaces from sandblasting and abrasive cleaning
- Damp walls, sometimes evident through the growth of moss or algae, and more commonly evident through efflorescence, which is typically visible as a white powdery substance on the wall surface
- Damaged interior plaster or finishes
- Rot of wood framing along masonry walls

Before attempting to repair masonry problems, it is strongly recommended that the cause of the problem be addressed. This would include repairing any outstanding exterior maintenance and drainage issues.

REPOINTING HISTORIC MASONRY

Repointing work can be time consuming and expensive; however, it can last more than 50 years when completed properly. Repointing requires a great deal of hand labor by skilled craftsmen to remove the existing mortar without damaging adjacent masonry, achieve the appropriate mortar mix and hardness, apply the mortar, and tool it to match the historic joint style and appearance. As a result, it is generally recommended that repointing projects be limited to areas of deterioration rather than an entire building.

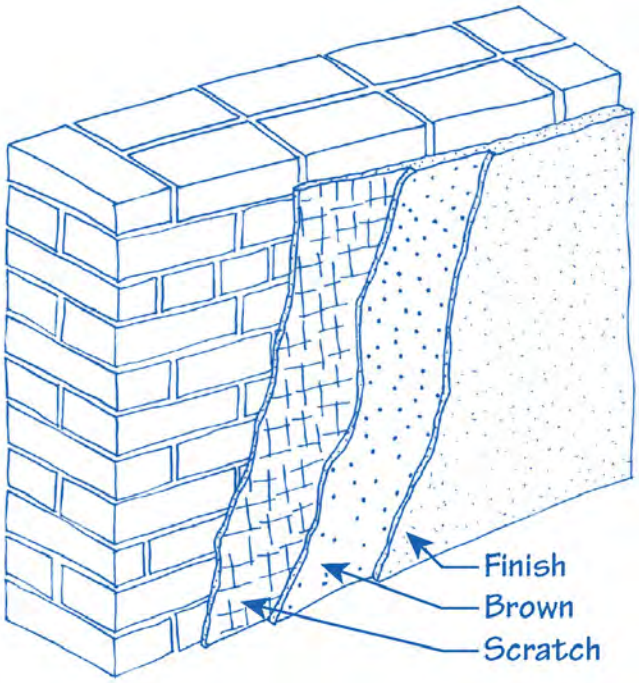
To achieve the best results, repointing work should be completed when the temperature ranges between 40˚F and 90˚F for at least two days after the installation of the mortar to help the mortar bond to the masonry. Mortar should be of a similar composition to the historic mortar, including hardness, color, and texture. It should be placed in joints in layers of no more than 3/8" thick and allowed to harden before additional layers are added. The final layer should be tooled to match the historic joint profile.



The mortar joints between bricks has deteriorated, particularly at the vertical joints, increasing the potential for mortar infiltration. The area at the lower right corner of the photograph has been recently repointed and mortar has been smeared over the surface of the brick rather than tooled. To maintain the historic appearance, it is recommended that the replacement mortar match the historic in appearance, color, texture, hardness and joint profile.

HIRING A CONTRACTOR

- The repair, maintenance, installation and cleaning of masonry, stucco and concrete can be potentially dangerous work and should be left to professionals
- All masons are not necessarily experienced in all materials; choose a contractor with demonstrated experience in working with historic masonry, stucco or concrete
- Verify warranty for materials and labor
- Check references to understand how well a mason's work has held up
- Hold final payment, such as 25%-30% of the project cost, until all work has been properly completed



Stucco was traditionally applied in three layers: the scratch coat; the brown coat; and the finish coat.

STUCCO

Stucco is a relatively inexpensive material that can provide a more finished appearance to brick, stone or wood framed buildings. In some cases, the surface is scored to look like stone. It acts as a weather repellent coating, protecting the building from rain, sunlight and wind, and can moderately increase its fire resistance. Stucco can also provide an insulating layer to a wall, reducing the passage of air and improving a building's fire resistance.

In Fort Lauderdale, stucco was traditionally applied at the time of construction over concrete and concrete block as a decorative protective coating. Beginning in the 20th century, it was also applied on wood-framed buildings in revival styles of architecture. It was also a common exterior finish in Art Deco and Modern structures. Given the prevalence of these styles in Fort Lauderdale's historic districts, stucco is one of the more significant exterior building materials in the City. Depending on the style of building, the texture of the stucco varies widely, from a smooth finish to textured, troweled, and Spanish-finish stuccoes.

Stucco was also applied on some buildings and structures, years after the original construction, as a remodeling material to vary the original appearance or to conceal deterioration.

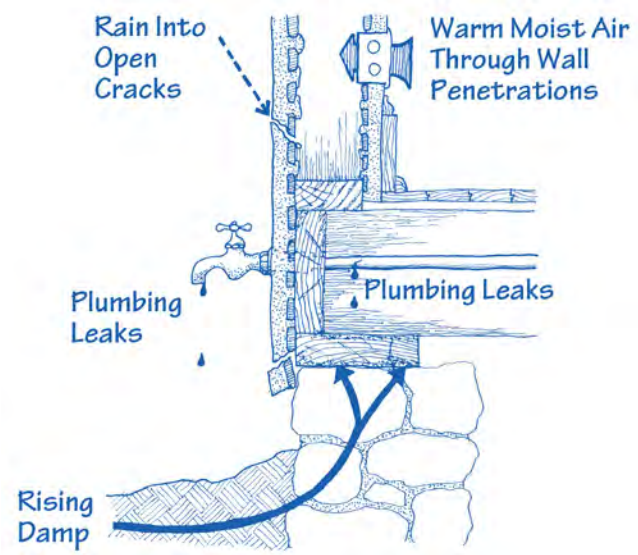
The components of stucco are similar to pointing mortar and include sand, lime, Portland cement, water, and possible binders. In some cases, pigments were added to the mix, to alter the finished color.

STUCCO APPLICATION

Stucco is essentially a layer of mortar held in position by the bond formed with the underlying material. Historically at masonry walls, one of the best ways to achieve a bond was to "rake-out" the mortar joints about 1/2" to form a groove that holds the stucco in place. (Refer to Raked Joint at *Joint Profiles*, *Page 4*.) When installed on masonry, stucco becomes an integral part of the wall when it sets. When stucco was installed historically on wood framed walls, the stucco was generally "hung" on strips of wood called lath that were nailed to wall studs. By the mid 20th century, metal lath replaced wood lath for stucco application on wood framed buildings. (Refer to illustration below.)

A stucco wall surface is generally about 1" thick and applied in the following 3 coats:

1. The **Scratch Coat** is approximately 3/8" thick and applied directly to the wall surface. It is forced into the raked joints or pushed into the lath to provide a strong bond. The surface of the scratch coat is deeply scored to allow bonding of the brown coat.
2. The **Brown Coat** is also approximately 3/8" thick and finished with a wood float for a smoother surface.
3. The **Finish Coat** is generally about 1/4" thick with the overall thickness being determined by the finish style



Rain and Precipitation *can enter the exterior envelope through damaged or cracked surfaces and crevices with adjacent materials including window and door frames.*

Rising Damp *is the migration of moisture from the soil into the building structure through capillary action. The soil adjacent to the foundation can become saturated through improper drainage from gutters and downspouts and vegetation planted adjacent to the foundation.*

Plumbing Leaks *include leaking bathroom fixtures, kitchen and laundry appliances, as well as both interior and underground piping.*

Condensation *occurs when warm moist air from kitchens, bathrooms and laundry facilities comes in contact with cold surfaces and changes to water droplets.*

PATCHING STUCCO

Similar to repointing mortar, stucco should be applied in moderate weather conditions, avoiding extreme heat, sun and freezing temperatures. The final appearance should duplicate the existing as closely as possible in strength, composition, color and texture. Successful patching of stucco surfaces generally requires a skilled craftsman. Similar to stucco application, stucco repairs are applied in three coats. (Refer to *Stucco Application, Page 7*.) Similar to pointing mortar, if stucco patches are too hard, they could cause additional damage to the adjacent historic stucco surfaces or lead to the formation of cracks that can allow water migration into the wall.

When repairing stucco, hairline cracks can generally be filled with a thin slurry coat of the finish coat ingredients, while larger cracks need to be cut-out and prepared for a more extensive repair. Similarly, bulging wall surfaces need to be cut-out to a sound substrate. For the best appearance, the area to be patched should be squared off and terminated at a building joint or change in materials such as a window or door frame.

When applying stucco directly to a masonry wall, it is important to rake out the masonry joints to a sufficient depth to allow the stucco mortar to be bonded to the masonry and keyed into the joints. When applied to a wood framed building, the lath should be securely attached to the substrate. The use of metal lath at masonry buildings is strongly discouraged since it can be prone to rust and eventually lead to the spalling of the stucco surface.

Repaired stucco will often need to be repainted for a uniform appearance. When selecting paint, it is important that the new paint is compatible with earlier coats of paint and the stucco material, and applied following the manufacturer's recommendations.

Algae growth is an indication of a moisture problem.

MATCHING HISTORIC MORTAR AND STUCCO

Most pre-mixed mortar available from hardware stores is generally inappropriate for historic masonry as it contains too much Portland cement and is too hard. The most exact method of matching historic mortar and stucco is to have it analyzed by a professional lab. The DSD Staff is also available to provide guidance based upon the type, location and condition of the masonry.

When painting stucco, it is recommended that a breathable masonry paint be used and that loose or flaking paint be removed prior to repainting.

SYNTHETIC STUCCO

The Exterior Insulation and Finish System, or EIFS, is a synthetic stucco system that was popularized in the United States in the late 20th century. It generally consists of 3 layers:

- An inner foam insulation board secured to the exterior wall surface, often with adhesive
- A middle polymer and cement base coat that is reinforced with glass fiber mesh
- An exterior textured finish coat

One of the significant problems with EIFS is that it does not "breathe" and can trap moisture within the wall thickness. This can lead to powdering or melting of softer masonry and rotting of wood sills and framing. If the problem persists, mold and mildew can develop in the building, providing a desirable home for termites.

Although the surface of EIFS can be finished to match many types of stucco, there are some differences. In larger areas of wall surface, EIFS is typically installed with control joints or grooves to allow the surface to expand and contract with temperature changes. These joints are typically not needed with lime based stucco and can result in odd wall patterns. Also, if properly installed, EIFS should not come in contact with roofing, wood trim or porch and gallery floors to reduce the possibility of moisture infiltration. Instead, these joints are often filled with sealant that can crack and eventually allow moisture to penetrate.

Because of the differences in the visual characteristics of EIFS from stucco and the potential to harm historic building fabric, the application of synthetic stucco or EIFS at any designated building or structure is not recommended.

CONCRETE

Concrete is prepared using a variety of materials, but is generally composed of sand and gravel or crushed stone to which a binder, lime and/or cement, is added. When water is added, a chemical reaction occurs allowing the mixture to harden. This mixture can be poured to form standard and decorative concrete block. To allow poured concrete to be used for structural elements such as floors, walls and columns, metal reinforcing is added to increase its tensile strength, making it less susceptible to cracking.

Concrete deterioration often occurs due to:

- **Corrosion of the metal reinforcing bars:** Reinforcing, when properly installed, is protected by a layer of concrete. When the steel is exposed to water or moisture (including high humidity) it corrodes and expands. Salts from maritime environments or sea water can accelerate the corrosion and subsequent concrete cracking and spalling.
- **Degrading of the concrete material:** Degrading of concrete can occur through weather and wear of a concrete surface, eroding the binder (lime and/or cement) material, exposing the aggregate and possibly the reinforcing bars
- **Improper construction techniques:** Some aggregates can degrade over time and salts and chemicals within the aggregate can react to the reinforcing or binder material. It is also possible, particularly in concrete from the beginning of the 20th century, that the reinforcing was improperly laid in the formwork without sufficient cover or air bubbles were trapped within the pouring of the concrete.
- **Structural problems:** Structural problems can include insufficient or improperly placed reinforcing bars within the concrete, structural settlement, and severe winds or seismic events.

Signs of concrete deterioration often include cracks, spalls (missing chunks of concrete) staining and deflection (bowing) of the concrete. Because of the complex nature of concrete, the variations in chemical properties, and potential for severe structural problems, it is highly recommended that the repair of larger spalls and the repair of deflected concrete be addressed by a preservation architect or engineer.

Concrete is a versatile material that can be used to create complex forms and shapes.

MASONRY, STUCCO & CONCRETE GUIDE

Strongly Encouraged:

- Replacement masonry, stucco and concrete that matches the historic in material type, color, texture, size, shape, bonding pattern and compressive strength
- Repoint mortar or stucco of the same hardness or softer than the original mortar or stucco and **always** softer than the original masonry - older buildings typically of high lime content with limited Portland cement
- Use mortar, stucco and concrete that matches the appearance, color, texture, pattern, joint size and tooling of the historic mortar, stucco and concrete
- Replacement masonry toothed into existing masonry and continuing the adjacent pattern

Encouraged:

- Carefully remove algae, moss, vines and other vegetation from masonry, stucco and concrete walls and remove shrubs from the building perimeter
- Complete masonry, stucco and concrete work in fair weather

Discouraged:

- × Use power tools to remove existing mortar from joints since they can damage historic masonry
- × Use modern chemical additives

Strongly Discouraged:

- × Install pointing mortar in a single layer greater than 3/8" deep
- × Widen or extend the existing mortar joints or overlapping the new mortar over the masonry surface
- × Remove or cover historic masonry surfaces or details
- × Remove of historic stucco from masonry surfaces exposing the soft, underlying brick to the elements
- × Install stucco over brick, stone or wood framed buildings that were not intended to be stuccoed unless covering previously damaged masonry
- × Install modern bricks for patching historic masonry, even if they are "antiqued", since they are generally much harder and do not match the historic masonry
- × Use pre-mixed mortar or stucco that contains a high percentage of Portland cement
- × Use pre-mixed mortar that does not match the appearance of the historic mortar

The rough texture and uneven surface of this brick suggest that an aggressive cleaning method was used. Stucco patches replace bricks and efflorescence, a powdery white substance, can be seen on the surface.

MASONRY, STUCCO & CONCRETE CLEANING

Appropriate masonry, stucco and concrete cleaning can enhance the character and overall appearance of a building. However, improper cleaning of historic masonry can cause damage to the historic surfaces and cause more harm than good. There are three principal reasons for cleaning historic masonry:

- To improve the appearance by removing dirt, pollen, stains, graffiti or paint
- To slow deterioration by removing deposits, salts, efflorescence, acids, ivy, algae, moss, mildew and pollutants that can damage masonry surfaces
- To clean select areas to match historic masonry or mortar or to assess surface condition

Masonry cleaning methods fall within three general categories:

- Low pressure water, with the possible use of gentle detergent and brushing
- Mechanical cleaning including sand blasting, power washing, grinding, sanding and wire brushing
- Chemical cleaning

Because of the potential damage to historic surfaces, cleaning should be completed using the gentlest means possible. In many cases, soaking the masonry, stucco and concrete with low pressure water can remove much of the surface dirt and deposits. If the soaking method is not successful, it might be necessary to add a non-ionic detergent or brush the wall surface with a natural bristle brush.

The use of mechanical methods, including abrasive blasting, power washing, sanding or grinding, can potentially remove decorative details and the protective surface of the masonry, stucco or concrete, resulting in an eroded surface and permanent damage. Abrasively cleaned masonry, stucco and concrete usually has a rougher surface that can hold additional dirt and be more difficult to clean in the future. Chemical based cleaners can etch, stain, bleach or erode masonry, stucco and concrete surfaces. Both mechanical and chemical cleaning methods can also make the masonry, stucco and concrete surfaces more porous and deteriorate mortar joints, allowing for increased moisture penetration.

Encouraged:

- Clean masonry using the gentlest means possible
- Make sure mortar joints are sound and building is water-tight before water cleaning
- Use water without traces of iron or copper that can discolor masonry
- Conduct water cleaning a minimum of one month before freezing temperatures to minimize the potential for spalling
- Minimize water pressure, generally no more than 100 psi, to reduce potential etching of masonry surfaces
- Use clean water without excessive salts, acids or minerals that can deposit on masonry surfaces
- Use non-ionic detergent and natural bristle brushes when water soaking is not successful

Discouraged:

- × Use mechanical cleaning methods including sand blasting, power washing, grinding, sanding and wire brushing
- × Use chemical cleaning

In instances where a severe stain or graffiti is present, it might be necessary to use a chemical based cleaner in specific areas. Caution should be taken to test the effects of the proposed cleaner on a discrete area of the building before using it on a principal elevation. It is recommended that the most diluted possible concentration be used to minimize potential damage of the masonry surface. It should be noted that many chemical cleaners are hazardous and require special handling, collecting and appropriate disposal of the chemicals and rinse water.

Encouraged:

- Hire a contractor with specialized knowledge of masonry cleaning when gentler cleaning methods are unsuccessful

MASONRY, STUCCO & CONCRETE COATING

Water repellent and waterproof coatings are generally applied to prevent water from entering a masonry, stucco or concrete wall, but tend to be unnecessary on weather-tight historic buildings. Water infiltration through masonry and concrete buildings is generally caused by other moisture related problems including open mortar joints, surface cracks or spalls, and poor or deferred maintenance. In instances where the surface of the masonry has been severely compromised, such as for previously sandblasted bricks, the use of water repellent coatings might be appropriate.

Water Repellent Coatings, also referred to as "breathable" coatings, keep liquid from penetrating a surface but allow water vapor to escape. Many water repellent coatings are transparent or clear when applied, but may darken or discolor over time.

Waterproof Coatings seal surfaces and prevent liquid water and water vapor from permeating the surface. Generally, waterproof coatings are opaque or pigmented and include bituminous coatings and some elastomeric coatings and paint. Waterproof coatings can trap moisture inside of a wall and can intensify damage. Trapped moisture can freeze, expand and spall masonry and concrete surfaces.

Discouraged:

× Apply water repellent or waterproof coatings to weather-tight historic masonry or concrete, unless it is below the surface of the surrounding grade

MASONRY, STUCCO & CONCRETE PAINTING

If the exterior of the masonry, stucco or concrete surface has been compromised through previous sandblasting, moisture infiltration or the use of harsh chemicals, appropriate painting can provide a degree of protection. Proper application of a water repellent paint can prevent water from penetrating while allowing water vapor to escape. Waterproof or inappropriate paint can trap moisture within a wall. Proper preparation is critical to a successful masonry, stucco or concrete painting project. (Refer to photograph on *Page 8* for an example of improper preparation for painting of stucco surface.)

