



# Town of Lake Park, Florida

## Historic Preservation Board Meeting Minutes

Monday, October 02, 2023 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

---

<b>Richard Ahrens</b>	—	<b>Chair</b>
<b>Jon Buechele</b>	—	<b>Vice-Chair</b>
<b>Evelyn Harris Clark</b>	—	<b>Regular Member</b>
<b>Gustavo Rodriguez</b>	—	<b>Regular Member</b>
<b>Patricia Leduc</b>	—	<b>Regular Member</b>

*PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Historic Preservation Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

---

### CALL TO ORDER

6:30 pm

### PLEDGE OF ALLEGIANCE

Led by Board Member Leduc

### ROLL CALL

PRESENT:

Vice-Chair Jon Buechele,

Board Member Evelyn Harris Clark,

Board Member Gustavo Rodriguez,

Board Member Patricia Leduc,

Chair Ricard Ahrens was absent and excused.

### APPROVAL OF AGENDA

Motion made to accept the agenda made by Board Member Harris Clark, Seconded by Board Member Rodriguez. Voting Aye: All.

## **APPROVAL OF MINUTES**

### **JULY 10, 2023 SPECIAL CALL HISTORIC PRESERVATION BOARD MEETING MINUTES**

Motion to approve minutes made by Board Member Rodriguez, Seconded by Board Member Leduc.

Voting Aye: All

## **NEW BUSINESS:**

### **QUASI-JUDICIAL PUBLIC HEARING**

23-002: QUASI-JUDICIAL PUBLIC HEARING ON A PETITION TO RESCIND THE LOCAL HISTORIC DESIGNATION, GRANTED IN 1998, FOR THE ARNOLD BUILDING LOCATED AT 918 PARK AVENUE, LAKE PARK, FLORIDA, 33403 (8PB9607), AND TO REMOVE IT FROM THE HISTORIC DESIGNATION SURVEY AND FLORIDA MASTER SITE FILE.

Town Attorney Baird asked the Board if they had any ex-parte disclosures.

Vice-Chair Buechele had no ex-parte disclosures.

Board Member Harris Clark had no ex-parte disclosures.

Board Member Rodriguez had no ex-parte disclosures.

Board Member Leduc had no ex-parte disclosures.

Town Attorney Baird swore in all witnesses.

Town Planner Karen Golonka provided a presentation to the Board (Exhibit A).

Mr. Rich Heisenbottle from RJ Heisenbottle Architects provided a summary of their review assessing and making recommendations to the Town that the building has maintained its architectural qualities (Exhibit B). Mr. Heisenbottle referenced the historical designation report from 1998 which lists the reasons for the historical designation (Exhibit C). Petitioner, Mr. Glen Spiritus, Phd., Project Partner thanked the Town with their assistance with their project. Mr. Spiritus advised the Board that the designation in 1998 required the written consent from the owner of the property, but that written consent was never obtained and feels that the property was wrongly designated. Mr. Rick Gonzalez, President from REG Architects spoke about the designation report from 1998 and stated that the report was flawed based on changes to the building from the time it was built. He stated that the report was based on the original façade of the building. Mr. Spiritus spoke about the criteria for approving demolition of designated properties. Ms. Ada Baez, Professional Engineer provided a structural report on the property (Exhibit D) with references to current Florida Building Codes.

Ms. Baez spoke about current building damage and stated that the building is in danger of collapse from a storm. She also spoke about mold and decay. She stated that the original rear wall has no headers over the doors with no support to the second floor. She believes the building has no structural integrity. She stated for the record “this building is not safe”. Mr. Spiritus stated that the architect advised that the building is not able to be rehabilitated and also adds that they would be willing to install a historical marker at the site with an historical presentation.

Town Planner Golonka provided rebuttal and spoke about the criteria for historical designation and the criteria does not include the condition or structure of the building. She stated that just because records may not exist today, doesn’t mean they didn’t exist back in 1998. She went on to say that the Resolution in 1998 allowed 180 days for the property owner to appeal the designation and no appeal was filed. Town Planner Golonka stated that based on a report from REG Architects in 2017, there were several “minor” changes to the exterior of the building but over-all the building retains a moderate degree of historical integrity. In 2023 REG reported that many “significant” changes had occurred with a list of the same items as the 2017 report. Town Planner Golonka stated that there had been no changes to the building from 2017 to 2023 except possible deterioration due to lack of maintenance from the property owner and based on the consultant’s report, the Town does not support the petition for De-Designation of the building.

Mr. Heisenbottle also provided a rebuttal and stated that the building may not be in good structural condition but it is restorable.

Mr. Gonzalez spoke again and stated that in 2017 he had represented the Town but at that time he was not aware that there was a 1998 report and explained that this was the reason for the discrepancy between their opinions from 2017 to now.

Board Member Clark Harris stated that the Board is not looking at the structural integrity of the building and asked if the previous owner requested to have the historical designation. Town Planner Golonka stated the designation was made in 1998 and the owner in 2017 applied for site plan approval and was awarded a certificate of appropriateness to make changes as long as the changes were consistent with the historical form of the structure and added that the building was sold in 2021 and was sold again in 2022. Board Member Harris Clark asked if staff would expect a property owner in this situation to determine what they would want to do with the property and would the staff advise for appropriateness.

Town Planner Golonka said yes, that is how it typically works. Board Member Harris Clark asked if there was a certain percentage of the façade that could be re-done. Mr. Heisenbottle explained that this property although there have been changes, has retained its historical integrity.

Board Member Gonzalez asked if an owner is required to maintain or secure property to avoid deterioration. Mr. Heisenbottle stated that an owner is not permitted to allow a historically significant structure to be neglected. Board Member Gonzalez asked if the Town has any enforcement of this in place. Town Planner Golonka stated that standard building code enforcement would apply and that there is nothing specific in the designation that would call out the owner for any requirements. Mr. Heisenbottle also stated that the unsafe structures are the responsibility of the owner. Board Member Gonzalez asked how many code violations have been issued on the property since its designation. Town Attorney Baird stated that code violations are not relevant to this proceeding. Board Member Gonzalez asked Mr. Spiritus if it was the intention once they purchased the property to preserve the property. Mr. Spiritus stated they were encouraged by Town staff to purchase the property and that getting the property de-designated would be a simple process. He stated that the Town suggested hiring a structural engineer to ease the process. Mr. Spiritus stated that they saw evidence that work had been done on the building since 1998 and no violation or permits were issued.

Board Member Leduc asked Mr. Spiritus what he was told about the historical value of the property when they purchased it and what their intentions were knowing that the building had a designation. Mr. Spiritus stated again that at the time, staff led them to believe that a de-designation would be an easy process and they trusted those people at that point. He stated that as responsible owners, they believe the building has to come down for safety reasons. Board Member Leduc asked if he was aware of the designation at the time of purchase. He stated that they were aware and they were told that it would not be a problem and not difficult to de-designate based on the condition of the building. Board Member Harris Clark asked the applicant if there were any discussions with staff and architects to possibly use a percentage of the façade to maintain the Mediterranean look and history of the building and then the back of the building would be open to whatever plans they had. Mr. Spiritus stated that the façade cannot be saved. Mr. Gonzalez stated that a reconstruction of the façade might be a possibility to be explored but he is concerned with the safety of the building.

## PUBLIC COMMENTS

Dianne Sophinos 338 Bayberry Drive, spoke about the Lake Park Historical Society's mission within the Town and feels it would be a shame to have this building demolished.

Terence Davis from Riviera Beach spoke about his childhood in Riviera Beach and Lake Park and also about records that were not presented to the applicant.

## BOARD COMMENTS

Board Member Harris Clark stated that after listening to both architects she does not feel that there has been enough due diligence into the possibility of salvaging the historical aspect of the building. She would like to see the applicant and staff come together to meet the goals of the Town.

Board Member Rodriguez spoke about the criteria for designation and if the property still meets the criteria. He spoke about some of the history of the building and believes that the building still holds historical value.

Board Member Leduc spoke about the criteria for designation and the historical value of the building. Vice-Chair Buechele had no comments.

"Motion to approve staff's recommendation to keep the historical designation for the 918 Park Avenue building" made by Board Member Leduc. Seconded by Board Member Harris Clark.

