



HISTORIC PRESERVATION BOARD STAFF REPORT

Cathcart Houe		
Meeting	File No.	Application Type
November 1, 2023	2023-173	Certificate of Appropriateness and Relocation

REQUEST

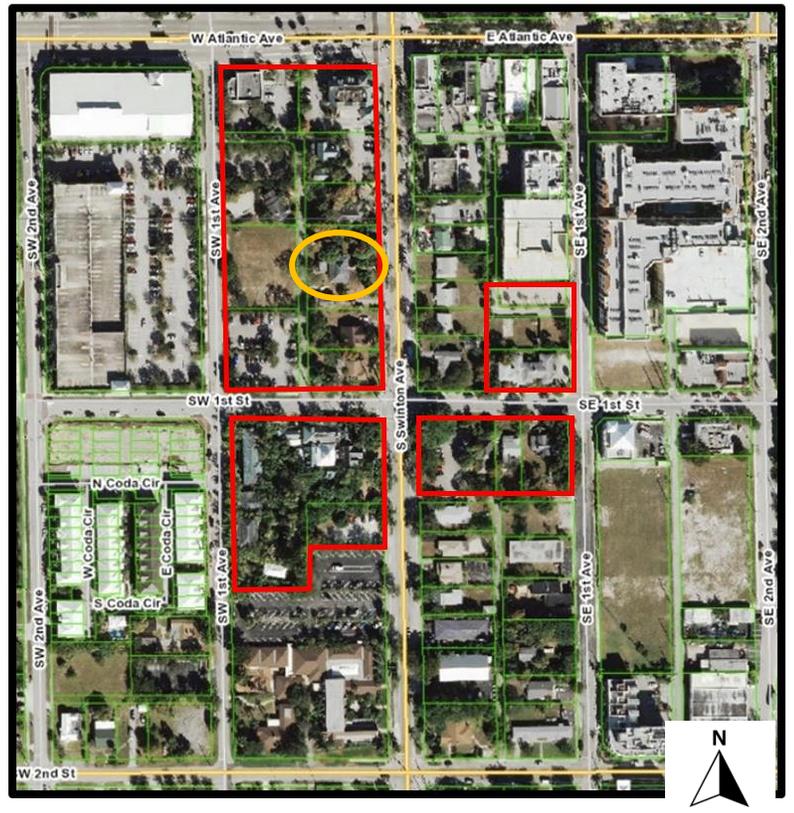
The item before the Board is consideration of a Certificate of Appropriateness and Relocation (2023-173) and Relocation for the temporary vertical elevation and exterior porch alterations to the existing commercial structure known as The Cathcart House, which is part of the Sundry Village Development, **Old School Square Historic District.**

GENERAL DATA

Owner: Sundry Village West, LLC
Agent: Covelli Design Associates, Inc.
Location: 38 S. Swinton Avenue (yellow circle on aerial)
PCN: 12-43-46-16-Q6-001-0020
Project Name: Sundry Village (outlined in red on aerial)
Project Size: 6.902 Acres
Property Size: Approx. 0.451 Acres
Project Zoning: OSSHAD, OSSHAD w/ CBD Overlay
LUM: HMU (Historic Mixed Use)
Historic District: Old School Square Historic District
Adjacent Zoning:

- North: OSSHAD, OSSHAD w/ CBD Overlay
- East: OSSHAD
- South: CF
- West: CBD and CF

Existing Land Use: Commercial
Proposed Land Use: Commercial



BACKGROUND AND PROJECT DESCRIPTION

Built in 1902, the “Cathcart House” is a 2-story 3,112 SF wood frame, French Colonial architectural style building. Formerly addressed 38 SW Swinton Avenue, the structure is within the Sundry Village development, which is within Block 61, Town of Delray and is situated along S. Swinton Avenue between West Atlantic Avenue and SW 1st Street. The structure is classified as contributing to the Locally and Nationally Registered Old School Square Historic District (OSSHD). The structure was originally constructed as a residence and has remained a residence until present.

Project Planner: Katherina Paliwoda, Historic Planner, paliwodak@mydelraybeach.com Michelle Hoyland, Principal Planner, hoylandm@mydelraybeach.com	Review Dates: HPB: November 1, 2023	Attachments: 1. Justification Statements 2. Photographs 3. Color and Materials
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The Cathcart name is associated with the early pioneer family who lived in the house from 1902 to 1966. Subsequently, the Themines also a well-known family in Delray Beach lived there. Later, Virginia Snyder & family resided in the home, a reporter and a private investigator resided there. The Cathcart House is considered a “crown jewel” along South Swinton in the OSSHD. It has mostly a regular plan exhibiting a wide hipped roof extending over the 2nd floor veranda (galleries), a identifying feature of the French Colonial style.

The Cathcart House property is now part of the larger mixed-use development known as Sundry Village, which spans 4 blocks to the south, east, and west of the Cathcart House.

At its meeting of March 6, 2018, the City Commission approved the relocation of the Cathcart House within the Sundry Village development site in association with a Class V Site Plan & COA for overall development known as Midtown Delray.

Then, at its meeting of March 2, 2022, the HPB on the board approved a Class III Site Plan Modification Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variances, & Relocation requests and as part of the approval, the Cathcart house was approved to remain in its existing position (instead of being relocated as approved with the 2018 approval). The approval also included removal/demolition of the existing one-story rear addition and 2nd story porch infill, which were not original to the structure.

The subject request for the Cathcart House is primarily for structure stability purposes, as follows:

- Temporary Relocation of the existing structure vertically by 5’ in place in order to install a new stem wall foundation, the structure will then be lowered back onto the new foundation;
- Installation of new 1st floor support joists;
- Removal of the existing, non-original concrete wrap around first floor porch deck; and
- Construction of a new first-floor, wood wrap around porch deck.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive plan; the provisions of Section 4.5.1; the Delray Beach Historic Preservation Design Guidelines; and, the Secretary of the Interior’s Standards for Rehabilitation.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.24(A)(1)- Provide for mixed uses of residential, office, and commercial activities, with an emphasis on the arts, that will encourage the restoration or preservation of historic structures and yet maintain and enhance the historic and pedestrian scale of the area.

The proposal meets the intent of this standard as the overall site plan project contains a mix of uses including residential-type inn, restaurant, retail, and office, and the subject structure was approved for retail.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), **Development Standards**, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

The subject request includes the removal of the existing 1st floor concrete, wrap-around porch deck, construction of a new wood 1st floor porch deck and steps. This proposal is to accommodate necessary structural improvements and to return the porch to its original design.

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject request is for temporary vertical elevation of the existing structure along with removal and reconstruction of the existing first floor porch deck. The structure will be lowered into its original position onto a new concrete stem wall foundation with a joist system. The existing structure, and its remaining original form, have been considered with respect to the proposal.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

SECRETARY OF THE INTERIOR'S STANDARDS

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

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

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

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

Standard 5

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

Standard 6

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

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

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

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standard 1, 2, 4, 5, 9 and 10 are applicable. The subject proposal consists of a 5' temporary vertical elevation of the existing structure in order to construct a new foundation. The proposal also includes removal of the existing 1st floor concrete wrap-around porch and construction of a new wood 1st floor wrap around porch. All exterior modifications on the structure have previously been approved, including the removal of a rear, one-story addition and porch infill which were not considered historic. The request is a result of a structural study, which requires repair of the existing foundation. With regard to use, it has changed over time, but with the recent 2020 site plan modification approval, the use is retail, and no use change is associated with this request.

There is no concern regarding removal of the 1st floor concrete, porch deck nor construction of the ground floor wood porch deck, new foundation, given the existing structure concerns. The proposal will ensure the structural stability of the building and ensure its longevity. Additionally, the porch deck is proposed to be reconstructed out of wood, which is the original material for this decking and an authentic material that is appropriate for this particular structure. The existing columns/support posts will remain. The proposed vertical elevation of the structure is not anticipated to affect the historic materials or integrity. A new foundation will ensure the structure is secure for the future.

Pursuant to LDR Section 4.5.1(E)(7) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic

Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(2)(a), shall also be determined through application of the Building Height Plane.
- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:

- a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
- b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.
 - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With respect to **Relationship of Materials and Color** the proposal does not include any modifications to the approved colors. All materials removed, including the decking, are to be constructed out of authentic materials, specifically the porch deck, which will be wood as was original to the structure. The foundation is to be poured concrete, which will have visible concrete piers and skirting. There is no concern with the use of a concrete foundation on this historic structure, as it is a ground level modification for the foundation. There are no proposed changes to the roof shape or other previously approved elements, as the structure is anticipated to be temporarily lifted in place for construction of a new foundation, then lowered back down into its original position. The reconstruction of the front porch after the new foundation is in place is integral to the historic character of this particular structure, as it will continue to allow the entrance of the building to be prominent, while also restoring an important feature that is common on Victorian, Queen Anne style architecture. The request can be considered appropriate to the standards.

RELOCATION ANALYSIS

Pursuant to LDR Section 4.5.1(E)(6)(b)(1), Relocation of Contributing or Individually Designated Structures, Criteria - when considering the relocation of a contributing structure from a historic district, or an individually designated structure from a site, the Board shall be guided by the following, as applicable:

- c. Whether the structure will be relocated within the same historic district, into a new historic district, or outside of a historic district;
- d. Whether the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;

- e. Whether the proposed relocation would have a negative or positive effect on other historic sites, buildings, or structures within the originating historic district, at the new site;**
- f. Whether the new surroundings of the relocated structure would be compatible with its architectural character; and,**
- g. Whether the proposed relocation is the only practicable means of saving the structure from demolition.**

The original structure is to be elevated 5' in place for construction of a new foundation, then the structure will be returned to its original location. The proposal will allow for a stronger foundation that will aid in structural stability of the Cathcart House. The structural concerns were discovered during the structural evaluations, which revealed an issue with support piers and rotting beams and joists in the floor supports. The existing concrete porch also had fractures that need to be remedied. The relocation is not anticipated to have a negative effect on the surrounding buildings/site, as it is to be located in its original position/siting. This relocation is temporary and can be considered appropriate as no change to the existing location is proposed. Without the new foundation and appropriate relocation method, it is likely to become structurally unsound and possibly suffer irreparable damage.

Pursuant to LDR Section 4.5.1(E)(6)(b)(2), Relocation of Contributing or Individually Designated Structures, Relocation Plan - when considering the relocation of a contributing or individually designated structure, the Board shall require a Relocation Plan that includes the following:

- a. A detailed explanation of the relocation method including the type of machinery and equipment to be utilized;**
- b. A demolition plan illustrating any parts of the structure to be removed or modified to facilitate the relocation;**
- c. An illustration of locations where the building will be split, as applicable;**
- d. The name of the Florida Licensed Building Mover who will relocate the structure(s) and the following support materials, if available:
 - i. A description of the Florida Licensed Building Mover's past experience in moving historic buildings of a similar construction technique.**
 - ii. Photographs of prior relocation projects completed by the Florida Licensed Building Mover taken before and after the relocation, if applicable.****
- e. A certified engineering report which includes:
 - i. A relocation feasibility study with an assessment of the building's structural condition to determine any damage that might occur during the move.**
 - ii. Details and a description of the historic structure's construction type including technique and materials and current condition of materials.**
 - iii. Identification of any areas of concern, and how these areas will be addressed prior to the relocation.****

Brownie Companies, LLC is the proposed Relocation Contractor (Mover) who is a Florida Licensed Contractor. The Mover has indicated that they have elevated over 5,000 buildings since 1922 and with four generations of service. They were founded in New York and moved to Florida in 1982. The Mover will utilize "hydraulic crib jacks and a unified hydraulic jacking system" to elevate and then lower the building. A temporary steel I-Beam lifting platform will be installed throughout the structure with ledgers for additional support during the elevation. While elevated the joists and beams are to be inspected and repaired or replaced as necessary before being lowered. Plans have been provided, which illustrate the existing foundation and how the new foundation and wrap-around porch will be constructed. A certified engineer's report has been provided that details the structure's construction type as well as the structure's current condition and recommendations on how to proceed with repairs.

Pursuant to LDR Section 4.5.1(E)(6)(b)(3), Relocation of Contributing or Individually Designated Structures, Supplemental Documentation - The following information shall be provided with the

application for a Certificate of Appropriateness for relocation of a contributing or individually designated structure prior to Board consideration:

- a. As built drawings of the building as it exists on its originating site before undertaking the move, particularly if the move will require substantial reconstruction, including but not limited to floor plans, elevations, and architectural details and profiles;
- b. Photographs of the site and the interior and exterior of the building, including but not limited to all elevations and exterior details.
- c. History of any code violations applied to the structure and property, along with an explanation of any pending violations or structure violations which have been issued within five (5) years of the application request.

Architectural drawings documenting the existing conditions of the structure have been provided as well as interior and exterior photographs of the structure.

Pursuant to LDR Section 4.5.1(E)(6)(b)(4), Relocation, Relocation of Contributing or Individually Designated Structures, Concurrent New Development Review - Applications for a Certificate of Appropriateness for relocation shall be submitted concurrently with the application for a Certificate of Appropriateness for the new development on the originating site.

A COA was approved in 2020, which details the full development plan for the development site. The Relocation request has been submitted with the required COA.

Pursuant to LDR Section 4.5.1(E)(6)(b)(5), Relocation, Relocation of Contributing or Individually Designated Structures, Site Maintenance - If the originating site is to remain vacant and construction of the new development will not commence for more than 90 days following the relocation, the lot shall be sodded and maintained in a manner consistent with other open space in the historic district.

The proposal involves relocation of the existing structure within the site; thus, this requirement is not applicable.

Pursuant to LDR Section 4.5.1(E)(6)(b)(6), Relocation, Relocation of Contributing or Individually Designated Structures, Successful or Unsuccessful Relocation - The relocation of a historic structure is deemed successful when either no damage occurs during or as a result of the relocation or minimal damage occurs which is not deemed to compromise the integrity (structurally and architecturally) of the structure, and when the relocation is completed in accordance with the approved Certificate of Appropriateness, including the associated Relocation Plan.

- a. If damage occurs during the relocation, then the property owner, applicant and/or Licensed Building Mover shall notify the Historic Preservation Planner and Chief Building Official within 24 hours of completion of the move to determine if the damage has compromised the integrity of the structure, thereby deeming the relocation as unsuccessful.
- b. If a relocation is not successful, then the property owner and/or applicant shall notify the Historic Preservation Planner and Chief Building Official within 24 hours of the failed relocation, or before the close of business on the next business day.
- c. Failure of any degree to successfully relocate the historic structure may result in the revocation of any site development relief (waivers, variances, internal adjustments, or other relief) associated with the relocation that has been granted by the Board or the City Commission, as required by the Planning and Zoning Director.
- d. The applicant or property owner may submit a written request for the reconsideration of any previously approved site development relief associated with the unsuccessfully relocated structure in accordance with the following:

- i. The reconsideration request shall be submitted to the Planning and Zoning Director within five business days of notification of the unsuccessful relocation. The reconsideration will be placed on the next available agenda of the recommending or approving body as appropriate.
- ii. Requests for reconsideration shall include a statement regarding the relocation, documentation of the relocation, an explanation of the relocation failure, and how the relocation failed to meet the Relocation Plan of the approved Certificate of Appropriateness and the corrective actions to address issues caused by failed relocation.

The Applicant shall comply with this code section should there be damage that compromises the integrity of the structure, and if relocation is deemed unsuccessful.

Pursuant to LDR Section 4.5.1(E)(6)(b)(7), Relocation, Relocation of Contributing or Individually Designated Structures, Public Notice - All applications for a Certificate of Appropriateness for the relocation of a contributing structure or an individually designated structure shall meet the “Additional Public Notice” requirements of LDR Section 2.4.2(B)(f)(j).

A notice of the Relocation was posted on the City’s website at least ten days prior to the scheduled hearing, sent to surrounding property owners within a 500’ radius of the subject property, and the notice was also posted at City Hall.

Pursuant to LDR Section 4.5.1(E)(6)(d), Relocation, Supplemental Requirements, all buildings and structures approved for relocation shall comply with the following:

1. The building to be relocated shall be secured from vandalism and potential weather damage before and after its move, in a manner as approved by the Chief Building Official.
2. All structures approved for relocation and awaiting issuance of a building permit for the new development on the originating site shall be maintained so as to remain in a condition similar to that which existed at the time of the application.
3. All structures to be relocated pursuant to this Section shall comply with the requirements of Section 7.10.11, “Moving of Building: Historic Structures”.

The Applicant shall meet all requirements of this code section. It is noted that the development is currently under construction and the property owner & contractor have been proactive in working with staff throughout the construction process. Staff has completed on-site inspections of the site & the historic structures and have advised the contractor of best practices to secure existing historic structures.

ARCHITECTURAL ELEVATIONS

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(d), Findings. Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

Pursuant to LDR Section 4.6.18(A), Minimum requirements.

- (1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.

(2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.

Pursuant to LDR Section 4.6.18(E), Criteria for board action. The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.**
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.**
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.**

The proposal is intended to protect the historic structure and restore the existing porch elements. The proposal can be considered to be designed with good taste and is not expected to cause any harm with regards to the nature of the local environment nor its evolving environment to depreciate in value. The proposal can be considered in harmony with other properties in the general area and within the Old School Square Historic District.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

HPE Objective 1.4 - Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves the temporary 5' vertical elevation of the Cathcart House and removal of the existing 1st floor, concrete, wrap-around porch, and construction of a new 1st floor, wood, wrap-around porch. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a mix of uses including residential, office, restaurant, church, and retail uses. The proposal can be considered to be consistent with the subject Objective.

HPE Policy 1.4.1 - Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".

The proposal includes the temporary relocation of the existing structure for structural stability purposes, along with a porch restoration. It is important that the alterations made to the property are found

consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the “Delray Beach Historic Preservation Design Guidelines”.

SITE PLAN TECHNICAL ITEMS

- 1. Callout all existing and proposed materials on the elevations.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Relocation (2023-173), for the property located at **Cathcart Houe, Old Schol Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness and Relocation (2023-173), for the property located at **Cathcart Houe, Old Schol Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to conditions.
- D. Deny Certificate of Appropriateness and Relocation (2023-173), for the property located at **Cathcart Houe, Old Schol Square Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

<input checked="" type="checkbox"/> Courtesy Notices are not required for this request.	<input checked="" type="checkbox"/> Public notice mailers were sent to all properties within a 500’ radius of the subject property on (10/20/23) <input checked="" type="checkbox"/> Public notice was posted on the city’s website. <input checked="" type="checkbox"/> Public notice was posted at City Hall <input checked="" type="checkbox"/> Agenda was posted on (10/25/23), 5 working days prior to the meeting.
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CATHCART RESIDENCE EXISTING CONDITION
VIEW FROM SWINTON FACING SOUTH WEST



CATHCART RESIDENCE EXISTING CONDITION
VIEW FROM SWINTON FACING NORTH WEST

Sheet Index - Cathcart House - Building "E"

Sheet Number	Sheet Name
E.A0.ex	Site Plan - Existing
E.A0.sd	Site Plan - Selective Demolition
E.A1.ph	Photographs of Existing Conditions
E.A2.ex	Floor Plans - Existing
E.A2.pr	Floor Plans - Proposed Restoration
E.A2.sd	Floor Plans - Selective Demolition
E.A3.ep	Roof Plan - Existing & Proposed Rest.
E.A3.sd	Roof Plan - Selective Demolition
E.A4.ex	Reflected Ceiling Plans - Existing
E.A4.pr	Reflected Ceiling Plans - Proposed Rest.
E.A4.sd	Reflected Ceiling Plans - Select.Demo.
E.A5.ex	Elevations - Existing Technical
E.A5.ss	Elevations - Existing Shade & Shadow
E.A5.pr	Elevations - Proposed Restoration
E.A5.sd	Elevations - Selective Demolition
E.A6.ex	Building Sections - Existing
E.A6.pr	Building Sections - Proposed Rest.
E.A6.sd	Building Sections - Select.Demo.
E.A7.ex	3D Views - Existing Conditions
E.A7.pr	3D Views - Proposed Restoration
E.A7.sd	3D Views - Selective Demolition

BUILDING INFORMATION - CATHCART HOUSE

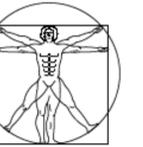
Address: 38 S. Swinton Street
 Historic Style: French Colonial (per "A Field Guide to American Houses" Virginia & Lee McAlister)
 Constructed: 1902
 Building Type: Single Family Dwelling

NOTE:

DRAWINGS ARE BASED ON SITE VISIT, TAX DATA, OWNER'S DRAWINGS FROM PREVIOUS WORK AND PHOTOGRAPHS OF EXISTING CONDITIONS.

FIELD VERIFY ALL DIMENSIONS INDICATED. FIELD VERIFICATION WILL BE REQUIRED PRIOR TO RESTORATION OR RECONSTRUCTION

REG
 ARCHITECTS
 INTERIORS
 PLANNERS
 INCORPORATED

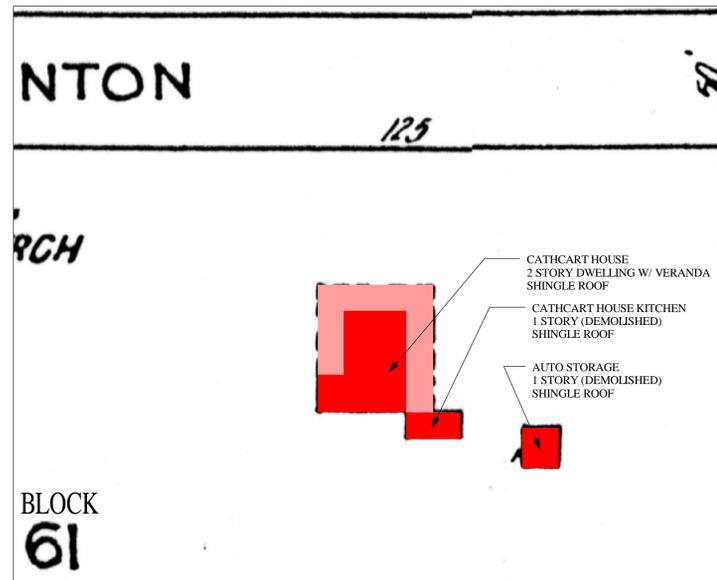


EST. 1988

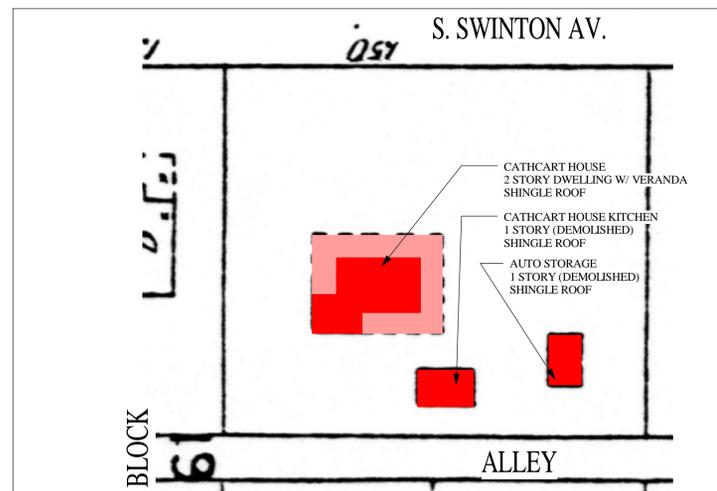
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 PRESIDENT AR-0014172
 300 CLEMATIS STREET - 3RD FLR.
 WEST PALM BEACH
 FLORIDA 33401
 PH: (561)-659-2383
 FAX: (561)-659-5546

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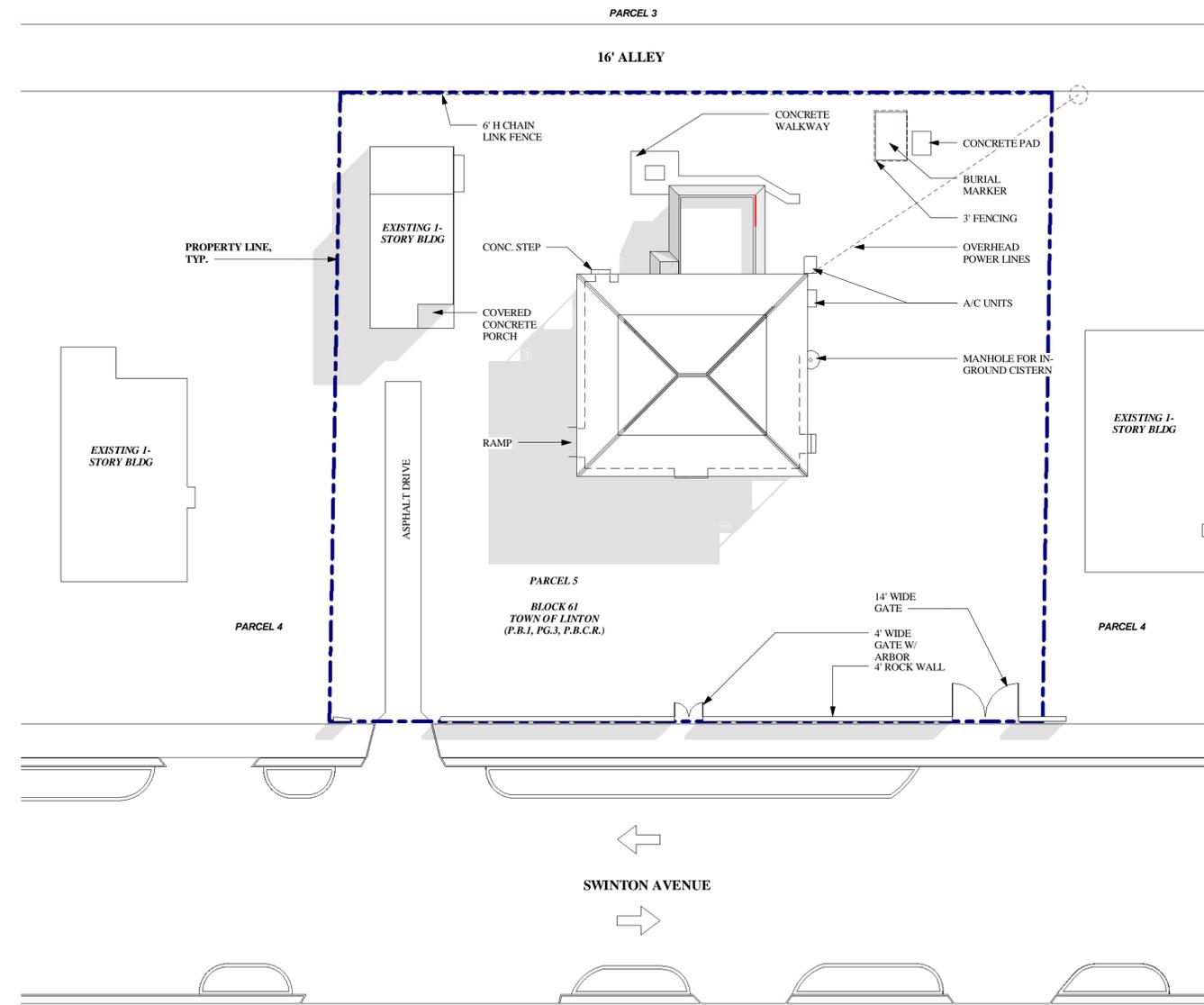
CORPORATION NUMBER
 AA-0002447



② Sanborn Map 1922
12" = 1'-0"



③ Sanborn Map 1926, 1946 and 1963 Same
12" = 1'-0"



① 00 - Site Plan - Existing
1/16" = 1'-0"

ALL WORK SHALL FOLLOW THE SECRETARY OF INTERIORS STANDARDS & GUIDELINES FOR HISTORIC RESTORATION.