- Remove loose or flaking paint, mortar, masonry, stucco or concrete as well as ivy, algae, moss and mildew
- Complete items of deferred maintenance including repair of deteriorated gutters and downspouts
- Complete repointing,re-caulking and patching as needed
- Select a paint color appropriate for the building style; Apply undercoat and paint appropriate for masonry application type; Follow manufacturer's recommendations for application

REMOVING PAINT FROM MASONRY

When considering whether to remove paint from a masonry, stucco or concrete surface, it is important to assess whether removal is appropriate. In some instances:

- The building might have always been painted; less attractive, softer or more porous bricks, stones or concrete might have been painted to provide a water repellent protective layer
- Paint can mask later changes or additions

Reason to consider stripping paint:

- To reduce the long term maintenance requirements associated with repainting
- Paint might have been originally applied to mask other problems such as a dirty building
- If existing paint has failed, it might be necessary to strip it before repainting

Signs of failed paint include:

- Paint is badly chalking, flaking or peeling, possibly due to moisture penetration - it is important to find the cause of moisture and repair before repainting
- If masonry or concrete has been "sealed" by excessive layers of paint or by waterproof coatings, the underlying masonry might not be able to "breathe" and dispel the internal moisture and salts - eventually, pressure from moisture and salts can build up under paint layers and possibly cause the paint to peel and masonry to spall

If paint is stable, complete paint stripping might not be necessary. However, new paint should be compatible with previous paint layers for best adhesion.

Encouraged:

■ Consider whether paint removal is appropriate

■ Remove paint using the gentlest means possible

Discouraged:

× Apply water repellent or waterproof coatings including paint that can trap moisture and prevent the wall from "breathing"

× Apply waterproof coatings on masonry above the surface grade level

× Paint previously unpainted historic brick, stone, stucco, block and poured concrete because the paint can: damage the historic masonry; alter the visual characteristic of the building and obscure the craftsmanship of the masonry including colors, texture, masonry and joint patterns; and paint on masonry is not easily removed

PAINT REMOVAL SAFETY

Caution should be used when removing paint since some paints include lead, requiring proper collection and disposal techniques. Please review the G*uidelines for Exterior Maintenance* for additional information.

This concrete framed building has applied glazed-tile, stone veneer, and acrylic panels on a metal framework.

ORNAMENTAL ELEMENTS

To enliven their street presence, several of Fort Lauderdale's masonry and concrete buildings include surface or applied ornament. Some of the more common ornamental features include:

- Cut-outs and projections such as window surrounds
- Decorative detailing
- Exposed aggregate such as stones, pebbles, colored gravel and either untreated or smoothly polished terrazzo
- Glass mosaic in geometric or designed patterns that can form logos, signage or art work
- Ceramic wall tile
- Terra cotta "vents"

In many cases these ornamental elements were integral to the original design and style of the buildings, and as such, are important character-defining features.

Encouraged:

- Retain and maintain decorative elements that are historically significant to a building's design
- Periodically re-coat or reseal terrazzo

Discouraged:

× Add decorative elements that were not historically part of the building or structure

DEFINITIONS

Beanpoles: Thin metal rods used as decoration and to modulate space.

Pilotis: Cylindrical support columns or posts.

This Mid-Century Modern motel includes metal railings, diagonal "beanpoles" and a metal post to the right supporting the corner of the roof overhang.

METAL ELEMENTS

Another feature typical of concrete and stuccoed buildings is the addition of exterior metal elements in the form of posts, beanpoles and pilotis, decorative railings typically along exterior stairs and balconies, as well as metal grilles and louvers that screen windows from direct sunlight.

Encouraged:

- Regularly repaint and maintain exterior metals

Discouraged:

× Add decorative metal elements that were not historically part of the building or structure

FUNDING

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PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

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City of Fort Lauderdale

Historic Preservation Design Guidelines

Windows & Doors

City of Fort Lauderdale
Historic Preservation Design Guidelines

Windows & Doors

Windows play an important part in identifying a building's architectural style. These 4-over-1 windows have a vertical muntin arrangement at the top sash, typical of an Arts and Crafts style home.

Screens are limited to the lower sash and they have minimal profiles.

The horizontal strips at the top and bottom of the window frame have attachments for hurricane protection.

PURPOSE

These *Guidelines* were prepared to assist property owners with information when considering the repair, alteration or installation of windows and doors. It is not intended that these *Guidelines* should replace consultation with qualified architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

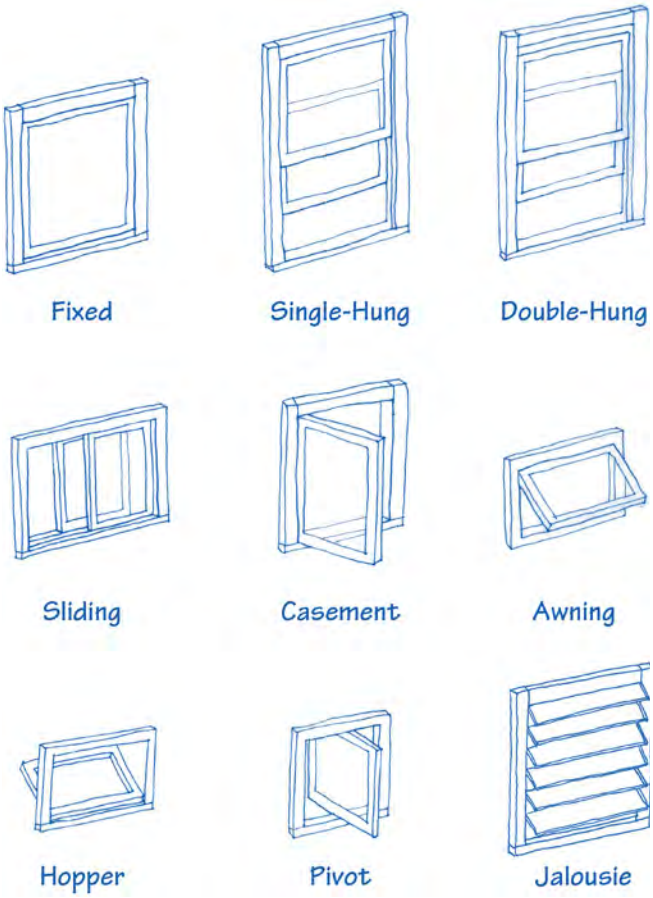
WINDOWS & DOORS

Windows and doors typically comprise at least one quarter of the surface area of exterior walls of most historic buildings. Windows and doors, in addition to their trim, shutters, and associated features, are important elements of historic buildings.

Windows and doors can:

- Define the character of each individual building and provide a visual feature on the streetscape
- Help define the building type, use and architectural style
- Help identify the age of construction

Windows at Mid-Century Modern buildings tend to be metal and can be found in sculptural boxed surrounds and forms.



COMMON WINDOW TYPES

The window types above can have different muntin patterns or configurations. Muntin patterns are defined in terms of the number of panes or lights. For example, a six-over-one (6/1) double-hung window indicates there are 6 panes in the upper sash and 1 pane in the lower sash.

- **Fixed:** Non-operable framed glazing
- **Single-hung:** Fixed upper sash above a vertically rising lower sash
- **Double-hung:** Two sashes that can be raised and lowered vertically
- **Sliding:** Either a fixed panel with a horizontally sliding sash or overlapping horizontally sliding sashes
- **Casement:** Hinged on one side, swinging in or out
- **Awning:** Hinged at the top and projecting out at an angle
- **Hopper:** Hinged at the bottom and projecting in at an angle
- **Pivot:** Pivots vertically along a central axis either horizontally or vertically
- **Jalousie:** Parallel glass or acrylic louvers locked in tracks, often aluminum, that allow the louvers to be open and closed simultaneously to control air flow, typically by means of a hand crank

WINDOW STYLES

Window patterns and configurations are intrinsically linked to a building's period of construction and style. Late 19th century buildings, from the Victorian period, encouraged varied shaped windows and significantly more elaborated frames, casings and applied ornament and trim. When the Mission Revival and Colonial Revival styles were popularized beginning in the 20th century, the use of multi-paned windows with simpler frames and casings was more prevalent, while the Art Deco style and Mid-Century Modern buildings utilized larger sheets of glass or glass block.

Since all of the components and details of a window are essential to defining a building's style, property owners are encouraged to investigate the essential elements of their windows prior to undertaking any modifications. For guidance on window and building styles, please consult with the DSD Staff and the *Guidelines for Architectural Styles.*

GLASS BLOCK

Glass block was popularized as a building material at the beginning of the 20th century. It is available in a variety of sizes, with the most common size being approximately 8" square and 4" thick. Although typically made of clear glass with a relatively smooth finish, some decorative glass block can be colored glass and include decorative patterns.

In Fort Lauderdale, glass block was historically used in Art Deco and Moderne buildings as well as some Mid-Century Modern buildings. At the exterior of buildings it offers a distinctive pattern and texture while at the interior it provides diffused translucent natural light. It also has the advantage of being burglar resistant and has a higher thermal rating than standard glass windows. Glass block is laid in mortar similar to brick and stone. Refer to *Guidelines for Masonry, Stucco & Concrete* for more information.

DEFINITIONS:

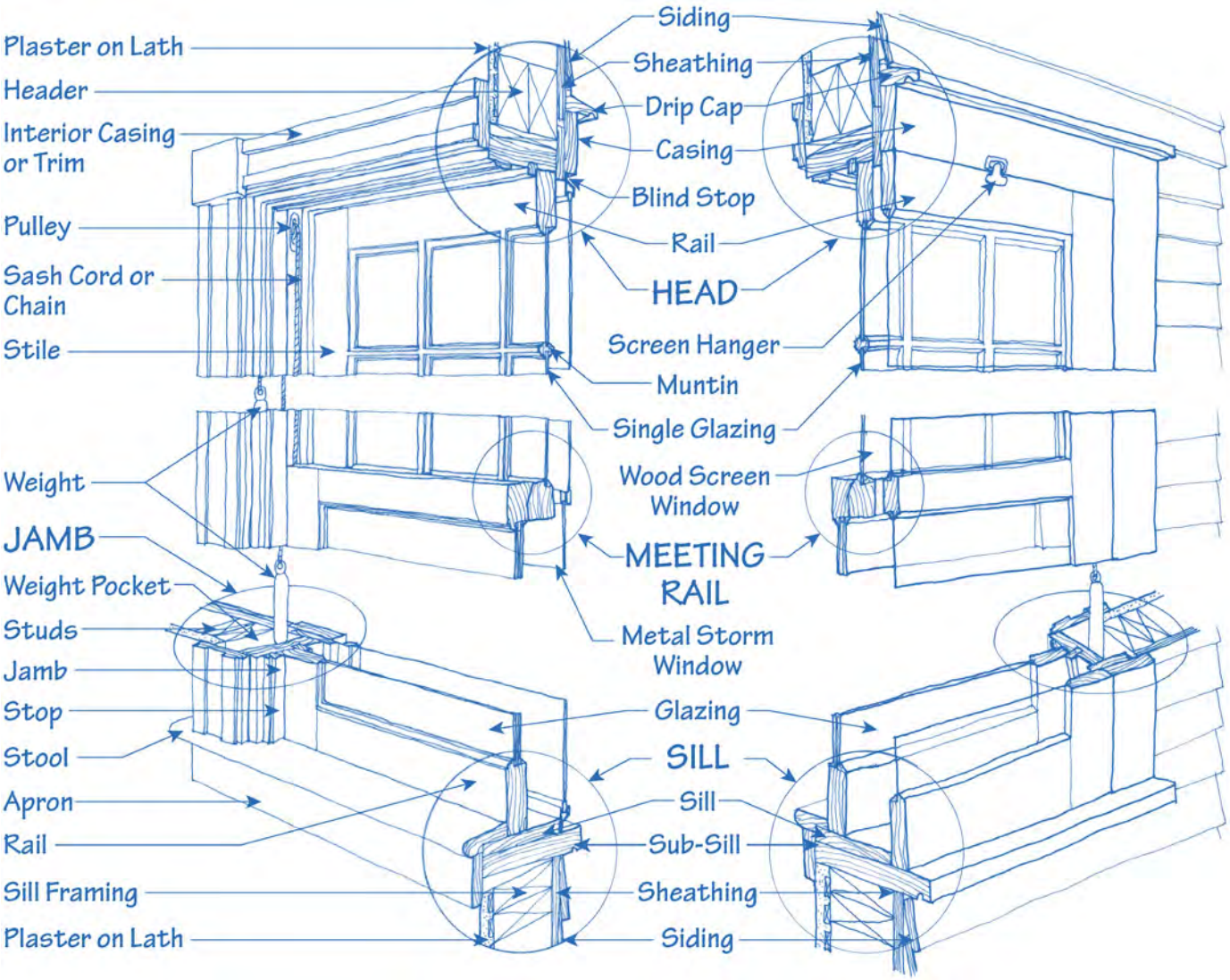
Mullion: The vertical element separating two window or door frames.

Muntin: The narrow molding separating individual panes of glass in a multi-paned window sash.

Sash: The part of the window frame that holds the glazing, especially when movable.

True Divided Light: A window or door in which the glass is installed as several individual small panes.

DOUBLE-HUNG WINDOW COMPONENTS



(Viewed from Interior) *(Viewed from Exterior)*

WINDOW CONFIGURATIONS

Different window configurations are appropriate for each architectural period or style. Altering the window type, style, shape, material, size, component dimension, muntin pattern or location can dramatically alter the appearance of the building.

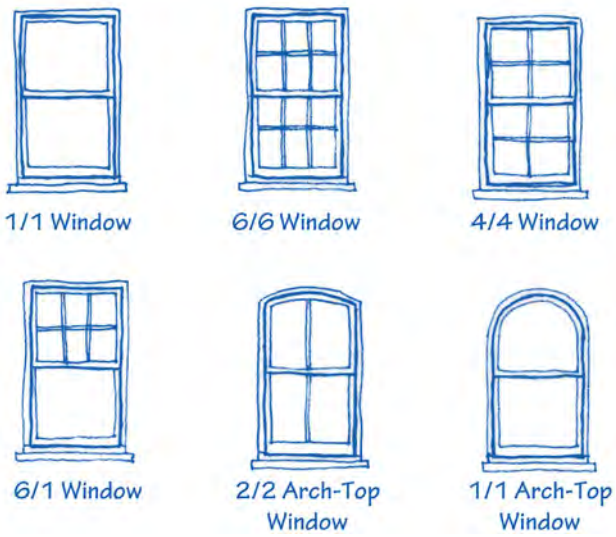
Encouraged:

- Use historically appropriate muntin pattern, window configuration exterior profile and size
- Use hardware appropriate for the historic period
- Install true divided-light windows rather than snap-in muntin grids for multi-paned appearance

Discouraged:

× Use only internal muntins between glazing layers

× Use only interior muntins



The window sill and jamb have peeling paint and some checking or splitting. Removal of the loose paint will allow the wood to be inspected for signs of rot.

Often, the deterioration of wood windows first occurs at the sill. Peeling paint can allow moisture to enter wood and cause rot. Regular repainting is recommended to provide a protective layer against moisture.

HISTORIC WINDOW PROBLEM SOLVING

Property owners generally do not pay attention to their windows until a problem occurs. Typical concerns include operation, reducing air infiltration, maintenance and improving appearance. Generally, the appearance of a window that has not been properly maintained can seem significantly worse than its actual condition. Replacement of an entire wood window because of a deteriorated component, typically the sill or bottom rail, is rarely necessary. In many instances, selective repair or replacement of damaged parts and the implementation of a regular maintenance program is all that is required. It is generally possible to upgrade windows in fair or good condition relatively economically.

To improve operation:

- Repair sash cords, chains and weights
- Remove built-up paint, particularly at jambs
- Repair or replace deteriorated components such as parting beads that separate window sash

To reduce air infiltration:

- Install weather-stripping snugly between moving parts (quality metal weather-stripping can last 20 years)
- Replace broken or cracked glass (glazing)
- Re-caulk perimeter joints
- Remove and replace missing or cracked glazing putty
- Add sash locks to tighten windows
- Insulate weight pockets if no longer in use

To reduce solar heat gain or heat loss:

- Utilize operable exterior shutters where historically appropriate
- Install interior blinds or curtains
- Plant deciduous trees at south and west elevations to block summer sun and allow in winter sun, but not too close to the building
- Install UV window shades
- Install clear UV film without tint or color

Maintenance:

- Regularly review, repair and repaint windows

Encouraged:

- ■ Retain original windows if at all possible
- ■ Match replacement windows to new ones as closely as possible in dimensions, proportion, profiles and external appearance
- ■ Replace modern inappropriate windows with historically appropriate windows

Discouraged:

- × Remove or encapsulate historic wood trim
- × Install tinted or colored window film that alters the color or appearance of the glazing

CRITERIA FOR REVIEW

Use the following guidelines when evaluating window repair or replacement:

1. **Perform routine maintenance:** Replace broken or missing components such as trim, glazing or sash cords. Verify that caulking, glazing putty and weather-stripping is securely applied and repaint.
2. **Treat or repair deteriorated components:** At the earlier stages of wood deterioration, it is possible to complete in-place treatments that do not necessitate component replacement. This includes treating wood for insects or fungus, epoxy consolidation, applying putty at holes and cracks and painting. Metal window components, particularly steel, require regular maintenance to prevent deterioration, most frequently rusting. Regular scraping of surface rust and application of a rust-inhibitive paint will allow windows to remain serviceable for a significantly longer period of time.
3. **Replace deteriorated components:** Replace either the deteriorated portion of the component with a "Dutchman", or the entire component if very deteriorated. A "Dutchman" is a repair with a piece of the same material in a sharp-edged recessed cut and can be used for wood or metal components, although metal Dutchmen typically require a skilled metal worker. The replacement pieces should match the original in design, shape, profile, size, material and texture. New wood sills are usually easily installed, while complete sash replacement might solve problems of broken muntins and deteriorated rails.
4. **Replace window:** If the majority of the window components are deteriorated or missing and in need of replacement, replacement of the unit might be warranted.

WINDOW REPAIR VERSUS REPLACEMENT

When considering repair and retention of existing windows versus installation of window replacement, it is encouraged that applicants retain the existing elements. However, it is recognized that it is sometimes necessary to replace window components or an entire unit because of extensive deterioration.

