



**Town of Lake Park, Florida
Special Call
Historic Preservation Board
Meeting Minutes
Monday, July 9, 2018**

CALL TO ORDER

Vice-Chair Martin Schneider called the Special Call Historic Preservation Board Meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Excused
Martin Schneider, Vice-Chair	Present
Lawrence Malanga	Present
Charlemagne Metayer	Present
Joseph Rice	Present
John Linden (1 st Alternate)	Present

Also in attendance were Community Development Director Nadia DiTommaso, Assistant Town Attorney Karl Sanders and Assistant to the Community Development Director Kimberly Rowley.

Due to the absence of Chair Thomas, Alternate Board Member Linden will be a voting member at this Meeting.

APPROVAL OF AGENDA

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

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Linden	X		
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas			Absent

Motion passed 5-0.

APPROVAL OF MINUTES

Special Call Historic Preservation Board Meeting Minutes
July 9, 2018

- Special Call Historic Preservation Board Meeting Minutes; December 18, 2017

Motion: Board Member Metayer moved to approve the Historic Preservation Board Meeting Minutes of December 18, 2017; Board Member Malanga seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Linden	X		
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas			Absent

Motion passed 5-0.

PUBLIC COMMENTS

Vice-Chair Schneider 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:

1. SPECIAL CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS (CANOPY AND FRAME; PATIO/PLAZA WITH SEATING AND APPURTENANCES; EXTERIOR SIGNAGE AND WALL LIGHTING) TO THE 918 PARK AVENUE BUILDING, A HISTORICALLY DESIGNATED BUILDING. APPLICANT: COVENTINA BUILDERS, LLC., ON BEHALF OF M&S SANTOS, LLC, OWNER

Community Development Director Nadia DiTommaso addressed the Board and stated this item is a quasi-judicial item and therefore ex-parte communications must be disclosed. There were no ex-parte communications disclosed by the Board Members. Ms. DiTommaso explained this item was continued from the May Planning & Zoning Board Meeting wherein there were recommendations made for the Applicant to consider

on the exterior façade of the building and the exterior eastern portion of the site. The Applicant revised their plans, which were submitted for review by REG Architects, Inc., Historic Planners and Architects. Ms. DiTommaso stated that REG Architects did the original review which approved the majority of the exterior improvements to the 918 Park Avenue Building, pursuant to their Report issued in December 2017, which was reviewed by the Historic Preservation Board (HPB) at that time. Ms. DiTommaso stated the three (3) modifications that were made, as detailed in the Staff Report, as follows:

REVIEW AMENDMENT:

The previously approved project has received a few modifications and require review. The revisions are as follows:

1. Sheet A101.1 Site Plan – Site plan shows a patio added to the east side of the building and located at the north eastern portion of the site.
2. Sheet A108 Sign Plan Proposed – This sheet shows location of proposed signage and wall pack lighting.
3. Sheet A111 Entry Canopy Option 3d Views – This sheet shows the patio/plaza, proposed east entry canopy, exterior furnishings (not reviewed) and appurtenances (not reviewed).

Ms. DiTommaso stated that REG Architects performed the review and rendered the following comments:

- The proposed canvas canopy and frame does not interfere with the historical integrity of the building (Built in 1925 Mediterranean Revival Style Architecture)
- The awning complies with the applicable Secretary of the Interior Standards and shall have minimal impact on the historic integrity of the building. This awning shall be cloth and its frame shall be removable with no damage to the existing building
- The ground level patio/plaza appears to provide minimal impact to the site and no impact to the building
- Signage locations shown are generally acceptable. No electric conduit shall be exposed running along the exterior wall of the building

Ms. DiTommaso stated that Staff is recommending approval of the Special Certificate of Appropriateness, subject to the three (3) Conditions of Approval from the REG Architects Report (attached as Exhibit “A”):

1. Signage on the north elevation shall remain centered with the three-opening grouping below it, as submitted; additionally, at all signage locations no conduit shall appear on the exterior of the building as it shall come from the building interior and through the exterior wall directly to the signage fixture.
2. Wall pack lighting shall be minimally intrusive and minimal in style and size, as submitted; additionally, no conduit shall appear on the exterior of the building, as it shall come from the building interior and through the exterior wall directly to the lighting fixture.

