



# **Town of Lake Park, Florida**

## **Historic Preservation Board Meeting Minutes**

Monday, January 22, 2024 at 6:30 PM

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

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<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.***

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### **CALL TO ORDER**

6:32 pm

### **PLEDGE OF ALLEGIANCE:**

Led by Chair Ahrens

### **PRESENT:**

Chair Ahrens  
Vice-Chair Buechele  
Member Rodriguez  
Member Clark  
Member Leduc

### **APPROVAL OF AGENDA:**

Motion made to approve the agenda by Vice-Chair Buechele, Seconded by Board Member Clark.

### **APPROVAL OF MINUTES:**

Historic Preservation Board Meeting Minutes October 2, 2023

Motion made to approve the minutes by Vice-Chair Buechele, Seconded by Board Member Rodriguez

**PUBLIC COMMENTS: NONE**

*Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.*

**ORDER OF BUSINESS:**

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

- ☐ Staff Presentation
- ☐ Applicant Presentation (when applicable)
- ☐ Board Member questions of Staff and Applicant
- ☐ Public Comments – 3 minute limit per speaker
- ☐ Rebuttal or closing arguments for quasi-judicial items
- ☐ Motion on floor
- ☐ Vote of Board

**NEW BUSINESS:**

HPB 24-001 QUASI JUDICIAL HEARING TO CONSIDER A REQUEST FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS TO ALLOW THE REPLACEMENT OF A ROOF FOR A LOCALLY HISTORICALLY DESIGNATED HOME LOCATED AT 250 FORESTERIA DRIVE.

Chair Ahrens had no ex-parte communications to disclose.

Vice-Chair Buechele had no ex-parte communications to disclose.

Board Member Rodriguez had no ex-parte communications to disclose.

Board Member Leduc had no ex-parte communications to disclose.

Board Member Clark had no ex-parte communications to disclose.

Executive Assistant Kimberly Rowley swore in all witnesses.

Town Planner Karen Golonka explained the item (Exhibit A). She stated that the Town is recommending approval. Chair Ahrens spoke about availability of materials when the roof was originally built. The resident, Mr. Jordan Alexander thanked the Town for their support over this issue. Board Member Clark asked questions about the appearance of the new roof. Mr. Alexander stated that the new roof will look identical to the existing roof.

Motion to approve request for a special certificate of appropriateness to allow the replacement of a roof made by Vice-Chair Buechele. Seconded by Board Member Rodriguez.

Voting Aye: All.

### **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:**

Town Planner Golonka provided an update on the appeal for the property located at 918 Park Avenue. She advised that the matter will go before the Town Commission on February 27, 2024.

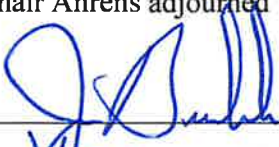
### **BOARD COMMENTS:**

Board Member Clark asked if the appeal documentation for 918 Park Avenue would be made available on the Town website prior to the meeting. Town Planner Golonka said that yes it would be posted as a part of the agenda packet along with the Town Attorney's response. She also stated that the Town Manager had asked if the Town could look into seeing if the structure could be moved to another location. She stated they are still unsure but the structural engineer will be looking at that. Board Member Clark asked if this applicant was interested in affordable housing. Town Planner Golonka stated that they have not received a revised submittal from the applicant.

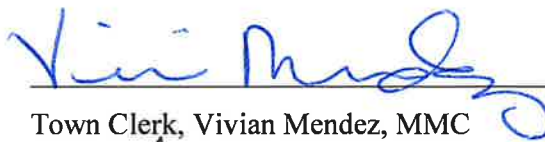
Board Member Clark asked what the next meeting date would be for the Board. Town Planner Golonka advised that the next meeting date would be February 5, 2024. Chair Ahrens asked about the joint Planning & Zoning Meeting with North Palm Beach. Town Planner Golonka advised that this meeting had been postponed. Board Member Clark asked if this Board would be able to attend the joint meeting. Town Planner Golonka stated that they would be able to appear as a citizen, but the Town Attorney should be consulted for a definitive answer. Board Member Leduc asked what this Board's role would be at the joint meeting. Town Planner Golonka advised that they would be able to speak on items but not voting. Board Member Clark asked if staff is comfortable with North Palm Beach's proposals and how it would affect the Town. Town Planner Golonka stated that it is still very early in the process. Board Member Clark asked if she could be provided with previous discussions on this matter prior to her appointment to the Board. Board Member Leduc mentioned the materials would be available on the Town website. Chair Ahrens asked if another date has been set for the joint meeting and Town Planner Golonka stated a date had not yet been set.

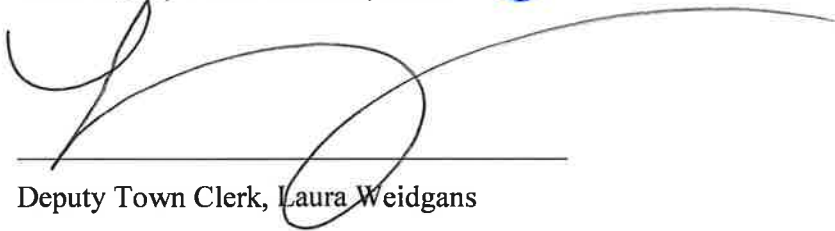
**ADJOURNMENT:**

Chair Ahrens adjourned the meeting at 6:58 pm.