Voting Aye: All

## ADJOURNMENT

Vice-Chair Buechele adjourned the meeting at 8:21 pm

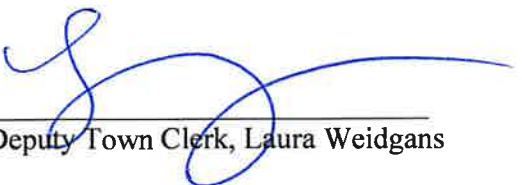
 , Chair

Town of Lake Park Historic Preservation Board

  
Town Clerk, Vivian Mendez, MMC



FLORIDA  
TOWN CLERK

  
Deputy Town Clerk, Laura Weidgans

Approved on this 22nd of January, 2024

**TOWN OF LAKE PARK  
HISTORIC PRESERVATION BOARD**

Meeting Date: October 2, 2023

Agenda Item # 23-002

**DESCRIPTION: QUASI-JUDICIAL PUBLIC HEARING ON A PETITION TO RESCIND THE LOCAL HISTORIC DESIGNATION, GRANTED IN 1998, FOR THE ARNOLD BUILDING LOCATED AT 918 PARK AVENUE, LAKE PARK, FLORIDA, 33403 (8PB9607), AND TO REMOVE IT FROM THE HISTORIC DESIGNATION SURVEY AND FLORIDA MASTER SITE FILE.**

**A. SUMMARY OF REQUEST**

**Request: Petition to rescind the local historic designation in accordance with section 66-9 (d) (7) of the Town Code of Ordinances, of the designation granted in 1998, for the Arnold building located at 918 Park Avenue (8pb9607), and to remove it from the Town's historic designation survey and Florida master site file.**

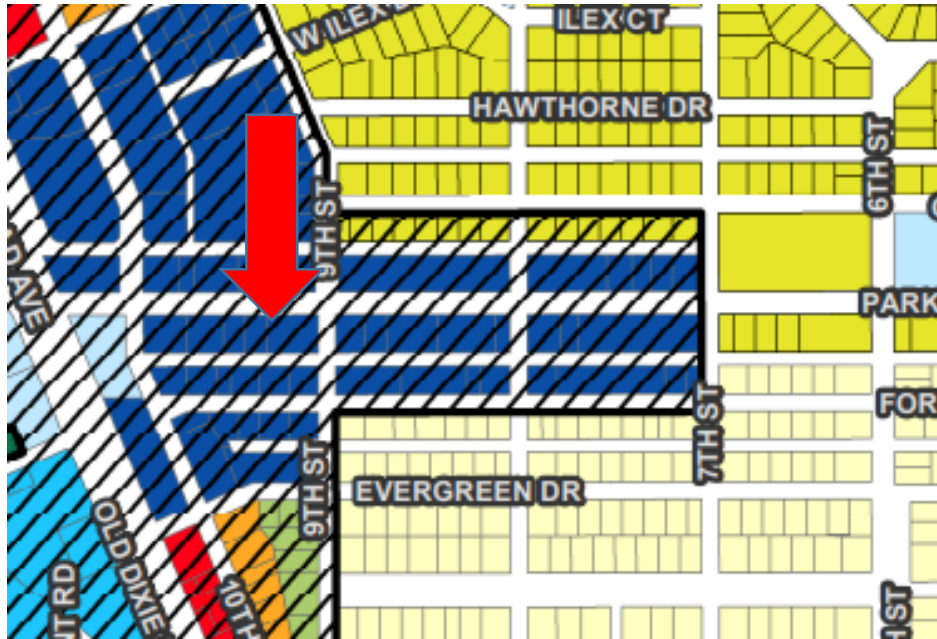
<u>Owner/applicant:</u>	The Adler at Lake Park LLC
<u>Property Address:</u>	918 Park Ave.
<u>Current Zoning:</u>	Park Avenue Downtown District (PADD)
<u>Future Land Use:</u>	Downtown
<u>Existing use:</u>	Vacant
<u>Historic Property:</u>	Mediterranean Revival
<u>Type of structure:</u>	Two story stucco.

The applicant's stated grounds for the petition to rescind the designation are based on the following:

- "1. The property has ceased to meet the criteria for listing as a designated historic landmark because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination.
2. Additional information shows that the property does not meet the historic landmark designation criteria for evaluation. "

Removal of the designation is requested so the building may then be demolished. The present owner has packaged together lots on Park and Foresteria, including the subject building for the purposes of redevelopment and construction of a high-rise mixed-use project. Once the designation is removed, the owner intends to demolish the building to make way for the project.

Location



Current Photo





## B. ROLE OF HISTORIC PRESERVATION BOARD (HPB)

The HPB will be conducting a quasi-judicial Public Hearing. **The issue before the Board is to determine whether sufficient evidence has been presented by the applicant to justify removal of the local historic designation adopted by the Town in 1998.**

The Board shall consider the report submitted by REG Architects on behalf of the applicant and the Report submitted by the Town's consultant, RJ Heisenbottle Architects (RJHA). RJHA was tasked with analyzing the information presented by REG and to determine whether the stated grounds for the de-designation are valid.

The role of the HPB to review both reports, any other submitted pertinent materials, and staff recommendation to determine whether the applicant's petition should be granted.

(Note: In the reports the terms "rescind the designation" and "de-designate" have the same meaning and have been used interchangeably.)

Section 66-9 (d) (7) of Chapter 26-Historic Preservation in the Town Code states that the same criteria and process used for local historic designation shall also be followed to rescind the designation. This process, shown below, requires basically the same justification as if the applicant had applied for a special certificate of appropriateness to demolish the structure, as both focus on the historic character, significance and nature of the building itself, and should the building be de-designated it will be demolished by the applicant. (The applicant's consultant REG Architects has actually formatted their report as if it was an application for a special certificate of appropriateness) Therefore, as it relates to the historic character, significance and nature of the building, the Board will determine, based on both reports, whether the applicant has demonstrated that the criteria below no longer apply to the building, hence warranting de-designation. **The Board members do not need to conduct their own independent review, but rather analyze the two conclusions of the architectural firms.** The Town Code also provides for the following:

### Sec. 66-9. Designation process and procedure.

(a) **Criteria.** Consistent with the criteria established by the National Register of Historic Places, the historic preservation board shall have the authority to designate areas, places, buildings, structures, landscape features, archeological sites and other improvements or physical features, as individual sites, districts or archeological zones that are significant in town's history, architecture, archeology or culture and possess an integrity of location, design, setting, materials, workmanship or association, or:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric and architectural history that have contributed to the pattern of history in the community, the county, South Florida, the state or the nation;
- (2) Are associated with the lives of persons significant in our past;



- (3) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master, or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded, or are likely to yield information in history or prehistory; or
- (5) Are listed in the National Register of Historic Places.

\*\*the full chapter 66 can be found in **attachment 5** of the staff report

**The only decision before the Board is whether the applicant has adequately demonstrated that the historic designation should be removed.**

The applicant has also submitted an engineer's report on the condition of the building. This report reviews structural issues necessary to bring it up to code. The Board may review the material, but only take into consideration what relates specifically to the historic designation, not the structural condition.

At the Hearing, the Board will hear the presentation from the applicant and REG Architects and Heisenbottle Architects. The Board will have the opportunity to question them, and of course take any public comment.

**At the conclusion, based upon the evidence submitted, the Board has the following options:**

- a) grant the applicant's request to rescind the designation, or**
- b) deny the request and provide a reasoning.**

Should the Board approve rescinding the designation, the applicant may then proceed to pull a permit for demolition of the building.

Should the Board deny the request, the applicant may appeal the decision to the Town Commission per section 66-14 Appeals.



Early downtown on Park Avenue, viewed east from the railroad.

### **C. BACKGROUND ON THE 918 BUILDING**

---

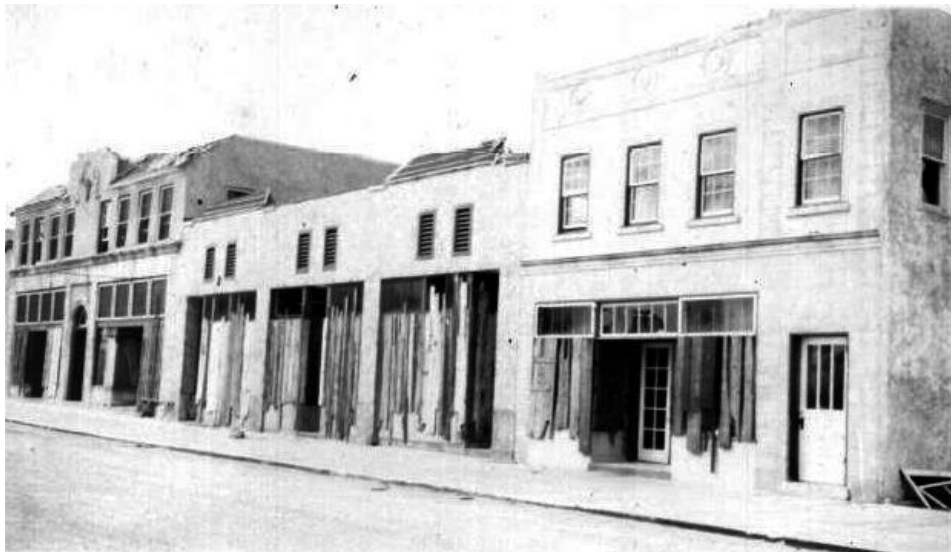
The 918 Building is easy to spot on Park Avenue. Abutting the street without a sea of parking in front, it speaks to a time before the auto dominated the landscape.

#### Early history:

The building was originally constructed in 1925 in the Mediterranean Revival Architecture style popular at the time, as part of thriving downtown. The building was initially built by the Arnold Construction Company to be their headquarters and was one of many buildings in the downtown constructed in the Land-boom era. The Arnold Company built numerous homes in the Town.

The building suffered damage during the hurricane of 1928. Whether immediately following the hurricane or sometime after in the 30's or 40's the façade was modified. It still retained the Mediterranean Revival architectural style, similar to Town Hall.

A detailed history and architectural review is contained in the "National Register of Historic Places Registration Form", attached as **Attachment 1.**



918 Dixie Way (Park Ave.) is the far left building. This is just after the 28 hurricane. This building housed Arnold grocery, Dr Pearson, and rental rooms. 1928/29 show the Easterly part of building as Atlantic Lumber and Supply. In reality, it was probably the ground floor that was Atlantic Lumber and the 2<sup>nd</sup> floor as Mrs Woodbury.

Over time the building was also used for various businesses including a grocery store and a US Post Office.

#### Recent history:

A review of Town business records indicates the last commercial business licenses were in 2005. The property has been vacant for a number of years, with various owners.