Discouraged:

- × Replace a window component or unit if repair and maintenance will improve its performance and preserve historic elements

It is important to remember that because a portion of the window or door is deteriorated, replacement of the entire component or unit might not be necessary, particularly for wood windows. A simple means of testing wood window deterioration is to stab the element with an awl or ice pick. Stab the element perpendicularly and measure the penetration depth and damp wood at an angle for the type of splintering. (Refer to the *Guidelines for Exterior Woodwork & Siding* for wood rot test and repair techniques.)

IF REPLACEMENT WINDOWS ARE NECESSARY

Because of the importance of windows and doors in the appreciation of architectural character, the HPB and DSD strongly encourage repair or replacement of only the components of windows that are deteriorated beyond repair. If a property owner wishes to pursue window replacement, they might need to demonstrate that the existing windows or doors are beyond repair and replacements are warranted.

If replacements are warranted, the following is Encouraged:

- Relocate historic windows to the publicly visible elevations and install replacement windows or doors in less visible areas
- Match the original size, shape, configuration, operation, muntin pattern, dimensions, profiles and detailing to the greatest extent possible
- Select wood- or aluminum-clad wood replacement windows for street elevations
- Select true divided-light, single-glazed windows or doors with matching muntin profiles and dimensions
- Reuse serviceable trim, hardware or components

Discouraged:

- × Decrease window size or shape with in-fill to allow for installation of stock unit size
- × Increase window sizes or alter the shape to allow for picture or bay windows
- × New openings at publicly visible elevations
- × Single hung windows, particularly without exterior muntins

The 9-over-6 vinyl replacement windows have applied muntins, are mounted flush against the outside wall and lack the depth of traditional windows. They do not have trim or casings. They are not appropriate for historic buildings.

WINDOW MATERIALS: PAST & PRESENT

Wood windows were historically manufactured from durable, close, straight-grain hardwood of a quality uncommon in today's market. The quality of the historic materials and relative ease for repairs allows many well-maintained old windows to survive from the 19th century or earlier. Replacement windows and their components tend to have significantly shorter life spans than historic wood windows. Selecting replacement windows is further complicated by manufacturers who tend to offer various grades of windows, with varying types and qualities of materials and warranties. Today, lower cost wood windows are typically made from new growth timber, which is much softer and more susceptible to deterioration than hardwoods of the past. Vinyl and PVC materials, now common for replacement windows, break down in ultraviolet light, and have a life expectancy of approximately 25 years. Because of the great variety of finishes for aluminum windows, they continue to be tested to determine projected life spans.

Other areas of concern with replacement windows, beyond the construction materials used in the frame and sash, are the types and quality of the glazing, seals, fabrication and installation. Double glazing or insulated glass, used in most new window systems, is made up of an inner and outer pane of glass sandwiching a sealed air space. The air space is typically filled with gas with a perimeter seal. This perimeter seal can fail in as few as 10 years, resulting in condensation between the glass layers, necessitating replacement to allow for clear visibility. Many of the gaskets and seals that hold the glass in place also have a limited life span and deteriorate in ultraviolet light. Significant problems with replacement windows also result from poor manufacturing or installation. Twisted or crooked frames can make windows difficult to operate. Open joints allow air and water infiltration into the wall cavity or building interior.

Encouraged:

- Review grades of windows offered by manufacturers and install quality wood windows when replacement is deemed necessary using quality materials in the process
- Understand the limits of the warranties for all components and associated labor for replacement
- Select reputable manufacturers and installers who are likely to remain in business and honor warranties

Discouraged:

- Installation of single hung where the upper unit is glass mounted directly in the frame instead of in a fixed sash

REPLACEMENT WINDOW QUALITY

Reputable lumber yards typically provide a better selection and higher quality replacement window options than companies that advertise with bulk mailings or flyers. Each manufacturer also provides various grades of replacement window options. Manufacturers' information can generally be found on their web sites or in catalogues.

WINDOW OPTIONS

Repair or replacement of existing components: Deteriorated sills, sash and muntins are repairable by craftsmen with wood consolidant or replacement parts, retaining original fabric and function. (Refer to *Guidelines for Exterior Woodwork & Siding*.) In-kind replacement sash and sills can be custom-made to replace deteriorated sections if necessary. It is strongly encouraged that property owners explore repair and selective replacement parts options prior to considering sash or frame replacement.

Benefits of repair and selective component replacement:

- Original building fabric and historic character remain
- Repairs can be completed by local carpenters
- Timber, used in historic windows, can last substantially longer than replacement units

Sash replacement package: Some manufacturers offer replacement jamb liners and sash for installation within existing window frames. The system allows installation of new sash of various muntin patterns within existing frames. Because of the loss of the historic sash, this option is discouraged.

Benefits of a sash replacement package:

- Original muntin pattern can be duplicated
- Maintains the historic opening, surround and trim

Negatives of a sash replacement package:

- Historic sash are removed and become landfill debris
- Replacement sash have a limited warranty, likely needing replacement again in 10 to 25 years as seals and joints open
- Modification of the jambs is necessary
- The jamb liners do not always work well in existing window openings and might need more frequent replacement
- Out-of-plumb openings can be difficult to fit making window sash hard to operate
- Perimeter seals might not be tight

Frame and sash replacement unit: This is a complete frame with pre-installed sash of various muntin patterns for installation within an existing window frame opening. Because of the total loss of both the frame and the sash, this is strongly discouraged.

Benefits of the frame and sash replacement unit:

- Manufactured as a unit to be weather tight
- Original muntin pattern can be duplicated

Negatives of the frame and sash replacement unit:

- Historic sash are removed and become landfill debris, the historic character of the building is diminished
- The surrounding frame is modified, alteration of built-in surrounds might be required and two frames and sills are typically visible at the exterior
- The size of the window sash and glass openings are reduced due to the new frame within the old frame
- In-fill might be required for non-standard sizes

Historic windows often have character that is difficult to duplicate with replacement windows including the narrow muntin and frame dimensions and the reflective quality of individual pieces of glass.

MAINTAINING REPLACEMENT WINDOWS

One of the selling points of replacement windows is that they do not require maintenance. With the relatively short life expectancy of many of the materials and components, this is an optimistic viewpoint.

As joints or seals in replacement windows deteriorate, openings can be formed that allow air and water to enter into the window frame, wall cavity and/or building interior, causing additional damage. Repair of these openings typically requires replacement of the deteriorated parts. This can present a problem if the manufacturer has modified their designs or is no longer in business, necessitating custom fabrication of deteriorated elements or replacement of the window.

As previously described, double-glazing has similar problems over time with the deterioration of the perimeter seal. In addition, if the glazing unit is cracked or broken, it will require full replacement. This is further complicated when the double-glazing includes an internal muntin grid. By contrast, a good carpenter can generally repair a historic wood window with single pane glazing and install an interior or exterior storm window to improve thermal performance.

JALOUSIE WINDOWS

Property owners are encouraged to retain historic jalousie windows wherever possible, however, it should be noted that they do not meet current hurricane protection requirements. Please contact the DSD at (954) 828-3266 for information if considering jalousie window replacement. (Refer to *Page 11, Hurricane Protection*.)

REPLACEMENT WINDOW COSTS

The costs that should be anticipated if considering the installation of replacement windows include:

- Labor to remove old windows
- Environmental costs of disposal including transportation and landfill fees
- Purchase price and delivery of new windows
- Environmental costs of new window manufacturing and transportation from the factory
- Labor and materials to modify existing frames for new windows
- Labor to install new windows
- Life-cycle costs associated with more frequent replacement of new windows as they deteriorate

WINDOW REPLACEMENT GUIDE

Strongly Encouraged if replacements are warranted:

- Match the original material, size, shape, configuration, type, operation, materials, muntin pattern, dimensions, exterior profiles and detailing to the greatest extent possible with a salvaged or new replacement window
- Install clear glass at all openings unless replacing historic colored, beveled or frosted glass in-kind

Encouraged if replacements are warranted:

- Install replacement windows in less visible areas
- Install quality replacement windows to match the historic materials, although wood windows with exterior wood or aluminum cladding are often an acceptable option for historic wood windows
- Reuse serviceable trim, hardware or components or use salvaged materials

Strongly Discouraged:

- × Replace a window component or unit if repair and maintenance will improve its performance and preserve historic elements
- × Decrease window size or shape with in-fill to allow for installation of stock unit size
- × Install vinyl or vinyl-clad windows
- × Install aluminum windows where they did not exist historically
- × Install an inappropriate window type, such as a casement in a former double-hung window location
- × Increase window sizes or alter the shape to allow for picture or bay windows
- × Install glass block at buildings where it was not found historically
- × Install jalousie windows at buildings where they were not found historically

WEATHER STRIPPING & CAULK FOR WINDOWS & DOORS

Proper application of weather stripping and caulk around windows and doors can greatly reduce air infiltration and drafts. When selecting weather stripping or caulk, it is important to choose the material appropriate for each location and follow manufacturer's installation recommendations for the best results.

Because weather stripping is used between the moving parts of windows and doors, it is highly susceptible to damage and can become loose, bent or torn. It is important to inspect weather stripping on a regular basis, preferably every fall, and replace it as needed. For high use installations such as entrance doors, it may be beneficial to install more durable weather stripping such as spring metal or felt.

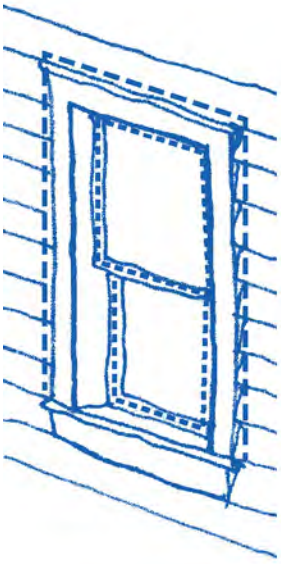
Recommended locations for weather stripping:

- Behind window sash track
- Between window meeting rails
- At perimeter of doors and windows

The installation of caulk or other sealants should occur throughout the exterior of the building. Locations include where two dissimilar materials meet; where expansion and contraction occur; or where materials are joined together. In some instances caulks and sealants can be sanded and/or painted to minimize their visual appearance. It is important to select the appropriate type for each location and exercise care when removing old caulk that might contain lead.

Recommended locations for caulk:

- Between window or door frame and adjacent wall
- Between abutting materials such as corner boards and siding, porch and wall surface
- Between dissimilar materials such as masonry and wood, flashing and wall surface



Recommended weather-stripping locations:

- *Behind window sash track*
- *Between window meeting rails*
- *At perimeter of doors/windows*

Recommended caulk locations:

- *Between door/window frame and adjacent wall*
- *Between abutting materials such as corner boards and siding, porch and wall surface*
- *Between dissimilar materials such as masonry and wood, flashing and wall surface*

DEFINITIONS:

Weather Stripping: A narrow compressible band used between the edge of a window or door and the jambs, sill, head and meeting rail to seal against air and water infiltration; of various materials including spring metal, felt, plastic foam and wood with rubber edging.

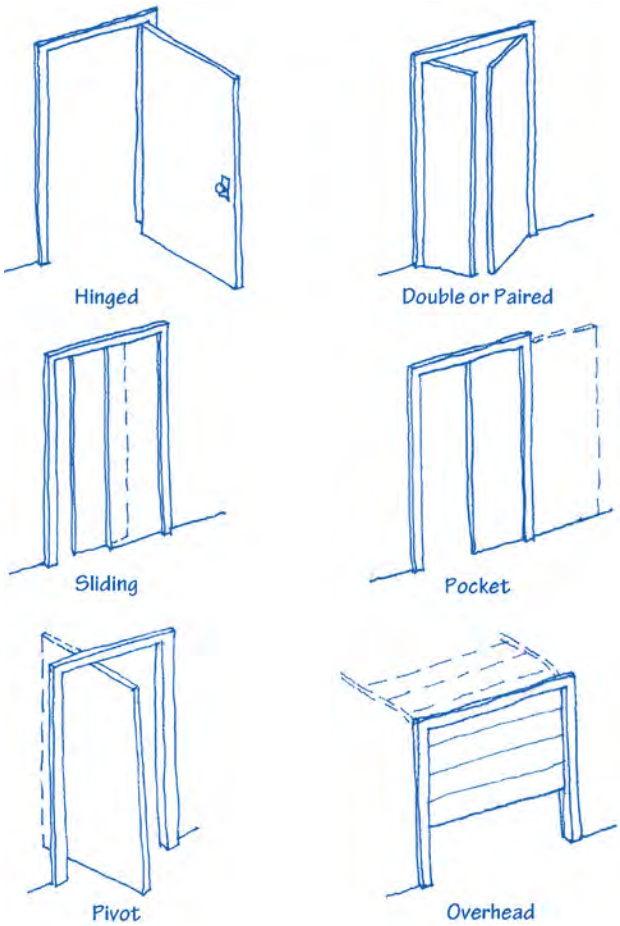
Caulk: Flexible sealant material used to close joints between materials; of various materials including tar, oakum, lead, putty, and modern elastomerics such as silicone and polyurethane.

Front doors should complement the style of a building. This wood plank door with heavy iron straps is appropriate for the Mediterranean Revival residence.

DOORS

Entrance doors serve an important role in regulating the passage of people, light and air into a building, as well as providing a threshold separating the exterior and interior. Historically, most doors were wood and varied stylistically based upon the building design, providing either a grand formal appearance or one that was more informal and welcoming. Traditionally, a door's hardware and trim complemented the overall building style. When selecting hardware for a door it is important to complement the historic style.

Doors are typically constructed of numerous parts. By the middle of the 18th century, elaborate paneled doors became more common and represent the most common door type in American residences. Paneled doors can be constructed in a variety of configurations that can reflect the style of the building. Later 19th century doors often included glazed panels. In the 20th century, new door types including flush doors and large, glazed metal doors to complement new architectural styles such as Art Deco and Moderne buildings.



COMMON DOOR TYPES

All of the door types above can have different patterns or configurations.

- **Hinged:** Swings to close at opposite jamb – almost always mounted at interior thickness of wall swinging inward
- **Double or Paired:** A pair of swinging doors that close an opening by meeting in the middle – includes French doors
- **Sliding:** Either a fixed panel with a horizontally sliding door or overlapping horizontally sliding doors – includes patio doors
- **Pocket:** Slides into a concealed wall recess
- **Pivot:** Pivots vertically along an axis
- **Overhead:** Horizontal sections that slide on tracks opening upward – most often found at garages

DOOR STYLES

Door styles tend to correspond to the architectural style of the building, with some examples being more "high-style" while others are simpler interpretations. As a result, doors are considered an important feature and the retention, maintenance and repair of historic doors is recommended.

If door replacement is warranted, the door should be appropriate for the architectural style and character of the building. Refer to the *Guidelines for Architectural Styles* for or contact the DSD Staff for additional information.

HISTORIC DOOR PROBLEM SOLVING

Since doors tend to be one of the most operated elements on the exterior of a building, they are more likely to deteriorate from wear or damage and generally require more regular maintenance, such as painting. If deterioration occurs, selective repair or replacement of damaged parts and the implementation of a regular maintenance program is often all that is required to retain a historic door.

To improve operation:

- Verify that doors fit properly in their frames and joints are tight
- Verify that hardware is operational, particularly that hinges are tight and hinge pins are not worn
- Remove built-up paint at door and jambs
- Repair or replace deteriorated components such as trim and stops

To reduce air infiltration:

- Install weather stripping between door and frame
- Replace broken glass (glazing) and remove and replace missing glazing putty
- Re-caulk perimeter joints around frame
- Install a screen or storm door

Maintenance:

- Regularly review and repair doors
- Re-paint wood doors, particularly horizontal elements

HISTORIC DOOR TREATMENT

Encouraged:

- Retain historic doors and surrounding trim
- If the originals do not survive, match replacement doors as closely as possible to original doors or use doors appropriate to the period and style of the building
- Precisely match contours of profiles and trim to those of real wood doors if non-wood doors are used

Discouraged:

- × Remove or encapsulate historic wood trim
- × Replace original doors unless seriously deteriorated

This screen door includes large screened areas that allow the historic entrance door beyond to remain visible. The screen door is also painted to match the color of the wood door and surrounding trim.

SCREEN WINDOWS AND SCREEN DOORS

Screens should conceal as little of the historic window or door as possible and should be selected to complement each window or door type. This generally means selecting a screen window or door that has rails that coincide with the rails and glazing pattern and overall configuration of the window or door behind.

The most recommended option for a screen door is a simple wood frame with a large screen and minimal ornament. If more elaborate detailing is desired, the style and level of detailing should complement the building style; for example, a screen door with Victorian gingerbread would not be appropriate for a Colonial Revival house.

The horizontal rail of the window screens align with the meeting rail of the window. The clip-in attachment allows for a visually minimal frame.

SCREEN WINDOW & SCREEN DOOR GUIDE

Strongly Encouraged:

- Simple screen windows and doors with large screened openings that reveal as much of the historic window or door as possible
- Removable window screens to facilitate maintenance of historic windows

Encouraged:

- Screens that minimize the change to the exterior appearance
- Painting the wood screen window or door frame to match the adjacent window trim
- Installing woven wire hurricane screens

Strongly Discouraged:

- × Exterior storm windows or doors at locations that are visible from the street
- × Vinyl, aluminum, metal or other synthetic material for screen frames – unless there is historical evidence that they previously existed (Wood frames can be custom made to fit any size or shape opening)
- × Visually opaque screen material
- × Plexiglas, or similar material, fastened to window or door frames, screens, or shutters
- × Screens adhered or fastened directly to window or door trim, shutters or blinds
- × Half or stock screen windows that are too small or a different shape than the window opening and require in-fill trim or panels

HURRICANE PROTECTION

For many homes in Fort Lauderdale, a traditional form of hurricane protection is shutters or blinds. Additional protection can be obtained by fastening pre-fitted plywood panels onto closed shutters. These forms of protection allow historic windows to remain in place, retaining the historic character of buildings.

When significant changes are made to existing buildings and new buildings are constructed, the *Florida Building Code* requires hurricane protection for windows. Hurricane rated windows and doors can provide additional protection; however, they do not necessarily prevent windows and doors from breaking during a storm and allowing the building's interior to be damaged. Hurricane resistant windows and doors tend to have wide frames and applied muntins and shallow profiles that do not match historic proportions and are not appropriate for historic buildings.

