



## Lake Park Town Commission, Florida

### Special Call Commission Meeting

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

February 27, 2024 at 6:30 PM

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<b>Roger Michaud</b>	—	<b>Mayor</b>
<b>Kimberly Glas Castro</b>	—	<b>Vice Mayor</b>
<b>Vacant</b>	—	<b>Commissioner</b>
<b>Mary Beth Taylor</b>	—	<b>Commissioner</b>
<b>Judith Thomas</b>	—	<b>Commissioner</b>
<b>John D’Agostino</b>	—	<b>Town Manager</b>
<b>Keith Davis</b>	—	<b>Town Commission Attorney</b>
<b>Thomas Baird</b>	—	<b>Town Staff Attorney</b>
<b>Laura Weidgans</b>	—	<b>Deputy Town Clerk</b>

*PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, 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 contract 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/ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### NEW BUSINESS:

1. TOWN COMMISSION CONSIDERATION OF AN APPEAL, UNDER TOWN CODE CHAPTER 66, SECTION 66-14, OF THE DECISION BY THE HISTORIC PRESERVATION BOARD TO DENY A PETITION TO RESCIND THE LOCAL HISTORIC DESIGNATION OF THE ARNOLD BUILDING LOCATED AT 918 PARK AVENUE, FILED BY THE PROPERTY OWNER “THE ADLER AT LAKE PARK”.

**COMMISSION QUESTIONS:**

**ADJOURNMENT:**





## Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: February 27, 2024

Agenda Item No. \_\_\_\_\_

Agenda Title:

**TOWN COMMISSION CONSIDERATION OF AN APPEAL, UNDER TOWN CODE CHAPTER 66, SECTION 66-14, OF THE DECISION BY THE HISTORIC PRESERVATION BOARD TO DENY A PETITION TO RESCIND THE LOCAL HISTORIC DESIGNATION OF THE ARNOLD BUILDING LOCATED AT 918 PARK AVENUE, FILED BY THE PROPERTY OWNER THE ADLER AT LAKE PARK.**

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA  
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS  
[ ] PUBLIC HEARING ORDINANCE ON FIRST READING  
[ ] NEW BUSINESS  
[X] OTHER: Appeal

**Approved by Town Manager** Bambi McKibbon-Turner

Digitally signed by Bambi McKibbon-Turner  
DN: cn=Bambi McKibbon-Turner, o=Town of Lake  
Park, ou=Assistant Town Manager/Human Resources  
Director, email=bturner@lakeparkflorida.gov, c=US  
Date: 2024.02.23 09:47:09 -05'00'

Name/Title: \_\_\_\_\_

<b>Originating Department:</b>  <b>COMMUNITY DEVELOPMENT</b>	<b>Costs: \$ 3,400 Historic Architecture consultant</b>  Funding Source: GF/CD consultant services  Acct. # 001-52-524-500-3400  [ ] Finance <u>Barbara A. Gould</u> <small>Digitally signed by Barbara A. Gould DN: cn=Barbara A. Gould, o=Town of Lake Park, ou=Assistant Town Manager/Human Resources Director, email=bgould@lakeparkflorida.gov, c=US Date: 2024.02.23 09:42:25 -05'00'</small>	<b><u>Attachments</u></b> <b>1. Town Attorney Response to Appeal</b> <b>2. Petitioner's Letter of Appeal</b> <b>3. Signed Order of the HPB denying the Petition to Rescind</b> <b>4. Minutes of the 10/2/23 HPB Meeting</b> <b>ALL written record submitted, included in this order:</b> <b>5. Original Staff report</b> <b>6. Town Consultant Analysis</b> <b>7. Petitioner's Application</b> <b>8. Petitioner's architectural consultant's report and</b> <b>9. Engineer's report</b> <b>10. Transcript of HPB meeting</b>
<b>Advertised:</b> Date [ x ] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone or <b>Not applicable in this case</b> <u>KJG</u>  <b>Please initial one.</b>

## **Summary Explanation/Background:**

### **Role of the Town Commission**

The Town Commission will consider an Appeal by the petitioner/property owner “The Adler at Lake Park LLC” of the Historic Preservation Board’s (HPB) denial of a petition to rescind the local historic designation for 918 Park Avenue. Town Code section 66-14 provides for a process to appeal a decision of the Historic Preservation Board, which would otherwise serve as a final decision.

The Item will be presented by Town Attorney Baird, who will provide the Town’s response to the petitioner’s appeal. The Town Attorney’s response is attached as Exhibit 1. The Petitioner’s Appeal is attached as Exhibit 2.

Attorney Baird will be representing staff, therefore he has engaged Keith Davis Esq. to represent the Commission for the limited purpose of hearing the appeal. Immediately attached is a letter from Mr. Davis which describes the procedure that will be followed for the appeal.

**The role of the Commission** is to consider the presentations of both parties and any answers to questions posed, review the record from the HPB Meeting, and base their decision solely on that information. No new public input will be taken. However, the Commission may ask questions of the parties and seek additional information before rendering a verdict.

**The record from the HPB for the Town Commission to review consists of the documents listed below, which are attached and labeled as exhibits. Please refer to Exhibit 5 for the staff report to the HPB, which provides background on the request to rescind the historic designation.**

- Exhibit 3. Signed Order of the HPB denying the Petition to Rescind
- Exhibit 4. Minutes of the 10/2/23 HPB Meeting
- Exhibit 5. Staff Report for HPB ( includes Chapter 66 Historic Preservation as attachment)
- Exhibit 6. Report of Town’s historic architecture consultant –RJ Heisenbottle
- Exhibit 7. Petitioner’s Application
- Exhibit 8. Petitioner’s architectural consultant’s report- REG Architects
- Exhibit 9. Petitioner’s Engineer’s report
- Exhibit 10. Transcript of HPB Meeting

## **Background**

### **HPB Decision**

On October 2, 2023 the Historic Preservation Board (HPB) held a Public Hearing to consider the petition filed by the Adler at Lake Park LLC to **rescind the local historic designation** granted in 1998, for the Arnold building located at 918 Park Avenue and to remove it from the Town’s historic designation survey and Florida master site file.

Following hearing presentations by the applicant and staff, and their respective historic preservation architects and consultants, the HPB voted unanimously (4-0) to **deny** the request for de-designation.

The Board's reasons for denial are contained in the Board's Order (Exhibit 3)

### **Town Commission Action**

At the meeting's conclusion the Commission may affirm, modify, or reverse the HPB decision.

If dissatisfied with the decision, the petitioner has the option to appeal to the Palm Beach County Circuit Court.

#### **THE COMMISSION HAS THE OPTION OF 3 MOTIONS:**

- I MOVE TO **AFFIRM** THE DECISION OF THE HISTORIC PRESERVATION BOARD  
OR
- I MOVE TO **REVERSE** THE DECISION OF THE HISTORIC PRESERVATION BOARD  
OR
- I MOVE TO **MODIFY** THE DECISION OF THE HISTORIC PRESERVATION BOARD  
AS FOLLOWS...

**Keith W. Davis, Esq.**

*Florida Bar Board Certified Attorney in  
City, County and Local Government Law*  
Email: keith@davislawteam.com

February 8, 2024  
Via E-Mail

[nnason@nasonyeager.com](mailto:nnason@nasonyeager.com)

Nathan E. Nason, Esquire  
Nason Yeager  
3001 PGA Boulevard  
Suite 305  
Palm Beach Gardens, FL 33410

[kgolonka@lakeparkflorida.gov](mailto:kgolonka@lakeparkflorida.gov)

Karen Golonka  
Community Development Dept.  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

Re: Appeal of Town of Lake Pake Park Historic Preservation Board (HPB) decision regarding the proposed re-development of 918 Park Avenue; Order of Procedure.

Dear Mr. Nason & Ms. Golonka:

It is my understanding that Thomas J. Baird, the Lake Park Town Attorney, has been assisting Ms. Golonka and the Town's Community Development Department with the HPB decision regarding the above referenced matter, and that he may be presenting arguments with respect to that decision at the appeal hearing before the Lake Park Town Commission on February 27, 2024. As a result, and in order to avoid any actual or perceived conflict with the appeal proceedings, I have been retained to represent the Lake Park Town Commission for the limited purpose of hearing and ruling on the above referenced appeal.

I am presenting each of you with the procedures that the parties will follow during the appeal hearing. Given that this will be an appeal hearing, these procedures are generally consistent with those used by our state's appellate courts. One significant difference is that the Town Commissioners will hold their questions during the parties' oral arguments. At the conclusion of all of the arguments, the Commissioners may ask questions of either party. The specific procedures are as follows:

- No new evidence or witness testimony may be presented to the Town Commission by the parties at the hearing; this is a record proceeding.
- Each party will have a total of 20 minutes to present their arguments to the Town Commission.
- Since this is a record proceeding, arguments shall be based on the evidence that was considered by the HPB, and the "record" that was created at the HPB hearing.

- The “record” that was created at the HPB hearing consists of the transcript of the hearing and any exhibits, reports, etc., that were presented to the HPB.
- The Adler at Lake Park, LLC, as Appellant, will present first.
- The Appellant may reserve time from its 20 minute total for rebuttal. Rebuttal shall be limited to addressing issues raised by Appellee during its presentation.
- The Town Community Development Dept., as Appellee, will present second and will have no opportunity for any rebuttal.
- As this is an appeal based upon the record of the proceeding below, there will be no public comment.

The issue on appeal is whether the HPB’s Final Order should be affirmed, modified, or reversed based upon the presentations of the two parties from the evidence in the record, and in accordance with Town Code Sec. 66-14. I look forward to seeing you all on February 27, 2024.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Keith W. Davis', with a large, sweeping flourish extending to the right.

Keith W. Davis, Esq.  
Davis & Associates, P.A.  
Special Counsel to the Lake Park Town Commission

cc: Thomas J. Baird, Esq.

**EXHIBIT 1- TOWN'S RESPONSE****PREFACE**

This serves as the response to the appeal of the Historic Preservation Board's Order (the Order) rendered on October 9, 2023. The Order was rendered following a quasi-judicial hearing conducted by the Historic Preservation Board (HPB) on October 2, 2023. Following the presentation of evidence and testimony and public comment at the HPB's hearing, the HPB weighed the conflicting evidence presented and entered its order which contained Findings of Fact and Conclusion of Law. This appeal is brought by Adler Lake Park LLC (Owner) regarding the HPB's order pertaining to its application to rescind the historic status of the local historic designation of the Arnold Building (Building).

**BACKGROUND**

The Building at 918 Park Avenue was originally constructed in 1925 by the Arnold Construction Company in the Mediterranean Revival Architecture style which was popular during the time often referred to as Florida's "Land-boom Era." The Building is the last commercial building which remains of the historic Kelsey City downtown. The historic Kelsey City downtown was a component of the Plat of Kelsey City, created by the Olmstead Brothers and John Nolan, who were, at the time, and historically, two of the most renowned land planning and architectural firms in the history of the United States.

This historic downtown characterized by two story commercial buildings still exists, and it remains the policy of the Town Commission that the redevelopment of the Park Avenue Downtown District (PADD) must remain consistent with and be characterized as *low intensity type of development as set forth in the Town's Comprehensive Plan, Land Development Regulations (LDR) and Community Redevelopment Plan (CRA Plan).*

Objectives 2 and 5 of the Future Land Element of the Comprehensive Plan states that redevelopment shall be undertaken in a manner to ensure the protection of historic resources and “to be considerate to existing neighborhoods and uses” to maintain the Town’s character as prescribed in the town Goal Statement. As expressed in the LDR, specifically § 78-70, the purpose and intent of the Park Avenue Downtown District is to facilitate development of “small scale traditional downtown commercial areas.” The CRA Plan notes that the town has what many cities in Florida lack, an authentic Main Street/downtown and that the preservation of the original Kelsey City downtown character is the key to maintaining the Town’s uniqueness and enhancing its charm and authenticity. The redevelopment of properties within the PADD at significantly increased densities and heights<sup>1</sup> far exceeding the heights of buildings in the PADD would be inconsistent with the policy expressed in the Town Commission’s Comprehensive Plan. LDR, and CRA Plan.

In 1998 the HPB considered designating the building as a locally historic structure, as the owner of the building Charles Watkins intended to apply for designation of the National Register of Historic Places, according to the staff report at that time. On September 9, 1998, the HPB locally designated the Building in accordance with Town Code § 66-9. The HPB determined that the Building met the criteria of Code § 66-9(a)(1)-(4). The designation relied upon the findings of Janus Research, a well-known historic and archeological consulting firm that was engaged by the Town to survey possible historic structures in the Town. (See Exhibit 1 for photos of the building at the time of its designation,)

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<sup>1</sup> The request to rescind the historic designation of the Building is part of the Owner’s desire to redevelop its property at significant density increases and with heights of up to *15 stories*. Currently, the PADD’s most intensive development is the One Park Place property which is *3 stories*.

In 2017, Rick Gonzalez, of REG Architects<sup>2</sup> (REG) was engaged by the Town to review a development application and certificate of appropriateness for the Building. At that time, with respect to the Building's historic integrity, REG found:

"Several minor changes have occurred to the exterior [of the building]. Items such as windows replacement, stucco repair and recoat, storefront alteration, enclosure 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."

At the October 2, 2023 Hearing to rescind the local historic designation, the HPB considered the witnesses and evidence presented by the Town and the Owner, received public comment, and asked questions, and then deliberated. The HPB weighed the conflicting evidence and determined that the Building still possessed the qualities supporting its historic designation and that rescinding the designation of the Building to make way for much more intensive development would not be consistent with the Town's Comprehensive Plan or its LDR. (Exhibit 2 shows the building as it is today)

## **ARGUMENT**

### **Standard of Review**

As part of this appeal, the commission must determine whether the evidence supported the HPB's order denying the Owner's request to rescind the Building's designation. In doing so, the commission must evaluate the testimony and evidence from the Record to determine whether it agrees with the HPB that the Building "**complies with the same manners and procedures used in the original designation**" as set forth in

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<sup>2</sup> REG Architects has also been engaged by the Town with respect to the historic Town Hall. No conflict of interest was asserted by the Town staff prior to his submission of REG's report on behalf of the Owner, or later at the HPB's quasi-judicial hearing although REG's arguments are clearly adverse to the Town's position. Consequently, the Town retained RJ Heisenbottle Architects to assist it in evaluating the Owner's application.



Code §66-9(a). This criteria focuses on whether a building is significant to the Town's history, architecture, archeology or culture and possess an integrity of design, setting, materials, workmanship or association, or the following criteria contained in subsections (1)-(5):

- (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 Owner Did Not Demonstrate The Criteria Were No Longer Met**

The Owner's argument relied upon a report by REG<sup>3</sup>. In its report and testimony to the HPB, REG changed its 2017 opinion regarding the Building which it rendered on behalf of the town, stating: "This ... [Building] does not meet or possess historic significance and does not retain a high degree of integrity." While REG claimed at the HPB meeting it did not have access to all the information in 2017, at a minimum REG would have had access to the Master Site File. It is this same information, accepted in 2017 that it now contests. To reach its different conclusion, REG's report focused on alterations that were made to the Building *before* the HPB's 1998 designation. REG's report did not conduct an analysis

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<sup>3</sup> REG was also the Town's consulting architect for Town Hall at the time the submission of its report and was recently selected to continue as the Town's architect pursuant to a continuing services contract.

of the criteria in Code § 66-9(a). For example, the REG report failed to address distinctive elements of the Buildings' contributions to the Town's cultural or social history; the lives of persons significant to the Town's past; and the distinctive characteristics of a type period, style or method of construction.

Instead of being guided by the criteria of Code § 66-9(a), the REG report merely compared the Building's appearance in 1925 and 1998, and through the present day. It contains general statements of the changes to the Building since its original construction in 1925, and on this basis alone draws the conclusion that the Property no longer meets the criteria. Accordingly, the report and testimony REG presented regarding the Building's facade in the 1930s and 1940s, was not and is not relevant because it preceded the façade as it existed in 1998 when the Building was designated. Even if REG's argument that the appearance of the Building had changed is accepted as relevant, REG never explained how the Building "lost" its association with the early cultural, social, and economic history of the Town. *Importantly, the only way that the Building could lose its association with the early cultural, social, and economic history of the Town would be if it is demolished.*

### **The Staff Report Demonstrated The Building Continued To Meet the Criteria**

Town Planner Karen J. Golonka presented the staff report of the Community Development Department (the Department) which demonstrated that the Building is associated with: (1) the Town's cultural and social history; (2) persons significant to the Town's past; (3) embodies distinctive characteristics of a type style or method of construction; and yields information important to the Town's history.

- (1) The Building is associated with the Town's cultural and social history.

The Florida Master Site File #8PB9607, which was incorporated into the Department's report of the Building's continuing historic significance:

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 Places.

The owner Charles Watkins application to the National Register of Historic Places noted that the Building was originally constructed in 1925 by the Arnold Construction Company in the Mediterranean Revival Architecture style, which was popular at the time of Florida's "Land-Boom" era, and was part of the thriving Kelsey City downtown. The Arnold Construction Company built the Building for its headquarters and was instrumental to the growth and development of Kelsey City. The Building also housed the Arnold Grocery, Dr. Pearson's clinical offices, and later the Town's first United States Post Office. Besides being prominent businessmen, the Arnold brothers and their wives were active in Kelsey City's cultural and social groups, including the Kelsey City Community Club, the Kelsey City School and were the founders of the Community Church. Following their construction of buildings in Kelsey City, the Arnold Construction Company worked throughout Palm Beach County in the 1930s and 1940s.

(2) The Building is associated with persons significant to the Town's past

The Arnold Construction Company was started by two brothers, Herman and J.Y. Arnold. The Arnold brothers traveled to Kelsey City during the Land Boom era, aware of the development opportunities in south Florida. The Arnold brothers entered into a building contract with Harry Kelsey whereby Kelsey provided them with land and the Arnold

brothers agreed to build 100 “spec” houses. The Arnold construction Company also constructed commercial buildings throughout the Town including the Town Hall, the Florida East Coast Railroad Station, and the Kelsey City School.

(3) The Building embodies distinctive characteristics of style, type or method of construction

The Department’s report explained that the Building retains historical features such as a Mediterranean Revival style<sup>4</sup> with stucco exterior walls, arched openings, twisted cast stone columns, quoins on the first floor, and pecky cypress brackets underneath the roof eaves. When the Building was constructed, it was one of numerous commercial buildings located along Park Avenue. In the 1920s, Park Avenue was lined with other commercial buildings similar to the Building, and other commercial downtown districts which emerged during the Land Boom-era. These predominantly **two-story buildings** exhibited Mediterranean Revival or Spanish influences, flat roofs, hollow tile construction, and substantial lot coverage. (See Exhibit 3)

The Building is setback from Park Avenue approximately 6 to 8 feet, which is much less than the setbacks exhibited by the surrounding non historic buildings. The Building’s placement, directly adjacent to the street without a “sea of parking” in the front, speaks to a time before automobiles dominated the downtown area. These characteristics are associated with the architectural and planning style of this time period thus also the type and style of development during this era in the Town’s history. The September 1928 hurricane destroyed the majority of these commercial buildings. The Building was damaged by the 1928 hurricane. The Building was repaired and its facade modified as

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<sup>4</sup> This style is similar to the historic Town Hall building.

we see it today, either immediately following the hurricane or sometime within the next 22 years. Today, the Building retains its Mediterranean Revival style. The Building is the last remaining commercial building in the Town having the characteristics, type and style of the commercial buildings constructed along Park Avenue.

### **The RJHA Report Demonstrated The Building Continued To Meet The Criteria**

In accordance with the Town Code, RJHA conducted a review of the Building based upon its analysis of the criteria of Code § 66-9(a). RJHA determined that the Building had changed little since it was designated in 1998 and that it maintains its architectural integrity and qualities for which it listed by the HPB. RJHA concluded that the Building continues to meet the criteria of Code § 66-9(a) and that there was no justification for the HPB to rescind its designation. RJHA's report and testimony was that since the 1998 designation, repairs and improvements have been made to the Building, including reroofing, structural reinforcing, signage, etc. The RJHA report revealed that two Special Certificate of Appropriateness approvals were issued for the Building, both confirming that the changes were consistent with the Mediterranean Revival style that was important to the Building's original designation. The RJHA Report concluded that, despite the changes made following the Building's designation, the Building "still possesses its integrity of location, design, setting, materials, workmanship, association for which it was nominated."

Referencing a photograph of the building taken in 1950, which was included with the RJHA Report, Richard Heisenbottle of RJHA testified that the Building had been modified in keeping with its Mediterranean style prior to its historic designation. Given that the Building was designated for its appearance in 1998 and not for its appearance in 1925, Heisenbottle opined that any comparison of the Building to its original appearance would

be “unjustified.” The appropriate comparison would be between the Building’s appearance in 1998 and its current appearance. To this effect, Heisenbottle testified that the Building looks virtually the same as it did when it was historical designated and therefore, the Building has not ceased to meet the criteria for listing as a designated historic landmark. Because the qualities which caused the Building to be originally listed have not been lost or destroyed, Heisenbottle concluded 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.”

Dianne Sophinos, an assistant historian with the Lake Park Historical Society, testified that the 100 year old Building has withstood numerous hurricanes. Ms. Sophinos testimony confirmed the many uses of the Building throughout the Town’s history as a United States Post Office, as a Sundry shop, as one of the Town’s first libraries, as a typewriter repair shop, and as many other shops over the years.

### **Conclusion**

The Building is the last remaining 1920s Mediterranean Revival style commercial building in the historic Park Avenue downtown area, which despite the loss of many buildings retains the charm and authenticity of the Town’s architectural, social, cultural and economic history. The totality of the evidence presented to the HPB demonstrated that the Building’s appearance remains nearly identical to its appearance at the time of designation in 1998. The Building still meets the criteria of Code §66-9(a). Accordingly, the Town Commission must affirm the HPB’s unanimous decision to deny the Owner’s application to rescind the historic designation.

**1918 BUILDING APPEARANCE AT TIME IT WAS DESIGNATED LOCALLY HISTORIC**

**Top: Likely appearance. HPB was informed at the Hearing that changes had been approved to add awnings and restore the roof to its original tile appearance- bottom picture.**

**Photos Included in the Application for the National Register of Historic Places**

**EXHIBIT 2**

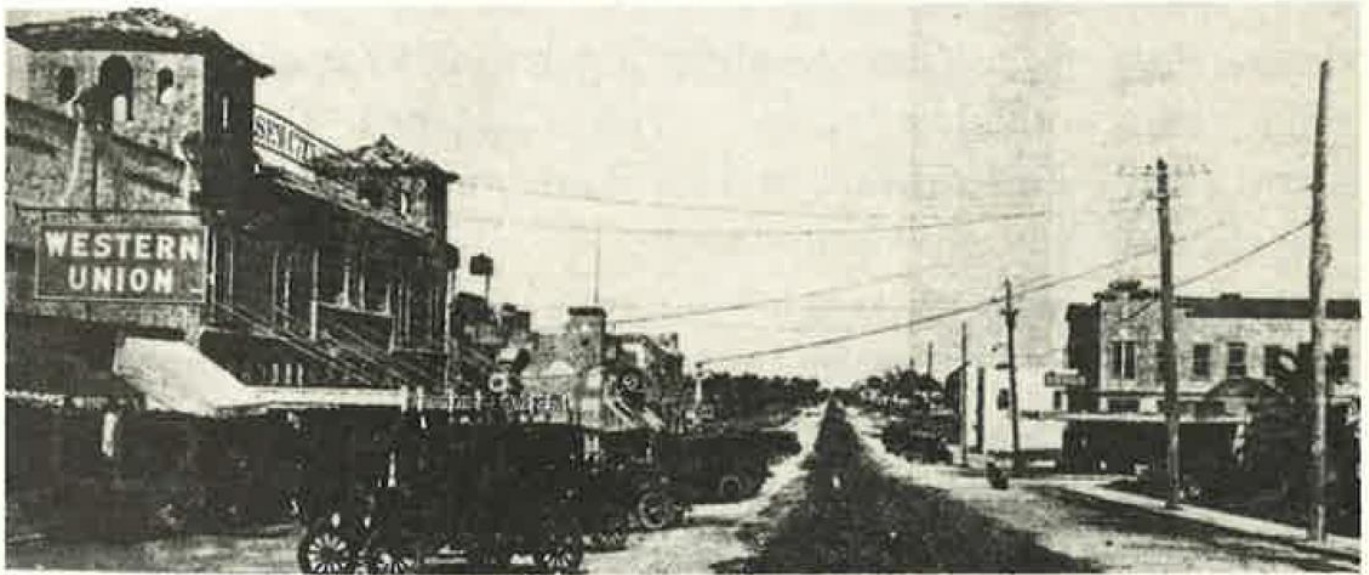
**918 BUILDING – 2023**





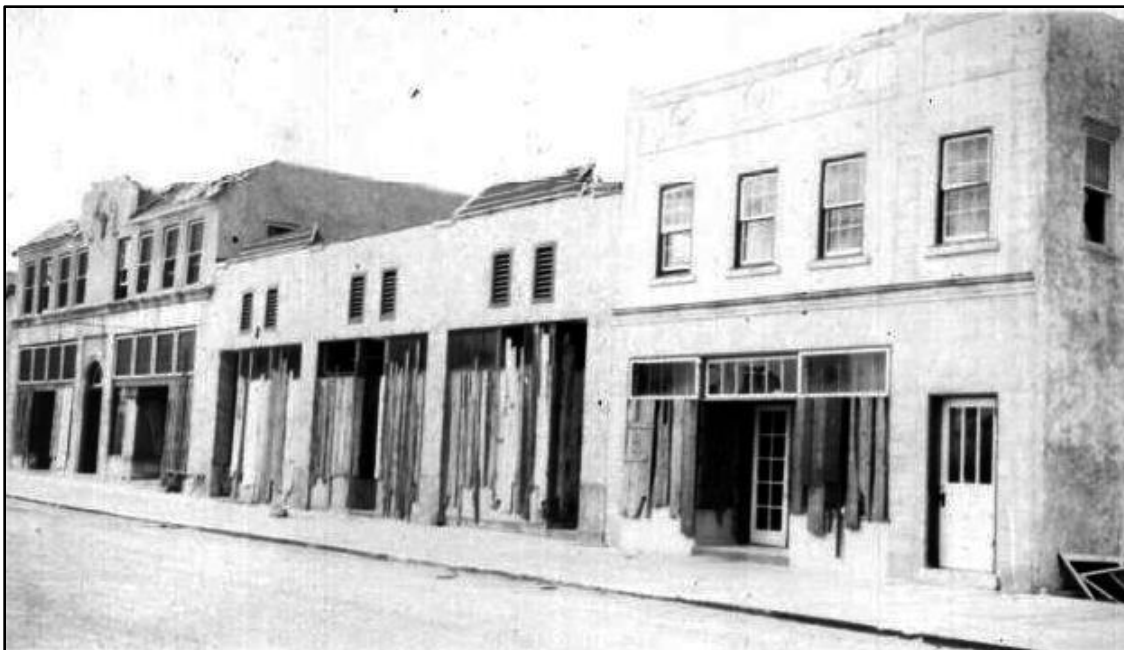
**Exhibit 3**

**KELSEY CITY- BOOM TIME ERA**



*Looking east — from the railroad tracks. The Blue Goose is east of Western Union.*

**Early town character**



**Hurricane of 1928 – 900 block of Park Avenue  
918 Building is on the left**

**EXHIBIT 4**

**918 Building- 1950**



NATHAN E. NASON

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DIRECT DIAL:  
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October 27, 2023

**VIA EMAIL: [townclerk@lakeparkflorida.gov](mailto:townclerk@lakeparkflorida.gov)  
AND HAND DELIVERY**

Ms. Vivian Mendez, Town Clerk  
Town of Lake Park  
535 Park Ave.  
Lake Park, Florida 33403

**Re: 918 Park Avenue Historic Preservation Board Appeal**

Dear Ms. Mendez:

I represent The Adler at Lake Park LLC (the “Petitioner”). Please accept this letter as Petitioner’s Notice of Appeal of a decision on Petitioner’s Petition to Rescind the local historic designation of the Arnold Building, 918 Park Avenue, rendered on October 9, 2023 by the Town of Lake Historic Preservation Board (attached as Exhibit “A”). The grounds for relief follow.

1. The Historic Preservation Board applied the wrong standard.

The Town’s evidence and presentation submitted to the Historic Preservation Board made clear that it believed that the Petition could not be granted if the subject property had not materially changed since its designation in 1998. Yet that is not what the code dictates. At its core, the Petition sought approval to demolish a structurally unsafe building to make way for a new mixed use development. This would have triggered a review of the Petition pursuant to the factors set forth in Section 66-9(f)(4) of the Town Code. None of these factors calls for an analysis of whether a property had changed since its initial designation as a historic structure. Rather, these factors (set forth verbatim below) all mitigate in favor of granting the Petition. For example:

a. Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as an historic or architectural landmark?

This structure is not nationally designated as an historic structure, nor, contrary to the written order of the Preservation Board, was there any evidence that it would likely meet the requirements for designations (a transcript of the proceedings has been ordered, and will be filed upon receipt).

- b. Is the structure of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

The evidence before the Board was undisputed that the only potentially historic value rested in the façade of the building which could easily be reproduced in a replacement or other structure.

- c. Is the structure one of the last remaining examples of its kind in the town, neighborhood, the county or the region?

While the structure may be the only remaining structure in the commercial district of Park Avenue which has a longstanding existence, it provides no meaningful historic value from a neighborhood, county or regional basis.

- d. Does the structure contribute significantly to the historic character of a designated district?

It is undisputed that this building is located in a section completely comprised of non-historic structures, except for this sole building. There is no contribution, significant or otherwise, to the character of a "district." Indeed, there is no historic district in the vicinity of the subject site.

- e. Would retention of the structure promote the general welfare of the town, county or region by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?

There was no evidence that the general welfare of the town would be enhanced through retention of this sculpture by providing opportunities for study. To the contrary, the existing deteriorated structural state of the building, which the Historic Preservation Board was instructed to ignore, precludes any meaningful opportunities for study. To the contrary, the general welfare would clearly be promoted if this unsafe structure were to be demolished.

- f. Are there definite plans for reuse of the property of the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

The Historic Preservation Board completely failed to consider plans for reuse of the property. In fact, they were specifically instructed to ignore this evidence. For this reason alone, the order should be reversed and remanded.

As a result of the foregoing analysis, it is clear that, had the appropriate factors been considered by the Historic Preservation Board, they would have largely, if not completely, supported Petitioner's request. Therefore, reversal is in order.

2. The subject property was never appropriate for designation in 1998.

The Town provided no evidence whatsoever that the property was appropriately designated in 1998. Instead, Petitioner's expert, architect Rick Gonzalez, a well-known local architect with historic preservation expertise, concluded that the property was not appropriate for designation in 1998 because of the substantial modifications which had occurred to the structure since its construction in the early 1920s. Mr. Gonzalez concluded:

"Front (North) façade has a sloped clay barrel tile roof with ornamental parapet wall ends, and all windows/storefront openings were altered from the original (Refer to Figure 8 and Figure 9). 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."

REG Report (citations omitted) (attached as Exhibit "B").

While the written order of the Historic Preservation Board attempts to discredit Mr. Gonzalez' findings by reference to a 2017 report authored by Mr. Gonzalez which appeared to conclude to the contrary, the Board completely ignored Mr. Gonzalez' explanation that he had not been given access to, nor an opportunity to review, the original file designating the subject site as historic. His testimony was clear that had he had that access, his conclusions would have been much different.

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.

And, an examination of the designation form in question readily demonstrates its deficiencies. Both Mr. Gonzalez, as well as the Town's expert, Mr. Heisenbottle, stated or acknowledged that the designation document would not have passed muster under today's review processes. It was not authored by an architect, and contains some glaring errors. First, and most importantly, it states, "[the subject property] retains most of its historic physical integrity and modifications are limited to the replacement of some original windows." That statement is demonstratively untrue. Instead, it remains clear that the building was substantially renovated throughout its existence, including the front façade. Thus, the documentation upon which the original designation was based is materially flawed, and should not have served as a basis for designation.

The 1998 order of designation issued by the then-sitting Historic Preservation Board is also flawed. It states, "918 Park Avenue possesses a Mediterranean Revival architecture features of the Boom Times in Florida in the early 1920s [ ]." This implies that the building retained its 1920s historical features. But it did not. Those changes are both well documented in the record and legion. For example, the structure is missing the following architectural detail lost in the many renovations which occurred over the years:

- a. Historic clay roof tile.
- b. Historic detailing at gable wall.
- c. Historic decorative/ornamental gable wall.
- d. Historic seal/molding drip edge detailed at windowsills and below gable wall.
- e. Historic drip edge detailing at windowsill.
- f. Historic single hung windows.
- g. Historic ribbon windows.
- h. Historic recessed entry.
- i. Transom archway with detailing molding.
- j. Historic stone façade.
- k. Historic storefront glazing with exterior base molding.

See REG Report.

All of the foregoing historic features no longer exist, and did not exist in 1998. Therefore the building was simply not appropriate for designation in 1998.

Finally, the Town Code requires, and required in 1998, that "before entering upon the duties of office, each member of the Historic Preservation Board shall file written acceptance of appointment." Petitioner requested all public records establishing that the Board members who designated the property as historic in 1998 had signed such acceptances of office. The Town Clerk has confirmed that those records do not exist or cannot be located (see email string attached as Exhibit "C"). It should be incumbent upon the Town to retain such records when restricting the property rights of landowners. Because these records cannot be located, and for the other reasons set forth above, the 1998 historic designation should be declared void *ab initio*.



3. The Board ignored changes to the subject building which occurred since 1998.

Even if the Town was correct in its assumption that it was permitted only to review whether there had been changes in the structure since 1998 when the site received its historic designation, the Board failed to take those changes into consideration. For example, it ignored the testimony of Petitioner's representative, Glen Spiritis, not only a principal in the Adler, but who also holds a Ph.D. in Urban and Environmental Planning, acted as Director of Planning for two New York municipalities, and redeveloped two buildings listed on the National Register as historic. Mr. Spiritis testified that since its designation in 1998, the subject property has been substantially changed through the addition of a large garage door having been cut into the building, the addition of an extension, and the gutting of the entirety of the inside down to the studs. All of this was apparently done by the prior property owners, in an aborted attempt to bring the property into some type of productive use. These changes not only detract from any perceived historical value of the building itself, but also, as will be demonstrated in the next section, contribute to the current condition of the building, which Petitioner's engineer has deemed unsafe. This evidence should have been considered, but was not.

4. The Board failed to take the current condition of the subject property into account.

As noted above, the subject property is now in an unsafe condition. Petitioner's professional engineer, Ada Baez, testified that she deemed the building unsafe after personally inspecting it. Specifically, she concluded that:

"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."

See Structural Assessment Report of Accord Engineering attached hereto as Exhibit "D".

A similar conclusion was reached by the termite inspectors: "Due to the extreme damage and condition of 2X4S, 2X6 walls, floor joist and header beams, we recommend removing and or rebuild. The building is unsafe." See inspection report of N Tiger Inspections attached hereto as Exhibit "E".

The condition of the structure is a required element for both designation and de-designation of historic structures. For example, in Town Code Section 66-9(f)(4)(a), it states, “is the structure of such interest or **quality** that it would reasonably meet national state or local criteria for designations as a historic or architectural landmark?” (emphasis added). This specifically states that the quality of the structure is to be considered when de-designating structures as historic for the purpose of demolition, as was the request here. Yet the Board was specifically instructed not to consider the current condition of the building, and did not do so. This was clear error.

Further, the Florida Building Code, at Section 1205, makes clear that safety trumps historic designation. For example, Section 1205.1 of the Florida Building Code states:

**1205.1 Strict compliance.** Historic structures or portions of such structures that do not strictly comply with this code shall be considered to be in compliance if it can be shown to the satisfaction of the building code official that **equivalent protection has been provided or that no hazard will be created or continued through noncompliance.**

See Florida Building Code Section 1205.1 attached hereto as Exhibit “F” (emphasis added).

Thus, the Board’s failure to consider the current condition of the structure was clearly erroneous.

5. The Historic Preservation Board failed to take its future use into account.

As outlined above in Section 1 of this appeal, the Code specifically requires that when considering a petition to demolish a designated historic structure, the Board must take into account “definitive plans for reuse of the property if the proposed demolition is carried out [and] the effect of those plans on the character of the surrounding area.” Lake Park Town Code Section 66-9(f)(4)(f). The Historic Preservation Board was specifically instructed to disregard future plans for development of the property and thus completely failed to do so. Once again, this is clear error.

6. Petitioner was prevented from offering a compromise before the Board.

During open session, Petitioner sought to engage the Board with discussion of potential means to arrive at a mutually beneficial solution, one wherein the look and feel of the original 1925 facade could be incorporated into the development plan for the property. This discussion was terminated at the direction of the Town attorney, preventing any discussion of potential compromise. Again, this should not have occurred, and the discussion should have been allowed to ensue.

7. Petitioner’s Request was consistent with the Town’s Comprehensive Site Plan



The Order on appeal states that the Petition was inconsistent with Objective 12 of the Future Land Use section of the Town's Comprehensive Plan. That too, is clear error. Objective 12, and the very first policy listed under the Objective, are designed to promote redevelopment such as that proposed by the Petitioner. The Comprehensive Plan states:

Objective 12

Redevelopment of the Historical Downtown Area: A Downtown Future Land Use Classification is established to facilitate the redevelopment of the historical Park Avenue downtown and the immediate surrounding area. This land use category encourages a dense, vibrant, walkable mixed-use downtown that combines residences, businesses, and civic spaces, and that is well-integrated into the surrounding neighborhoods. This land use classification is also intended to facilitate development that complements a future tri-rail station.

Policy 12.1 The Downtown Land Use classification is implemented by the Park Avenue Downtown District (PADD) zoning district. The Downtown Land Use shall provide for the development or redevelopment of compact residential and non-residential or mixed use buildings to complement the existing buildings.

Town of Lake Park Comprehensive Plan.

Because Petitioner's Petition was designed to make way for the exact type of redevelopment contemplated by Objective 12 of the Comprehensive Plan, this finding also constitutes clear error.

8. Request for Relief.

The Adler at Lake Park requests the Town Commission to de-designate 918 Park Avenue as historic building and permit demolition for the safety and welfare of the community, or remand the matter to the Town's Historic Preservation Board with instructions to do so. This approval will be subject to Petitioner's proposal for mixed use rental building to include a storefront ground floor location of current 918 Park Avenue to be designed as close architecturally as possible as the 918 Park Avenue 1925 design.

Very truly yours,

NASON, YEAGER, GERSON, HARRIS  
& FUMERO, P.A.

  
Nathan E. Nason

cc: Glen Spiritis – via email  
Thomas Baird, Esq. – via email

IN THE JURISDICTION  
OF THE TOWN OF LAKE PARK  
PRESERVATION BOARD

IN RE: PETITION TO RESCIND  
THE LOCAL HISTORIC  
DESIGNATION OF THE  
ARNOLD BUILDING, 918 PARK  
AVENUE

### ORDER

A quasi-judicial hearing was conducted on October 2, 2023 to consider the application of the Adler at Lake Park LLC to rescind the local historic designation granted in 1998, for the Arnold Building. Based upon the evidence and arguments presented at the hearing, the Historic Preservation Board (HPB) makes the following findings:

### FINDING OF FACT

1. The owner of the property which was the subject of the quasi-judicial hearing concerning the property located at 918 Park Avenue (the Property or the Arnold Building) is the Adler at Lake Park LLC (the Owner).
2. The Owner submitted a Petition to rescind or de-designate the local historic designation of the Arnold Building and to remove it from the Town's historic designation survey and the Florida Master Site File (the Petition).
3. The Arnold Building was originally constructed in 1925 by the Arnold Construction Company in the Mediterranean Revival Architecture style popular at the time of Florida's "Land-boom" era.
4. The building served as the headquarters of the Arnold Construction Company, which was instrumental in the growth and development of early Lake Park (Kelsey City). The company built many homes in the Town, as well as the Town Hall building.
5. The Arnold Building is the last of the commercial buildings existing in the Kelsey City downtown. The Plat of Kelsey City, including its downtown was created by the Olmstead Brothers and John Nolan, the town most renowned planning and architectural firms in the 1920s.
6. The historic downtown along Park Avenue was developed before automobiles began to dominate the development of land. The building abuts Park Avenue without a "sea of parking" in front. The commercial buildings that replaced the other commercial buildings on Park Avenue have been developed with parking in front of them.