  
\_\_\_\_\_  
\_\_\_\_\_, Chair  
Town of Lake Park Historic Preservation Board



  
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Town Clerk, Vivian Mendez, MMC

  
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Deputy Town Clerk, Laura Weidgans

Approved on this 6th of October, 2025



## TOWN OF LAKE PARK

## Exhibit A

### HISTORIC PRESERVATION BOARD

Meeting Date: January 22, 2024

Agenda Item # HPB 24-001

**DESCRIPTION:** QUASI JUDICIAL HEARING TO CONSIDER A REQUEST FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS TO ALLOW THE REPLACEMENT OF A ROOF FOR A LOCALLY HISTORICALLY DESIGNATED HOME LOCATED AT 250 FORESTERIA DRIVE

**Owner/Applicant:** Jordan and Erica Alexander  
**Address:** 250 Foresteria Drive  
**Historic Property Survey:** Florida Master Site File, #8PB9581, Masonry Vernacular  
**Zoning:** R-1 Single Family  
**Future Land Use:** Single Family Residential

### Request

The applicant's home at 250 Foresteria Drive received a local historic designation by the Town's Historic Preservation Board on July 20, 2000. (Attachment # 1) The house is a stucco, two-story Masonry Vernacular style, built ca. 1925. The structure has hip roofs covered in asphalt composite shingles. It is located in an R-1 Single Family Zoning District, one-half block west of the Federal Highway Mixed Use District Overlay.

Location





The owners, the Alexanders, purchased the home in April 2023. The applicant states that their insurance company is now requiring that the roof be replaced in order to maintain their homeowners insurance and they are on a strict timeline before they lose their coverage.

Section 66-10 (e) of the code requires a Special Certificate of Appropriateness for any work on an historic structure that requires a building permit.

The roof is currently covered with asphalt shingles, and will be replaced with shingles of the same material and color. See attachments # 2 and #3 for COA Application and shingle photos.



Photo - Current



Photo- 1997

### **Historical Background**

The full master site file form is contained in attachment #5. To quote excerpts that describe the home's architectural style:

*"Masonry Vernacular structures tend to be simple, largely unornamented, and constructed out of readily-available materials. Modest in design, most of these buildings were designed and constructed by non-professionals. Many of these structures, built in the 1920s and 1930s, were influenced by the Spanish architectural designs of the time. During that period, the predominant masonry building materials were hollow clay tile and brick. Masonry Vernacular buildings dating from the World War II and Aftermath-era of the 1940s were primarily constructed of concrete block, a popular building material found throughout Florida's residential areas. Structures from this era typically possess shallow-pitched gabled or cross-gabled roofs, but in several instances, they exhibit hipped roofs. The concrete walls are often covered with a stucco veneer. Occasionally, horizontal bands are scored into the stucco exterior. Decoration is simple and usually limited to string courses, window and door lintels, decorative bricks, and attic vents. Fenestration consists of metal casement windows, fixed showcase front windows, or bay windows. This building also exhibits components of the Four Square style. Some elements include a low-pitched pyramidal roof, a symmetrical facade, and a focal entryway."*

*"This residence has elements of the Four Square style, which is unusual for this town but typical of late 1920s construction practices. Modification include the replacement of some original windows and the enclosure of the front porch. Based on architectural significance and associations with the early history of Kelsey City,*

*this building is considered to be potentially eligible for listing on the National Register of Historic Places as part of the Kelsey City Multiple Property Listing.”*

### **Analysis and Staff Determination:**

As stated in the application, the roof will be replaced with the same color composite shingles (See Attachment #3). The applicant states they have worked with their roofing contractor to use shingles as close as possible to the current ones. While the replacement shingles in the attachment may not look exactly like those being replaced, the applicant has stated that he re-checked with the roofing contractor who looked again at the existing roof shingles and confirmed that the new shingles are the same size, style and color. (See attachment #4) The contractor will also be at the meeting.

While repair rather than total replacement is preferred by the standards for rehabilitation, given the requirements by the applicant's insurance company they do not have the option of only replacing a portion of the roof.

No changes will be made to the roof structure, chimney or any other features

Staff conducted an assessment of the historic impacts of the proposed materials for compliance with the Town's historic preservation code as well as the Secretary of the Interior's Standards for Rehabilitation. Standards 1-4 were applicable to this review, which are:

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.  
*Staff Comment: Standard met. No change in use, remains residential.*
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.  
*Staff comment: Standard met. No roof features are proposed to be altered.*
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.  
*Staff comment: Standard met. Applicant is not detracting from historical nature.*
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.  
*Staff Comment: Standard met Applicant intends to replace shingles as close as possible to current color and composition, per attachment # 3.*



**Staff finds the above 4 criteria have been met.**

**Additionally, staff finds that the roof proposed replacement is in keeping with the following recommended guidelines from the Secretary of the Interior's Standards for Rehabilitation specifically regarding roofs:**

***"Identifying, retaining and preserving*** roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat or mansard) is significant as are its decorative and functional features (such as cupolas, parapets, monitors, chimneys, weather vanes and dormers), roofing material (such as slate, wood, clay, tile, metal, roll roofing, or asphalt shingles) and size, color and patterning."

***"Replacing*** in kind the entire roof covering or feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation.... If using the same kind of material is not feasible, then a compatible substitute may be considered."

**Based on the Findings above, Staff concludes the requested roof replacement is consistent with the Land Development Code and the Secretary of the Interior's Standards.**

**Staff recommends APPROVAL and the issuance of a Special Certificate of Appropriateness for the new roof.**

**Attachments:**

1. Original Resolution of Designation
2. Application for COA
3. Applicant photos
4. E-mail from Applicant
5. Master File form