Another hurricane protection option is fabric storm panels that can protect windows and doors from flying debris in the event of a storm. Fasteners can be pre-installed in locations that are minimally visible and painted to match adjacent surfaces. Fabric storm panels are lightweight, easy to install and allow light to enter a building in the event of a storm. Another benefit is that they have little to no impact on the historic character of a building if installed only when a storm is expected.

Manufacturers are continuing to develop new options for hurricane protection. Innovative solutions that do not require removal of historic fabric and have minimal visual impact when not in use are encouraged.

Encouraged:

- Install temporary enclosures, such as plywood panels, that do not require permanent exterior fasteners
- Utilize historic shutters or hurricane-resistant historic appearing shutters where stylistically appropriate
- Install visually minimal exterior fasteners to allow for quick installation of protection prior to a storm

Discouraged:

× Install permanently mounted exterior tracks and/or grilles for hurricane protection or security

KEEP IN MIND...

- Hurricane resistant windows and doors do not mean they will not break in the event of a storm, they only potentially reduce interior damage during a storm
- Clips and fasteners can be installed on existing window trim to allow pre-cut plywood panels, fabric storm panels or other hurricane protection to be installed quickly in the event of a storm

The corrugated Plexiglas in this example has yellowed and obscures the window. It is not appropriate at a historic building.

Solid metal louvers obscure windows and are not appropriate at historic buildings.

The small holes along the top and bottom of the window allow quick installation of fabric storm panels and are visually inobtrusive.

Shutters should be operable and proportioned to fit the window. The shutters in this example are fastened to the face of the building and too narrow for the window opening.

Fixed shutters or louvers that obscure windows create a fortress-like appearance at a building and along a streetscape, which is not appropriate for historic properties.

SHUTTERS

Historically, exterior shutters were used as shielding devices. Paneled shutters were installed to provide a solid barrier when closed and louvered shutters to regulate light and air. Shutters were not used on all historic buildings or in all locations. Some building styles, such as Mission Revival, Spanish Eclectic, Mediterranean Revival, Art Deco, Moderne and Mid-Century Modern, typically did not include shutters.

It is often possible to determine if shutters previously existed by looking for hardware such as hinges or tie-backs or evidence of their attachment such as former screw holes in the window casing.

Encouraged:

- Shutters where they existed historically
- Operable wood shutters with period-appropriate hardware
- Shutters of the appropriate style for the building and location
- Appropriately sized and shaped shutters for the window opening, fitted to cover the window when closed
- Refurbished historic shutter hardware appropriate to the building style

Discouraged:

- × Shutters where they did not exist historically
- × Bermuda shutters without historic documentation
- × Shutters screwed or nailed to the face of the building

FUNDING

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This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity; National Park Service; 1849 C Street, N.W.; (NC200) Washington, DC 20240.

PREPARATION

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Philadelphia, Pennsylvania; www.pdparchitects.com
Principal-in-Charge: Dominique M. Hawkins, AIA

City of Fort Lauderdale

Historic Preservation Design Guidelines

Site Elements

City of Fort Lauderdale
Historic Preservation Design Guidelines

Site Elements

Landscape elements should complement a building's architectural style. In this example, planting beds are located along the house's foundation and the narrow palm tree trunks allow the historic home to remain visible from the public sidewalk. Many of the plants are native to the area requiring less water and chemicals for their upkeep.

PURPOSE

These *Guidelines* were prepared to assist property owners with information when considering the alteration or installation of site elements. It is not intended that these *Guidelines* should replace consultation with qualified landscape architects, architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

FORT LAUDERDALE'S SITE ELEMENTS

Site elements frame the architecture along a streetscape. In some areas, the established components such as sidewalks, street trees, walls, fences, walkways and driveways provide a consistent setting that is unique to a neighborhood.

When considering alterations to a site, property owners are encouraged to develop an understanding of the environmental characteristics of their immediate surroundings and allow that understanding to direct their design. When considering alterations to a historic site, the following should be considered:

Encouraged:

- Keeping views of historic buildings open to street
- Front yard development with traditional, simple arrangements, similar to neighboring properties

Discouraged:

- × Modern amenities in front and side yards in view from public roadways
- × Dense foliage, walls, fences or other screening blocking views to historic buildings from the public way

It should be noted that the only planting subject to Department of Sustainable Development (DSD) review are those required for screening of non-contributing site elements such as air conditioner equipment and generators. However, property owners are encouraged to select plants that are native to the region to minimize the use of water and chemicals in their upkeep.

WALLS, FENCES & GATES

Walls, fences and gates are important elements of the overall character of a neighborhood. They:

- Identify boundaries, provide privacy and security
- Are often a major element of a streetscape – separating public from private property
- Are often related to a building's design

Most landscape walls in Fort Lauderdale are stuccoed, with the color and texture generally complementing the principal historic building.

WALLS

Landscape walls are typically constructed of masonry or concrete, and often include a stucco finish. In some cases, landscape walls are constructed of decorative, patterned block, with openings to allow the passage of light and air.

The construction of walls that visually block primary building façades from the public right of way, particularly at historically important buildings, is discouraged. It is recommended that walls in front yards be limited to 36" in height. In addition, the construction of walls with plain concrete block is discouraged; however, decorative concrete block and stuccoed walls are an acceptable alternative if stylistically appropriate for the property.

Low wood picket fences are generally appropriate for wood-framed homes.

FENCES

Wood is a traditional material for fences in the City of Fort Lauderdale, with some fences being made from metal. Traditional fencing types not only marked the boundaries of a specific space, but also allowed visual access to and from the historic structures located on a property from the roadway. Similar to walls, fences in front yards should be limited to 36" in height, and preferably picket-style that is at least 30% open.

A simple wood gate provides access through the stuccoed wall.

GATES

Pedestrian gate, traditionally along a walkway, are generally 3 to 3½ feet wide. Gates for residential vehicular access are generally approximately 10 feet wide. When installed with a fence, gates tend to be of the same material and similar design as the fence, although potentially more elaborate. When installed within a wall, they are generally flanked by gate posts, and can be either wood or metal.

Encouraged:

- Use of traditional materials for walls, fences, gates and other boundary markers in an appropriate manner
- Maintain building views open to the surrounding public streets and sidewalks
- Install fence posts towards the interior of a property
- Regular maintenance and upkeep to fences

Discouraged:

- × Block views to historic buildings and settings with solid walls, or dense fencing materials or planting
- × Use of non-traditional fencing materials such as vinyl
- × Chain link fences

Vinyl fencing is discouraged, as is tall solid fencing, particularly in the front yard.

MAINTAINING WALLS, FENCES & GATES

Similar to building walls, landscape walls, fences and gates, require regular maintenance. Similar to wood on buildings, wood fences require regular maintenance. Refer to the *Guidelines for Exterior Woodwork & Cladding* and *Guidelines for Masonry, Stucco & Concrete* for additional information.

A variety of materials can be used for walkways including stone. The stone paving in this example is a local limestone known as oolite or keystone.

PAVING

Paving, which includes sidewalks, walkways, patios and driveways, has changed significantly with the development of new materials. Historically, paving could be as simple as crushed shells or hard materials, such as brick or stone, laid in simple or ornamental patterns. Materials popularized in the 20th century include concrete and asphalt, and more recently, cast concrete pavers, often colored and shaped to resemble brick.

In an effort to retain the quality of the City's historic properties and Districts, the retention and maintenance of existing historic paving materials is encouraged. The City also encourages minimizing new paving and impervious paving whenever possible to maximize storm water absorption.

Since the character and context of every property is unique, each application for changes in paving location and material is taken on a case by case basis.

Required for Review:

- Detailed, dimensioned site plans indicating the size and location of all proposed paving changes

Encouraged:

- Retain, repair and maintain historic paving materials
- Minimize the amount of paving on a site
- Install more permeable small scale paving materials, such as gravel or exposed aggregate paving instead of poured concrete or asphalt
- Simple, steel-troweled concrete finish – design and color of stamped concrete is subject to HPB review
- Narrow parking strips instead of driveways
- Patios instead of raised decks

Discouraged:

- × Removal of historic paving materials
- × Parking areas in the front yards of residences
- × Asphalt at walkways

LIGHTING

Outdoor lighting is an amenity of modern life. For a historic house, outdoor lighting should highlight the architecture and be of a style appropriate for the historic building. A wide range of wall-mounted or free-standing, replica historic lighting is available to complement a variety of historic properties and their lighting needs.

Residential lighting should be installed to illuminate pathways and access routes, limiting the spillage onto adjacent properties and the public way. Generally lighting on one property should not extend onto the neighboring lots or into the night sky. To minimize light spillage, many lights are available that cast light downward where it is needed to illuminate walking surfaces. In addition, existing lights can often be fitted with hoods or shields to direct light downwards.

If security lighting is desired, it is generally best when it is located as discretely as possible, generally limited to side and rear elevations. The number of security lights should be limited, and they should be activated by motion sensors whenever possible.

Encouraged:

- Unobtrusive lighting of historic properties that limits light spillage onto neighboring properties and into the night sky
- Lighting fixtures that complement the architectural style

Discouraged:

- × Obtrusive lighting of historic properties that illuminates neighboring properties
- × Lighting fixtures that are not stylistically appropriate on historic buildings
- × Highly visible security lighting
- × Security lighting that is not activated by motion sensors

ZONING REQUIREMENTS

The Zoning Ordinance dictates the amount of paving permitted on a lot as well as illumination levels at properties. Please contact the Department of Sustainable Development at (954) 828-3266 to review allowable paving and lighting at your parcel.

SIDEWALKS

Property owners are required to maintain sidewalks, particularly historic sidewalk materials. If sidewalks require replacement, replacement with a compatible material is recommended.

The Public Works Department at (954) 828-5000 for additional information regarding sidewalk maintenance requirements.

LANDSCAPE FEATURES & PLAY EQUIPMENT

Landscape features, such as pergolas and fountains; as well as play equipment such as jungle gyms, swimming pools, Jacuzzis and tennis courts can all add to our outdoor enjoyment of our properties. Similar to ground mounted equipment, these are all examples of modern alterations that can affect the historic integrity of a site and its surroundings. Property owners are encouraged to locate landscape features and play equipment in a rear yard to minimize their visibility.

Equipment such as air handling units should be screened from public view to the greatest extent possible.

GROUND-MOUNTED EQUIPMENT

Ground-mounted equipment, which includes air conditioning condensers, generators, ground-mounted solar collectors, trash dumpsters, and satellite dishes are all examples of modern mechanical equipment that can affect the historic integrity of a site and its surroundings. Property owners should locate ground-mounted equipment in a rear yard, or when this is not possible, in a side yard as far back from the front of the building as possible to minimize visibility.

SMALL STRUCTURES

Small structures can be functional and provide enjoyment for property owners. They are generally less than 100 square feet in size, include tool or garden sheds; play houses; dog houses; permanent sun shading canopies; building or wall-mounted awnings, and gazebos. They are examples of modern alterations that can affect the historic integrity of a site and its surroundings. Small structures that are visible from the public right-of-way are generally more appropriate if constructed of the same historic materials as the existing main building such as walls and roof. The installation of pre-manufactured sheds that are visible from the public right of way, particularly those with metal or vinyl wall cladding, are discouraged. To minimize their visual impact, small structures should be located in the rear yard and should not block the view of historic buildings or features from the public way.

SECONDARY STRUCTURES

For information regarding secondary structures such as garages, larger sheds and carports please refer to the *Guidelines for New Construction & Additions, Page 11*.

Fencing and landscaping can be used to screen modern landscape elements such as garbage dumpsters.

Encouraged:

- Unobtrusively locate landscape features, small structures and ground mounted equipment where they are not visible from the public way
- If it is not possible to locate landscape features, play equipment, small structures and ground mounted equipment where they cannot be seen by the public, minimize the public's view and screen with dense plantings, a wall and/or wood fencing

Discouraged:

- × Landscape features, small structures and ground mounted equipment in the front yard of a property
- × Visually prominent landscape features, play equipment, small structures and ground mounting equipment

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CITY OF FORT LAUDERDALE

City of Fort Lauderdale

Historic Preservation Design Guidelines

Commercial Properties

City of Fort Lauderdale
Historic Preservation Design Guidelines

Commercial Properties

Commercial buildings can have many uses including gas stations.

PURPOSE

These *Guidelines* were prepared to assist commercial and institutional property owners and tenants with information when considering the repair, alteration or installation of storefronts, installation of signs and awnings, and the design of accessible entrances. It is not intended that these *Guidelines* should replace consultation with qualified architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

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COMMERCIAL & INSTITUTIONAL PROPERTIES

The economic development of Fort Lauderdale's retail areas and the commercial properties within it is encouraged. It is recognized that Fort Lauderdale's vibrance is linked to the viability of its businesses and institutions. Every effort will be made to assist commercial building owners and tenants with revitalizing older retail areas and buildings, helping to attract new customers while promoting an appreciation of historic architecture.

The goals for commercial and institutional buildings are to:

- Encourage compatibility and provide a visual connection with the historic building and context
- Provide variety and vitality along commercial corridors
- Encourage the greatest amount of design flexibility
- Identify those elements that are indisputably detrimental to the historic streetscape
- Encourage the consideration of how a proposed storefront and sign or awning relates to each property, the streetscape and the historic context

INFORMATION FOR NEW BUSINESSES

If considering opening a new business in Fort Lauderdale, City representatives are available to discuss zoning, construction and other requirements applicable to a specific project. Please contact the DSD at (954) 828-3266 for more information.

Rows of storefronts generally share common features including large display windows along the ground floor that allow pedestrians to see within, and a band of signs and awnings at a fairly consistent height along a streetscape.

STOREFRONTS

The attractiveness and overall maintenance of a storefront can greatly influence a casual observer's perception of a building and the business within. Because a positive impression can help draw potential customers, regular maintenance and careful design can be positive on the bottom line. The storefront is one of the most significant features of a commercial building, the business within it and the overall streetscape. Storefronts often included large sheets of glass at display windows with minimally sized mullions and often recessed entries. This configuration allowed merchants to maximize the visibility of their wares to attract potential customers.

Historic storefronts were typically constructed of wood, metal (cast iron, bronze, copper, tin, galvanized sheet metal, cast zinc, or stainless steel), masonry (brick or stone) and clear, translucent or pigmented glass at transoms. Although the specific configurations of storefronts can vary greatly based upon architectural styles, at different buildings and locations, a common feature is large expanses of glass to display merchandise. In addition, it is typical to have a principal entrance to the commercial space and a separate entrance that includes a stair for access to the upper levels.

The storefront cornice at this Mid-Century Modern building projects far enough to act as an awning, providing protection for customers and display merchandise. The entrance alcove increases the visibility of storefront displays.

Storefront Cornices are projecting moldings at the top of storefronts, providing a visual cap or termination to the storefronts and a separation with the upper floors. Cornice materials can vary widely and include wood, pressed metal, limestone, terra cotta or decorative brick patterns. Cornice details can include brackets, dentils and panels.

Transom Windows may be located above display windows and doorways to provide additional daylight, and can be either fixed or operable for ventilation. They can be either single or multi-paned and historically were often leaded, stained or textured glass. Transom windows can also include signage, lettering or other ornamental details.

These multi-light wood transom windows are located above the operable, wood storefront doors with similar divided lights.

Display Windows are typically large expanses of glazing to present the available merchandise within a shop. Display windows typically flank the entrance doorway or alcove to a store and can include additional advertising to further entice potential customers.

Canted or angled display windows are often found at Mid-Century Modern buildings and should be preserved.

Entrance doors typically include glass and were often paired historically.

Entrances at storefronts can be located flush with the outside of the building or recessed within an alcove providing additional display areas and shelter from the elements. In addition to commercial entrances, there can be secondary entrance doors that provide access to upper building floors.

Although most structural supports are incorporated into the window frame system, in this example a pole is located inside the corner of the glass.

Structural Supports at storefronts are necessary to carry the weight of the building and roof above and can be decorative, reinforcing the storefront's architectural style. Typically, structural supports flank entrance doors and display windows and can be constructed of wood, cast iron or masonry.

Aprons act as the base for the display windows and at the interior can provide a raised platform for merchandise display. Aprons can be constructed of a variety of materials with different finishes including wood, masonry and tile.

STOREFRONT TREATMENT APPROACH

Changes to storefronts can be a costly endeavor that if not properly planned might negatively impact a building's architecture or the business located in it. Prior to considering alterations, property owners should identify the key storefront elements and consider options. By carefully studying alternatives, property owners tend to be much happier with the finished results. When contemplating storefront work, the following approach is recommended:

a. **Identify Key Historic Elements:** Develop an understanding of the architectural character of the storefront including the overall size, major divisions or bays, placement of components such as doors, windows and distinctive elements. This can be based on selective removals or documentation such as old photographs or drawings.

b. **Retain, Preserve and Repair:** Once important historic elements have been identified, they should be incorporated into the storefront design. Deterioration of some historic elements might require stabilization, replacement in-kind, or replacement with a similar substitute material utilizing the historic material as the guide.

c. **Replacement:** Replacement of a historic storefront is only encouraged when the existing storefront materials are too deteriorated to be repairable, or a historic storefront has been encased in a newer storefront and the historic form and detailing are still present allowing for an accurate representation. Replacement of historic storefronts with modern storefront systems is strongly discouraged; however, appropriate suitable alternate materials that convey the same historic visual appearance can be used where the use of original materials is not technically or economically feasible.

d. **Reconstructing a New Storefront With Historic Documentation:** If there is no physical evidence of a historic storefront, there might be sufficient historical or pictorial evidence to allow for appropriate reconstruction. Appropriate research is recommended to ensure the greatest degree of accuracy feasible in the reconstruction.

e. **Installing a New Storefront Without Historic Information:** If there is not sufficient information and documentation to accurately reconstruct a storefront, the new design should be compatible in size, pattern, scale, material and color as the overall building and similar storefronts from the period, but have distinctly contemporary characters that reflect rather than copy historic storefronts.

HISTORIC STOREFRONT APPEARANCE

Often, remnants of earlier storefronts or "ghosts" of earlier materials are concealed under newer storefront materials and careful selective removals can reveal elements or clues. Another potential source of information is old records, photographs or drawings. These can be advertisements or articles, newspapers, previous business promotional materials or postcards.

This storefront includes large display windows, a entrance alcove with a wood, single-light door topped by a transom window, a customized neon sign and a unique paint scheme that complements its architectural style.