In 2017 the then-owner received approval for a site plan and a certificate of appropriateness to renovate the building for commercial purposes. At that time the Town's consultant (REG) determined the building had moderate historic value and reviewed the request for conformance to Mediterranean Revival architecture. The plans were never carried out, and the building has continued to suffer from neglect. In 2021 new owners purchased with the intention of pursuing those plans, however they recently sold the building to the present owner The Adler at Lake Park LLC.

#### Historic Designation - 1998

The building was locally historically designated by the Town's Historic Preservation Board on Sept 9, 1998, at the request of the then owner Charles Watkins. This designation was based on the findings by Janus Research who was engaged by the Town to survey all possible historic structures, as well as information the contained in the National Register application. (Attachment 1)

It also appears the owner intended to file for consideration to be listed on the National Historic Register but did not complete the process.

The staff report and Historical Structure Form Florida Master Site File are attached as **Attachment 2**

From the Master Site File:

This is the last remaining commercial building from the Boom Times- era. It retains most of its historic physical integrity and modifications are limited to the replacement of some original windows. Based on architectural significance and associations with the early history of Kelsey City, this resource is considered to be potentially eligible for listing on the National Register of Historic Place as part of the Kelsey City Multiple Property Listing.

In addition to the recognition of the building's importance related to the early history of Kelsey City, it appears the architectural significance was based on the building's general appearance in 1998, as characteristic of Mediterranean Revival.

**Attachment 3** contains the Resolution assigning the local historic designation and **Attachment 5** contains the minutes of the 1998 HPB Meeting.

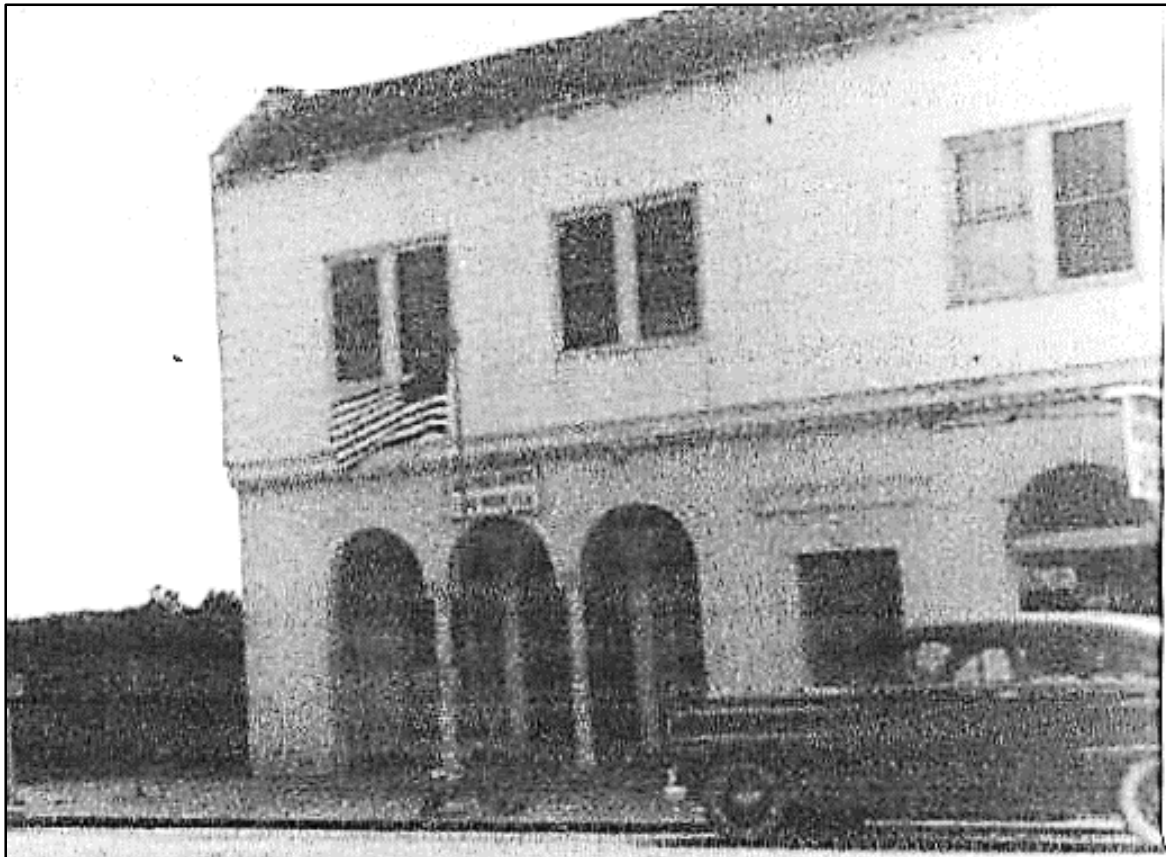
#### Comparison through time

The following four photos provide a comparison over time of changes to the façade, referenced in this staff report and the architects' reports.

## 918 PARK - COMPARATIVE FACADES OVER TIME



circa 1925



Circa 1950





**Circa 2001-2005 (probably how building looked when the local historic designation was considered)**



**Present day**

## **D. SUMMARY OF ASSESSMENT REPORTS**

The two architectural firms come to **differing conclusions** regarding the historical significance of the building. Staff has briefly summarized their conclusions as well as the apparent reason for the differing opinions.

### **REG Report**

**The general premise of the REG report is that there have been many significant changes since the building was constructed in 1925, and the property no longer meets the criteria for a local historic designation.**

These changes include window and storefront changes, changes to the roof, inappropriate rear alterations, among others. Please refer to the **REG Report**, where **figures (photos) 7, 8, and 9** provide a visual comparison of the building in 1925 and today and identify numerous changes to the façade.



The REG report (pages 2-3) states that

"Many significant changes have occurred to the exterior. Items such as window/storefront replacements, stucco repair and re-coat, enclosure/ infill of rear sleeping and eating porches, inappropriate and insensitive rear (South) alterations, infills and additions.

Therefore, the Property has ceased to meet the criteria for being listed as a historic landmark in the downtown retail district of the Town of Lake Park. This is due to alterations and additions which have destroyed the historic integrity and significance.

This report found the property does not meet or possess historic significance and does not retain a high degree of integrity. Thus, the existing building does not retain any degree of historic integrity of location, setting, materials, design, proportion, massing, feeling, and association with the existing context."



However, in 2017 when REG was hired by the Town to review a development application for the property, they concluded:

“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.”

The Board may wish to have REG explain the apparent inconsistencies between their 2017 and 2023 reports.

### **RJ Heisenbottle (RJHA) Report**

The RJHA report concludes that in 1998 the Town’s Historic Preservation Board (HPB) based its finding of historical significance on a version of the building much like we see today, not on the 1925 building. The building façade was likely modified in the 30’s or 40’s, as the newer version was in place by 1950. Thus for at least the last 75 years the building has generally retained the same elements. **Heisenbottle contends that the building has actually changed little since it’s designation in 1998**, and therefore does not find that the justification for de-designation is valid.

The report also stresses the building’s ties to the history of Lake Park- its early residents and downtown, as the last remaining historically designated commercial building of the Kelsey City/Boom time era in Lake Park.





*The old post office, the oldest building now standing in Lake Park.*

Their report stated, **“While RJHA can appreciate the completed comparative analysis, it is essential to reiterate that the building retains the historical integrity for which it was nominated and continues to meet the criteria for designation.”**

#### **E. CONCLUSION AND STAFF RECOMMENDATION**

---

The 918 building is the last commercial building in the Town from the “Boom time Era”. Information on the National Register Application documents its historical significance related to the Town’s history and associated occupants of the building.

The issues of “what time period is appropriate period that the architectural significance should be applied to, and to what extent has the building has lost its architectural integrity” are viewed differently by the two architectural firms. The Board should carefully review the reports to conclude whether there is adequate justification for de-designating the building.

**Based on the information provided by our architectural consultant RJ Heisenbottle, staff cannot support the de-designation.**

RJHA has made a compelling argument that the building was originally designated in 1998 for the Mediterranean Revival architectural that the building still has today, and which reflects an architectural period in the history of Florida and the Town. Additionally, 918 Park represents the last commercial building in Town from the “Boom time era”, and has played a role in the Town’s early development.

## **F. Board Action**

---

To reiterate the Historic Preservations Board's options are:

- a) Grant the applicant's request to rescind the designation, or
- b) Deny the request and provide a reasoning.

**The Board should specifically state the reason for their decision such that a "Findings of Fact" can be prepared to reflect the Board Decision.**

Should the Board approve rescinding the designation, the applicant may then proceed to pull a permit for demolition of the building.

Should the Board deny the request, the applicant may appeal the decision to the Town Commission per section 66-14 Appeals.

-----

*(The REG Report is structured in the format not of a request for de-designation, but as a request for an amendment to the existing COA, to allow for the demolition of the building as it no longer has local significance. While this is a different process in the code, the criteria are the same. The outcomes would also be the same. Therefore this report is considered consistent with the actual Request for De-designation)*

### **Attachments to staff report**

- Attachment 1: Florida Master Site File, staff report from 1998
- Attachment 2: National Register of Historic Places Registration Form
- Attachment 3: Resolution of Designation, 1998
- Attachment 4: Chapter 66 Historic Preservation
- Attachment 5: Minutes of the August 31 HPB Meeting

### **Separate documents**

- Application for De-designation and Report from REG Architects
- Report from RJ Heisenbottle Architects
- Report from Accord Engineering

September 14, 2023

Karen Golonka, Planner  
Planning and Zoning  
Community Development Department  
Town of Lake Park  
535 Park Avenue, Lake Park, FL 33403

**RE: Park Building, 918 Lake Park Avenue  
Historic Preservation Consulting Services for the Town of Lake Park**

Dear Ms. Golonka:

The Town of Lake Park has engaged R.J. Heisenbottle Architects, PA (RJHA), to conduct a review of the Petition for Removal Report ("Report") for 918 Park Avenue prepared by REG Architects on March 1, 2023. It is our understanding that The Alder at Lake Park LLC ("the Applicant") has submitted a Historic Preservation De-Designation Application for the de-designation of the Park Building at 918 Park Avenue and that the accompanying Report demonstrates that the building no longer meets the criteria under which it was initially designated.