SWINTON COMMONS
 BELRAY BEACH

**Cathcart House
 BUILDING "E"**

Old School Square Historic District
 38 South Swinton Ave
 Delray Beach, Florida

NO.	DATE	DESCRIPTION
1	05/20/16	Per City Comments

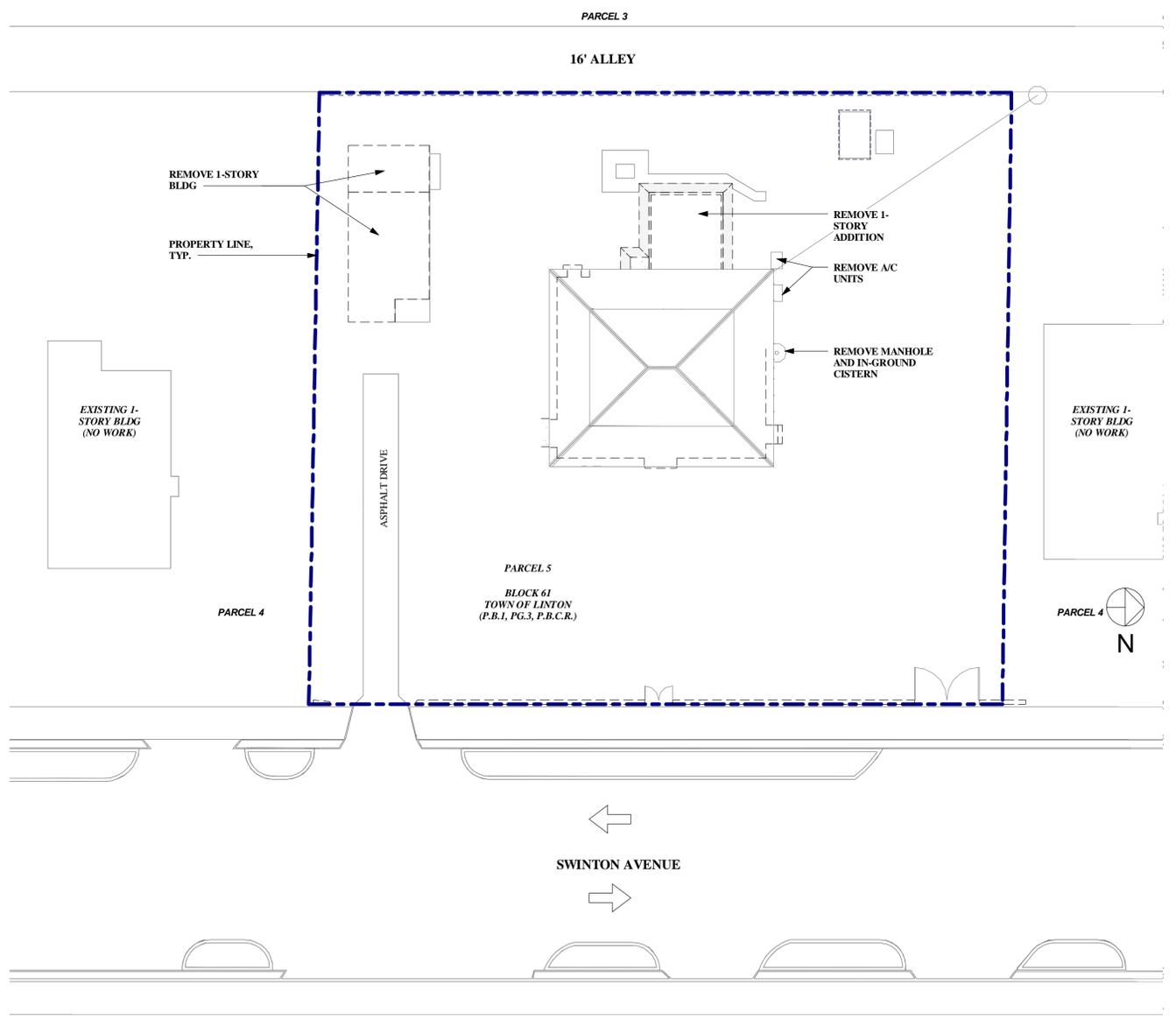
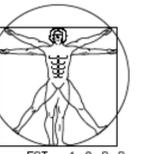
DATE 12-21-2015
 SCALE NTS
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**Site Plan -
 Existing**

Site Plan Review
E.A0.ex
 NOT FOR CONSTRUCTION



SWINTON COMMONS
 DELRAY BEACH

**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

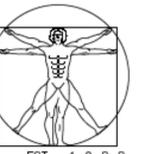
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**Site Plan -
 Selective
 Demolition**
 Site Plan Review
E.A0.sd
 NOT FOR CONSTRUCTION

① 00 - Site Plan - Selective Demolition
 1/16" = 1'-0"



Swinton
 Commons
 Cathcart House
 BUILDING "E"

Old School Square Historic
 District, Delray Beach, Florida
 38 South Swinton Ave
 Delray Beach, FL 33444

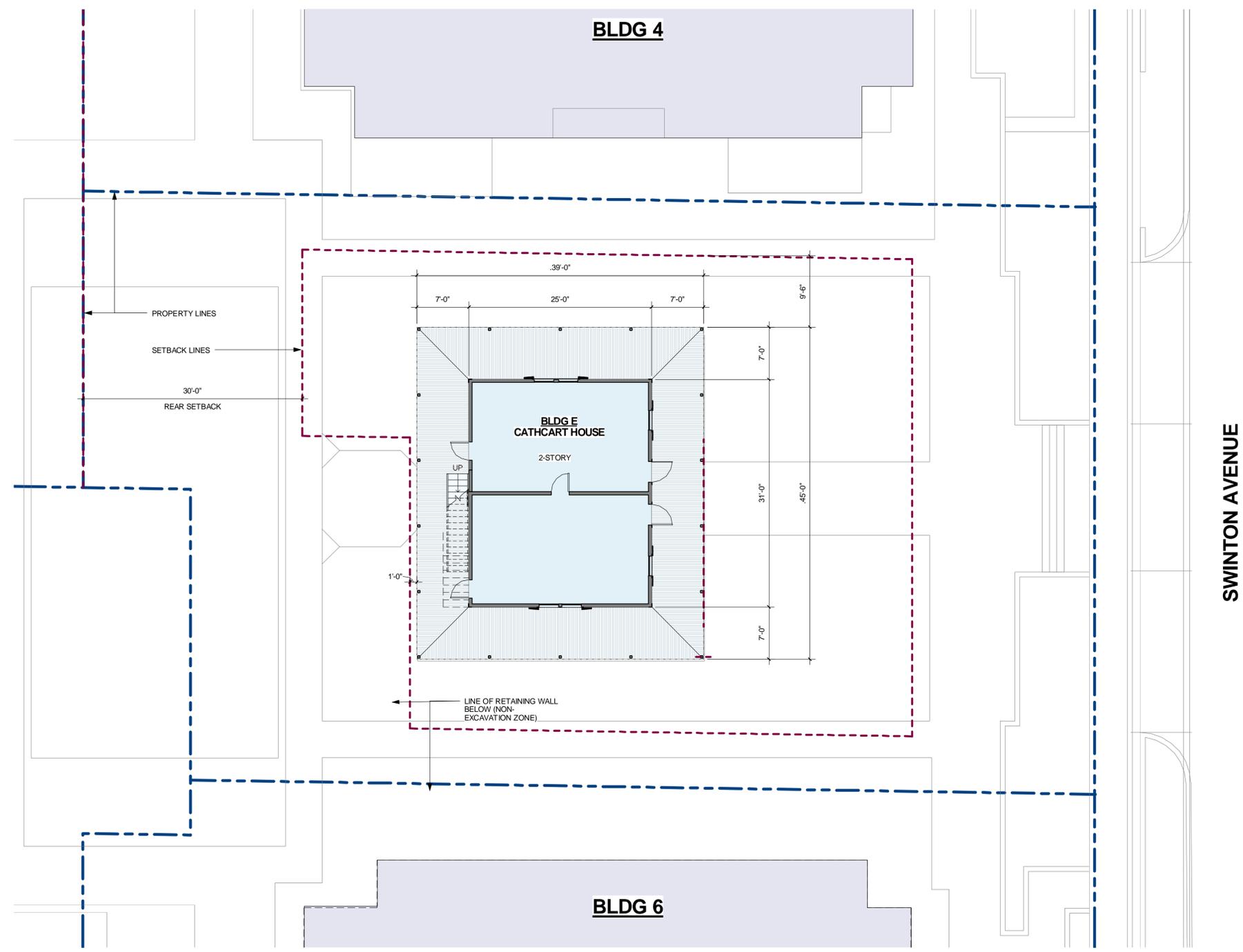
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DATE	12-21-2015
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DRAWN	RM
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Site Plan -
 Proposed
 Location

Project Status
E.A0.pl
 NOT FOR CONSTRUCTION



1 BUILDING E - PROPOSED SITE PLAN
 1/8" = 1'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- RELOCATED BUILDINGS
- NEW BUILDINGS - SEE ARCHITECTURAL DRAWINGS
- EXISTING BUILDINGS - NO WORK

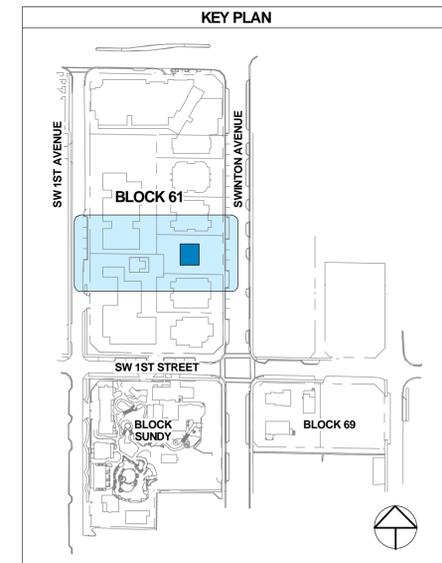




PHOTO SHOWS WOOD WALL INFILL BETWEEN COLUMNS WHERE VEREANDA WAS ENCLOSED AT A LATER DATE



FORMERLY OPEN VERANDA ENCLOSED TO PROVIDE A KITCHEN AND ADDITIONAL ENCLOSED CIRCULATION AT A LATER DATE
PHOTO IS INSIDE KITCHEN



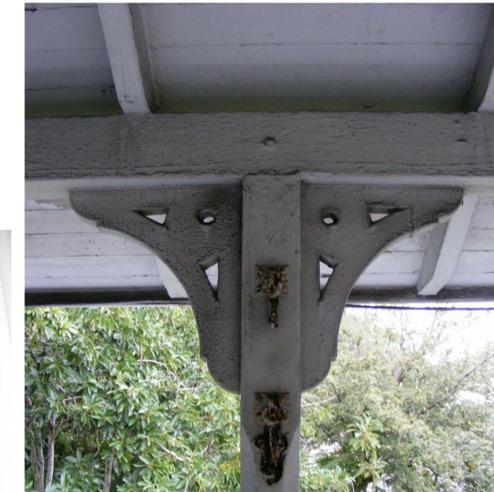
ONE OF TWO MATCHING FRONT ENTRY DOORS WITH ORIGINAL ETCHED GLAZING, OLDER THUMB TURN DOOR BELL



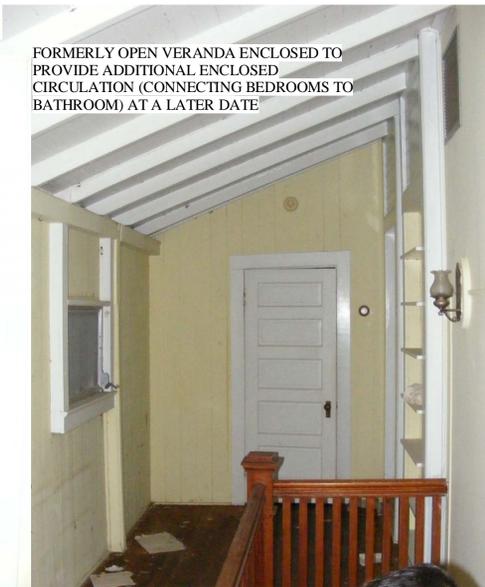
FIRST FLOOR EXPOSED FRAMING (IN ENCLOSED VERANDA) AND WOOD TRIM / CIELING



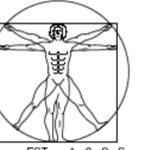
FORMERLY OPEN VERANDA ENCLOSED TO ACCOMODATE A BATHROOM AT A LATER DATE



FORMERLY OPEN VERANDA ENCLOSED TO PROVIDE ADDITIONAL ENCLOSED CIRCULATION (CONNECTING BEDROOMS TO BATHROOM) AT A LATER DATE



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SWINTON COMMONS
DELRAY BEACH

**Cathcart House
BUILDING "E"**

Old School Square Historic
District
38 South Swinton Ave
DeLray Beach, Florida

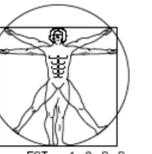
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Photographs
of Existing
Conditions

Site Plan Review
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Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

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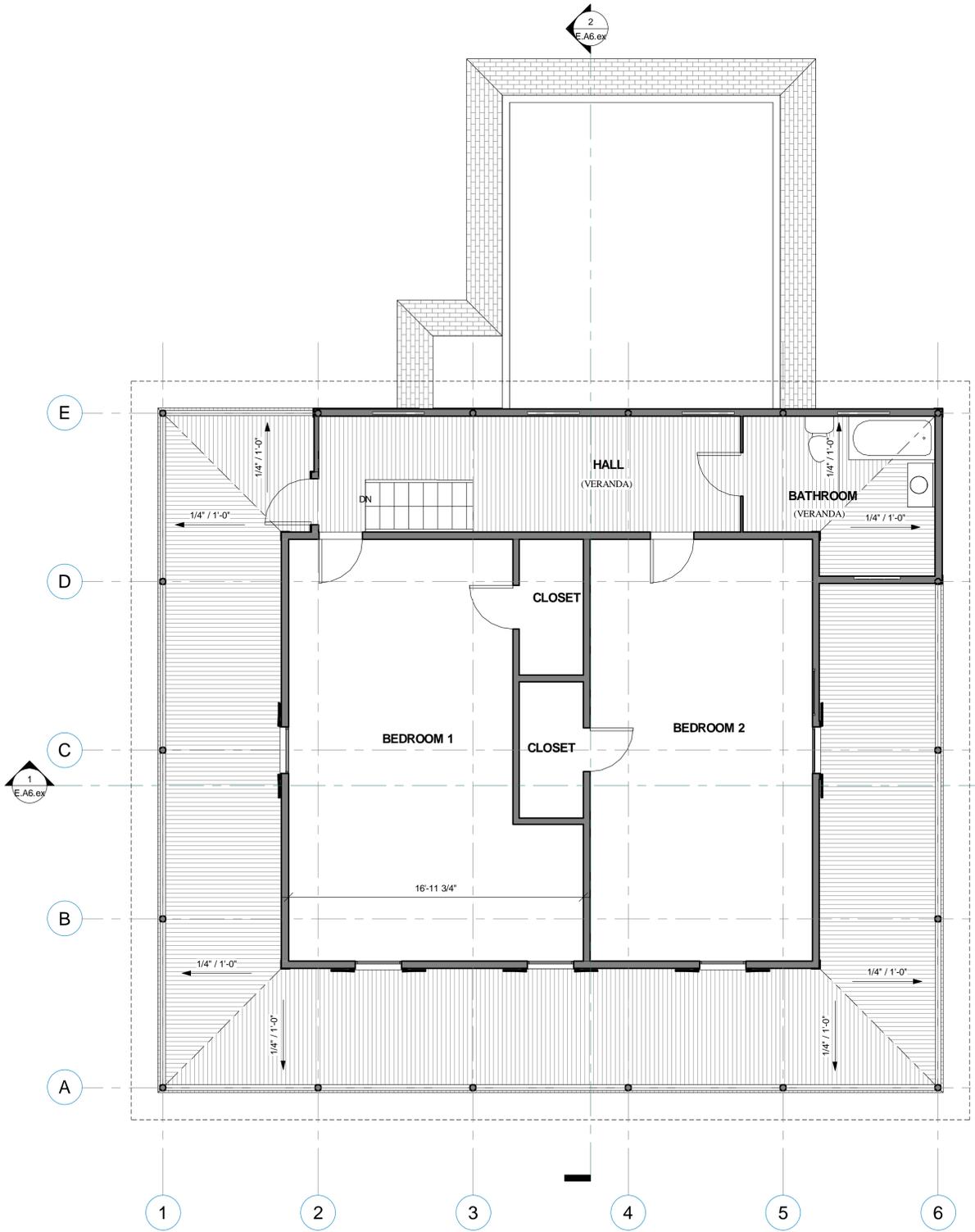
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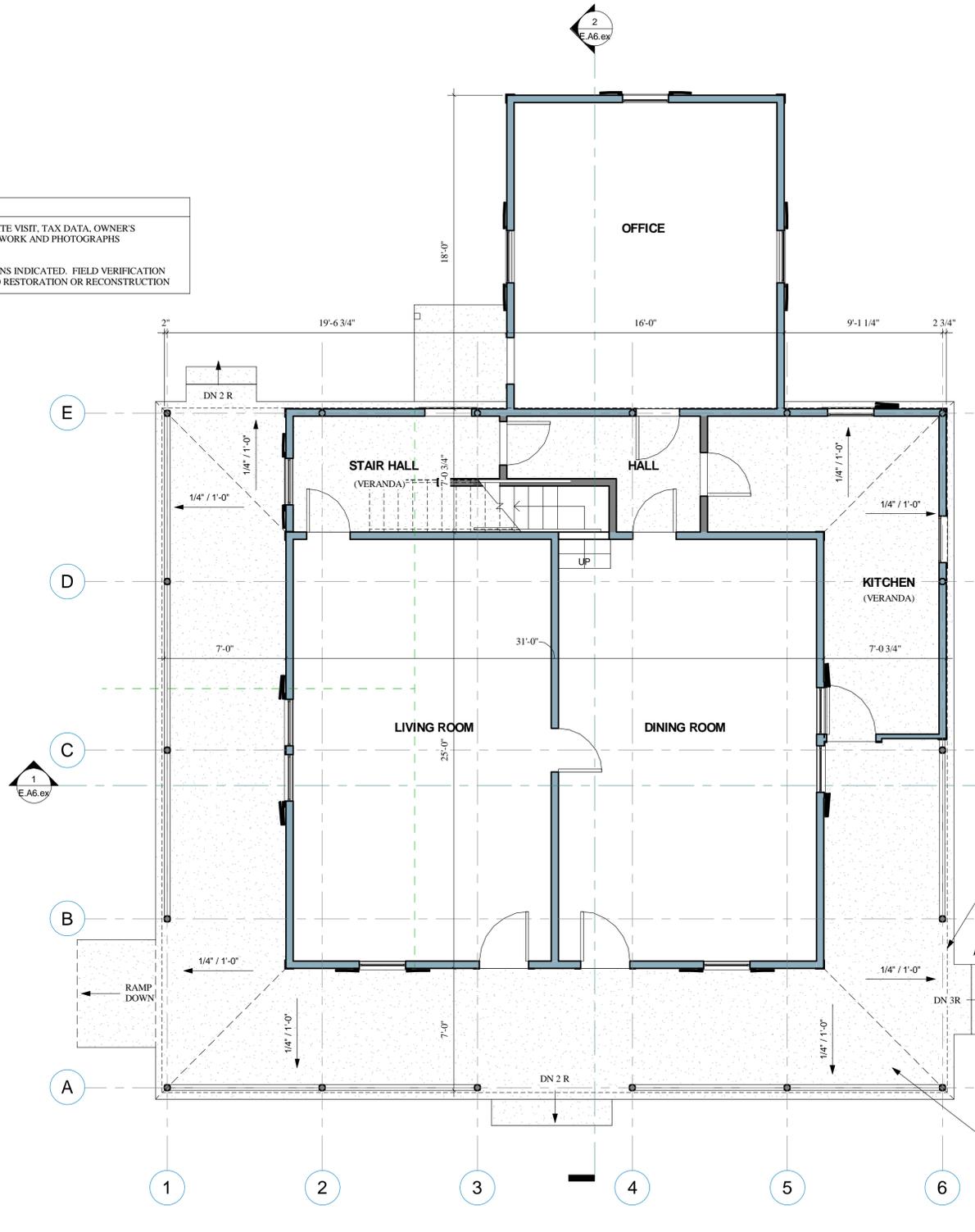
**Floor Plans -
 Existing**

BUILDING AREA:
 2,466 GROSS SQUARE FEET - UNDER A/C
 1,367 GROSS SQUARE FEET - NON A/C

NOTE:
 DRAWINGS ARE BASED ON SITE VISIT, TAX DATA, OWNER'S DRAWINGS FROM PREVIOUS WORK AND PHOTOGRAPHS OF EXISTING CONDITIONS.
 FIELD VERIFY ALL DIMENSIONS INDICATED. FIELD VERIFICATION WILL BE REQUIRED PRIOR TO RESTORATION OR RECONSTRUCTION

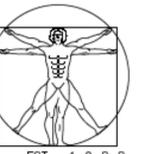


② 02 - 2nd Floor Ref. Ceiling Plan - Existing
 1/4" = 1'-0"



① 01 - 1st Floor Ref. Ceiling Plan - Existing
 1/4" = 1'-0"

CAST-IN-PLACE CONCRETE VERANDA FLOOR NOT ORIGINAL, C. 1980; TYP.