STOREFRONT GUIDE

Although each storefront is unique, the following lists provide general recommendations when addressing storefronts.

Encouraged:

- Follow the Storefront Treatment Approach on *Page 3*
- Maintain historic storefront components including angled storefront glass
- Open previously closed windows
- Maintain the planes of the historic storefront relative to the building façade including flush, projecting or recessed areas such as alcoves
- Select paint colors that complement the style and features of a storefront and building

Discouraged:

- × Enclose or remove elements, such as building cornices, storefronts and angled storefront glazing
- × Alter size or shape of major building forms such as window, door and transom openings
- × Install stylistic elements from periods that are different from the storefront or building and do not complement the overall stylistic expression
- × Alter a façade from commercial to residential character unless the building was previously residential and there is sufficient evidence or documentation to provide an accurate representation
- × Install inappropriate materials at storefronts including vinyl siding, some types of wood siding, artificial brick, masonry and mirrored glass
- × Install any material other than clear glass within a display window
- × Alter a residential building into a commercial building
- × Install window air conditioners or thru-wall air conditioners that are visible from a public way
- × Introduce a new storefront or element that alters or destroys historic building materials
- × Incompatible designs or false historic appearance based upon insufficient documentation
- × Addition of false front or false story to a building

Property owners are encouraged to consult with the DSD early in the process when contemplating storefront modifications. In some instances the DSD can provide information regarding appropriate storefront types and materials for a particular building's style.

TYPES OF SIGNS IN FORT LAUDERDALE

Historically, there are two types of signs; those that are attached to the building and those that are freestanding and placed near buildings. New signs can use similar features of traditional signs to both enhance the character of the building and convey the necessary information to the public.

The choice between attached or freestanding signs may be based upon the property's specific location, needs of the occupant, and limitations in the Municipal Code of Ordinances. The following illustrations are intended to provide general examples of sign types that can be found at historic properties and within a historic context.

Wall Signs are the most common type of signage in Fort Lauderdale. They are single sided signs mounted parallel to and generally flat against a wall of the building.

Freestanding Signs are not attached to the building. They are most appropriate when a building is set back from the street, and often reflect the building's style. They can include information on one or two sides, mounted on the ground or suspended from a rail or bracket that is supported by one or two posts that are set in paving or landscape areas.

Perpendicular Projecting Signs are generally two sided signs, suspended from an iron or metal bracket, or projecting building feature, mounted perpendicular to the face of the building or element such as a wall.

Window Signs are applied to the interior of the window or door glazing. Signs that are attached to the glazing are generally painted, vinyl appliqué or etched glass. A related option is stained glass. All window signs that are attached to the exterior of the glazing are subject to HPB review. Window signs mounted at the interior of the glazing are not subject to HPB review but must comply with the Municipal Code of Ordinances.

ALLOWABLE SIGNAGE

The Municipal Code of Ordinances governs allowable signage at each property in Fort Lauderdale. It is recommended that potential applicants for signage and awnings contact the DSD early in the design process to understand the allowable signage at their property.

HISTORIC SIGNAGE

Historic signage is often an architectural feature that reflects the original owner and use of the building. Although abandoned signs from recent tenants should be removed, it is encouraged that historic signage be retained.

SIGN MATERIAL

Early signs were typically made of wood, either attached directly to the building or suspended from metal brackets or galleries. As technology advanced and building styles changed, a wider range of materials were used. These included bronze, cast iron, stainless steel, etched or painted glass, leaded glass, gold leaf, tile, terrazzo, concrete, stone and enamel and metal panels. Each material was popular during particular time periods, and might not be appropriate at all building locations.

Some materials might no longer be practical for signage installations due to limited availability or expense. When using modern materials care should be taken to select those that offer improved performance, while replicating the appearance of traditional materials. Some modern materials such as plywood may replicate the appearance of a traditional wood sign but will warp or split over time. In addition to materials that appear historic, the HPB welcomes innovative designs and alternate signage materials that are appropriate to the building style and location.

Small scale signs, such as this bronze example, are appropriate to primarily residential areas and uses such as professional offices.

SIGN SIZE & SHAPE

Fort Lauderdale's Municipal Code of Ordinances establishes the maximum size and type of signage; however, the HPB determines the appropriateness of the placement relative to the building's design. In general, the HPB utilizes the following guidelines when reviewing the appropriateness of proposed sign's size:

- Signage should be compatible to scale of the building, adjacent buildings, the streetscape and adjacent signage
- Small scale signs are appropriate to smaller scale buildings and pedestrian traffic, while larger scaled signs are appropriate to vehicular traffic
- Small scale signs are appropriate to primarily residential areas and uses such as professional offices
- Small scale signs are appropriate for buildings that require several signs, which can be grouped in a single directory sign for a unified appearance
- A well-designed smaller sign can have more of an impact than a larger sign, particularly in historic commercial corridors, where the means of travel is by foot or slow moving vehicles
- A sign's shape can reflect the type of business or institution at the location, increasing its impact

SIGN ILLUMINATION

In many instances, available ambient street or storefront lighting can illuminate signs, which is preferred to the installation of additional lighting. The use and placement of sign illumination is subject to the approval of the DSD. Gooseneck lighting or other unobtrusive light fixture is often the most appropriate choice to illuminate wall signage. Backlit signs are typically inappropriate.

A single gooseneck light illuminates this pin-mounted wall sign. The conduit for the light and mounting connections for the signage have been concealed.

MOUNTING SIGNS & AWNINGS

Care should be taken in mounting walls signs and awnings to minimize the damage to historic materials. This includes reusing hardware or brackets from previous signs or awnings. If reusing existing hardware or attachment locations is not an option, remove abandoned hardware and patch holes. When installing new signage or awnings, select mounting locations that can be easily patched if the sign or awning is relocated or removed. An example would be to locate anchors in mortar joints rather than mounting directly into brick or stone faces.

When installing signage, such as wall mounted signs, business owners are encouraged to recess fasteners and patch the fastener opening to match the sign background for a more finished appearance, unless the fasteners are part of the overall design.

SIGN LOCATION

Although it is helpful to understand a building's type, style and design when locating a sign, in general:

- Signs should not be installed in locations that damage or obstruct important architectural features
- Signage for 1st floor businesses should be located below 2nd floor window sills
- No sign or sign support should be located on the roof or extend above a roof cornice

Awning valances, or skirts, can act as signage, including the business name and logo.

AWNINGS

Awnings are a historically popular means of sheltering pedestrians, advertising a business, and protecting window merchandise from sun damage, particularly for storefronts oriented to the south or west. Historically, awnings project at a continuous angle away from the face of the building on a metal frame, terminating at a skirt or valance. Awnings can be fixed or retractable in configuration. Retractable awnings tend to be open sided, while fixed awnings can be either open or close sided.

SIGN & AWNING COLOR & LEGIBILITY

The contrast between the logo or lettering and background color can greatly increase the overall legibility of the sign. In many instances, limiting the number of colors to those necessary to convey the information also increases the legibility. Similar to selecting a color, when considering letter style for signs and awnings, business owners must balance the need to make them legible, convey the business identity or logo, and complement the historic character of the building and environment. Excessive amounts of text or highly stylized type styles can overwhelm a viewer and render the message ineffective or illegible.

In general, there are three styles of lettering available; serif, non-serif and script. Within each general style are numerous typefaces available, many of which can be varied by making them bold or italicized. Similar to materials, different styles of lettering were typically utilized for specific architectural periods. Applicants are encouraged to utilize lettering and materials that complement their particular building.

SIGN & AWNING GUIDE

Encouraged:

- Maintain and repair historic signage with materials to match the original whenever possible
- Innovative signage that indentifies the business, complements the style of the building and is appropriately scaled for its location
- Sign design that reflects the architectural characteristics with materials that are consistent with the historic character of the building
- Use modern, durable sign materials such as Urethane board or MDO board that are similar in appearance to historic materials but offer increased performance
- Existing ambient street light or storefront lighting in lieu of lighting whenever possible
- Light styles that are consistent with the character of the historic building including location, orientation and brightness
- Customized neon signs to enhance the style or character of a building, if permitted by the Municipal Zoning Ordinances and stylistically appropriate
- Awning shapes that correspond with the openings they protect
- Canvas fixed or retractable awnings, whose color, style and location are compatible with the building's character
- Awnings whose slope projects down approximately 3'-0" from the face of the building in a continuous angle of approximately 45 degrees, possibly with an 8" to 12" straight or scalloped valance
- Locate awnings between storefront bays
- Limit lettering and logos to awning valances

Discouraged:

- × Use of fasteners and hangers that destroys important building fabric for the installation of signs or awnings
- × Paper signs or graphic films adhered to the exterior of glazing
- × Signage that obstructs views into the store through storefront windows and glazing
- × Contemporary awning shapes, such as balloon or barrel awnings
- × Use awning materials that act as wall signs or are pole supported
- × Signs or awnings that obscure architectural features

Strongly Discouraged:

- × Remove, damage, alter or encase historic architectural features with signage or awnings
- × Exposed conduit, junction boxes and raceways for signage or lighting
- × New billboards, internally illuminated box signs, LED reader boards, flashing or changable message signage
- × Install pre-manufactured neon signs at the interior or exterior of a building, advertising a specific product or service, such as alcohol and tobacco products, that is highly visible from the street
- × Install awnings in locations where they are non-functional, such as under a balcony or overhang
- × Contemporary or glossy awning materials such as vinyl, plastics or leatherette
- × Internally illuminated awnings
- × Awnings with a solid or closed underside

The ramp provides access to the raised landing surrounding the building. The railing is simple and complements the architectural style.

ACCESSIBILITY

The Americans with Disabilities Act (ADA) strives to improve the quality of life of people with disabilities. The ADA recognizes that, for people with disabilities to participate in the everyday activities in their communities such as going to work, eating in a restaurant or shopping in a store, they need to have access to the goods and services provided by businesses. Many business and institutional facilities in Fort Lauderdale were constructed prior to the enactment of the ADA in 1992 and lack features to accommodate people with disabilities, including those who use wheelchairs.

As existing buildings are renovated, they are often required to make accommodations for people with disabilities. One of the most visible exterior alterations required by ADA is the installation of a wheelchair ramp or lift to provide building access. In many locations, these ramps or lifts have been successfully incorporated at the interior of the building envelope with modification of existing door sills. When installing ramps, it is important to remember that if the ramp is too steep or railings are not secure, it can potentially be hazardous.

Encouraged:

- Retain the historic entrance stairs and doors
- If access to the front door is not possible, provide a respectful accessible entrance that is located close to the principal entrance and designed in a manner that is visually unobtrusive and complements the building's style
- Comply with all aspects of the accessibility requirements, while minimizing alterations of the primary building façade and architectural features
- Modify sidewalk or walkway elevation a few inches, where possible to provide an accessible entry and meet all code requirements
- Install ramps and/or lifts within the building envelope where it is possible to modify an existing door sill to allow entry at grade – The design of interior features are not subject to DSD review
- Install a lift in lieu of a ramp if it would be less obtrusive
- Ramp or lift styles that are compatible with the building
- Railings that are as simple and visually unobtrusive

REFUSE & PARKING

Refuse or garbage collection bins and parking lots are often a visually obtrusive necessity. Many smaller commercial offices and shops rely on residential type collection bins.

In larger buildings, garbage and recycling collection is often handled at a loading dock or adjacent to a rear or secondary entrance. For larger commercial uses, if refuse collection bins are located on the property at the exterior of a building, they should be located to minimize visibility and screened with opaque fencing that meets Unified Land Development Regulations (ULDR) requirements.

Similarly, parking areas should be screened from view to the extent possible. It is generally recommended that parking areas be located at the rear of properties with access from secondary streets.

Shrubs, plantings, fences and walls can be installed to reduce the visual impact of both refuse containers and parking areas. (Refer to *Guidelines for Site Elements* and *New Construction & Additions* for additional information regarding screening and location preferences.)

FUNDING

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This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity; National Park Service; 1849 C Street, N.W.; (NC200) Washington, DC 20240.

PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

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CITY OF FORT LAUDERDALE

City of Fort Lauderdale

Historic Preservation Design Guidelines

New Construction & Additions

City of Fort Lauderdale
Historic Preservation Design Guidelines

New Construction & Additions

When considering the construction of a new building within a historic context, property owners are encouraged to construct high-quality designs that are sympathetic to the surrounding buildings and will be Fort Lauderdale's future landmarks.

PURPOSE

These *Guidelines* were prepared to assist property owners with information when considering the construction of new building or addition within a historic context. It is not intended that these *Guidelines* should replace consultation with qualified architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

Property owners are strongly encouraged to consult the other *Guidelines* sections to better understand the historic context and appropriate design and materials for new construction and additions early in the design process.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

NEW CONSTRUCTION & ADDITIONS WITHIN A HISTORIC CONTEXT

New construction, either in the form of a new building or an addition to an existing building ,is a sign of the economic health and vitality of the City.

New construction within a historic context can take many forms, including:

- New primary buildings along a street
- Additions to existing buildings
- New secondary structures, such as garages, sheds or other outbuildings

Prior to undertaking a new construction or addition project, the City of Fort Lauderdale encourages property owners to understand the unique architectural character of Fort Lauderdale and its neighborhoods and allow that understanding to inform their design.

It is not required that historic properties be "copied" in new construction, but encouraged that new construction be well designed and sympathetic to its distinctive surroundings.

REVIEWS BY OTHER CITY AGENCIES

Property Use: The Historic Preservation Board (HPB) does not have the authority to control the use of a property. All proposals for work on a property under the geographic jurisdiction of the Commission must conform to the Municipal Code of Ordinances and all other applicable codes. Applications for variances to the Municipal Code of Ordinances or other codes may be made concurrently to the Board of Adjustment (BOA) with an HPB Certificate of Appropriateness (COA) Application in order to reduce review and processing time.

Concurrent Reviews: The HPB works with other branches of City Government to coordinate approvals involving use, zoning, appearance and other regulated items. The HPB and Department of Sustainable Development (DSD) often provide comments to the reviewing bodies including the Planning and Zoning Board and the City Commission when appropriate. Inter departmental meetings can be arranged on an as needed basis. The COA issued for the work approved by the DSD must be presented to the Building Services Division when applying for a Building Permit.

COMPATIBLE DESIGN PRINCIPLES

The historic development of each of Fort Lauderdale's neighborhoods followed its own pattern and rhythm. The culture of the City's early inhabitants is expressed through its architectural and built environment. To continue the evolution of the built environment, the implementation of creative solutions that reflect current design and are sensitive to the character of their historic surroundings is encouraged.

Some property owners prefer to construct interpretations of historic designs rather than contemporary design. If considering designing in a historical style, property owners are encouraged to consistently utilize the historic design principles in the new construction including the trim, details and materials.

Each local Historic District, Historic resource and neighborhood has its own unique characteristics and architectural vocabulary. The specific styles and types of compatible new construction or additions will vary at each site depending on its specific context. Recognizing that what might be appropriate at one property is not appropriate at another, no specific design "solutions" for new construction or additions are mandated. However, in making determinations regarding the appropriateness of new construction or additions, the HPB is guided by *The Secretary of the Interior's Standards for Rehabilitation* when reviewing the compatibility of a proposal within the property's specific context. The design principles below are used when reviewing new construction and additions.

DSD STAFF ASSISTANCE

The DSD encourages anyone considering new construction, an addition, relocation or demolition to meet with the appropriate DSD Staff member early in the design process. The DSD Staff can identify potential issues, offer guidance and clarify specific submission requirements, potentially streamlining the process. Please contact the DSD at (954) 828-3266 for assistance.

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height and Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form and Massing	Three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback: Yards (Front, Side and Rear)	Distance of the new building/addition to the street and property lines when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by building/addition, compared to compatible nearby sites
Orientation	The location of the front of the new building/addition and its principal entrance relative to other buildings on the block
Architectural Elements and Projections	The size, shape, proportions and location of doors, porches, balconies, chimneys, dormers, parapets and elements that contribute to an overall building's shape and silhouette relative to neighboring buildings
Alignment, Rhythm and Spacing	The effect the new building/addition will have on the existing street patterns
Façade Proportions: Window and Door Patterns	The relationship of the size, shape and location of the new façade and building elements to each other, as well as to other buildings on the block/existing building
Trim and Detail	The moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs, and how they related to neighboring buildings and the existing buildings
Materials	The products with which the new building/addition is composed or constructed of and how they related to neighboring and the existing building

NEW CONSTRUCTION

New construction on a historic property or within a historic context can dramatically alter its appearance and that of the streetscape. Because of the historical sensitivity of the area, property owners should take great care when proposing new construction, understanding how contemporary design will be viewed within the streetscape and surrounding neighborhood context.

New Construction in Commercial Centers and Along Commercial Corridors

Fort Lauderdale has varied commercial corridors that benefit from a wide range of architectural building types and styles constructed over the last one hundred years. With building styles ranging from Mediterranean Revival and sleekness of Mid-Century Modern, to large-scale office buildings and strip shopping centers, the evolution of the City's commercial development is evident in its architecture.

Recognizing this evolution of the built environment, new buildings should seek to establish themselves with high quality design and materials in the progression of Fort Lauderdale's development.

In Fort Lauderdale's commercial centers and corridors the following is encouraged:

- Constructing future local landmarks that are compatible contemporary designs reflective of the current time that are not visually overwhelming
- Matching setbacks (distances to property lines) of adjacent buildings on a streetscape
- Constructing buildings with compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes to adjacent and nearby properties
- Reference to the *Guidelines for Commercial Buildings* and related *Guidelines* to better understand the historic context and appropriate design and materials within the historic context

The new building is located at the corner of a major intersection with the drop-off area located on a secondary street and parking to the rear. The mass of the building is broken down into several volumes, reducing its perceived size.

The modern house has a similar scale and setback as its neighbors.

New Construction in Residential Areas

Unlike Fort Lauderdale's commercial centers and corridors, residential areas benefited from expansion with houses being added to the community as the need increased. As a result, the residential community has generally enlarged as new groups of homes were constructed.

Many of the residential blocks and streetscapes have a cohesive architectural style with buildings of similar form, mass, scale, setbacks and materials. Recognizing this cohesion in Fort Lauderdale's residential neighborhoods, new buildings should seek to maintain the consistent and historic ambiance with compatible, sympathetic and contemporary construction.