EXHIBIT

tabbies

"Au"

7. The Arnold Building was damaged by the 1928 hurricane. Sometime thereafter it was repaired and the facade modified; nevertheless, it retained its Mediterranean Revival style, similar to the historic Lake Park Town Hall Building.
8. The Arnold Building housed the Arnold Construction Company, Arnold grocery, Dr. Pearson, and rental rooms. It also housed Atlantic Lumber, and later Lake Park Sundries and a United States Post Office.
9. The Arnold Building is listed in the Florida Master Site File. The Florida Master Site File, Historic Structure form captures the essence of the building's continuing historic significance:

"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 the potentially eligible for listing on the National Register of Historic Places."

10. The HPB historically designated the building on September 9, 1998. This designation was based upon the findings of Janus Research, who was engaged by the Town to survey all possible historic structures in the Town.
11. In 2017, REG was retained by the Town to review a development application for the property, and the historic integrity of the locally designated structure. REG found that:

"Several **minor changes** have occurred to the exterior [of the building]. Items such as windows 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."

12. The Town engaged RJ Heisenbottle Architects (RJHA) to conduct a review of the Petition to de-designate the Arnold Building as a historic structure. RJHA concluded 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. RJHA does **not** believe the justifications for de-designation are valid.

13. The Arnold Building is associated with persons who were significant to the Town's development, including, but not limited to, Harry Kelsey, the Olmstead brothers, John Nolan, and Herman and J.Y. Arnold, the principals involved in the Arnold Construction Company.
14. The Property has a Future Land Use designation pursuant to the Town's Comprehensive Plan of "Downtown" and its zoning designation is "Park Avenue Downtown District (PADD).
15. In 1998 when the Arnold Building received its local historic designation it was also determined that the building would qualify to be listed on the National Historic Register. An application was prepared, but the process was never completed.

### **CONCLUSIONS OF LAW**

The application must be evaluated pursuant to Chapter 26, § 66-9(d)(7) of the Town Code.

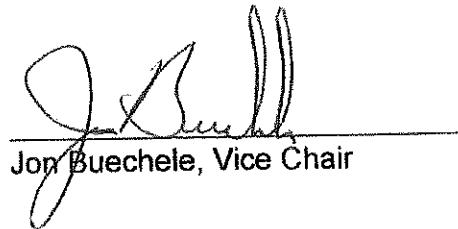
- A. The Code requires the HPB to evaluate whether the Arnold Building still meets the criteria of § 66-9(a). Based upon the evidence, the HPB concludes as a matter of law that it does, and makes these findings:
  - (1) The Arnold Building remains associated with distinctive elements of the cultural, social, political, economic, scientific, religious, and architectural history that contributed to the pattern of history in the Town, Palm Beach County, South Florida, the State of Florida and the United States.
  - (2) The Arnold Building remains associated with the lives of persons significant to the Town's history and the development of the historical downtown of the Town.
  - (3) The Arnold Building embodies the distinctive characteristics of the type, period and style or method of construction and architecture and represents a distinguishable building. It is the last remaining commercial building constructed during the Land-boom era in conformance with Mediterranean Revival architecture, the then prevailing architecture of this era.
  - (4) The Arnold Building has yielded and will, or is likely to continue to yield information regarding the Town's history.
  - (5) Although the process for listing in the National Register of Historic Places was not completed, the Property would have likely qualified for this listing.

B. The approval of de-designation must comply with Fla. Stat. § 163.3194(1)(a), which requires that all actions taken in regards to development permits shall be consistent with the Town's Comprehensive Plan. The de-designation and demolition of the Arnold Building would not be consistent with the Town's Comprehensive Plan as follows:

(1) The Property is located within the Future Land Use category of the Town's Comprehensive Plan, entitled, "Downtown". Objective 12 of the Future Land Use Element of the Town's Comprehensive Plan, entitled "Redevelopment of the Historical Downtown Area" is intended to facilitate the redevelopment of the historical Park Avenue downtown, and includes policies to protect and preserve existing historical resources in the Downtown.

(2) The demolition of the last commercial downtown building on Park Avenue would not be consistent with this objective and its implementing policies.

**DONE AND ORDERED** in Lake Park, Florida this 9<sup>th</sup> day of October, 2023.



Jon Buechele, Vice Chair

Copies furnished to:

Nadia Di Tommaso, Community Development Director, Town of Lake Park

Glen Spiritis, PHD, The Adler at Lake Park, LLC

Vivian Mendez, Town Clerk

P:\DOCS\26508\00002\DOC\28S0776.DOCX





## Petition for Removal

918 Park Avenue, 8PB9607, as a locally designated historic landmark in the downtown retail district of the Town of Lake Park.

03.01.2023

918 LAKE PARK, FLORIDA  
HISTORIC IMAGE



**March 1, 2023**

TO:

Historic Preservation Board  
Town Hall Commission Chamber  
535 Park Avenue  
Lake Park, Florida 33403

RE:

918 Park Avenue, Lake Park FL 33408  
Historic Preservation Consultant

From:

REG Architects, Inc. (Consultant)  
Brian Laura, D. Arch, Sr. Project Manager  
Rick Gonzalez, A.I.A., President

Petition for Removal of 918 Park Avenue, 8PB9607, as a locally designated historic landmark in the downtown retail district of the Town of Lake Park.

**Project Description & Location:**

This letter is regarding Historic Resource, FMSF #8PB9607, 918 Park Avenue of Lake Park, Florida in Kelsey City downtown, which is currently listed as a locally designated historic landmark in the downtown retail district of the Town of Lake Park. Therefore, this report serves as a formal request and petition to remove resource 8PB9607 from the historic landmark designation survey and Florida Master Site File, (per 36 CFR § 60.15). Grounds for the petition 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.

**Background & Date of Development:**

The subject property is a locally designated historic landmark in the downtown retail district of the Town of Lake Park. It was originally built in the Mediterranean Revival Style c.1925 as a mixed-use commercial building. The first floor use to contain retail space and the second floor contained two apartments (now removed). The two-story, mostly flat roofed building has stucco finish, recessed storefront (arcade), and ground level front residential entrance.

The rear (South) appears to have been sleeping and eating porches with stairway. Front (North) façade has a sloped clay barrel tile roof with ornamental parapet wall ends, and all windows/storefronts openings were altered from the original (Refer to Figure 8 and Figure 9). 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.

The property was designated as a locally significant by Town of Lake Park Historic Preservation Board in 1998. However, due to significant alterations and additions the historic core of the building no longer exhibits a period of significance, nor does it embody the distinctive characteristics of an academic architectural type, style, or method of construction; and it does not possess unique components that make it a distinguishable historic entity. The loss of original materials is extensive on the building's exterior (Refer to Figure 7 and Figure 9). Significant changes to the front façade have obscured/destroyed the original design, materials, and workmanship. The submitted FMSF and additional information indicate 918 Park Avenue (Arnold Building) no longer meets the historic designation criteria for significant sites. Moreover, the value of truly eligible properties within a district may be harmed by including a structure which lacks significance and a high degree of integrity. This can hinder the public perception of the quality and significance of the historic Town of Lake Park designation, criteria, and evalu-

ation. Furthermore, the removal of the resource FMSF #8PB9607 will increase the integrity and value of the existing Kelsey City downtown.

#### **Addendum**

This report consists of an update to the original FMSF submitted for 918 Park Avenue, Lake Park Florida in 1998. The update for FMSF 8PB9607 is necessitated due to the change in historic significance, integrity, and character. The empirical methodology for the update included reproduced plans, historic and existing photography, historic zoning map, conversations with current owner, city staff, FMSF review, and other local publications. The property was evaluated with The Secretary of the Interior's Standards (36 CFR § 67.7).

Resource 8PB9607 was surveyed for historic properties in compliance with the Florida Administrative Code Chapter 1A-46 Archaeological and Historical Report Standards and the Criteria for Evaluation for the National Register of Historic Places as set forth in 36 CFR 60 and amendments thereto. The survey methodology was established using the Guide to the Historical Structure Form Version 4.0.

The majority of alterations and additions were built in the 1970's to facilitate the mix-use commercial aspect of the property. This includes the elimination and disturbance of the main street historic façade of the building (Refer to Figure 7) and a non-historic large addition at the rear (Refer to Figure 12).



The Secretary of the Interior's Standards states the following, "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment." Thus, the changes in setting and feeling further detract from the original design and function of the property.

The non-historic addition (rear) uses historic materials that have been salvaged or re-purposed from other buildings. The mix of historic and non-historic materials does not allow the additions to be distinguished as non-historic (Refer to Figure 12). Following the Standards, "To preserve a property's historic character, a new addition must be visually distinguishable from the historic building."

For a street-side observer, the mix of historic and new materials on later additions to the structure makes it hard to discern which parts of the building are truly historic (Refer to Figure 7). The Standards also provide the following guidance, "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." The addition (rear) to the building has compromised the original structure and removal of significant architectural elements from the main north elevation, which includes altered and removal of historic fenestration, exterior stone, removal of storefronts, double hung windows, first floor transom windows, decorative gable end, quoining, and roofing materials (Refer to Figure 7 and Figure 8).

**Historic Preservation**

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

**Consultant's Analysis:**

It is the Consultant's analysis that the proposed demolition is compatible with the regulations set forth in Chapter 66 Historic Preservation Ordinance and the Standards and Guidelines.

**Consequent Action:**

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

**Recommendation:**

Consultant recommends that the Board approve the amendment for the request of proposed demolition for the following Conditions:

1. Refer to Historic Image (Figure 8)
2. Refer to Non-Historic Facade (Figure 7)
3. Refer to Non-Historic Addition (Figure 12)

**Potential Motion:**

I MOVE TO APPROVE Project Number 8PB9607:

Consideration of an amendment to the Certificate of Appropriateness (COA) for 918 Park Avenue of Lake Park, Florida, based upon the competent substantial evidence for demolition as recommended by Consultant.

I MOVE TO DENY Project Number 8PB9607:

Consideration of an amendment to the Certificate of Appropriateness (COA) for 918 Park Avenue of Lake Park, Florida.



Figure 1: Lake Park Zoning Map

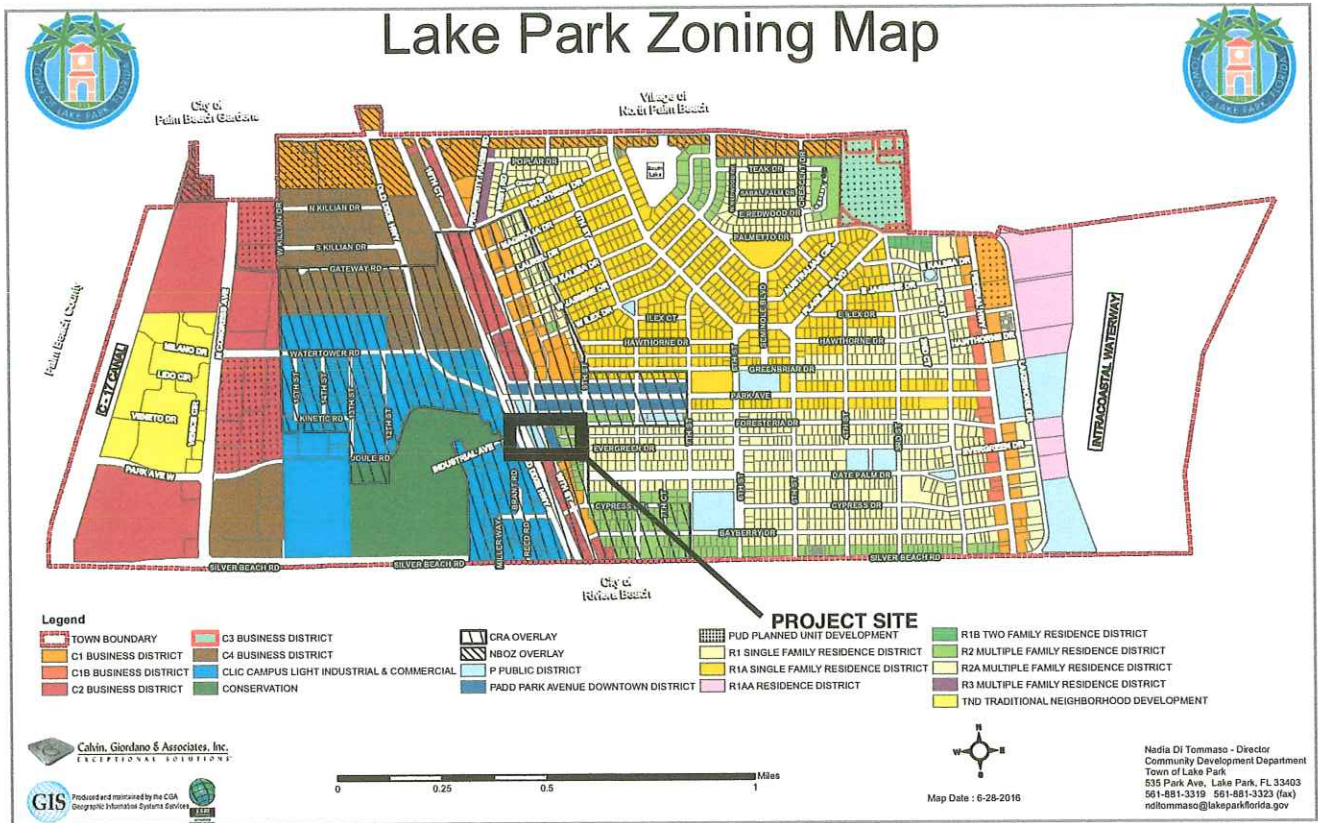


Figure 2: Existing Aerial Plan

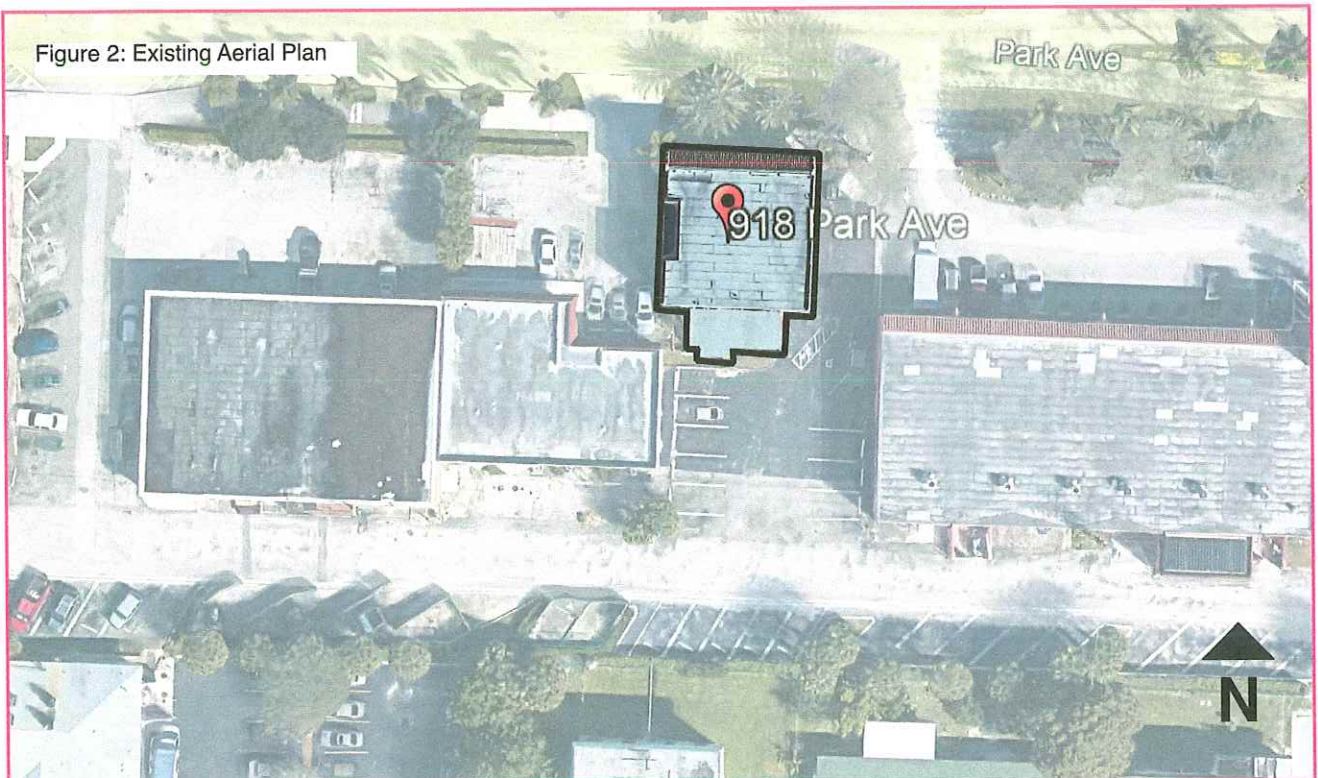




Figure 3: Existing Aerial Plan



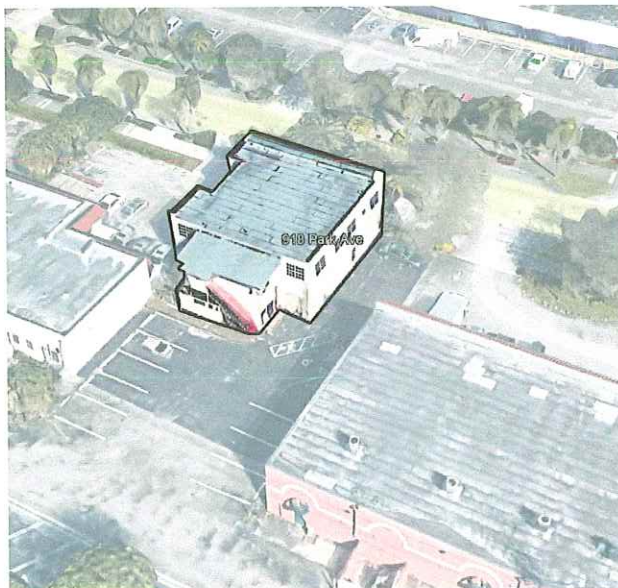
EXISTING SITE AERIAL - LOOKING  
NORTH EAST ELEVATION

Figure 4: Existing Aerial Plan



EXISTING SITE AERIAL - LOOKING  
NORTH WEST ELEVATION

Figure 5: Existing Aerial Plan



EXISTING SITE AERIAL - LOOKING  
SOUTH EAST ELEVATION

Figure 6: Existing Aerial Plan



EXISTING SITE AERIAL - LOOKING  
SOUTH WEST ELEVATION



Figure 7: Existing - Front Facade



Figure 02:  
Historic Image  
Front Facade

Figure 8: Historic Photo of Fenestration





Figure 9: Existing Front Facade

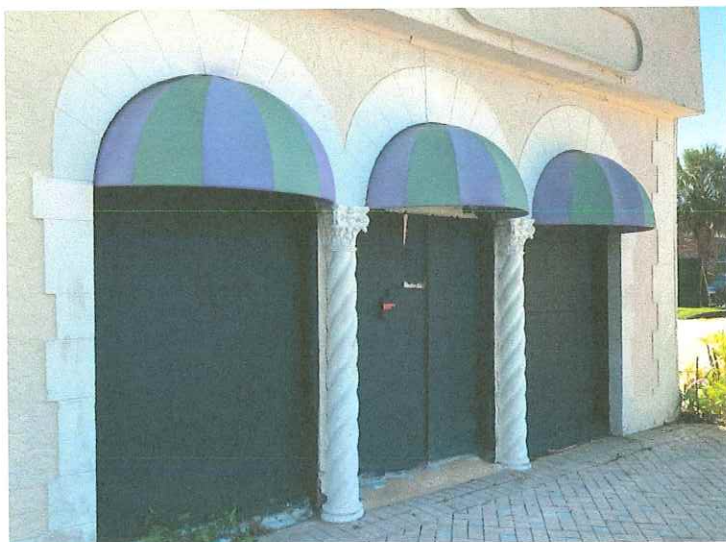


Figure 10: Existing Non-Historic Arch Colonnade



Figure 11: Existing Non-Historic Composite Order Column Capital





Figure 12: Existing Non-Historic Addition, south west elevation



Figure 13: Existing Recessed East Elevation



Figure 14: Existing Non-Historic Addition, East Elevation



Figure 15: Historical Structure Form

Page 1  
X original  
\_\_\_\_ update

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

Site 8PB9607  
Recorder# 51

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.



Page 2

FMSF HISTORICAL STRUCTURE FORM

Site 8PB9607

## RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE Architecture/Community Planning/Development

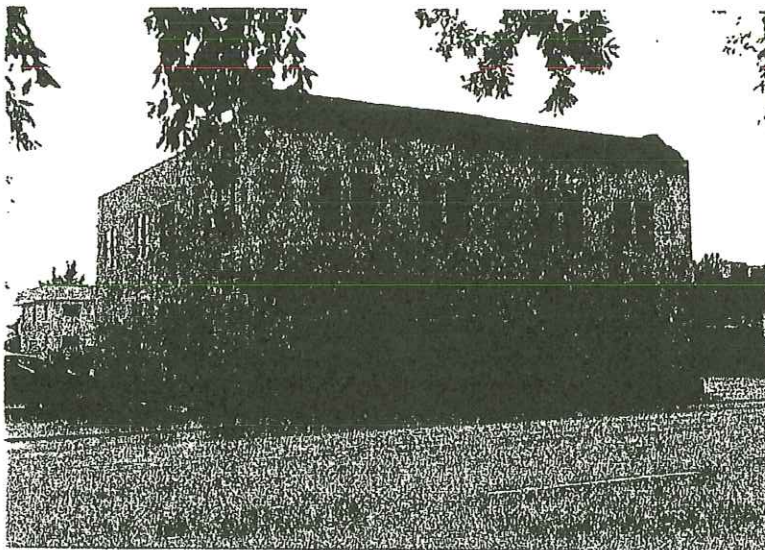
ELIGIBLE FOR NAT. REGISTER? ☒ y ☐ n ☐ likely, need info ☐ insf inf  
 SIGNIF. AS PART OF DISTRICT? ☐ y ☒ n ☐ likely, need info ☐ insf inf  
 SIGNIFICANT AT LOCAL LEVEL? ☒ y ☐ n ☐ likely, need info ☐ insf inf

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

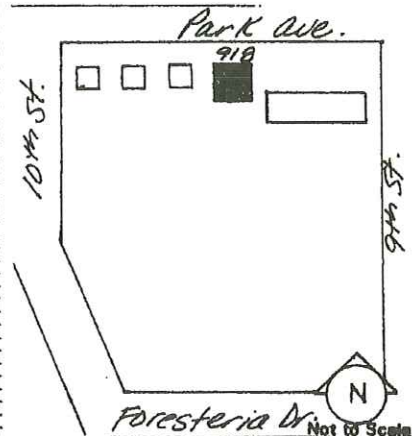
\* \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*  
 \*  
 \* DATE LISTED ON NR \_\_\_\_\_ \*  
 \* KEEPER DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* LOCAL DETERMINATION OF ELIG. (DATE):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

Page 3

SUPPLEMENT FOR SITE FORMS

Site 8PB9607

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 Seymour 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



**Nathan Nason**

---

**From:** Glen Spiritis <dokspirit@aol.com>  
**Sent:** Monday, October 16, 2023 3:24 PM  
**To:** Nathan Nason  
**Subject:** Fw: 918 Park Ave

FYI-Glen

----- Forwarded Message -----

**From:** Glen Spiritis <dokspirit@aol.com>  
**To:** Nadia DiTommaso <nditommaso@lakeparkflorida.gov>; Anders Viane <aviane@lakeparkflorida.gov>  
**Cc:** John D'Agostino <jd'agostino@lakeparkflorida.gov>; Karen Golonka <kgolonka@lakeparkflorida.gov>; Kimberly Rowley <krowley@lakeparkflorida.gov>  
**Sent:** Thursday, September 28, 2023 at 12:20:08 PM EDT  
**Subject:** Re: 918 Park Ave

Did you check City Clerk file?

On Thursday, September 28, 2023 at 08:48:45 AM EDT, Anders Viane <aviane@lakeparkflorida.gov> wrote:

Good morning,

No, it does not appear so. They were not in the property file.

Sincerely,

**Anders R Viane**

**Planner**

COMMUNITY DEVELOPMENT DEPARTMENT

TOWN OF LAKE PARK

535 Park Avenue

Lake Park, FL 33403

561-881-3320

561-881-3323 (Fax).

[aviane@lakeparkflorida.gov](mailto:aviane@lakeparkflorida.gov)





**\*PLEASE NOTE:** The State of Florida has a very broad Public Records Law. Written communication regarding Town of Lake Park business is considered to be Public Record, and is available to the public upon request. Therefore, all e-mail communications are subject to public disclosure. If you do not wish for your e-mail address to be released in response to a Public Records Request, please do not send electronic mail to this entry, but instead contact this Office by telephone or in writing. Section 668.6076, F.S.

**From:** Glen Spiritis <dokspirit@aol.com>

**Sent:** Wednesday, September 27, 2023 10:50 PM

**To:** Nadia DiTommaso <NDiTommaso@lakeparkflorida.gov>; Anders Viane <aviane@lakeparkflorida.gov>

**Cc:** John D'Agostino <jD'Agostino@lakeparkflorida.gov>; Karen Golonka <kgolonka@lakeparkflorida.gov>;

Kimberly Rowley <krowley@lakeparkflorida.gov>

**Subject:** Re: 918 Park Ave

Anders- Please thank the staff for the quick response to my request

Application to designate 918 for local designation is included in the documents you sent me

It was initiated by staff

Just confirming that Town does not have original plans?

Thank you

Glen

516-510-4363

[dokspirit@aol.com](mailto:dokspirit@aol.com)

On Wednesday, September 27, 2023 at 02:42:43 PM EDT, Anders Viane <[aviane@lakeparkflorida.gov](mailto:aviane@lakeparkflorida.gov)> wrote:

Good morning Glen,

Item 1.

Please see the available records [linked here](#). We could not find the following:

- Copy of application to designate/list 918 Park Ave for local historic designation
- Petition & consent of 918 Park Ave property owner to the Town historic preservation board in 1998
- Copies of written acceptance of appointment to the Historic Preservation Board by all Board members in 1998/99

Please let me know if you have any questions.

Sincerely,

**Anders R Viane**

**Planner**

COMMUNITY DEVELOPMENT DEPARTMENT

TOWN OF LAKE PARK

535 Park Avenue

Lake Park, FL 33403

561-881-3320

561-881-3323 (Fax).

[aviane@lakeparkflorida.gov](mailto:aviane@lakeparkflorida.gov)



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**From:** Glen Spiritis <[dokspirit@aol.com](mailto:dokspirit@aol.com)>  
**Sent:** Tuesday, September 26, 2023 1:01 PM  
**To:** Nadia DiTommaso <[NDiTommaso@lakeparkflorida.gov](mailto:NDiTommaso@lakeparkflorida.gov)>  
**Cc:** John D'Agostino <[jD'Agostino@lakeparkflorida.gov](mailto:jD'Agostino@lakeparkflorida.gov)>; Karen Golonka <[kgolonka@lakeparkflorida.gov](mailto:kgolonka@lakeparkflorida.gov)>; Anders Viane <[aviane@lakeparkflorida.gov](mailto:aviane@lakeparkflorida.gov)>; Kimberly Rowley <[krowley@lakeparkflorida.gov](mailto:krowley@lakeparkflorida.gov)>  
**Subject:** Re: 918 Park Ave

Hi Again Nadia- Can you add the following documents to my request

1. Investigation & designation report filed with Town historic preservation board for 918 Park Ave in 1998
2. Petition & consent of 918 Park Ave property owner to the Town historic preservation board in 1998
3. Copy of recording of designation for 918 Park Ave with the clerk of the circuit court in 1998 or 1999
4. Certificate of Recognition issued by Historic Preservation Board for 918 Park in 1998/99
5. Copies of written acceptance of appointment to the Historic Preservation Board by all Board members in 1998/99

Thank you

Glen

516-510-4363

[dokspirit@aol.com](mailto:dokspirit@aol.com)

On Tuesday, September 26, 2023 at 10:47:03 AM EDT, Nadia DiTommaso <[nditommaso@lakeparkflorida.gov](mailto:nditommaso@lakeparkflorida.gov)> wrote:



Good morning Anders and Kim-

Please work on this request and provide the documentation to Glen via email by Thursday.

Glen- for your #5 request and original request below, please see attached.

Thank you,

Nadia

*Nadia Di Tommaso, FRA-RP, LEED Green Associate*

**Community Development Director**

Town of Lake Park, Community Development Department

535 Park Avenue

Lake Park, FL 33403

Phone: (561) 881-3319

Fax: (561) 881-3323



Please note: Florida has a very broad public records law. Written communication regarding Town business are public records available to the public upon request. Your e-mail communications are therefore subject to public disclosure. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entry, instead contact this office by phone or in writing. Section 668.6076, F.S.

**From:** Glen Spiritis <[dokspirit@aol.com](mailto:dokspirit@aol.com)>  
**Sent:** Tuesday, September 26, 2023 8:53 AM  
**To:** Nadia DiTommaso <[NDiTommaso@lakeparkflorida.gov](mailto:NDiTommaso@lakeparkflorida.gov)>  
**Cc:** John D'Agostino <[jD'Agostino@lakeparkflorida.gov](mailto:jD'Agostino@lakeparkflorida.gov)>; Karen Golonka <[kgolonka@lakeparkflorida.gov](mailto:kgolonka@lakeparkflorida.gov)>; Anders Viane <[aviane@lakeparkflorida.gov](mailto:aviane@lakeparkflorida.gov)>; Kimberly Rowley <[krowley@lakeparkflorida.gov](mailto:krowley@lakeparkflorida.gov)>  
**Subject:** Re: 918 Park Ave

Hi Nadia- Was speaking with our team last night & we need the following for Historic Preservation presentation

1. All Resolutions by Town Board creating Historic Preservation Board & Historic Preservation Ordinance (Think 1999?) Maybe earlier years as well?
2. Minutes of Town Historic Preservation Board Meeting designating/ listing 918 Park Ave as having Historic significance
3. Copy of application to designate/list 918 Park Ave for local historic designation
4. Copy of all building permit applications & issued building permits for 918 Park Ave
5. Copy of rules & regulations for de-designating a building from historic preservation local listing

Thank you for your cooperation in this matter

Glen

516-510-4363

[dokspirit@aol.com](mailto:dokspirit@aol.com)

On Tuesday, September 26, 2023 at 07:38:05 AM EDT, Nadia DiTommaso <[nditommaso@lakeparkflorida.gov](mailto:nditommaso@lakeparkflorida.gov)> wrote:

Good morning Glen-

I will be in the office a little later and will provide you with both the regulations and the zoning in progress resolution later today.

Regards,



Nadia

----- Original message -----

From: Glen Spiritis <[dokspirit@aol.com](mailto:dokspirit@aol.com)>

Date: 9/25/23 5:58 PM (GMT-05:00)

To: Nadia DiTommaso <[NDiTommaso@lakeparkflorida.gov](mailto:NDiTommaso@lakeparkflorida.gov)>

Cc: John D'Agostino <[jD'Agostino@lakeparkflorida.gov](mailto:jD'Agostino@lakeparkflorida.gov)>

Subject: 918 Park Ave

Hello Nadia- Please e-mail a copy of the Town's Historic Preservation guidelines, rules & regulations to me

Thank you

Glen Spiritis

516-510-4363

[dokspirit@aol.com](mailto:dokspirit@aol.com)

# STRUCTURAL ASSESSMENT



230606-FL

918 Park Avenue

**ac**cord  
ENGINEERING

EXHIBIT

tabbles

"D"

# SIGNATURES

## PREPARED BY



Aida L. Baez, PE

Co-Owner / Senior Structural Engineer

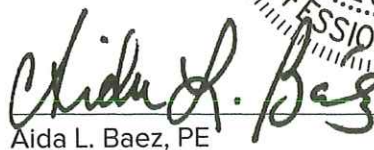
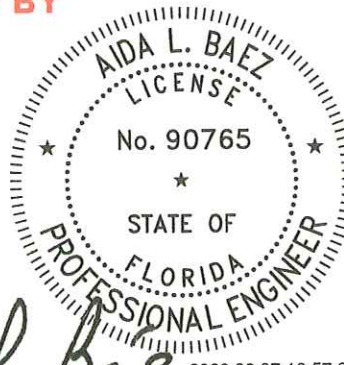
## REVIEWED BY



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

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### 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.

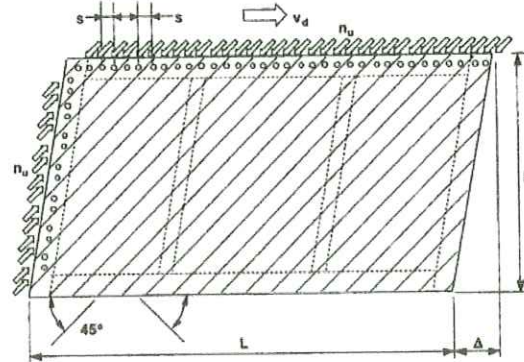
The storefronts are missing, and their openings are boarded up, but do not provide proper enclosure since there are significant gaps allowing for pest and water intrusion into the interior of the building (see photo 004).

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

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.	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.	Immediate
----	--	---	-----------

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

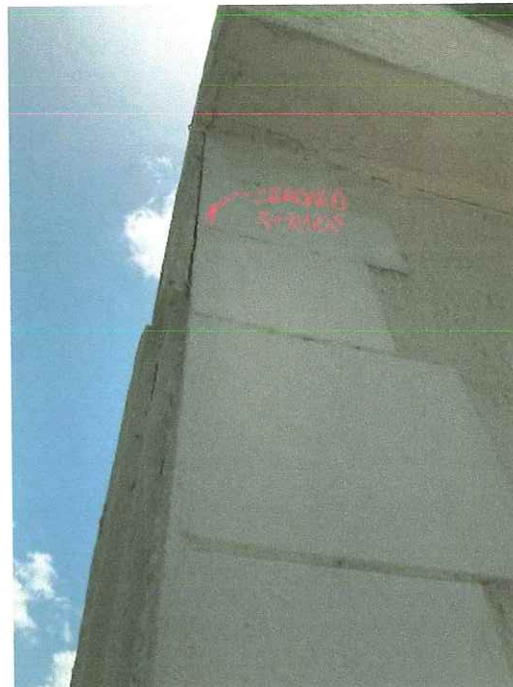


Photo No. 003  
Date Taken: 07/10/2023  
File Name: 20230710\_173546857  
Description: Entrance doorway

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

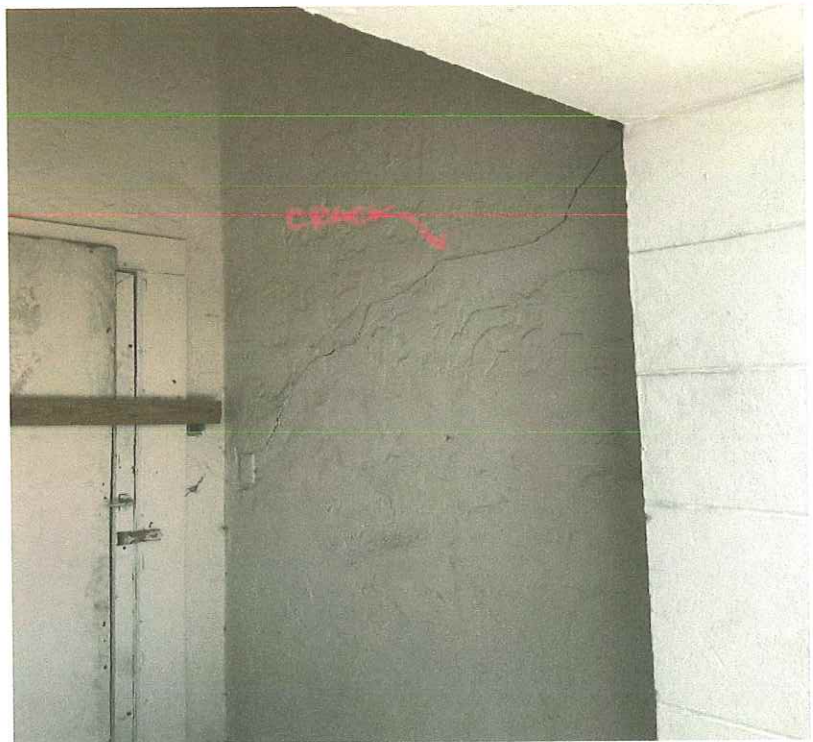


Photo No. 007  
Date Taken: 07/10/2023  
File Name: 20230710\_173938121  
Description: Front entrance vestibule  
with spalled stucco and  
exposed framing

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.

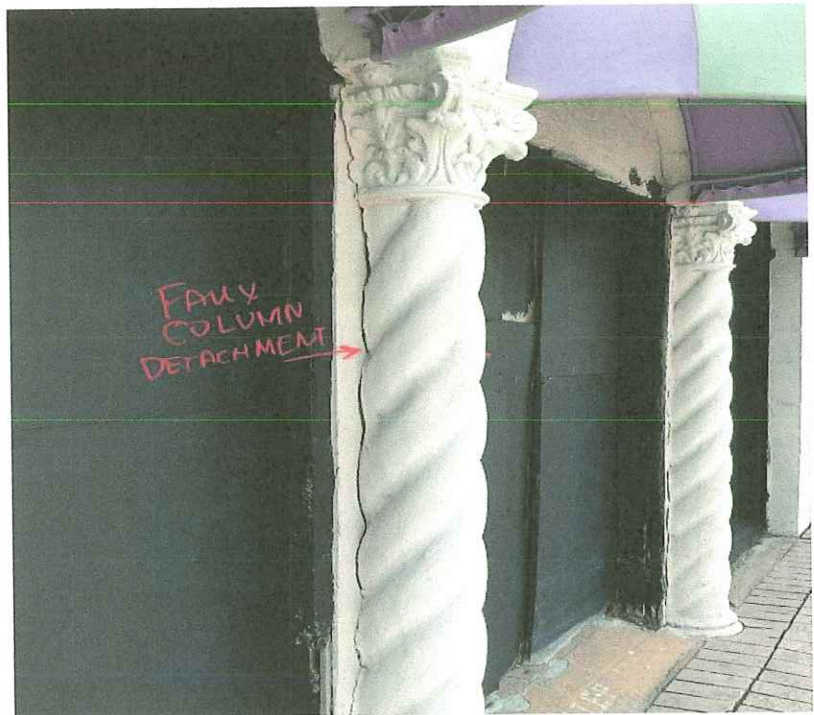




Photo No. 009  
Date Taken: 07/10/2023  
File Name: 20230710\_174418143  
Description: Exterior overall West elevation

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.

