



**TOWN OF LAKE PARK
HISTORIC PRESERVATION BOARD
MEETING MINUTES
MAY 4, 2015**

CALL TO ORDER

The Historic Preservation Board Meeting was called to order by Chair Judith Thomas at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Michele Dubois	Present
Martin Schneider	Present
Ludie Francois	Excused
Anne Lynch, Alternate	Present

Also in attendance were Thomas Baird, Town Attorney; Nadia DiTommaso, Community Development Director; Scott Schultz, Town Planner, and Kimberly Rowley, Recording Secretary.

APPROVAL OF AGENDA

Chair Thomas requested a motion for approval of the Agenda as submitted. Board Member Schneider made a motion for approval and the motion was seconded by Board Member Dubois. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Michele Dubois	X	
Anne Lynch	X	

The Motion carried 4-0 and the Agenda was unanimously approved as submitted.

APPROVAL OF MINUTES

Chair Thomas asked for a motion to approve the Historic Preservation Board Meeting Minutes of July 7, 2014, as submitted. Board Member Dubois made a motion for approval and the motion was seconded by Board Member Schneider. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Michele Dubois	X	
Anne Lynch	X	

The Motion carried 4-0, and the Minutes of the July 7, 2014, Historic Preservation Board Meeting were unanimously approved as submitted.

PUBLIC COMMENTS

Chair Thomas explained the Public Comment procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

A. AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR 318 HAWTHORNE DRIVE TO INSTALL A SECOND-STORY EXTERIOR RAILING AND A TRACK MOUNTING SYSTEM FOR HURRICANE PANELS. APPLICANTS: BRIAN & JENNIFER MCMAHON

Town Planner Scott Schultz addressed the Historic Preservation Board and stated for the record that 318 Hawthorne Drive is a single-family use residence which was built in 1926 and designated in 1999. The Applicants are requesting approval for the installation of safety railings in front of the second floor French doors located at the front of the Property (North elevation), as well as install hardware for hurricane panels on all door and window openings. Based on the photo taken at the time of designation, the French Doors had a false balcony structure on the exterior that was constructed of wood with wood railings on the front and sides. It also had a deck floor, and posts that supported a pitched overhang roof having non-architectural asphalt shingles. Mr. Schultz explained that a false balcony is one that has the appearance of a full deck, but has limited space which is only suitable for items such as potted plants and is not of substantial construction to accommodate the weight of humans. The false balcony has currently been completely removed from the structure. Mr. Schultz explained that the new railing was installed for safety reasons, it is based on the conditions of approval by the Historic Preservation Board. Mr. Schultz showed images of the existing railing.

Mr. Schultz stated the Applicant is also proposing to install hardware at each door and window opening sometime in the future so that hurricane panels may be attached during tropical weather incidents. While the Applicant will not implement this project immediately, the method of installation is proposed to be a track system as is typical to most structures, which will be painted to match the structure.

Mr. Schultz further explained that Staff finds the proposed project compliant with SOIS 9 and 10 because the proposed additions will not destroy historic materials that characterize the property, and should the proposed additions be removed in the future, they would not impact the original historic materials that characterize the building. Mr. Schultz stated Staff's determination was verified with a group of historic preservation specialists, such as the City of West Palm Beach, the City of Coral Gables and the City of Sarasota. While the proposed railing does not replicate the original false balcony, it does appear to be consistent with the style of other modifications made to the structure. Additionally, the hurricane panel hardware does not appear to change the characteristics of the structure since that hardware is typically painted to match the façade.

Town Code Section 66-10(a) states that an application for a Certificate of Appropriateness is required to erect, alter, restore, renovate, excavate, move or demolish any structure, building or site that is historically designated. Town Code Section 66-10(c) states that the Town has adopted the Secretary of Interior's Standards of Rehabilitation, which are guidelines on which applications for any Certificate of Appropriateness are to be measured and evaluated. Town Code Section 66-10(e) states that any alteration to buildings or sites other than ordinary maintenance must apply for a Special Certificate of Appropriateness. The Secretary of the Interior's Standards for Rehabilitation (SOIS) Standards 9 and 10 apply to this project are: 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; and 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.

It was noted that the Applicants are not present, although they were aware of the Meeting.

STAFF RECOMMENDATION

Mr. Schultz stated Staff has found that the proposed request for the hurricane panel mounting system and the railings are consistent with the Town's Land Development Code and the Sections of the Secretary of the Interior's Standards and recommends approval. Ms. DiTommaso added that the one (1) Condition of Approval is that the track mounted hardware for the hurricane panels are painted to match the building structure.

BOARD MEMBER DISCUSSION

Chair Thomas welcomed new Board Member Anne Lynch. Board Member Lynch stated that it is a good suggestion to have all of the railings match. Board Member Dubois clarified that the subject railing has already been installed. Board Member Schneider asked where the track mountings are going to be installed, to which Mr. Schultz responded on all of the windows. Chair Thomas asked how the track will be installed on the second-floor French Door since the railing is already there. There was discussion about the future installation of the tracks. Chair Thomas asked what caused the Applicant to come forth now with the railing. Ms. DiTommaso stated the old false balcony was removed at an unknown point in time and the new property owners installed the new railing as an emergency for safety reasons, in order to protect the

French Door opening, with the understanding that the rail would need the approval of the Historic Preservation Board.

HISTORIC PRESERVATION BOARD RECOMMENDATION

Chair Thomas requested a motion for the approval of the Application for a Special Certificate of Appropriateness for the previously installed railing and the hurricane shutter track mounting system at 318 Hawthorne Drive. Board Member Schneider made a motion for approval, and the motion was seconded by Alternate Board Member Lynch. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Michele Dubois	X	
Anne Lynch	X	

The Motion carried 4-0, and the Special Certificate of Appropriateness for 318 Hawthorne Drive was approved unanimously.

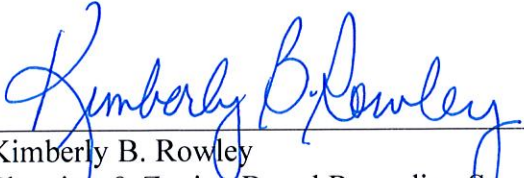
COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Ms. DiTommaso welcomed Anne Lynch as the new Alternate Member.

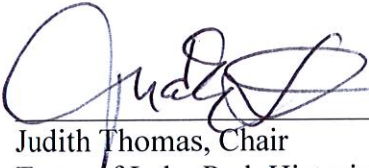
ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 7:24 p.m.

Respectfully Submitted,

 DATE: 5/14/15
Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

HISTORIC PRESERVATION BOARD APPROVAL:

 DATE: 6/1/2015
Judith Thomas, Chair
Town of Lake Park Historic Preservation Board