In Fort Lauderdale's residential neighborhoods the following is encouraged:

- Preservation of the cohesive ambiance of historic properties and neighborhoods with compatible, sympathetic, and contemporary construction that is not visually overwhelming
- Matching setbacks (distances to property lines) of adjacent buildings on a streetscape
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes to adjacent and nearby properties
- Reference to the applicable *Guidelines* sections

BUILDING TYPE & ARCHITECTURAL STYLE IN A HISTORIC CONTEXT

A single building type or style is not required for new construction, except as required by Zoning regulations. However, the review of the area surrounding the project site is strongly recommended as a means of influencing and directing the proposed design. When constructing new buildings, property owners are strongly encouraged to seek high quality design and materials that relate to a site's historic context to allow for the creation of the City's future landmarks.

In cases in which a property owner prefers to construct a reproduction of a historic building type or style, it is strongly recommended that all dimensions, profiles, details and materials be consistent with the historic building type or architectural style being referenced.

PRINCIPLES FOR NEW CONSTRUCTION

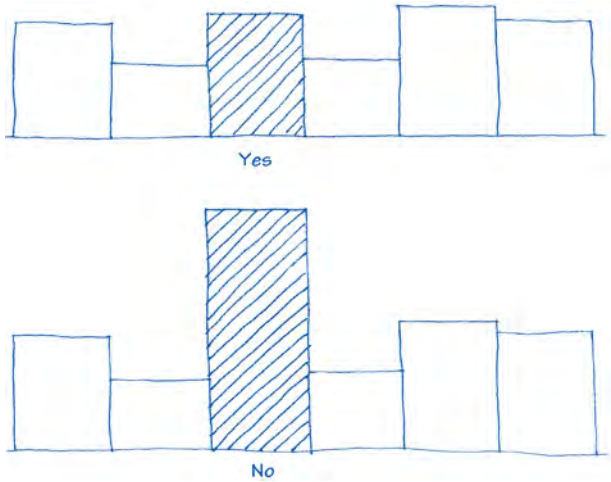
Scale: Height and Width

The proportions of a new building and its relationship to neighboring buildings establish its compatibility within a neighborhood or block. The height-width ratio is the relationship between the height and width of a street façade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or under whelming when compared to its neighbors.

Where 2- and 3-story buildings are the norm in the commercial center and 1- to 2-story buildings are the norm in other parts of the City, buildings that digress from these standards by any great degree can negatively impact a neighborhood. If large-scale construction is considered, particular attention will be given to the location, siting, setbacks of the building and its upper stories, façade treatments (materials, window and door openings, etc.) and the effect of the proposed building on the streetscape and neighborhood as a whole.

It is Generally Appropriate to…

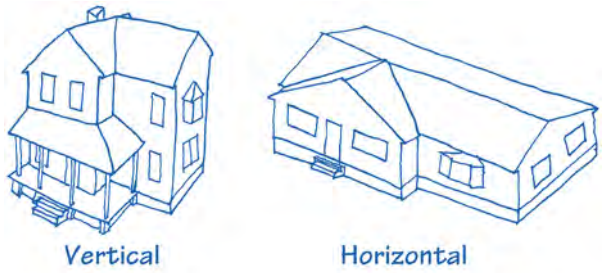
- Construct a new building that is similar in height and width to the buildings on adjacent sites
- Construct a new, larger building than adjacent buildings by breaking the building mass, dividing its height or width to conform with adjacent buildings
- Construct taller portions of buildings away from the street



The 2-story building in a row of 1- and 2-story buildings is an appropriate scale along the streetscape, while the 4-story building is inappropriate in a historic context.

Building Form and Massing

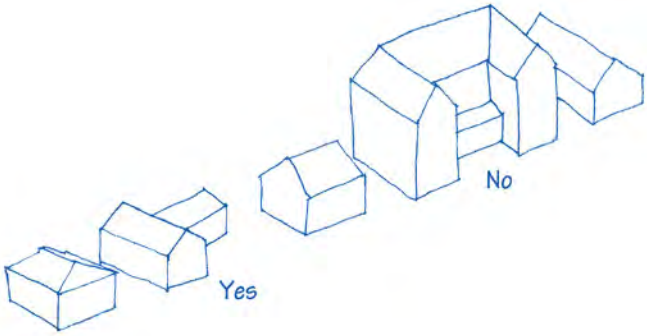
Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes, its overall "bulk" and how it sits on the site. Elements that are typically used to define building form and massing include the roof form, as well as wings, ells and other projecting elements, such as bays. New buildings with similar form and massing to adjacent construction will allow the new building to be compatible with the surrounding neighborhood.



Although both of the proposed houses have intersecting gable roofs, the massing and proportions of the house to the right are significantly more horizontal when compared to the house at the left.

It is Generally Appropriate to…

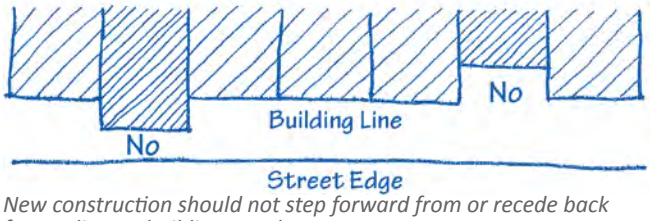
- Construct a new building with similar form and massing to buildings on adjacent sites
- Construct roof forms, wings, ells and bays and other projecting elements that are similar to those found on the block of the proposed building
- Match adjacent cornice heights



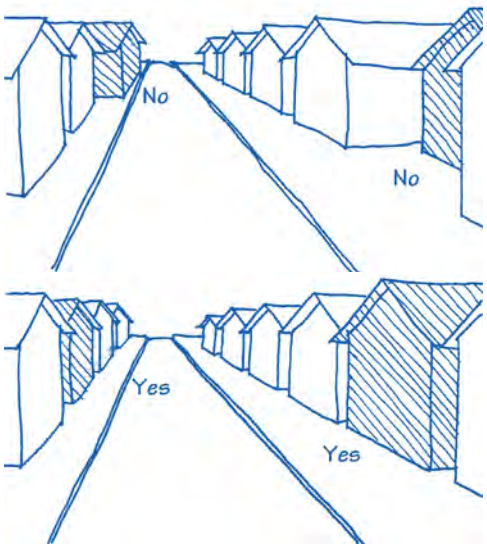
The 1-story, "L"-shaped building to the left is of a similar form and mass to other buildings along the streetscape. The 2 1/2-story building to the right has a much more complex form and is substantially more massive than those along the street.

Setbacks: Yards (Front, Side and Rear)

New construction should reflect prevailing setbacks and yard dimensions (distances between the building and the property line, adjacent buildings, street and/or sidewalk) which are determined by zoning requirements. Physical elements that define historic properties and buildings create visual continuity and cohesiveness along a streetscape. These elements typically include walls, fences, building façades, porches and balconies. A consistent setback maintains the visual rhythm of the buildings and site elements in the neighborhood and makes new construction more compatible in its setting.



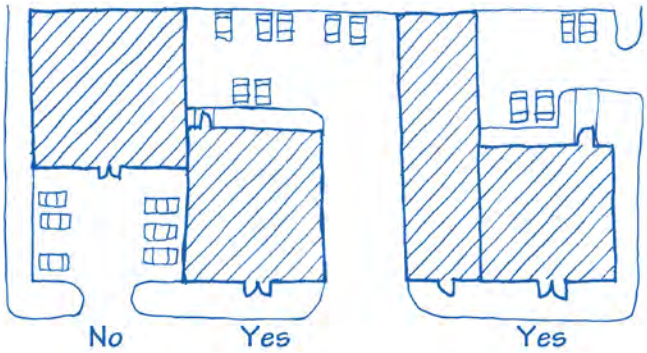
New construction should not step forward from or recede back from adjacent buildings on the streetscape.



New construction should match prevailing setbacks along a streetscape and should not step forward or behind adjoining buildings.

It is Generally Appropriate to…

- Keep the visual mass of the building at or near the same setback as buildings on adjacent sites
- Keep landscape elements, such as walls and fences, and projecting elements, such as porches and balconies, at similar setbacks to adjacent buildings



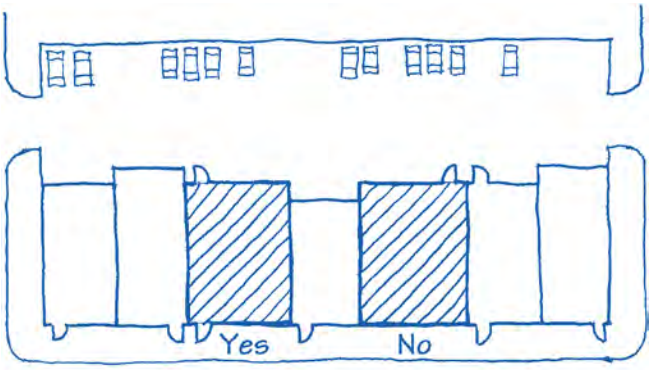
Parking in front of a building suggests a incompatible building-to-lot relationship and is generally not appropriate.

Site Coverage

The percentage of a lot that is covered by buildings should be similar to adjacent lots. Although zoning regulates the maximum allowable coverage area and minimum setbacks, the overall building-to-lot area should be consistent along a streetscape. If parcels are combined for a larger development, the site coverage proportions should be minimized by breaking large building masses into smaller elements to be more compatible with adjacent buildings.

It is Generally Appropriate to…

- Maintain the building-to-lot proportions found on adjacent lots
- Adjust the massing to suggest building-to-lot proportions found on adjacent sites
- Screen parking, mechanical equipment and garbage collection from public view with walls or fencing



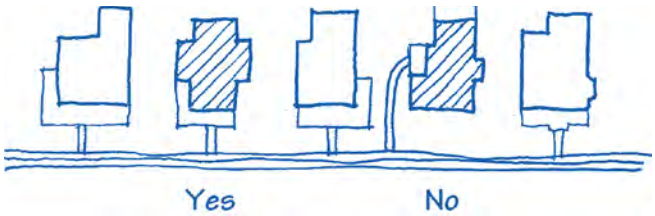
Commercial buildings should retain a street entrance. A secondary entrance facing a parking area can also be added.

Orientation

The principal façade of new construction should be oriented in the same direction as the majority of the buildings on the streetscape, with main entrances located on the principal façade. In the case of new construction on a corner site, the front façade should generally face the same direction as the existing buildings on the street and follow the rhythm of the streetscape. (Refer to the Municipal Code of Ordinances for specific site orientation requirements.)

It is Generally Appropriate to…

- Orient the primary façade and principal door parallel with the street



The primary entrance for residential buildings should face the street unless the building historically had a different orientation.

Architectural Elements and Projections

Throughout Fort Lauderdale's neighborhoods, the rhythm of the streetscapes is highlighted by the projection of porches and balconies to relieve otherwise flat façades. At the roofline, extended eaves, projecting chimneys, dormers and parapets contribute to a building's overall shape and silhouette. The choice, size, location and arrangement of elements in a proposed building should reflect those of surrounding buildings. In most cases, these projections are parallel to the street and provide shelter for the primary building entrance. In the case of porches, the entrances are generally raised a few steps above ground level.

It is Generally Appropriate to…

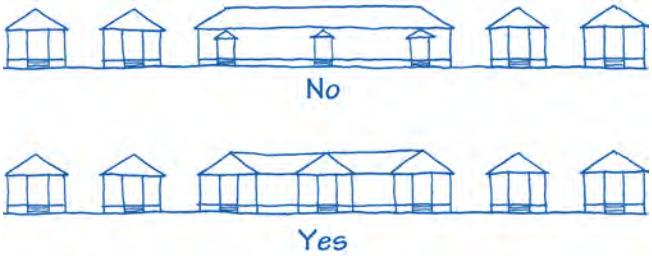
- Construct a building with an architectural element or projection designed and detailed similarly or more simply to those found at neighboring buildings
- Construct porch floor and ceiling heights at similar heights as those found on neighboring buildings, where permitted by code

Alignment, Rhythm and Spacing

Although the architecture of Fort Lauderdale is characterized by great variety of building types and styles, within each block there tends to be consistency in façade proportions and the space between buildings. The consistent spacing establishes a rhythm which should be applied to new construction. This rhythm and spacing not only refers to the building, but also the porch projections along the streetscape.

It is Generally Appropriate to…

- Align the façade of a new building with the façades of existing adjacent buildings
- Align roof ridges, porches, cornices, eaves and parapets with those found on existing adjacent buildings
- Construct new buildings that have similar widths and side yard setbacks relative to neighboring buildings
- Construct new larger buildings than those on adjacent sites, if the larger building is visually divided to suggest smaller building masses



When constructing larger-scale buildings, they should be visually divided to suggest the rhythm and spacing of buildings on the streetscape. The projecting porches on the lower example suggest multiple residences of similar spacing as adjacent buildings.

Façade Proportions; Window and Door Patterns

The rhythm and pattern of principal façades of new construction should reflect and maintain neighborhood patterns. Across the width of a façade, rhythm and patterns typically include the number of bays and the location and spacing between doors, windows, shutters and blinds. There are also vertical components of rhythm and pattern. These include the distance of the first floor or porch above ground level, building floor-to-floor heights, cornice heights, and the distance between rows of windows. In some instances, where the proposed use and scale of a new building prevents maintaining rhythms and patterns, the property owner is encouraged to incorporate detailing to suggest them, such as pilasters that give the impression of bays or multiple buildings.

It is Generally Appropriate to…

- Construct a new building whose façade height and width proportions are similar to existing adjacent buildings
- Use similar proportions, sizes, locations and numbers of windows and doors as adjacent sites
- Install stylistically compatible windows and doors at new construction with those found on existing neighboring buildings

This streetscape generally has first floor storefront window and a door with smaller punched windows at the upper floor, which is similar to the example at the right. The building to the left has a grid pattern of large windows at each of the floors and is inconsistent with the streetscape.

Trim and Details

Trim and details include the moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs. Historically, they were often installed to serve functional needs. Over time, trim and details were modified to enhance the building type and style. Trim is decorative and often serves to infill or provide a transition between different materials or building elements such as walls and windows. Functional and decorative detail elements include cornices, lintels, balustrades, chimneys, shutters, columns, posts and other common architectural features. For example, louvered shutters visually frame a window opening, provide security and can regulate light and air when closed. By contrast, shutters screwed into a building wall do not serve a functional purpose.

In most cases, the exterior details and forms of new construction should provide a visual link to neighboring historic buildings. In the same way that new buildings should be compatible but not necessarily copy historic buildings, new details should be compatible but not necessarily copy historic trim and details. However, existing details and trim on other buildings may be used as the basis for those on new buildings. The trim and details of new construction should be used to accomplish purposes similar to those used historically, both functionally and decoratively. When installed, they should unify a building and should be compatible with the context of the neighborhood.

Materials

The materials used in the construction of a new building, including walls, roofs, windows, doors, trim, porches and other exterior visible elements, contribute to a building's character and appearance. Typically, materials for new construction should match those predominantly found on surrounding buildings. However, materials need not be identical to those found locally if they are complementary, particularly along streets where existing buildings are of diverse materials.

Inappropriate materials include those which unsuccessfully pretend to be something they are not, such as plastic "bricks," aluminum or vinyl "weatherboards," or synthetic stucco and EIFS. These imitations fail to produce the texture, proportions and colors of the real materials. It is important to note that the size, texture, color and other characteristics of exterior materials can be as important as its composition.

ADDITIONS TO EXISTING BUILDINGS

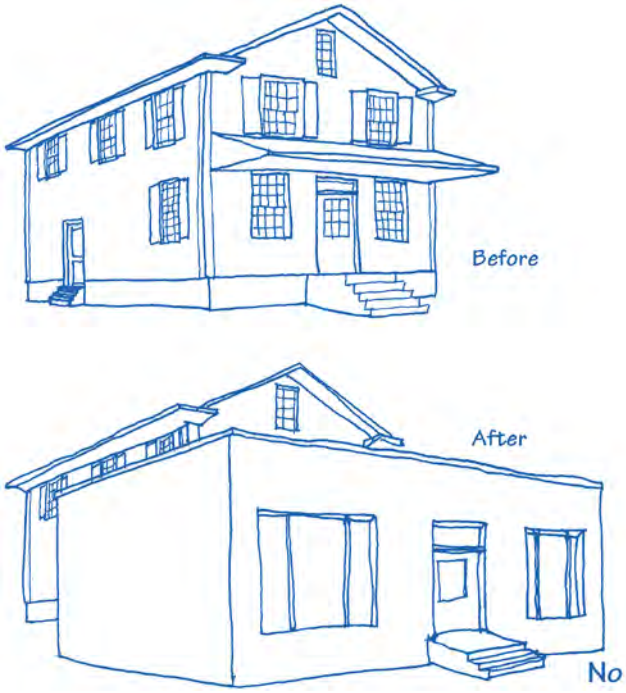
Historically, the need for increased space was often addressed by constructing additions to existing buildings. Additions to existing historic buildings can provide increased space while maintaining the historic character of the original building and streetscape.

To conform with *The Secretary of the Interior's Standards for Rehabilitation*, an addition to a historic building should be subordinate to the historic building and read clearly as an addition. The subordinate appearance of an addition can be achieved through its placement, form, size, massing, materials and details.

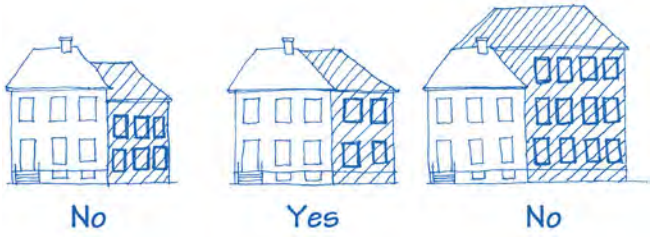
Contemporary design and additions to existing properties should not obscure, damage or destroy significant architectural material, and should be compatible with the design of the property and the neighborhood. Whenever possible, additions should be constructed in a manner that would allow the addition to be removed without damaging the essential form and integrity of the historic building.

Encouraged:

- Location of additions at rear or side elevations, whenever possible, in a manner that is subordinate to the historic building and compatible with the design of the property and surrounding neighborhood
- Construction of additions so that the historic building fabric is not radically changed, obscured, damaged, or destroyed
- Review of related *Guidelines* to better understand the historic context and appropriate design and materials within a historic context



An inappropriate addition can have a detrimental impact on the historic buildings and streetscape.