Our review focused on analyzing the information presented in the Report, assessing whether the grounds for de-designation are valid, and making alternate recommendations, if appropriate.

Our analysis concludes that the building has changed little since it was designated in 1998. It maintains its architectural integrity and qualities for which it was listed locally and, therefore, continues to meet the criteria for designation. Our conclusion is based on two critical pieces of information:

1. Photographic evidence from 1950 and;
2. the photographs accompany the National Register Nomination form and the Florida Master Site File.

RJHA does not believe the justifications for de-designation are valid. Although changes were made to the original building, the building was locally designated for its current architectural appearance, except for replacing the second-floor windows with paired six-over-six. The Report references a pre-1928 (hurricane) historic image that represents the original version of the building and compares it to the building designated in 1998. The extant building and its Mediterranean enhancements have looked this way since 1950.

The National Register Bulletin: How to Apply the National Register Criteria for Evaluation states that "buildings can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and used over a period of time."

The Secretary of the Interior's Standards for Rehabilitation provides general guidance for work on historic properties. Standard #4 supports the notion above, "changes to a property that have acquired historic significance in their own right will be retained and preserved."

2199  
PONCE  
DE LEON  
BOULEVARD  
SUITE 400  
CORAL  
GABLES  
FLORIDA  
33134  
305-446-7799  
305-446-9275 FAX



### Analysis

RJHA requested the Local Designation Report from the Town of Lake Park and was told that the correspondence from when it was locally designated in 1998 references a staff report, which seems limited to the Florida Master Site File. Therefore, RHJA obtained the complete Master Site File from the Florida Division of Historical Resources ("Division") for the Park Building (ID PB9607).

The Florida Master Site File was attached to the National Register of Historic Places Registration Form for the Park Building, prepared on May 31, 1998, as part of the Kelsey City Multiple Property Submission. Division staff noted that the Park Building is not tagged in their database as being listed in the National Register, but the nomination process was initiated at some point. This twenty-one (21) page document includes three (3) photos of the building that demonstrate that it was nominated for its current architectural appearance.

Furthermore, the Narrative of Description of Site section in the Florida Master Site File describes the building as it appears in the photos,

"Built in 1925, the two-story masonry structural system rests on a concrete slab foundation. Exterior walls are surfaced with stucco, and the first floor features corner quoining. The flat portion of the roof features shaped parapets and barrel tile trim. The shed portion of the roof is covered in barrel tile and features pecky cypress brackets. Fenestration includes metal awning and wood-fixed storefront windows. The north façade features inset entrances with arched openings and cast stone-turned columns. The west elevation features a second-story rectangular cut-out which exhibits a balcony and a railing."

The Discussion of Significance notes that the building "retains most of its historic physical integrity and modifications are limited to replacing some original windows." The above narrative describes the existing building as having pecky cypress (wood brackets), inset entrances with arched openings, and cast stone-turned columns.

The Report serves as a formal request and petition to de-designate the Park Building based on the following criteria for removing properties from the National Register (36 CFR Section 60.15):

1. The property has ceased to meet the criteria for listing as a designated historic landmark because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination.
2. Additional information shows that the property does not meet the historic landmark designation criteria for evaluation.

The criteria listed above are specifically for removing a property from the National Register. According to the Division, the park Building is not listed in the National Register of Historic Places. If the criteria were to be applied to the existing building, the property would retain the qualities for which it was listed locally and, therefore, continue to meet the criteria.

According to Chapter 66, Historic Preservation of the Town of Lake Park Code of Ordinances, Section 66-9 allows for Amendment or rescission: "The historic preservation board may amend or rescind any designation provided it complies with the same manners and procedures used in the original designation." While the procedures for designation are clear, the Town needs to define the criteria for local

de-designation. If they are the NR criteria (36 CFR Section 60.15), that should be made clear, and the full Regulation should be provided.

Per the Lake Park Historic Preservation Board Resolution of Designation of 918 Park Avenue dated September 9, 1998, the building was designated for its significance to the early history of Kelsey City; it is the last remaining commercial building of the Old Kelsey City downtown; possesses the Mediterranean Revival architectural features of the Boom Times in Florida in the early 1920s and was built for the Kelsey City development; meets the requirements for designation as described in the Lake Park Historic Preservation Ordinance; and that the people of Lake Park desire to protect and preserve in perpetuity those sites of outstanding historical character.

The Park Building is significant to the Town's history. It possesses its integrity of location, design, setting, materials, workmanship, and association for which it was nominated, and all of the Resolutions are still true.

The Report claims that many significant changes have occurred to the exterior and have destroyed the historic integrity and significance of the building. There is a reference on page 3 that the majority of alterations and additions were built in the 1970s to facilitate the mixed-use commercial aspect of the property. This includes the elimination and disturbance of the original façade facing Park Avenue. However, no primary source information or dates are provided to support these claims. The Report then refers to a historic image on page 8, referred to as a Historic Image Front Façade and uses it to compare the changes between the original façade and the existing façade.

No source information is provided for the image to give the reader confidence and confirm that this is the Park Building. Therefore, RJHA tracked down the source of the image, which is from the Lake Park Historical Society (LPHS). L.J. Parker, President of the LPHS, confirmed that this is the Park Building at 918 Lake Park.

While RJHA can appreciate the completed comparative analysis, it is essential to reiterate that the building retains the historical integrity for which it was nominated and continues to meet the criteria for designation.

Regarding the changes over time, RJHA requested the permit history for the property to understand the façade changes better. There was no information on when the initial changes were made; however, there was information on various repairs and improvements made to the property from 1999 to 2010, including reroofing, structural reinforcing, signage, etc. This research also revealed that two Special Certificate of Appropriateness (COA) approvals were issued for the property on the merits that the changes were consistent with the Mediterranean Revival style described at the time of listing. All changes appear to have been completed, except for returning the second-floor façade fenestration to its original eight-bay configuration with eight separate windows and reconstructing the center roof parapet.

RJHA asked Mr. Parker if he knew when the changes were made to the storefront. He provided a document outlining a timeline of Ownership for the building that includes historic photos, and one of those images is from 1950. Therefore, the changes to the façade were made sometime between 1928 (post-hurricane) and 1950, within twenty-two years of the building being constructed. More research needs to be conducted to understand precisely when the façade was remodeled.

There has been consistent messaging to date with the issuance of approvals for the Special COAs and decisions that have been made on the building's current physical appearance. To change the approach now and allow the de-designation of the building would send mixed and inconsistent messaging to the public.

Should you have any questions or need further clarification of the review, please feel free to contact me.

Sincerely,

R.J. HEISENBOTTLE ARCHITECTS, P.A.

A handwritten signature in blue ink that reads "Nina Caruso". The signature is fluid and cursive, with the first name "Nina" and last name "Caruso" clearly distinguishable.

Nina Caruso  
Director of Historic Preservation Services



# DESIGNATION OF SIGNIFICANT HISTORICAL SITE

THE TOWN OF LAKE PARK PER CHAPTER 34 OF THE LAKE PARK CODE

INITIATED :-XX———STAFF ———BOARD———OWNER

DATE August 3, 1998

LOCATION OF PROPERTY 918 Park Avenue, Lake Park, Florida South side of Park Avenue in 900 Block "Park Building" Original Kelsey City Post Office

NAME AND MAILING ADDRESS OF OWNER Chuck Watkins

North Palm Beach, Florida

PHONE \_\_\_\_\_

**STAFF REPORT** This only remaining building of the original Kelsey City downtown on Park Avenue (formerly Dixie Way) is presently under renovation. The Town has already approved the renovations which includes replacement of shingle roof back to barrel tile, paint and awnings. Mr. Watkins has already made application for designation on the National Register, which it qualifies for. The Florida Master Site file report is enclosed as well as the designation report that has been submitted to the National Register. This building is of great local significance and the willingness of the owner to enhance this property is much appreciated.

**STAFF RECOMMENDATION:** That the Historical Preservation Board set a public hearing within the next 60 days and designate this site for local significance with a recommendation that it also be accepted by the National Register of Historic Places.