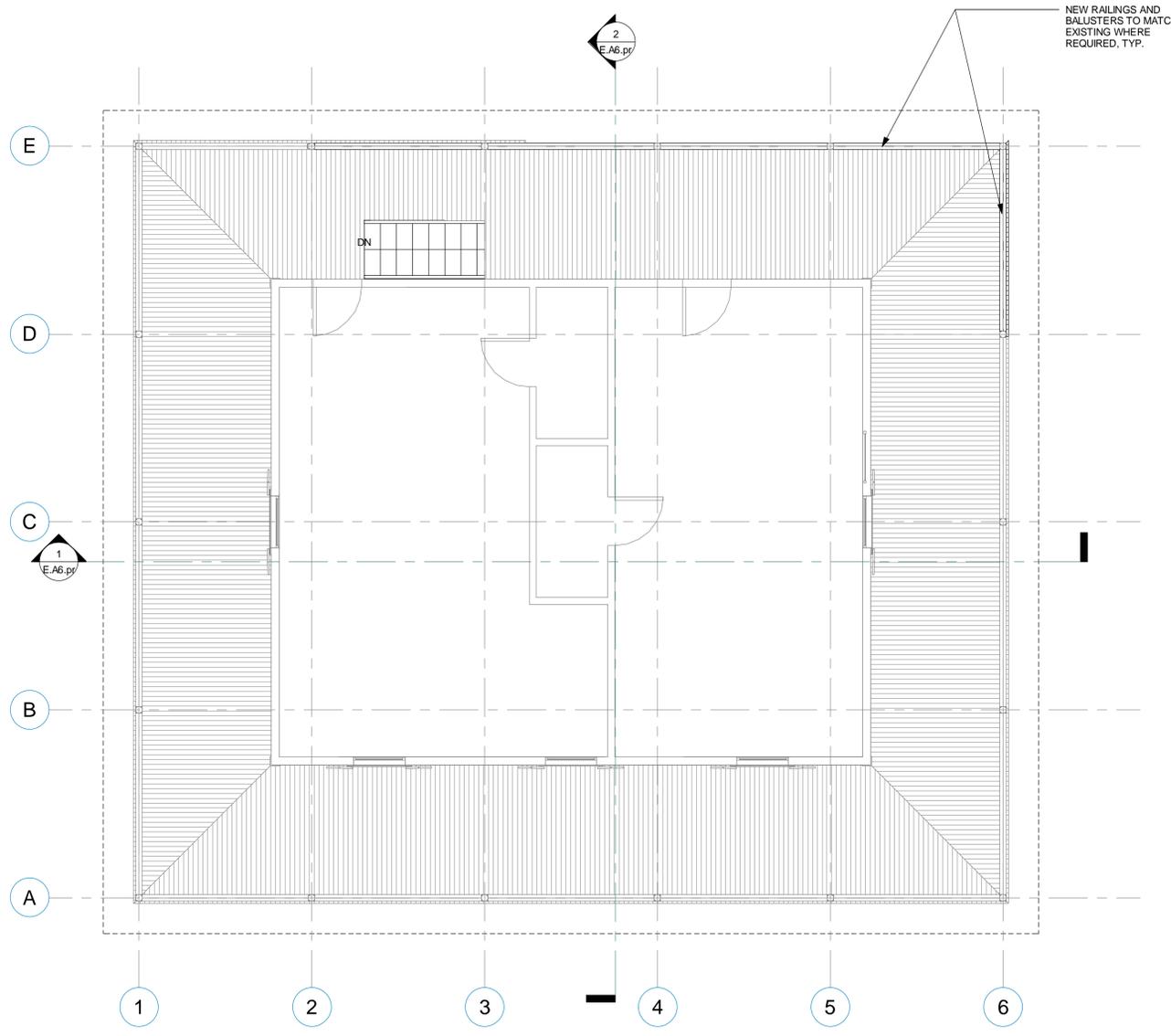
**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

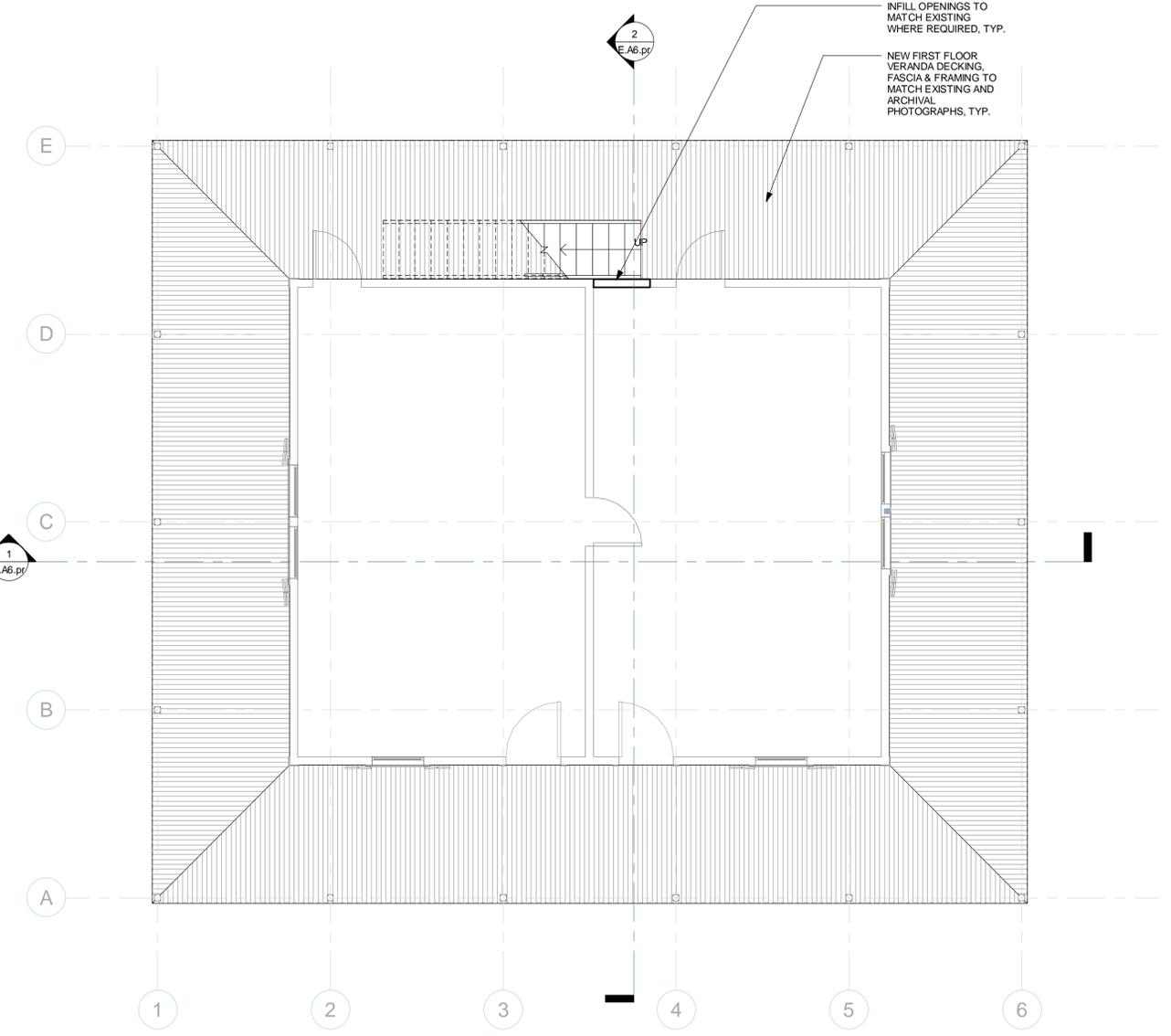
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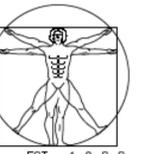
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② 02 - 2nd Floor Plan - Proposed Restoration
 1/4" = 1'-0"



① 01 - 1st Floor Plan - Proposed Restoration
 1/4" = 1'-0"



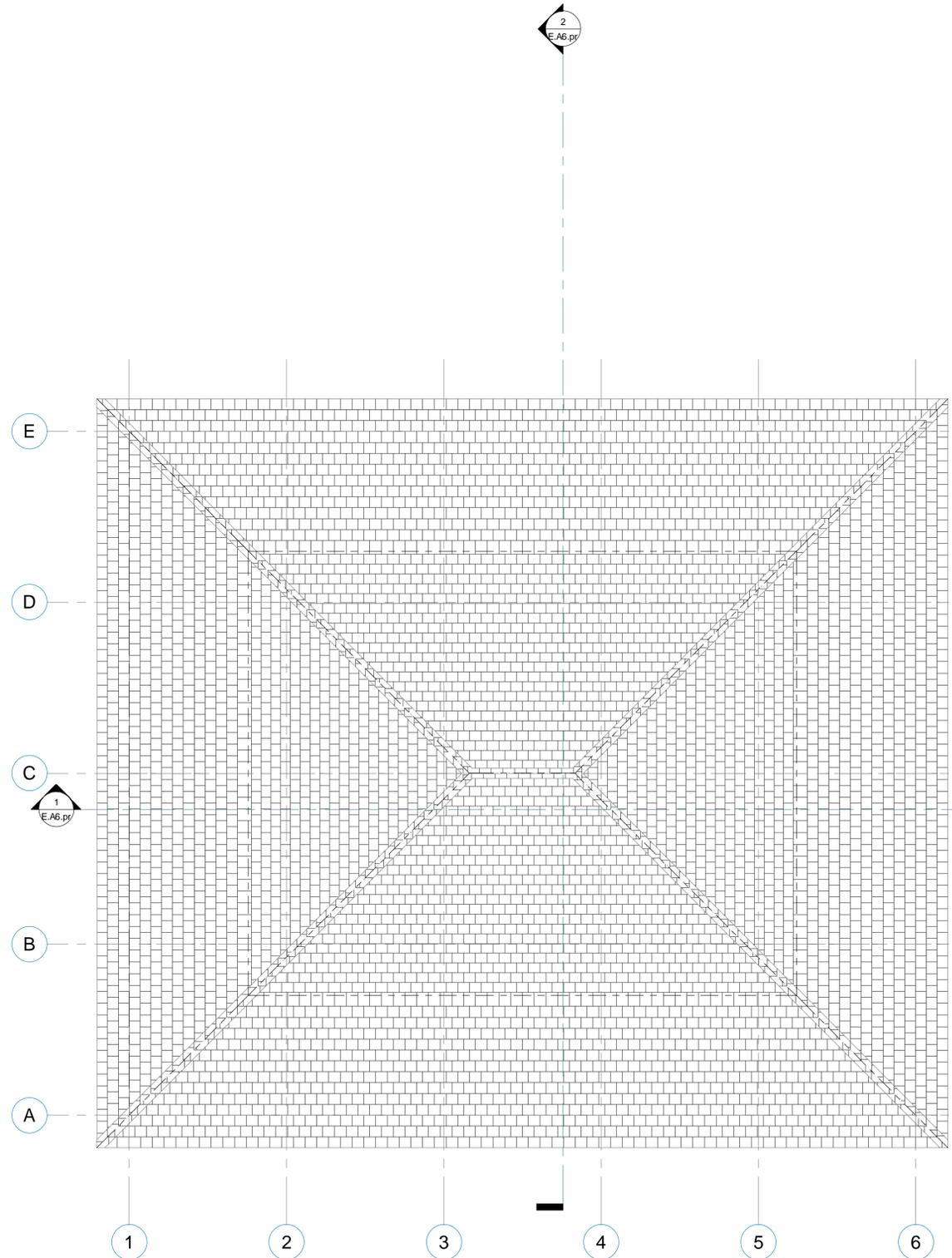
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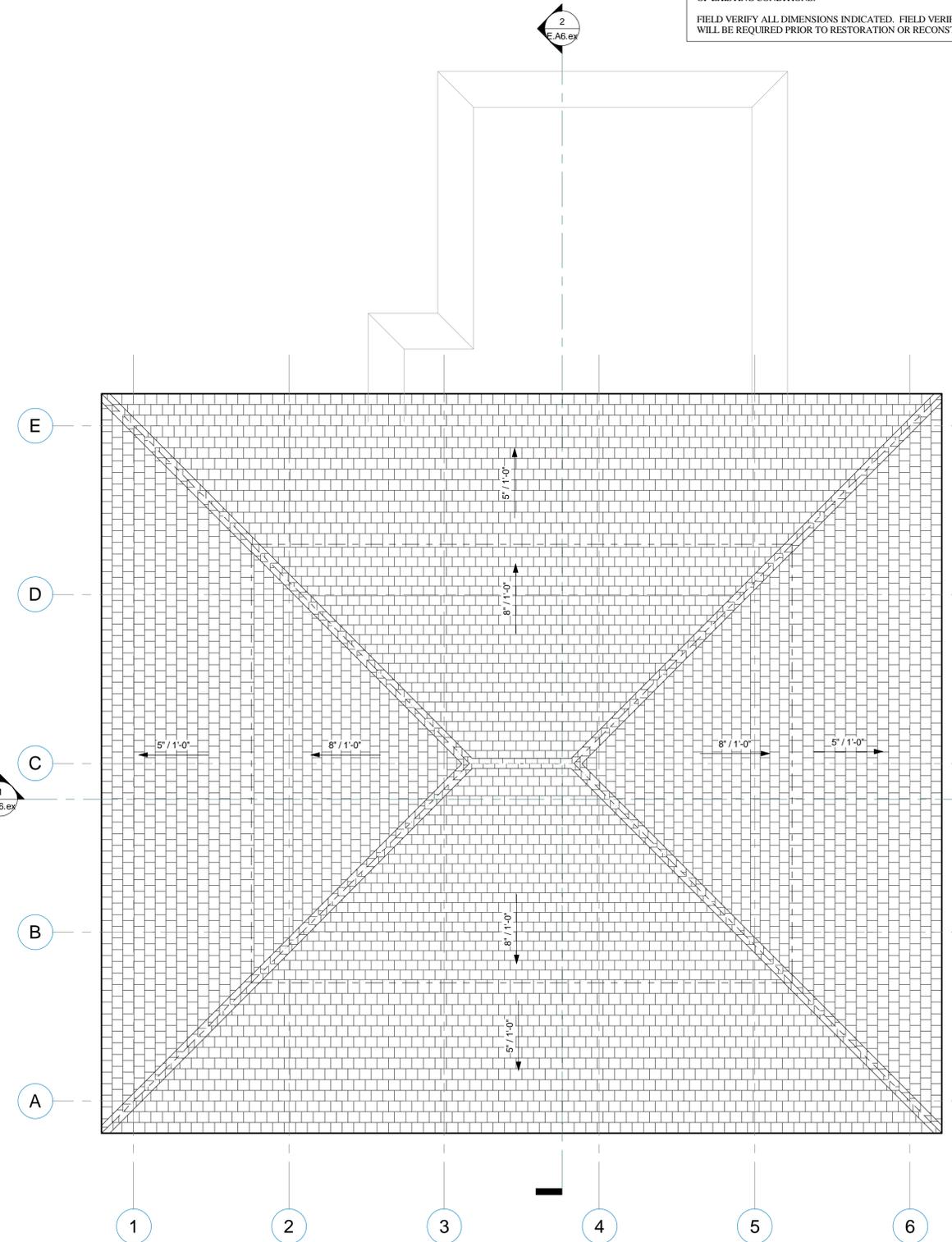
**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
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 Delray Beach, Florida

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② 03 - Roof Plan - Proposed Restoration
 1/4" = 1'-0"

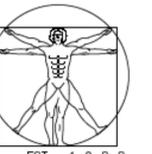


① 03 - Roof Plan - Existing
 1/4" = 1'-0"

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SCALE	NTS
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**Cathcart House
 BUILDING "E"**

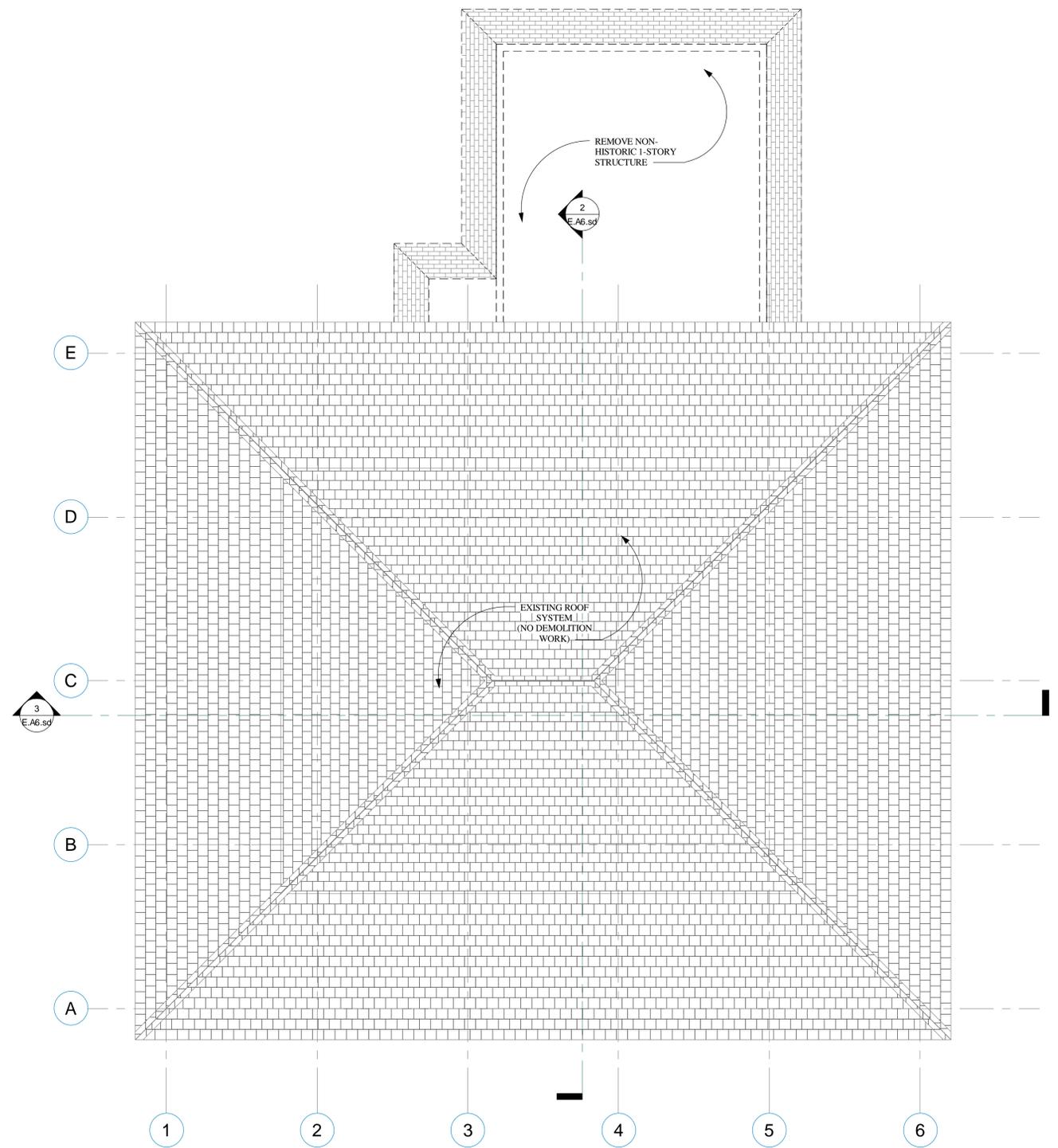
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 Delray Beach, Florida

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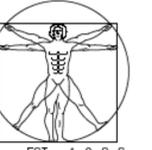
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**Roof Plan -
 Selective
 Demolition**
 Site Plan Review
E.A3.sd
 NOT FOR CONSTRUCTION



03 - Roof Plan - Selective Demolition
 1/4" = 1'-0"





**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

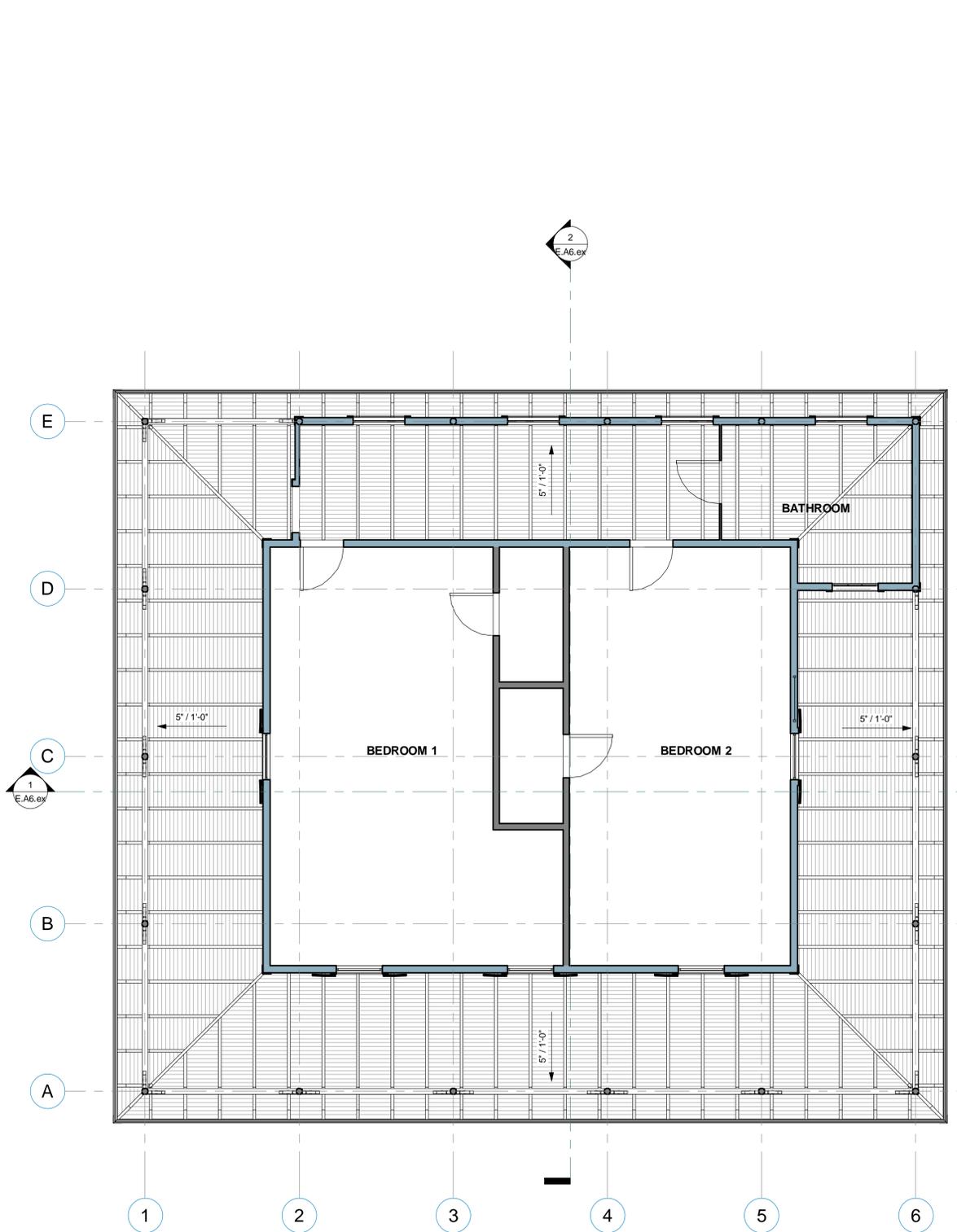
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REG #	15039