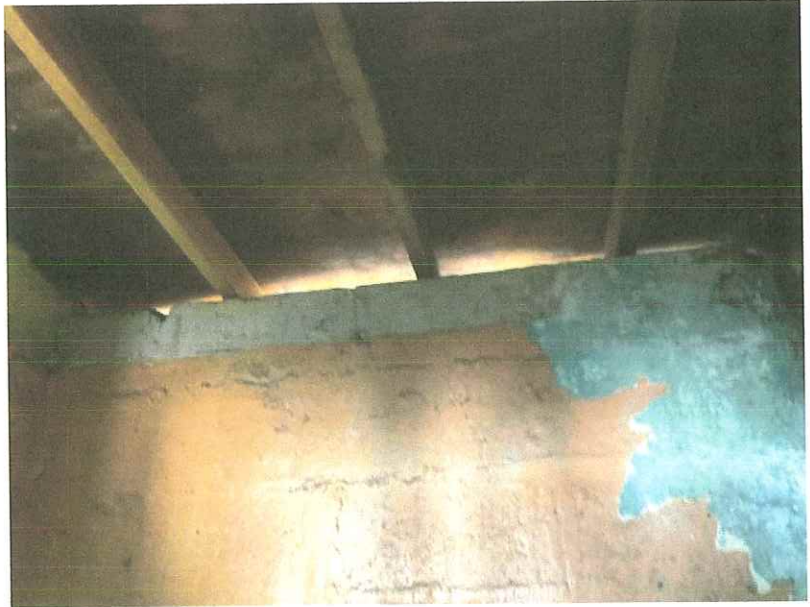


Photo No. 024  
Date Taken: 07/10/2023  
File Name: 20230710\_180212710  
Description: Southwest corner of  
building – Gapped door  
frame, unsheathed walls,  
missing door headers,  
water damage, debris

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

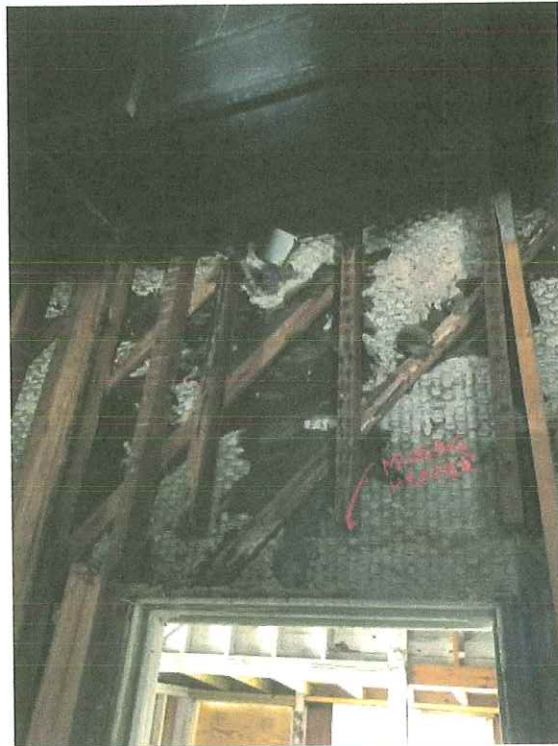


Photo No. 026  
Date Taken: 07/10/2023  
File Name: IMG\_7970  
Description: Slab demolition at rear of building

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:

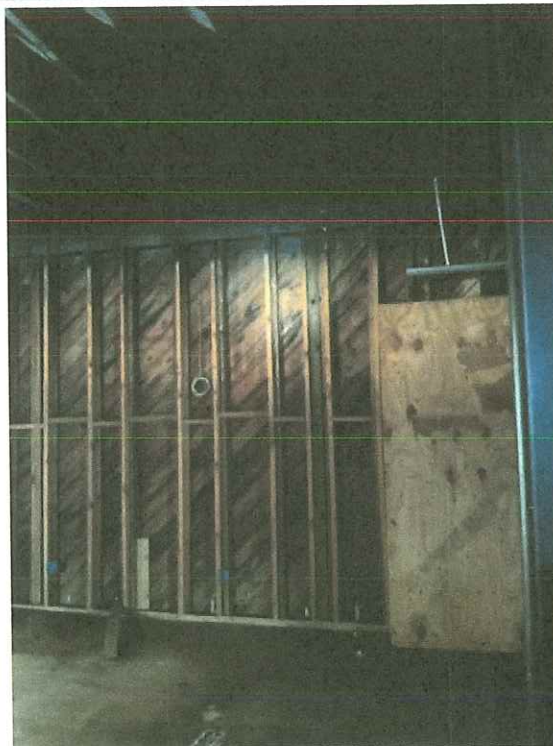


Photo No. 029  
Date Taken: 07/10/2023  
File Name: IMG\_7974  
Description: Interior front wall at  
Northeast side of building

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

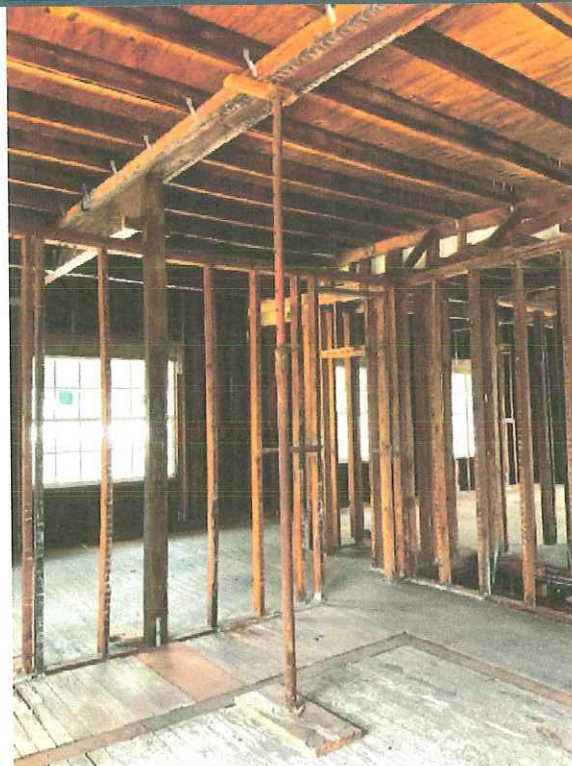


Photo No. 032  
Date Taken: 07/10/2023  
File Name: 20230710\_182541168  
Description: Roof framing girder bearing over nailed stub

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

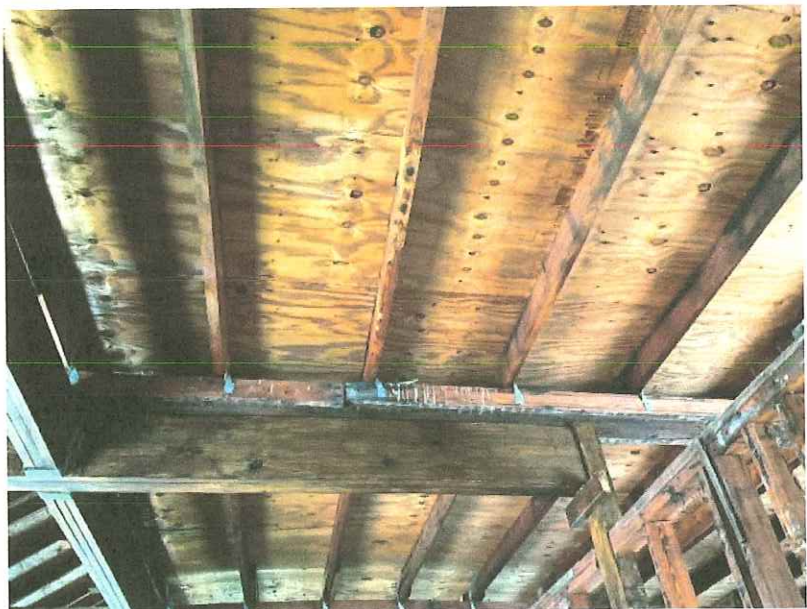


Photo No. 033  
Date Taken: 07/10/2023  
File Name: 20230710\_183444030  
Description: Northeast corner of building

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

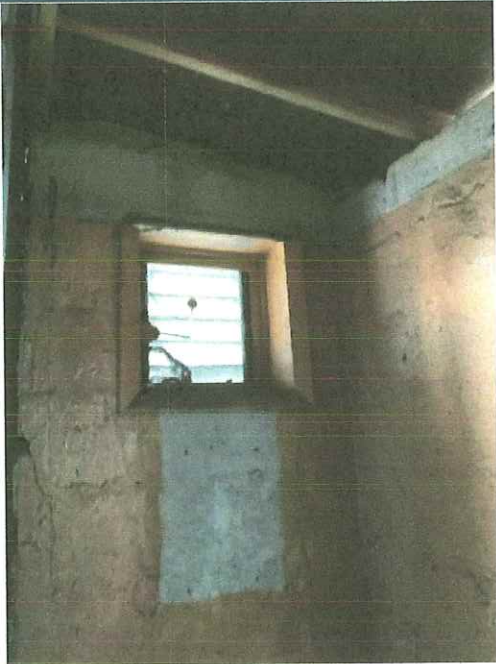


Rear expansion floor framing from underside  
PHOTO NO. 20230710\_175601186



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

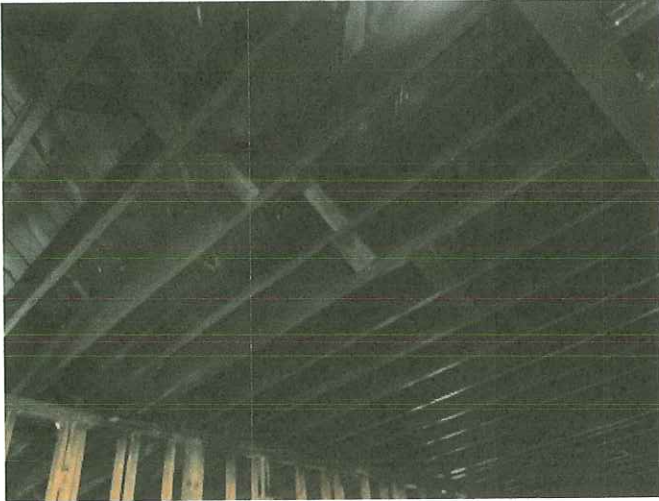


Original back wall, water damage, unfastened stucco finished  
PHOTO NO. 20230710\_180139050



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

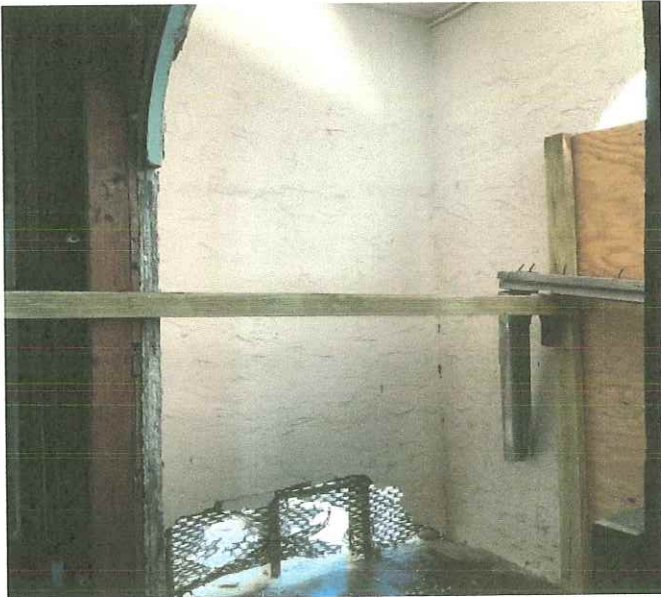


Original rear wall framing, exposed stucco lath, unfinished  
PHOTO NO. 20230710\_180812979



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

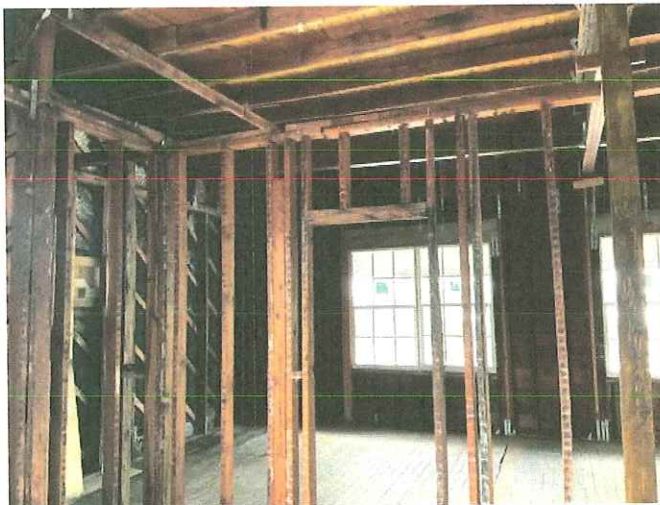




Spalled stucco finish  
PHOTO NO. 20230710\_181632154



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





Florida Department of Agriculture and Consumer Services  
Division of Agricultural Environmental Services

Item 1.

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

NICOLE "NIKKI" FRIED  
COMMISSIONER

Rule 5E-14.142, F.A.C.  
Telephone Number (850) 617-7996

SECTION 1 – GENERAL INFORMATION

Inspection Company: N Tiger Inspections		Business License Number: 9345
Inspection Company Name 601 N C Street		Phone Number: 561-436-0746
Company Address Lake Worth, FL, 33460		Date of Inspection: 09/28/2023
Company City, State and Zip Code		
Inspector's Name and Identification Card Number: Noe Garcia		21146
		Print Name ID Card No.
Address of Property Inspected: 918 PARK AVENUE, LAKE APRK, FL		
Structure(s) on Property Inspected: COMMERCIAL BUILDING		
Inspection and Report requested by:		
Name and Contact Information		
Report Sent to Requestor and to: ARON GOLDSTEIN		
Name and Contact Information if different from above		

SECTION 2 – INSPECTION FINDINGS – CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.

This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. **A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.**

NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:  
(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

A. ☐ NO visible signs of WDO(s) (live, evidence or damage) observed.

B. ☒ VISIBLE evidence of WDO(s) was observed as follows:

X 1. LIVE WDO(s): DRYWOOD AND SUBTERRANEAN TERMITES

(Common Name of Organism and Location – use additional page, if needed)

☒ 2. EVIDENCE of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):  
DRYWOOD TERMITES, SUBTERRANEAN TERMITES AND FUNGUS (WOOD ROT)

(Common Name, Description and Location – Describe evidence – use additional page, if needed)

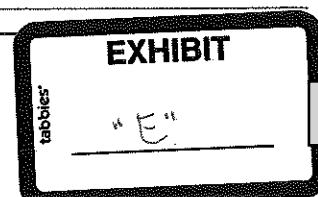
LIVE TERMITES, PELLETS, MUD TUBES AND DAMAGE  
SEE ATTACHED PAGE

X 3. DAMAGE caused by WDO(s) was observed and noted as follows:  
DRYWOOD TERMITES AND SUBTERRANEAN TERMITES

(Common Name, Description and Location of all visible damage – Describe damage – use additional page, if needed)

SEE ATTACHED PAGE

CONTINUED ON PAGE TWO



**SECTION 3 – OBSTRUCTIONS AND INACCESSIBLE AREAS:** The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

<input checked="" type="checkbox"/> Attic	<b>SPECIFIC AREAS:</b> _____ N/A
	<b>REASON:</b> _____
<input checked="" type="checkbox"/> Interior	<b>SPECIFIC AREAS:</b> _____ N/A
	<b>REASON:</b> _____
<input checked="" type="checkbox"/> Exterior	<b>SPECIFIC AREAS:</b> _____ N/A
	<b>REASON:</b> _____
Crawlspace	<b>SPECIFIC AREAS:</b> _____ N/A
	<b>REASON:</b> _____
<input type="checkbox"/> Other:	<b>SPECIFIC AREAS:</b> _____ N/A
	<b>REASON:</b> _____

#### SECTION 4 – NOTICE OF INSPECTION AND TREATMENT INFORMATION

**EVIDENCE** of previous treatment observed: ☐ Yes ☒ No If Yes, the structure exhibits evidence of previous treatment. List what was observed: \_\_\_\_\_

(State what visible evidence was observed to suggest possible previous treatment – use additional page, if needed)

**NOTE:** The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: \_\_\_\_\_ **WATER HEATER**  
(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☒ No

If Yes: Common name of organism treated: \_\_\_\_\_  
(Common name of organism)

Name of Pesticide Used: \_\_\_\_\_ Terms and Conditions of Treatment: \_\_\_\_\_

Method of treatment: ☐ Whole structure ☐ Spot treatment: \_\_\_\_\_

Specify Treatment Notice Location: \_\_\_\_\_

#### SECTION 5 – COMMENTS AND FINANCIAL DISCLOSURE

Comments: \_\_\_\_\_  
(Use additional pages, if necessary)

**DUE TO THE EXTENSIVE DAMAGE AND CONDITION OF 2X4S, 2X6, WALLS, FLOOR JOIST AND HEADER BEAMS, WE RECOMMEND REMOVING AND OR RE-BUILD. THIS BUILDING IS UNSAFE.**

**IF NO CURRENT GAURRANTEEE, WE RECOMMEND TERMITE TREATMENT**

**SEE ATTACHED PAGE**

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: \_\_\_\_\_ Date: 09/28/2023

Address of Property Inspected: 918 PARK AVENUE, LAKE PARK, FL Inspection Date: 09/28/2023

918 Park Avenue  
Lake Park, FL

**Drywood Termite**

- 1) Heavy Drywood Termite damage, pellets and wings were noted to all north side interior 2x4s and wall.
- 2) Heavy Drywood Termite damage and pellets were noted to the west side of the interior 2x4s and wall.
- 3) Heavy Drywood Termite damage and pellets were noted to the south side interior 2x4s and wall.
- 4) Heavy Drywood Termite damage and pellets were noted to the east side interior 2x4s and walls.
- 5) Drywood Termites were noted to the interior south side walls.
- 6) Drywood Termites and damage were noted to the south side second floor walls

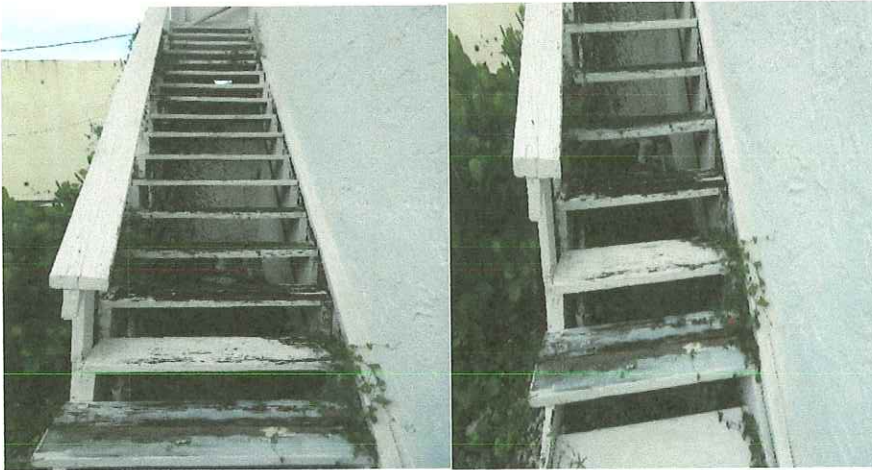
**Subterranean Termites**

- 1) Subterranean Termites and damage were noted to the north side interior 2x4s and wall joists
- 2) Subterranean Termite Mud tubes were noted to the north side interior floor joists and header beams.
- 3) Subterranean Termite mud tubs and damage were noted to the interior front north walls.
- 4) Heavy Subterranean Termite mud tubes were noted to the exterior north wall.
- 5) Subterranean Termite damage was noted to the interior northeast, west, south and east side 2x4s, floor joists and walls.
- 6) Heavy Subterranean Termite mud tubs and damage were noted to the north front entrance and framing.

**Fungus (wood rot)**

- 1) Fungus wood rot was noted to the interior downstairs south and east walls.
- 2) Fungus wood rot was noted to the interior east wall.
- 3) Heavy fungus wood rot was noted to the second-floor south wall (roof leaking)
- 4) Wood rot was noted to the exterior stairway.

























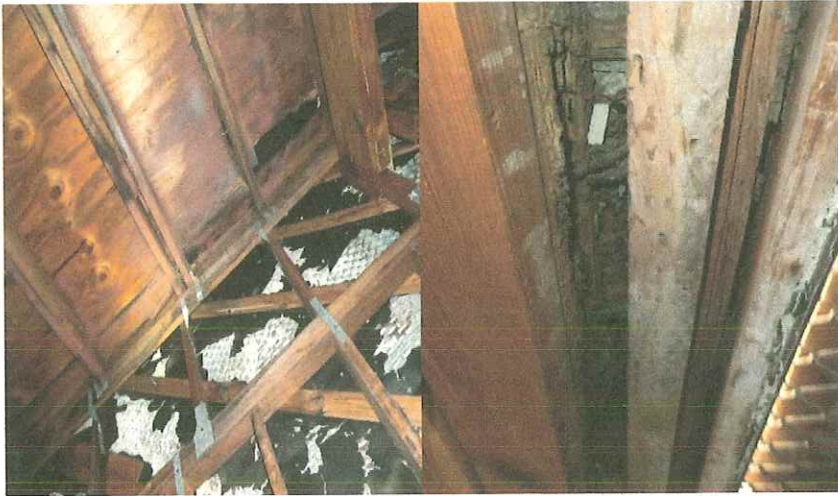




















## EXHIBIT

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## CHAPTER 12

# HISTORIC BUILDINGS

### SECTION 1201 GENERAL

**1201.1 Intent and purpose.** It is the intent of this chapter to provide means for occupant safety, property conservation and use of designated historic buildings while protecting those elements, spaces and features that make these buildings historically or architecturally significant.

**1201.2 Scope.** The provisions of this code acknowledge the need to preserve the character of historic buildings and shall apply to the repair, alteration, restoration, change of occupancy, addition and relocation of historic buildings.

**1201.3 Flood hazard areas.** In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the building shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

**Exception:** If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing resource within a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

**1201.4 Accessibility requirements.** For accessibility requirements, see the *Florida Building Code, Accessibility*.

### SECTION 1202 DEFINITIONS

**ADAPTIVE REUSE.** The conversion of functional change of a building from the purpose or use for which it was originally constructed or designed.

**ADAPTIVE USE.** A use for a building other than that for which it was originally designed or intended.

**HISTORIC BUILDING.** For the purposes of this code and the referenced documents, an historic building is defined as a building or structure that is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing property in a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

**HISTORIC CHARACTER.** The essential quality of an historic building or space that provides its significance. The character might be determined by the historic background, including association with a significant event or person, the architecture of design, or the contents or elements and finishes of the building or space.

**HISTORIC FABRIC.** Original or added building or construction materials, features and finishes that existed during the period that is deemed to be most architecturally or historically significant or both.

**HISTORIC PRESERVATION.** A generic term that encompasses all aspects of the professional and public concern related to the maintenance of an historic structure, site or element in its current condition, as originally constructed, or with the additions and alterations determined to have acquired significance over time.

**HISTORIC SITE.** A place, often with associated structures, having historic significance.

**HISTORIC STRUCTURE.** A building, bridge, lighthouse, monument, pier, vessel or other construction that is designated or that is deemed eligible for such designation by a local, regional or national jurisdiction as having historical, architectural or cultural significance.

**PRESERVATION.** The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic building or structure.

**REHABILITATION, HISTORIC BUILDING.** The act or process of making possible a compatible use of a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.

**RESTORATION.** The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features, and repair or replacement of damaged or altered features from the restoration period.



## HISTORIC BUILDINGS

### SECTION 1203 STANDARDS AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

**1203.1 Historic preservation goal.** The historic preservation goal of this code shall be to minimize damage to and loss of historic structures, their unique characteristics and their contents as follows:

1. Maintain and preserve original space configurations of historic buildings.
2. Minimize alteration, destruction or loss of historic fabric or design.

#### 1203.2 Historic preservation objectives.

1. Preservation of the original qualities or character of a building, structure, site or environment shall be encouraged.
2. Removal or alteration of any historic material or distinctive architectural features shall be minimized.
3. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.
4. A compatible use for a property that requires minimal alteration of the building, structure or site and its environment shall be encouraged.
5. New additions or alterations shall be designed and constructed in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired to the greatest degree possible.
6. Repairs, alterations, restorations, changes of occupancy, additions and relocations shall be guided by the recommended approaches in rehabilitation set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Appendix B).

### SECTION 1204 EQUIVALENCY

**1204.1 Equivalency.** Nothing in this code shall be intended to prevent the use of systems, methods or devices of equivalent or superior quality, strength, fire resistance or effectiveness, provided that the following conditions are met:

1. Technical documentation is submitted to the building official to document equivalency.
2. The system, method or device is acceptable to the building official.

### SECTION 1205 COMPLIANCE

**1205.1 Strict compliance.** Historic structures or portions of such structures that do not strictly comply with this code shall be considered to be in compliance if it can be shown to the satisfaction of the building code official that equivalent pro-

tection has been provided or that no hazard will be created or continued through noncompliance.

**1205.2 Compliance option.** Life safety and property conservation shall be provided in accordance with one of the following options:

1. Prescriptive-based provisions of this code.
2. Compliance alternative-based provisions of this code.
3. Performance-based provisions of NFPA 914, Code for Fire Protection of Historic Structures, Chapter 6, along with a structural evaluation as specified in Section 1401.4.1 of this code.

#### 1205.3 Conditions specific to Compliance Options 2 and 3.

1. Architect or engineer required. The evaluation of historic structures utilizing Compliance Options 2 or 3 shall be completed by a Florida-registered architect or engineer and submitted to the building code official for review.
2. Documentation. Historic buildings that are determined to be code compliant through the use of Compliance Option 2 or 3 shall have copies of the architect or engineer's report kept on site and available for review by the building official.
3. Change of report assumptions. Any remodeling, modification, renovation, change of use or change in the established assumptions of the report shall require a reevaluation and reapproval by the building code official.
4. Construction safeguards. Construction safeguards consistent with Chapter 15 and NFPA 914, Code for Fire Protection of Historic Structures, shall be maintained during periods of repair, alteration, change of occupancy, addition and relocation of historic buildings.
5. Maintenance. In addition to the requirements of Section 1204, historic buildings shall be maintained in accordance with Chapters 1, 2, 8, 9, 10 and 11 of NFPA 914, Code for Fire Protection of Historic Structures.

### SECTION 1206 INVESTIGATION AND EVALUATION

**1206.1 Investigation and evaluation report.** An historic building undergoing alteration or change of occupancy shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the building official by a Florida-registered architect or engineer. Such report shall be in accordance with the provisions of Sections 4.3.1.2 through 4.3.2 of NFPA 914, Code for Fire Protection of Historic Structures and shall identify each required safety feature that is in compliance with this chapter and where compliance with this or other chapters would be damaging to the contributing historic features. In addition, the report shall describe each feature that is not in compliance and demonstrate how the intent of the provisions of this or other chapters are complied with in providing an equivalent level of safety.



## HISTORIC BUILDINGS

## SECTION 1207 HISTORIC CUBAN TILE

**1207.1** Historic Cuban tile is a material with distinct architectural features and unity and with examples of skilled craftsmanship. In order to preserve its use and in accordance with Section 1203.2, Historic preservation objectives, its use shall be preserved for both existing and new construction with the following requirements.

**1207.2** Handmade or hand process made barrel ("C"-shaped) natural clay tile, often variegated in color, either manufactured in the Republic of Cuba prior to the imposition of the U.S. Embargo, or, in the case of antique tile, manufactured in 18th century Spain, salvaged from buildings in Cuba and imported to the United States during the 1920s and 1930s.

- 1. Identification.** Final responsibility for the identification of historic Cuban tile shall rest with the building official, subject to the appeals process established by the authority having jurisdiction. Historic Cuban tile is generally identified in the following manner:

- 1.1** Tile bearing an embossed identification mark usually located on the convex side at the wide taper end of the tile, the most common of which are: "C.E. SAÑUDO MADE IN CUBA"; "JAIME MADE IN CUBA"; "FLORIDO"; "st ANA R.S."; "St. FELIPE"; "MIA"; "CPS"; "C"; "D"; "DD"; "DDD"; "M"; [script] "M"; [script] "JS"; "S"; "SS"; "TZ"; "Z"; "ZZ"; "\*", a nonalphabetical symbol (such as the "delta" figure created by three finger-tip impressions in a triangular position), or a distinctive physical characteristic (such as a bur-lap material impression over the convex surface of the tile or finger-made impression band(s) located across the end lap of the convex surface); and

- 1.2** Tile not bearing an embossed identification mark, a nonalphabetical symbol or a distinctive physical characteristic(s) listed in Item 1 above but determined by official action of the legally constituted historic preservation board or historic preservation officer of the jurisdiction to be antique Cuban tile of Spanish origin or tile manufactured in preem-bargo Cuba.

- 2. Reapplication of historic Cuban tile-method.** When a structure which bore historic Cuban tile when originally constructed is reroofed, reapplication of historic Cuban tile, rather than replacement with new contemporary tile, is preferred and shall be encouraged by the building official. When historic Cuban tile is reapplied under the circumstances described above, except as otherwise provided herein, all of the requirements of this code, especially Chapter 15 of the *Florida Building Code, Building* relating to roof covering and application, shall apply. In addition, the following reapplication methods shall be observed:

- 2.1 Attachment.** Historic Cuban tile shall be mortar set or adhesive set to the deck in the same manner as other product approved handmade clay barrel tile, in accordance with RAS 120.

- 2.2 Use with contemporary tile.** Where, during removal, the salvage ratio of the historic Cuban tile is less than 100 percent, it is preferred that the replacement cap tile also be historic Cuban tile. Where this is not practical or possible, during reapplication, the salvaged historic Cuban tile shall be used only as cap tile, and not as pan tile. The historic Cuban tile should always be reapplied to distinctive architectural elements such as walls, parapets and chimneys. Where contemporary barrel tile is used to supplement salvaged historic Cuban tile, the contemporary barrel tile shall be product approved and otherwise comply with all the requirements of this code. It is preferred that the contemporary barrel tile, when used as cap tile, be handmade natural clay tile, but, in any event, it shall be the same shape, color and texture as the existing historic Cuban tile. Because the salvage ratio of pan tile is low and because pan tile is much less visible, reapplication of historic Cuban tile as a pan tile is discouraged. Rather, it is preferred that pan tile be contemporary barrel tile of either handmade clay, vitrified clay or cement.

- 2.3 Mixing dissimilar tiles.** Mixing dissimilar tile styles or shapes, such as an "S"-shaped tile with the "C"-shaped historic Cuban barrel tile, even on separate roofing surfaces of the same structure, shall be avoided. In no case shall dissimilar tile styles or shapes be permitted on the same roofing surface.

- 2.4 Double caps and/or pans on the eave roof line.** For reinforcement during routine maintenance and for aesthetic purposes, double caps, double pans or both shall be encouraged on the eave roof line, especially where extant or historical evidence of the original installation indicates the use of this historic technique.

- 2.5 Inspection and testing of the installation.** Installations of salvaged and reapplied historic Cuban tile, as are specifically permitted in this section, shall be subject to each and every inspection and test otherwise required in this code for a barrel tile mortar set or adhesive set installation.

- 3. Exemption from product control and testing requirements.** Historic Cuban tile, when salvaged and reapplied, as otherwise provided in this section, to a roof that historically bore such material, is exempt from the product approval and preinstallation physical testing requirements of this code. However, the completed installation shall be subject to each and every inspection and test otherwise required of a barrel tile mortar set or adhesive set installation, and, further, if contemporary barrel tile is used to supplement historic Cuban tile, the contemporary tile shall be product approved and comply with all requirements of this code.

IN THE JURISDICTION  
OF THE TOWN OF LAKE PARK  
PRESERVATION BOARD

IN RE: PETITION TO RESCIND  
THE LOCAL HISTORIC  
DESIGNATION OF THE  
ARNOLD BUILDING, 918 PARK  
AVENUE

### **ORDER**

A quasi-judicial hearing was conducted on October 2, 2023 to consider the application of the Adler at Lake Park LLC to rescind the local historic designation granted in 1998, for the Arnold Building. Based upon the evidence and arguments presented at the hearing, the Historic Preservation Board (HPB) makes the following findings:

### **FINDING OF FACT**

1. The owner of the property which was the subject of the quasi-judicial hearing concerning the property located at 918 Park Avenue (the Property or the Arnold Building) is the Adler at Lake Park LLC (the Owner).
2. The Owner submitted a Petition to rescind or de-designate the local historic designation of the Arnold Building and to remove it from the Town's historic designation survey and the Florida Master Site File (the Petition).
3. The Arnold Building was originally constructed in 1925 by the Arnold Construction Company in the Mediterranean Revival Architecture style popular at the time of Florida's "Land-boom" era.
4. The building served as the headquarters of the Arnold Construction Company, which was instrumental in the growth and development of early Lake Park (Kelsey City). The company built many homes in the Town, as well as the Town Hall building.
5. The Arnold Building is the last of the commercial buildings existing in the Kelsey City downtown. The Plat of Kelsey City, including its downtown was created by the Olmstead Brothers and John Nolan, the town most renowned planning and architectural firms in the 1920s.
6. The historic downtown along Park Avenue was developed before automobiles began to dominate the development of land. The building abuts Park Avenue without a "sea of parking" in front. The commercial buildings that replaced the other commercial buildings on Park Avenue have been developed with parking in front of them.

7. The Arnold Building was damaged by the 1928 hurricane. Sometime thereafter it was repaired and the facade modified; nevertheless, it retained its Mediterranean Revival style, similar to the historic Lake Park Town Hall Building.
8. The Arnold Building housed the Arnold Construction Company, Arnold grocery, Dr. Pearson, and rental rooms. It also housed Atlantic Lumber, and later Lake Park Sundries and a United States Post Office.
9. The Arnold Building is listed in the Florida Master Site File. The Florida Master Site File, Historic Structure form captures the essence of the building's continuing historic significance:

“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 the potentially eligible for listing on the National Register of Historic Places.”

10. The HPB historically designated the building on September 9, 1998. This designation was based upon the findings of Janus Research, who was engaged by the Town to survey all possible historic structures in the Town.
11. In 2017, REG was retained by the Town to review a development application for the property, and the historic integrity of the locally designated structure. REG found that:

“Several **minor changes** have occurred to the exterior [of the building]. Items such as windows 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.”

12. The Town engaged RJ Heisenbottle Architects (RJHA) to conduct a review of the Petition to de-designate the Arnold Building as a historic structure. RJHA concluded 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. RJHA does **not** believe the justifications for de-designation are valid.



13. The Arnold Building is associated with persons who were significant to the Town's development, including, but not limited to, Harry Kelsey, the Olmstead brothers, John Nolan, and Herman and J.Y. Arnold, the principals involved in the Arnold Construction Company.
14. The Property has a Future Land Use designation pursuant to the Town's Comprehensive Plan of "Downtown" and its zoning designation is "Park Avenue Downtown District (PADD).
15. In 1998 when the Arnold Building received its local historic designation it was also determined that the building would qualify to be listed on the National Historic Register. An application was prepared, but the process was never completed.

### **CONCLUSIONS OF LAW**

The application must be evaluated pursuant to Chapter 26, § 66-9(d)(7) of the Town Code.

- A. The Code requires the HPB to evaluate whether the Arnold Building still meets the criteria of § 66-9(a). Based upon the evidence, the HPB concludes as a matter of law that it does, and makes these findings:
  - (1) The Arnold Building remains associated with distinctive elements of the cultural, social, political, economic, scientific, religious, and architectural history that contributed to the pattern of history in the Town, Palm Beach County, South Florida, the State of Florida and the United States.
  - (2) The Arnold Building remains associated with the lives of persons significant to the Town's history and the development of the historical downtown of the Town.
  - (3) The Arnold Building embodies the distinctive characteristics of the type, period and style or method of construction and architecture and represents a distinguishable building. It is the last remaining commercial building constructed during the Land-boom era in conformance with Mediterranean Revival architecture, the then prevailing architecture of this era.
  - (4) The Arnold Building has yielded and will, or is likely to continue to yield information regarding the Town's history.
  - (5) Although the process for listing in the National Register of Historic Places was not completed, the Property would have likely qualified for this listing.

B. The approval of de-designation must comply with Fla. Stat. § 163.3194(1)(a), which requires that all actions taken in regards to development permits shall be consistent with the Town's Comprehensive Plan. The de-designation and demolition of the Arnold Building would not be consistent with the Town's Comprehensive Plan as follows:

(1) The Property is located within the Future Land Use category of the Town's Comprehensive Plan, entitled, "Downtown". Objective 12 of the Future Land Use Element of the Town's Comprehensive Plan, entitled "Redevelopment of the Historical Downtown Area" is intended to facilitate the redevelopment of the historical Park Avenue downtown, and includes policies to protect and preserve existing historical resources in the Downtown.

(2) The demolition of the last commercial downtown building on Park Avenue would not be consistent with this objective and its implementing policies.

**DONE AND ORDERED** in Lake Park, Florida this 9<sup>th</sup> day of October, 2023.

  
Jon Buechele, Vice Chair

Copies furnished to:

Nadia Di Tommaso, Community Development Director, Town of Lake Park

Glen Spiritis, PHD, The Adler at Lake Park, LLC

Vivian Mendez, Town Clerk

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## 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

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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

6:30 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



  
Deputy Town Clerk, Laura Weidgans

Approved on this 22nd of January, 2024



TOWN OF LAKE PARK  
PUBLIC COMMENT CARD

MEETING DATE: 10/2/2008

Item 1.

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

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

Name: DIANNE SOPHIA

Address: 338 BAYVIEW 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

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

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

Name: Terence Davis

Address: 420 W 31st RIVIERA Rd

If you are interested in receiving Town information through Email, please provide your E-mail address: dayke17@Hotmail.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.

**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.

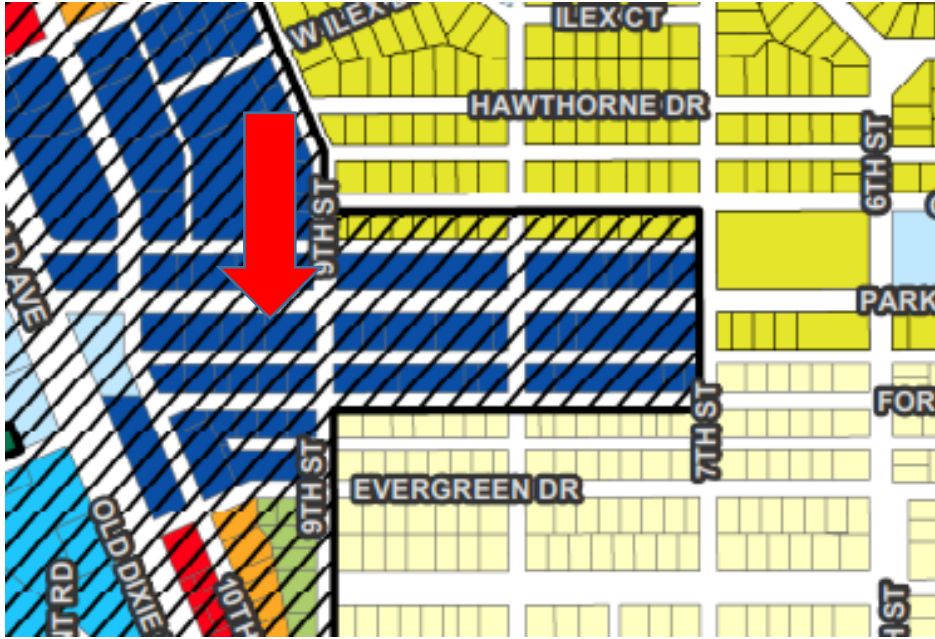
The applicant's stated grounds for the petition to rescind the designation are based on the following:

- "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.