3. Power, LV and Data shall be provided from the building's interior and exit through the exterior wall directly behind lighting and signage fixture. All related drivers, transformers, etc. shall be concealed within the light fixture or signage or otherwise provided remotely from an interior location.

Ms. DiTommaso explained these are additional Conditions of Approval to the previously approved *Special Certificate of Appropriateness* approved with Conditions in December 2017.

The Applicant, Simon Paschalides of Coventina Builders, LLC, approached the Board on behalf of the property owners M&S Santos, LLC. Mr. Paschalides stated that the changes that are being submitted for HPB review are based on the May Planning & Zoning Board Meeting. Ms. DiTommaso stated there will be additional information provided on this item, however a favorable recommendation is required from the HPB on the *Special Certificate of Appropriateness* before the Site Plan can be reviewed by the Planning & Zoning Board immediately following the adjournment of this Meeting.

Vice-Chair Schneider asked the Applicant to provide an image of the wall pack. Mr. Paschalides showed an image of the C-Lite, which he stated is much smaller than the original wall pack and will be the same color of the building.

PUBLIC COMMENTS

There were no public comments.

The Board Members had no questions for the Applicant or Staff. There being no further discussion, Vice-Chair Schneider asked for a motion.

Motion: Board Member Rice moved to approve the *Special Certificate of Appropriateness* with Staff's recommendations. Board Member Malanga seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Linden	X		
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas			Absent

Motion passed 5-0.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

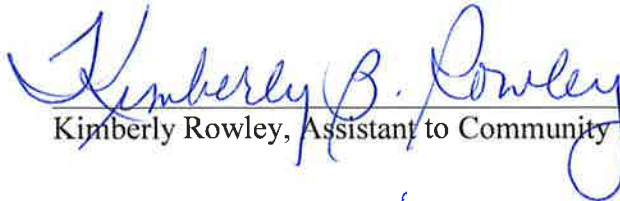
There were no comments from the Community Development Director.

ADJOURNMENT

There being no further business to come before the Historic Preservation Board, the meeting was adjourned at 6:46 p.m.



Judith Thomas, Chair
Town of Lake Park Planning & Zoning Board



Kimberly Rowley, Assistant to Community Development Director

Approved on this 3rd of December, 2018

REG ARCHITECTS, INC.

ARCHITECTURE * INTERIOR DESIGN * PLANNING

MEMORANDUM DATE: September 1, 2017 / Revised Nov. 20, 2017 / Amended June 26th, 2018

AGENDA DATE:

TO: CDD Director, Ms. Nadia DiTommaso and the Historic Preservation Board

RE: **918 Park Avenue, Lake Park FL 33408**
Historic Preservation Consultant

FROM: REG Architects, Inc. (Consultant)
Darrin Engel, Assoc. A.I.A, Sr. Project Manager
Rick Gonzalez, A.I.A., President

TITLE: Project Number 5084: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and construction of a new +/- 970 square foot demolition, site improvements, addition for the property located at **918 Park Avenue**; PCN# 36-43-42-20-01-002-0080. The subject property is an individually designated local historic landmark.

OWNERS: M & S Santos, LLC
918 Lake Avenue
Lake Park, Florida 33408

BACKGROUND:

The subject property is a locally designated historic landmark in the downtown retail district of the Town of Lake Park. It was originally built in the Mediterranean Revival Style c.1925 as a mixed use commercial building. The first floor contains retail space and the second floor contained two apartments (now removed). The two-story, mostly flat roofed building has stucco finish, recessed storefront (Arcade), ground level front residential entrance. The rear (South) appears to be sleeping and eating porches with stairway. Front (North) façade has a sloped clay barrel tile roof with ornamental parapet wall ends, and with exception to the façade storefront, all window openings appear to originally be the typical vertically double hung, paired windows on most occasions over the buildings history. Several minor changes have occurred to the exterior. Items such as window replacement, stucco repair and recoat, storefront alteration, enclosure/ infill of rear sleeping and eating porches, inappropriate and insensitive rear (South) alterations, infills and additions. Overall, the existing building retains a moderate degree of historic integrity of location, setting, materials, design, proportion, massing, feeling, and association. Per the landmark's Florida Maser Site File it is the last remaining Commercial building from the Boom Times era.