Attach additional sheets and documentation

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILESite 8PB9607X original  
\_\_\_ updateRecorder# 51"918 Park Avenue"

SITE NAME Park Building  
HISTORIC CONTEXTS Boom Times  
NAT. REGISTER CATEGORY Building  
OTHER NAMES OR MSF NOS None  
COUNTY Palm Beach OWNERSHIP TYPE Private--Individual  
PROJECT NAME Lake Park Survey DHR NO \_\_\_\_\_  
LOCATION (Attach copy of USGS map, sketch-map of immediate area)  
ADDRESS 918 Park Ave CITY Lake Park  
VICINITY OF / ROUTE TO South side of Park Ave, between 9th and 10th Streets  
SUBDIVISION N/A BLOCK NO \_\_\_\_\_ LOT NO \_\_\_\_\_  
PLAT OR OTHER MAP County Aerial Photographs  
TOWNSHIP 42S RANGE 43E SECTION 20 1/4 SE 1/4-1/4 NW  
IRREGULAR SEC? \_\_\_ y X n LAND GRANT Unknown  
USGS 7.5' MAP Riviera Beach USGS, 1946 PR 1983  
UTM: ZONE 17 EASTING 592210 NORTHING 2964420  
COORDINATES: LATITUDE \_\_\_ D \_\_\_ M \_\_\_ S LONGITUDE \_\_\_ D \_\_\_ M \_\_\_ S

## HISTORY

ARCHITECT: Unknown  
BUILDER: Unknown  
CONST DATE 1925 CIRCA C RESTORATION DATE(S): N/A  
MODIFICATION DATE(S): 1970s  
MOVE: DATE N/A ORIG LOCATION N/A  
ORIGINAL USE(S) Commercial  
PRESENT USE(S) Commercial

## DESCRIPTION

STYLE Mediterranean Revival  
PLAN: EXTERIOR Rectangular  
INTERIOR Unknown  
NO.: STORIES 2.0 OUTBLDGS 0 PORCHES 4 DORMERS 0  
STRUCTURAL SYSTEM(S) Hollow tile  
EXTERIOR FABRIC(S) Stucco  
FOUNDATION: TYPE Slab MATLS Concrete  
INFILL N/A  
PORCHES N/inset entrances/1st floor/turned supports/arches/N  
ROOF: TYPE Flat, shed SURFACING Unknown, barrel tile  
SECONDARY STRUCS. N/A  
CHIMNEY: NO 0 MTLs N/A LOCNS N/A  
WINDOWS Awning, metal, 4; Fixed, wood, storefronts, 1  
EXTERIOR ORNAMENT Cast stone, wood  
CONDITION Good SURROUNDINGS Residential  
NARRATIVE (general, interior, landscape, context; 3 lines only)  
See continuation sheet.

## ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? \_\_\_ y X n (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS None observed.

## RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE Architecture/Community Planning/Development

ELIGIBLE FOR NAT. REGISTER? ☒ y ☐ n likely, need info insf inf  
 SIGNIF. AS PART OF DISTRICT? ☐ y ☒ n likely, need info insf inf  
 SIGNIFICANT AT LOCAL LEVEL? ☒ y ☐ n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)  
See continuation sheet.

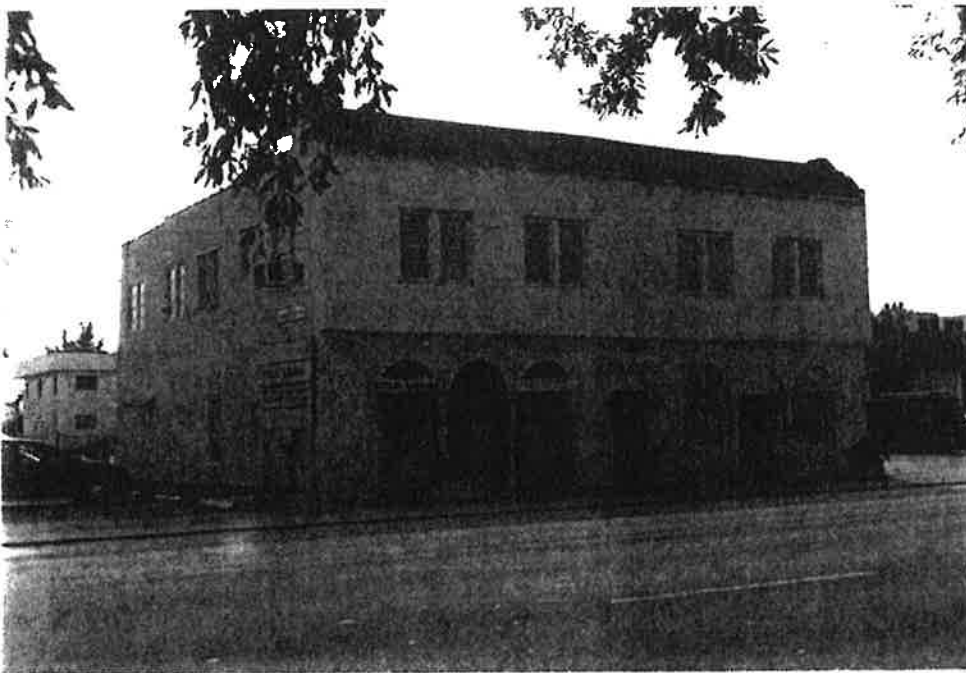
\* \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*  
 \*  
 \* DATE LISTED ON NR \_\_\_\_\_ \*  
 \* KEEPER DETERMINATION OF ELIG.(DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* LOCAL DETERMINATION OF ELIG.(DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* OFFICE \_\_\_\_\_ \*  
 \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*

RECORDER INFORMATION: NAME Amy Groover, Dawn Van De Putte  
 DATE: 19971121 AFFILIATION Janus Research/Piper Archaeology

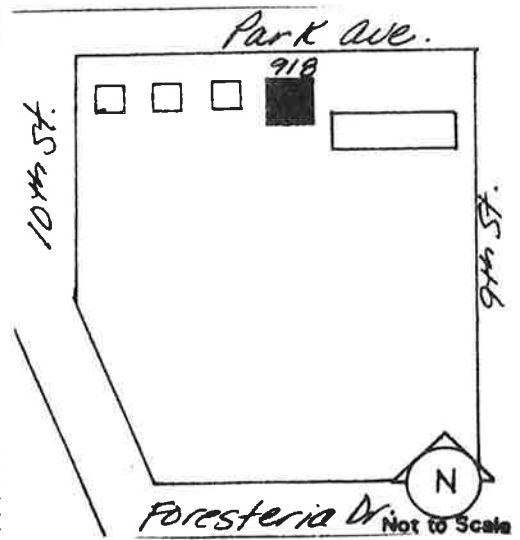
PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES Janus Research/Piper Archaeology

NEGATIVE NUMBERS Roll 9782-4, Exp. 8 Facing SW



M A P  
 Street/plat map, not  
 USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

SITE NAME Park Building

## A. NARRATIVE DESCRIPTION OF SITE (Use back of page and continuations)

This commercial Mediterranean Revival building is located on the south side of Park Avenue, between 9th and 10th Streets in Township 42 South, Range 43 East, Section 20 (Riviera Beach USGS Quadrangle, 1946, PR 1983) in Lake Park, Florida. Built in 1925, the two-story masonry structural system rests on a concrete slab foundation. Exterior walls are surfaced with stucco and the first floor features corner quoining. The flat portion of the roof features shaped parapets and barrel tile trim. The shed portion of the roof is covered in barrel tile and features pecky cypress brackets. Fenestration includes metal awning and wood fixed storefront windows. The north facade features inset entrances with arched openings and cast stone turned columns. The west elevation features a second-story rectangular cut-out which exhibits a balcony and a railing.

## B. DISCUSSION OF SIGNIFICANCE (Use back of page and continuations)

The Mediterranean Revival style is most often found in states with Spanish colonial heritage. In Florida, this style is closely linked with the 1920s Florida Land Boom era. The style has its origin in Beaux Arts-trained architects' desire to create a building style appropriate to the history of the Sun Belt area of the United States. The Mediterranean Revival style flourished in Florida during the 1920s and 1930s, as it captured the picturesque resort image the State was promoting to its winter visitors. Mediterranean Revival domestic buildings are chiefly associated with middle and upper class suburban housing developments. The style was also applied to commercial, hotel, club, and school buildings. Features of the style include stuccoed wall surfaces and low-pitched red barrel tile roofs. Arched windows and doors are often found in Mediterranean Revival style buildings. Decorative elements such as inset tiles, cast stone columns or pilasters, balconies, and window grilles are incorporated in the building designs as well.

The Town of Lake Park is located in Palm Beach County and is adjacent to the City of Riviera Beach to the south and the Village of North Palm Beach to the north. Lake Park was originally conceived in 1919 as Kelsey City by Harry Seymor Kelsey, a multimillionaire from Massachusetts. Kelsey acquired a vast fortune from the sale of his restaurant business, the Waldorf Lunch System. With his new found wealth, Kelsey purchased over 100,000 acres of land from the estate of J.M. Barr, a real estate investor from Jacksonville, Henry Flagler's Model Land Company, and the Silver Beach tract, also known as the Peck Aviation Field. From his land holdings, Kelsey established a community platted and planned by the

SITE NAME Park Building

internationally known Olmstead Brothers, landscape architects and planners from Boston. The adopted town plan included a waterfront park and designated sites for a civic center, recreational areas, public buildings, schools, and churches. The progressive plan also divided Kelsey City by use into three districts: residential, light business, and industrial. During the Florida Land Boom years of the early 1920s, the Kelsey City development was a success. At this time, Mission, Mediterranean Revival, and Bungalow residences were constructed throughout the town. Additionally, a commercial area with two banks, restaurants, and grocery stores developed on Dixie Way (known today as Park Avenue), and the industrial section featured a brick manufacturer, decorative stone and tile works, a tire factory, and lumber mill. Despite its early years of prosperity, the end of the 1920s brought development and growth in Kelsey City to a halt. In 1928, a devastating hurricane damaged the majority of the town's building stock, causing many people to abandon their homes and businesses. In addition, the stock market crash of 1929 and debt to the federal government for back taxes left Harry Kelsey in a state of financial ruin. Following the Bust, the Kelsey City property changed owners several times. At the request of the Kelsey City Garden Club, the town's name was changed to Lake Park in 1939. The town, however, did witness another building boom in the 1940s, which resulted in the construction of numerous Masonry Vernacular residential buildings. Today, the remaining historic building stock illustrates the historical and architectural evolution of the Town of Lake Park.