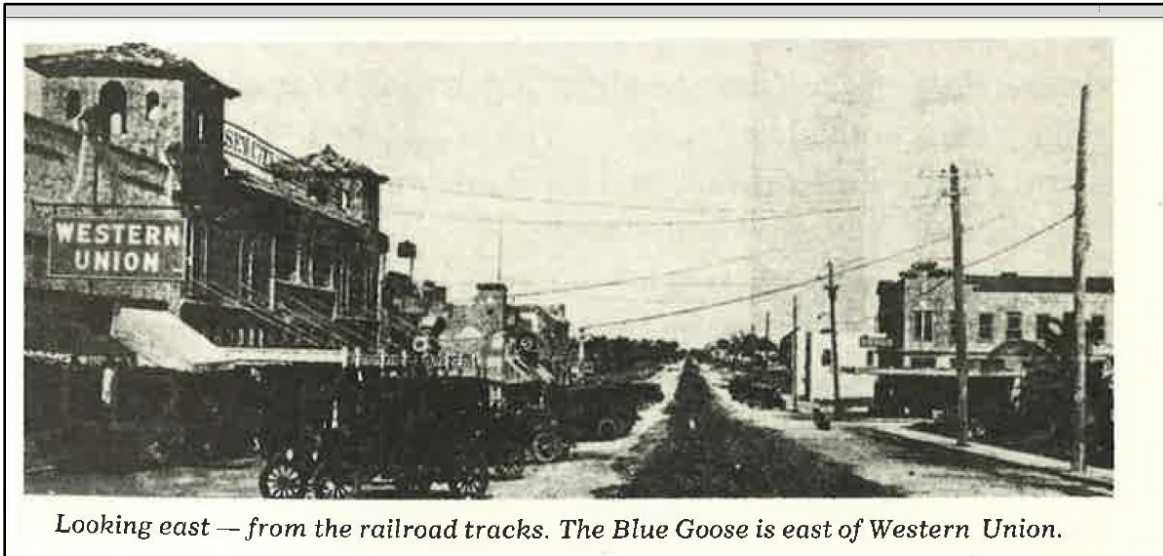
**At the conclusion, based upon the evidence submitted, the Board has the following options:**

- 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**

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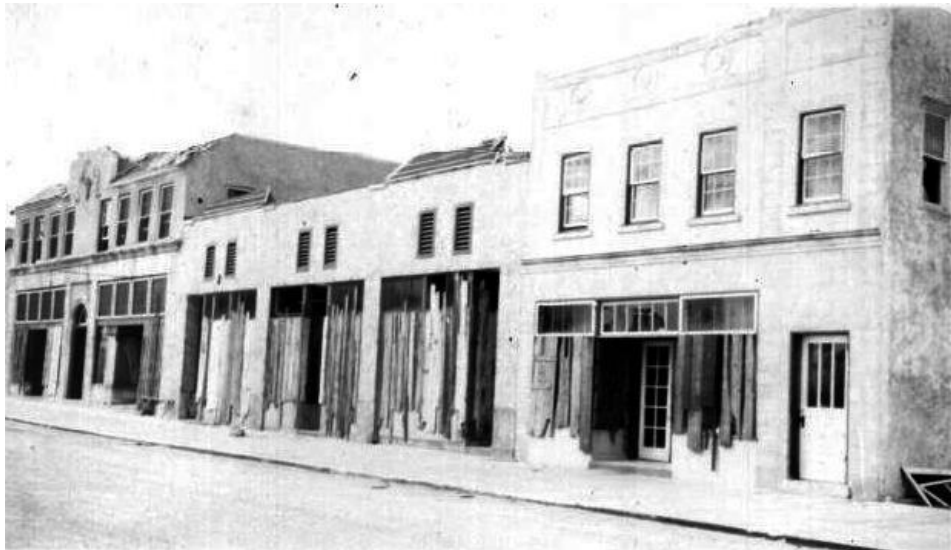
The 918 Building is easy to spot on Park Avenue. Abutting the street without a sea of parking in front, it speaks to a time before the auto dominated the landscape.

#### 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.

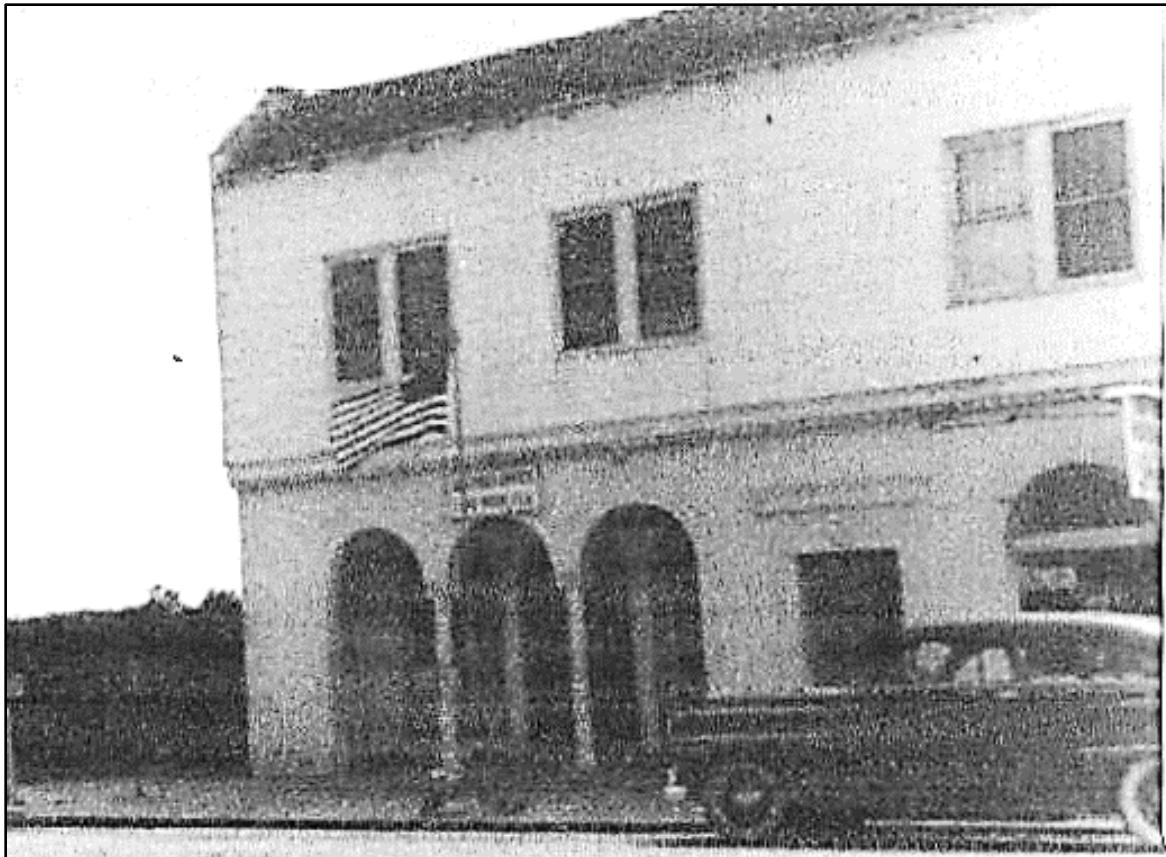


## 918 PARK - COMPARATIVE FACADES OVER TIME

Item 1.



circa 1925



Circa 1950

8



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



Present day



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

Item 1.

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.”

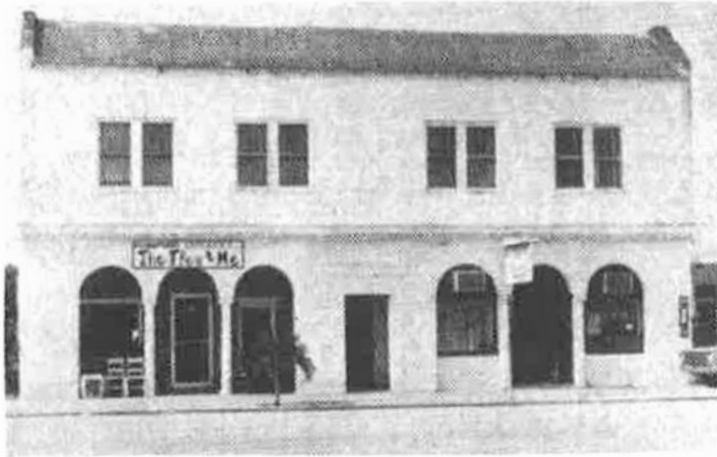
The Board may wish to have REG explain the apparent inconsistencies between their 2017 and 2023 reports.

### **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**

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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**

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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.

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*(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



**United States Department of the Interior  
National Park Service**

**ATTACHMENT 1**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Park Building

other names/site number 8PB9607

**2. Location**

street & number 918 Park Avenue ☐ not for publication

city or town Lake Park ☐ vicinity

state FLORIDA code FL county Palm Beach code 099 zip code N/A

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

Florida State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that the property is:

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

- ☐ entered in the National Register  
☐ See continuation sheet
- ☐ determined eligible for the  
National Register  
☐ See continuation sheet.
- ☐ determined not eligible for the  
National Register  
☐ See continuation sheet.
- ☐ removed from the National  
Register.
- ☐ other, (explain) \_\_\_\_\_

Park Building  
Name of Property

Palm Beach County, Florida  
County and State

Item 1.

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(Check only one box)

- ☒ buildings  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing

Noncontributing

1

0

buildings

sites

structures

objects

1

0

total

### Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

Historic and Architectural Resources of Kelsey City, FL

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: business

### Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: business

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:

Mediterranean Revival

### Materials

(Enter categories from instructions)

foundation Concrete

walls Stucco

roof Barrel Tile

other

### Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

## 8. Statement of significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction of represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record

### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

### Period of Significance

C1919-1929

### Significant Dates

C1925

### Significant Person

### Cultural Affiliation

### Architect/Builder

Arnold Construction Company

#### Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☒ Other

#### Name of Repository

Lake Park Town Hall, Historical Society of Palm Beach Co.



**10. Geographical Data**Acreage of Property Less than one acre**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	5	9	2	2	1	0	2	9	6	4	4	2	0
Zone			Easting						Northing						
2															

3															
Zone			Easting						Northing						
4															

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Amy Groover, Architectural Historianorganization Janus Researchdate May 31, 1998street & number P.O. Box 919telephone 813-821-7600city or town St. Petersburgstate Floridazip code 33731**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Mr. Chuck Watsonstreet & number 918 Park Avenue

telephone \_\_\_\_\_

city or town Lake Parkstate FL

zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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Park Building/918 Park Avenue  
Lake Park, Palm Beach County  
Kelsey City Multiple Property Submission

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**Section 7:**

**Summary**

The Park Building, 918 Park Avenue, 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. The two-story rectangular building was constructed circa-1925. The hollow tile structural system is concealed by stucco and rests on a concrete slab foundation. The building has a pent roof sheathed with barrel tiles on the north elevation. Fenestration includes metal awning and wood fixed storefront windows. This Mediterranean Revival commercial building expresses features of the style including arched openings, twisted cast stone columns, and quoins on the first floor. Pecky cypress brackets are located underneath the pent roof's eave. As the last remaining intact example of an early twentieth century commercial structure within the Town of Lake Park (formerly known as Kelsey City), the Park Building retains the overall integrity of its design and individual architectural features.

**Setting**

The Park Building occupies an interior lot on the south side of Park Avenue (formerly known as Dixie Way) in the central commercial district of Lake Park. The building is the only extant historic commercial structure remaining from the original Kelsey City commercial district. The present setback of the building from Park Avenue is approximately 6 to 8 feet. This setback is much less than the setbacks exhibited by the surrounding nonhistoric structures. Strip shopping centers with frontal parking lots are located to the east and west of the Park Building. Across Park Avenue is another strip shopping center fronted by a parking lot. To the rear of the building is a small parking lot, which accommodates tenant parking.

When the Park Building was constructed around 1925, it was one of numerous commercial buildings located along Park Avenue. In the 1920s, both sides of Park Avenue were lined with commercial structures. Kelsey City's commercial area was typical of Land Boom-era commercial districts throughout Florida. The predominantly two-story buildings exhibited Mediterranean Revival or Spanish influences, flat roofs, hollow tile construction, and were constructed directly adjacent to one another. In order to utilize the expensive land to the fullest extent, these buildings were built to cover most of the lots and usually had common walls with the neighboring buildings. Historically, the buildings' setbacks from the road were comparable to the present setback of the Park Building. Unfortunately, the September 1928 hurricane destroyed the majority of the commercial buildings along Park Avenue.

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Park Building/918 Park Avenue  
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**Narrative Description: Exterior**

The main (north) facade of the Park Building faces Park Avenue (Photograph One). The first floor is divided into seven bays. The entrance is located in the center bay; the rectangular entrance opening has a classically-inspired cast stone door surround of stucco scored to resemble stone blocks. A circular cast stone medallion is located above the central entrance. On the first floor, the entrance is flanked on each side by three arched openings. The arches are supported by cast stone turned columns; ornate capitals top the columns. The arched openings are also surrounded by stucco scored to resemble stone blocks. Beyond the archways located to the left of the main entrance is a recessed storefront. The storefront features a wood frame fixed window and two doors; one door is a modern metal frame type and the other is an original wood frame fully-glazed door. The three archways to the right of the central entrance feature a recessed entrance in the middle archway and fixed storefront windows in the flanking archways. It appears a portion of the arches may have been enclosed. On the north elevation, the second floor slightly cantilevers over the first floor. Four pairs of windows are located on the second floor of this elevation. Although metal awning windows have replaced the original wood frame double-hung windows, the original window openings have been maintained. Pecky cypress brackets are evident underneath the roof eave on the second floor.

The east elevation features a single door and metal awning window on the first floor. Four pairs of metal awning windows and a smaller single metal awning window are present on the second floor. This elevation possesses a stepped parapet with barrel tiles along the roof edge. The west elevation exhibits a single metal frame window on the first floor. A portion of the second floor is recessed and acts as a balcony. Several metal frame awning windows are located within the recessed area and a metal fence extends across this portion of the west facade. Vents are visible near the roofline.

**Alterations**

The Park Building has undergone minor modifications over the years. It appears the archways to the west of the main entrance have been partially enclosed with removable materials. Fixed storefront windows are also located within the archways. Throughout the building, the original second floor windows have been replaced with metal awning windows. On the east elevation, several of the windows have air conditioning units placed in them. The west elevation features an air conditioning unit placed within the wall. Nevertheless, the majority of the historic features and fabric remain intact. Therefore, the modifications to the building do not compromise its historic physical integrity.



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Park Building/918 Park Avenue  
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Kelsey City Multiple Property Submission

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**Section 8:**

**Narrative Statement of Significance**

**Summary-Areas of Significance**

The Park Building is eligible for inclusion within the Kelsey City Multiple Property Submission as it fulfills Criteria A and C for listing in the **National Register of Historic Places**. This building possesses local significance in the areas of Architecture and Community Planning and Development. Its Community Planning and Development significance is based on its association with the Arnold Construction Company and their contributions to the development of Kelsey City during the Florida Land Boom era in the 1920s, when South Florida was a major center of business and real estate activity. The building is architecturally significant because it represents the popular Mediterranean Revival style of the 1920s. The early twentieth century commercial buildings previously located within the former Kelsey City central business district are no longer extant. Because the Park Building is the last remaining intact historic commercial building within Lake Park and it maintains associations with the early development of Kelsey City, this structure is considered to be a significant local resource.

**Summary-Historic Context**

\*Please see cover nomination for the Kelsey City Multiple Property Submission for the complete Statement of Historic Context.

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 Seymour Kelsey, a multi-millionaire 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 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

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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.

**Criterion A: Community Planning and Development Significance**

The Park Building is significant under Criterion A for its association with the development of Kelsey City during the 1920s, the Town's most important period of growth and progress. The building was a direct response to the rapidly increasing population of new residents and expansion of business occurring in Kelsey City in the 1920s. Located in the commercial core of Lake Park (formerly Kelsey City), the Park Building served the community as a center of commercial and construction activity. The building is also associated with important citizens who were notably involved in the development of Kelsey City.

When Kelsey City was established in 1919, town founder, Harry Kelsey and his East Coast Finance Corporation were the primary land owners throughout the area. During the first few years of the Town's development, Kelsey encouraged and regularly financed the construction of residential and commercial buildings as well as industrial enterprises. However, as the excitement of the Land Boom increased and news of Kelsey City's progressive development and rapid growth spread, many people began to get involved in speculative real estate deals. The Kelsey City tax rolls from the early-1920s reveal that great numbers of residents from the neighboring city of West Palm Beach owned lots within the Town. Because Harry Kelsey lived part of the year in Boston and advertised his development in northern newspapers, investors from the North were also purchasing property in the Town.

From the time Kelsey City was founded until 1924, the East Coast Finance Corporation owned all the property in the Town's central business district. In 1924, the Town's tax rolls indicate that Percy E. Woodward from Boston, Massachusetts was paying taxes on several lots in Block 2. Block 2 was located within the area designated for light business use in the Olmstead brothers' plan of Kelsey City. In 1925, the Arnold Construction Company purchased the lots along Dixie Way and built a commercial building on the property. This building served as the headquarters for their building and contracting business. Several years later, following the bust of the Florida real estate market, the building was sold to the Atlantic Lumber and Supply Company (Town of Lake Park Tax Rolls).

The Arnold Construction Company was instrumental to the growth and development of Kelsey City. The company was started by two brothers, Herman and J.Y. Arnold. Originally from Elberton, Georgia, the brothers came to Florida to join their parents, "Mama and Papa" Arnold, owners of Kelsey City's local grocery store. Aware of the

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unprecedented building activity generated by the Florida Land Boom, Herman and J.Y. traveled south to make their fortune in the construction industry. When the brothers arrived in Kelsey City, they contacted Mr. Kelsey and arranged a building contract. Kelsey provided the land and the Arnolds were contracted to build 100 houses. The arrangement stipulated that the builders would provide all of the labor and the lumber at ten percent less than the materials at the local lumber mills. Once the houses were completed, the Arnolds could sell them for a profit and reimburse Kelsey for the land. However, if the houses did not sell, Kelsey would compensate them for their costs plus an additional ten percent. Once the agreement between the Arnolds and Kelsey was formalized, carloads of their former Georgia employees and lumber began arriving in Kelsey City (Branch 105, 106).

After establishing their business in Kelsey City, the brothers immediately began construction on "spec" houses as well as residences for their employees. Additionally, their construction company was responsible for numerous public and commercial buildings throughout the Town including the Town Hall (National Register of Historic Places 1981), the Florida East Coast Railroad Station, and the Kelsey City School. The buildings they constructed were primarily Mediterranean Revival or Mission in style. These architectural styles were popular throughout Florida in the 1920s and advocated by Kelsey and the East Coast Finance Company. Many of the structures they built were designed by notable local architects from West Palm Beach and Palm Beach such as William Manly King and Bruce Kitchell. The Arnolds also recognized and adhered to the zoning restrictions incorporated within the town's charter. In his history of Kelsey City, former manager of Mr. Kelsey's interests, Charles Branch, stated the brothers would always provide drainage, curb cuts, and sidewalks and then include the cost of these improvements within the price of the building (Branch 106).

Besides being prominent businessmen, the Arnold brothers and their wives were active in the community. The families participated in the Kelsey City Community Club, contributed to the school, and were founding members of the Community Church. Following their involvement in the construction of buildings within Kelsey City, the Arnold Construction Company continued to work throughout the Palm Beaches in the 1930s and 1940s.

At the time the Park Building was constructed, Kelsey City was experiencing a period of exceptional growth. Responding to the increase in population and business, the Arnold brothers decided to create a building prominently sited along Dixie Way, the Town's main commercial thoroughfare. Serving as the business' headquarters, the Park Building accommodated their company during a notable era of building activity. The Park Building characterizes the early Land Boom years when Kelsey City and the State of Florida were rapidly growing. The demand for commercial and residential buildings was urgent as the influx of new residents coming to South Florida placed a strain on the existing building stock. Recognizing the area's building needs, the Arnold Construction Company established their business in Kelsey City and got to work producing the essential buildings. As the last remaining intact 1920s commercial building in the central business district, the Park Building is a significant remnant of Kelsey City's architectural history and heritage. The building's associations with the Arnold



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Construction Company and their role in the early developmental history of Kelsey City also contributes to its historical significance.

**Criterion C: Architectural Significance**

In addition to possessing historical significance in the area of Community Planning and Development, the Park Building maintains architectural significance for its type and architectural style; therefore, the Park Building is also significant under Criterion C. As an early twentieth century structure, the Park Building symbolizes 1920s commercial architecture in Kelsey City. The building's design demonstrates the importance of Mediterranean Revival architecture during this period of time.

The Park Building is noteworthy because it is a mid-1920s Mediterranean Revival structure which was adapted for use in Kelsey City's central business district. The Mediterranean Revival style was popular in Florida from the 1880s through the 1930s. In 1918, Addison Mizner built Palm Beach's first Mediterranean structure, the Everglades Club. Mizner's Everglades Club and subsequent building designs established an architectural precedent for structures throughout the Palm Beaches and surrounding areas. Newspaper articles from the early 1920s document Harry Kelsey's choice of local architects such as Addison Mizner, William Manly King, Bruce Kitchell, and Harvey and Clarke to design buildings in his Town. These same articles also recorded Kelsey's desire for Kelsey City's buildings to express Mediterranean influences similar to the buildings found in Palm Beach.

The Park Building possesses many of the key features found in Mediterranean Revival architecture. The main characteristics exhibited by the Park Building include the stucco exterior walls, arched openings, cast stone columns, and pecky cypress brackets underneath the roof eaves. The flat roof obscured by the parapets and pent roof is also an expression of the style.

The Park Building embodies the tremendous building boom that occurred in Kelsey City and throughout Florida during the 1920s. Kelsey City rapidly developed during this era, and this building contributed to the growth of the central commercial core. The Park Building captures the spirit of Mediterranean Revival and Spanish influenced architecture popularized during the Florida Land Boom. It also provides evidence of Kelsey City's past as a prosperous business center. As the last intact historic commercial building in the primary business corridor, the Park Building remains an important part of the Town's architectural and developmental history. Presently, the Park Building accommodates businesses on the first floor and the second floor houses residential units.

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**Section 9: Bibliography**

See cover nomination for the Kelsey City Multiple Property Submission

**Section 10: Geographical Data**

**Verbal Boundary Description**

The Park Building at 918 Park Avenue includes property within the Kelsey City Plat Block 2 Lots 8, 9, 10.

**Boundary Justification**

This boundary includes the current legal property attached to the Park Building.

**Photograph Inventory**

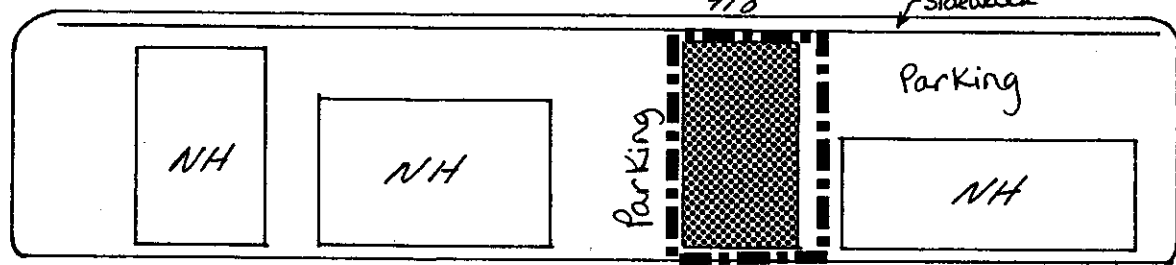
- 1
  1. Park Building
  2. Lake Park, Palm Beach County, Florida
  3. Kathleen Slesnick
  4. 2000
  5. Janus Research
  6. Front elevation, camera facing southwest
  7. 1 of 2
  
- 2
  - 1-5. same as Photograph One
  6. Interior first floor space, camera facing north
  7. 2 of 2



10th St.

Park Ave.

9th St.



Alley

Foresteria Dr.

Scale = 1" = 400'  
NH = Nonhistoric

Site Sketch of 918 Park Ave.,  
Park Building (8PB9607)



Page 1

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILESite 8PB9607X original  
\_\_\_ updateRecorder# 51

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 50520  
 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.

Page 2

## FMSF HISTORICAL STRUCTURE FORM

Site 8PB9607

## RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE Architecture/Community Planning/Development

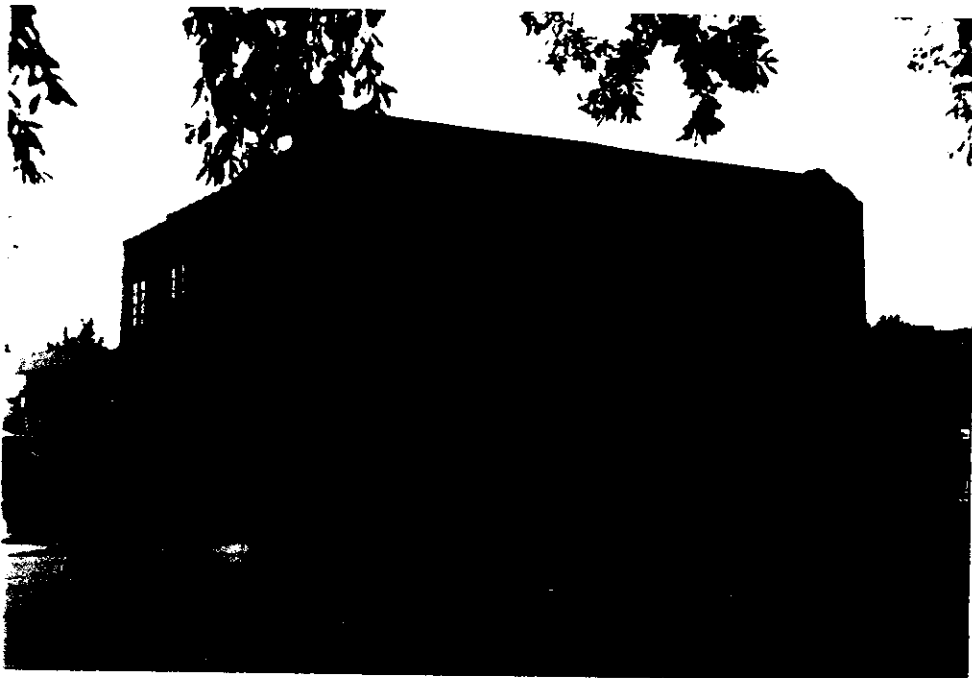
ELIGIBLE FOR NAT. REGISTER? ☒ y ☐ n ☐ likely, need info ☐ insf inf  
 SIGNIF. AS PART OF DISTRICT? ☐ y ☒ n ☐ likely, need info ☐ insf inf  
 SIGNIFICANT AT LOCAL LEVEL? ☒ y ☐ n ☐ likely, need info ☐ insf inf

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

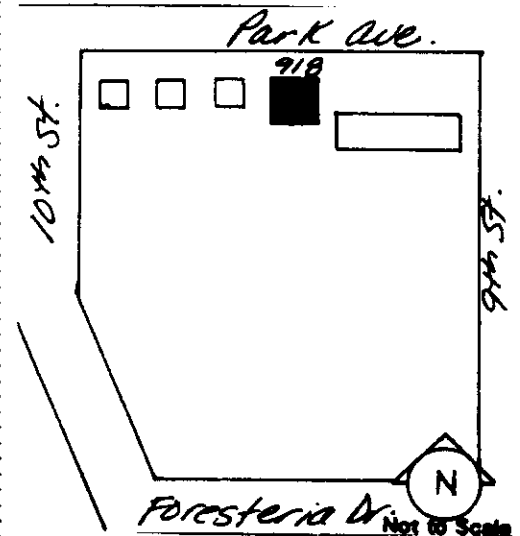
\* \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*  
 \*  
 \* DATE LISTED ON NR \*  
 \* KEEPER DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
 \* LOCAL DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_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

Page 3

SUPPLEMENT FOR SITE FORMS

Site 8PB9607

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

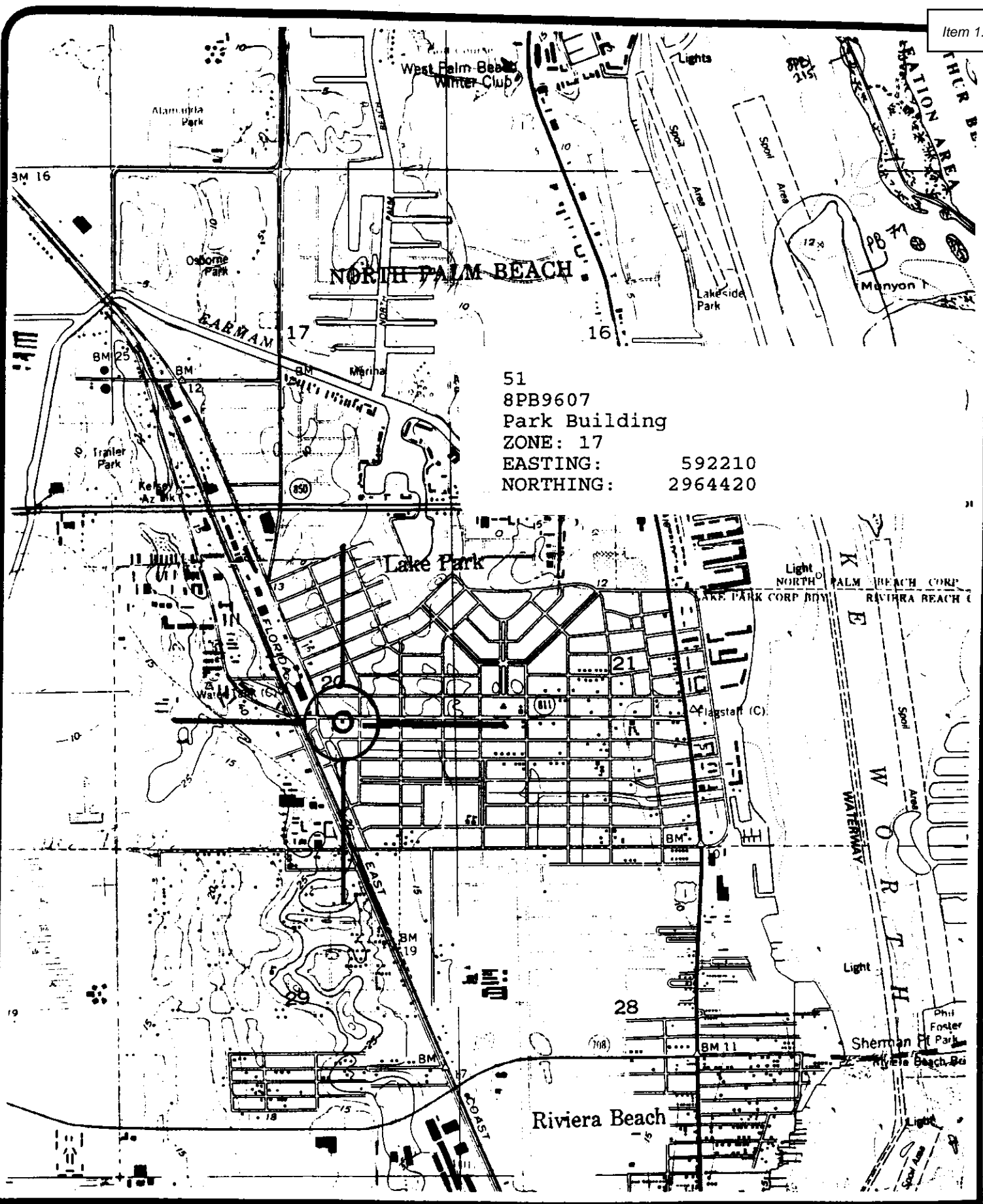


SITE NAME Park Building

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

*Item 1.*



145



Item 1.



Item 1.





*Item 1.*

148



# 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

Page 1

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

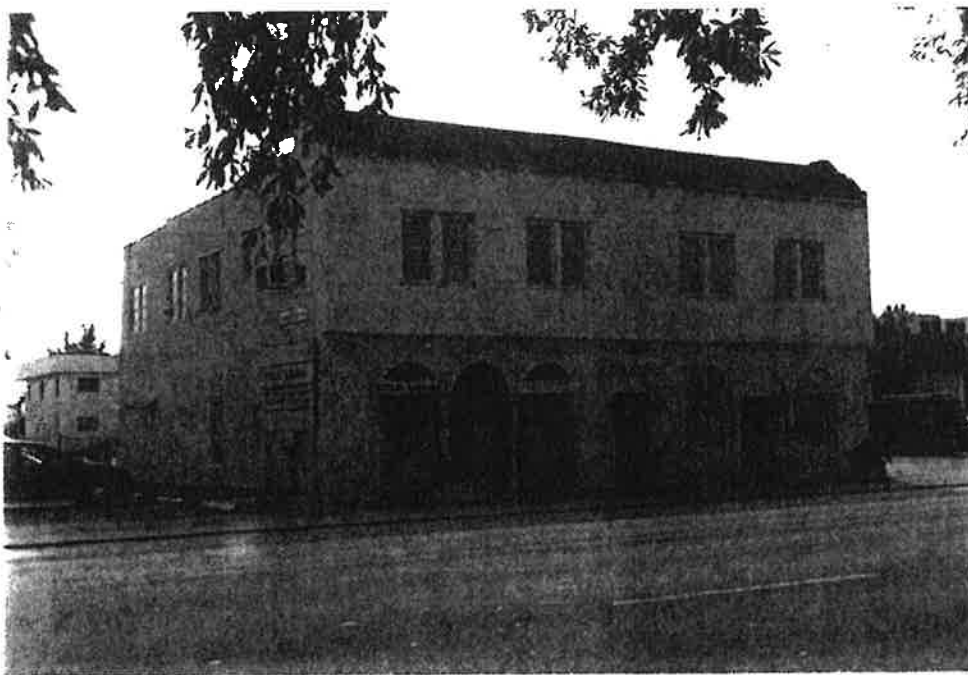
SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)  
See continuation sheet.

\* \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*  
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 \* 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\* \* \*

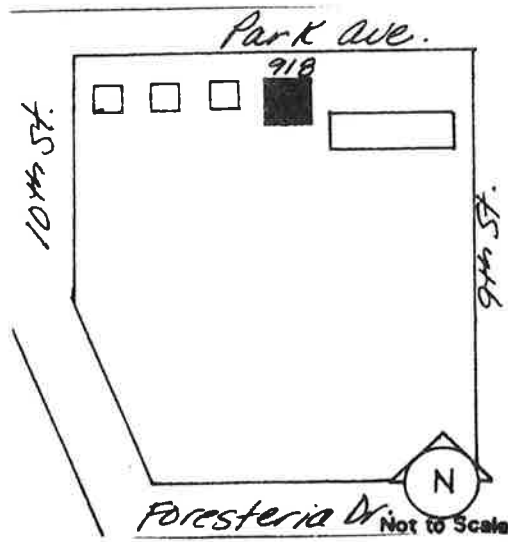
RECORDER INFORMATION: NAME Amy Groover, Dawn Van De Putte  
 DATE: 19971121 AFFILIATION Janus Research/Piper Archaeology

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)

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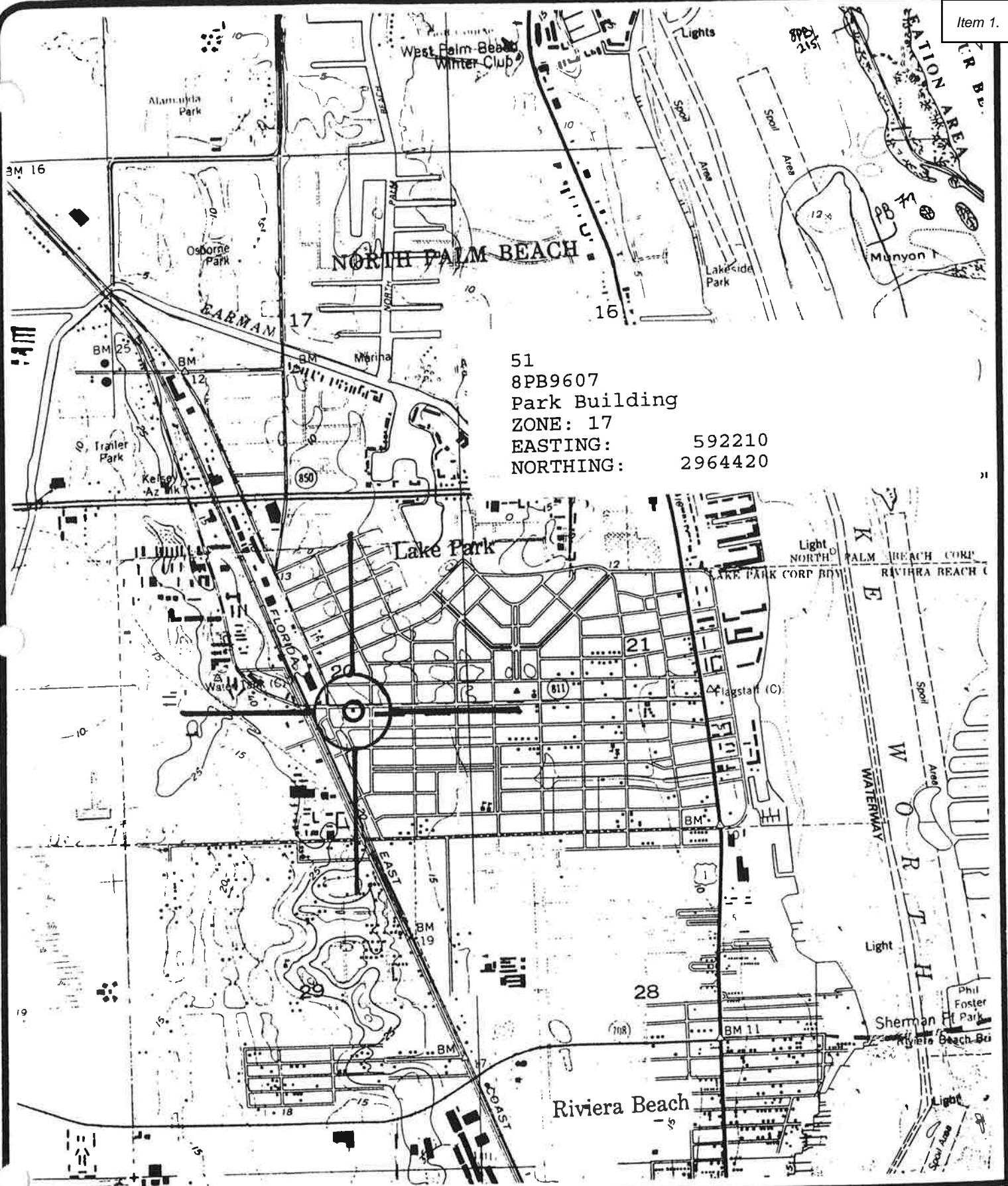
The Town of Lake Park is located in Palm Beach County and is adjacent to the City of Riviera Beach to the south and the Village of North Palm Beach to the north. Lake Park was originally conceived in 1919 as Kelsey City by Harry Seymor Kelsey, a multimillionaire from Massachusetts. Kelsey acquired a 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.


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- 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



Sep-03-1998 03:58pm 98-352046  
 ORB 10627 Pg 1896  
 JOROTHY H. WILKEN, CLERK PB COUNTY, FL  


**TOWN OF LAKE PARK HISTORIC PRESERVATION BOARD  
 RESOLUTION OF DESIGNATION OF**

**WATKINS, CHARLES N. AND DOLORES A., 918 PARK AVE.  
KELSEY CITY BLOCK 2 LOTS 8-10**

**WHEREAS, 918 Park Avenue, Lake Park, Florida** is significant to the early history of Kelsey City; and,

**WHEREAS, 918 Park Avenue** is in excellent condition and is the last remaining commercial building of the old Kelsey City downtown; and,

**WHEREAS, 918 Park Avenue** possesses the Mediterranean Revival architectural features of the Boom Times in Florida in the early 1920s and was built for the Kelsey City development; and,

**WHEREAS, 918 Park Avenue** meets the requirements for designation as described in the Lake Park Historic Preservation Ordinance Chapter 34.10 (Criteria).

**WHEREAS, the people of Lake Park** desire to protect and preserve in perpetuity those sites of outstanding historic and archeological character,

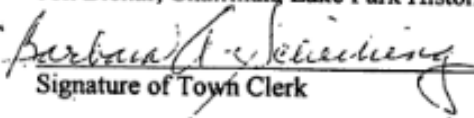
**NOW, THEREFORE, BE IT RESOLVED,** that the Historic Preservation Board on Monday, August 31, 1998, has designated 918 Park Avenue as a locally significant site and pursuant to the Lake Park Historic Preservation Ordinance (Chapter 34) and that the 918 Park Avenue Building is subject to all rights, privileges and requirements of that ordinance.

  
 Jon Blehar, Chairman

9/9/98  
 DATE

Designation is approved as evidenced by the signature of the Lake Park Historic Preservation Board Chairman

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 1998 by Jon Blehar, Chairman, Lake Park Historic Preservation Board.