REQUEST:

The Applicant has submitted plans for the site improvements, exterior alteration of a +/- 970 square foot addition to the rear of the property. The applicant has requested demolition of the rear sleeping and eating porch area and associated infill and additions. Additionally, applicant is doing a change of use on the second floor with minor accessory requirement on first floor. The change of use is "B" Business in lieu of original 2 family residential use. Applicant is proposing an additional side entrance for retail tenants (with wall recess) **with canopy and frame**, additional faux synthetic trim, window opening reconfiguration, adding canopies, **patio/plaza with seating**, etc.

300 Clematis Street, 3rd Floor, West Palm Beach, FL 33401

Phone: (561) 659-2383 • Fax: (561) 659-5546

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EST 1988

REVIEW AMENDMENT:

The previously approved project has received a few modifications and require review. The revisions are as follows:

1. Sheet A101.1 Site Plan – Site plan shows a patio added to the east side of the building and located at the north eastern portion of the site.
2. Sheet A108 Sign Plan Proposed – This sheet shows location of proposed signage and wall pack lighting.
3. Sheet A111 Entry Canopy Option 3d Views – This sheet shows the patio/plaza, proposed east entry canopy, exterior furnishings (not reviewed) and appurtenances (not reviewed).

Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Chapter 66 of the Town's Code of Ordinances. As required by Chapter 66 the project was also reviewed using the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 Edition.

The National Park Service and Secretary of the Interior's Standards have specific criteria regarding the rehabilitation of historic structures, as well as new construction that affects a historic property. The Standards that apply are listed below with project specific Consultant responses:

Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new user that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
Response: Applicant proposes change of use on second floor and typically a change of use such as this requires minimal change; however, applicant has proposed minor alterations and an addition that is placed to the rear of the building.
2. The historic character of property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
Response: The applicant has proposed alterations and an addition that will minimally impact the historic character of property. The proposed (East) entrance provides an additional access. The tenant doors have been added but do not distract much from the original street entrances on the north elevation. **The proposed canvas canopy and frame does not interfere with the historical integrity.** The proposed addition to the rear (South) has been added after removing substantially deteriorated original and non-original addition/improvements. With exception to the large roof overhang, the addition does not compete with the original historic building.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
Response: Proposed alterations and addition will not create a false sense of historic development. It will still be possible to distinguish the buildings original style and period of construction. The rear addition does not attempt to replicate any historic style or period, but is in in harmony with the existing.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
Response: Changes to the building that have occurred since original construction have not acquired historic significance and mostly appeared to have occurred within the last 50 years. Applicant is removing many of the non-historic changes.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
Response: The applicant's proposed work preserves and repairs stucco finishes, cast stone trim, clay barrel tile roof, exposed wood out lookers (rafters), wood fascia, etc. Missing windows will be replaced with windows that replicate the historic appearance of the originals.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
Response: Replacement of missing items has not been substantiated by documentary and physical evidence. Need photographs and drawings for missing windows.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
Response: Not yet applicable.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
Response: Not applicable.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
Response: The Applicant's proposed addition is differentiated by wall setbacks and a different roofing style. It is also proportionally smaller than the historic building. Tenant doors on east wall are simple without arcades or elaborate trim, proposed materials are compatible on the addition. Awning complies with this standard.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Response: Proposed addition appears that it can be easily removed in the future and integrity of the historic property will be unimpaired. As discussed with the applicant, the addition shall be totally supported by itself. The existing building will remain independent. Awning complies with this standard.