This is the last remaining commercial building from the Boom Times-era. It retains most of its historic physical integrity and modifications are limited to the replacement of some original windows. Based on architectural significance and associations with the early history of Kelsey City, this resource is considered to be potentially eligible for listing on the **National Register of Historic Place** as part of the Kelsey City Multiple Property Listing.

- C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE (Use back of page and continuation sheets if necessary)





Riviera Beach, Florida  
USGS 7.5' Series (Topographic)  
1946 (PR 1983)  
Scale 1:24,000

# STRUCTURAL ASSESSMENT



230606-FL

918 Park Avenue

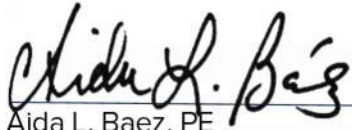
**ac**cord  
ENGINEERING



# SIGNATURES

---

## PREPARED BY



Aida L. Baez, PE

*Co-Owner / Senior Structural Engineer*

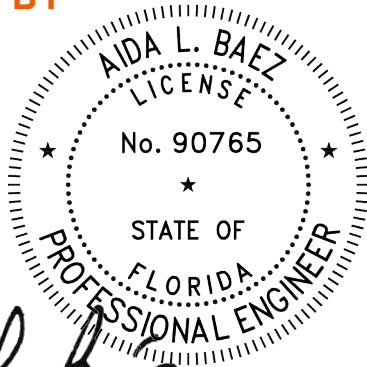
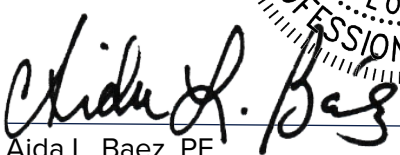
## REVIEWED BY



Clifton Newkirk, PE

*Co-Owner / Senior Structural Engineer*

## APPROVED BY



2023.08.07 16:57:09-04'00'

Aida L. Baez, PE

*Co-Owner / Senior Structural Engineer*

Professional Engineer No. 90765

State of Florida

This report was prepared by ACcord Engineering for Kelsey on Park, in accordance with the approved professional services agreement. The material in it reflects ACcord Engineering best judgement in light of the information available to it at the time of preparation

The original of the technology-based document sent herewith has been authenticated and will be retained by ACcord Engineering for a minimum of seven years. Since the file transmitted is now out of ACcord Engineering's control and its integrity can no longer be ensured, no guarantee may be given with regards to any modifications made to this document.

# INTRODUCTION

---

## General Description

This structural assessment report is for the building located in the downtown retail district of the Town of Lake Park at 918 Park Avenue, Lake Park, Florida. The original building was constructed in 1925 as a mixed-use commercial building. The 2-story building structure is composed of wood vertical and horizontal framing, with steel interior columns, and concrete slab-on-grade. The foundation was not identified during the field investigation but is presumed to be shallow concrete. The exterior walls are finished with stucco and are sheathed with diagonal or batten boards (see photos 005 and 028), consisting with the framing method preferred before World War II, instead of plywood panel sheathing, which is the recommended method in today's Florida Building Code (FBC), the National Design Specifications (NDS) for wood construction, and the APA – Engineered Wood Association, especially for High Wind Resistance wood construction.

ACcord Engineering was hired by The Kelsey on Park Group to perform a structural assessment of the existing structure. The field evaluation was performed during the afternoon of July 10, 2023, by Aida Baez, PE and Roshaun Wisdom, both from ACCord Engineering. The weather was Fair, with temperature at 95° F.

## Purpose and Scope

This report gives overall representative observations and preliminary assessment on the condition of the easily visible areas of the building envelope and structure with details on the types of deteriorations noted, possible causes, the effects of the deterioration, suggested remedies, if applicable, and any noticeable safety concerns.

The observation was limited to the readily accessible and easily visible portions of the building envelope and structural members. The condition assessment is not technically exhaustive and additional field observations, measurements, or testing are likely required to determine the total scope of repairs required, if applicable, and the cost associated with them. As such, this document is not to be used for bidding or execution of repairs and should only serve as a guide in determining the building's structural conditions and assessing the probability for repairs.

## General Physical Condition

The exterior of the building needs extensive repairs. For example, delaminated and buckling stucco, shattered windows, inappropriately boarded storefronts with open gaps, leaving the interior of the structure exposed to the elements and susceptible to water intrusion. Also, the exterior door frames display gaps and reveal sealant cohesion failure around the door openings. The exterior stairs and railings are fastened with toe nails which is not allowed in the building code and would need to be analyzed to verify if they're able to sustain the live load requirements for a commercial building, per the FBC minimum requirements.

**The interior walls of the building do not have sheathing, leaving the structure susceptible to collapse for lack of lateral resistance, due to the reduction in shear wall capacity. Blocking was not observed preventing continuity at bearing walls, limiting the transfer of lateral loads from the roof and floor diaphragms to the shear walls and down to the foundation. It is critical that these conditions be repaired immediately and without reservations, since the building as it stands may not be able to resist a major hurricane, and do not meet any fire-rating requirements per the FBC and the ASTM E119 or UL 263.**

Evident and substantial mold and water damage was noticed in the rear portion of the building, where wood decay is prominent and requires complete replacement.

The bottom of the interior stair is immediately adjacent to the exterior door, and does not provide the necessary landing space as required by the FBC and the American with Disabilities Act (ADA). The stairs are not properly supported and fastened at the top bearing condition to meet the minimum requirements of the FBC. These conditions would require code analysis to determine if redesigning the stairs would be deemed necessary.

The second floor was found to be extremely hot, since it's not properly sheathed nor insulated. Prolonged exposure to such temperatures is not adequate for wood framing since it can cause a permanent loss in strength when cooled and loaded at normal temperatures. A significant amount of the framing seems to be decaying and would require replacement.

The second floor and roof framing display numerous inappropriate and insufficient conditions, causing some to demand temporary shoring, refer to the roof portion of the Observations section below. These framing anomalies warrant immediate repair, since some of the conditions are critically unsafe.

## OBSERVATIONS

---

### Exterior Facade

The exterior stucco is delaminating and spalling (see photos 002 and 009), loss of bonding to the structural frame, damage from water penetration, failed lath attachments, or damage to the wood framing from termites or dry rot. Significant exterior finish damage was observed by the entrance of the building, where pieces of stucco were severely damaged and cracked, or completely missing (see photos 005, 006 and 007). A significant indentation on the West side of the building was observed on the wall (see photo 010). This may have been caused by a vehicle crashing into the wall since parking stalls are noted perpendicular to the wall. The stucco finish at this location has been improperly patched and would require repair and further assessment of the existing wall framing.

The storefronts are missing, and their openings are boarded up, but do not provide proper enclosure since there are significant gaps allowing for pest and water intrusion into the interior of the building (see photo 004).

The windows seem to have been installed in recent times, but some are shattered (see photo 011) indicating that they are not impact resistant. Some exterior door frames show a large gap around the opening which allows for pest and water intrusion (see photos 013 and 024).

### Interior Structural Framing

From the inside of the building, the exterior walls are noticed to be sheathed with diagonal or batten boards (see photos 005 and 028). Along the East/West direction of the building, the diagonal boards are seemed spaced at  $\pm 16"$  OC (see photo 029) and not directly abutting each other as were noted along the North/South direction exterior walls. This framing condition does not provide continuous lateral resistance to the exterior shear walls, making them inadequate to sustain the lateral forces produced by a major hurricane. Figure 1 shows the proper assembly for diagonal lumber shear wall sheathing, to be able to resist in-plane lateral forces.

---

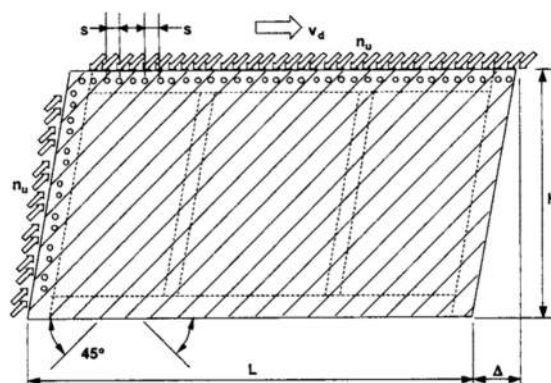


Figure 1 - Diagonal Lumber Shear Wall Sheathing Diagram

The interior bearing/shear wall is not sheathed, the bearing studs are completely exposed (see photo 027). In its current condition, this wall is subjected to combined bending and in-plane structural failure, since it's missing the wall sheathing, which provides lateral resistance and out-of-plane bracing. A continuously anchored bottom sill was not noticed on the interior bearing/shear wall, leaving the structure vulnerable and undermined. Also, it was observed that in some locations the bottom and top plate of the wall had been cut to allow for plumbing. Without proper splicing of the top and bottom plates the shear wall is deemed structurally inadequate.

The front and back interior walls are missing headers above the openings (see photos 025 and 029). This condition renders the wall inadequate for proper door/window framing, gravity support, and for lateral resistance, since there is no transfer of the in-plane forces along the North and South walls.

Significant mold and water damage is present at the rear/South area of the building (see photos 019 and 020). This area of the structure seems to be an addition to the original building. The structural framing elements are substantially rotted and damaged; they are viewed as unsafe and will require complete demolition and replacement.

Partial slab demolition was noted towards the back of the interior space. The partial slab demo seems to be for utility repair reasons. The concrete slab will need to be properly repaired.