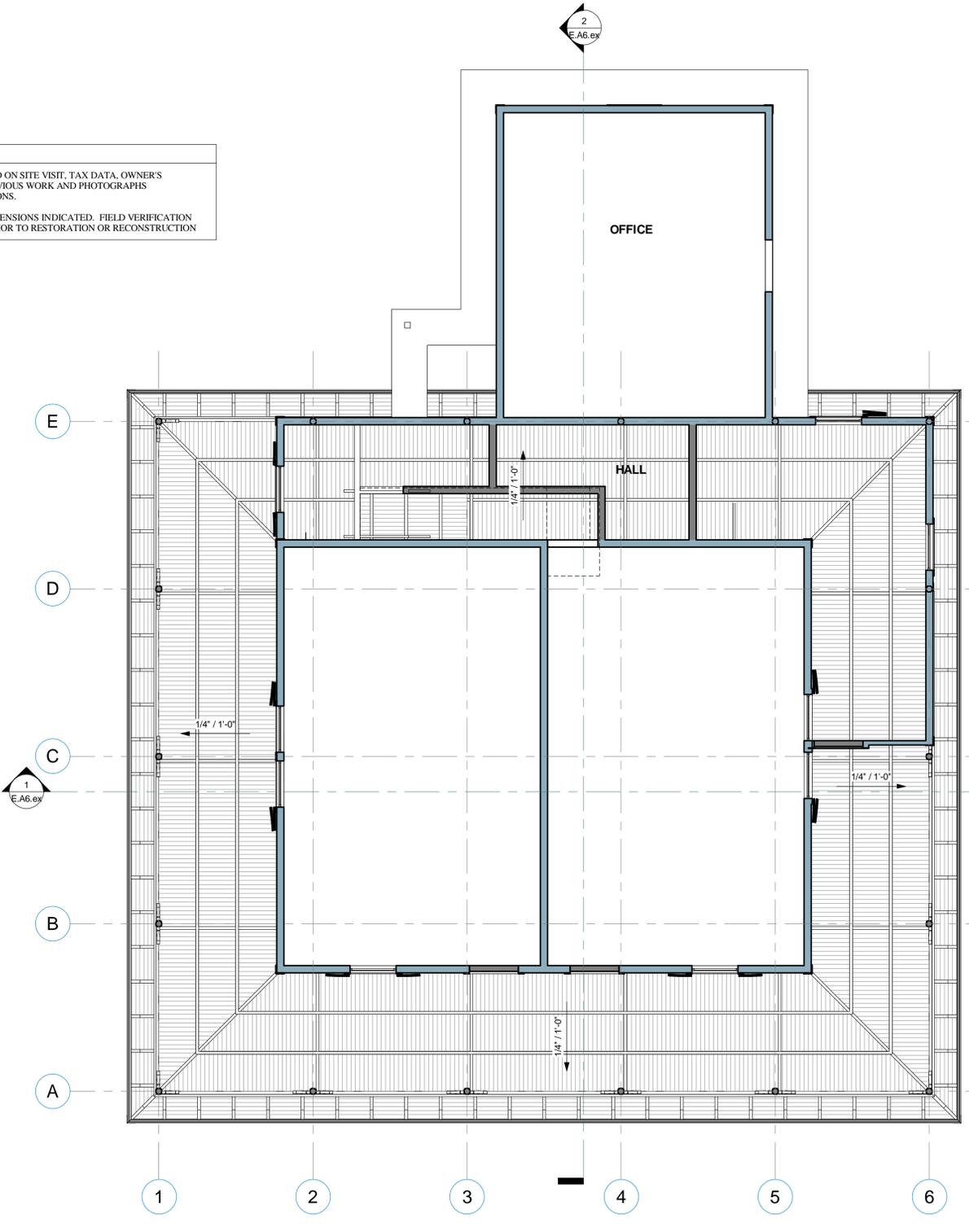
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**Reflected
 Ceiling Plans -
 Existing**

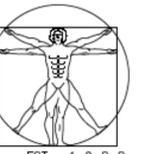
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2 02 - 2nd Floor Ref. Ceiling Plan - Existing
 1/4" = 1'-0"



1 01 - 1st Floor Ref. Ceiling Plan - Existing
 1/4" = 1'-0"



**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

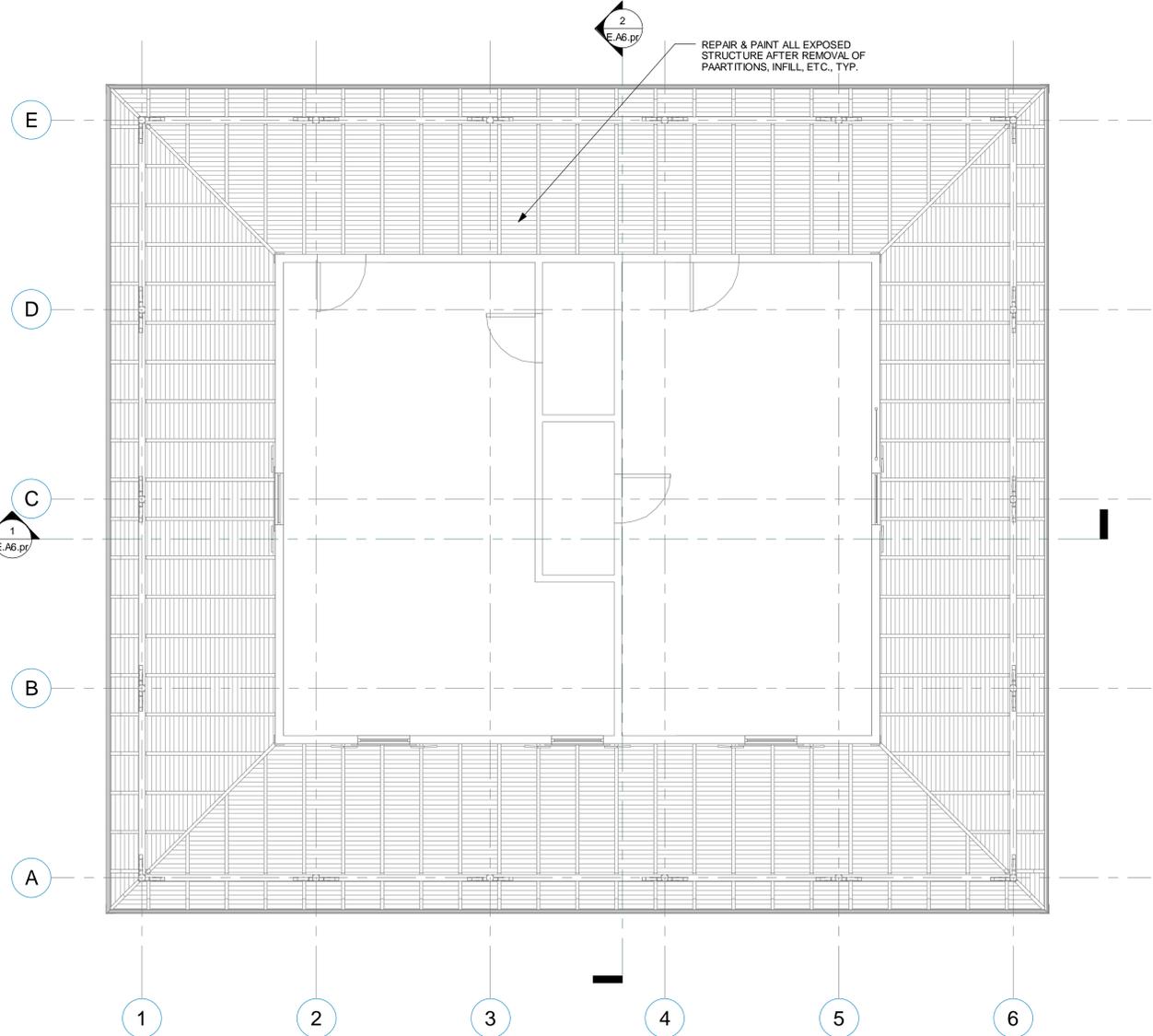
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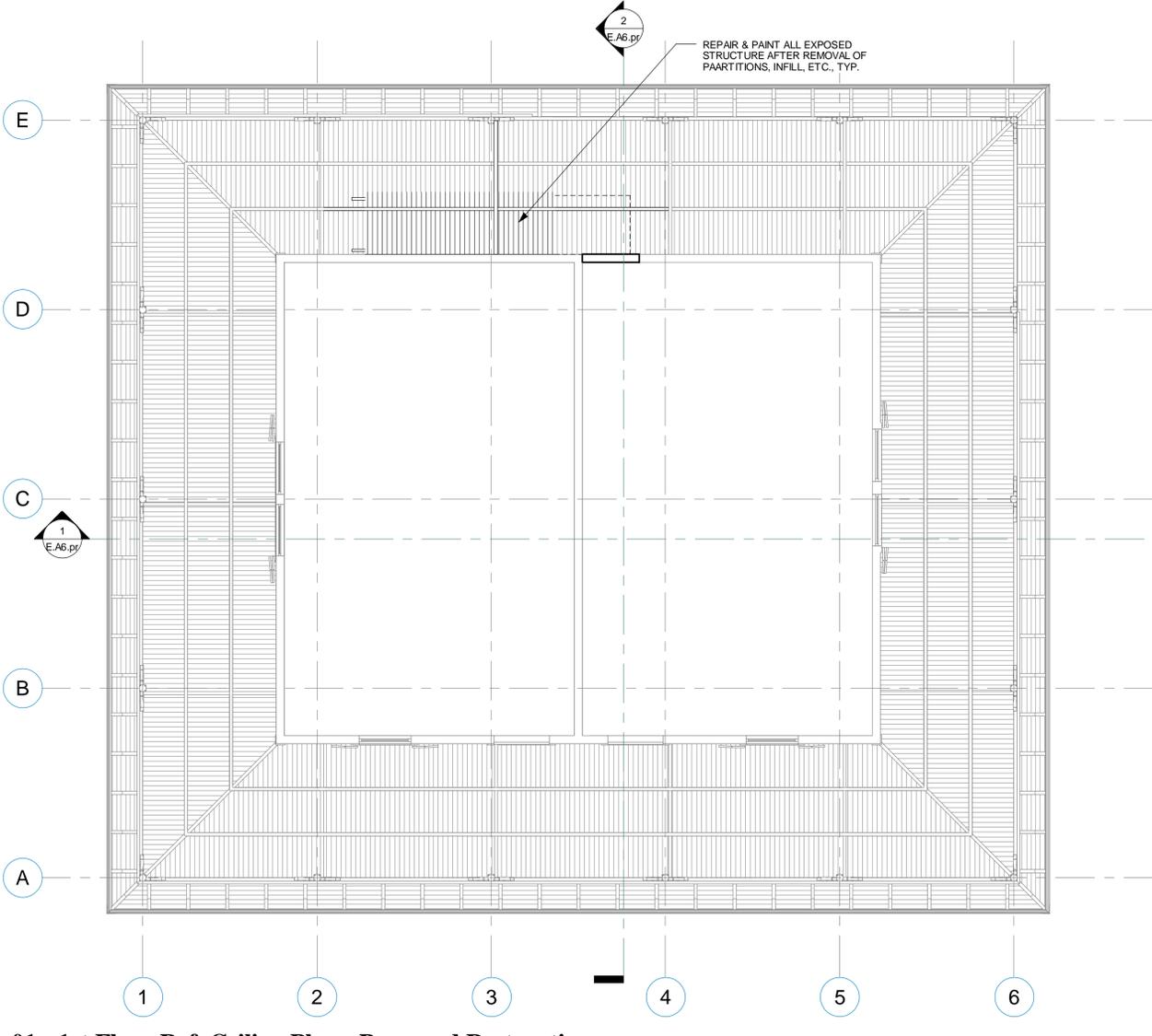
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**Reflected
 Ceiling Plans -
 Proposed Rest.**

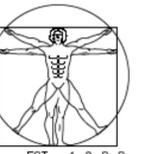
Site Plan Review
E.A4.pr
 NOT FOR CONSTRUCTION



② 02 - 2nd Floor Ref. Ceiling Plan - Proposed Restoration
 1/4" = 1'-0"



① 01 - 1st Floor Ref. Ceiling Plan - Proposed Restoration
 1/4" = 1'-0"



**Cathcart House
 BUILDING "E"**

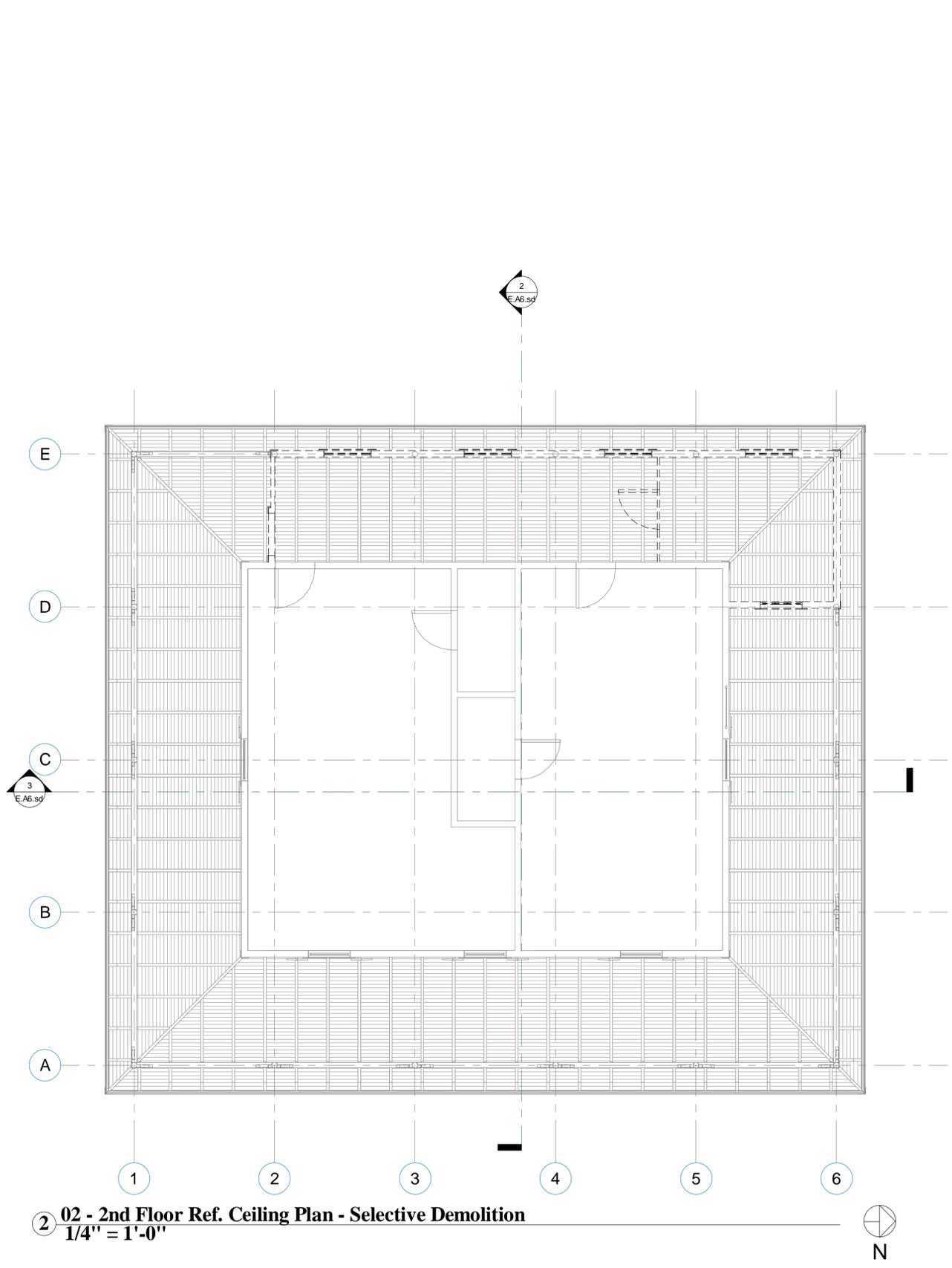
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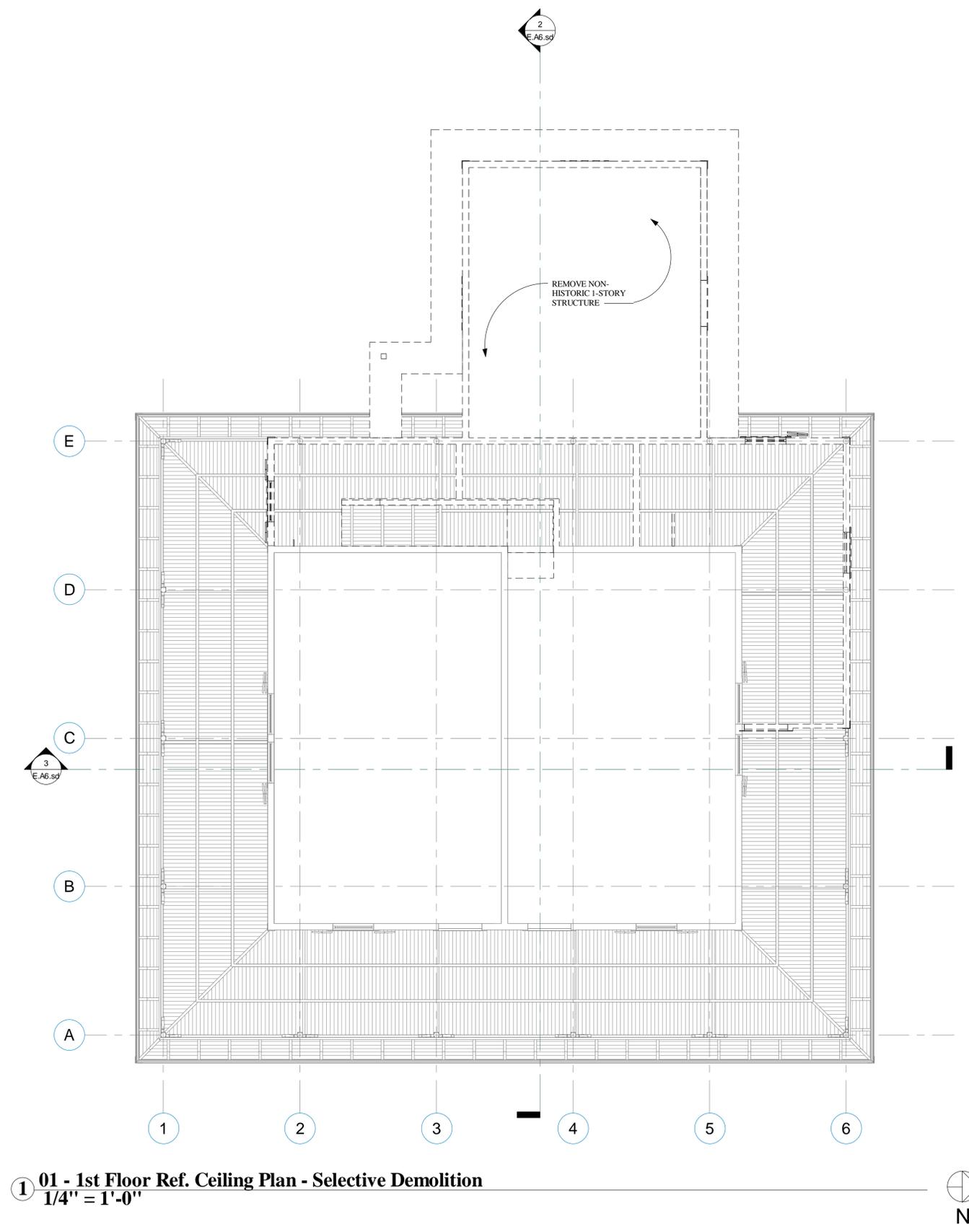
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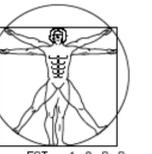
Reflected
 Ceiling Plans
 - Select. Demo.



2 02 - 2nd Floor Ref. Ceiling Plan - Selective Demolition
 1/4" = 1'-0"



1 01 - 1st Floor Ref. Ceiling Plan - Selective Demolition
 1/4" = 1'-0"



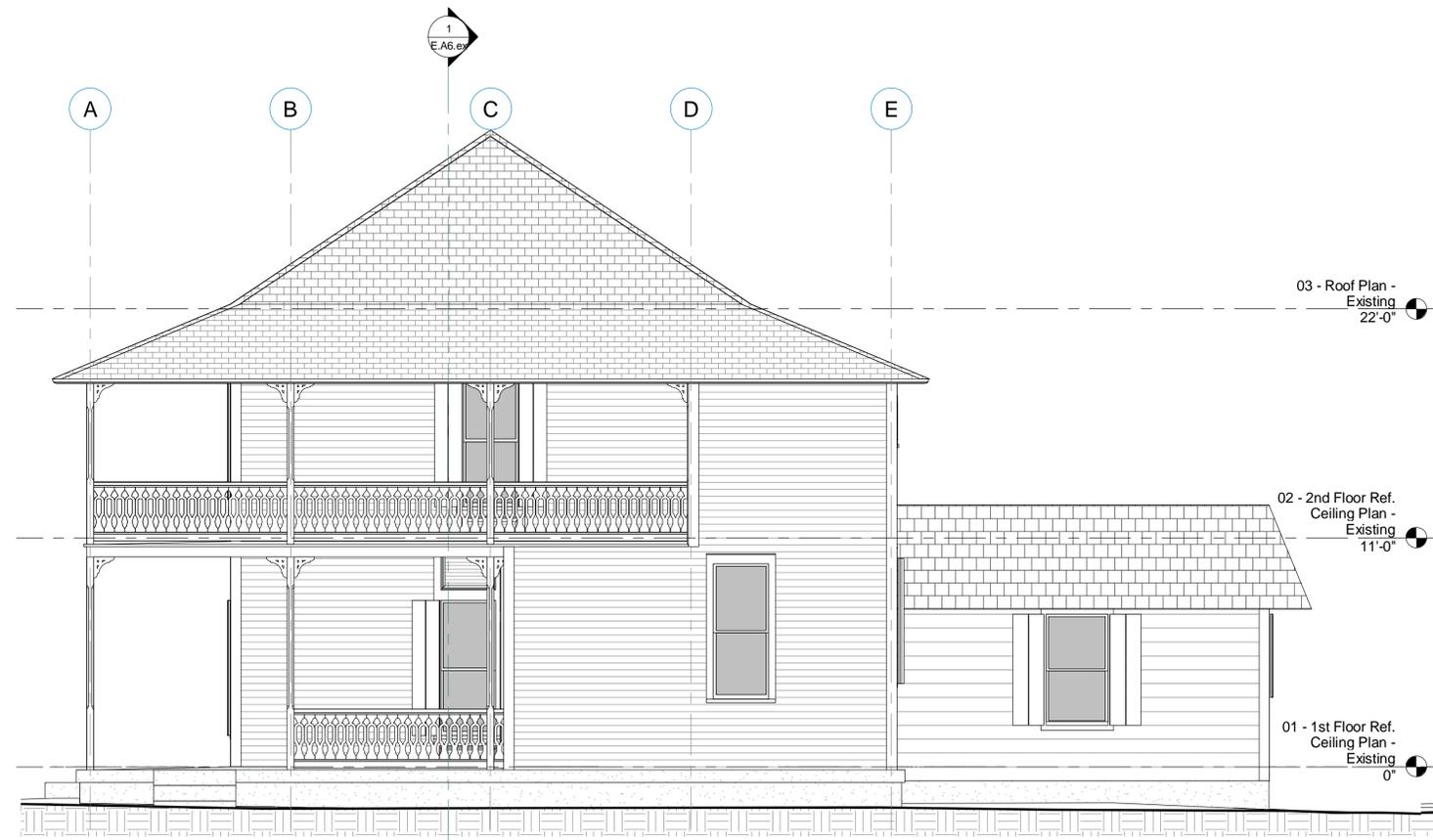
**Cathcart House
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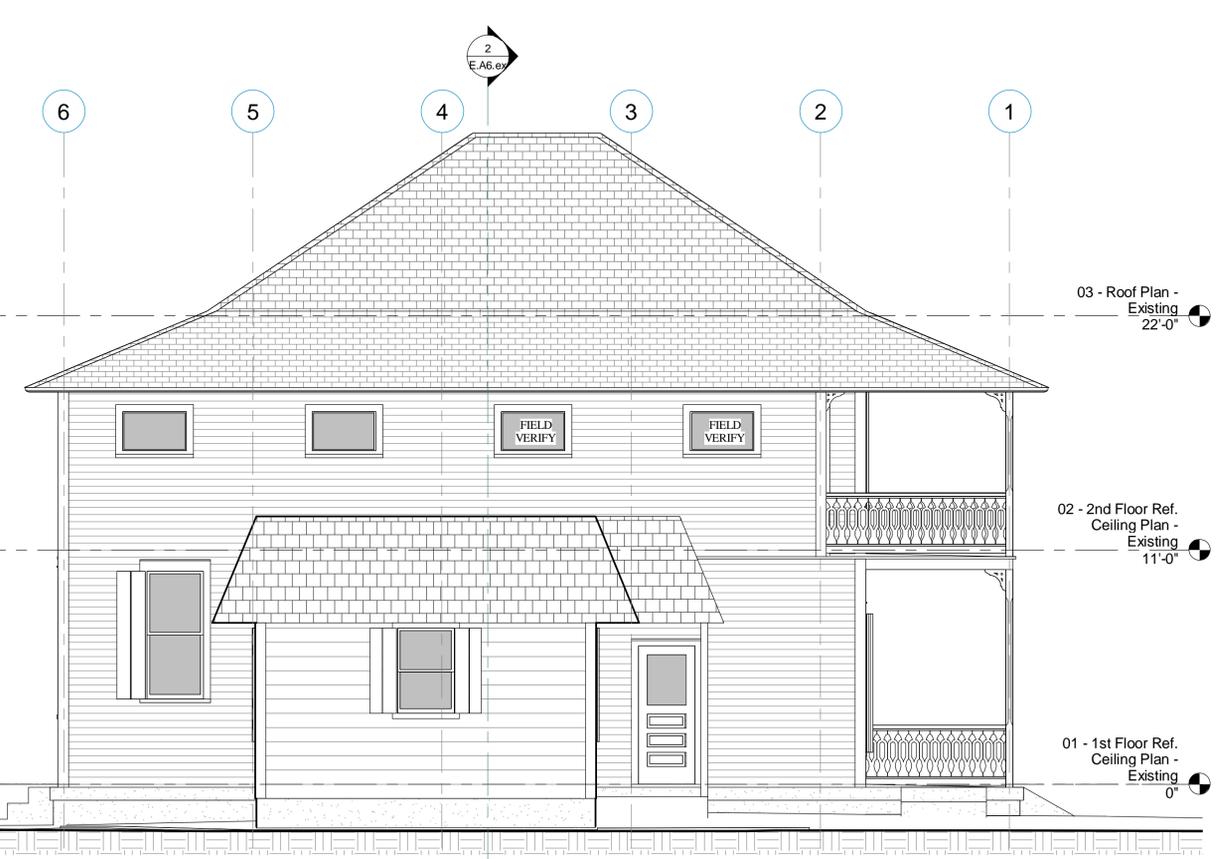
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2 B1 - North (Right) Elevation - Existing Technical
 1/4" = 1'-0"



4 D1 - West (Rear) Elevation - Existing Technical
 1/4" = 1'-0"



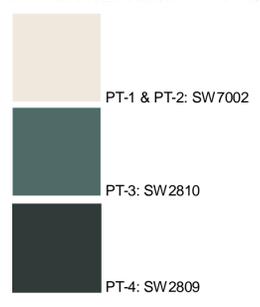
3 C1 - South (Left) Elevation - Existing Technical
 1/4" = 1'-0"



1 A1 - East (Front) Elevation - Existing Technical
 1/4" = 1'-0"

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EXTERIOR MATERIALS (REFER TO PHOTOS FOR "EXISTING")		PAINT / COLOR	
WOOD SIDING:	EXISTING	PT-1 - BODY COLOR:	SW7002 DOWNY
WINDOWS:	EXISTING WOOD	PT-2 - TRIM COLOR:	SW7002 DOWNY
DOORS:	EXISTING WOOD	PT-3 - SASH & DOOR COLOR:	SW2810 ROOKWOOD SASH GREEN
RAFTERS & SOFFITS:	EXISTING WOOD	PT-4 - SHUTTER COLOR:	SW2809 ROOKWOOD SHUTTER GREEN
ROOFING:	EXISTING COPPER SHINGLE		



ALL WORK SHALL FOLLOW THE SECRETARY OF INTERIORS STANDARDS & GUIDELINES FOR HISTORIC RESTORATION.