It is the Consultant's analysis that the proposed demolition, site improvements, exterior alterations and new addition is ~~not~~ compatible with the regulations set forth in Chapter 66 Historic Preservation Ordinance and the Standards and Guidelines. See "Summary Outline" for more detailed items.

SUMMARY OUTLINE:

Project as proposed does not comply with Standards and Guidelines as follow: (Blue text is first review; green text is second review.)

- Addition is not proportional – *Action: Reduce massing, should be smaller in scale appearance but not necessarily smaller in floor area. Result- Applicant has reduced appearance of massing and detail.*
- Addition has detail that overshadows the historic building – *Action: Simplify and reduce, keep detail to level below historic building, be subordinate/secondary. Result: Applicant has mostly complied with exception to addition's roof overhang, Consultant recommends reducing overhang depths.*
- Addition openings are not compatible – *Action: Redo openings to use vertical proportions and ratios similar to historic building, opening shall serve only one level. Result- Applicant has revised to comply with original openings.*
- Alterations add more detail/ trim to historic building – items it never had – *Action: Remove all detailing and trim from proposed design that was not part of the original historic building. Result- Applicant has removed.*
- Alterations add inappropriate awnings and canopies – *Action: Remove any proposed awning or canopy from the existing historic building that does not exist currently and did not exist historically. Result- Applicant has complied.*
- Alterations modify existing opening size, quantity, and location. – *Action: Retain original window and door opening sizes as well as locations, do not infill/remove existing openings and do not propose any new openings in the historic building exterior. Result- Applicant has completed with exception to (2) tenant entry doors east wall. These doors no longer compete with street frontage and are acceptable.*
- Alterations add second entrance to East side entrance that competes in scale to main street and traffic flow – *Action: Remove the secondary entrance, there was not one there historically. If there is a requirement to have one it should very simple and be a single door with a historically compatible awning – it needs to not be competitive with the historic street and sidewalk entrance which is the most important historic feature of the building. An entrance on the east side of the should be avoided. Result- Applicant complies without removing doors, detail and recesses have been removed. Amendment – An awning has been added to these doors and appears to have minimal impact on the historic integrity of the building. This awning shall be cloth and its frame shall be removable with no damage to the existing building.*
- Site should have reduction in paving to return to more original site layout – *Action: Site is over-paved and pavement comes too close to building. The over-pavement attempts to connect to the setback retail strip buildings and should be updated. In addition, the back-up area of the rear parking should be reduced and there should not be a vehicle drive lane from the rear parking to the neighboring front parking south of historic building, maintain pedestrian connection and add native landscaping. Result- Applicant has proposed no significant changes to site plan.*

- Alterations propose window replacements that are not representative of original windows – *Action: Further historical documentation needs to be reviewed by applicant to understand the required style and function of the replacement windows. Result- Applicant has reviewed historic photography and existing openings, they have proposed a solution that appears appropriate to the historic character.*
- Addition's structure and attachment to historic building has not been developed – *Action: Applicant should understand that the historic building and the proposed addition are not structurally compatible. The addition should be design to be supported on its own and connected by a flexible control/expansion joint. Result- Applicant understands that addition will need to support itself and have a "soft connection."*
- Demolition has not provided substantial proof that it is justified – *Action: The rear (west) portion of the historic building is also part of the historic building and most of it is original or constructed during the property's period of significance. Nowhere in the submittal is sufficient documentation presented that proves that demolition should be allowed. Result- discussion with applicant has occurred and it is understood that it is in a severely deteriorated state. Applicant will need to provide photo documentation of deteriorated conditions for Board review and inclusion in the project file, furthermore, they shall provide a statement of condition from a Florida licensed Structural Engineer or Architect knowledgeable with assessing historic buildings.*
- A patio/plaza has been added to the east side of the building. *Amendment – This ground level patio/plaza appears to provide minimal impact to the site and no impact to the building*
- Signage and wall pack lighting are submitted – *Amendment – Signage locations shown is generally acceptable. No electric conduit shall be exposed running along the exterior wall of the building.*