  
 Signature of Town Clerk



TOWN OF LAKE PARK  
 535 PARK AVENUE  
 LAKE PARK, FL 33403-2603

## Chapter 66 HISTORIC PRESERVATION<sup>1</sup>

### Sec. 66-1. Declaration of legislative intent.

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of historical, cultural, archeological, aesthetic and architectural merit are in the interests of the health, prosperity and welfare of the people of the town. Therefore, this chapter is intended to:

- (1) Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, landscape features and archeological resources of sites and districts which represent distinctive elements of the town's cultural, social, economic, political, scientific, religious, prehistoric and architectural history;
- (2) Safeguard the town's historical, cultural, archeological and architectural heritage, as embodied and reflected in such individual sites, districts and archeological zones;
- (3) Foster civic pride in the accomplishments of the past and maintain examples of quality structures for the future;
- (4) Protect and enhance the town's attraction to visitors and the support and stimulus to the economy thereby provided; and
- (5) Promote the use of individual sites and districts for the education, pleasure and welfare of the people of the town.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-2)

### Sec. 66-2. Scope of regulations.

- (a) This chapter is intended to and shall govern and be applicable to all property located in the incorporated town limits. Nothing contained herein shall be deemed to supersede or conflict with applicable building and zoning codes. Provisions contained herein shall be cumulative and read in conjunction with other provisions of the town Code.
- (b) This chapter shall be filed, and it shall address the following sections: The establishment of an historic preservation board with powers and duties; the creation of a process to designate individual sites, districts and archeological zones; a process of review of certificates of appropriateness and certificates to dig; and an appeal process. The town shall also submit the proposed ordinance to the National Register of Historic Places for certification by the National Register to be eligible for the 1981 Economic Recovery Tax Act as amended.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-3)

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<sup>1</sup>Cross reference(s)—Environment, ch. 10; utilities, ch. 32; buildings and building regulations, ch. 54; special historic buildings and districts, § 54-66; environmentally significant lands, ch. 58; land development code, ch. 67; zoning, ch. 78.

State law reference(s)—Historic preservation boards, F.S. ch. 266, historic resources, F.S. ch. 267.

### Sec. 66-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Archeological zone* means an area designated by this chapter which is likely to yield information on the history and prehistory of the town based on prehistoric settlement patterns in the town as determined by the results of the town historic survey. These zones will tend to conform to natural physiographic features which were the focal points for prehistoric and historic activities.

*Certificate of appropriateness* means a certificate issued by the historic preservation board permitting certain alterations or improvements to a designated individual site or property in a designated district.

- (1) *Regular certificate of appropriateness.* A regular certificate of appropriateness shall be issued by the staff of the historic preservation board, based on the guidelines for preservation approved by the historic preservation board.
- (2) *Special certificate of appropriateness.* For all applications for a special certificate of appropriateness involving the demolition, removal, reconstruction or new construction at an individual site or in a district, a special certificate of appropriateness is required that is issued directly by the historic preservation board.

*Certificate of recognition* means a certificate issued by the board recognizing properties designated pursuant to this chapter.

*Certificate to dig* means a certificate that gives the board's permission for certain digging projects that may involve the discovery of as yet unknown or known archeological sites in an archeological zone. This certificate is issued by staff of the board based on the guidelines for preservation approved by the board.

*Certified local government* means a government satisfying the requirements of the United States National Historic Preservation Act Amendments of 1980 (P.L. 96-515; 16 USC 470 et seq.) and the implementing of regulations of the U.S. Department of the Interior and the state. A government which is certified will review all nominations to the National Register of Historic Places within its jurisdiction prior to reviews at the state and federal levels.

*Demolition* means the complete constructive removal of a building on any site.

*Districts* means a collection of archeological sites, buildings, structures, landscape features or other improvements that are concentrated in the same area and have been designated as a district pursuant to this chapter.

*Exterior* means all outside surfaces of a building or structure.

*Guidelines for preservation* means criteria established by the preservation board to be used by staff in determining the validity of applications for a regular certificate of appropriateness and any certificate to dig and to establish a set of guidelines for the preservation of buildings in South Florida.

*Historic preservation board* means the town historic preservation board.

*Historic survey* means a comprehensive survey and listing of the cultural, architectural or archeological resources of the town prepared by a knowledgeable historic preservation authority, following standards set forth in federal, state and town regulations for evaluation of such resources and their importance to the town.

*Individual site* means an archeological site, building, structure, place or other improvement that has been designated as an individual site pursuant to this chapter including auxiliary buildings of an individual site. Auxiliary or appurtenance buildings is subordinate to or adjoins the principal use of the structure, e.g., fences, walls, steps, paving, sidewalks, signs, light fixtures, street furniture, parking areas, public art, fountains, etc. Under the



provisions of this chapter, interior spaces may be regulated only where a building or structure is a designated individual site.

*Landscape feature* means any improvement or vegetation including, but not limited to outbuildings, walls, courtyards, fences, shrubbery, trees, sidewalks, planters, plantings, gates, street furniture and exterior lighting.

*Local register of historic places* means the official list maintained by the town of buildings, structures, sites, districts and objects significant to town history, architecture, archeology, engineering and culture, which have been designated by the historic preservation board ("town register").

*National Register of Historic Places* means a federal listing maintained by the U.S. Department of the Interior of buildings, sites, structures and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966, as amended, 16 USC 470 et seq. ("National Register").

*Noncontributing resource* means a resource or building that does not add to the cultural, historical, social, economic, political, aesthetic, architectural or archeological significance of a designated landmark or a designated historic district.

*Ordinary repairs or maintenance* means work done on any building, structure or site to real property for which a building permit is not required, the purpose and effect of which is to correct or prevent deterioration of a building or structure or decay of or damage to a building or structure or any part thereof by restoring the building or structure as nearly as practicable to its condition prior to such deterioration, decay or damage, using the same materials or those materials available which are as close as possible to the original.

*Owner of a designated property* means as reflected on the current county tax rolls or current title holder.

*Secretary of the Interior's Standards for Rehabilitation* means a federal document currently set forth in 36 CFR 68 establishing standards and guidelines for the appropriate rehabilitation and preservation of historic resources, as it may be amended from time to time.

*Site of exceptional importance* means a site or structure that is of exceptional importance because it is: (i) one of a kind; (ii) directly related to a major theme in the town's or region's development; (iii) significant in multiple areas which can include history, architecture, landscape design, and archaeology.

*Undue economic hardship* means failure to issue a certificate would place an onerous and excessive financial burden upon the owner that would amount to the taking of the owner's property without just compensation.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-4)

Cross reference(s)—Definitions generally, § 1-2.

## **Sec. 66-4. Historic preservation board—Created and established.**

The planning and zoning board is designated as the historic preservation board. It is hereby established that the town planning and zoning board shall serve as the town historical preservation board as an agency of the town government in and for the town. The historic preservation board is hereby vested with the power, authority and jurisdiction to designate, regulate and administer historical, cultural, archeological and architectural resources in the town, as prescribed by this chapter under the direct jurisdiction and legislative control of the town commissioners. To meet the requirements of the certified local government program and to carry out its responsibilities under this chapter, the membership of the historic preservation board shall include, to the extent available, members from the disciplines of architecture, architectural history, law, investment banking, planning, engineering, archeology and related fields. The town commission shall decide whether or not the existing members of the planning and zoning board meet the requirements of the historic preservation board and other programs and may appoint up to two additional members to the historic preservation board if needed. Whenever a new member is appointed to the historic preservation board, the town commission shall consider the

professional requirements of the new member to ensure that the requirements of the certified local government program are met. When a vacancy occurs on the historic preservation board, it shall be filled within 60 days. When necessary, persons serving on the historic preservation board shall attend educational meetings to develop a special interest, expertise, experience or knowledge in history, architecture or related disciplines.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-5)

Cross reference(s)—Boards and commissions, § 2-111 et seq.

State law reference(s)—Historic preservation boards, F.S. ch. 266.

### **Sec. 66-5. Same—Members.**

The historic preservation board shall consist of five or seven members appointed by the town commission. Each member of the historic preservation board shall be qualified pursuant to section 2-112. Appointments shall be made on the basis of civic pride, integrity, experience and interest in the field of historic preservation. The term of office of membership shall follow the guidelines of the town planning and zoning board. Any vacancy occurring on the historic preservation board shall be filled by the town commission for the remainder of the unexpired term, at the earliest possible date. Members of the historic preservation board shall be eligible for reappointment, and shall hold office until their successors have been duly appointed and qualified. Members of the historic preservation board shall serve without compensation but shall be reimbursed for necessary expenses incurred in the performance of their official duties, as shall be determined and approved by the town commission. Before entering upon the duties of office, each member of the historic preservation board shall file written acceptance of appointment and take and subscribe to the oath of office prescribed by law, which shall be filed in the office of the town clerk.

(Ord. No. 6-1998, § I, 7-1-1998; Ord. No. 13-2001, § 1, 10-3-2001; Ord. No. 1-2002, § 1, 1-16-2002; Code 1978, § 34-6)

### **Sec. 66-6. Organization.**

The chairperson of the planning and zoning board shall serve as chairperson of the historic preservation board. The town manager shall provide adequate personnel to provide technical expertise to and fulfill the administrative responsibilities of the board, including but not limited to representatives from the community development department, which shall be deemed the staff of the board. Minutes of each historic preservation board meeting shall be kept and prepared under the supervision and direction of the board, and copies of such minutes shall be filed with the town clerk.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-7)

### **Sec. 66-7. Rules and regulations.**

The historic preservation board shall make and prescribe such rules and regulations reasonably necessary and appropriate for the proper administration and enforcement of the provisions of this chapter. Such rules and regulations shall conform to the provisions of this chapter and shall not conflict with the constitution and general laws of the state. The historic preservation board shall prescribe forms for use by applicants in compliance with the provisions of this chapter.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-8)

## **Sec. 66-8. Powers and duties.**

- (a) The historic preservation board shall have the following enumerated powers and duties:
- (1) Adopt or amend rules of procedure.
  - (2) Recommend designation of individual sites, districts and archeological zones.
  - (3) Issue or deny certificates of appropriateness or special appropriateness and certificates to dig.
  - (4) Recommend or approve historical markers and issue certificates of recognition for individual sites and designated properties in a district.
  - (5) Recommend zoning and building code amendments to the proper authorities.
  - (6) Establish guidelines for preservation and criteria for issuance by staff of regular certificates of appropriateness.
  - (7) Promote the awareness of historic preservation and its community benefits.
  - (8) Review and update the historic survey for its quality and professional merit, and validate the findings of the survey as bona fide and sincere which shall be compatible with the Florida Master Site File and planning for their conservation and preservation.
  - (9) Implement the authority of this chapter and fulfill the tasks set forth for the historic preservation board by the town commission in this chapter and other ordinances.
  - (10) Record and maintain records of the historic preservation board's actions and decisions.
  - (11) Follow and abide by the laws of the United States of America, the state, county and the town.
  - (12) Review and recommend sites and structures for nomination to the National Historic Register.
  - (13) Provide an annual report to the mayor and town commission.
- (b) No actions of the historic preservation board will supersede or be construed as superseding the authority of the town commission.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-9)

## **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.
- (b) *Properties not generally considered; exceptions.* Certain properties, which include cemeteries, birthplaces, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, properties commemorative in nature and properties that have achieved significance within the last 50 years, will not normally be considered for designation. However, such properties may qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:
- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
  - (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
  - (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with such historic figure's productive life.
  - (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
  - (5) A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance.
  - (6) A property or district achieving significance within the past 50 years if it is of exceptional importance.
- (c) *Investigation and designation report.* Prior to the designation of an individual site, a district, or an archeological zone, an investigation and designation report must be filed with the historic preservation board. The format of these reports may vary according to the type of designation; however, all reports must address the following:
- (1) The historical, cultural, architectural or archeological significance of the property or properties being recommended for designation;
  - (2) A recommendation of boundaries for districts and archaeological zones and identification of boundaries of individual sites being designated;
  - (3) A recommendation of standards to be adopted by the board in carrying out its regulatory function under this chapter with respect to certificates of appropriateness and certificates to dig.

Where a report is filed recommending designation of a district, the report must identify those properties, if any, within the district which are not historically or architecturally compatible with structures in the district. The standards for regulating such nonconforming properties shall provide that a certificate of appropriateness may be required only for new construction on such properties. All reports shall take into consideration projected, proposed or existing public improvements and developmental or renewal plans.

- (d) *Procedure.*
- (1) *Petition of the owner.* The owner of any property in incorporated Lake Park may petition this board for designation of the owner's property as an individual site, district or archeological zone provided that the owner appears before the historic preservation board with sufficient information to warrant the investigation of the property for future designation and the historic preservation board finds that the property may be worthy of designation. The historic preservation board shall, based on its findings, either direct the staff to begin the designation process or deny the petition. Nothing in this subsection shall be deemed to restrict the power of the historic preservation board to initiate the designation process pursuant to this section, however, written permission of the property owner shall be obtained prior to the submission of the application for designation, and such written permission shall be made a part of the application packet.

- (2) *Directive of the historic preservation board.* The historic preservation board shall, upon recommendations from staff or the acceptance of petitions pursuant to subsection (d)(1) of this section, direct staff to begin the designation process by preparing a designation report, pursuant to subsection (c) of this section and any other standards the board may deem necessary, and submitting this report according to the procedures described herein.
- (3) *Notification of owner.* For each proposed designation of an individual site, the historic preservation board shall obtain the permission of the property owner. For each proposed district or archeological zone, the historic preservation board is encouraged to obtain the permission of the property owner within the designated area, and is responsible for mailing a copy of the designation report to the owner as notification of the intent of the historic preservation board to consider designation of the property at least 15 days prior to a public hearing held pursuant to this section.
- (4) *Notification of government agencies.* Upon filing of a designation report, the secretary of the historic preservation board shall immediately notify the community development department and any other county or municipal agency, including agencies with demolition powers, that may be affected by said filing.
- (5) *Notification of a public hearing.* For each individual site, district or archeological zone proposed for designation, a public hearing must be held no sooner than 15 days and within 60 days from the date a designation report has been filed with the historic preservation board. Owners of record or other parties having an interest in the proposed designated properties, if known, shall be notified of the public hearing by certified mail to the last known address of the party being served, according to the county property appraiser's records; however, failure to receive such notice shall not invalidate the same as such notice shall also be perfected by publishing a copy thereof in a newspaper of general circulation at least ten days prior to the hearing. Owners shall be given an opportunity at the public hearing to object to the proposed designation.
- (6) *Requirement of prompt decision and notification.* Within seven days of a public hearing on a proposed individual site, district or archeological zone, the board shall by written resolution state its decision to approve, deny or amend the proposed designation and shall direct the secretary of the historic preservation board to notify the following of its actions with a copy of the resolution:
  - a. The community development department;
  - b. The town clerk;
  - c. The appropriate county officials;
  - d. The owner of the affected property and other parties having an interest in the property, if known;
  - e. Any other county or municipal agency, including agencies with demolition powers, that may be affected by this action; and
  - f. The county property appraiser.
- (7) *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.
- (8) *Moratorium.* Upon the filing of a designation report by the staff, the owner of the real property which is the subject matter of the designation report or any individual or private or public entity shall not:
  - a. Erect any structure on the subject property.
  - b. Alter, restore, renovate, move or demolish any structure on the subject property until such time as final administrative action, as provided by this chapter, is completed.

- (9) *Recording of designation.* The historic preservation board shall provide the clerk of the circuit court with all designations for the purpose of recording such designation and the clerk of the circuit court shall thereupon record the designation according to law.

(Ord. No. 6-1998, § I, 7-1-1998; Ord. No. 13-2001, § 1, 10-3-2001; Code 1978, § 34-10)

## **Sec. 66-10. Application for certificate of appropriateness.**

- (a) *Certificate required as prerequisite to alteration, etc.* No building, structure, improvement, landscape feature or archeological site within the town which is designated pursuant to section 66-9 may be erected, altered, restored, renovated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any architectural features, landscape features or site improvements has been submitted to and approved pursuant to the procedures in this section. As a prerequisite to the alteration, etc., of a single-family home which has been identified as being 50 years or older in the Lake Park Historical Structure Survey, dated June 1998, the community development director shall notify the owner that the home is one of the sites identified in the Lake Park Historical Structure Survey, dated 1998, as being eligible for listing on the local historic register. The community development director shall notify the owner of their eligibility for designation, and seek designation with the owner's consent. All collateral materials, including incentive opportunities, shall be provided to the homeowner. Architectural features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of facades, roofs, windows, doors and appurtenances. Architectural features shall include, when applicable, interior spaces where interior designation has been given pursuant to section 66-9. Landscape features and site improvements shall include, but are not limited to, site regrading, subsurface alterations, fill deposition, paving, landscaping, walls, fences, courtyards, signs and exterior lighting. No certificate of appropriateness shall be approved unless the architectural plans for said construction, alteration, excavation, restoration, renovation, relocation or demolition are approved by the historic preservation board.
- (b) *Board to develop procedures.* The historic preservation board shall set the fees needed and develop procedures for making application for both a regular and special certificate of appropriateness.
- (c) *Standards for issuance.* The town hereby adopts the Secretary of Interior's Standards of Rehabilitation. The historic preservation board shall also adopt supplemental guidelines which may be amended from time to time. These standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, are intended by the historic preservation board to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscape. These guidelines shall also serve as criteria for staff to make decisions regarding applications for regular certificates of appropriateness.
- (d) *Regular certificates of appropriateness.*
- (1) Based on the guidelines for preservation, the designation report, a complete application for a regular certificate of appropriateness, any additional plans, drawings or photographs to fully describe the proposed alteration and any other guidelines the board may deem necessary, the staff of the historic preservation board shall, within ten days from the date a complete application has been filed, approve or deny the application for a regular certificate of appropriateness by the owner of a designated individual site, or property within a designated district.
  - (2) Regular certificates of appropriateness may be issued by staff for ordinary repair and maintenance for which a building permit is not required, the purpose and effect of which is to correct or prevent any deterioration of, decay of or damage to the exterior of such building, structure or site or any part thereof, and to restore the same as nearly as may be practicable to its condition prior to such



- deterioration, decay or damage, using the same materials or those materials available which are as close as possible to the original.
- (3) The findings of the staff shall be mailed to the applicant within three days of staff decision accompanied by a statement in full regarding the staff's decision. The applicant shall have an opportunity to challenge the staff decision by applying for a special certificate of appropriateness within 30 days of the staff's findings.
- (e) *Special certificates of appropriateness.* Special certificates of appropriateness are required for any alteration to buildings or sites other than ordinary maintenance.
- (1) An applicant for a special certificate of appropriateness shall submit his fees and application to the board pursuant to this section and accompany such application to the historic preservation board with full plans and specifications, site plan and samples of materials as deemed appropriate by the board to fully describe the proposed appearance, color, texture or materials, and architectural design of the building and any outbuilding, wall, courtyard, fence, landscape feature, paving, signage and exterior lighting. The applicant shall provide adequate information to enable the historic preservation board to visualize the effect of the proposed action on the applicant's building and its adjacent buildings and streetscape. If such application involves a designated archeological site, the applicant shall provide full plans and specifications of work that may affect the surface and subsurface of the archeological site.
  - (2) The historic preservation board shall hold a public hearing upon an application for a special certificate of appropriateness affecting property under its control. In such instances, notice and procedure of the public hearing shall be given to the property owner by certified mail and to other interested parties by an advertisement in a newspaper of general circulation at least ten days prior to the hearing.
  - (3) The historic preservation board shall act upon an application within 60 days of receipt of application materials adequately describing the proposed action. The historic preservation board shall approve, deny or approve in modified form an application, subject to the acceptance of the modification by the applicant, or suspend action on the application for a period not to exceed 30 days in order to seek technical advice from outside its members or to meet further with the applicant to revise or modify the application.
  - (4) The decision of the historic preservation board shall be issued in writing. Evidence of approval of the application shall be by certificate of appropriateness issued by the historic preservation board or the board's designated staff representative to the applicant and, whatever its decision, notice in writing shall be given to the applicant and the community development department. When an application is denied, the historic preservation board's notice shall provide an adequate written explanation of its decision to disapprove the application. The historic preservation board shall keep a record of its actions under this chapter.
- (f) *Demolition.*
- (1) Demolition of a designated building, structure, improvement or site may occur pursuant to an order of a government agency or a court of competent jurisdiction or pursuant to an approved application by the owner for a special certificate of appropriateness.
  - (2) Government agencies having the authority to demolish unsafe structures shall receive notice of designation of individual sites, districts or archeological zones pursuant to section 66-9(d)(6). The historic preservation board shall be deemed an interested party and shall be entitled to receive notice of any public hearings conducted by said government agency regarding demolition of any designated property. The historic preservation board may make recommendations and suggestions to the government agency and the owner relative to the feasibility of and the public interest in preserving the designated property.

- (3) No permit for voluntary demolition of a designated building, structure, improvement or site shall be issued to the owner thereof until an application for a special certificate of appropriateness has been submitted and approved pursuant to the procedures in this section. Refusal by the historic preservation board to grant a special certificate of appropriateness shall be evidenced by written order detailing the public interest which is sought to be preserved. The historic preservation board shall be guided by the criteria contained in subsection (f)(4) of this section. The historic preservation board may grant a special certificate of appropriateness which may provide for a delayed effective date of up to six months. The effective date shall be determined by the historic preservation board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition delay period, the historic preservation board may take such steps as it deems necessary to preserve the structure concerned, in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested citizens, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features.
- (4) In addition to all other provisions of this chapter, the historic preservation board shall consider the following criteria in evaluating applications for a special certificate of appropriateness for demolition of designated properties:
- a. Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as an historic or architectural landmark?
  - b. Is the structure of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?
  - c. Is the structure one of the last remaining examples of its kind in the town, neighborhood, the county or the region?
  - d. Does the structure contribute significantly to the historic character of a designated district?
  - e. Would retention of the structure promote the general welfare of the town, county or region by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?
  - f. Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?
  - g. Building permit not to issue without certificate. No building permit shall be issued by the community development director which affects any designated property in the town without a certificate of appropriateness.
  - h. Compliance of work with certificate standards. All work performed pursuant to the issuance of any certificate of appropriateness shall conform to the requirements of the certificate. The town manager shall designate an appropriate official to assist the historic preservation board by making necessary inspections in connection with enforcement of this chapter and the manager or the community development director shall be empowered to issue a stop work order if performance is not in accordance with the issued certificate. No work shall proceed as long as a stop work order continues in effect. Copies of inspection reports shall be furnished to the historic preservation board and copies of any stop work orders both to the board and the applicant. The community development director and staff for the historic preservation board shall be responsible for ensuring that any work not in accordance with an issued certificate of appropriateness shall be corrected to comply with the certificate of appropriateness prior to withdrawing the stop work order.

- i. Emergency, temporary measures. For the purpose of remedying emergency conditions determined to be dangerous to life, health or property, nothing contained herein shall prevent the making of any temporary construction, reconstruction or other repairs to a building or site in the town, pursuant to an order of a government agency or a court of competent jurisdiction. The owner of a building damaged by fire or natural calamity shall be permitted to stabilize the building immediately without historic preservation board approval, and to rehabilitate it later under the normal review procedures to this chapter.
- j. No action to constitute approval. If no action upon an application is taken within 60 days from the date of application, such application shall be deemed to have been approved and no other evidence of approval shall be needed. This time limit may be waived by mutual written consent of the applicant and the historic preservation board.
- k. Power of review. The historic preservation board shall have the authority to review applications for certificates of appropriateness for all property in the town, however owned, by either private or public parties. The purposes of this chapter shall apply equally to plans, projects or work executed or assisted by any private party, governmental body or agency, department, authority or board of the town, county or state.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-11; Ord. No. 03-2007, § 2, 7-18-2007)

## **Sec. 66-11. Variances.**

Where, by reason of particular site conditions and restraints, or because of unusual circumstances applicable solely to the particular applicant, strict enforcement of the provisions of this chapter would result in serious undue economic hardship to the applicant, the historic preservation board shall have the power to vary or modify adherence to this chapter; provided always that its requirements ensure harmony with the general purposes hereof and will not adversely affect the town.

- (1) In any instance where there is a claim of undue economic hardship, the owner may submit, by affidavit, to the board at least 15 days prior to the public hearing, the following information:
  - a. For all property:
    - 1. The amount paid for the property, the date of purchase and the party from whom purchased;
    - 2. The assessed value of the land and improvements thereon according to the two most recent assessments;
    - 3. Real estate taxes for the previous two years;
    - 4. Annual debt service, if any, for the previous two years;
    - 5. All appraisals obtained within the previous two years by the owner or applicant in connection with his purchase, financing or ownership of the property;
    - 6. Any listing of the property for sale or rent, price asked and offers received, if any; and
    - 7. Any consideration by the owner as to profitable adaptive uses for the property; and
  - b. For income-producing property:
    - 1. Annual gross income from the property for the previous two years;
    - 2. Itemized operating and maintenance expenses for the previous two years; and
    - 3. Annual cash flow, if any, for the previous two years.

- (2) The board may require that an applicant furnish such additional information as the historic preservation board believes is relevant to its determination of undue economic hardship and may provide in appropriate instances that such additional information be furnished under seal. In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall file with such applicant's affidavit a statement of the information which cannot be obtained and shall describe the reasons why such information cannot be obtained.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-12)

## **Sec. 66-12. Maintenance of designated properties.**

Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior elements of any building or structure which does not involve a change of design, appearance or material, and which does not require a building permit.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-13)

## **Sec. 66-13. Certificates to dig.**

- (a) *When required; how granted.* Within an archeological zone, new construction, filling, digging, the removal of trees, or any other activity that may alter or reveal an interred archeological site shall be prohibited without a certificate to dig. All applications to the town involving new construction, large-scale digging, the removal of trees or any other activity that may reveal or disturb an interred archeological site, in an archeological zone shall require a certificate to dig before approval. Based on the designation report for the archeological zone, a complete application for a certificate to dig and any additional guidelines the historic preservation board may deem necessary, the staff of the board shall, within ten days from the date the completed application has been filed, approve the application for a certificate to dig by the owners of a property in a designated archeological zone. The certificate to dig may be made subject to specified conditions, including but not limited to conditions regarding site excavation. In order to comply with the site excavation requirements of the certificate to dig, the applicant may agree to permit the town or its designee to conduct archeological excavation from the time of the approval of the certificate to dig until the effective date thereof. The findings of the staff shall be mailed to the applicant by registered mail promptly. The applicant shall have the opportunity to challenge the staff decision or any conditions attached to the certificate to dig by requesting a meeting of the historic preservation board. The historic preservation board shall convene within 35 days after such a request and shall make every effort to review and reconsider the original staff decision to arrive at an equitable decision. The decision of the historic preservation board shall be reduced to writing within seven days from the date of the meeting.
- (b) *Approved certificates to dig.* Approved certificates to dig shall contain an effective date not to exceed 60 days at which time the proposed activity may begin, unless the board decides to designate the site in question as an individual site or district pursuant to section 66-9 in which all the rules and regulations pertaining to the designation process shall apply from the date the designation report has been filed.
- (c) *Work to conform to certificate; stop work order.* All work performed pursuant to the issuance of a certificate to dig shall conform to the requirements of such certificate. It shall be the duty of the appropriate government agencies and the staff of the board to inspect from time to time any work pursuant to such certificate to ensure compliance. In the event work is performed not in accordance with such certificate, the official designated by the town manager pursuant to section 66-10(f)(4)h. shall be empowered to issue a stop work order and all work shall cease. No person, firm or corporation shall undertake any work on such projects as long as such stop work order shall continue in effect.



(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-14)

### **Sec. 66-14. Appeals.**

- (a) Within 20 days of the written decision of the historic preservation board, an aggrieved party may appeal the decision by filing a written notice of appeal with the town clerk. The notice of appeal shall state the decision which is being appealed, the grounds for the appeal, and a brief summary of the relief which is sought. Within 60 days of the filing of the appeal or the first regular town commission meeting which is scheduled, whichever is later in time, the town commission shall conduct a public hearing at which time it may affirm, modify or reverse the decision of the board. Nothing contained herein shall preclude the town commission from seeking additional information prior to rendering a final decision. The decision of the town commission shall be in writing and a copy of the decision shall be forwarded to the board and the appealing party. Within the time prescribed by the appropriate Florida Rules of Appellate Procedure, a party aggrieved by a decision of the town commission may appeal an adverse decision to the circuit court in and for the county. The party taking the appeal shall be required to pay to the town clerk the sum of \$200.00 to defray the costs of preparing the record on appeal.
- (b) Certain properties in the town were given historic designation against the wishes of their owners. Because nonconsensual designation is hereby abolished in the ordinance from which this section derives, the town commission finds that it is appropriate to allow those property owners an opportunity to resume the control of their property. As such, during a period of time not more than 180 days from the effective date of this section, owners of those properties which were designated without their permission or consent may apply directly to the town commission for a de-designation of those properties. The list of addresses which were so designated is available at town hall.
- (c) In the event of a plan to demolish any such properties which are de-designated in this time frame pursuant to subsection (b) of this section shall follow the following procedure: not less than 90 days prior to making an application for demolition, the owner shall notify the town commission in writing of the owner's intent to apply for a demolition permit. Such written notice shall be placed on the next available agenda of the town commission, however, no action is required of the commission regarding such written notice.

(Ord. No. 6-1998, § I, 7-1-1998; Ord. No. 13-2001, § 1, 10-3-2001; Code 1978, § 34-15)

### **Sec. 66-15. Penalties.**

Failure by an owner of record or any individual or private or public entity to comply with any provisions of this chapter shall constitute a violation hereof and shall be punishable by civil or criminal penalties including a fine of not more than \$500.00 per day for each day the violation continues and including a requirement that any work performed contrary to this chapter must be removed and the property returned to its condition prior to commencement of said action. The code compliance board shall have jurisdiction to enforce the codes and ordinances of the town.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-16)

### **Sec. 66-16. Incentives.**

All properties designated as individual sites or as designated properties within a district shall be eligible, upon application by the owner, for any available financial assistance set aside for historic preservation by the town contingent on the availability of funds and the scope of the project as described in the application.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-17)

## Sec. 66-17. Tax exemptions for historic properties.

- (a) *Scope of tax exemptions.* A method is hereby created for the town commissioner, at its discretion, to allow tax exemptions for the restoration, renovation, or rehabilitation of historic properties. The exemption shall apply to 100 percent of the assessed value of all improvements to historic properties which result from restoration, renovation, or rehabilitation made on or after the effective date of this chapter. The exemption applies only to taxes levied by the town. The exemption does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to section 9(b) or section 12, Article VII of the Florida Constitution (Fla. Const. art. VII, §§ 9(b), 12). The exemption does not apply to personal property. The exemption under this chapter does not apply to properties within a community redevelopment area previously or hereafter established pursuant to F.S. ch. 163, pt. III (F.S. §§ 163.330—163.463), by either the Board of County Commissioners of Palm Beach County or the town commission.
- (b) *Duration of tax exemptions.* Any exemption granted under this section to a particular property shall remain in effect for ten years. The town commission shall have the discretion to set a lesser term. The term of the exemption shall be specified in the resolution approving the exemption. The duration of the exemption as established in the resolution granting the exemption shall continue regardless of any change in the authority of the town to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained in their historic state over the period for which the exemption was granted.
- (c) *Eligible properties and improvements.*
- (1) Property is qualified for an exemption under this section if:
    - a. At the time the exemption is granted the property:
      1. Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended, 16 USC 470 et seq.;
      2. Is a contributing property to a National Register-listed district; or
      3. Is designated as a historic property, or as a contributing property to a historic district, under the terms of a local preservation chapter; and
    - b. The historic preservation board has certified to the town commission that the property for which an exemption is requested satisfies subsection (c)(1)a of this section.
  - (2) In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:
    - a. Be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and
    - b. Be determined by the historic preservation board to meet criteria established in rules adopted by the department of state.
- (d) *Applications.* Any person, firm, or corporation that desires an ad valorem tax exemption for the improvement of a historic property must, in the year the exemption is desired to take effect, file with the town commission a written application on a form prescribed by the department of state. The application must include the following information:
- (1) The name of the property owner and the location of the historic property;
  - (2) A description of the improvements to real property for which an exemption is requested and the date of commencement of construction of such improvements;

- (3) Proof, to the satisfaction of the historic preservation board, that the property to be rehabilitated or renovated is a historic property under this section;
  - (4) Proof, to the satisfaction of the historic preservation board, that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for Rehabilitation and will be made in accordance with guidelines developed by the department of state;
  - (5) Other information identified in appropriate department of state regulations, or requested by the historic preservation board; and
  - (6) The property within the jurisdiction of the historic preservation board has filed a completed application for a certificate of appropriateness for the qualifying restoration, renovation, or rehabilitation.
- (e) *Required covenant.* To qualify for an exemption, the property owner must enter into a covenant or agreement with the town commission for the term for which the exemption is granted. The form of the covenant or agreement must be established by the department of state and must require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. Violation of the covenant or agreement results in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3).
- (f) *Review by historic preservation board.* The historic preservation board, or its successor, is designated to review applications for exemptions. The historic preservation board must recommend that the town commission grant or deny the exemption. Such reviews must be conducted in accordance with rules adopted by the department of state. The recommendation, and the reasons therefor, must be provided to the applicant and to the town commissioners before consideration of the application at an official meeting of the town commission.
- (g) *Approval by town commission.* A majority vote of the town commissioners shall be required to approve a written application for exemption. Such exemption shall take effect on the January 1 following substantial completion of the improvement. The town commission shall include the following in the ordinance approving the written application for exemption:
- (1) The name of the owner and the address of the historic property for which the exemption is granted.
  - (2) The period of time for which the exemption will remain in effect and the expiration date of the exemption.
  - (3) A finding that the historic property meets the requirements of this section.
- (h) *Recording in public record.* The covenant evidencing the tax exemption shall be recorded by the town at the owner's expense in the public records of the county.

(Ord. No. 6-1998, § I, 7-1-1998; Code 1978, § 34-18)

**TOWN OF LAKE PARK  
HISTORIC PRESERVATION BOARD  
AUGUST 31, 1998  
7:00 P.M.**

**PRESENT:** Jon Blehar, Chair  
Mike Scheihing, Vice Chair  
Jeff Blakley  
Cindy Lindskoog  
Jeff Baumer, Alt.  
Mae Siders, Alt.

**ALSO PRESENT:** Terry Leary, Town Manager  
Barbara Scheihing, Town Clerk  
David Thatcher, Community Development Director

**I. CALL TO ORDER:**

Chair Blehar called the meeting to order at 7:10 P.M.

**II. ROLL CALL:**

The Town Clerk called the roll. All members were present.

**III. APPROVAL OF MINUTES - AUGUST 3, 1998:**

Chair Blehar asked if there was any discussion or correction of the minutes.

Chair Blehar asked for a motion to approve the minutes of the August 3, 1998 meeting.

Motion was made by Mike Scheihing and seconded by Jeff Blakley. Vote was taken and the motion was passed unanimously.

**IV. OLD BUSINESS:**

Mike Scheihing asked about the signage of the 918 Park Building and the TCC district. David Thatcher advised that the sign/s were being worked on by Baron Signs as part of their deal with Code Enforcement. They have put together some attractive designs and ideas, and are putting together an outline of costs. We have a town wide sign code and a section of the TCC code that is supplemental to the overall sign code. Baron's is working on a common design theme for signage downtown and conceptual color drawings of individual businesses. They will also work with the businesses to assist them with sign design. Ms. Leary said that once a building is designated, the owner would need to obtain a certificate of appropriateness to do any work to the building. This would be obtained at the Staff level, if it were simplistic and if not, they would make their application before the Board and they would have to agree or not agree to give them a letter of appropriateness, based on their project.

Chair Blehar asked if there was any other old business. There was none.



V. NEW BUSINESS:  
None

VI. PUBLIC HEARING:

A. The designation of 918 Park Avenue. Ms. Leary advised that the town was in the second phase of the process, the Public Hearing point. Mr. Thatcher advised that the last page of the handout for the meeting showed the process. Chair Blehar asked if anyone wished to make a motion regarding the designation of 918 Park Avenue as a historic property.

**MOTION:** Mike Scheihing made the motion to designate 918 Park Avenue and the motion was seconded by Jeff Blakley.

Chair Blehar then asked for discussion. Ms. Leary said she would make a statement for the record. She advised that it had been the original Post Office, dating back to the 1920's, a Mediterranean revival style, it was presently in our downtown and was the last remaining building from the Kelsey City days. Mr. Blakley stated that half of the building was the Post Office and the other half was Lake Park Sundries. Chair Blehar asked for any other comments from the Board. There were none. Chair Blehar opened the discussion to the public. Roger Grunke, architect and property owner who resides at 123 Hawthorne Dr., Lake Park, was recognized. Mr. Grunke asked if there would be design guidelines when a building is nominated as a historic structure. Mr. Thatcher said that Staff and the Historic Preservation Ordinance, adopted, by reference, the U.S. Department of the Secretary of the Interior's guidelines. Mr. Grunke then asked, with the building being nominated, will such things as the windows and decorative features be in line with the Secretary of Interior's guidelines. Chair Blehar asked for clarification. Mr. Grunke wanted to know if the building would be returned to certain standards such as, windows. Chair Blehar stated that it was unknown. Mr. Grunke then inquired if designating a building a landmark did not require these things. Chair Blehar responded no, the designation of historic landmark did not require the owner to do the restoration. Ms. Leary confirmed that statement. Chair Blehar said it just states the building is historic. Mr. Thatcher advised that the requirements became applicable when someone proposes to do a renovation. Mayor Wagner advised that he had worked with Dale Waters in West Palm Beach when Mr. Waters developed a handbook on historic designations. One of the things in the handbook was, depending on the district classification, the building can receive both grant monies and low interest loans for restoration to it's original condition. The limitations placed on buildings, in the West Palm Beach guidelines, were that windows and doors and things of that nature must meet the current hurricane codes. They could not replace the old 1920's windows to meet current codes. There were replacement windows that were aesthetically consistent with that design and meet current code. Loans could be applied for, specific to a renovation, and applicants could receive the monies to make those changes. That thick yellow book should be available to all Board members. The book gave step by step instruction on how

to restore a building, to develop a historic district and is located in Town Hall. The changes are not required, but you do have the ability to make the changes. **Ms. Leary** advised that once the designation is done and the person comes in for a building permit, the property is flagged and the review process begins. **Mr. Thatcher** advised that the consultant stated that this property recommendation\designation would also be accepted by the National Register; it is that significant in Town. **Chair Blehar** asked for any other comments from the public. There were none.

**Chair Blehar called the question. Chair Blehar asked all those in favor of the motion to designate 918 Park Avenue as a historic property signify by saying ave. There was no opposition. Motion passed unanimously.**

**B. Designation of 412 Evergreen Drive, owned by the Palm Beach County School Board, as a historic property.** **Chair Blehar** asked if the Staff had any other information to bring before the Board. **Ms. Leary** advised that she didn't have a great deal to add, other than the information that was previously supplied. The School Board has gained title to the property and the Commission, Mayor, Staff and the Education Committee went to the School Board last week and asked if they were not going to use the property for the expansion of their campus, requesting that they give the Town financial assistance in moving the house. The School Board agreed, in concept, to give the Town \$8,000 toward the move. That money would come from the cost of demolition \$4,000 and the \$4,000 that the School Board owed the Town for the last house. It had not been voted on or approved by the School Board yet, but that they felt they had reached a consensus and it would appear on their agenda for September 23, 1998. **Chair Blehar** asked for any other comments from staff. **Mae Siders** stated that she worked for the School Board and wanted to know if there was a conflict of interest for her. **Mayor Wagner** stated no, as she did not stand to realize personal gain, as determined by the Town Attorney.