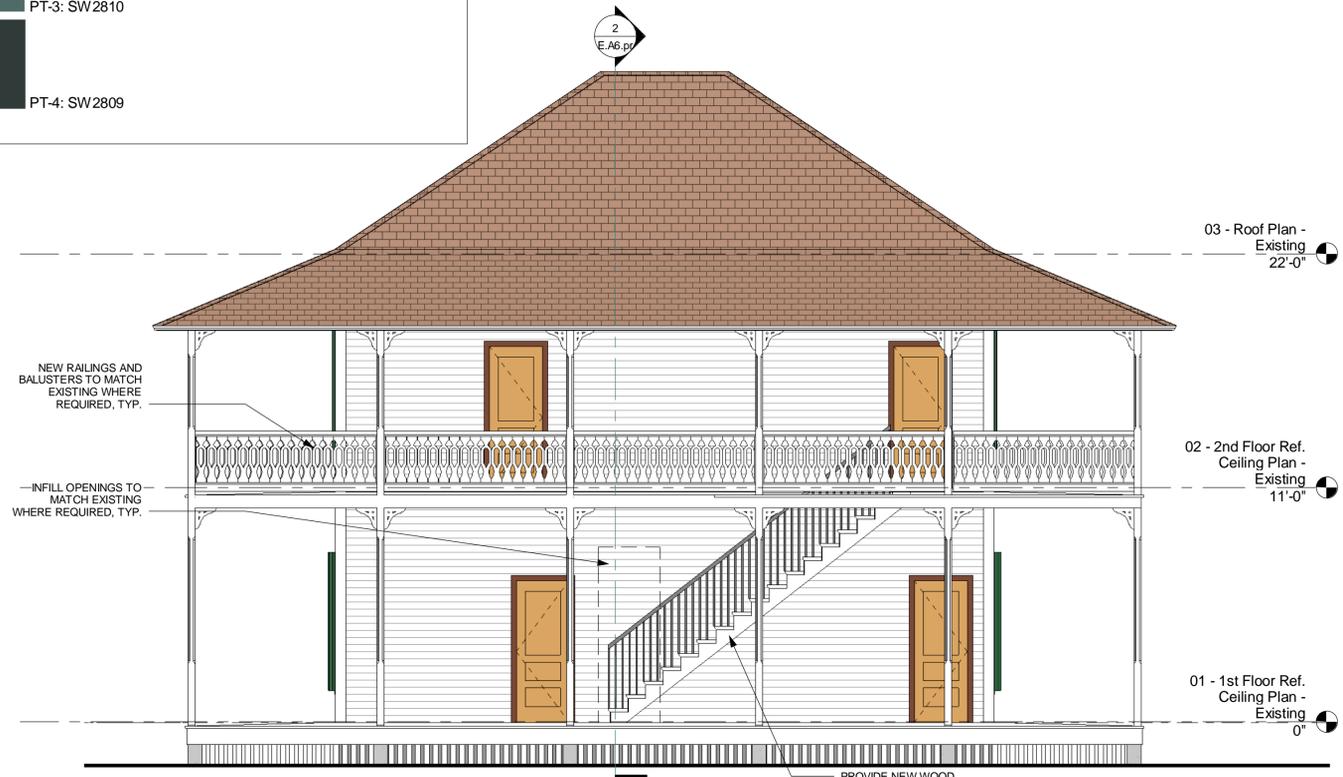
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INTERIORS
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www.regarchitects.com
CORPORATION NUMBER
AA-0002447



④ B4 - North (Right) Elevation - Proposed
1/4" = 1'-0"



② D4 - West (Rear) Elevation - Proposed
1/4" = 1'-0"



③ C4 - South (Left) Elevation - Proposed
1/4" = 1'-0"



① A4 - East (Front) Elevation - Proposed
1/4" = 1'-0"

TYPICAL ELEVATION NOTES

NO.	DATE	DESCRIPTION
1	05/20/16	Per City Comments

DATE	12-21-2015
SCALE	NTS
DRAWN	DE
CHECKED	DE/REG
REG #	15039

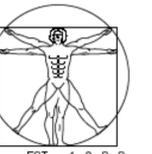
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Elevations -
Proposed
Restoration
Site Plan Review
E.A5.pr
NOT FOR CONSTRUCTION

SWINTON COMMONS
BELRAY BEACH

Cathcart House
BUILDING "E"

Old School Square Historic
District
38 South Swinton Ave
Delray Beach, Florida



**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

NO.	DATE	DESCRIPTION
1	05/20/16	Per City Comments

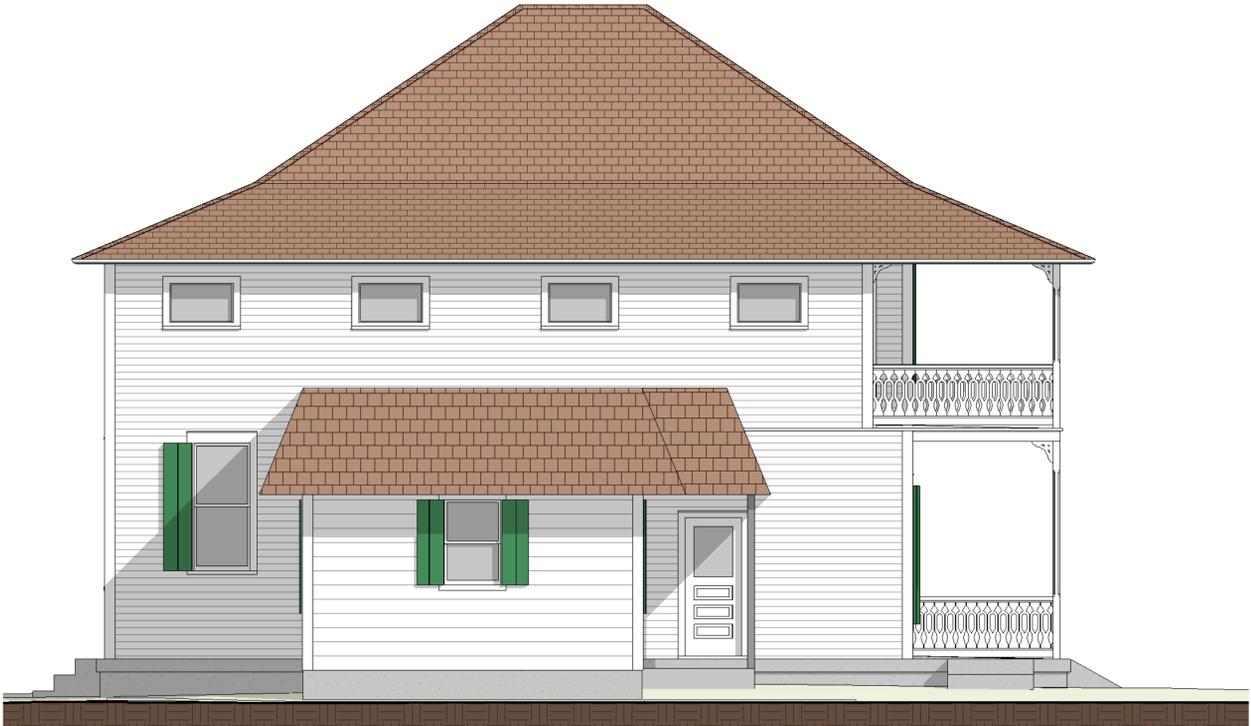
DATE 12-21-2015
 SCALE NTS
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**Elevations -
 Existing Shade
 & Shadow**



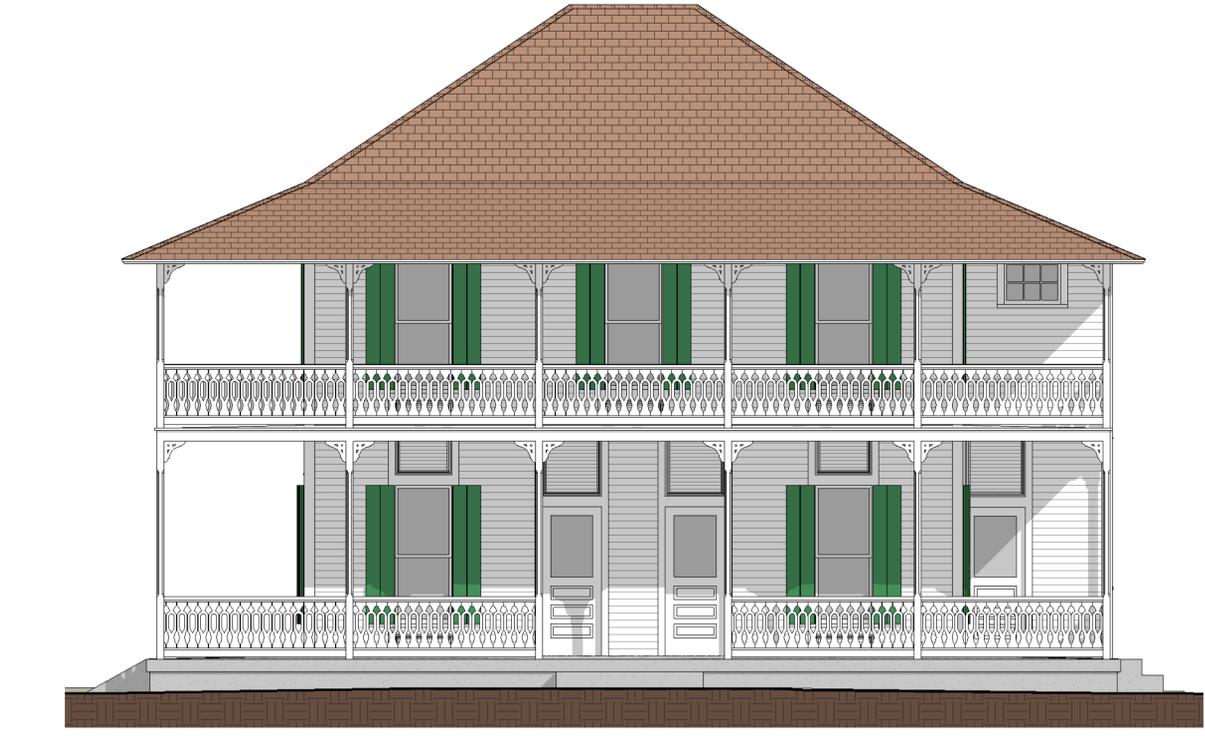
④ **B2 - North (Right) Elevation - Existing Shade & Shadow**
 1/4" = 1'-0"



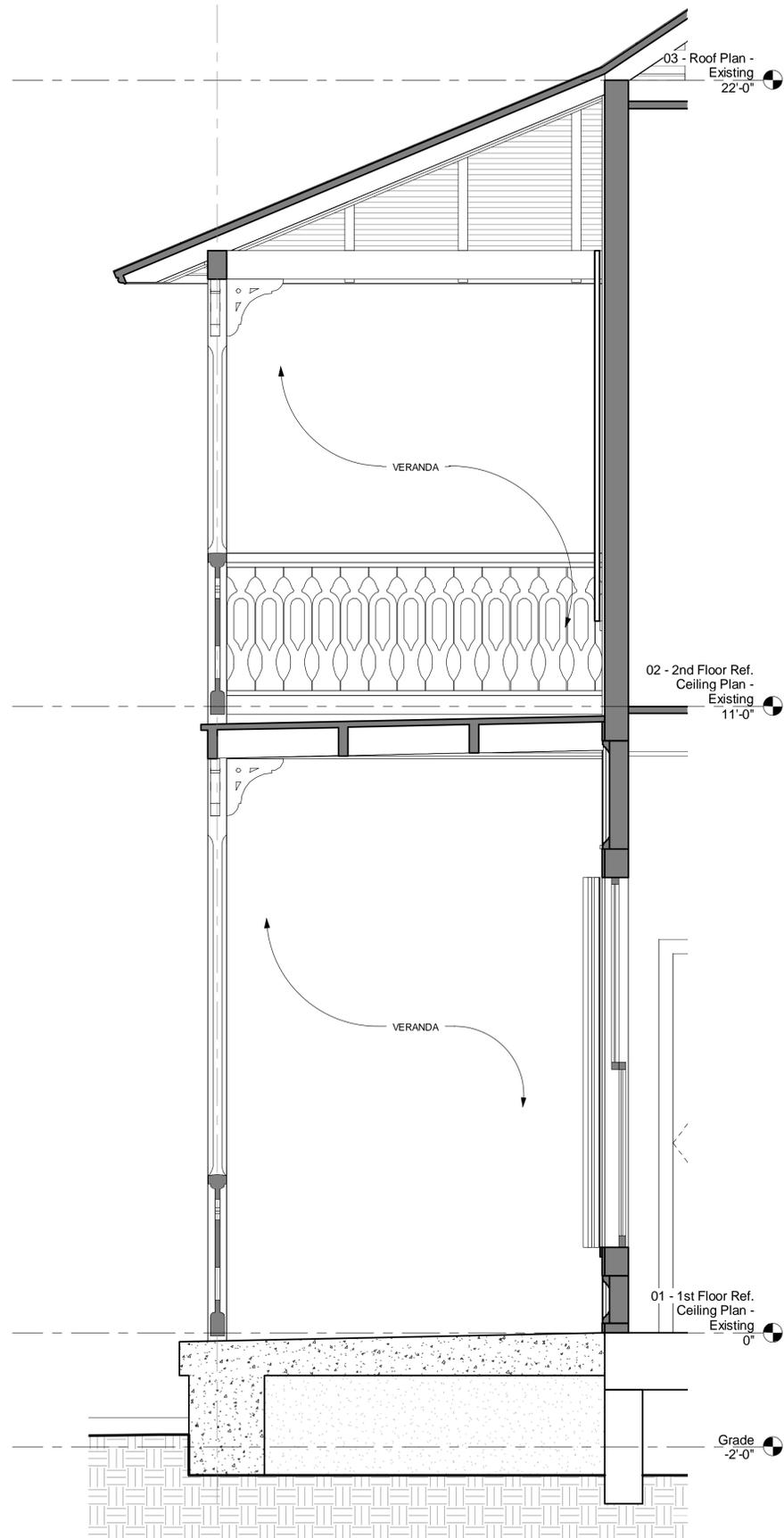
② **D2 - West (Rear) Elevation - Existing Shade & Shadow**
 1/4" = 1'-0"



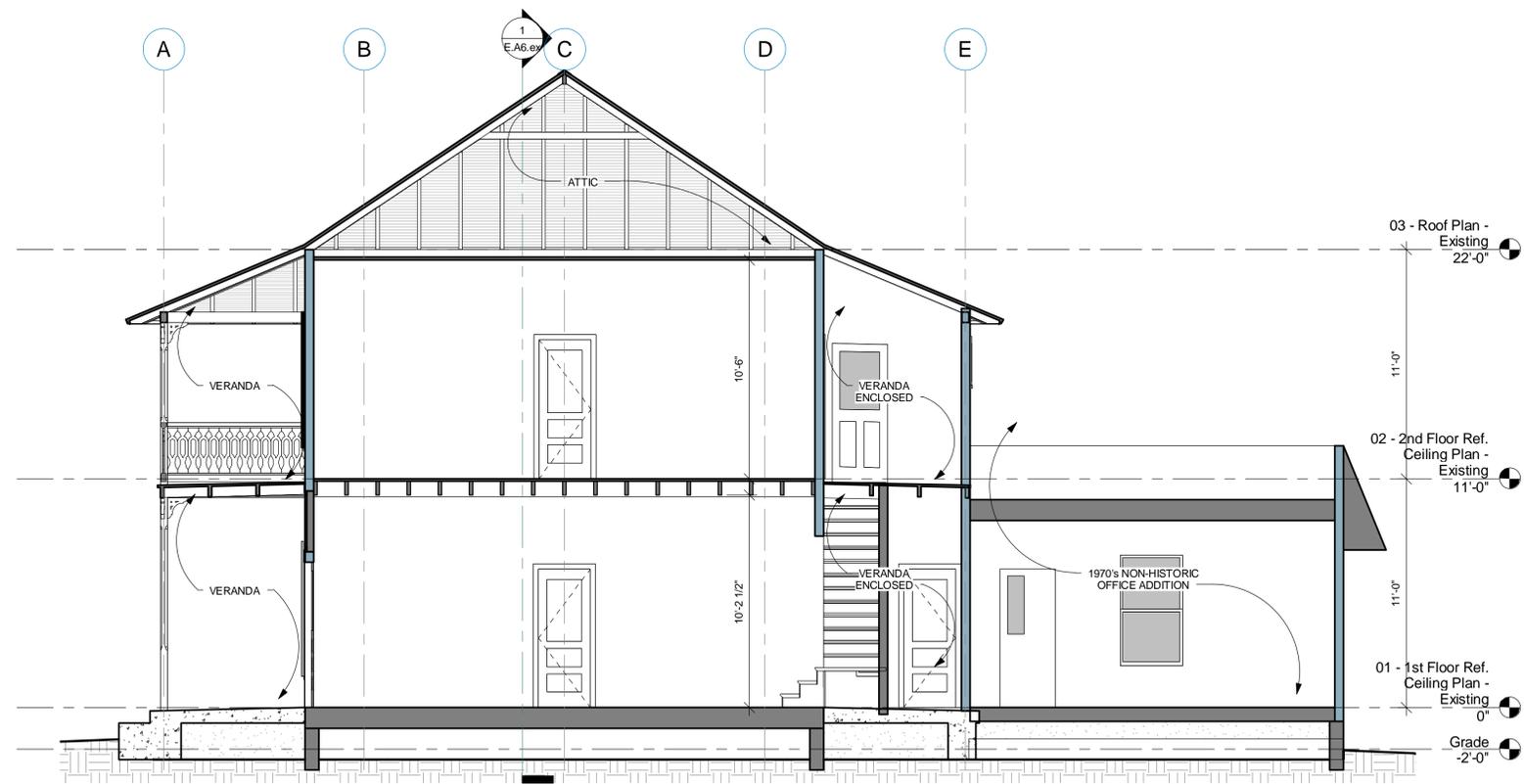
③ **C2 - South (Left) Elevation - Existing Shade & Shadow**
 1/4" = 1'-0"



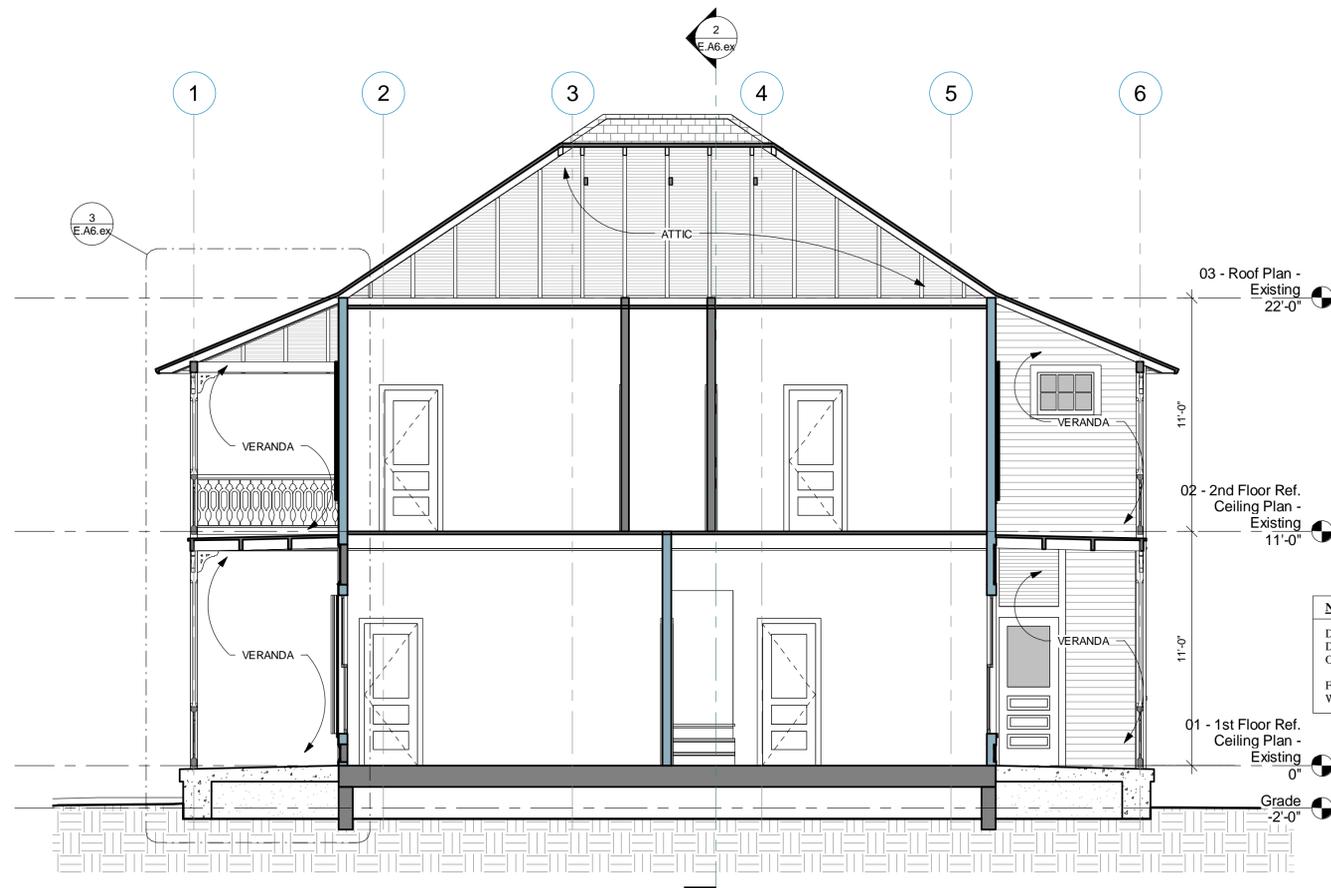
① **A2 - East (Front) Elevation - Existing Shade & Shadow**
 1/4" = 1'-0"