CONSEQUENT ACTION:

The Board can approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Consultant recommends that the Board approve the amendment to the request for exterior alterations and addition with the following Conditions:

- 1) The proposed windows shall be wood, wood-clad, or aluminum single-hung, double-hung, or casement windows. The divided light patterns shall be created by using exterior raised applied triangular muntins. No flat or internal muntins shall be permitted. No reflective or mirrored glass shall be used.
- 2) If awnings are proposed at a later date (one is part of this amendment and is required to comply), the awning material shall not be vinyl and the Applicant shall submit a fabric sample, subject to Staff review at permitting.
- 3) The windows shall be installed to fill the original openings, they shall not be larger or smaller.
- 4) All trim and sills around the windows and doors, shall be repaired if possible. If the trim or sills are too deteriorated to be repaired, the trim, and sills shall be exactly replicated in size, shape, location, and configuration, subject to Staff review during permitting and inspection during construction.
- 5) Any proposed decking, pavers, sidewalks, or driveways that will have an impact on the impermeable surface totals for the property shall comply with Town of Lake Park Municipal Code and shall be subject to Staff review at permitting.
- 6) No reflective or mirrored glass shall be used.
- 7) The contractor shall verify all window dimensions and ensure that replacement windows are sized appropriately to the original opening sizes.
- 8) Original parapet wall on east side shall remain stepped to follow roof slope as originally designed.
- 9) All work shall be subject to staff review during permitting and inspection during construction.
- 10) All work shall comply with the Land Development Regulations and all other required Codes.
- 11) All work to existing building shall comply with *The Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*. <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>
- 12) Signage on the north elevation shall remain centered with the three-opening grouping below it, as submitted; additionally, at all signage locations no conduit shall appear on the exterior of the building as it shall come from the building interior and through the exterior wall directly to the signage fixture.
- 13) Wall pack lighting shall be minimally intrusive and minimal in style and size, as submitted; additionally, no conduit shall appear on the exterior of the building as it shall come from the building interior and through the exterior wall directly to the lighting fixture.
- 14) Power, LV and Data shall be provided from the building's interior and exit through the exterior wall directly behind lighting and signage fixture. All related drivers, transformers, etc. shall be concealed within light fixture or signage or otherwise provided remotely from an interior location.

POTENTIAL MOTION:

I MOVE TO **APPROVE** Project Number 5084: Consideration of an amendment to the Certificate of Appropriateness (COA) for site improvements, demolition, exterior alterations and +/- 970 square foot rear addition for the property located at **918 Park Avenue**, based upon the competent substantial evidence, with the conditions as recommended by Consultant.

I MOVE TO **DENY** Project Number 5084: Consideration of an amendment to the Certificate of Appropriateness (COA) for site improvements, demolition, exterior alterations and +/- 970 square foot accessory structure for the property located at **918 Park Avenue** because the Applicant has **not** established by competent substantial evidence that the application is in compliance with the Town of Lake Park Code of Ordinances Chapter 66, the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:.

- A. Revised Design drawings from Applicant.
- B. Response to June 15 amended Certificate Of Appropriateness

LOCATION MAP





June 22,2018

**RESPONSE TO JUNE 15 AMENDED CERTIFICATE OF
APPROPRIATNESS
FOR 918 PARK AVE, LAKE PARK
INCLUDES RESPONSE TO REVISED PHOTOMETRIC**

- A) **SIGNAGE:** On north elevation is now centered to openings. No conduit or any other electrical device will be visible from the exterior.
- B) **WALL PACK LIGHTING:** Revised Photometric design and calculation was produced using one of the recommended wall packs.
- C) **POWER, LV AND DATA:** No conduit or any other electrical device will be visible from the exterior.
- D) **AWNING:** to be cloth with a removable frame so it can be removed with no damage to the building

Sincerely,

Simon Paschalides