**MOTION: Cindy Lindskoog made the motion that the Board designate 412 Evergreen Drive, Lake Park, Florida as a historic landmark. Chair Blehar asked for a second. The motion was seconded by Mike Scheihing.**

**Chair Blehar** asked for discussion by the Board. **Mr. Blakley** stated he wasn't present at the last meeting and missed a little bit of the administrative procedure used to determine the historic designation. The information that he received stated that owner issue is part of the process. **Mr. Thatcher** advised that it was an option but could be either one. (1) The Staff or Town could take the initiative or (2) the owner could take the initiative. **Mr. Blakley** questioned going through the steps. **Mr. Thatcher** advised that to clarify, steps one and two were options. **Ms. Leary** said that steps three through seven must be taken no matter who initiated the process. **Chair Blehar** advised that the Board was in the midst of that process. **Ms. Leary** said that the owner had been notified. **Mr. Blakley** stated that it did not say owner notified, it said owner initiative, which to him meant that the owner initiated the process. **Mrs. Lindskoog** stated or Staff. It had to be one or the other. **Chair Blehar** asked if Staff clarified that it could be one or two. **Mr. Thatcher** advised that it was according to the ordinance that was adopted by the town. **Ms. Leary**

further advised that the owner was notified of the hearing. If they had any objection they would have been at the meeting. **Mr. Blakley** was concerned that correct procedure was followed. **Ms. Leary** and **Mr. Thatcher** advised that it was being followed according to the ordinance. **Mr. Thatcher** stated that the wording needed to be corrected to reflect that one and two were alternatives. **Chair Blehar** stated that his experience had been that since the mid 60's, when questions came up concerning historic properties, often the owner was opposed to historic designation and that did not make it illegal to declare the property historic. **Chair Blehar** asked for any other questions from Staff. There were none. **Mr. Blehar** asked for public comments or questions. **Mayor Wagner** advised that the building could be purchased by a commercial operator for a location somewhere in our commercial district. The Town would want to maintain the facade and the exterior as authentic as possible to be consistent with plans for the downtown. That, needs of a commercial establishment were very different from the needs of a residence. **Mayor Wagner** asked if it would restrict the utilization of this building by giving it a historical designation, making it very difficult to do the internal remodeling that needed to be done. He also asked if there were any limitations in the ordinance that would inhibit the owner from making those changes to operate it as a commercial establishment? **Ms. Leary** replied "no," the ordinance only dealt with facade and exterior. There were instances that would require a lot of input or significance on the interior (Town Hall). But interior was not a subject of this designation. The **Mayor** asked if the ordinance dealt with the interior at all. **Ms. Leary** said no. **Mr. Thatcher** said the exterior would need the certificate of appropriateness which would consider all facets of the redevelopment, the fact that the building was being saved and not demolished. **Chair Blehar** asked for any other comments from the public. There were none.

**VOTE: All those in favor of the designation of 412 Evergreen Dr. as a historic designation signify by saying aye. All opposed, none. Motion passed unanimously.**

**C. Designation of Lake Park Elementary School as a historic property.** **Chair Blehar** asked if the Staff cared to add any comments or bring the Board up to date regarding Lake Park Elementary School.

**MOTION: Mr. Blakley made the motion to designate Lake Park Elementary School a historic property. Mr. Scheihing seconded the motion.**

**Chair Blehar** asked for discussion. **Mrs. Lindskoog** said she hoped that this action did what the Board intended it to do and that it would hold some kind of credence with the School Board. **Mayor Wagner** said that it should, based on the meeting the other night, cause them to take a good hard look at preserving the main building interior materials. There was a sentiment on the School Board, and there was more than a majority there, so there was a consensus to try to preserve as much of it as they could. They said they had done it before, with Northwood and Northgrade Elementary, and some of the other schools. **Mrs. Lindskoog** stated that her concern with our previous dealings with the School Board was what recourse the town would have if one day they just backed down.

**Mayor Wagner** said none really, but maybe next year things would be such that the Legislature acts in the direction they expected it to, but that could not be predicted. The cities, municipalities and counties would have much more influence on what happened to schools within their boundaries. The Florida League of Cities had made that one of their legislative priorities. **Ms. Leary** advised case law on historic preservation, in this case especially, would give the town injunctive relief which could stop them from demolishing the building. **Mr. Blakley** voiced a concern. He said there was an election coming up. The school had been on TV recently as being more than 100% over capacity. **Mayor Wagner** and **Ms. Leary** advised the figure was 182%. **Mr. Blakley** said he wouldn't want the School Board to view the town as obstreperous and have that used against all of them, particularly the current administration, as standing in the way of progress. So he thought that it needed to be reported to the press, in the manner in which it was intended, rather than be construed as somehow standing in the way of progress. **Mr. Thatcher** said a press release could be done. **Mayor Wagner** agreed and further advised that a plaque could be done with the historic designation. **Ms. Leary** agreed. **Mayor Wagner** advised that it would be a way to get the press to come out. **Ms. Leary** said that the School Board was in the process of construction of the other building. Theoretically the town could stop that and say it was a designated property and they must obtain a certificate of appropriateness. But the town was not talking about doing that. That to construe the town as stopping progress was ridiculous. What the town was trying to preserve the original part of this building. That knocking the building down would not eliminate their overcrowding problem. **Mr. Thatcher** said it was still a good idea and an important thing that the Town was doing for all three buildings and the press release of that action, including the school, was a good idea. **Mayor Wagner** advised trying to get national designation for the school. **Ms. Leary** advised that two of the buildings were eligible, the house and the 918 building. She explained that the School Board had been advised that this meeting was going to take place to attempt to obtain historical designation for the school property. **Mike Scheihing** advised applying for national designation for the 918 building, and the Evergreen house along with the school building. **Mr. Thatcher** agreed, along with **Ms. Leary**. **Chair Blehar** asked for further comments from the Board. **Mr. Blakley** asked if the School Board had said that they were going to knock down part of the existing school. **Mayor Wagner** responded no, they are said that they were going to knock down the whole thing, except for the new building. That was the recommendation of their engineer, after he toured the site, and was stated again last Wednesday. **Mr. Blakley** said that was probably a recommendation from a structural standpoint. **Mayor Wagner** advised recommendations had been made before regarding other schools and that it was more expensive, but it was possible to go in and strip out the structure and rehabilitate the building without disturbing the facade. **Mr. Blakley** advised that the School Board was at the June or July meeting (P & Z) and that the commission approved what they were doing now, as far as construction went. He thought that if the School Board was going to do something like tearing the place down, they would have to go through proper channels. The Mayor stated "no". Under current law, the School Board is exempt from municipal and county regulation. That was modified by the last



Legislature and they hoped to get it modified even further. **Ms. Leary** said that the ordinance could be enforced by an injunction. **Mrs. Lindskoog** advised that the School Board was at the meeting and that they had stated that they were there strictly out of courtesy. **Mr. Blakley** stated that the other thing on record was that the School Board was going to get someone in June, or a couple of weeks after, to do a study on what they wanted to do there. They did say that they were going to work with our Staff on that. **Mayor Wagner** advised that the School Board designated \$249,000 to do a Needs Assessment at the school and that included a structural analysis and so forth. The differences in dealing with staff and elected officials was; that staff made recommendations and elected officials, if they all agree, gave direction to staff as to what they will do. The studies would then fall into place. One of the problems the town had over the last several years in communicating with them was working with staff and then going to a School Board Meeting or speaking with a School Board member and being told that they did not know what the town was talking about. They had no knowledge that any negotiations were going on so the town decided to go at it the other way. The town is still maintaining the staff communication but is now communicating with the School Board Members and have found that this procedure brings quicker results.. **Mr. Thatcher** gave an illustration of the cooperation given by the School Board. **Mr. Blakley** said that they had already done some of the work on that site plan that had been shown to the Board that night and he had gone down a night or two later and the work was already done. **Mr. Blehar** asked for any other comments. **Mr. Baumer** said that the map attached next to the photograph showed what was known as the old gymnasium also blackened in, but the application had no reference to the gymnasium, which was very old and had a very ornate and almost as nice ceiling as the Commission Chambers. He asked if the town was also trying to incorporate that building as part of this designation? **Ms. Leary** advised that the Historic Boards' job was to approve, amend or deny the information presented to them. **Mr. Thatcher** stated that the text, after the page with the map on it, the narrative description of site, A. the last couple of sentences; A historic one story outbuilding, featuring stuccoed exterior walls, etc. situated in the northwest. **Mr. Baumer** stated that he thought the description should be more specific and suggested that an amendment to the motion be made.

**AMENDMENT TO MOTION: Mr. Blakley amended his motion to include the existing gymnasium. Chair Blehar stated that the motion had been amended by Mr. Blakley and seconded by Mr. Scheihing. Chair Blehar called for a vote. There was no opposition. The motion passed unanimously.**

**Chair Blehar** stated that the amendment was now part of the original motion and should make it clear that the Board meant both buildings. **Chair Blehar** asked for comments from the Public regarding Lake Park Elementary School. There were none. **Mr. Scheihing** stated that a correction should be made to the location of the school on the street review. That the map showed the school location between Date Palm and Evergreen and not Evergreen and Foresteria. **Chair Blehar** advised that it was changed on one form but was missed on this form. **Chair Blehar** asked Staff to make those

corrections. Ms. Leary and Mr. Thatcher agreed.

**VOTE: Chair Blehar took a vote on the Historic Designation of the property. There was no opposition. The motion passed unanimously.**

**Will Wagner** of 1600 Flagler Blvd. stated that he was not clear as to the 101 structures, what the schedule was to designate the balance of the structures. There was construction, and he knew Staff was aware, on a historic building on Lakeshore Drive that was the former Dupont House. The house had a wine cellar and was one of the very few buildings like it anywhere in Palm Beach County, or the Town of Lake Park. The gentleman that bought it is very anxious to restore it and has already done some very nice things in terms of remodeling it. **Mr. Wagner** said that if the Town was going to pick significant houses for historic preservation, the house on Evergreen was the low end of the spectrum, whereas the Dupont house was probably one of the very few that in the north county that certainly deserved some designation. **Mr. Wagner** said that it was one worth investigating and determining what the priority would be. **Chair Blehar** said that in the first meeting of the Board procedure was explained but he wasn't aware of any priority of designation being set. **Mr. Wagner** advised that there was on-going construction on the property at the present time, and that things might be lost. **Ms. Leary** advised that the process was just being developed and everyone was new to it. Staff felt that these two buildings were under threat. She said that she thought the Chuck Watkins building was a good place to start because it was already under renovation, and because he was so willing, I thought that would be a good place to start. Mr. Knox owns the house on Lake Shore Drive and she had watched with great interest what he was doing. He put a new barrel tile roof on the house and painted it. He replaced the windows with wood casement. **Ms. Leary** said that she would bring Lake Shore Drive up next time. She said she chose the Evergreen property because the bulldozer was on the way. **Chair Blehar** asked if everyone received the 101 addresses in the mail. The members of the Board could, if they knew of houses that they had a particular fondness for or particular appreciation for, could initiate properties for Staff to consider the appropriateness of. Then Staff would know which properties might be next in line. **Mrs. Siders** advised Dale Dougherty was working on a bicycle tour of these 101 buildings and that the Board members would be invited to attend. **Mr. Thatcher** advised that the thick resource book containing all of the individual building description pages and maps for each of the 101 houses/buildings was available. Mr. Thatcher considered making copies of the book, but the cost was prohibitive. We could have a couple made and they could be circulated amongst the Board for review. He felt that of the 101 properties there were probably 25 that were top notch. Recommendations are based on the Architectural Historian looking at the structure; the windows that have been changed or not changed, the additions, and all of those factors. Had the building been changed beyond recognition, beyond historical significance, and what would be involved in returning the building to it's original state. The Architectural Historian would make a judgement as to what it was worth in the building. **Chair Blehar** said that it would be up to two main bodies, the Historic Board and Staff to determine. He did not think that there was anything to prevent either from



making the initial presentation. **Mr. Blakley** stated that he thought that the Harry Kelsey house should be done first, also the Knox house, Dr. Crape and 4th and Date Palm. **Mrs. Lindskoog** said that she understood that some kind of notification was going to be given to the owners of all of those homes. **Ms. Leary** advised that notification had been done and further advised that her secretary had sent a letter to each of the addresses, making sure the correct owners received it. The letter welcomed the owners to come in and ask questions, to sit through the meetings and to go through the process, advising them that Staff would assist them. **Chair Blehar** then asked for any other comments from the Board or the Public. A resident stated that he would like to back up Jeff's suggestion about the Kelsey house and the other three or four on the corner there, because they would gain greater importance as a result of being in a little group. They were not significant buildings like the Town Hall, but because they create a small neighborhood, they had a special importance and were also under a certain amount of pressure / threat because they were prime commercial locations. He said that he would like to see the City Architect or the City do something to help the individual owners address their modern needs, while accommodating whatever would be appropriate as a historic building. In other words a dentist office, restaurant, or whatever it may be, certainly can and all over the world, are put into historic buildings. How the Town did it would make it successful or unsuccessful. The building could still be preserved and the ambiance of the space could be destroyed by inappropriate parking or whatever. That was something I would like to see the design segment address. **Chair Blehar** advised that as Staff said earlier, the Town was in the process of developing historic guidelines and thought that it would just take some time. **Chair Blehar** asked if there were any other matters regarding the Historic Board. **Ms. Leary** stated that the Town Clerk had prepared a draft of the resolution and the resolution needed to be recorded in the property records as well as sent to several different agencies. **Mr. Thatcher** asked if each property would require a separate resolution. **Ms. Leary** stated "yes." The resolution that she had was just a sample for the 918 building. She further asked if **Chair Blehar** could come in to Town Hall during the week and sign the resolutions once the preparation was completed. **Chair Blehar** asked if there was any other business regarding the Historic Preservation Board. There was none and **Chair Blehar** asked for a motion to adjourn.

**MOTION: Mr. Blakley made the motion to adjourn. The motion was seconded by Mrs. Lindskoog. A vote was taken and the motion passed unanimously.**

Meeting was adjourned.

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  
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**RJ HEISENBOTTLE**  
ARCHITECTS



### 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.



Nina Caruso  
Director of Historic Preservation Services

Early House Data Base

918 Dixie Way (Park Avenue)

Block 2, Lots 8,9,10

1928/29 owner: Mrs M Woodbury

1927 Business Paint Distribution Company, Pappy Arnold Grocery

1947 Business – Lake Park Sundries (Phone 3081)

1955/7 Resident – Lisle C Williams

1959 Businesses U S Post Office, Frank J Maynard, atty., Lake Park Sundries

1974/1975 Resident – Bruce Bower, Mrs Foster Carroll

1998 Owner/Resident – Chuck Watkins















918 Dixie Way 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.

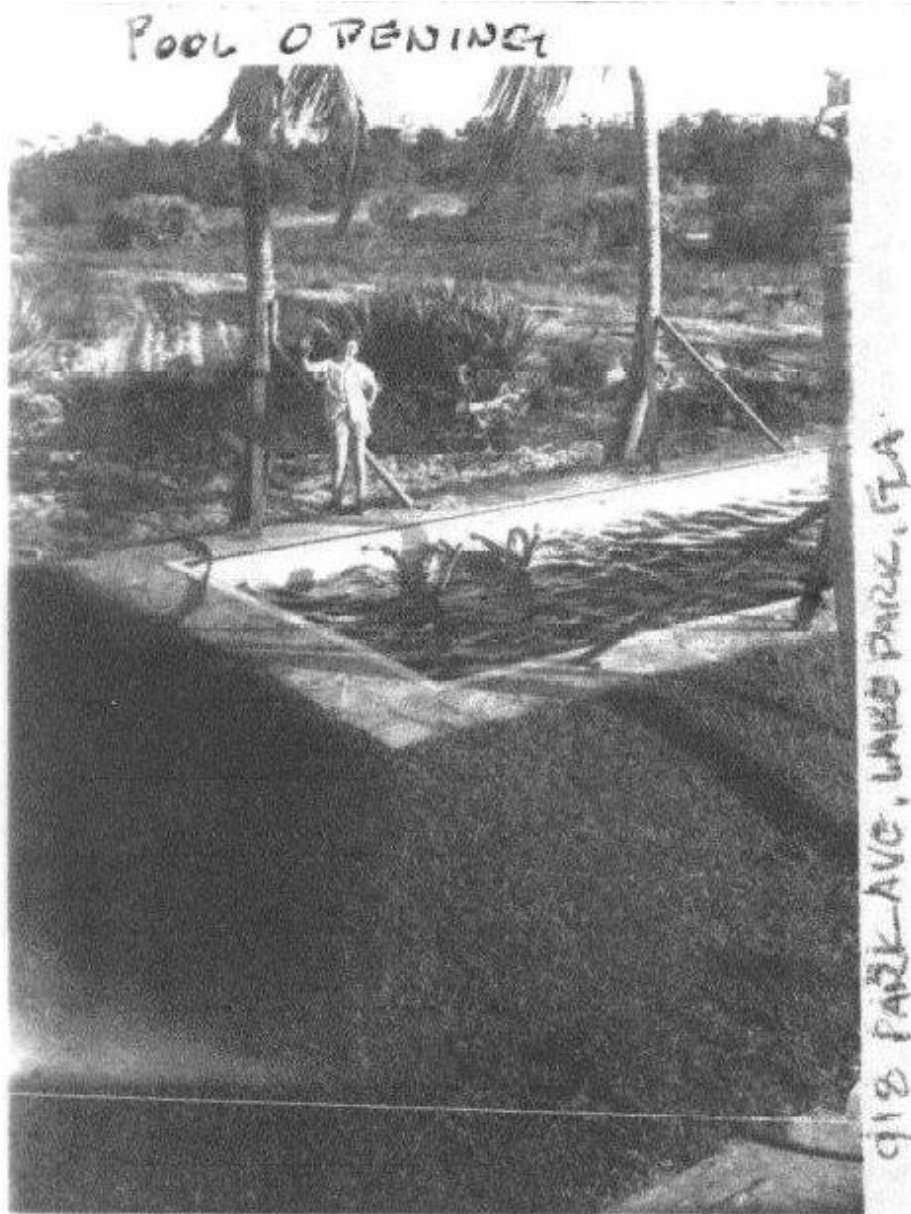


**47.** 918 Building—918 Park Avenue—  
Mediterranean Revival, ca. 1924

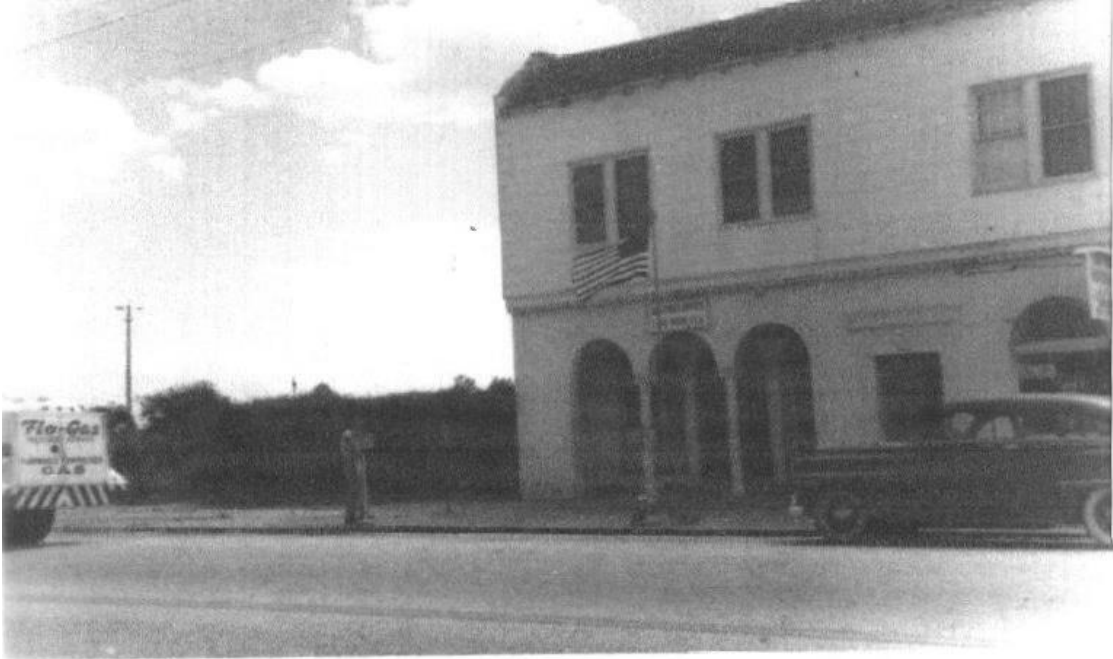


The 918 Park Building was constructed about 1924 as one of the commercial buildings in the business zone of Kelsey City, as well as the post

office. It served as the office building for the J. Y. Arnold Construction Company, one of the primary builders of Kelsey City. It was one of the few buildings in this area to survive the 1928 hurricane. The building is Mediterranean Revival in style, as can be seen by the arched openings, spiral cast stone columns and quoins at the corners. Pecky cypress brackets support the pent roof which obscures the flat roof of the building.



WHYNE & KAYE 17 DEC. 48 pool was built just behind 918.



919 PARK AVE, LAKE PARK, FL. \* 1950

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Park Building

other names/site number 8PB9607

**2. Location**

street & number 918 Park Avenue ☐ not for publication

city or town Lake Park ☐ vicinity

state FLORIDA code FL county Palm Beach code 099 zip code N/A

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

Florida State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that the property is:

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

- ☐ entered in the National Register  
☐ See continuation sheet
- ☐ determined eligible for the  
National Register  
☐ See continuation sheet.
- ☐ determined not eligible for the  
National Register  
☐ See continuation sheet.
- ☐ removed from the National  
Register.
- ☐ other, (explain) \_\_\_\_\_



Park Building  
Name of Property

Palm Beach County, Florida  
County and State

Item 1.

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(Check only one box)

- ☒ buildings  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing

Noncontributing

1

0

buildings

sites

structures

objects

1

0

total

### Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

Historic and Architectural Resources of Kelsey City, FL

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: business

### Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: business

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:

Mediterranean Revival

### Materials

(Enter categories from instructions)

foundation Concrete

walls Stucco

roof Barrel Tile

other

### Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

## 8. Statement of significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction of represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record

### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

### Period of Significance

C1919-1929

### Significant Dates

C1925

### Significant Person

### Cultural Affiliation

### Architect/Builder

Arnold Construction Company

#### Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☒ Other

#### Name of Repository

Lake Park Town Hall, Historical Society of Palm Beach Co.

**10. Geographical Data**Acreage of Property Less than one acre**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	5	9	2	2	1	0	2	9	6	4	4	2	0
Zone	Easting		Northing												
2															

3															
Zone	Easting		Northing												
4															

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Amy Groover, Architectural Historianorganization Janus Research date May 31, 1998street & number P.O. Box 919 telephone 813-821-7600city or town St. Petersburg state Florida zip code 33731**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Mr. Chuck Watsonstreet & number 918 Park Avenue telephone \_\_\_\_\_city or town Lake Park state FL zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 1

Park Building/918 Park Avenue  
Lake Park, Palm Beach County  
Kelsey City Multiple Property Submission

**Section 7:**

**Summary**

The Park Building, 918 Park Avenue, 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. The two-story rectangular building was constructed circa-1925. The hollow tile structural system is concealed by stucco and rests on a concrete slab foundation. The building has a pent roof sheathed with barrel tiles on the north elevation. Fenestration includes metal awning and wood fixed storefront windows. This Mediterranean Revival commercial building expresses features of the style including arched openings, twisted cast stone columns, and quoins on the first floor. Pecky cypress brackets are located underneath the pent roof's eave. As the last remaining intact example of an early twentieth century commercial structure within the Town of Lake Park (formerly known as Kelsey City), the Park Building retains the overall integrity of its design and individual architectural features.

**Setting**

The Park Building occupies an interior lot on the south side of Park Avenue (formerly known as Dixie Way) in the central commercial district of Lake Park. The building is the only extant historic commercial structure remaining from the original Kelsey City commercial district. The present setback of the building from Park Avenue is approximately 6 to 8 feet. This setback is much less than the setbacks exhibited by the surrounding nonhistoric structures. Strip shopping centers with frontal parking lots are located to the east and west of the Park Building. Across Park Avenue is another strip shopping center fronted by a parking lot. To the rear of the building is a small parking lot, which accommodates tenant parking.

When the Park Building was constructed around 1925, it was one of numerous commercial buildings located along Park Avenue. In the 1920s, both sides of Park Avenue were lined with commercial structures. Kelsey City's commercial area was typical of Land Boom-era commercial districts throughout Florida. The predominantly two-story buildings exhibited Mediterranean Revival or Spanish influences, flat roofs, hollow tile construction, and were constructed directly adjacent to one another. In order to utilize the expensive land to the fullest extent, these buildings were built to cover most of the lots and usually had common walls with the neighboring buildings. Historically, the buildings' setbacks from the road were comparable to the present setback of the Park Building. Unfortunately, the September 1928 hurricane destroyed the majority of the commercial buildings along Park Avenue.



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Park Building/918 Park Avenue  
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Kelsey City Multiple Property Submission

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**Narrative Description: Exterior**

The main (north) facade of the Park Building faces Park Avenue (Photograph One). The first floor is divided into seven bays. The entrance is located in the center bay; the rectangular entrance opening has a classically-inspired cast stone door surround of stucco scored to resemble stone blocks. A circular cast stone medallion is located above the central entrance. On the first floor, the entrance is flanked on each side by three arched openings. The arches are supported by cast stone turned columns; ornate capitals top the columns. The arched openings are also surrounded by stucco scored to resemble stone blocks. Beyond the archways located to the left of the main entrance is a recessed storefront. The storefront features a wood frame fixed window and two doors; one door is a modern metal frame type and the other is an original wood frame fully-glazed door. The three archways to the right of the central entrance feature a recessed entrance in the middle archway and fixed storefront windows in the flanking archways. It appears a portion of the arches may have been enclosed. On the north elevation, the second floor slightly cantilevers over the first floor. Four pairs of windows are located on the second floor of this elevation. Although metal awning windows have replaced the original wood frame double-hung windows, the original window openings have been maintained. Pecky cypress brackets are evident underneath the roof eave on the second floor.

The east elevation features a single door and metal awning window on the first floor. Four pairs of metal awning windows and a smaller single metal awning window are present on the second floor. This elevation possesses a stepped parapet with barrel tiles along the roof edge. The west elevation exhibits a single metal frame window on the first floor. A portion of the second floor is recessed and acts as a balcony. Several metal frame awning windows are located within the recessed area and a metal fence extends across this portion of the west facade. Vents are visible near the roofline.

**Alterations**

The Park Building has undergone minor modifications over the years. It appears the archways to the west of the main entrance have been partially enclosed with removable materials. Fixed storefront windows are also located within the archways. Throughout the building, the original second floor windows have been replaced with metal awning windows. On the east elevation, several of the windows have air conditioning units placed in them. The west elevation features an air conditioning unit placed within the wall. Nevertheless, the majority of the historic features and fabric remain intact. Therefore, the modifications to the building do not compromise its historic physical integrity.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Park Building/918 Park Avenue  
Lake Park, Palm Beach County  
Kelsey City Multiple Property Submission

**Section 8:**

**Narrative Statement of Significance**

**Summary-Areas of Significance**

The Park Building is eligible for inclusion within the Kelsey City Multiple Property Submission as it fulfills Criteria A and C for listing in the **National Register of Historic Places**. This building possesses local significance in the areas of Architecture and Community Planning and Development. Its Community Planning and Development significance is based on its association with the Arnold Construction Company and their contributions to the development of Kelsey City during the Florida Land Boom era in the 1920s, when South Florida was a major center of business and real estate activity. The building is architecturally significant because it represents the popular Mediterranean Revival style of the 1920s. The early twentieth century commercial buildings previously located within the former Kelsey City central business district are no longer extant. Because the Park Building is the last remaining intact historic commercial building within Lake Park and it maintains associations with the early development of Kelsey City, this structure is considered to be a significant local resource.

**Summary-Historic Context**

\*Please see cover nomination for the Kelsey City Multiple Property Submission for the complete Statement of Historic Context.

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 Seymour Kelsey, a multi-millionaire 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 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

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NATIONAL REGISTER OF HISTORIC PLACES  
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Park Building/918 Park Avenue  
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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.

**Criterion A: Community Planning and Development Significance**

The Park Building is significant under Criterion A for its association with the development of Kelsey City during the 1920s, the Town's most important period of growth and progress. The building was a direct response to the rapidly increasing population of new residents and expansion of business occurring in Kelsey City in the 1920s. Located in the commercial core of Lake Park (formerly Kelsey City), the Park Building served the community as a center of commercial and construction activity. The building is also associated with important citizens who were notably involved in the development of Kelsey City.

When Kelsey City was established in 1919, town founder, Harry Kelsey and his East Coast Finance Corporation were the primary land owners throughout the area. During the first few years of the Town's development, Kelsey encouraged and regularly financed the construction of residential and commercial buildings as well as industrial enterprises. However, as the excitement of the Land Boom increased and news of Kelsey City's progressive development and rapid growth spread, many people began to get involved in speculative real estate deals. The Kelsey City tax rolls from the early-1920s reveal that great numbers of residents from the neighboring city of West Palm Beach owned lots within the Town. Because Harry Kelsey lived part of the year in Boston and advertised his development in northern newspapers, investors from the North were also purchasing property in the Town.

From the time Kelsey City was founded until 1924, the East Coast Finance Corporation owned all the property in the Town's central business district. In 1924, the Town's tax rolls indicate that Percy E. Woodward from Boston, Massachusetts was paying taxes on several lots in Block 2. Block 2 was located within the area designated for light business use in the Olmstead brothers' plan of Kelsey City. In 1925, the Arnold Construction Company purchased the lots along Dixie Way and built a commercial building on the property. This building served as the headquarters for their building and contracting business. Several years later, following the bust of the Florida real estate market, the building was sold to the Atlantic Lumber and Supply Company (Town of Lake Park Tax Rolls).

The Arnold Construction Company was instrumental to the growth and development of Kelsey City. The company was started by two brothers, Herman and J.Y. Arnold. Originally from Elberton, Georgia, the brothers came to Florida to join their parents, "Mama and Papa" Arnold, owners of Kelsey City's local grocery store. Aware of the

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unprecedented building activity generated by the Florida Land Boom, Herman and J.Y. traveled south to make their fortune in the construction industry. When the brothers arrived in Kelsey City, they contacted Mr. Kelsey and arranged a building contract. Kelsey provided the land and the Arnolds were contracted to build 100 houses. The arrangement stipulated that the builders would provide all of the labor and the lumber at ten percent less than the materials at the local lumber mills. Once the houses were completed, the Arnolds could sell them for a profit and reimburse Kelsey for the land. However, if the houses did not sell, Kelsey would compensate them for their costs plus an additional ten percent. Once the agreement between the Arnolds and Kelsey was formalized, carloads of their former Georgia employees and lumber began arriving in Kelsey City (Branch 105, 106).

After establishing their business in Kelsey City, the brothers immediately began construction on "spec" houses as well as residences for their employees. Additionally, their construction company was responsible for numerous public and commercial buildings throughout the Town including the Town Hall (National Register of Historic Places 1981), the Florida East Coast Railroad Station, and the Kelsey City School. The buildings they constructed were primarily Mediterranean Revival or Mission in style. These architectural styles were popular throughout Florida in the 1920s and advocated by Kelsey and the East Coast Finance Company. Many of the structures they built were designed by notable local architects from West Palm Beach and Palm Beach such as William Manly King and Bruce Kitchell. The Arnolds also recognized and adhered to the zoning restrictions incorporated within the town's charter. In his history of Kelsey City, former manager of Mr. Kelsey's interests, Charles Branch, stated the brothers would always provide drainage, curb cuts, and sidewalks and then include the cost of these improvements within the price of the building (Branch 106).

Besides being prominent businessmen, the Arnold brothers and their wives were active in the community. The families participated in the Kelsey City Community Club, contributed to the school, and were founding members of the Community Church. Following their involvement in the construction of buildings within Kelsey City, the Arnold Construction Company continued to work throughout the Palm Beaches in the 1930s and 1940s.

At the time the Park Building was constructed, Kelsey City was experiencing a period of exceptional growth. Responding to the increase in population and business, the Arnold brothers decided to create a building prominently sited along Dixie Way, the Town's main commercial thoroughfare. Serving as the business' headquarters, the Park Building accommodated their company during a notable era of building activity. The Park Building characterizes the early Land Boom years when Kelsey City and the State of Florida were rapidly growing. The demand for commercial and residential buildings was urgent as the influx of new residents coming to South Florida placed a strain on the existing building stock. Recognizing the area's building needs, the Arnold Construction Company established their business in Kelsey City and got to work producing the essential buildings. As the last remaining intact 1920s commercial building in the central business district, the Park Building is a significant remnant of Kelsey City's architectural history and heritage. The building's associations with the Arnold



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Construction Company and their role in the early developmental history of Kelsey City also contributes to its historical significance.

**Criterion C: Architectural Significance**

In addition to possessing historical significance in the area of Community Planning and Development, the Park Building maintains architectural significance for its type and architectural style; therefore, the Park Building is also significant under Criterion C. As an early twentieth century structure, the Park Building symbolizes 1920s commercial architecture in Kelsey City. The building's design demonstrates the importance of Mediterranean Revival architecture during this period of time.

The Park Building is noteworthy because it is a mid-1920s Mediterranean Revival structure which was adapted for use in Kelsey City's central business district. The Mediterranean Revival style was popular in Florida from the 1880s through the 1930s. In 1918, Addison Mizner built Palm Beach's first Mediterranean structure, the Everglades Club. Mizner's Everglades Club and subsequent building designs established an architectural precedent for structures throughout the Palm Beaches and surrounding areas. Newspaper articles from the early 1920s document Harry Kelsey's choice of local architects such as Addison Mizner, William Manly King, Bruce Kitchell, and Harvey and Clarke to design buildings in his Town. These same articles also recorded Kelsey's desire for Kelsey City's buildings to express Mediterranean influences similar to the buildings found in Palm Beach.

The Park Building possesses many of the key features found in Mediterranean Revival architecture. The main characteristics exhibited by the Park Building include the stucco exterior walls, arched openings, cast stone columns, and pecky cypress brackets underneath the roof eaves. The flat roof obscured by the parapets and pent roof is also an expression of the style.

The Park Building embodies the tremendous building boom that occurred in Kelsey City and throughout Florida during the 1920s. Kelsey City rapidly developed during this era, and this building contributed to the growth of the central commercial core. The Park Building captures the spirit of Mediterranean Revival and Spanish influenced architecture popularized during the Florida Land Boom. It also provides evidence of Kelsey City's past as a prosperous business center. As the last intact historic commercial building in the primary business corridor, the Park Building remains an important part of the Town's architectural and developmental history. Presently, the Park Building accommodates businesses on the first floor and the second floor houses residential units.

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Park Building/918 Park Avenue  
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**Section 9: Bibliography**

See cover nomination for the Kelsey City Multiple Property Submission

**Section 10: Geographical Data**

**Verbal Boundary Description**

The Park Building at 918 Park Avenue includes property within the Kelsey City Plat Block 2 Lots 8, 9, 10.

**Boundary Justification**

This boundary includes the current legal property attached to the Park Building.

**Photograph Inventory**

- 1
  1. Park Building
  2. Lake Park, Palm Beach County, Florida
  3. Kathleen Slesnick
  4. 2000
  5. Janus Research
  6. Front elevation, camera facing southwest
  7. 1 of 2
  
- 2
  - 1-5. same as Photograph One
  6. Interior first floor space, camera facing north
  7. 2 of 2



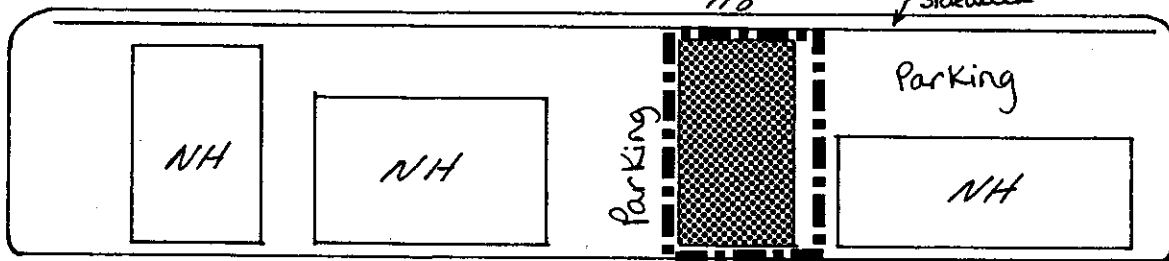
10th St.

Park Ave.

918

sidewalk

9th St.



Alley

Foresteria Dr.

Scale = 1" = 400'  
NH = Nonhistoric

Site Sketch of 918 Park Ave.,  
Park Building (8PB9607)

Page 1

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILESite 8PB9607X original  
\_\_\_ updateRecorder# 51

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 50520  
 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.



Page 2

## FMSF HISTORICAL STRUCTURE FORM

Site 8PB9607

## RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE Architecture/Community Planning/Development

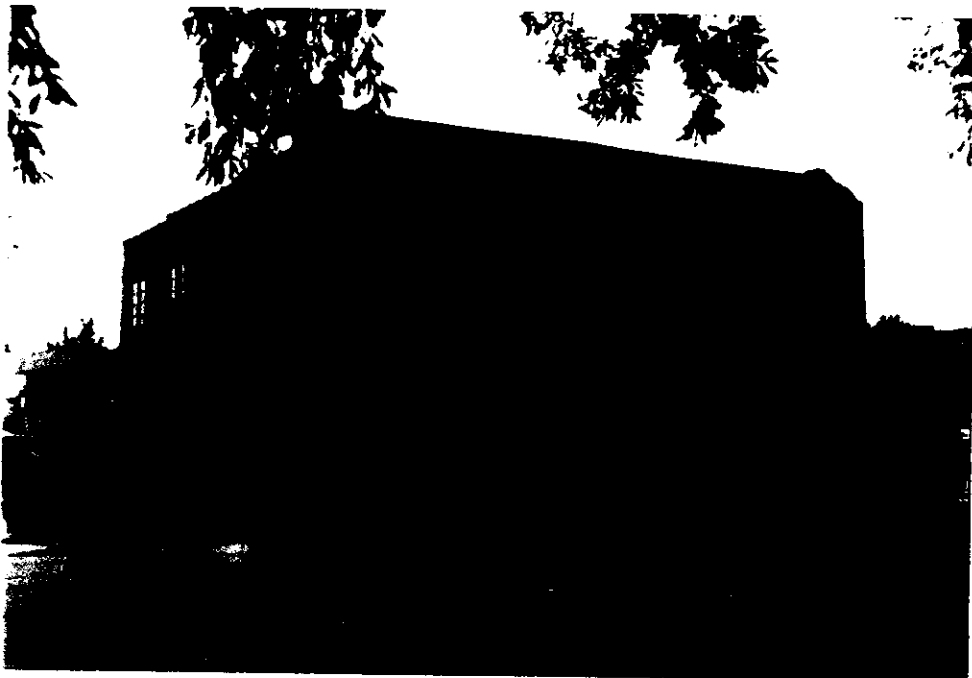
ELIGIBLE FOR NAT. REGISTER? ☒ y ☐ n likely, need info insf inf  
 SIGNIF. AS PART OF DISTRICT? ☐ y ☒ n likely, need info insf inf  
 SIGNIFICANT AT LOCAL LEVEL? ☒ y ☐ n likely, need info insf inf

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

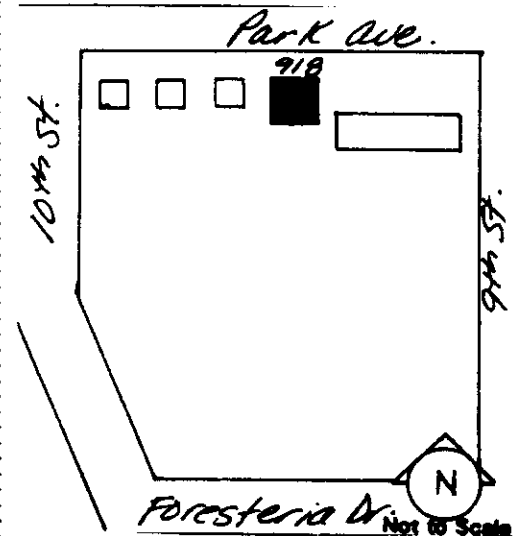
\* \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*  
 \*  
 \* DATE LISTED ON NR \*  
 \* KEEPER DETERMINATION OF ELIG. (DATE): -YES NO \*  
 \* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES NO \*  
 \* LOCAL DETERMINATION OF ELIG. (DATE): -YES NO \*  
 \* OFFICE \*  
 \* \*DHR USE ONLY\* \* \*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

Page 3

SUPPLEMENT FOR SITE FORMS

Site 8PB9607

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.