③ South - North (Left to Right) Veranda Section - Existing
3/4" = 1'-0"



② East - West (Front to Rear) Building Section - Existing
1/4" = 1'-0"

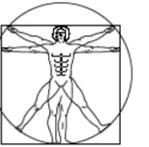


① South - North (Left to Right) Building Section - Existing
1/4" = 1'-0"

HOUSE RELOCATOR STRUCTURAL NOTE:
ORIGINAL HOUSE DOES NOT APPEAR TO BE CONVENTIONAL STUD FRAMING. APPEARS TO BE POST AND BEAM CONSTRUCTION

NOTE:
DRAWINGS ARE BASED ON SITE VISIT, TAX DATA, OWNER'S DRAWINGS FROM PREVIOUS WORK AND PHOTOGRAPHS OF EXISTING CONDITIONS.
FIELD VERIFY ALL DIMENSIONS INDICATED. FIELD VERIFICATION WILL BE REQUIRED PRIOR TO RESTORATION OR RECONSTRUCTION

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



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RICK GONZALEZ, A.I.A.
PRESIDENT AR-0014172
300 CLEMATIS STREET - 3RD FLR.
WEST PALM BEACH
FLORIDA 33401
PH: (561)-659-2383
FAX: (561)-659-5546
www.regarchitects.com
CORPORATION NUMBER
AA-0002447

SWINTON COMMONS
BELRAY BEACH

Cathcart House
BUILDING "E"

Old School Square Historic
District
38 South Swinton Ave
Delray Beach, Florida

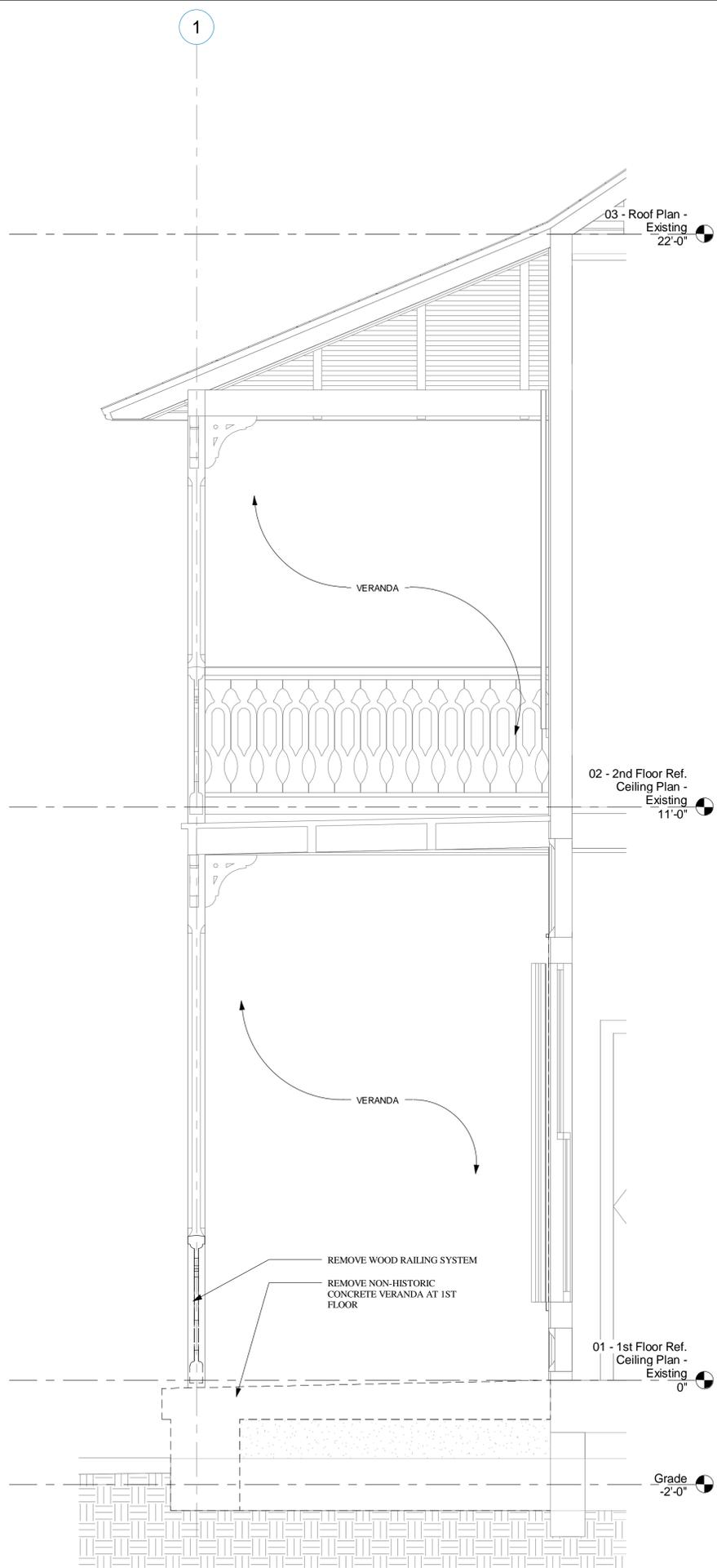
NO. DATE DESCRIPTION
1 05/20/16 Per City Comments

DATE 12-21-2015
SCALE NTS
DRAWN DE
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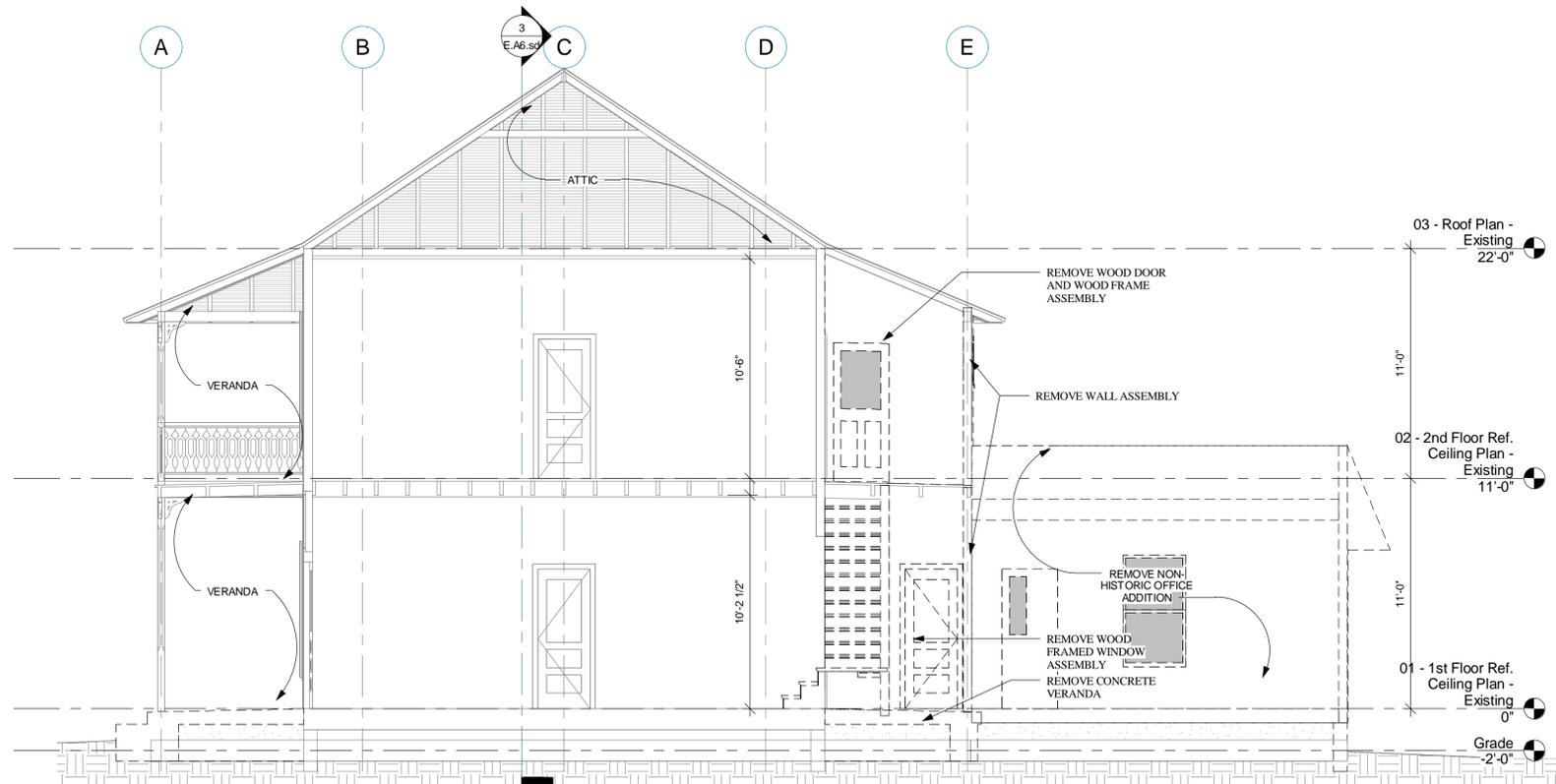
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Building
Sections -
Existing

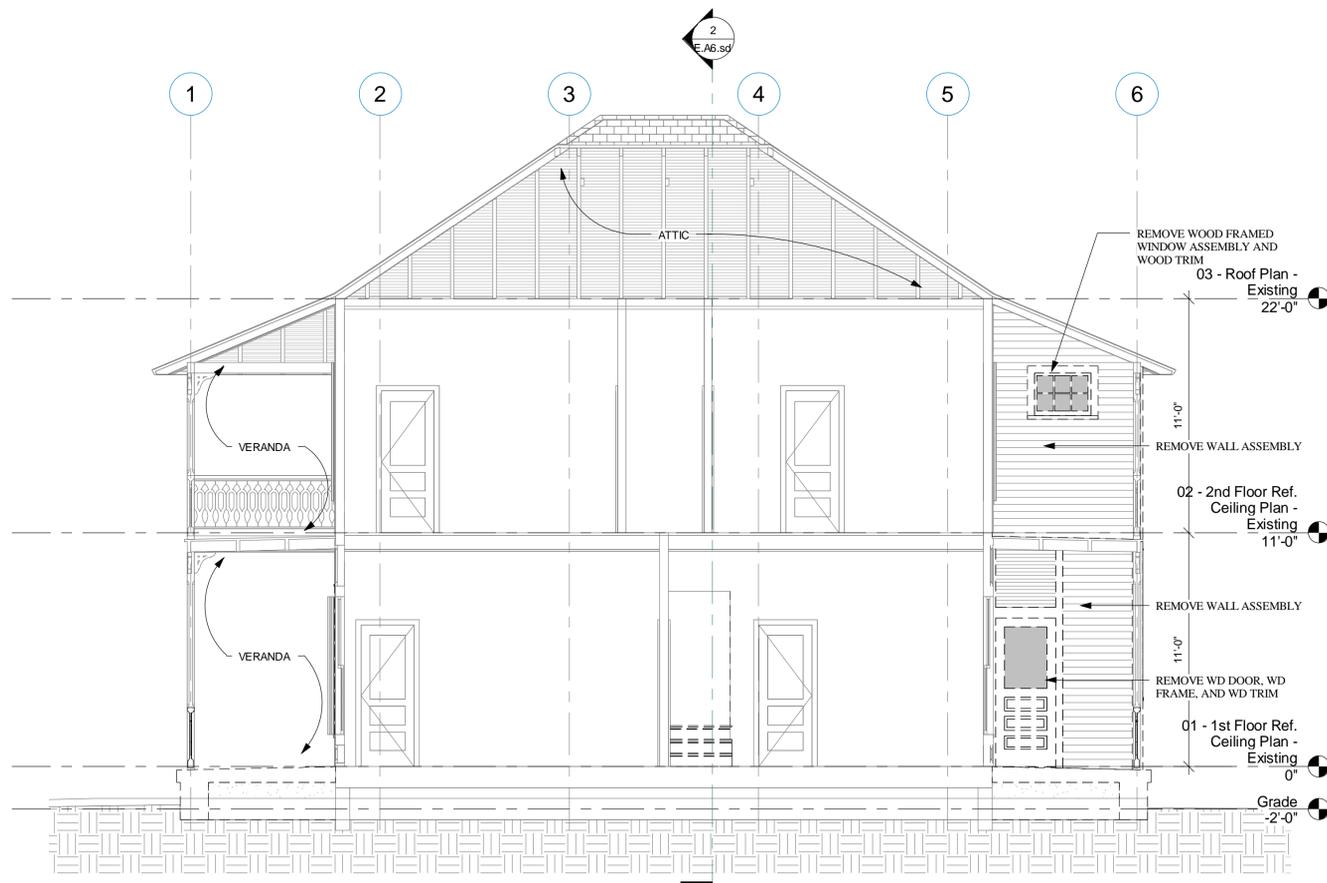
Site Plan Review
E.A6.ex
NOT FOR CONSTRUCTION



① South - North (Left to Right) Veranda Section - Selective Demolition
3/4" = 1'-0"

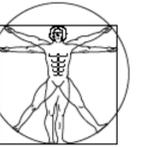


② East - West (Front to Rear) Building Section - Selective Demolition
1/4" = 1'-0"



③ South - North (Left to Right) Building Section - Selective Demolition
1/4" = 1'-0"

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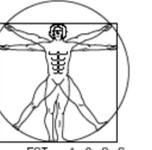
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DATE	12-21-2015
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Building
Sections -
Select.Demo.

Site Plan Review
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② 3D View Looking North East - Existing

SWINTON COMMONS
 DELRAY BEACH

Cathcart House
 BUILDING "E"

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida



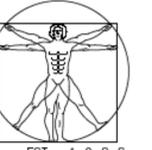
① 3D View Looking South West - Existing

NO.	DATE	DESCRIPTION
1	05/20/16	Per City Comments

DATE 12-21-2015
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3D Views -
 Existing
 Conditions



**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

NO.	DATE	DESCRIPTION
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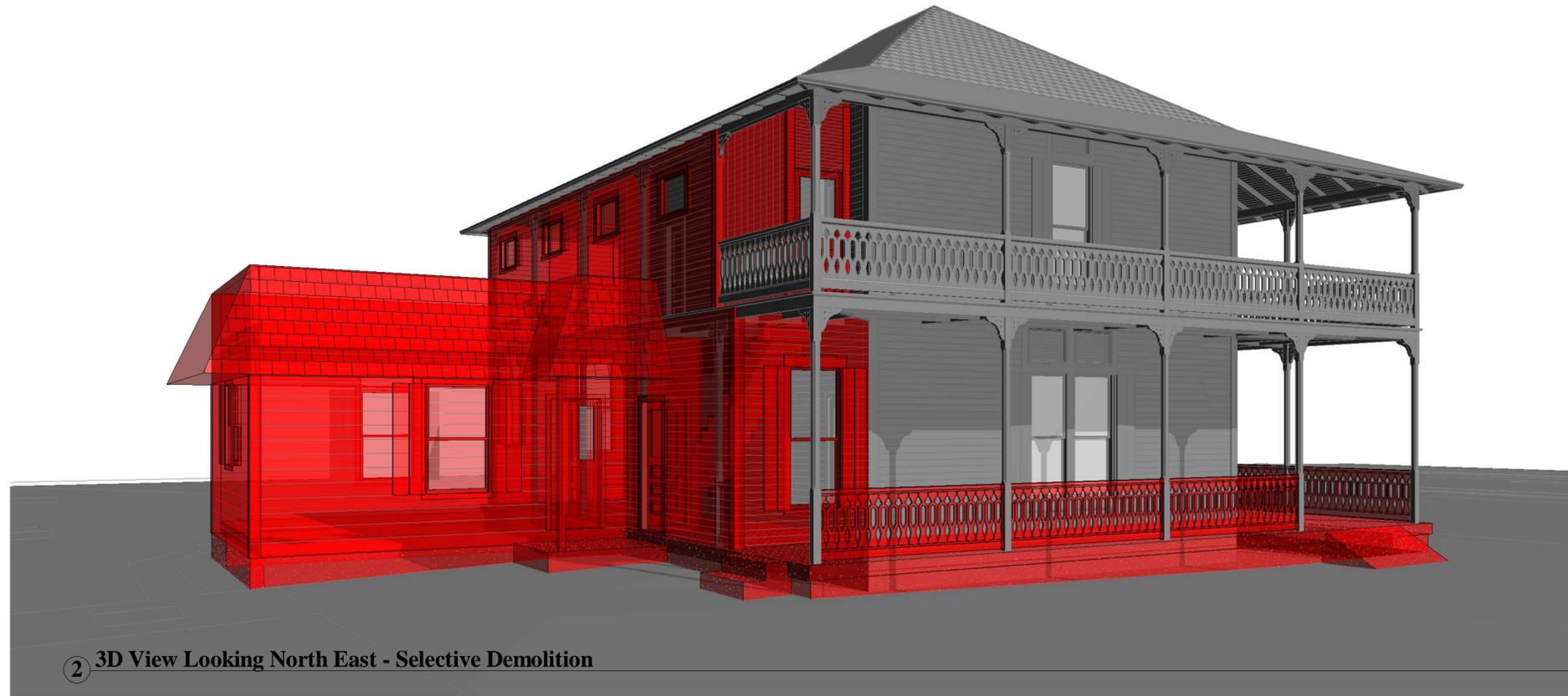
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② 3D View Looking North East - Proposed Restoration

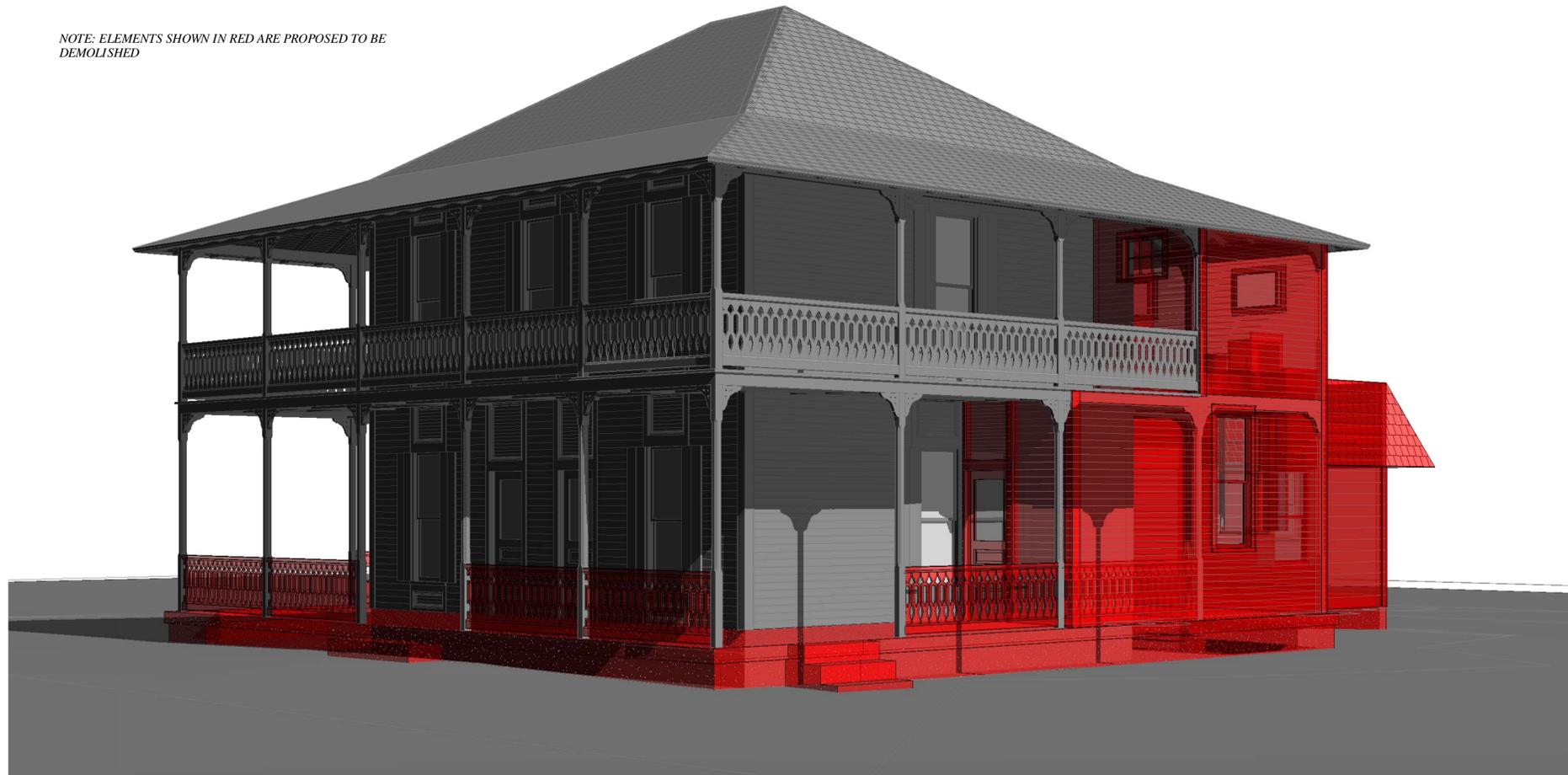


① 3D View Looking South West - Proposed Restoration



② 3D View Looking North East - Selective Demolition

NOTE: ELEMENTS SHOWN IN RED ARE PROPOSED TO BE DEMOLISHED



① 3D View Looking South West - Selective Demolition

SWINTON COMMONS
 DELRAY BEACH

Cathcart House
 BUILDING "E"

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

NO.	DATE	DESCRIPTION
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Sundy Village Historic Building E Relocation
38 S Swinton Ave
Delray Beach, Florida



Structural Assessment Report

Prepared for
Mr. Bob Morgan
Director of Construction Pebb Capital Management

October 12, 2023

Job No. H230210

PREPARED BY
Youssef Hachem Ph.D., P.E.



TABLE OF CONTENTS

I. Introduction	Page 3
II. Structural Observations During Walkthrough	Page 4
III. Site Observations	Page 5
IV. Recommendations	Page 5-6
Appendix A - Photos	Page 7

Historic Building E Relocation
38 S Swinton Ave
Delray Beach, Florida

I. INTRODUCTION

General

Per the request of Director of Construction Pebb Capital Management, we have conducted a limited visual assessment of the existing structure located at 38 S Swinton Ave in Delray Beach, Florida, please see below.



The purpose of the inspection is to assess the structural condition of the structure and to determine the feasibility of lifting the structure and setting it on new shallow foundation and the building structural soundness.

Building Information

The Structure is a two-story exterior wood framed structure. The floor of the building is conventionally framed with wood joist member and the roof is frames as wood trusses. The building structural system is as follows:

First Floor:

- Elevated wood floor framing except exterior porch with concrete slab on grade
- Exterior wood bearing walls, with wood headers
- Interior wood load bearing stud walls
- Second Floor:
 - Wood floor framing, with wood planking
 - Exterior wood bearing walls
 - Interior wood load bearing stud walls
 - Interior wood stairs
- Roof:
 - Wood framing roof.

The components and cladding of the building, such as doors, windows and roof waterproofing are not addressed in this report. Moreover, electrical systems are not part of this report.

II. STRUCTURAL OBSERVATIONS DURING WALKTHROUGH

The building is approximately 47 feet long (North-South direction) by 34 feet wide (East-West direction). The building is two main stories. The building's structural members are as follows:

Foundations: The building is built on shallow foundations. The foundations support exterior walls. The interior foundations support the interior wood stud walls.

Exterior Walls: The exterior walls of the building are wood studs bearing walls and wood bearing columns supporting balcony.

Interior Walls: There are two types of interior walls, load bearing and non-load bearing. Both types are wood 2"x4" stud walls in the first floor and 2"x4" on the second floor. The load bearing walls support the floor joists system extending from the exterior walls.

Floors: The wood floor joists spaced at 16" on center. The joists system is supporting 1"x6" wood planks making up the floor system.

Roof: The building has wood framing joist system supporting the roof sheathing.

III. SITE OBSERVATIONS

We have inspected the structure on multiple occasions, and our summary of the evaluation of the existing conditions of the structural components are as follows:

- Building is currently unoccupied and vacant with shoring from ground floor to roof.
- Exterior concrete deck has settled and has cracks.
- Wood members: The roof paper membrane of the structure is in good condition. Balcony wood floor members are in good condition. Roof wood members are in fair condition. Wood posts supporting balcony in fair condition.
- Painted exterior walls appears to be in fair condition. There are no signs of distress. No structural defects observed in the interior or exterior walls.
- The components and cladding elements of the building and accessories such as doors, windows, louvers, rails, are all in fair condition.
- Interior hard floor flooring throughout appears to be in fair condition. There was no access to the wood floor framing system, neither from outside perimeter.
- No structural defects observed on the existing roof. Roof structure in fair condition.