The addition to the left has lower floor-to-floor heights and smaller and more closely spaced windows than the historic house. The addition at the center example has a similar and appropriate scale, proportion, overall form and window pattern as the existing building. The addition to the right is significantly larger than the existing building and is visually overwhelming and inappropriate.

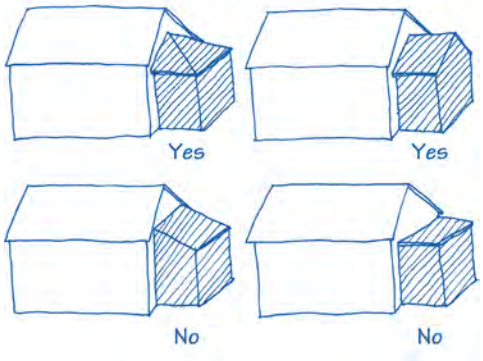
PRINCIPLES FOR ADDITIONS

Scale: Height and Width

Additions to existing buildings should generally be smaller than the original building with similar floor-to-floor and first floor heights.

It is Generally Appropriate to…

- Construct an addition that is smaller or similar in scale to the existing building or those on adjacent sites
- Construct an addition larger than adjacent buildings by breaking the building mass, dividing its height or width to conform with adjacent buildings
- Construct taller masses of the buildings at the rear of properties, away from the street and adjacent buildings



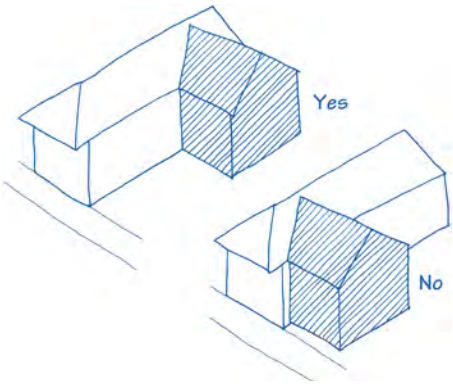
The size and placement of all four additions is similar, however the roof forms vary. It is generally more appropriate to add a sloped roof addition to a historic building unless the historic building originally had a flat roof.

Building Form and Massing

Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes. The form and massing of additions should complement, but not necessarily match, the original building. For example, it is often appropriate to construct an addition that is smaller with gable roof form at the rear of an existing gable roof building.

It is Generally Appropriate to…

- Construct an addition with similar form and massing to the existing building and buildings on adjacent sites
- Construct roof forms, wings, bays and other projecting elements that are similar to those found on the existing building and the block of the proposed building



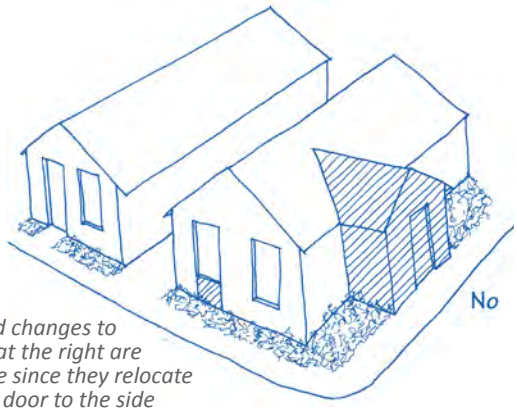
If the only available location for an addition is the side elevation of a building, it should be placed as far back from the street as possible to minimize visibility.

Setbacks: Yards (Front, Side and Rear)

Additions should be positioned to have the least visible impact from the street, with additions at front façades generally discouraged and rear additions generally most appropriate. Additions at side elevations are rarely appropriate, and if proposed they should be held back as far as possible from the street.

It is Generally Appropriate to…

- Construct the addition at the rear of the building or at the side elevation as far back on the site as possible
- Use landscape elements, such as walls and fences, to visually screen the addition



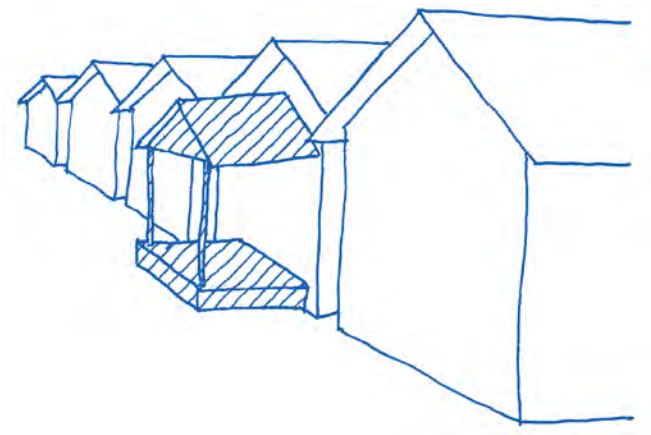
The proposed changes to the building at the right are inappropriate since they relocate the entrance door to the side elevation and eliminate the front door from the original building.

Orientation

The principal façade of a building should be oriented in the same direction as the majority of the buildings on the streetscape. When adding to an existing building, the addition should be located, planned and detailed so as to not confuse the dominant historic orientation of the original building. The addition should not have the effect of creating a new primary façade. It should not be visually dominant, and it should be screened from the public right-of-way as much as possible.

It is Generally Appropriate to…

- Maintain the visual prominence of the historic front door
- Maintain the historic primary façade or principal elevation of a building along a streetscape



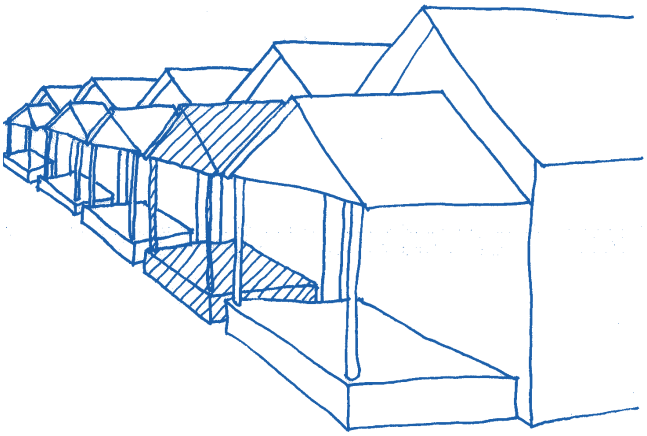
The construction of new front elevation porches that did not historically exist is discouraged.

Architectural Elements and Projections

Throughout Fort Lauderdale's neighborhoods, the rhythm of the streetscapes is highlighted by the projection of porches, and balconies to relieve otherwise flat façades; as well as chimneys, dormers and parapets projecting from the roof that contribute to its overall shape and silhouette. However, it is generally not appropriate to add a new architectural element or projection to a building's street elevation; unless there is evidence that it previously existed or is common for the particular type or style. New architectural elements and projections are generally more appropriate at rear elevations or towards the rear of non-street elevations.

It is Generally Appropriate to…

- Replace a missing architectural element or projection with similar design and details to those found at neighboring buildings such as a porch, balcony, parapet or dormer
- Install compatible simplified detailing at new architectural elements or projections, particularly if located at a side or rear elevation



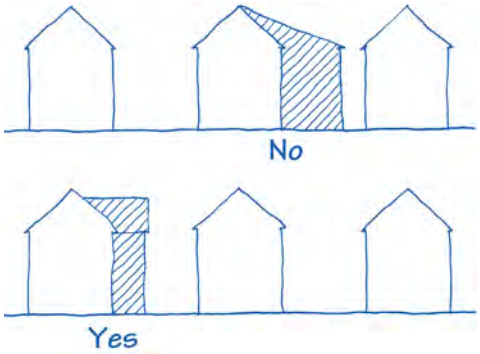
The reconstruction of removed porches in a manner that is compatible in size and scale to the building and streetscape on which it is being proposed is encouraged.

Alignment, Rhythm and Spacing

Although the architecture of Fort Lauderdale is characterized by great variety in its neighborhoods, within each block there tends to be consistency in the proportions of the façades and spacing of buildings. The consistent spacing establishes a rhythm which is historically prevalent and should apply to additions to existing buildings. The construction of an addition should not make an existing building appear substantially wider or closer to its neighbors than the patterns of existing buildings on the streetscape.

It is Generally Appropriate to…

- Construct additions in a manner that does not significantly alter the visual alignment, rhythm and spacing of buildings along a streetscape



The top addition almost doubles the width of the house and is inappropriate. The lower addition is more modest and in keeping with the existing building spacing and building form.

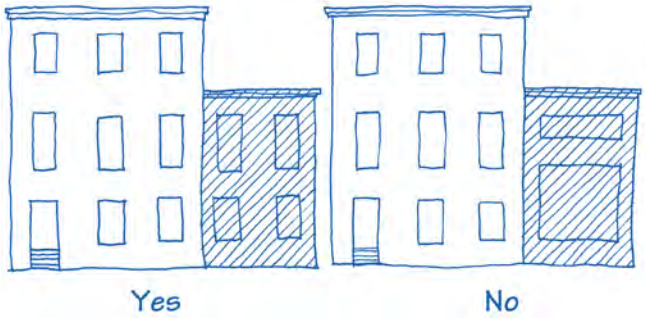
Façade Proportions; Window and Door Patterns

The rhythm and patterns of principal façades of an addition should reflect that of the original building. Rhythm and patterns across the width of a façade typically include the number of bays and the location and spacing between doors and windows. Vertical considerations for rhythm and patterns include floor-to-floor heights, first floor and porch heights above the ground, cornice heights, and the vertical distance between rows of windows and windows and cornices. In some instances, where the proposed use and scale of an addition prevents maintaining rhythms and patterns, the property owner is encouraged to incorporate detailing such as pilasters that give the impression of bays or multiple buildings.

Windows and doors on additions should be of similar size, shape, design, proportion, spacing and placement to those in the existing building. Windows should be proportionally and functionally similar, and have comparable muntin or grid patterns as the existing building. Doors should reflect the original type and the proportions of windows and panels should be similar.

It is Generally Appropriate to…

- Construct an addition whose façade height and width are compatible to the existing building and adjacent sites
- Use similar proportions, sizes and locations of windows and doors as found on the existing building and adjacent sites
- Maintain existing window and door opening sizes and configurations



The proportions of the windows of the left addition are consistent with those at the original building. The windows of the right addition are much wider, with the first floor window being significantly taller and the second floor much shorter.

Trim and Details

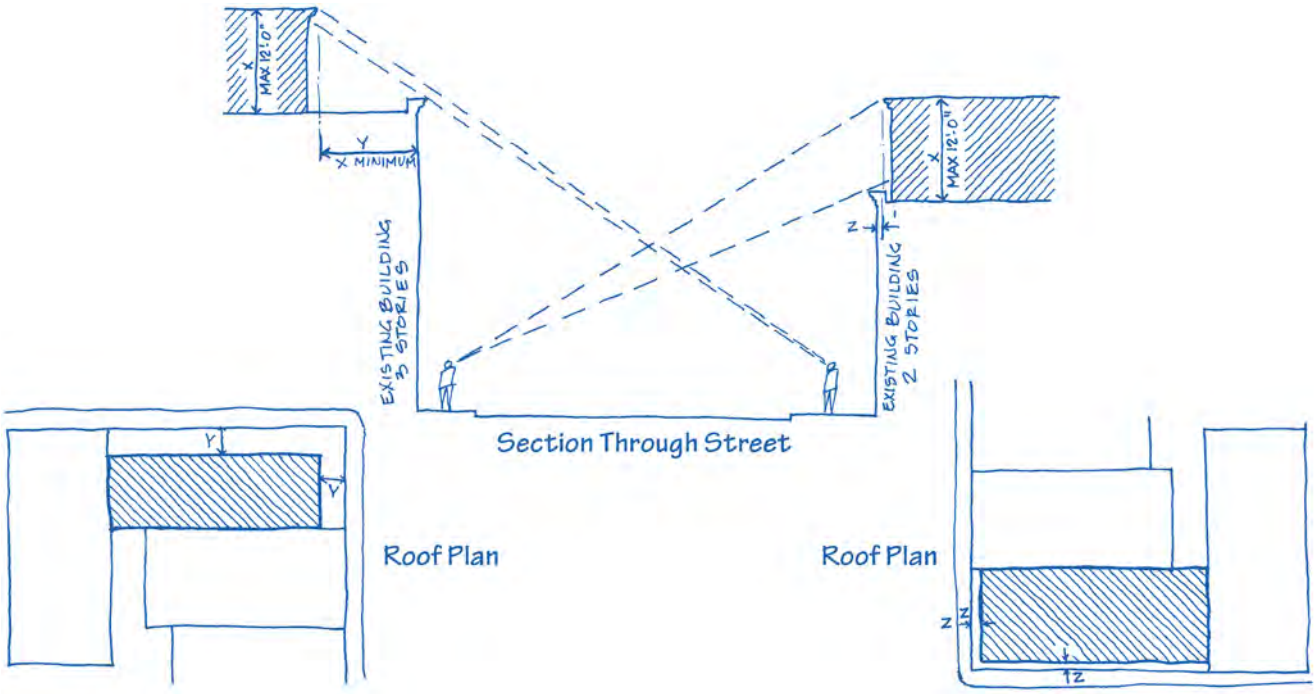
In the same way that form and mass of an addition should be compatible but not necessarily copy historic buildings, new details should be compatible but not necessarily copy historic trim and details. Existing details and trim may be used as the basis for those on additions and be simplified to provide compatibility without requiring duplication of historic features. Using similar forms such as those found at parapets, rooflines, windows, doors, trim, porches, balconies and other façade elements can help establish continuity and compatibility within a building, block and the historic setting as a whole.

Detail and trim should be used to accomplish purposes similar to those used historically. Examples of functional and decorative elements include cornices, lintels, arches, balustrades, chimneys, shutters, columns, posts and other common details. When used, details and trim should create a unifying effect on a building and should be compatible with the context of the neighborhood.

Materials

The materials used in the construction of an addition including walls, roofs, windows, doors, trim, porches and other exterior visible elements contribute to a building's character and appearance. Typically, materials for an addition should match or complement the materials found on the existing building. However, there are times when this is not economically feasible or practical. In these cases, it is appropriate to use alternate materials on additions, as long as the material is a "lesser" material than the original construction. This would include adding a wood weatherboard or stucco addition to a stone or brick building; however, it is not appropriate to construct a brick addition onto a wood weatherboard building.

Inappropriate materials include those which unsuccessfully pretend to be something they are not, such as plastic "bricks," aluminum or vinyl "weatherboards," or synthetic stucco and EIFS. All are imitations which fail to produce the texture, proportions and colors of the real materials. It is important to note that the size, texture, color and other characteristics of exterior materials can be as important as its composition.



Rooftop additions must be set back from the street walls of the existing building by a minimum of the proposed height of the addition (i.e. 12'-0" high rooftop addition must be set back from the street wall a minimum of 12'-0".) Rooftop additions on buildings less than 3 full stories in height are discouraged, since their visibility from the street tends to be much greater.

ROOFTOP ADDITIONS

Rooftop additions are often proposed as a way to increase the square footage and floor area ratio of existing buildings. This method of adding space to buildings has predominantly occurred at commercial buildings or at conversions from commercial and warehouse buildings to residential uses.

When considering rooftop additions, it is important that the historic integrity of these structures and areas be maintained. It is equally important that additions, when appropriate and permitted, contribute to the character of the area and respect the design and context of the building and its streetscape.

When reviewing rooftop additions, applications are considered on a case by case basis. An approved rooftop addition at one location should not be considered as a precedent or be construed to mean that new proposals will automatically be approved. Factors considered in the review of rooftop additions include:

- The significance of the building or site;
- The location of the building and site;
- The height of the existing building, the proposed addition and surrounding buildings;
- The visibility of the proposed addition; and
- The architectural treatment of the proposed addition and its compatibility with the existing building – it should not be obtrusive or detract from the architecture of the existing building or the surrounding local Historic District, streetscape or adjacent buildings.

ROOFTOP ADDITION GUIDE

In limited circumstances, proposals for rooftop additions will be considered that do not conform to these *Guidelines*. However, excellence in design and the architectural character of the existing building will be strong factors in the review.

Required:

- Rooftop additions must comply with the Municipal Code of Ordinances and shall not require the granting of a variance for height limits or floor area ratios

Discouraged:

- × Rooftop additions on historically significant buildings
- × Rooftop additions on buildings of less than 3 full stories in height

Strongly Discouraged:

- × Rooftop additions on buildings originally constructed as residential buildings
- × Rooftop additions on buildings that are individually listed on the National Register of Historic Places or are individually designated as a historic resource
- × Rooftop additions on a roof with a pitch greater than 3" vertically in 12" horizontally and an existing parapet less than 18" in height
- × Roof additions greater than 1-story and 12'-0" in height with roof forms other than flat roofs
- × Elevator penthouses and service additions or equipment that exceeds 12'-0" in height

Historic secondary buildings should be maintained. This example has similar design elements and materials as the main house.

SECONDARY BUILDINGS & STRUCTURES

Several properties in Fort Lauderdale include more than a single principal building. In many instances, secondary buildings, structures and landscape features are also present and contribute significantly to the overall property, setting and historic context. Secondary buildings or structures in Fort Lauderdale most typically include, but are not limited to, garages, car ports and sheds.

Secondary buildings and structures can contribute significantly to our understanding of Fort Lauderdale's history and character. Although most of Fort Lauderdale's secondary buildings were designed to be utilitarian, in many cases buildings associated with residences such as garages were constructed to reflect or be complementary to the property's principal building. These similarities can include similar forms, materials and detailing. A secondary building or structure is significant if it was:

- Constructed at the same time as the principal building on the site
- Constructed after the principal building on the site but was used for a significant function
- Built to represent an important architectural design or construction method
- Associated with an important event or person related to the property
- Built incorporating distinctive characteristics of form, style, materials or detailing or shares those characteristics with other buildings on the site

Encouraged:

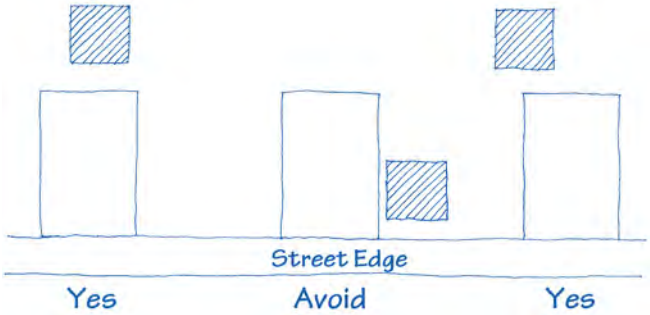
- Maintaining significant secondary buildings and structures as carefully as principal buildings
- Carefully maintaining significant and unique details at secondary buildings and structures including cupolas, barn doors, overhead doors, etc.
- Adapting functionally obsolete buildings for new uses

Discouraged:

- × Demolition of significant secondary buildings and structures

NEW SECONDARY BUILDINGS & STRUCTURES

Similar to additions, secondary buildings and structures should be subordinate to and visually compatible with the primary building without compromising its historic character. Although the types and locations of these features can be limited by the Municipal Code of Ordinances, ideally the secondary building or structure should be located so it is not visible from the street and if that is not possible, so that the visibility is limited. Please contact the Urban Design and Development Division to discuss applicable regulations for proposed secondary buildings and structures.