The interior stair does not seem to comply with today's FBC and ADA requirements/standards. The stringers top bearing end is be notched more than  $\frac{1}{4}$  the depth of the stringer, which is not permitted by the NDS. The wall adjacent to the stair is a bearing wall, supporting the floor joists (see photo 030). It was observed that the wall ends near the top 3<sup>rd</sup> of the staircase, and two of the floor joists are supported by a 2x8 girder, which is supported on top of the bearing wall by less than 1 inch. This bearing condition of the girder seems insufficient and would require further investigation to validate if it allows for the proper transfer of lateral forces distributed by the floor diaphragm. A small lateral force applied to the building may cause the girder to move and lose its bearing, prompting a collapse of the floor joists. It is imperative that this condition is repaired as soon as possible, since a tropical storm or hurricane can apply enough lateral force to the building that could potentially cause this failure.

The second-floor deck diaphragm was observed to have different types of materials and changes in span direction, without proper fastening to allow for lateral load transfer (see photos 034 and 035). At the back portion of the building the floor was covered with a green rug. The floor deflected a lot as one walked on it, indicating probable water damage due or deficient deck/joist spans. In this area mold was very noticeable on the walls, and bathroom shower.

Near the Northwest corner of the roof framing, a temporary steel-shoring-column has been placed to support a joist bearing line (see photo 031). It is presumed that the joists were bearing over a wall, that since then has been

removed and the top plate of the wall is too shallow to span the unsupported distance. Also, near this area a post installed roof girder has been added and it is improperly supported by a 2x ledge nailed to the face of a timber column (see photo 032). In general, the roof framing does not present a proper load path to transfer the roof diaphragm forces down to the shear walls (see photo 033).

## RECOMMENDATIONS

It must be noted that the recommendations that follow are general in nature and are not to be utilized during repairs except as a guide for specification of repair processes and materials. Repair details and material specification shall be done by a licensed Florida professional engineer in accordance with local building codes, the Florida Building Code (FBC), and other professionally accepted standards such as those from the American Wood Council (AWC), the National Design Specification (NDS) for Wood Construction and the American Society of Testing Materials (ASTM) International among others.

The recommendations set forth in the following sections are to be evaluated on a case-by-case basis as further investigation is conducted during the repair process. Some of the recommendations may be deemed unnecessary or other forms of remediation may be required dependent on the findings of during repair.

The following is a list of structural items we recommend be repaired and their urgency level, for the structural integrity of the structure and for human safety.

NO	STRUCTURAL ITEM	REPAIR RECOMMENDATION	URGENCY LEVEL
1	Assess all existing wood vertical and horizontal structural members for lack of strength capacity, decay, or defectiveness (studs, columns, floor and roof joists and girders, headers, etc.)	Remove and replace all structural members compromised	Immediate
2	Missing or compromised framing around openings (doors and windows)	Remove and replace opening wood framing	Immediate
3	Mold and decayed wood member	Remove and replace wood members	Immediate
4	Provide structural sheathing to the North, South, and interior shear walls	Remove all exterior stucco finishes. Remove diagonal (spaced) boards, replace with new sheathing.	Immediate
5	Exterior stairs	Remove, redesign and replace	Immediate
6	Interior stairs	Remove, redesign, reframe support, and replace	Immediate
7	Shattered windows	Remove and replace shattered windows with impact resistant and Miami Dade NOA or Florida Product Approval windows	Immediate
8	Storefronts	Install new impact resistant Miami Dade NOA or Florida Product Approval storefronts	Immediate
9	Repair exterior stucco finish	Remove and replace existing stucco, lath and fasteners	Immediate
10	Waterproofing	Recommend application of elastomeric waterproofing surface coating. This will provide a water-tight seal on the surface, expand and contract with the stucco and concrete surfaces.	Immediate

<p>11 Sealants around fenestrations should be evaluated and if replacement is necessary. Any indication of adhesive failure, cohesive failure, substrate failure, or loss of sealant properties would require replacement of fenestration sealant.</p>	<p>Complete removal of the sealant around door and window openings and a thorough cleaning with a chemical cleaner as approved by the manufacturer of the new sealant would be required. Once the surface has been cleaned of all existing sealant and debris, it is recommended that a structural silicone sealant be applied. The use of a backer rod and bond breaker might be necessary depending on the requirements of the sealant manufacturer.</p> <p>Immediate</p>
--	---

Due to the assessed conditions of the structural elements, the building is deemed unsafe and extensive structural repairs or complete demolition and reconstruction are eminent prior to occupancy. We anticipate the cost for repairs as outlined herein to be cost prohibitive, given the quantity of the repairs and the distressed condition of the existing building. We recommend the client obtains an estimate of the outlined repairs necessary to bring the existing structure up to code and performs a cost analysis comparison for a complete demolition and construction of a new building.

## QUALIFICATIONS

Aida Baez, PE is a licensed Professional Engineer in the state of Florida, with more than two decades of structural design experience in multiple regions of the country and worldwide. Her experience includes structural assessment of existing structures and inspections during construction. Assessment of mild-steel reinforced cast-in-place, post-tensioned, and pre-cast concrete for low and high-rise residential buildings, and commercial buildings, including parking garages, has been common throughout her 23-year career span. Conducting structural assessment, documenting existing conditions and implementing construction specifications and repair procedures has been customary throughout her career.



## APPENDIX A – FIELD PHOTOGRAPHS

Photo No. 001  
Date Taken: 07/10/2023  
File Name: 20230710\_173023225  
Description: Exterior front façade

Comments: Overall front view of building



Photo No. 002  
Date Taken: 07/10/2023  
File Name: 20230710\_173333447  
Description: Cracked stucco at top of Northeast corner of building

Comments: Cracked stucco allows for water infiltration, allowing for structural water damage to wood framing members





Photo No. 003  
Date Taken: 07/10/2023  
File Name: 20230710\_173546857  
Description: Entrance doorway

Comments: Exposed electrical wires on the exterior of the building should be capped.



Photo No. 004  
Date Taken: 07/10/2023  
File Name: 20230710\_173527910  
Description: Boarded storefront openings.

Comments: Boards do not fully enclose the openings allowing for water and pest infiltration into the building.



Photo No. 005  
Date Taken: 07/10/2023  
File Name: 20230710\_173640515  
Description: Front entrance vestibule with spalled stucco and exposed framing

Comments: Spalled stucco finish allows for water and pest infiltration into the building.



Photo No. 006  
Date Taken: 07/10/2023  
File Name: 20230710\_173848196  
Description: Front entrance vestibule with cracked stucco

Comments: Full horizontal stucco crack may indicate in-plane lateral distress



Photo No. 007  
Date Taken: 07/10/2023  
File Name: 20230710\_173938121  
Description: Front entrance vestibule with spalled stucco and exposed framing

Comments: Spalled stucco finish allows for water and pest infiltration into the building.



Photo No. 008  
Date Taken: 07/10/2023  
File Name: 20230710\_173954446  
Description: Detached faux column

Comments: Susceptible to falling and injuring a pedestrian.





Photo No. 009  
Date Taken: 07/10/2023  
File Name: 20230710\_174418143  
Description: Exterior overall West elevation  
  
Comments: Overall view of West elevation of the building



Photo No. 010  
Date Taken: 07/10/2023  
File Name: 20230710\_174453683  
Description: Large indentation on stucco finish  
  
Comments: Presumed vehicle impact. Wall framing needs to be inspected for damage.



Photo No. 011  
Date Taken: 07/10/2023  
File Name: 20230710\_174515638  
Description: Broken window on West side of building

Comments: Broken glass window allows for water and pest infiltration into the building



Photo No. 012  
Date Taken: 07/10/2023  
File Name: 20230710\_174714749  
Description: Overall West elevation of rear expansion area

Comments:





Photo No. 013  
Date Taken: 07/10/2023  
File Name: IMG\_7937  
Description: Broken screen door and exposed door frame at Southwest corner of building  
  
Comments: Dangerous debris needs to be removed



Photo No. 014  
Date Taken: 07/10/2023  
File Name: 20230710\_174904543  
Description: Overall South elevation of rear expansion area  
  
Comments:



Photo No. 015  
Date Taken: 07/10/2023  
File Name: 20230710\_174932538  
Description: Underside of exterior wood-framed stairs

Comments: Toenailing of threads and stringers is not acceptable per the FBC. Railing does not meet FBC height and spacing requirements

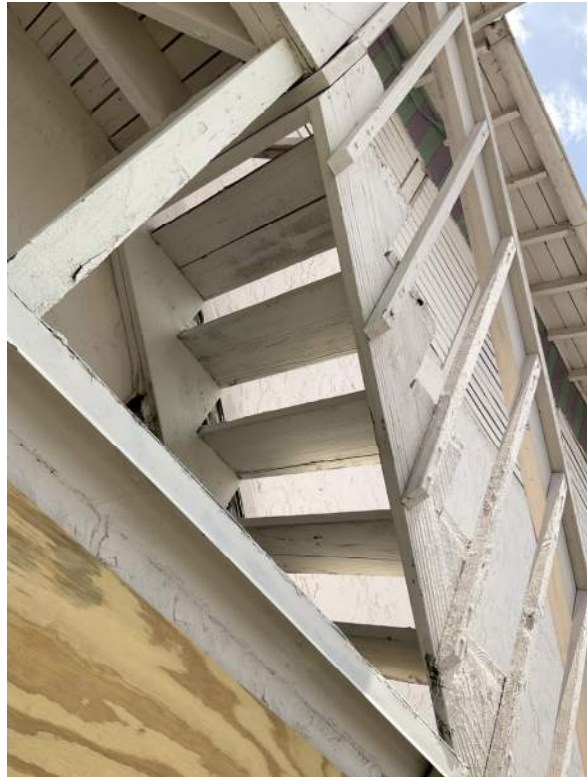


Photo No. 016  
Date Taken: 07/10/2023  
File Name: 20230710\_175010839  
Description: Exterior wood-framed stairs