IV. RECOMMENDATIONS

The limited visual inspections and our observations as to the integrity of the building structure are applicable to the building's current condition only. The responsibility of the structural integrity of the building during any more or relocation lies solely with the contractor responsible for relocating the building.

In advance of the relocation of the building, foundation plans signed and sealed by a Florida registered professional engineer will need to be provided as required by the Florida Existing Building Code Chapter 13. Further, the deck and any rotted wood associated should be replaced prior to setting the home on the newly constructed foundation.

It should be noted that the issued listed above were obtained solely from our non-intrusive and nondestructive visual observation during our walk through of the site. Furthermore, our current assessment is not intended to be a comprehensive review of all structural elements that are not visible. The signage and seal on this project indicate professional engineering responsibility for the structural portion only. General architecture, life safety, accessibility, electrical, mechanical, fire protection, etc. are the responsibility of others.

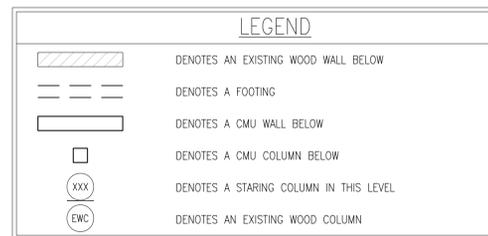
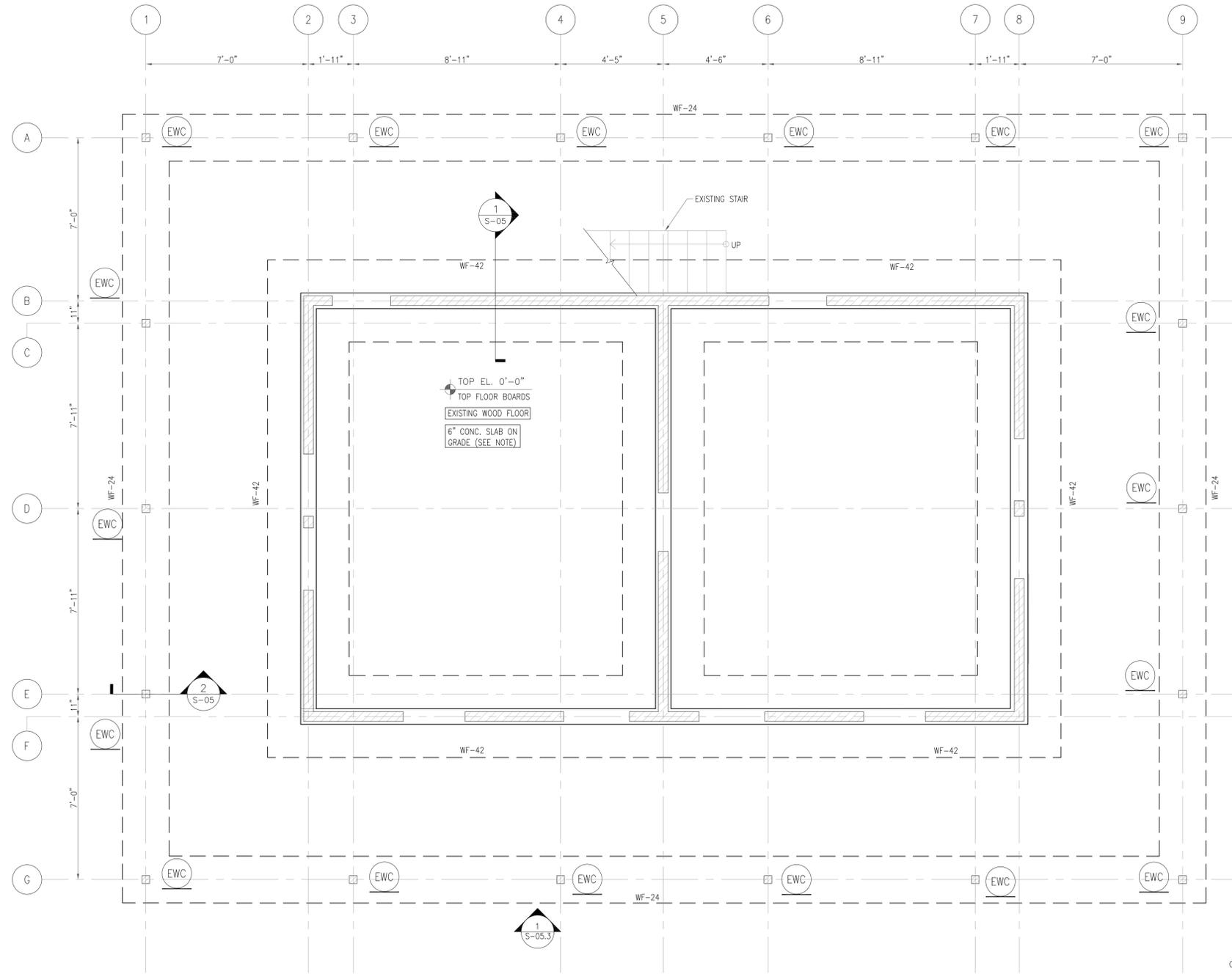
If there are any questions or need for additional information, please do not hesitate to contact us.

APPENDIX A
PHOTOS









NOTES:

- DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
- CONTRACTOR TO SUBMIT SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS FOR WINDOWS AND DOORS BY FLORIDA PROFESSIONAL ENGINEER BEFORE FABRICATION FOR APPROVAL BY THE ENGINEER OF RECORD TO SHOW COMPLIANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020 (SEVENTH EDITION).
- TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.
- A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS PER RESIDENTIAL F.B.C. 2020 (SEVENTH EDITION), SECTION R506, R506.2.3.
- PROPOSED THREADED RODS ANCHOR CONNECTING WALL STUDS TO CMU WALL WHEN WINDOW OPENING ONLY PROVIDE ANCHOR, AT THE EDGE OF THE OPENING.

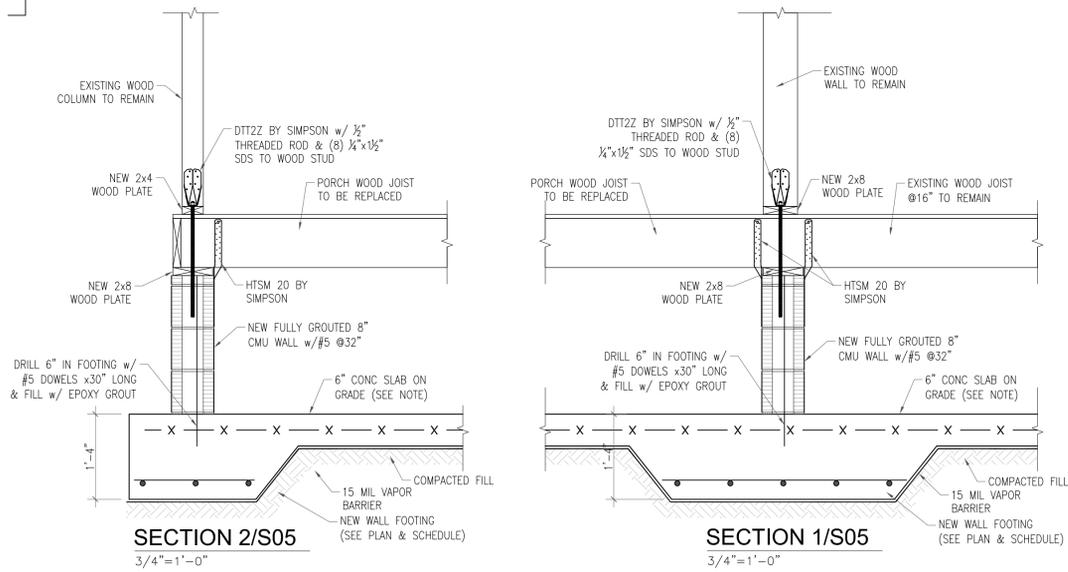
TERMITE NOTE:

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE," UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.", PER FBC 1816.1

6" CONC. SLAB OVER 15 MIL VISQUEEN ON CLEAN FINE SAND SUPERVISED. FILL COMPACTED IN 12" LAYERS TO 95% OF THE STANDARD PROCTOR DENSITY TEST, REINFORCED W/6X6-W2.0W2.0 WELDED WIRE FABRIC PLACED 1/2" FROM TOP OF SLAB. SOIL COMPACTION SHALL BE SUPERVISED BY GEOTECHNICAL ENGINEER. (TYPICAL FOR GROUND SLAB ON GRADE).

MARK	SIZE L X W X THICKNESS	REINFORCEMENT				REMARKS
		BOTTOM		TOP		
		SHORT BAR	LONG BAR	SHORT BAR	LONG BAR	
WF-42	CONT. x 42" x 16"	#5 @ 10"	#5 @ 10"	---	---	
WF-24	CONT. x 24" x 16"	#5 @ 10"	#5 @ 10"	---	---	

FOUNDATION FRAMING PLAN (BUILDING E)
3/8"=1'-0"



106 S SWINTON AVE

DATE	REVISION

DWG. TITLE
FOUNDATION FRAMING PLAN (BUILDING E)

SCALE
AS SHOWN

BY
RK YHH

PROJECT NO.
H230210

DATE
03/15/2023

SHEET NUMBER
S05

BROWNIE
Est. 1922
**STRUCTURAL
MOVERS**

6526 S Kanner Hwy., Stuart, Florida 34997
Telephone: (772) 460-5660 Fax: (772) 460-5650
Website: www.BrownieCompanies.com
Email: jamison@browniecompanies.com

CGC 1519113

SCOPE OF WORK

&

LIFTING PLAN

38 S SWINTON AVE., DELRAY BEACH, FL

CATHCART RESIDENCE

Please reference the bullet points below for a detailed step by step procedure required for the successful elevation of the existing two-story residential structure located at 38 S Swinton Ave., Delray Beach, FL.

- Provide \$2,000,000 General Liability Insurance Certificate as well as an additional \$1,000,000 Care, Custody, and Cargo Control Policy.
- Install 5'x5' temporary shoring/ jacking stands inside existing structure to support the 2nd floor and 2nd floor porch (See image at bottom of page, same technique used here as 1120 Nassau St, Delray Beach, FL in September 2020)
- Install temporary steel I-Beam lifting platform through-out structure.
- Provide and install steel channel beam lifting ledgers attached to existing wood studs to provide additional lateral support.
- Install 4'x4' shoring towers on top of steel lifting platform to bottom side of 2nd floor framing.
- Provide hydraulic crib jacks and Unified Hydraulic Jacking System to lift each series of hydraulic jacks simultaneously.
- Elevate structure up approximately five feet (5') from existing elevation.
- Install slide/ roll beams to relocate structure.
- Structure will be left elevated to allow for the installation of a new permanent foundation.
- While raised, joists and beams to be inspected and repaired or replaced as necessary.
- Structure will then be lowered onto the new foundation system and permanently/ structurally fastened down.

Our firm has been elevating and relocating Historic structures since 1922, including many projects within the City of Delray Beach and the surrounding areas. If there are any additional questions or concerns regarding the above referenced project, please contact me directly at (772) 260-3799 or you can visit our website at www.browniecompanies.com to view some of our past projects. Attached photo references a project with the same means and methods of elevation and was completed in September of 2020 located at 1120 Nassau St., Delray Beach, FL.

Regards,
Jamison Brownie



C.O.A. Relocation Request for Cathcart House

The site plan for Block 61 in which Cathcart house was approved by The Historical Preservation Board on March 2, 2022. The approval included Cathcart house which was to remain in its original location on the original foundation. As all may be aware in the past year construction has commenced and work being done to date consisted of doing utility and site work, removing the non-historical additions from the homes, relocating the historical homes to new foundations, and installing sheet piles.

In evaluating the house condition, research of the history was conducted to discover the original construction of the porch and if there were any issue with foundations. A newspaper article was found at the Historical Society that was written when the Snyder's owned the house which was after 1971. The articles states that Cathcart sold the house to James Journey in 1966. He started to do repairs on the house including structural improvements but it turned into a massive job and he sold the house to Fran Mater in 1969. He sold to Cathcart in 1971. This article provides evidence that there were structural issues back in the 60s and it is uncertain as to how much work was actually done. There is also an account of the wood porch boards rotting out and being replaced at least 3 times before Snyder poured the porch in concrete. The concrete porch may have resulted in not having to repeatedly replace porch boards, but it did additional damage to the adjacent structural members of the house where it made contact with the concrete by trapping moisture. (The news article is attached to this narrative)

With regards to Cathcart House restoration, the non-historical porch enclosure and addition was removed from the rear of the house. Structural evaluations were performed which revealed an issue with support piers and rotted beams and joists in the floor supports. This prompted additional research and discussions with professionals and staff. Additionally, the existing structure has a concrete porch which was poured some time ago has fractures. The concrete was poured around the supporting 4"x4" columns which support the upper porch and roof. The foundation under the columns is in question and it appears that one of the columns towards the middle of the portion of the porch facing the street has settled. It has been confirmed through photo documentation taken before construction started that the settlement was present before construction.

The conclusion and recommendation for repair of the structural elements of the house require the concrete porch to be carefully removed and the house to be elevated off the foundation. A new foundation slab under the entire house pad will then be poured and the house will be moved back to its original location over the new concrete slab. Once in place the block stemwall will be erected and the house will be lowered and anchored to the new foundation. During the preparation of the new foundation the structural beams and joists in need of repair and replacing will be completed. The porch will be reconstructed in wood as per the original porch construction. A portion of the original porch was found under the flooring of the rear part of the house that was enclosed.

This confirms the porch was in fact wood and the style of the construction can be duplicated. Upon completion of the porch reconstruction the restoration of the structure can then be completed. The reconstruction will utilize authentic building materials. No synthetic material will be utilized in the restoration of the structure.

The C.O.A. request is for relocation because the house must be lifted from its foundation. The house will be placed back in the original location. The intent with the site plan approval was to not relocate the house. Unfortunately the structural condition of the house dictates the above course of action to permit access to restore the structural aspects of the house.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BROWNIE, JAMISON TIMOTHY

BROWNIE STRUCTURAL MOVERS LLC
6526 S KANNER HWY
STUART FL 34997

LICENSE NUMBER: CGC1519113

EXPIRATION DATE: AUGUST 31, 2024

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- Brakes on both axles
- Brake relay valve

Dual-Hyd Features Crab Power Steering

- Two 16 in. double acting hydraulic cylinders
- 34 in load height - depending on tire size
- Crab power steering
- Back-Up without rotating



Crab Steering

Power crab steering enables the Holland Dollie to back-up without having to rotate the dollie under the load. You no longer need to tie-up the dollies and rotate them 180 degrees in order to reverse directions. Power crab steering allows you to control the dollies in any direction.

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150Ton Holland Dollie Module

Each module consists of two 75 ton Holland Dollies containing two hydraulic lifting cylinders. Sitting on top of the four hydraulic cylinders is a bolster and turntable. The turntable allows the dollies to pivot under cumbersome loads.

Load Tracking

Load Tracking makes the two independent modules work together as if they were physically connected as one unit.

Crib Jack Base

Comparable weight to aluminum

Low Profile fits between cribbing



5.5" High including handles

Side grips for single handed carrying

\$400

Holland Plate Dollie 55 Ton Capacity

An increased capacity reduces the number of dollies required to carry a load making steering and maneuvering easier. Available with different tire and wheel.

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HOLLAND DOLLIE *California*

INCREASED AXLE SPACING AND WIDTH



California Dollie Features

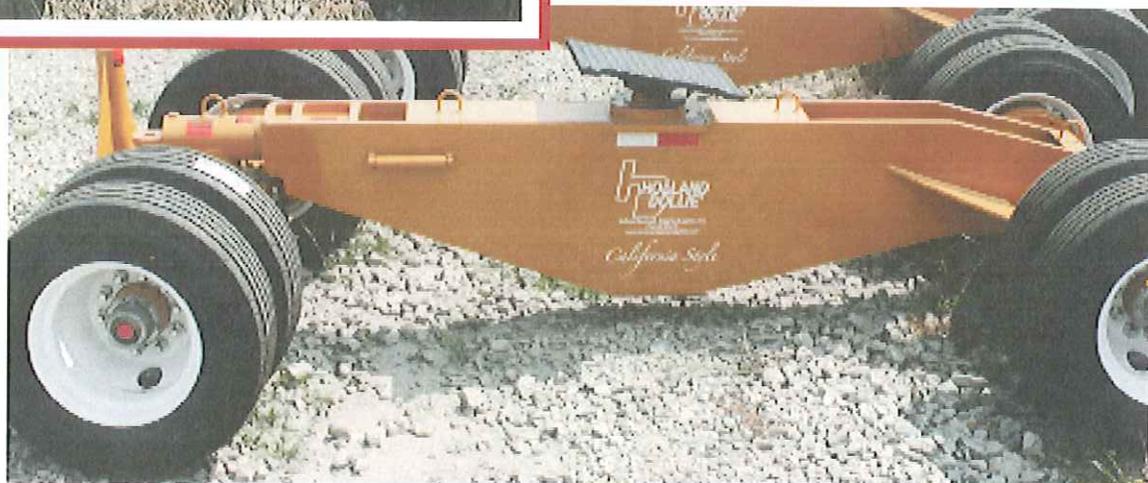
- Meets California Axle Requirements
- Front & Rear Brakes
- Power Steering Option
- 40 ton rating
- Fully oscillating and steerable
- 16" double acting hydraulic cylinder w/ attached oscillating top plate
- Standard towing eye
- Convenient lifting loops
- Dolly lifting/tie down tabs
- Hydraulic hoses protected in body
- Heavy duty 3/4 inch wall axles
- Built in air tank
- Caster steering
- Swift Tongue - 4 position tip-up telescopic tongue with evener pin and skid shoe
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- Holland Pressure/Tonnage gauge
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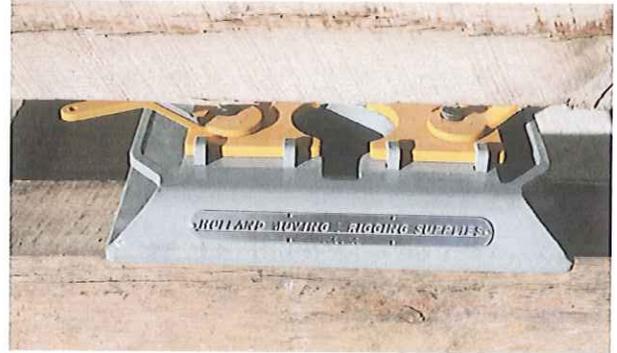
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Crib Jacks

	Short	Tall
Stroke	9"	17"
Pressure	6,000psi	6,000psi
Capacity	15 Ton	15 Ton



Crib Jack Base

- 5.5" High including handles
- Side grips for single handed carrying
- Comparable weight to aluminum
- Low Profile fits between cribbing.



Custom Pump

Designed for the moving and rigging industry.

- 5.5 HP Honda Motor
- Common pressure system capable of 10,000psi
- External Pressure setting at jack pressures
- 3-point jacking without using a T-hose
- Load lowering valve along with return fittings
- Relief valve system

Pressure (psi)	Load 1 Jack (lb)	Load 1 Jack (ton)	Load 2 Jacks (ton)	Load 4 Jacks (ton)	Load 6 Jacks (ton)
250	1,227	0.61	1.23	2.45	3.68
500	2,455	1.23	2.45	4.91	7.36
750	3,682	1.84	3.68	7.36	11.05
1,000	4,909	2.45	4.91	9.82	14.73
1,250	6,136	3.07	6.14	12.27	18.41
1,500	7,363	3.68	7.36	14.73	22.09
1,750	8,590	4.30	8.59	17.18	25.77
2,000	9,818	4.91	9.82	19.64	29.45
2,250	11,045	5.52	11.04	22.09	33.13
2,500	12,272	6.14	12.27	24.54	36.82
2,750	13,499	6.75	13.50	27.00	40.50
3,000	14,726	7.36	14.73	29.45	44.18
3,250	15,953	7.98	15.95	31.91	47.86
3,500	17,181	8.59	17.18	34.36	51.54
3,750	18,408	9.20	18.41	36.82	55.22
4,000	19,635	9.82	19.64	39.27	58.90
4,250	20,862	10.43	20.86	41.72	62.59
4,500	22,089	11.04	22.09	44.18	66.27
4,750	23,317	11.66	23.32	46.63	69.95
5,000	24,544	12.27	24.54	49.09	73.63
5,250	25,771	12.89	25.77	51.54	77.31
5,500	26,998	13.50	27.00	54.00	80.99
5,750	28,225	14.11	28.23	56.45	84.68
6,000	29,452	14.73	29.45	58.90	88.36



Toe Jack Adaptor

	Short	Tall
Stroke	7"	12"
Clearance	2.75"	2.75"

When you place a jack under a structure, and apply pressure to the jack to raise the structure, you can determine the weight by using this chart.

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Rent a variety of current Holland Dollies including Holland Air Dollies.

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Rent a set of Holland Air Dollies today. Their hi-speed capabilities make them ideal for traveling long distances.

With the highest stroke of 15.5 inches at a full 20 ton capacity, they can also overcome obstacles along your route such as mailboxes and guardrails.

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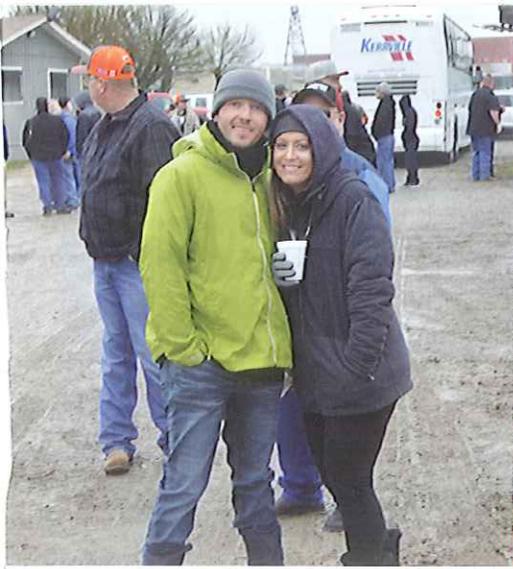


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Dodson House Moving Yard Tour, Equipment and Product Demonstrations

The **NFRA** (National Foundation Repair Association) and **TASM** (Texas Association of Structural Movers) held the first ever joint conference in San Antonio, TX this past February.

Both organizations combined their knowledge, skills, and experience to demonstrate some of the various equipment and product installations at the yard tour hosted by Edgar Dodson and his team at Dodson House Moving. Among the demonstrations, the NFRA welcomed members to install several options of hydraulically driven pilings. Perma Jack of San Antonio installed an all-steel piling; Olshan Foundation Solutions installed a hybrid (steel/concrete) piling; MitchCo Foundation Repair installed a concrete piling; and lastly, Magnum Piering installed a steel helical piling. The Dodson team mounted an elevated steel I beam with buried concrete footers at each end to provide loading resistance for each of the foundation repair contractors. The steel helical pile was augered into the ground using the motor driven equipment and associated torque measuring device.

Additionally, Uretek ICR demonstrated their polyurethane foam injection by drilling small holes in a small concrete slab formed specifically for this event. The small concrete slab was cast on a layer of sand and base rock, contained in a steel box. The steel box included bullet proof glass windows on each side to visually see the foam expanding from a below ground viewpoint and elevated the concrete slab above.



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Jahns Structure Jacking Systems



JSJS, a respected structural moving equipment company, established in 1985, services and repairs jacking equipment built over the last 50 years.