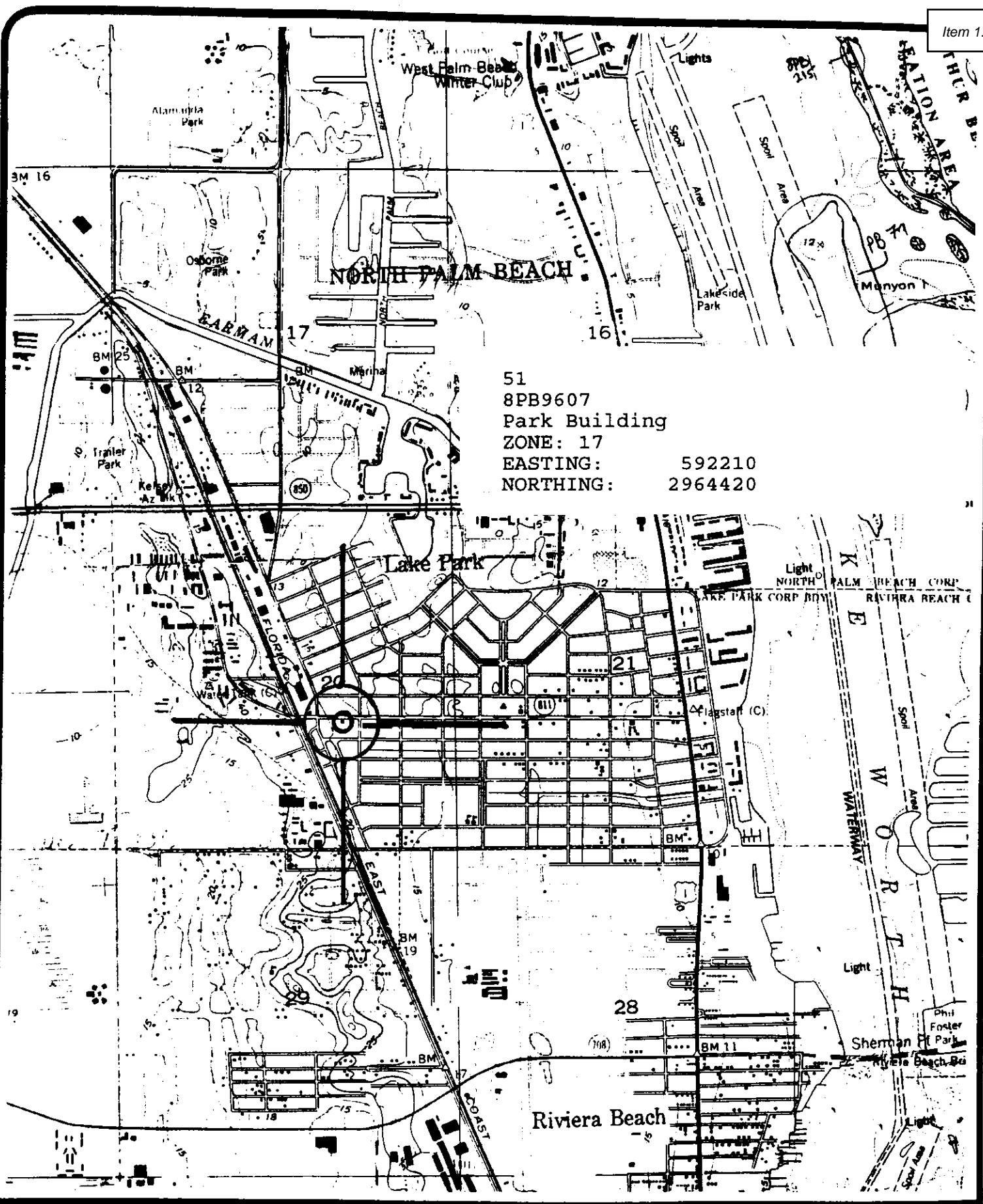
The Town of Lake Park is located in Palm Beach County and is adjacent to the City of Riviera Beach to the south and the Village of North Palm Beach to the north. Lake Park was originally conceived in 1919 as Kelsey City by Harry Seymor Kelsey, a multimillionaire from Massachusetts. Kelsey acquired a 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)



51  
 8PB9607  
 Park Building  
 ZONE: 17  
 EASTING: 592210  
 NORTHING: 2964420

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



*Item 1.*



208

Item 1.



Item 1.



210



*Item 1.*

211





## TOWN OF LAKE PARK

## Community Development Department

**HISTORIC PRESERVATION DE-DESIGNATION APPLICATION****Filing Requirements:**

1. A complete application
2. Pictures of the property and surrounding area
3. Filing fee and required escrow

**General Information (print or type)**

**Property Owner/Applicant:** The Adler at Lake Park LLC

Address: 301 Central Ave Suite A

City, State, Zip Code: Lawrence NY 11559

Telephone Number: 516-239-4600

E-mail: aron@bosfamanagement.com

Original applicant for designation: yes: YES no:       

**Applicant's Representative.** Glen L Spiritis

Address: 5540 N Ocean Drive, PH-B

City, State. Zip code: Riviera Beach, FL 33404

Telephone Number: 516-510-4363

E-mail: dokspirit@aol.com

**2. Property Location (individual properties)**

Street Address of Property: 918 Park Avenue, Lake Park, Florida 33408

Parcel Control Number: 36-43-42-20-01-002-0080

Legal Description: KELSEY CITY LTS 8 TO 10 INC BLK 2

Present Use: 1200 - STORE/OFFICE/RESIDENTIAL  
(Vacant)

Original Use: MIX-USE COMMERCIAL BUILDING

### 3. Architectural Description

Architectural Style: Mediterranean Revival Style

### 4. Construction History and Condition

Construction Date: 1925 Factual ☒ Estimated ☐

Architect/Designer: UNKNOWN

Builder: UNKNOWN

Condition: Excellent ☐ Good ☐ Fair ☐

Poor ☐ Deteriorated ☒ Dangerous ☐

Alterations (list all alterations to property) \_\_\_\_\_

Front (North) façade has a sloped clay barrel tile roof with ornamental parapet wall ends, and all windows/storefronts openings were altered from the original. 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.

Historical Significance:

Is this property eligible for National Historic Designation? Yes ☐ No ☒

Is this property eligible for Local Historic Designation? Yes ☐ No ☒

Does property still meet criteria under which it was originally designated, per section 66-9 (a) of Town Code? Yes ☐ No ☒ If no, please elaborate below or on a separate

sheet.

PLEASE FIND ATTACHED REPORT THAT ELABORATES FURTHER WITH REGARD TO NOT MEETING CRITERIA THAT IT WAS ORIGINALLY DESIGNATED, PER SECTION 66-9 (A) OF TOWN CODE.

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Has the property been the subject of a request for variance under Chapter 66- Historic Preservation, section 66-11 of the Town Code? Yes ☐ no ☒

Has the property received a tax exemption under" section 66-17 Tax Exemptions for historic properties"? yes ☒ no ☐

#### 4. Reason for Request

**(Please provide detailed justification on separate sheet if needed)**

PLEASE FIND ATTACHED REPORT THAT ELABORATES FURTHER WITH REGARD TO NOT MEETING CRITERIA THAT IT WAS ORIGINALLY DESIGNATED, PER SECTION 66-9 (A) OF TOWN CODE.

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**Fees:** Application fee: \$200

Cost Recovery Escrow fee: \$2500

Used for cost of notice requirements, any attorney fees, review by historic preservation consultant. Should final amount be higher, the applicant will be billed the balance, if lower the remaining balance will be returned.

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NOTE: Copy of Chapter 66 – Historic Preservation may be found at  
[https://library.municode.com/fl/lake\\_park/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_CH66\\_HIPR](https://library.municode.com/fl/lake_park/codes/code_of_ordinances?nodeId=SPBLADERE_CH66_HIPR)



**CONSENT FORM FROM PROPERTY OWNER  
AND DESIGNATION OF AUTHORIZED AGENT**

Before me, the undersigned authority, personally appeared Aron Goldstein,  
who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he is requesting De-listing of Historic Designation for 918 Park Ave in the Town of Lake Park, Florida;
3. That he has appointed Glen Spiritis PhD to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: The Adler at Lake Park LLC

\_\_\_\_\_  
Property Owner Signature

Daniel  
Aron Goldstein/ Partner  
By: Name/Title

Street Address, City, State, Zip Code 301 Central Ave, Lawrence NY 11559

Telephone Number 516-239-4600

E-Mail Address aron@bosfamanagement.com

Sworn and Subscribed before me on this 14<sup>th</sup> day of August, 2023,

\_\_\_\_\_  
NOTARY PUBLIC

Aron Goldstein  
Notary Public, State of New York  
No. 01GO6355808  
Qualified in Nassau County  
Commission Expires March 13, 2025

MY COMMISSION EXPIRES:



## STATEMENT AND AFFIDAVIT OF REMOVAL

I, <sup>Daniel</sup>~~Aron~~ Goldstein, owner of the real property at 918 Park Ave in the Town of Lake Park, Florida, being duly sworn, do hereby revoke and withdraw any previously grant permission, as required by the Town of Lake Park Code of Ordinances Section 66-9, given to the Lake Park Historic Preservation Board that designated as historic the building and appurtenances located at 918 Park Ave, Lake Park, Florida 33403.

Owner Signature \_\_\_\_\_

Sworn and Subscribed before me on this 14<sup>th</sup> day of August, 2023,

NOTARY PUBLIC

Aron Goldstein  
Notary Public, State of New York  
No. 01GO6355808

MY COMMISSION EXPIRES:

Qualified in Nassau County  
Commission Expires March 13, 2025

**TO BE COMPLETED BY STAFF**

Historic Preservation Review

Removal:

Last review date:

Last survey date: \_\_\_\_\_

REVISED 8/29/22



## Petition for Removal

918 Park Avenue, 8PB9607, as a locally designated historic landmark in the downtown retail district of the Town of Lake Park.

03.01.2023

918 LAKE PARK, FLORIDA  
HISTORIC IMAGE

**March 1, 2023**

TO:  
Historic Preservation Board  
Town Hall Commission Chamber  
535 Park Avenue  
Lake Park, Florida 33403

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

From:  
REG Architects, Inc. (Consultant)  
Brian Laura, D. Arch, Sr. Project Manager  
Rick Gonzalez, A.I.A., President

Petition for Removal of 918 Park Avenue, 8PB9607, as a locally designated historic landmark in the downtown retail district of the Town of Lake Park.

**Project Description & Location:**

This letter is regarding Historic Resource, FMSF #8PB9607, 918 Park Avenue of Lake Park, Florida in Kelsey City downtown, which is currently listed as a locally designated historic landmark in the downtown retail district of the Town of Lake Park. Therefore, this report serves as a formal request and petition to remove resource 8PB9607 from the historic landmark designation survey and Florida Master Site File, (per 36 CFR § 60.15). Grounds for the petition 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.

**Background & Date of Development:**

The subject property is a locally designated historic landmark in the downtown retail district of the Town of Lake Park. It was originally built in the Mediterranean Revival Style c.1925 as a mixed-use commercial building. The first floor use to contain retail space and the second floor contained two apartments (now removed). The two-story, mostly flat roofed building has stucco finish, recessed storefront (arcade), and ground level front residential entrance.

The rear (South) appears to have been sleeping and eating porches with stairway. Front (North) façade has a sloped clay barrel tile roof with ornamental parapet wall ends, and all windows/storefronts openings were altered from the original (Refer to Figure 8 and Figure 9). 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.

The property was designated as a locally significant by Town of Lake Park Historic Preservation Board in 1998. However, due to significant alterations and additions the historic core of the building no longer exhibits a period of significance, nor does it embody the distinctive characteristics of an academic architectural type, style, or method of construction; and it does not possess unique components that make it a distinguishable historic entity. The loss of original materials is extensive on the building's exterior (Refer to Figure 7 and Figure 9). Significant changes to the front façade have obscured/destroyed the original design, materials, and workmanship. The submitted FMSF and additional information indicate 918 Park Avenue (Arnold Building) no longer meets the historic designation criteria for significant sites. Moreover, the value of truly eligible properties within a district may be harmed by including a structure which lacks significance and a high degree of integrity. This can hinder the public perception of the quality and significance of the historic Town of Lake Park designation, criteria, and evalu-

ation. Furthermore, the removal of the resource FMSF #8PB9607 will increase the integrity and value of the existing Kelsey City downtown.

### Addendum

This report consists of an update to the original FMSF submitted for 918 Park Avenue, Lake Park Florida in 1998. The update for FMSF 8PB9607 is necessitated due to the change in historic significance, integrity, and character. The empirical methodology for the update included reproduced plans, historic and existing photography, historic zoning map, conversations with current owner, city staff, FMSF review, and other local publications. The property was evaluated with The Secretary of the Interior's Standards (36 CFR § 67.7).

Resource 8PB9607 was surveyed for historic properties in compliance with the Florida Administrative Code Chapter 1A-46 Archaeological and Historical Report Standards and the Criteria for Evaluation for the National Register of Historic Places as set forth in 36 CFR 60 and amendments thereto. The survey methodology was established using the Guide to the Historical Structure Form Version 4.0.

The majority of alterations and additions were built in the 1970's to facilitate the mix-use commercial aspect of the property. This includes the elimination and disturbance of the main street historic façade of the building (Refer to Figure 7) and a non-historic large addition at the rear (Refer to Figure 12).



The Secretary of the Interior's Standards states the following, "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment." Thus, the changes in setting and feeling further detract from the original design and function of the property.

The non-historic addition (rear) uses historic materials that have been salvaged or re-purposed from other buildings. The mix of historic and non-historic materials does not allow the additions to be distinguished as non-historic (Refer to Figure 12). Following the Standards, "To preserve a property's historic character, a new addition must be visually distinguishable from the historic building."

For a street-side observer, the mix of historic and new materials on later additions to the structure makes it hard to discern which parts of the building are truly historic (Refer to Figure 7). The Standards also provide the following guidance, "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." The addition (rear) to the building has compromised the original structure and removal of significant architectural elements from the main north elevation, which includes altered and removal of historic fenestration, exterior stone, removal of storefronts, double hung windows, first floor transom windows, decorative gable end, quoining, and roofing materials (Refer to Figure 7 and Figure 8).

### **Historic Preservation**

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

### **Consultant's Analysis:**

It is the Consultant's analysis that the proposed demolition is compatible with the regulations set forth in Chapter 66 Historic Preservation Ordinance and the Standards and Guidelines.

### **Consequent Action:**

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

### **Recommendation:**

Consultant recommends that the Board approve the amendment for the request of proposed demolition for the following Conditions:

1. Refer to Historic Image (Figure 8)
2. Refer to Non-Historic Facade (Figure 7)
3. Refer to Non-Historic Addition (Figure 12)

**Potential Motion:**

I MOVE TO APPROVE Project Number 8PB9607:  
Consideration of an amendment to the Certificate of Appropriateness (COA) for 918 Park Avenue of Lake Park, Florida, based upon the competent substantial evidence for demolition as recommended by Consultant.

I MOVE TO DENY Project Number 8PB9607:  
Consideration of an amendment to the Certificate of Appropriateness (COA) for 918 Park Avenue of Lake Park, Florida.

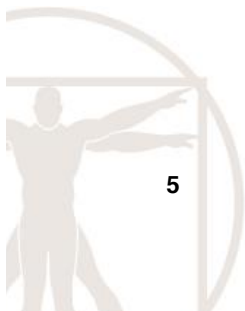


Figure 1: Lake Park Zoning Map

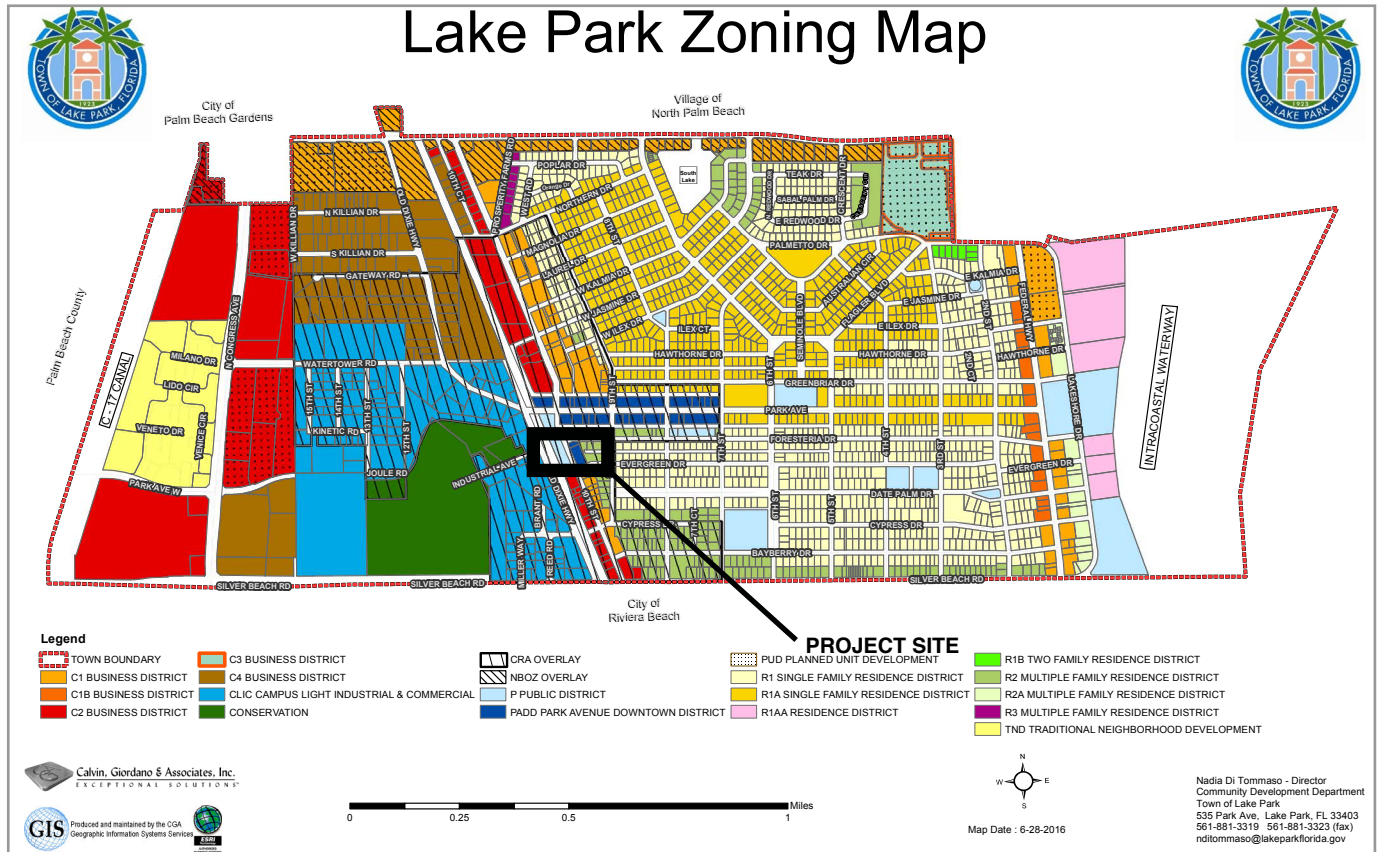


Figure 2: Existing Aerial Plan

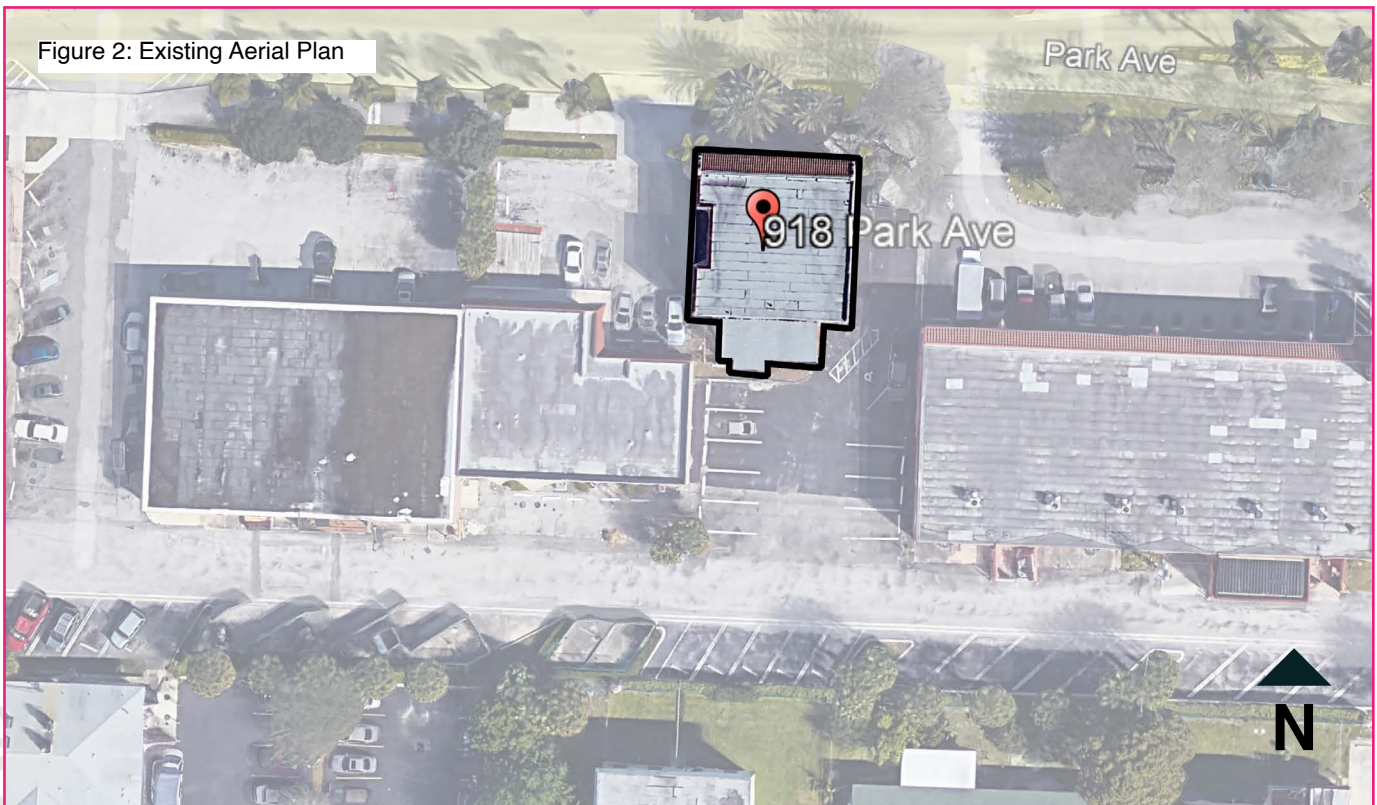




Figure 3: Existing Aerial Plan



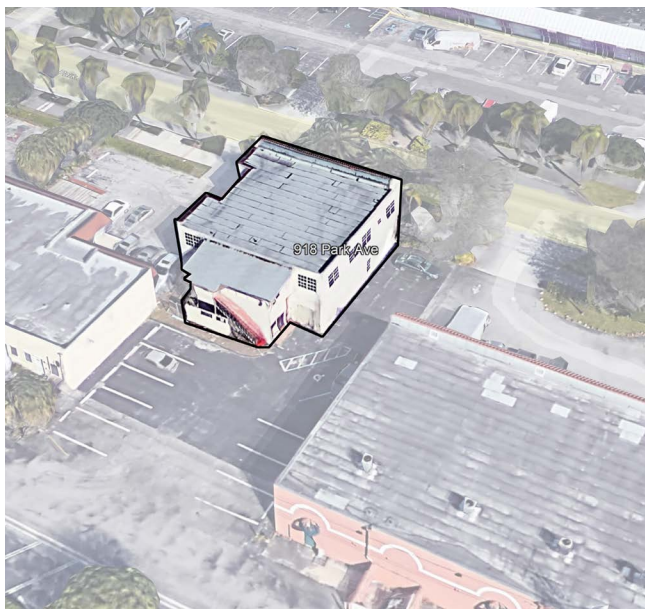
EXISTING SITE AERIAL - LOOKING  
NORTH EAST ELEVATION

Figure 4: Existing Aerial Plan



EXISTING SITE AERIAL - LOOKING  
NORTH WEST ELEVATION

Figure 5: Existing Aerial Plan



EXISTING SITE AERIAL - LOOKING  
SOUTH EAST ELEVATION

Figure 6: Existing Aerial Plan



EXISTING SITE AERIAL - LOOKING  
SOUTH WEST ELEVATION



Figure 7: Existing - Front Facade



Figure 02:  
Historic Image  
Front Facade

Figure 8: Historic Photo of Fenestration





Figure 9: Existing Front Facade



Figure 10: Existing Non-Historic Arch Colonnade

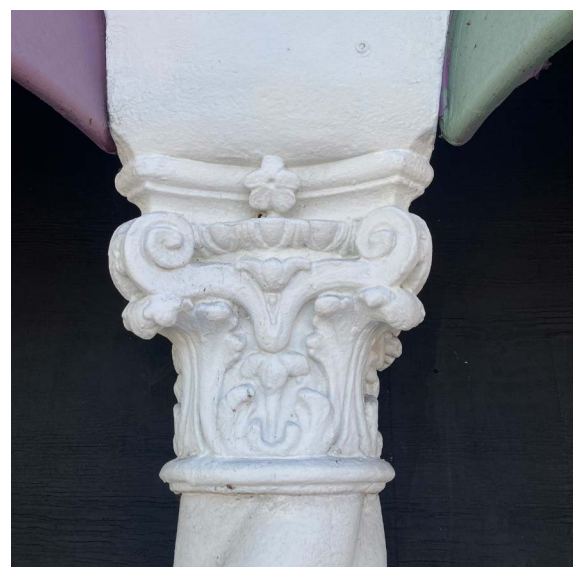


Figure 11: Existing Non-Historic Composite Order Column Capital





Figure 12: Existing Non-Historic Addition, south west elevation



Figure 13: Existing Recessed East Elevation

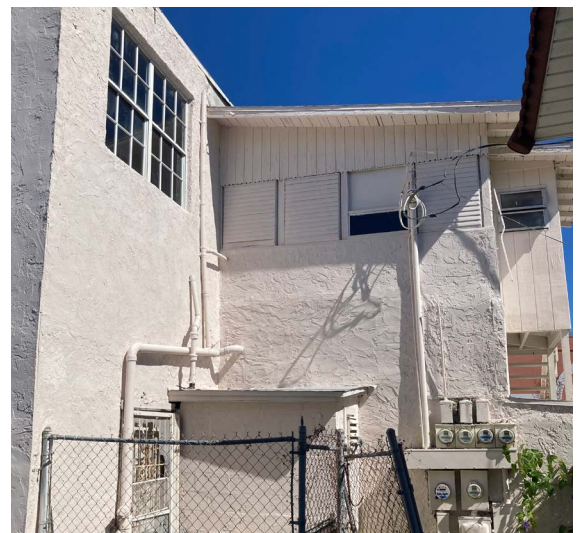


Figure 14: Existing Non-Historic Addition, East Elevation

Figure 15: Historical Structure Form

Page 1  
☒ original  
☐ update

HISTORICAL STRUCTURE FORM  
 FLORIDA MASTER SITE FILE

Site 8PB9607  
 Recorder# 51

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.



Page 2

FMSF HISTORICAL STRUCTURE FORM

Site 8PB9607

## 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.

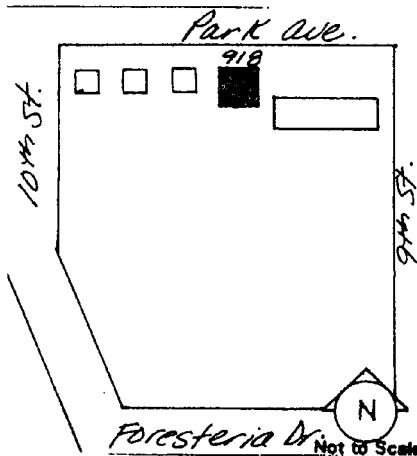
\* \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*  
\*  
\* DATE LISTED ON NR \_\_\_\_\_ \*  
\* KEEPER DETERMINATION OF ELIG.(DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
\* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
\* LOCAL DETERMINATION OF ELIG.(DATE): -YES \_\_\_\_\_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

Page 3

SUPPLEMENT FOR SITE FORMS

Site 8PB9607

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 Seymour 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

# STRUCTURAL ASSESSMENT



230606-FL

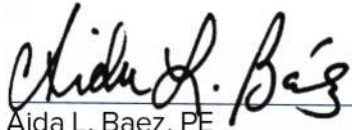
918 Park Avenue

**ac**cord  
ENGINEERING

# SIGNATURES

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## PREPARED BY



Aida L. Baez, PE

*Co-Owner / Senior Structural Engineer*

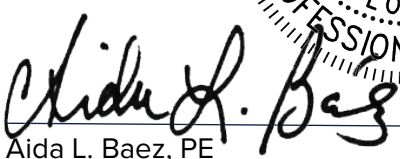
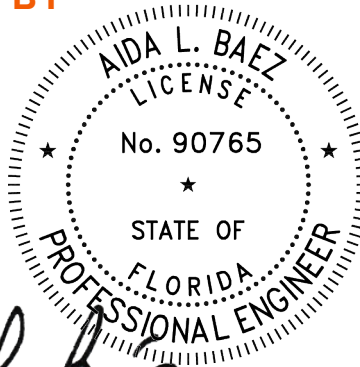
## REVIEWED BY



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.

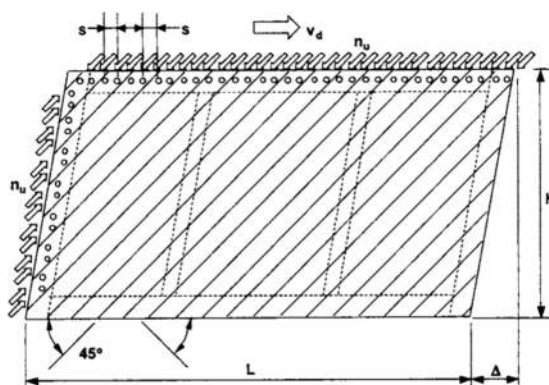


Figure 1 - Diagonal Lumber Shear Wall Sheathing Diagram

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>
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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

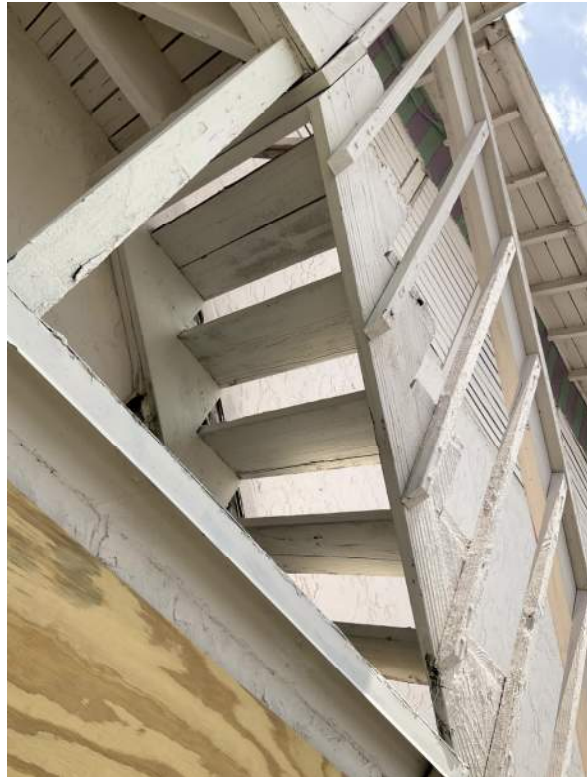


Photo No. 016  
Date Taken: 07/10/2023  
File Name: 20230710\_175010839  
Description: Exterior wood-framed stairs

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

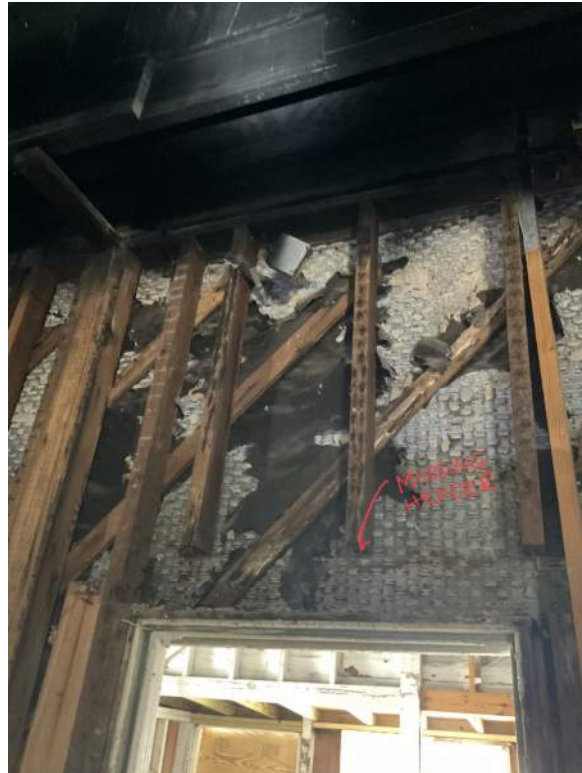


Photo No. 026  
Date Taken: 07/10/2023  
File Name: IMG\_7970  
Description: Slab demolition at rear of building

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:

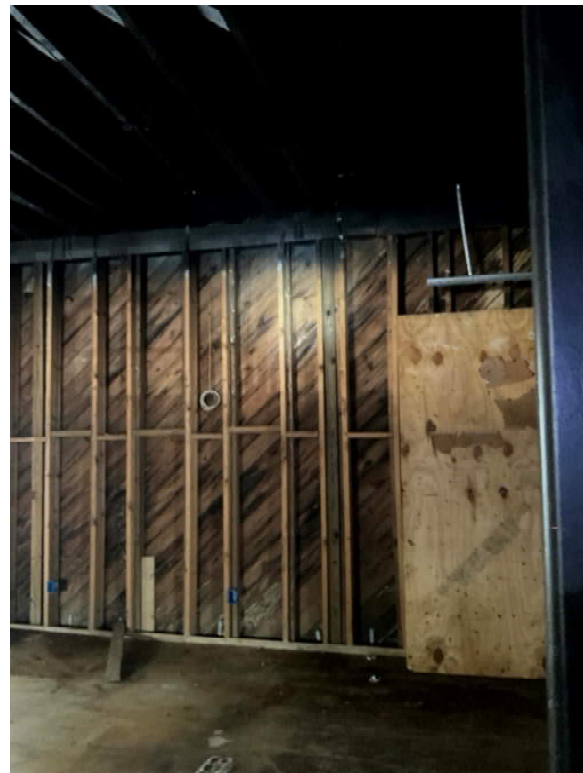




Photo No. 029  
Date Taken: 07/10/2023  
File Name: IMG\_7974  
Description: Interior front wall at  
Northeast side of building

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:



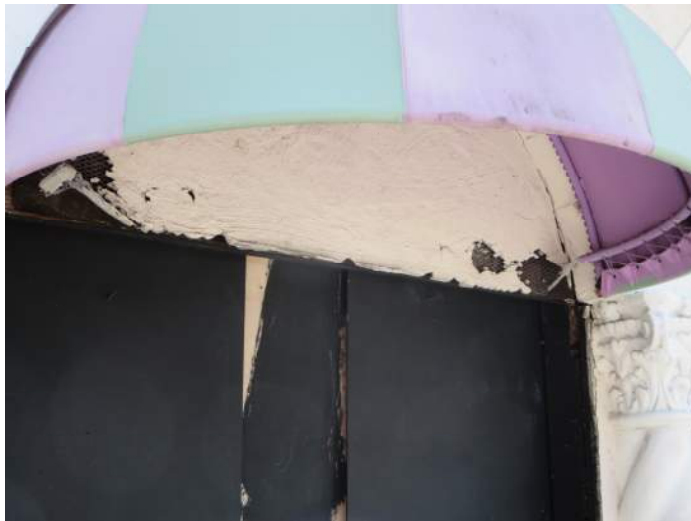
## Additional Photos



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

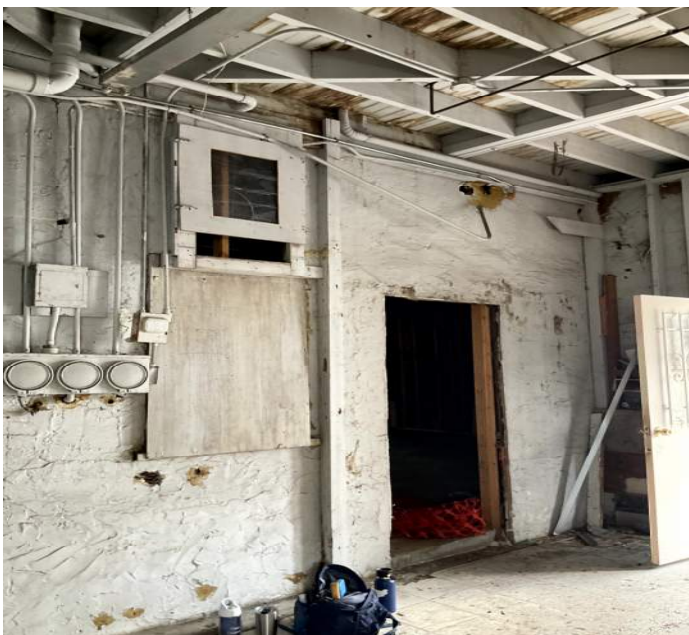




Rear expansion masonry wall  
PHOTO NO. 20230710\_180036624



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





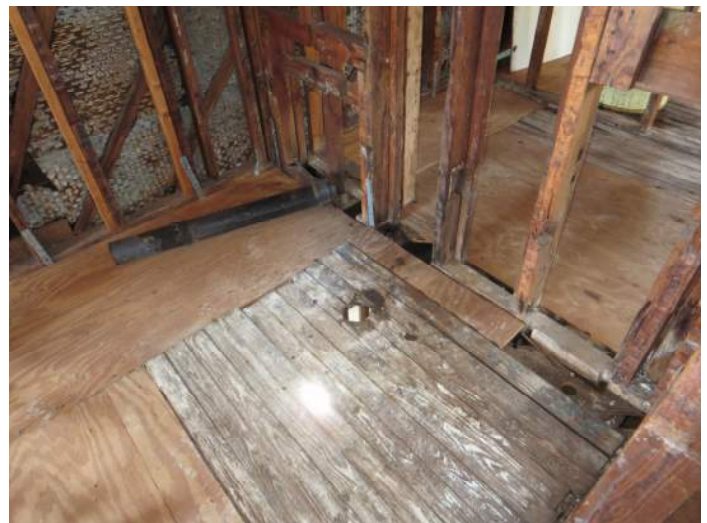
Roof framing and water stains at roof deck sheathing  
PHOTO NO. IMG\_7999



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



Transcription of Video: October 2nd, 2023, Town of  
Lake Park Committee Meeting

In Re: TOWN OF LAKE PARK COMMITTEE

Date: 10/02/2023

Runtime: 02:26:28

1 (Beginning of Audio Recording.)

2 CHAIRPERSON BUECHELE: (Inaudible) live here.

3 BOARD MEMBER RODRIGUEZ: I think we are,  
4 yeah.

5 CHAIRPERSON BUECHELE: You all set?

6 THE CLERK: Oh, yes.

7 BOARD MEMBER RODRIGUEZ: Ready?

8 CHAIRPERSON BUECHELE: Let's do it. Call to  
9 order, town of Lake Park Historic Preservation Board  
10 meeting. Let's have the pledge of allegiance, please?  
11 Do you want to lead?