Comments:



Photo No. 017  
Date Taken: 07/10/2023  
File Name: 20230710\_175053193  
Description: Overall East elevation of rear expansion area

Comments:



Photo No. 018  
Date Taken: 07/10/2023  
File Name: 20230710\_175225471  
Description: Exterior overall East elevation

Comments:





Photo No. 019  
Date Taken: 07/10/2023  
File Name: 20230710\_175620887  
Description: Interior of rear expansion framing

Comments: Extensive water damage and mold



Photo No. 020  
Date Taken: 07/10/2023  
File Name: 20230710\_175943565  
Description: Interior of rear expansion framing

Comments: Extensive water damage and mold



Photo No. 021  
Date Taken: 07/10/2023  
File Name: IMG\_7961  
Description: Interior of rear expansion - uncapped drain hole and unfinished floor

Comments: Extensive water damage, mold, paint delamination and loose debris



Photo No. 022  
Date Taken: 07/10/2023  
File Name: 20230710\_180136250  
Description: Interior of rear expansion – Opening

Comments: Infill framing and finish required in existing opening



Photo No. 023  
Date Taken: 07/10/2023  
File Name: 20230710\_180047399  
Description: Interior of rear expansion –  
Un-blocked roof framing  
over masonry wall

Comments: An unblocked gap allows  
for water and pest  
infiltration into the building.  
There is not lateral load  
transfer from the roof  
framing onto the wall.



Photo No. 024  
Date Taken: 07/10/2023  
File Name: 20230710\_180212710  
Description: Southwest corner of  
building – Gapped door  
frame, unsheathed walls,  
missing door headers,  
water damage, debris

Comments:





Photo No. 025  
Date Taken: 07/10/2023  
File Name: 20230710\_180559152  
Description: Original building rear wall

Comments: Missing door header,  
exposed stucco lath,  
spaced diagonal exterior  
sheathing, missing interior  
wall finish

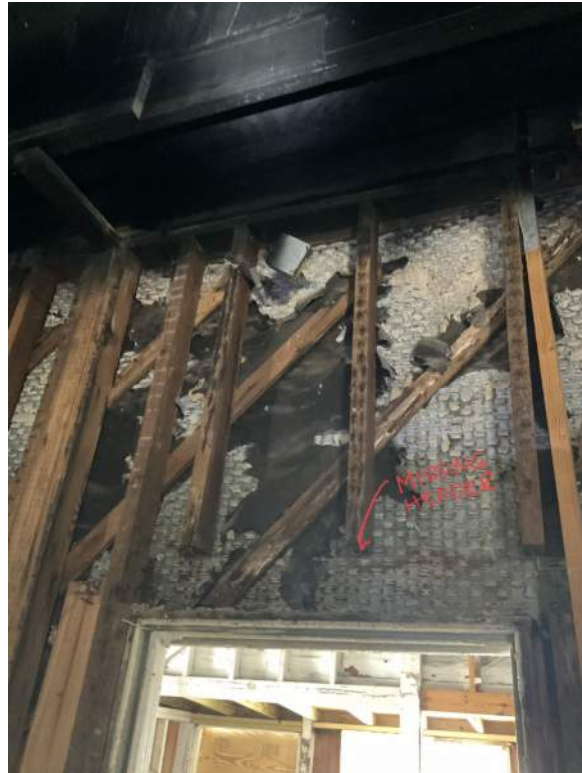


Photo No. 026  
Date Taken: 07/10/2023  
File Name: IMG\_7970  
Description: Slab demolition at rear of building

Comments: Exposed utilities should be capped. Sill plate for interior shear wall should not be cut



Photo No. 027  
Date Taken: 07/10/2023  
File Name: 20230710\_180253426  
Description: Interior wall framing

Comments: Unsheathed bearing shear wall. Interrupted sill plate, and missing hold-downs.



Photo No. 028  
Date Taken: 07/10/2023  
File Name: 20230710\_180913972  
Description: Interior Southeast corner

Comments:



Photo No. 029  
Date Taken: 07/10/2023  
File Name: IMG\_7974  
Description: Interior front wall at  
Northeast side of building

Comments: Missing sheathing, missing  
headers over arched  
openings



Photo No. 030  
Date Taken: 07/10/2023  
File Name: 20230710\_181856779  
Description: Floor girder by top of stairs

Comments: Bearing of girder is less  
than 1 inch.





Photo No. 031  
Date Taken: 07/10/2023  
File Name: 20230710\_183906548  
Description: Roof framing temporarily shored

Comments: Near the Northwest corner of the 2nd floor a shallow roof girder is temporarily shored



Photo No. 032  
Date Taken: 07/10/2023  
File Name: 20230710\_182541168  
Description: Roof framing girder bearing over nailed stub

Comments: Framing of girder is unconventional and needs to be analyzed. Water stains on roof deck sheathing.



Photo No. 033  
Date Taken: 07/10/2023  
File Name: 20230710\_183444030  
Description: Northeast corner of building

Comments: Diagonal board sheathing spaced, exposed stucco lath, unconventional framing at top of wall to be analyzed



Photo No. 034  
Date Taken: 07/10/2023  
File Name: 20230710\_183718585  
Description: Window vertical framing at West side of building

Comments: Roof and 2<sup>nd</sup> floor wall framing bearing over unblocked floor joists





Photo No. 035  
Date Taken: 07/10/2023  
File Name: 20230710\_183145784  
Description: Decayed wood framing and discontinuous deck framing  
Comments:



Photo No. 036  
Date Taken: 07/10/2023  
File Name: 20230710\_184057412  
Description: Interior stair – Bottom door is immediately adjacent to bottom step  
Comments:



Photo No. 037  
Date Taken: 07/10/2023  
File Name: 20230710\_183316911  
Description: Rear expansion – Mold at shower

Comments:



Photo No. 038  
Date Taken: 07/10/2023  
File Name: IMG\_8018  
Description: Rear expansion – Mold at wall top corner

Comments:



Photo No. 039  
Date Taken: 07/10/2023  
File Name: IMG\_8025  
Description: Threshold at rear  
expansion

Comments:



## Additional Photos



Finish separation  
PHOTO NO. IMG\_7919



Awning framing  
PHOTO NO. IMG\_7920



Boarded opening  
PHOTO NO. IMG\_7926



Stucco finish indentation  
PHOTO NO. IMG\_7931





Unfastened board at wall opening  
PHOTO NO. IMG\_7946



Stucco repair transition around window  
PHOTO NO. 20230710\_175305873



Rear expansion floor framing from underside  
PHOTO NO. 20230710\_175601186



Rear expansion masonry wall  
PHOTO NO. 20230710\_180038560



Rear expansion masonry wall  
PHOTO NO. 20230710\_180036624



Broken top of bearing wall, joist not supported  
PHOTO NO. 20230710\_180056949



Original back wall, water damage, unfastened stucco finished  
PHOTO NO. 20230710\_180139050



1<sup>st</sup> floor interior Northwest side wall framing  
PHOTO NO. 20230710\_180225366





Underside of 2<sup>nd</sup> floor framing  
PHOTO NO. 20230710\_180258452



Underside of 2<sup>nd</sup> floor framing, discontinued top plate  
PHOTO NO. 20230710\_180448544



Original rear wall framing, exposed stucco lath, unfinished  
PHOTO NO. 20230710\_180812979



Original rear wall framing, exposed stucco lath, unfinished  
PHOTO NO. 20230710\_180851909



Spalled stucco finish  
PHOTO NO. 20230710\_181632154



Missing header over arched openings  
PHOTO NO. 20230710\_181658453



2<sup>nd</sup> Floor interior wall framing  
PHOTO NO. 20230710\_182257563



2<sup>nd</sup> Floor wall framing  
PHOTO NO. 20230710\_182322393





Unconventional top of wall framing  
PHOTO NO. 20230710\_182333863



Unconventional roof framing by the North wall  
PHOTO NO. 20230710\_182644649



Spliced roof joist framing at bearing ends  
PHOTO NO. 20230710\_182352450



Unconventional roof framing  
PHOTO NO. IMG\_7993





Roof framing and water stains at roof deck sheathing  
PHOTO NO. IMG\_7999



Discontinuous floor deck sheathing  
PHOTO NO. IMG\_8002



Interior wall framing at 2<sup>nd</sup> floor  
PHOTO NO. IMG\_8003



Discontinuous floor deck sheathing  
PHOTO NO. IMG\_8011





TOWN OF LAKE PARK  
PUBLIC COMMENT CARD

MEETING DATE: 10/2/2023

**Cards must be submitted before the item is discussed!!**

**\*\*\*Three (3) minute limitation on all comments**

HPB meeting

Name: DIANNE SOPHINOS  
Address: 338 BAYBERRY DRIVE

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:

918 PARK Avenue

I would like to make comments on the following Non-Agenda Item(s):

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



TOWN OF LAKE PARK  
PUBLIC COMMENT CARD

MEETING DATE: 10/2/23

HPB meeting

**Cards must be submitted before the item is discussed!!**

**\*\*\*Three (3) minute limitation on all comments**

Name: Terence Davis  
Address: 420 WSP RIVIERA Rd

If you are interested in receiving Town information through Email, please provide your E-mail address: dayre017@floridamarine.com

I would like to make comments on the following Agenda Item:

23-002

I would like to make comments on the following Non-Agenda Item(s):

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.