



**Town of Lake Park, Florida  
Historic Preservation Board  
Meeting Minutes  
Monday, July 6, 2020 6:30 PM  
Via Communication Media Technology - Zoom**

**CALL TO ORDER**

Chair Thomas called the Historic Preservation Board Meeting to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Thomas lead the Pledge of Allegiance.

**ROLL CALL**

Judith Thomas, Chair	Present
Jon Buechele	Present
Caleb Decius	Present
Charlemagne Metayer	Excused Absence
Joseph Rice	Present

Also in attendance were Community Development Director Nadia DiTommaso, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

**APPROVAL OF AGENDA**

**Motion: Board Member Rice moved to approve the agenda; Board Member Decius seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Buechele	X		
Board Member Decius	X		
Board Member Metayer			Absent
Board Member Rice	X		
Chair Thomas	X		

Motion passed 4-0.

**APPROVAL OF MINUTES**

- Historic Preservation Board Meeting Minutes; December 9, 2019.

**Motion: Board Member Decius moved to approve the Historic Preservation Board Meeting minutes of December 9, 2019; Board Member Rice seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Buechele	X		
Board Member Decius	X		
Board Member Metayer			Absent
Board Member Rice	X		
Chair Thomas	X		

Motion passed 4-0.

Chair Thomas acknowledged that Board Members Larry Malanga and Martin Schneider were no longer on the Board. She thanked and appreciated all their service to the Board and the Town.

### **Public Comment**

Chair Thomas explained the Public Comment procedure.

### **ORDER OF BUSINESS**

The normal order of business for Hearings on agenda items are as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of staff and applicant
- Public Comments – limited to 3 minutes per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

### **NEW BUSINESS**

#### **Quasi-Judicial Agenda Item:**

**APPLICATION FOR HISTORIC DE-DESIGNATION AT 324 HAWTHORNE DRIVE. APPLICANT/PROPERTY OWNER: WENDY MATHEWS.**

#### **Ex-Parte Communication Disclosed:**

Board Member Buechele – had no ex-parte communication to disclose.

Board Member Decius – had no ex-parte communication to disclose.

Board Member Metayer – Absent

Board Member Rice – had no ex-parte communication to disclose.

Chair Thomas – had no ex-parte communication to disclose.

Town Clerk Mendez swore-in all witnesses.

Public Comment open:

None

Public Comment closed:

Town Planner Anders Viane presented to the Board (see Exhibit “A”). The homeowner Ms. Wendy Mathews explained that she would like to work on her home, but was unable to update it and bring it back to its original design. Chair Thomas asked how long Ms. Mathews owned the home. Ms. Mathews stated that she has owned the home for 20-years. She explained that it had been a rental property for many years before she purchased the home.

Board Member Buechele asked what the benefit would be to Ms. Mathews if the property were de-designated. Community Development Director DiTommaso explained the benefits to Ms. Mathews would be that she could have flexibility to make renovations to her home to her desire. There were very few contributing factors left to the home, which would make it eligible for designation.

Board Member Decius clarified that the home was not historic, but was built during what was considered a historic time. The home was renovated removing many of the characteristics that would be considered historic. Community Development Director DiTommaso explained that staff does not believe that the designation of historic was valid based on the modifications that have taken place to the home. Board Member Decius clarified that during the presentation it showed that the home was not registered as a historic home on the National Registry. Town Planner Viane explained that the National standards were not met during the initial designation.

Chair Thomas reviewed the designation documents from 2004, where it clearly states that the home did not meet historic preservation guidelines. However, since the property was built during a particular period it had historic significance. She explained that the documentation was confusing because it shows that the home was not historic, yet it was a “symbol” of the past, which was the reason it was registered as a historic home in the Town. She felt that the homeowner was able to make renovations as needed because it was not a historic home.

Town Planner Viane explained the Kelsey City Multiple Property Listing, was not equivalent to the Town’s Historic Designation. It was more of a compilation of historic properties in the Town with independent criteria for Historical Designation. He was clear that the Historic Preservation Board designated it historic in 2004. He explained that sticking with the standards that have been adopted the home does not meet the standards and therefore should be rescinded.

There was a lengthy discussion between the Board and staff regarding the nature of the designation and the request for the de-designation.

The Board asked Ms. Mathews to provide some background information regarding why the house was designated in 2004. Ms. Mathews explained that the Town offered incentives to designate the home historic, which never took place. She stated that it was presented to her as a good thing for her as a homeowner, but it has only caused more

difficulty in maintaining the home. Community Development Director DiTommaso added that had no structural repairs been made then this conversation would be very different. She stated that de-designation would allow Ms. Mathews the flexibility to make repairs.

Board Member Rice was concerned that the Board has no information why the property was originally designated. He asked if it was possible to have the home re-evaluated. Community Development Director DiTommaso stated that yes it could be done. However, she stated that all the documentation indicates that the home was not eligible for designation at the local, state, or national level. Town Planner Viane explained that in the 2004 Historic Preservation meeting minutes it seemed as though there was some merit to designate the property. He stated that it did not appear that the Board focused on one element of the home for its designation.

Chair Thomas stated that it appeared that the intent of the Board was to identify properties that were built during the era and designating them historically significant, as something to preserve. She asked if historically significant properties were precluded from making changes to the property. This applicant clearly did not meet any of the designation criteria. She asked if the property was designated or identified as significant because of the difference. She asked that staff make a clear distinction in the future as that Town moves into the next era of historical properties to avoid any confusion. Community Development Director DiTommaso explained that there was a list in the office of historically significant properties and a separate list of historically designated properties. This particular property was on the historically designated list. The properties on the historically significant list would not be subject to the Secretary of Interior Standards for Rehabilitation, only those historically designated are.

Board Member Rice asked if the Town kept a list of Historically Significant properties, which follow certain criteria to renovate the properties. Community Development Director DiTommaso stated “no”, the property was either designated or not.

The Board had a lengthy discussion regarding Historically Designated properties and the property tax abatement process.

**Motion: Board Member Decius moved to approve the application for Historic De-designation of 324 Hawthorne Drive; Board Member Rice seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Buechele	X		
Board Member Decius	X		
Board Member Metayer			Absent
Board Member Rice	X		
Chair Thomas	X		

Motion passed 4-0.

**Historic Preservation Board Member Comments**


None

**Community Development Director Comments**

None

**ADJOURNMENT**

There being no further business to come before the Historic Preservation Board; the meeting adjourned at 7:38 p.m.



Judith Thomas, Chair  
Town of Lake Park Historic Preservation



Vivian Mendez, MMC, Town Clerk



Approved on this 12 of August, 2020

