

THE LANE GROUP INC

September 14, 2026

Historic Preservation Board
Town Hall Commission Chamber
535 Park Avenue
Lake Park, Florida 33403

**RE: Standards of Preservation
Lake Park Evergreen House
601 US Highway One
Lake Park, Florida 33403**

Attention: Mr. Anders Viane,

Please accept this letter as confirmation that the proposed improvements shown in our plans meet the Secretary of the Interior's Standards for Rehabilitation requirements. We have preserved the project's features that convey its historic, cultural, and architectural value. We took the following steps to accomplish our tasks.

Standards of Preservation:

1.) Use and ADA Compliance: The proposed restoration and preservation work will not restrict the current use of the property; in fact, the improvements will maximize the existing features by providing accessibility to all the facility's features. These improvements include a new accessibility ramp from the current street ADA parking spaces to the new covered rear accessible doors and an enlarged hallway access to the newly remodeled accessible restroom. This new restroom is ADA-compliant in its layout and fixture specifications. We've revised the design to minimize impact on the main Living and Dining Room, with their character-defining wood ceilings and shapes remaining unchanged. We've provided ADA signage to direct visitors and ensure everyone can access the facility's features.

2.) Character and Materials: The character of this historic property will be preserved and restored by the proposed improvements. We selected the proposed hurricane-rated windows and doors to restore the era's scale, proportion, muntin pattern, window type, and style. We recreated deteriorated features such as the wood-framed overhang at the kitchen window and door with similar proportions, sizes, and materials to maintain historic character, while strengthening its structural capacity to resist high winds. The character-defining interior wood ceilings and wood floors will be maintained. For the

hallway enlargement to access the ADA restroom, the existing ceiling and wood floor material will be salvaged and reused in the new hallway configuration. The clay tile roof on the sloped portions of the project has been specified to replace the current non-original concrete roof tiles. The repair and patching of the existing stucco over the hollow clay tile structure will match the original finish and texture.

3.) Code Compliance: The proposed restoration work includes interior modifications/updates to the existing plumbing, electrical, and HVAC. All work will take place while minimizing impact on the historical finishes. We have maintained the exit signs and emergency lighting fixtures and adjusted them as needed to protect occupants and ensure safety.

4.) Physical and Chemical Treatments: The gentlest means possible will be undertaken in all tasks necessary to accomplish the work without damaging historic surfaces scheduled to remain for both the interior and exterior. This first phase is an interior remodeling project, so all historic wood floors, ceilings, etc. shall be protected and maintained.

Sincerely,

C. Douglas Lane, AIA, ICA

President

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