The visibility of the secondary buildings or structures at the right and left is limited from the roadway. The secondary building or structure in the middle is very visible from the roadway and should be avoided.

Encouraged:

- Locating secondary buildings and structures, including garages, storage buildings, sheds, animal shelters, play houses and pool houses at the rear of the main building and away from the principal entrance or street elevation
- Designing new secondary buildings and structures to complement the period and style of the principal building and other buildings on the site; this includes using similar form, materials, colors and simplified detailing
- Construction of new secondary buildings in a manner that does not damage other resources on the site, including archaeological resources

Discouraged:

- × Construction of new secondary buildings or structures in a location that is highly visible from public thoroughfares when less prominent locations are available
- × Pre-manufactured metal sheds and outbuildings

In locations where secondary structures cannot be hidden from the street, they should be designed in a manner which appears temporary, with as little permanent structure as possible.

BUILDING RELOCATION

It is always preferable to retain a building in its original historic setting; however, there are circumstances when that is not feasible or practical. This includes buildings located within a flood plain or buildings in a location that would be disturbed by a major infrastructure project such as road widening. When retaining a historic building at its original site is not feasible and all other alternatives have been explored, relocation can be considered. It is important to remember that buildings are best appreciated within the appropriate setting and duplicating the major elements of that historic setting should be considered.

Encouraged when relocation is the only option:

- Select a site with similar characteristics as the original site including elevation changes and landscape
- Locate the building in a similar setting as the original site including orientation and distance from the roadway, and proximity to trees and other landscape features
- Relocate related resources and site elements such as secondary buildings and structures, walls, fences and walkways to the new site to re-establish original relationships

Discouraged:

× Alter the historic spatial relationship between the relocated building and its surrounding historic features

DEMOLITION OF HISTORIC RESOURCES

The demolition of all or portions of resources on properties or within a historic area is considered a drastic action since it alters the character of the streetscape, surrounding buildings, and the demolition site. Once resources or buildings that contribute to the heritage of the community are destroyed, they cannot be replaced. This could represent a lost educational resource for the community whether the building was an example of past construction techniques, or has associations with a significant individual or event in our history. As a result, demolition of significant buildings within a historic area is rarely considered to be an appropriate option.

Encouraged:

- Evaluate the significance of the historic resources
- Exhaust all attempts to reuse a historic resource including relocation prior to considering demolition
- If demolition is unavoidable, salvage significant historic building materials and features

Demolition is not recommended unless:

× The proposed demolition involves a non-significant portion of the building, and the demolition will not adversely affect those portions that are significant

× The proposed demolition involves a non-significant resource, and the demolition will not adversely affect significant parts of the site

× Drawings for the proposed new construction are submitted with the demolition application

ARCHAEOLOGY & EXCAVATION

It is recommended that property owners treat any below grade earth moving activities carefully for impacts to archaeological resources. There are numerous archaeological sites identified and protected throughout the City, and identified areas where there is the potential for archaeological discovery. Once an archaeological site has been disturbed by untrained lay persons, the ability to reveal the site through professional interpretation might be lost forever. As a result, archaeological sites are best preserved in-situ, or "in-place", until they can be professionally investigated.

Archaeological materials discovered during development are required by County Ordinance to be reported within 24 hours of discovery. Similarly, it is unlawful for any person to willfully and purposefully disrupt human burials and associated materials without proper authority. In some instances property owners with identified archaeological resources on their property may be required to obtain Certificates of Appropriateness from the HPB or Broward County Historical Commission prior to commencing earth moving activities.

It is recommended that property owners contact the DSD at (954) 828-3266 to determine if their property is located in an archaeologically sensitive area or within an identified archaeological site, or if their particular new construction project requires archaeological permitting.

FUNDING

This project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Florida Division of Historical Resources. The contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity; National Park Service; 1849 C Street, N.W.; (NC200) Washington, DC 20240.

PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

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City of Fort Lauderdale

Historic Preservation Design Guidelines

Glossary

City of Fort Lauderdale
Historic Preservation Design Guidelines

Glossary

Adaptive Reuse - Any act or process that converts a structure to a use other than that for which it was designed.

Addition or Enlargement - Any construction that increases the size of a structure in terms of site coverage, height or building size (depth or width or floor area).

Alligatoring - Severe cracking and crazing of paint or roofing.

Alteration - Any act or process that changes the exterior architectural appearance or any feature of a designated property or certain designated interior features of designated Landmarks.

Apron - A flat piece of trim immediately beneath a window sill or below the edge of a porch. Also called a skirt.

Architecturally Worthy - An architectural design which represents either a significant aspect of the history of the City, architectural history in general or a significant design of an architect of historical importance.

Asphalt Shingle - A composition shingle having an asphalt impregnated felt base, surfaced on the weather side with colored mineral granules embedded in hot asphaltic coating.

Attic - The space under a pitched roof of a building.

Awning - A roof-like cover designed and intended for protection from weather or as a decorative embellishment that projects from a wall of a building over a walk, window, door or the like. Awnings are entirely supported from the building and constructed and erected in a manner that readily permits removal.

Balcony - A platform which projects from the exterior wall of a structure, is exposed to the open air and remains unenclosed, is surrounded by a railing or balustrade, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

Baluster - A shaftlike element used to support a handrail.

Balustrade - A railing (such as a porch railing) made up of rails, balusters, and posts.

Barrel Tile - A half-cylinder-shaped clay roof tile.

Bays - Repetitive divisions into which a building is divided.

Beam - A horizontal supporting member.

Beanpoles - Thin metal rods used as decoration and to modulate space.

Blistering - Air bubbles under paint or other coating.

Bracket - A support element under eaves, balconies, or other overhangs. Frequently used as ornamentation rather than for structural support.

Brick Masonry - Construction technique using bricks held together by mortar.

Brick Veneer - A wall of non-structural, thin, brick covering an inner wall such as a wood frame.

Brown Coat - A roughly finished, leveling coat of plaster,/ stucco either the second coat in three-coat plaster or the base coat in two-coat plaster/stucco applied over lath or masonry.

Carport - A roofed structure providing space for parking of vehicles and enclosed on not more than three sides.

Casement Window - A window that is hinged on one side.

Casing - An enclosing frame around a door or window opening.

Caulk - Flexible sealant material used to close joints between materials; made of various materials including tar, oakum, lead, putty, and modern elastomerics such as silicone and polyurethane.

Certificate of Appropriateness (COA) - A document evidencing approval of the Historic Preservation Board for work proposed by an applicant.

Chimney - A vertical shaft of reinforced concrete, masonry or other material enclosing one or more flues designed for the purpose of removing products of combustion.

Cladding - The exterior, non-structural finish material of a building, such as siding.

Clapboard - A long, narrow board, usually slightly thicker at one edge, used for siding; applied horizontally and slightly overlapping. Also referred to as weatherboard.

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

Common Bond - A brickwork bond having a course of headers between every five or six courses of stretchers.

Context - The buildings, structures, landscape elements and features immediately surrounding a historic resource.

Cricket - A ridge structure designed to divert water on a roof. Generally found on the high side of a chimney or the transition from one roof area to another, the cricket is usually the same pitch as the rest of the roof.

Deck - A raised platform built above grade on support structures, which is open to the sky and attached to the principal building. A deck is distinguished from a terrace in that a terrace is a raised surface constructed above grade built upon a solid base.

Demolition - Any act that destroys in whole or in part a landmark, landmark site or a building or structure designated historic or if it exists in a designated historic district or exists on a landmark site.

Dormer - A projection from a roof structure, often including a single or multiple windows.

Double-Hung Window - A window consisting of two sashes that can be raised and lowered vertically.

Downspout - A rainwater conductor, generally surface mounted to a building's exterior to conduct water from a gutter to the ground or an underground drainage system.

Drip Edge - A projecting molding or flashing over an exterior door or window opening for catching and shedding rainwater.

Drop Siding - A type of weatherboard with a depression in the upper part of each board.

Eave - The projecting overhang of a roof.

Efflorescence - Water-soluble salts leached out of masonry or concrete by capillary action and left on a surface by evaporation, usually as a white, powdery surface.

Elevation - The side of a building; or in an architectural drawing, an orthographic projection of an object or structure on a vertical plane parallel to one of its sides, usually drawn to scale.

Etched Glass - Glass with a design produced by the process of exposure to acid.

Exterior Architectural Appearance - The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color and texture of the building, material and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

Façade - The front wall of a building.

Fenestration - The window and door openings in a building.

Fiber Cement Siding - A lightweight, solid material that is manufactured in similar sizes and shapes to wood products. Resistant to rot, termites, fire and delamination and dimensionally stable.

Fiberglass Shingle - A composition shingle having an inorganic fiberglass base, saturated with asphalt and surfaced on the weather side with colored ceramic granules.

Finish Coat - The final coat of plaster/stucco, serving either as a finished surface or as a base for decoration.

Fixed Window - Non-operable framed glazing.

Flashing - Pieces of sheet metal or other thin, impervious material installed to prevent the passage of water into a structure at an angle or joint.

Floor Plan - A plan of a room, suite, or entire floor of a building as seen from above after a horizontal Section is cut and the upper portion is removed, typically showing the form and arrangement of interior spaces and their enclosing walls, windows and doors.

Footprint - The form of a building on a site.

French Doors - A pair of hinged doors, generally with glass lights.

Gable - The triangular upper part of a wall formed by a pitched roof.

Grade - Ground level.

Gutters - A horizontal or slightly sloped trough located near or along the bottom edge of a roof slope to collect rainwater.

Hipped Roof - A roof with four sloped sides.

Historic Preservation - A broad range of activities related to the protection, maintenance and care of elements of the built environment that reflect its cultural heritage.

Historic District - An area designated as a "historic district" by ordinance of the City Commission and which may contain within definable geographic boundaries, one or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic significance, architectural significance, or both, to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

Historic Resource - An individual building, site, monument, structure or area that has been determined to have historical significance and whose distinctive character conveys unique architectural and/or cultural heritage.

Historically Worthy - To have a special historical interest or value because it represents one or more periods of styles of architecture typically of the City or because it has value as part of the development, heritage or cultural characteristics of the City.

Incompatible Use - A use that is incapable of direct association with certain other uses in its immediate vicinity because it is contradictory, incongruous or discordant with surrounding uses, or will change the essential character of a neighborhood.

Jalousie - Parallel glass or acrylic louvers locked in tracks, often aluminum, that allow the louvers to be open and closed simultaneously to control air flow, typically by means of a hand crank

Joist - A horizontal structural member supporting a floor or a ceiling.

Landmark - A property or structure designated by resolution of the City Commission as worthy of rehabilitation, restoration and preservation because of its historic significance, its architectural significance, or both, to the City.

Landmark Site - The land on which a landmark and related buildings and structures are located and the land that provides the grounds, the premises or the setting for the landmark. A landmark site shall include the location of all significant archeological features or of a historical event, and shall include all significant trees, landscape and vegetation as determined by the Board.

Light (Lite) - A glass pane in a window or door.

Lime - A white or grayish white, caustic, odorless solid obtained by heating forms of calcium carbonate as shells or limestone, at a high temperature.

Lime Mortar - A mixture of lime, sand and water.

Lintel - The horizontal structural element above a window or door, usually carrying the wall load above.

Louvered Shutter - Shutters with frames of rails and stiles supporting either fixed or operable wood slats.

Massing - The overall composition of the exterior of the major volumes of a building, especially when the structure has major and minor elements.

Millwork - Woodwork shaped or dressed by means of a rotary cutter.

Molding - A linear decorative element, or curved strip, used for ornamentation or trim.

Mortar - A plastic mixture of lime or cement, or a combination of both, with sand and water, used as a bonding agent in masonry construction.

Mortar Joints - The exposed joints of mortar in masonry.

Mullion - The vertical element separating two window or door frames.

Muntin - The narrow molding separating individual panes of glass in a multi-paned window sash.

Multilight - Having many lights or glass panes, as a window or door.

Newel Post - A post supporting one end of a handrail at the top or bottom of a flight of stairs

Paneled Shutter - Shutter with frames of rails and stiles which support solid panels of wood.

Parapets - The portion of a wall that projects above an adjacent roof surface.

Pergola - A shaded walk or passageway of columns that support crossbeams and a sturdy open lattice to support vines or climbing plants.

Pier - A square masonry or concrete support for a house or porch.

Pilotis - Cylindrical support columns.

Pitch - The angle or slope of a roof.

Plaster - A composition of lime, water, and sand, that is soft when applied and hardens upon drying; used for coating and finishing walls and ceilings.

Porch - A roofed spaced attached to the outside of any outer wall of a building, one or two stories in height, open on one or more sides, which may have railings, screen or glass enclosure. An open or unenclosed porch is one without railing, glass, canvas, screen or similar materials on the open sides.

Post - A square or rectangular structural member, usually wood, set in an upright position and used as a support; a pillar; also, the structural element supporting a balustrade.

Principal Use - The main or primary purpose for which a structure or lot is designed, arranged or intended.

Property Line - The lines forming the boundary of a lot, determined by metes and bounds, whether those lines are for single lots or combination of lots.

Rafter Tail - The portion of a rafter that overhangs an exterior wall.

Rafter - A sloping structural member of a pitched roof.

Rehabilitation - To repair an existing building to good condition with minimal changes to the building fabric. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Renovation - The process of repairing and changing an existing building for modern use, so that it is functionally equal to a new building; may include major changes.

Repointing - Repairing existing masonry joints by removing defective mortar and installing new mortar.

Restoration - The process or product of returning, as nearly as possible, an existing site, building, structure, or object to its condition at a particular time in its history, using the same construction materials and methods as the original where possible; typically the period of greatest historical significance or aesthetic integrity is chosen; may include removing later additions and replacing missing period work.

Ridge Vent - A vent that is installed along the ridge of a roof.

Round-Headed Window - A window whose uppermost part is rounded.

Running Bond - A brickwork or masonry bond composed of overlapping stretchers (long faces) of bricks or stones.

Sash - The part of the window frame that holds the glazing, especially when movable.

Scratch Coat - The first coat in three coat plaster/stucco, which is scratched to provide a better bond for the second or brown coat.

Section - An architectural drawing which includes an orthographic projection of an object or structures as it would appear if cut through by an intersecting plane to show its internal configuration, usually drawn to scale.

Siding - The nonstructural exterior wall covering of a wood frame building; types include asbestos shingle, board and batten, clapboard, novelty siding, plank-on-plank, shingle, siding tile, weatherboard, weather slating, and various substitute materials of metal, asbestos, asphalt, and vinyl.

Sign - Any display of characters, ornamentation, letters, or other display such as, but not limited to, a symbol, logo or other device used to attract attention, or to identify, or as

an advertisement, announcement or to indicate directions, including the structure or frame used in the display.

Shed Roof - A roof that is pitched in only one direction.

Shingles - A wall or roof covering, consisting of small overlapping pieces, either square or patterned.

Shiplap Siding - See drop lap siding

Shutter - A hinged movable cover, usually of wood, for a window or door.

Sidelights - Stationary glass panes flanking an entrance door.

Siding - The material used to cover the exposed side of a wood-frame building (clapboard, drop siding, etc.).

Sill - A horizontal member forming the lowest portion of a building or window; also, the bottom of a door.

Simulated Divided Light - A window that has the appearance of a number of smaller panes of glass separated by muntins but actually is a larger glazing unit with the muntins placed between or on the surfaces of the glass layers.

Single Hung Window - A window unit with a fixed upper sash above a vertically rising lower sash.

Site - The land on which a building or other feature is located.

Siting - The placement of a building, structure or object on a site in relation to natural features; boundaries, and other parts of the built environment.

Site Plan - A plan showing the form, location, and orientation of a building or a group of buildings on a site, usually including the dimensions, contours, landscaping and other significant features of the parcel.

Sliding Window - Either a fixed panel with a horizontally sliding sash or overlapping horizontally sliding sashes; similar in operation to a sliding glass door.

Soffit - The underside of a roof overhang.

Soffit Vent - An ornamental metal vent located in the soffit to allow air circulation in the attic.

Spalling - Chipping of masonry.

Splash Block - A precast concrete block having a depressed, splayed surface, placed at the base of a downspout to disperse rainwater that would otherwise erode the soil.

Stile - Any of various upright members framing panels of a window or door.

Stucco - Exterior plaster.

Surround - The framework and associated trim around a door or window.

Terrace - A raised impervious or semi-pervious surface, built upon a solid base, such as an earthen mound, designed and intended for recreational use by people and not as a parking space. A terrace is distinguished from a deck in that the raised surface of a deck is built constructed above grade on structural supports.

Tongue and Groove - A joint made by fitting a raised area or tongue on the edge of one member into a corresponding groove in the edge of another member to produce a flush surface.

Transom - A glazed opening over a door or window.

True Divided Light - A window or door in which the glass is installed as several individual small panes.

Vent - A pipe or duct by which air is allowed to pass through the exterior wall or roof of a building.

Weatherboard - See clapboard.

Weather Stripping - A narrow, compressible band used between the edge of a window or door and the jambs, sill, head and meeting rail to seal against air and water infiltration; made of various materials including spring metal, felt, plastic foam and wood with rubber edging.

Wood Frame Building - Refers to a building whose structural elements are composed of a wood frame constructed of small dimensional lumber and held together with nails.

Wind Turbine - A mechanism or device that converts wind energy into electrical power, including windmills and residential wind turbines, towers and supporting structures and such directly connected facilities as generators, alternators, inverters, batteries and associated control equipment.

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PREPARATION

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