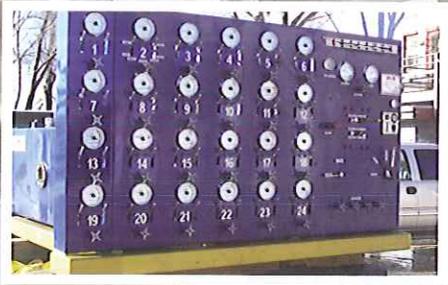
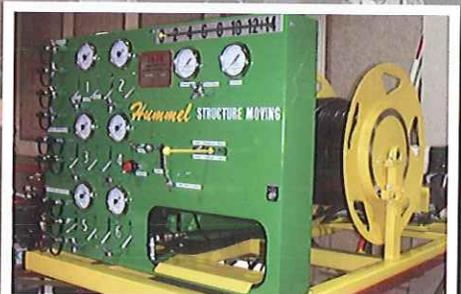
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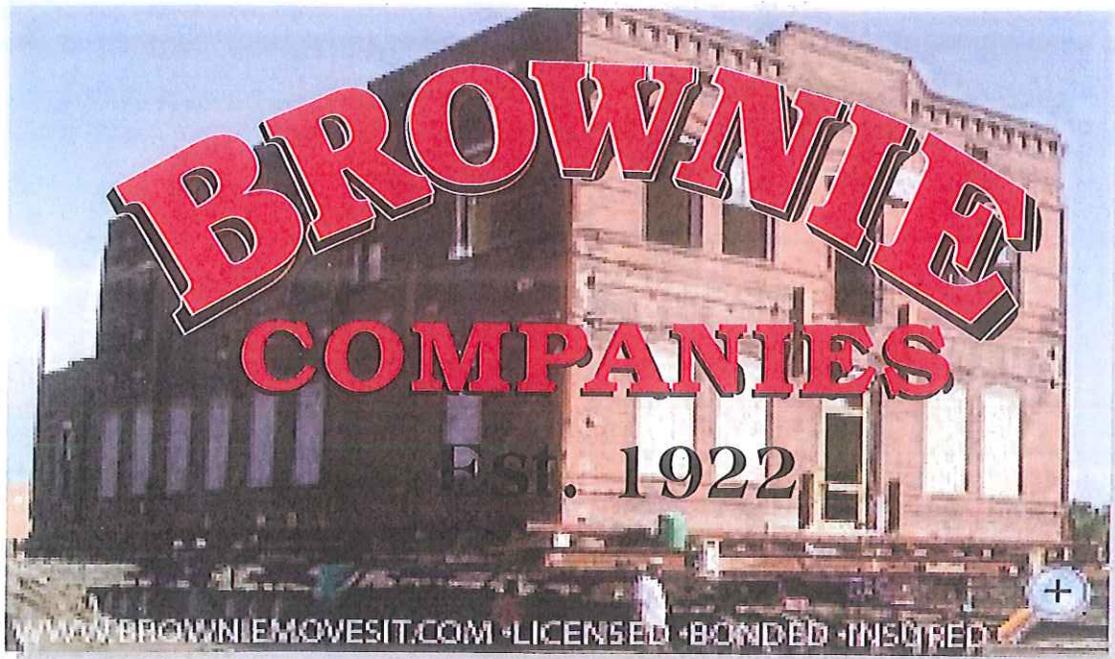


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Recycle + Restore + Reuse = Sustainability

WELCOME

Brownie Companies, LLC is a general contracting firm that was established in New York and moved to Florida in 1982 and has been proudly servicing the eastern United States since 1922.

Brownie specializes in structural services related to structural moving, house moving, foundation repairs, helical piles, soil stabilization, recycling, demolition and building "green" homes. Our environmentally friendly services combined with a staff that has hundreds of years of experience enables us to provide customers a price conscious, safety first project anywhere east of the Mississippi to the Atlantic.

Our "green" business strives to have a positive impact on the environment and community. We develop and practice business strategies that go beyond regulation and demonstrate commitment to a healthy and sustainable future. Our "green" business adopts principles, policies, and practices that improve the quality of life for its customers, employees and the surrounding community.

Four Generations of Service have taught us...
"No job is too small to expect our best"

Homes & Buildings

From large buildings to small homes, Brownie Moving & Heavy Hauling strives to negotiate all moving concerns of each structure's surrounding environment. As skilled transport specialist, we plan every job to find the best solution with as little disruption to the community and landscape as possible.



Project: Miami Model Sales Center

Weight: 195 TON

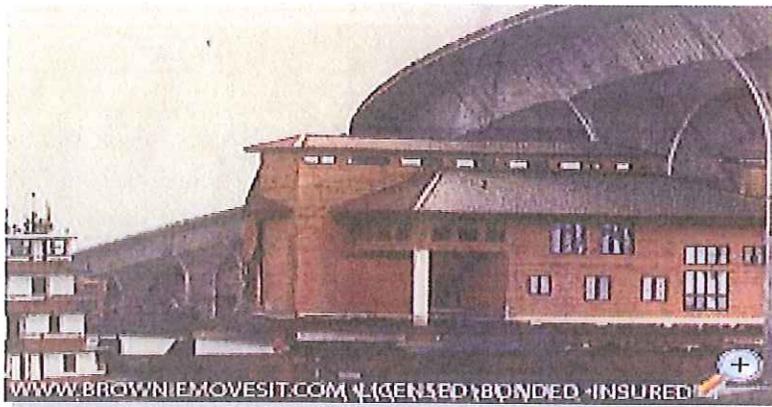
Dimensions: 98' x 106'

Construction: Modular Building

This 7000' sq.ft, t-shaped, model sales center was moved 200' feet on an existing site for an area expansion in Miami, Florida.

Homes & Buildings

From large buildings to small homes, Brownie Moving & Heavy Hauling strives to negotiate all moving concerns of each structure's surrounding environment. As skilled transport specialist, we plan every job to find the best solution with as little disruption to the community and landscape as possible.



Project:	Palm City
Weight:	375 TON
Dimensions:	9,000' Sq. Ft, 2½ Story
Construction:	Wood Frame

This structure was relocated from Palm City, Florida to the campus of Harbor Branch Oceanographic Institute in Ft. Pierce, Florida and now is a dormitory facility for students.

Homes & Buildings

From large buildings to small homes, Brownie Moving & Heavy Hauling strives to negotiate all moving concerns of each structure's surrounding environment. As skilled transport specialist, we plan every job to find the best solution with as little disruption to the community and landscape as possible.



Project: Indian River School District

Weight: 250 TON

Dimensions: 40' x 93'

Construction: CBS - Brick Veneer

This building was raised and relocated using the Banding Method.

Homes & Buildings

From large buildings to small homes, Brownie Moving & Heavy Hauling strives to negotiate all moving concerns of each structure's surrounding environment. As skilled transport specialist, we plan every job to find the best solution with as little disruption to the community and landscape as possible.



Project: Honeymoon Island

Weight: 150 TON

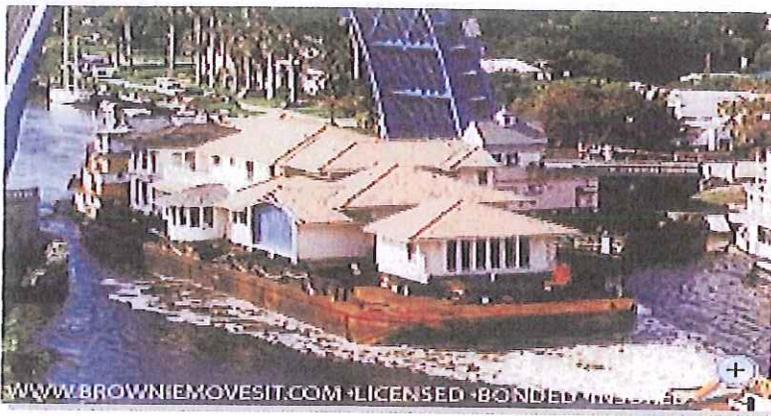
Dimensions: 36' x 70'

Construction: Wood Frame

Our company relocated then elevated this structure, a nature center at Honeymoon Island State Park, Honeymoon Island, Florida.

Homes & Buildings

From large buildings to small homes, Brownie Moving & Heavy Hauling strives to negotiate all moving concerns of each structure's surrounding environment. As skilled transport specialist, we plan every job to find the best solution with as little disruption to the community and landscape as possible.



Project: Boca House

Weight: 1,150 TON

Dimensions: 14,000 Sq. Ft.

Construction: Concrete

This magnificent residence was relocated over 110 miles from Boca Raton, Florida to its new home in Ft. Pierce, Florida via the Intercoastal Waterway.

Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



Project: St. Andrews Dune Church

Weight: 185 TON

Dimensions: 60' x 127'

Construction: Wood Frame

With careful attention to not disturb vintage stained-glass windows throughout, this circa early 1900's church in Southampton, New York was moved 200' then returned for the addition of a new foundation.

Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



Project: Jupiter Island Boathouse

Weight: 135 TON

Dimensions: 42' x 26'

Construction: Wood Frame

Architectural Boathouse located on the Jupiter Inlet, Jupiter Island, Florida. Structure was re-positioned enhancing the riverside view and elevated for new support foundation.

Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



Project:	Harvey & Clark
Weight:	225 TON
Dimensions:	4,000 Sq. Ft. 2½ Story
Construction:	Wood Frame

This 225-TON structure was relocated from Stuart, Florida to West Palm Beach, Florida via the intercoastal waterway.

Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



Project: Hanley House

Weight: 340 TON

Dimensions: 50' x 84'

Construction: Brick

This 5,000 sq.ft. structure was relocated from McDill Avenue in Tampa, Florida while preserving its historical natural surrounding environment.

Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



Project:	Dunbar
Weight:	890 TON
Dimensions:	8,000 Sq. Ft.
Construction:	Clay Tile

An intra-neighborhood relocation, this magnificent home was raised, rotated 90 degrees, then relocated 150' feet to an adjacent lot.

Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



Project: 1915 House

Weight: 85 TON

Dimensions: 28' x 55'

Construction: Wood Frame

This classic wooden frame residence, circa early 1900's was relocated from Palm Beach, Florida to Palm City, Florida.



SMITHSONIAN MARINE STATION AT LINK PORT

5612 OLD DIXIE HIGHWAY FORT PIERCE, FLORIDA 34946 (561)465-6630 FAX (561)461-8154

July 1, 1997

Mr. Kim Brownie
Brownie Moving Engineers
1952 SW Hayworth Avenue
Port St. Lucie FL 34953

Dear Mr. Brownie:

On behalf of the Smithsonian Institution's Marine Station in Fort Pierce, I wish to express our appreciation for your expert professional services in moving the house, donated to us by Jeanne and Peter Tyson, from Vero Beach to the new site for our Marine Station on Causeway Island, Fort Pierce. We were most impressed by your competence and proficiency in every aspect of the move - from the elevation of the house on the Tyson property to its placement on the barge and, after its trip down the river, to your moving it back onto land and onto the site of our new Marine Station. You and your staff are to be highly commended for your skill and expertise in this extraordinary engineering accomplishment.

As you know, this was a momentous occasion for us in that this house marks the first structure to be placed on the site of our future 8-acre campus. Thank you for your important role in helping us to realize our vision for a new Marine Station for the Smithsonian Institution on Causeway Island. The move of the house, thanks to your efforts, is a great beginning for the new facility that will serve the Smithsonian and its research scientists for many years into the future.

Most Sincerely,

A handwritten signature in cursive script that reads "Mary E. Rice".

Mary E. Rice
Director

THE OBSERVER NEWS

Apollo Beach • Gibsonton • Riverview • Ruskin • Sun City Center • Wimauma

Tampa Bay Online Edition

Last Updated: Aug 16th, 2007 - 19:28:08

TOP STORIES

One Serious House Boat Across Tampa Bay

By Mitch Traphagen mitch@observernews.net

Oct 5, 2006, 18:10

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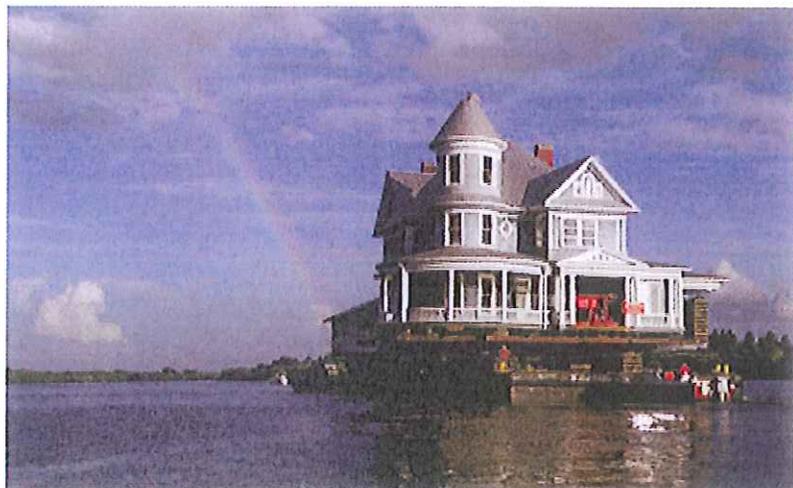


A large three-story Victorian mansion made a voyage aboard a barge from Palmetto, up the Manatee River to Tampa Bay and across towards the Little Manatee River in Ruskin.

The house had been in Palmetto for nearly a century. On Tuesday, it was moved from its original location to make room for condominiums and commercial development. The house is reported to be approximately 7,000 square feet. The barge also held a smaller out-building.

The house, at an estimated 220 tons, was pushed by a single barge until anchoring just off the Bahia Beach area. When the tide increased, the house continued its voyage into the Little Manatee River.

The new owners of the historic Victorian home reportedly plan to use it as a retreat for pastors and missionaries



DAVE PIZUR & ASSOCIATES, LTD. • BUSINESS INSURANCE

May 2, 2000

RE: Brownie & Sons Moving Engineers, Inc.
2876 N.E. Timber Lane
Jensen Beach, FL 34957

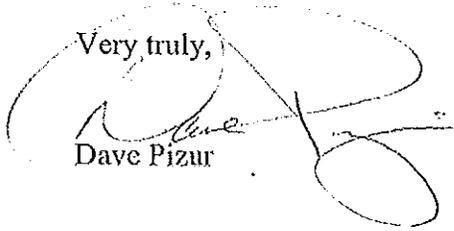
To Whom It May Concern:

I have been the insurance agent for Kim Brownie, Brownie & Sons Moving Engineers, Inc. for many years. During this time, there have been no claims made. We have dealt with the various municipalities and his customers and have found he has an excellent reputation for quality of work, service and knowledge in structural moving. Both government officials and previous customers have given him letters of praise.

Mr. Brownie is well known within the structural moving industry and is a prominent member of the International Association of Structural Movers.

If I had a building to move in Florida, Brownie & Sons would be at the top of my list.

Very truly,


Dave Pizur

November 5, 2006

Mr. Kim Brownie
Mr. Jeremy Brownie
Brownie Moving and Heavy Hauling
Ft. Pierce, Florida

Re: Lamb Manor House Relocation

Dear Kim and Jeremy,

On behalf of the Canaan Land Foundation, Inc., we would like to thank you and your firm for the excellent job you did in relocating the Lamb Manor House in September of this year. Many people including city officials, engineers, and contractors had said that it would be impossible to move the manor and its carriage house. Your firm was not only able to move the house but was also able to do it in one piece. Apparently, because of the seemingly unlimited resources you and your firm have in personnel and equipment, the move by barge was described by many people as incredible and we can assume that this is the reason why hundreds of people lined waterways, bridges, and piers along its route from Palmetto to Ruskin. The move was approved and acclaimed by the Manatee County Historic Society and the Hillsborough County Historic Resources Board, The Florida Trust for Historic Preservation and the State of Florida Bureau of Historic Preservation.

The house move was on the front page of every major newspaper on the west coast of Florida and reportedly in more than half the newspapers in the entire nation. Every major Television station which included ABC, CBS, NBC, Fox and CNN featured as the lead story the house move on September 26 and 27. It was also seen on CNN International, The Today Show, Inside Edition, and network affiliates throughout the country. It was estimated that over 30 million people watched the move take place as it was an amazing accomplishment with many television anchor people commenting, "How could they do that?"

You and your firm have honored every commitment you made, in writing and verbally, even though we know for a fact that there were times it was costing you extra money. We also appreciated your cooperation with the City and County governmental agencies.

Jeremy, your great grand father would be proud of you. Now that the house is on its foundation, and upon careful inspection on our part, we were unable to find one cracked or broken piece of glass, any cracked plaster ceilings or floors or any visible signs of damage to the manor or its carriage house as a result of the move.

We have restored houses for a living for over twenty years and we have been involved in two other building moves and we were so pleased with the level of expertise of everyone in your organization.

We are extremely grateful that you agreed to move the Lamb Manor for us. Thank you and God bless you both.



George Corbett

Director, Canaan Land Foundation, Inc.

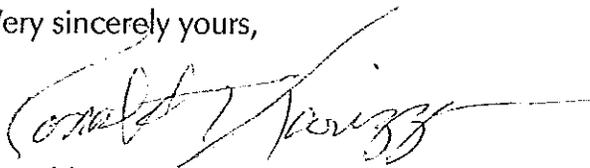
ENDORSEMENT

As an Engineer and Owner of the structure being moved, I have never experienced such an exciting professional demonstration of expertise in the field of structural engineering and movement. I observed the daily advancement of this 3,000 SF home from land to barge without a scratch.

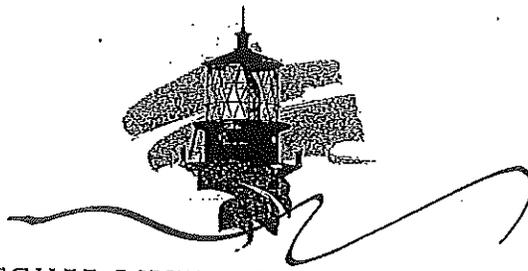
As a former employer, I know what superb management can produce. Rating from "one" to "ten", Mr. Brownie deserves a "ten" for his all around capacity to inspire safety, production and creativity from his personnel and get the job done ahead of schedule.

I will recommend him with the highest confidence that he will perform beyond any expectation.

Very sincerely yours,

A handwritten signature in cursive script, appearing to read "Ronald T. Larizza", written in black ink. The signature is fluid and extends across the width of the text area.

Ronald T. Larizza
Owner



LOXAHATCHEE RIVER • HISTORICAL SOCIETY

May 8, 2007

Mr. Kim Brownie
Brownie Moving & Heavy Hauling
175 Boyd Road
Fort Pierce, Florida 34945

Re: Moving of the 1892 Tindall House

Dear Kim,

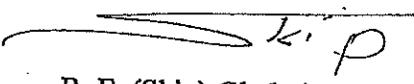
I thank you, your three sons, and your office staff for the outstanding job you did for the Loxahatchee River Historical Society in moving the 1892 Tindall House to its present location on the Jupiter Inlet Lighthouse property.

You did what you said you would do, when you said you would do it, and for the cost you originally told us - a rare feat these days. Moving the delicate wood frame structure out of the Palm Beach County boat ramp area was a difficult task, for it was dark when you started, it was extremely difficult to navigate the mature oak trees and parking lot curbing, and you had only inches to spare on the US#1 bridge. In spite of these obstacles and the flash bulbs from hundreds of spectators, your move went flawlessly.

I also want you to know that your son Jeremy returned every phone call I made to him, made every meeting he set up with me, and saved the Society hundreds of dollars by agreeing to finish the foundation piers for us when I had problems getting another subcontractor to the job.

Thank you for a job very well done.

Sincerely,


R. F. (Skip) Gladwin
Director, LRHS



MANATEE COUNTY
FLORIDA

January 24, 2008

Kim Brownie
Brownie Moving & Heavy Hauling
175 Boyd Road
Fort Pierce, Florida 34945

Dear Mr. Brownie:

I want to take this opportunity to thank you for the proficiency and care that you used in the moving of the 1890s era historic homes to Robinson Preserve and Emerson Point.

We are aware of the many challenges that you faced in these moves. Your persistence in dealing with acquiring the permits to move both homes through ecologically significant marine habitats, as well as the two mile trip through the uplands portion of Robinson Preserve, and the difficulties you faced in scheduling all facets of the move, proved that no challenge is too big or too small for Browning Heavy Hauling and Moving.

Your constant communication with Conservation Lands Management Department's staff and excellent cooperation with local media allowed the community to witness key aspects of the move and join in our celebration to protect two significant historic structures, adding considerable value to the visitor experience at our coastal ecological preserves.

Thank you for a job well done.

Regards,

Charlie Hunsicker
Director

Encl.

CONSERVATION LANDS MANAGEMENT DEPARTMENT

P. O. Box 1000 * 415 10th Street West Bradenton, Florida 34205 * Phone: 941.745.3723 * Fax: 941.741.3227 * www.myanatee.org

AMY STEIN * GWEN BROWN * JANE VON HAHMANN * RON GETMAN * DONNA HAYES * CAROL WHITMORE * JOE MCCLASH
District 1 District 2 District 3 District 4 District 5 District 6 District 7

Roger G. Thomas
General Contractor, Inc.
9294 SE Cove Point Street, Tequesta, FL 33469
Phone: (561) 575 - 1389 Fax: (561) 743 - 9882

Serving our valued clients for more than 29 years

To Whom It May Concern:

In the summer of 2002 we decided to take on a somewhat risky project. We wanted to move a 1925 historic home located in Stuart, Florida 40 miles south to West Palm Beach, Florida. Many factors led to our decision to contract with Brownie and Sons Moving and Heavy Hauling Engineers.

A number of special circumstances had to be considered:

- (1) The house was currently located on a site perched some 15 feet above the proposed landing site on the barge;
- (2) The house had to be removed from a full basement;
- (3) A bridge structure had to be built at both ends of the move to avoid damage to sea grasses;
- (4) One structure exceeded 70' in length; and
- (5) The house needed to be moved in one piece rendering it wider than the sea going barge and nearly too wide for the bridge openings.

In addition to these special conditions, we would be held personally liable for any damage to the sea grasses or other natural resources. Given this liability, it was advisable to select the best moving contractor because this was not a normal move.

Our decision to select Brownie and Sons over all other qualified contractors was not a hard decision given their experience and outstanding reputation with the Department of Environmental Protection in the State of Florida. Other contractors and owners were being fined for destroying the sea grasses.

During the move, Kim Brownie and his sons adhered to the highest standard of conduct, did everything they said they would do, caused no damage to the environment and were celebrated by all governmental officials and, more importantly, by the neighbors at both ends of the move.

I would recommend their services to you without hesitation. They will make a very difficult task seem so easy because they are true professionals.

If you have any questions or concerns, please feel free to contact me at (561) 262-6745.

Sincerely,
Roger Thomas
Roger G. Thomas, President



HISTORICAL
MOVES

HOMES &
BUILDINGS

RAISING
STRUCTURES

RIGGING &
HEAVY TRANSPORT

OUR EQUIPMENT
& FACILITIES

CONTACT
US

Southampton
Press
1996

Palm Beach
Post
1998

The Stuart
News
2004

St. Petersburg
Times
2005

New York
Newsday
2005

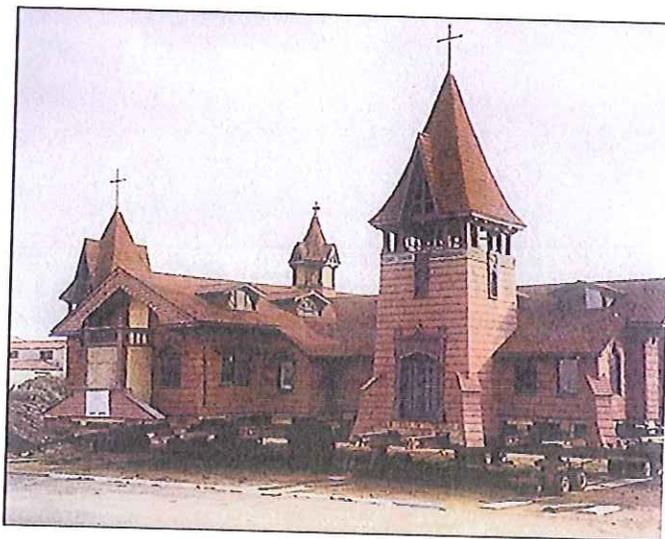


The Southampton Press

South Hampton, Long Island, NY

Thursday, February 8, 1996

The Dune Church on Gin Lane in Southampton was moved onto new pilings last week 20 feet further inland from where the landmark church stood for the past 116 years. The church was moved off its old foundation last September and has since rested in the Agawam parking lot across Gin Lane. The church's new pilings are part of a \$300,000 restoration project to protect the historic building from encroaching dunes.



The Southampton Press

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Recycle + Restore + Reuse = Sustainability

WELCOME

Brownie Companies, LLC is a general contracting firm that was established in New York and moved to Florida in 1982 and has been proudly servicing the eastern United States since 1922.

Brownie specializes in structural services related to structural moving, house moving, foundation repairs, helical piles, soil stabilization, recycling, demolition and building "green" homes. Our environmentally friendly services combined with a staff that has hundreds of years of experience enables us to provide customers a price conscious, safety first project anywhere east of the Mississippi to the atlantic.

Our "green" business strives to have a positive impact on the environment and community. We develop and practice business strategies that go beyond regulation and demonstrate commitment to a healthy and sustainable future. Our "green" business adopts principles, policies, and practices that improve the quality of life for its customers, employees and the surrounding community.

Four Generations of Service have taught us...
"No job is too small to expect our best"