12 ALL: I pledge allegiance to the Flag of the  
13 United States of America, and to the Republic for  
14 which it stands, one Nation under God, indivisible,  
15 with liberty and justice for all.

16 CHAIRPERSON BUECHELE: Roll call?

17 THE CLERK: Yes, John Buechele?

18 CHAIRPERSON BUECHELE: Here.

19 THE CLERK: Evelyn Harris-Clark?

20 BOARD MEMBER HARRIS-CLARK: Present.

21 THE CLERK: Gustavo Rodriguez?

22 BOARD MEMBER RODRIGUEZ: Here.

23 THE CLERK: And Patricia LeDuc?

24 BOARD MEMBER LEDUC: Present.

25 THE CLERK: Richard Ahrens has been excused

1 from this meeting this evening.

2 CHAIRPERSON BUECHELE: Oh, well, can I have  
3 an approval for the agenda for this meeting tonight?

4 BOARD MEMBER HARRIS-CLARK: I make a motion  
5 that we accept the agenda for Monday, October 2nd,  
6 2023, as presented.

7 BOARD MEMBER RODRIGUEZ: I second that  
8 motion.

9 CHAIRPERSON BUECHELE: Okay. And can I have  
10 approval of the minutes from the July 10th, 2020--

11 TOWN ATTORNEY BAIRD: Woah, woah, woah,  
12 woah, you got to vote.

13 THE CLERK: (Inaudible).

14 CHAIRPERSON BUECHELE: What?

15 TOWN ATTORNEY BAIRD: You got to vote on  
16 that.

17 BOARD MEMBER RODRIGUEZ: You got to vote.

18 THE CLERK: We have to have a vote.

19 CHAIRPERSON BUECHELE: Okay. Let's have a  
20 vote on the approval of the agenda.

21 BOARD MEMBER HARRIS-CLARK: All in favor,  
22 aye?

23 TOWN ATTORNEY BAIRD: All in favor?

24 THE CLERK: All in --

25 CHAIRPERSON BUECHELE: All in favor say,

1 aye?

2 ALL: Aye.

3 CHAIRPERSON BUECHELE: Okay. Now, we will  
4 go with an approval for the -- of the minutes of the  
5 July 10th, 2023, special call Historic Preservation  
6 Board meeting minutes.

7 BOARD MEMBER RODRIGUEZ: I motion to approve  
8 the minutes of July 10th, 2023, special call Historic  
9 Preservation Board meeting minutes.

10 BOARD MEMBER HARRIS-CLARK: I will second  
11 that.

12 CHAIRPERSON BUECHELE: All in favor?

13 ALL: Aye.

14 THE CLERK: Public comment.

15 CHAIRPERSON BUECHELE: Okay.

16 BOARD MEMBER RODRIGUEZ: (Inaudible)  
17 comments.

18 THE CLERK: One only.

19 CHAIRPERSON BUECHELE: Okay. Okay, and we  
20 have public comments here.

21 TOWN ATTORNEY BAIRD: Well, wait, wait, is  
22 it not an agenda item?

23 CHAIRPERSON BUECHELE: Public comments are -  
24 - is on the agenda.

25 TOWN ATTORNEY BAIRD: Okay. What you -- the



1 --

2 BOARD MEMBER RODRIGUEZ: (Inaudible).

3 BOARD MEMBER LEDUC: Chair? Chair, may I  
4 ask a question?

5 CHAIRPERSON BUECHELE: Sure.

6 BOARD MEMBER LEDUC: For public comments we  
7 have the --

8 THE CLERK: Here comes another one.

9 BOARD MEMBER LEDUC: -- we have the staff  
10 who is going to present, then we have the applicant  
11 who is going to present. Can we have public comments  
12 after we have done our questions and then public  
13 comments? I want to make sure that the public who  
14 submitted cards hear the entirety of the staff, the  
15 applicant, any discussion questions by us, and then we  
16 hear from public comments. Because maybe --

17 TOWN ATTORNEY BAIRD: So, --

18 BOARD MEMBER LEDUC: -- their questions --

19 TOWN ATTORNEY BAIRD: -- Mr. Chairman, --

20 BOARD MEMBER LEDUC: -- may be addressed.

21 TOWN ATTORNEY BAIRD: -- the code specifies  
22 the order of presentations, and if you will allow me  
23 to assist you, I will walk you through that. To the  
24 commissioner's comments, the public goes after the  
25 presentations of the two parties, but before you ask

1 any questions. So, to the extent that the public  
2 makes some comment about the process, and you have a  
3 question of the applicant or staff that relates to  
4 that comment, you can do so.

5 But the first thing that we have to do is  
6 have any of you that have had an ex parte disclosure,  
7 that is a conversation with either of the two parties  
8 that are here tonight, the staff or the applicant  
9 outside of these chambers, you are required by law to  
10 disclose that conversation and the subject matter of  
11 the conversation. So, if you could just go down the  
12 row and ask if there are any ex parte communications,  
13 yes or no?

14 CHAIRPERSON BUECHELE: Okay. Do you have  
15 any ex parte --

16 BOARD MEMBER LEDUC: No, I haven't --

17 CHAIRPERSON BUECHELE: -- communications?

18 BOARD MEMBER LEDUC: -- spoken with the  
19 applicant or staff directly.

20 CHAIRPERSON BUECHELE: Gus?

21 BOARD MEMBER RODRIGUEZ: No, I have not  
22 spoken with the applicant or staff.

23 BOARD MEMBER HARRIS-CLARK: No, I haven't  
24 spoken with either party.

25 CHAIRPERSON BUECHELE: I have not spoken

1 with either party involved.

2 TOWN ATTORNEY BAIRD: Okay. Now, I will  
3 swear in the participant's parties in this. If you  
4 would stand? If you are speaking on this item, and  
5 raise your right hand? Do you swear the testimony you  
6 are about to give is the truth, the whole truth, and  
7 nothing but the truth?

8 ALL: Yes, I do.

9 TOWN ATTORNEY BAIRD: Okay. Next up is a  
10 staff presentation limited by code to 15 minutes, that  
11 will be followed by the petitioner's presentation.  
12 And following that, we will have the public comment,  
13 and then you can ask questions of the petitioner and  
14 of the staff. So, whoever from staff is presenting  
15 the item should begin that presentation now.

16 KAREN: Okay. Thank you, Mr. Baird. Chair,  
17 Vice Chair, and the Board, the request before you this  
18 evening is a petition to rescind the inner -- the  
19 local historic designation in accordance with Section  
20 66-9 (d)7 of the town code. And this designation was  
21 granted in 1998 for the Arnold Building. And it's a  
22 request to remove that designation and remove the  
23 building from the town's historic designation survey  
24 and the Florida Master Plan.

25 The owner applicant is the Adler Lake Park,

1 LLC. The removal is being requested so the building  
2 may then be demolished, and once the designation is  
3 removed, the owner intends to replace -- to package  
4 this parcel with a number of parcels for a mixed-use  
5 high-rise building. The question before the board is  
6 going to be fairly -- the question is simple, is this  
7 -- is the 19-- is the 918 build no longer historical  
8 significant, as it no longer meets the criteria set  
9 out in the chapter, and therefore thus should be --  
10 the designation should be rescinded? The answer is --  
11 the answer is not going to be so simple, and hopefully  
12 you have all done your homework and read the reports,  
13 extensive reports, that come to two differing  
14 conclusions.

15 Tonight, you will hear from, I presume the  
16 applicant's architect, REG Architects, and as well as  
17 the consulting architect hired by the town to review  
18 that. I am going to call on Mr. Heisenbottle in a  
19 second, and he will walk you through their  
20 observations and recommendations, and then I will come  
21 back and sort of summarize any further staff comments  
22 on it. So, with that, I would turn the podium over to  
23 Richard.

24 MR. HEISENBOTTLE: All right, thank you very  
25 much, Karen. For the record, my name is Rich



1 Heisenbottle, I am president of R.J. Heisenbottle  
2 Architects. And I am, like my friend over here, Rick  
3 Gonzalez, an expert in historic preservation matters  
4 (inaudible). And I want you to first, I think,  
5 understand that the town of Lake Park has engaged RJ  
6 Heisenbottle Architects to conduct a review of the  
7 petition for a removal report for the -- for 918 Park  
8 Avenue that was prepared by REG Architects dated March  
9 1st, 2003.

10 It is our understanding that the Adler at  
11 Lake Park, LLC, the applicant has submitted a historic  
12 preservation de-designation application for the de-  
13 designation of the Park Building at 918 Park Avenue,  
14 and that the accompanying report dem-- is --  
15 demonstrates that the building is no longer meets the  
16 criteria under which it was initially designated. I  
17 believe that there is nothing further from the truth  
18 to that statement.

19 Our review focused on analyzing the  
20 information presented in the report, assessing whether  
21 the grounds for the deed designation are valid, and  
22 making our recommendations as to how the town and  
23 yourselves should proceed. Our analysis concludes  
24 that the building has changed little since it was  
25 designated in 1998, it maintains its architectural

1 integrity and qualities for which it was listed  
2 locally, and therefore continues to meet the criteria  
3 for designation.

4 Our conclusion is based on two critical  
5 pieces of information, the photographic evidence from  
6 1950, if we can put that one on the screen? This is -  
7 - let's just --

8 KAREN: (Inaudible).

9 MR. HEISENBOTTLE: -- look at what's up here  
10 right now, and we will backtrack.

11 KAREN: No, hold on.

12 MR. HEISENBOTTLE: No, no, wait, wait, wait.  
13 Pause Karen? Karen, let's -- the photographs that  
14 you're seeing here is from 1925, and there is a  
15 similar photograph slightly thereafter, slightly after  
16 the hurricane that you are going to see also. But the  
17 point of this is that that photograph is not the  
18 photograph that was used in the historic designation  
19 report. That is not the building that was  
20 historically designated. The building that was  
21 historically designated is a photograph you're going  
22 to see going forward. Go ahead, Karen.

23 KAREN: (Inaudible). I think that one  
24 (inaudible). Okie dokey.

25 MR. HEISENBOTTLE: There we go, that is --

1 KAREN: That's (inaudible).

2 MR. HEISENBOTTLE: -- this is a little bit  
3 later, this --

4 KAREN: Hold on, I am sorry.

5 MR. HEISENBOTTLE: You're at -- now you're -  
6 -

7 KAREN: (Inaudible) okay.

8 MR. HEISENBOTTLE: -- now she's -- now she's  
9 speeding.

10 KAREN: All right, do you want me to  
11 (inaudible)?

12 MR. HEISENBOTTLE: Just pause for one sec.  
13 Yes, this is also the build down on the end, the far  
14 end of this is the building after the hurricane. You  
15 can -- you can see this photo is -- appears to be  
16 1928, 1929. And the building has sustained some  
17 damage, and the other building right next to it have  
18 sustained lots of damage, clearly. Go ahead.

19 But neither one of those -- neither one of  
20 those buildings are the ones that are referenced in  
21 the historic designation. It was not judged or  
22 evaluated when it was originally designated against  
23 that building, because the building had changed.  
24 Because the building that had changed to a building  
25 that begins to look like this in the 1950s, and you

1 will -- and Karen will go to the next photograph, and  
2 this one in 2001. There is another two -- there is  
3 another 1950 photograph here somewhere, but what you  
4 are seeing is a very different building. You now see  
5 twisted columns, you now see the three arches on  
6 either side, you now see that the pediment at the top  
7 of the building has been removed. This -- the  
8 building was never evaluated based on the original  
9 building, it was evaluated based on the building that  
10 was in place in 1950 and later on in 1998. Go ahead  
11 to the next photograph.

12 So, the -- and in that photograph, that --  
13 these photographs that accompanied the National  
14 Register nomination -- and it is not on the National  
15 Register, you should be aware of that -- but they --  
16 but that report along with the Florida Master Site  
17 file were attached to the city's designation report.  
18 And like I said before, in 1998 both of the -- of  
19 about those photographs and the National Register  
20 Designation report were part of the historic  
21 designation.

22 Now, RJHA does not believe that the  
23 justification for de-designation is valid. Although  
24 changes were made to the original building, the  
25 building was -- certainly the original building, the



1 building was locally designated for its current  
2 architectural appearance, except for replacing some  
3 second floor windows with paired six over six windows.

4           The reported referenced -- referencing the  
5 1928 hurricane, historical images from 1928 bear no  
6 relationship to this discussion and they should not be  
7 items being discussed because it was never judged on  
8 that -- on that design. The Florida Master Site file  
9 was attached, the National Register nomination for  
10 historic places was attached, and the reg-- the -- to  
11 the registration form for the Park Building appeared  
12 in May 31st, 1998, which is in your packet.

13           Further, the narrative and description of  
14 the site section in the Florida Master's Site file  
15 describes the building as it appears in the  
16 photographs. Quote, built in 1925, the two story  
17 masonry structural system rests on a concrete slab  
18 foundation, the exterior walls are surfaced with  
19 stucco, and the first floor features a corner coins,  
20 the flat portion of the roof appears shaped -- no,  
21 features shaped parapets and barrel tile trim. The  
22 shed portion of the roof is covered in barrel tile,  
23 and features Pecky Cypress brackets, period.  
24 Fenestration includes metal awnings and wood-fixed  
25 store front windows. The north facade features in set

1 entrances with our arched openings and cast stone  
2 twisted -- it says turned columns, I threw in twisted,  
3 I apologize -- turned columns -- because we are  
4 quoting here. The west elevation features a second  
5 story rectangular cut out that exhibits a balcony and  
6 a railing.

7 Now, the REG report states the property has  
8 ceased to meet the criteria for listing as a  
9 designated historic landmark because the qualities  
10 which caused it to be originally listed have been lost  
11 and destroyed, or such qualities were lost subsequent  
12 to nomination. Additionally, information shows that  
13 the property does not meet the historic landmark  
14 designation criteria evaluation. I submit to you that  
15 the criteria listed above, specifically for removing a  
16 property from the National Register, according to the  
17 division the Park Building is not listed on the  
18 National Registers, so any reference here to the  
19 National Register is something that we should simply  
20 dismiss.

21 Once again, our analysis concludes the  
22 building has changed little since it was designated in  
23 1998, it may -- it continues to maintain its  
24 architectural integrity and the qualities for which it  
25 was listed locally, and therefore continues to meet

1 the criteria for designation. Our conclusion again,  
2 is based on the photographs that we just spoke about  
3 and the accompanying August 3rd, 1998, designation by  
4 the town.

5 I think we should all pull that out right  
6 now, and I think we should read it out loud, including  
7 the National Register nomination form and the Florida  
8 Master's Site File. Because once again, showing that  
9 the building -- showing the building pretty much as it  
10 looks today. So, this is that designation report.  
11 And in this report, there is a nice section that lists  
12 the reasons for its designation. It's attachment  
13 three, a whole series of whereas's.

14 Whereas 918 Park Avenue, Lake Park, Florida  
15 is significant in the early history of Kelsey City,  
16 and whereas 918 Park Avenue is in excellent condition  
17 and is the last remaining commercial building of the  
18 old Kelsey City downtown, and whereas 918 Park Avenue  
19 possesses the Mediterranean revival architectural  
20 features of the boom time in Florida, in the early  
21 1920s, and was built for the Kelsey City development,  
22 and whereas 918 Park Avenue meets the requirements for  
23 designation at described in Lake Park Historic  
24 Preservation ordinance Chapter 34, whereas the people  
25 of Lake Park desire to protect and preserve in

1 perpetuity those sites of outstanding historic and  
2 architecturally significant now therefore be it  
3 resolved that the Historic Preservation Board on  
4 Monday, August 1998 has designated 918 Park Avenue a  
5 locally significant site pursuant to Lake Park  
6 Historic Preservation Ordinance Chapter 34.

7 I would submit to you, ladies and gentlemen,  
8 that nothing has changed since that day, since your  
9 predecessors sat there. This building looks virtually  
10 the same as it did when it was historical designation.  
11 Any comparison to the very, very early building that  
12 we -- that we see on the cover of this report is  
13 unjustified and reasonable for consideration. Thank  
14 you.

15 CHAIRPERSON BUECHELE: Thank you. So, --

16 KAREN: Thanks. I am not sure what time --  
17 how the time keeping is going, but I would like to  
18 reserve our remaining time for any closing arguments  
19 and rebuttal. And at this time, I would turn it over  
20 to the petitioner for their presentation.

21 DR. SPIRITIS: Honorable members of the  
22 board, thank you for coming tonight and giving us the  
23 opportunity to make our presentation. I myself, my  
24 name is Glen Spiritis, Dr. Glen Spiritis, I have a PhD  
25 in urban and environmental science from Rensselaer



1 Polytechnic Institute. I am the former director of  
2 planning and development and community development for  
3 the city of Long Beach in New York for eight years, I  
4 am the former director of community development and  
5 planning for the village of Hempstead, which is the  
6 largest village in the United States for 15 years.

7 I have a private consultant company, I have  
8 done numerous historic preservation projects. The  
9 Merchants Refrigerator Company building in New York  
10 City is one that I had listed on the National  
11 Register, that is where the Highline begins if -- for  
12 those of you who know New York City and the Highline,  
13 that is that project. I also did a Mediterranean  
14 revival building in the city of Long Beach, a six-  
15 story building, brick outside, green tile roof. The  
16 difference in that building and this building is that  
17 we know who the builder was, we knew who the architect  
18 was, the building had not been changed we had the  
19 original construction plans, and the building was able  
20 to be restored to its original architectural state,  
21 and it was listed on the National Register.

22 I am a partner in this project, and a  
23 partner in the development project, so I can speak to  
24 the future development if you have any questions  
25 concerning that. Our project does depend, of course,

1 on getting this site. We spent almost two years  
2 assembling this site, the city has tried to assemble  
3 the site with other developers unsuccessfully. We  
4 took it upon ourselves to assist the city in  
5 revitalizing this end of Park Avenue. And we own  
6 everything including the Barbie's restaurant,  
7 everything on 10th Street, right up to the post  
8 office, and we are negotiating on the post office  
9 building. So, we hope to have one full block for our  
10 development, which will be a mixed use development  
11 project, residential, rental residential, and  
12 commercial on the ground floor.

13 To start, I just want you to know that I met  
14 with the town, I would like to thank the town for all  
15 of their support and assistance in our project, and in  
16 helping us with this petition to de-designate 918 Park  
17 Avenue. We requested and FOI'd many documents, so  
18 the statements I am making tonight are based upon  
19 information that was given to us from the town, and  
20 information that the town said did not exist.

21 The file shows that 918 Park Avenue's  
22 historic designation was initiated by the town, not  
23 the owner, on August 1998. You designated the board  
24 September 1998, your previous board. The property was  
25 designated as an individual site, not a district. It

1 should be noted that the historical structure forms  
2 submitted by the town for the Florida Master's Site,  
3 file 8PB9607 states architect and builder are unknown.  
4 Lake Park Code Of Ordinances Chapter 66, Historic  
5 Preservation Section 66-9 Designation and Process  
6 Procedure. Procedure D, one petition of the owner,  
7 nothing in this subsection shall be deemed to restrict  
8 the Historic Preservation Board to initiate the  
9 designation process pursuant to this section.  
10 However, written permission of the property owner  
11 shall be obtained prior to the submission of the  
12 application of a designation, and such written  
13 permission shall be part of the application package.  
14 This was never done.

15 Three, notification of owner. For each  
16 proposed designation of an individual site, the  
17 historic preservation board shall obtain the  
18 permission of the property owner. For each proposed  
19 district, or archaeological district, or archeological  
20 zone, the Historic Preservation Board is encouraged to  
21 obtain the permission of the property owner within the  
22 designated area, and is responsible for mailing a copy  
23 of the designation report to the owner as notification  
24 of the intent of the Historic Preservation Board to  
25 consider the property at least 15 days prior to the

1 public hearing held pursuant to this section.

2 Town and board wrongly used procedure for  
3 district, not individual site, which 918 Park Avenue  
4 is. They sent notice on August 7th, 1998, to the  
5 owner that a hearing was being held, no proof of  
6 report was sent. It should be noted in an email dated  
7 June 17th, 2004, the town's planning and zoning  
8 consultants Calvin (Inaudible) and Associates believed  
9 the town should approve all historic preservation  
10 designations along with the Town Council Resolution  
11 since this designation can take properties off the tax  
12 roll. There was no response to that email, I didn't  
13 see anything other than that email in the file.

14 Section 66-5, before entering upon the  
15 duties of office, each member of the Historic  
16 Preservation Board shall file written acceptance of  
17 appointment, and take and subscribe to the oath of  
18 office prescribed by law, which shall be filed in the  
19 office of the town clerk. Town staff checked, looked  
20 for these documents, and said they did not exist.  
21 Based on these sections of the Historic Preservation,  
22 918 Park Avenue was wrongly designated a historic  
23 site. The 1998 board did not have the authority to  
24 issue this designation without meeting ordinance  
25 requirements. The board has the authority to rescind



1 this designation, which should have never been issued  
2 as per 66-8, Powers And Duties, D, number seven, the  
3 ordinance. Therefore, the town in 1998 failed to get  
4 the owner's written consent to designate 918 Park  
5 Avenue as an historic property. In 1998 the board was  
6 not legally constituted, since they did not submit  
7 written acceptance and sign oath of office. In  
8 addition, 918 Park Avenue has gone through substantial  
9 physical and structural changes since 1998.

10 I disagree with the previous speaker because  
11 everything in the report refers to the significant  
12 error for this building being 1925 to 1929. At that  
13 time, I would like to introduce Rick Gonzalez, who is  
14 our architect, who many of you know, he does some work  
15 for the town. And he is very familiar with the  
16 building. After Rick, we are going to introduce our  
17 structural engineer, who will tell you more about the  
18 existing condition of the building.

19 TOWN ATTORNEY BAIRD: Just a heads up, the  
20 structural integrity of the building is not what is at  
21 issue here, what's at issue is de-designation. So, if  
22 that is your plan, --

23 DR. SPIRITIS: (Inaudible) says that the  
24 board (inaudible) --

25 TOWN ATTORNEY BAIRD: Sir, --

1 DR. SPIRITIS: -- has the authority to --

2 TOWN ATTORNEY BAIRD: -- don't --

3 DR. SPIRITIS: -- to authorize (inaudible) -

4 -

5 TOWN ATTORNEY BAIRD: I am going to instruct  
6 the board not to consider any evidence regarding the  
7 structural integrity of the building as it --

8 DR. SPIRITIS: (Inaudible).

9 MR. GONZALEZ: Good evening, Mr. Chairman  
10 and board members. My name is Rick Gonzalez, I am the  
11 president of REG Architects founded in West Palm Beach  
12 in 1988. I am also your consultant on this beautiful  
13 building, we are repairing the balconies and the roof,  
14 and we have done the windows and so forth in the past.  
15 I just completed a term on the Advisory Council for  
16 Historic Preservation, I was appointed by President  
17 Trump for a three-year term. I am also on the state  
18 Florida Historical Commission, I am the architect that  
19 reviews every application that goes up to Washington  
20 and -- as part of the National Review Board. And I  
21 also assist with the grant process, and this is all  
22 very important to speak to you why I think there are  
23 some flaws with the 1998 report.

24 I am on two boards at the University of  
25 Florida, one for the Historic Preservation Program of

1 the School Of Architecture, and one for Historic St.  
2 Augustine which is a UF board that is in charge of  
3 preserving and protecting 50 historic buildings,  
4 including some that were built in the 60s as replicas,  
5 but are now considered to be historically important.

6 And besides my job at REG, I serve as an  
7 expert witness across the state of Florida. In fact,  
8 as I told Glen when he first came to me -- and I do  
9 this in Palm Beach, I have done this in St. Augustine,  
10 West Palm Beach, South Florida -- the first thing I  
11 ask a client is to please send me the address of a  
12 property. Because what I like to do is go on Google  
13 Maps and take a look at the property. And I have --  
14 on many occasions, I have told clients thank you, but  
15 no thank you, because I still deem that the historic  
16 building has enough of the historic character that  
17 it's not worth fighting a designation or demolition  
18 request. I take this very seriously, this is my  
19 business, this is what I am known for is for historic  
20 preservation, and mixed-use, and urban planning too.  
21 And I have two degrees from the Catholic University of  
22 America in architecture and planning in Washington  
23 D.C.

24 The master -- just to start first before I  
25 go through a quick PowerPoint, the Master Site file is

1 not the Bible. The historic consultant hired by the  
2 town has mentioned several times this evening that you  
3 must follow that report. Besides the fact that it  
4 wasn't even done correctly, because imagine an owner  
5 not even being told that, hey, we are going to  
6 designate your building. That goes against some  
7 property rights in the state, but that is another case  
8 because we are not allowed to talk about that.

9 But these reports are usually changed over  
10 time. In fact, I am surprised that it has not been  
11 updated in almost -- in over 40 years, 45 years.  
12 Usually, sometimes cities will redo their districts,  
13 or their individual designations every five, to 10, to  
14 20 years. And that is something that has not happened  
15 here. The big flaw in this report, and I have --  
16 believe me, I have reviewed hundreds of these reports,  
17 I have been on that board at the state level for 15  
18 years -- is that these reports are sometimes not done  
19 by architects who know buildings very well. This  
20 report was flawed from the beginning, because it did  
21 not -- it could not tell the difference between this  
22 beautiful structure that you see here, this building  
23 that was built in 1925 and what happened afterwards.

24 Which by the way, we don't even have a  
25 record of when that happened. Did it happen after the



1 hur-- you saw some pictures after the hurricane, did  
2 it happen after the hurricane? Did it happen in the  
3 40s? You have a very grainy -- staff found a very  
4 grainy -- or the -- or the consultant found a very  
5 grainy picture of the building in the 1950s, and that  
6 is the only clue. And so, whoever repaired-- prepared  
7 the report in 1998, prepared the report looking at  
8 that grainy photo, or something like it. And looking  
9 at the photo of what it kind of like looks like today,  
10 it's obviously -- in 40 years it has deteriorated even  
11 more than when they did the report.

12 And in fact, he is correct, every  
13 description in the report is about that facade that  
14 you're seeing there, not this beautiful, historic  
15 facade. I am going to show you now some pictures  
16 here. We know where it's located, I want to show you  
17 the zoning map because it is sad that it is true, this  
18 is the last building of your district. But if you  
19 look at that district -- and I drove it again tonight  
20 just to feel it again -- it's a very -- on one side  
21 the street, on the north side street is very urban,  
22 it's very nice, three story buildings. On the south -  
23 - and it -- and it's all new development over the last  
24 ten years. On the south side it looks older, like  
25 maybe development from 30, 40, or 50 years ago, but it

1 is very suburban in nature, right? It has got the  
2 parking lots in front, all of the buildings are set  
3 back, and our building pops out, right? Our building  
4 sits out in the front. So, if some of the other  
5 buildings were around you would have a district,  
6 obviously you don't have a district anymore because  
7 this is the last one that is there.

8 And then, if you look at the facade  
9 treatments, the beauty of the original with the  
10 parapet, the parapets were usually done in historic  
11 buildings. If you go to Clematis Street, and many  
12 other areas around town to identify the entry to the  
13 second floor. That archway entry was to go up the  
14 steps to the apartments, most likely apartments that  
15 were there in the 1920s, and then the two storefronts  
16 on the left and on the right side.

17 Notice, on the left and the right side, both  
18 storefronts are set back, they have angled glass, wide  
19 so you can see the merchandise, you can come into the  
20 building. Notice though, on the right side are these  
21 flush -- it's plywood now, but there was a storefront  
22 there. These little rope columns, if you have ever  
23 walked by -- and I encourage you to go walk by and  
24 touch them -- they almost feel like 1970s columns they  
25 are so fake. You know, they are just -- the detailing

1 is not there.

2 The parapet is gone, the -- all the stone  
3 treatment of the front of the facade is completely  
4 gone, they added some coins on the lower level. There  
5 is this very odd bump out on the -- on the current  
6 condition of the building, that doesn't reflect  
7 anymore the strong, horizontal poorness, and the same  
8 thing up with the roof line.

9 The roof tile today is an inexpensive,  
10 cement tile roof. The original was like this  
11 building, beau-- and like this building we are  
12 renovating right now, which was a mission style roof,  
13 a clay colored roof that that this building doesn't  
14 have, and this building does have. And you can see  
15 the additional details of the building, the signage  
16 and so forth, and none of that is in this building to  
17 the right that was changed significantly.

18 Here is another view, another close up view  
19 of the existing conditions. There has been some -- we  
20 think -- un-permanent work on the rear of the  
21 building. In fact, before Glenn and his partners  
22 bought the building, the town prior staff -- before  
23 Karen and Anders, but prior staff -- had engaged our  
24 office to go do a study of the building to see if it  
25 was salvageable. And we told them we didn't think so,

1 we thought it needed a lot -- especially in the  
2 interiors, which I know we can't talk about the  
3 interiors, but it's pretty messed up inside the  
4 building. It would take quite a substantial amount of  
5 money to stabilize the building and bring it back.  
6 It's not all about the facade only, we need -- we  
7 really need to think about the entire building  
8 envelope at some point.

9 And so, in closing, I am here to answer any  
10 questions that you might have. I appreciate the  
11 opportunity, I don't do this lightly, I don't do this  
12 very -- every day in my business. But when I find a  
13 building that is in this condition, and a report that  
14 wasn't very well written the first time around, I do  
15 get involved in projects. This happens all the time,  
16 changing reports is very, very common, it's not set in  
17 stone. You are more than likely [sic], if you wish,  
18 to contact the state Bureau of Historic Preservation  
19 and ask them about these things, these things happen  
20 all the time. And I am here, again, like I said  
21 before to answer any questions.

22 Our structural engineer is going to say a  
23 few words. For the record, we also have two termite  
24 inspections, and both of them say that the building  
25 isn't in danger right now. Thank you.



1 DR. SPIRITIS: I would just like to refer  
2 you to Chapter 66(f) Demolition, in your ordinance.  
3 One of the things, in addition -- in addition to all  
4 of the provisions of this chapter, the Historic  
5 Preservation Board shall consider the following  
6 criteria in evaluate-- in evaluating applications for  
7 a special certificate of appropriateness for  
8 demolition of designated properties. Is the structure  
9 of such design, craftsmanship, or material that it  
10 could be reproduced only with great difficulty and/or  
11 expense? Please keep in mind, I just want to let you  
12 know that our development team has invested \$8 million  
13 into your city so far, and we expect to be investing  
14 over \$200 million into your city.

15 But at this time, would like to introduce  
16 Aida Baez PE, Accord Engineering who did a structural  
17 study -- a structural report, which you have, of the  
18 building.

19 MS. BAEZ: Good evening. Thank you for  
20 allowing me to speak. Members of the board, I am  
21 going to speak strictly about the structural integrity  
22 of the building as it stands today, based on the  
23 thorough structural assessment that was conducted a  
24 few months ago as per the report that was handed to  
25 you.

1 But first, allow me to read a portion of the  
2 existing building code, the historic portion of it.  
3 Strict compliance, historic structures or portions of  
4 such structures that do not strictly comply with this  
5 code shall be considered to be in compliance if it can  
6 be shown to the satisfaction of the building code  
7 officials that equivalent protection has been  
8 provided, or that no hazard will be created or  
9 continued through noncompliance. A definition for a  
10 dangerous building on the existing Florida Building  
11 Code is any building, structure, or portion thereof  
12 that meets any of the conditions described below shall  
13 be deemed dangerous.

14 The second statement on that is, there  
15 exists a significant risk of collapse, detachment, or  
16 dislodgement of any portion, member, appurtenance, or  
17 ornamentation of the building or structure under  
18 service loads. Definition of unsafe, building,  
19 structures, or equipment that are unsanitary, or that  
20 are deficient due to inadequate means of egress  
21 facilities, inadequate light and ventilation, or that  
22 constitutes a fire hazard, or in which the structure  
23 or individual structural members meet the definition  
24 of dangerous, as I just read previously the definition  
25 of members.

1           You guys have the building code, I will let  
2   you guys read it, I don't want to write -- read the  
3   whole statement, but I wanted to point those things  
4   out before I go through the pictures that were found  
5   on the -- on the -- during my assessment. Do we have  
6   my presentation?

7           TOWN ATTORNEY BAIRD: (Inaudible). The  
8   computer has the applicant presentation and --

9           MR. HEISENBOTTLE: (Inaudible).

10          TOWN ATTORNEY BAIRD: -- 918 Park Avenue.  
11   But I mean --

12          MR. HEISENBOTTLE: (Inaudible) presentation  
13   (inaudible).

14          KAREN: I'm not aware of it.

15          TOWN ATTORNEY BAIRD: (Inaudible).

16          MS. BAEZ: There is the report, --

17          KAREN: (Inaudible).

18          MS. BAEZ: -- but there is a presentation.

19          KAREN: The structural report we have  
20   (inaudible). It's in the packet. They have it.  
21   (inaudible).

22          MS. BAEZ: All right. So, --

23          MALE SPEAKER: (Inaudible).

24          KAREN: (Inaudible). If you can refer to a  
25   particular page in the report, the board (inaudible).

1 MS. BAEZ: Well, no I have pictures to show-  
2 - showcase the actual damage, and inappropriate  
3 findings, and considered -- deemed unsafe per the  
4 structural building code and per my assessment. This  
5 -- (inaudible). Yeah, and up a little?

6 Just quickly, the exterior of the building  
7 is covered in stucco. Now, the main reason for us  
8 covering buildings in stucco is to provide the first  
9 shield of protection for the integrity of the  
10 building. It's not structural, technically, but it  
11 protects the interior of the building from weather and  
12 from impacts. Now, if you had provided the pictures I  
13 submitted, there is a -- on the west side of the  
14 building, there is a vehicle impact on the structure  
15 that dented and impacted the building, causing damage  
16 to the stucco finish.

17 But what's worse is that there is no lateral  
18 integrity within the building. If we look at the  
19 building, the only structural, lateral stability  
20 provided at this moment is on the east side of the  
21 building, on the first floor only. There is no sheer  
22 conditions bracing the building from collapsing any  
23 given storm, let alone a high-wind velocity hurricane.

24 When you look at the addition that was  
25 built, we don't know, we have no record of when this



1 addition was built on the rear of the building. The  
2 entire framing, there is no -- there is no continuity  
3 of the load path, therefore it has been so unstable  
4 that water infiltration has come through and is  
5 completely damaged. There is existing -- substantial  
6 existing mold on all the structural members, and  
7 extreme show -- it shows extreme decay of the wood  
8 members on that -- in -- on that addition.

9           The rear -- the original rear wall on the  
10 first floor, there are no headers over those doors.  
11 So, any -- the second floor is coming down on that  
12 wall, and there is nothing supporting it. So, I tell  
13 you right now, think of -- I understand your position,  
14 but think of your grandchildren living in this  
15 building, or your grandparents living on the -- in  
16 this building. Would you really want them living  
17 there when right now, as a professional engineer, I am  
18 telling you that has no structural integrity?

19           The load path on this building is not  
20 transferred all the way to the foundation. To be  
21 honest, I don't know how it is standing to this day.  
22 The front facade, the arches that are in the interior  
23 portion of the -- of the wall, there is no headers on  
24 the arches whatsoever. There is no load path  
25 whatsoever. The joists for the floors and the roof do

1 not have the proper blocking, therefore they could  
2 rotate and come undone.

3           There is no lateral continuity on the floor  
4 diaphragm, there is different portions -- so different  
5 types of woods and things like that, God knows how  
6 they are attached. There is -- to say unacceptable  
7 reframing is taking it lightly, but there is actual  
8 girders picking up other girder framing -- other  
9 girders that are completely unsupported on the -- on  
10 the bearing wall, with -- and they are just supported  
11 by like one stud that sits on top of a -- of a  
12 (inaudible), and it's not transferred to the floor,  
13 let alone the floor below.

14           I wish somebody had posted the presentation,  
15 I had -- the pictures I had -- I do have a thumb drive  
16 if you guys are interested in looking at this. I urge  
17 you to look at my report and understand that there is  
18 -- at this moment, this project -- this building is  
19 completely open to a homeless person, they could walk  
20 in there. The boards on the front, it's -- you know,  
21 they are not completely sealed, so it's open to  
22 weathering, it's open to mice, and rodents, and things  
23 like that. And if a person in the street goes in  
24 there, and that building collapses, I am stating it  
25 here on the record, it is being said, this building is

1 not safe.

2 So, I appreciate your time, I appreciate you  
3 listening to me. If you have any questions, I am  
4 available. Thank you.

5 DR. SPIRITIS: Just for the record, I want  
6 you to know that we spoke to the architect, to REG,  
7 and we spoke to our engineer to try and figure out  
8 what it would take to rehabilitate this building. And  
9 the only way you could legally, under code,  
10 rehabilitate this building is to take the building  
11 down and rebuild it.

12 There isn't a stud in that building that  
13 isn't structurally deficient. There -- you have studs  
14 that actually are cut in half, you have spaces, one-  
15 foot spaces between the studs that are holding the  
16 building up. I wouldn't recommend you go in there,  
17 but you might want to look through the window,  
18 (inaudible) you probably shouldn't even do that. But  
19 look at the report is what you should do.

20 This is an unsafe building, it would cost us  
21 probably \$400 a square foot to rehabilitate this  
22 building, it would cost us close to \$3,000,000 to  
23 rehabilitate the building. We would have to get about  
24 250, \$300 a square foot to make this project work.  
25 And as we know, that doesn't work in Lake Park, we

1 have numerous empty spaces in Lake Park that have been  
2 for rent for \$25 a square foot, and they have been  
3 sitting there vacant for years and years. 801 Park  
4 Avenue is a perfect example. But that is about the  
5 price range is \$25 square foot. It is not -- it is an  
6 economic hardship, it's just not feasible from an  
7 economic standpoint to rehabilitate this building.

8 Once again, thank you for your patience  
9 tonight. I know it was a long night, and thank you.  
10 And hopefully, we can all work together to improve the  
11 town of Lake Park. Thank you.

12 CHAIRPERSON BUCHELE: Thank you.

13 DR. SPIRITIS: Could I just add --

14 TOWN ATTORNEY BAIRD: So, is there --

15 DR. SPIRITIS: If I could just add one  
16 thing? We are willing, of course, to put up a -- an  
17 historic marker on the sidewalk where the building is.  
18 And we are also willing to do a little history of the  
19 building in the lobby of our building with photos and  
20 a history. Make a little historic presentation for  
21 eternity. Thank you.

22 TOWN ATTORNEY BAIRD: Mr. Chairman, I would  
23 like to get back to the subject of the hearing, which  
24 is the designation process and procedure. And I am  
25 hearing from staff that they have reserved time for



1 rebuttal, so it would be appropriate for them to make  
2 whatever final remarks they have.

3 After that, I misspoke earlier, you get to  
4 ask questions of either the applicant or the staff,  
5 and then the public speaks.

6 CHAIRPERSON BUCHELE: Okay.

7 KAREN: Okay, thank you. As the petitioner  
8 was allowed 30 minutes for their presentation, and  
9 ours was just about 15, less than 20, I do think we  
10 are entitled to the rebuttal time we asked for.

11 I am going to point out that what is before  
12 you this evening is -- as I said at the beginning is a  
13 question whether what you have heard have evening, or  
14 will hear when you ask your questions, is convincing  
15 evidence that the building no longer deserves to keep  
16 its historic designation.

17 You look at the criteria, the criteria is  
18 very clear cut. It talks about does it still have --  
19 does the building represent architecture of a time?  
20 Does it represent the history of the time? Is it  
21 important as to its location, sense of place? That  
22 list does not include it's -- does not include what's  
23 the condition of the building? What is the structure  
24 of the building?

25 And I -- you know, I don't know what the --

1 you know, what the applicant had to present, and it  
2 may -- the confusion may come from the email -- if  
3 it's an email that I received that said, provide the  
4 structural information to the board. We had -- we had  
5 done that, and that was -- that was what I assumed  
6 that it was. But if it went to the clerk, as it was  
7 represented, I don't know.

8 So, 19-- 918 Park was historically  
9 designated in 1998. The town held meetings at the  
10 time, considered the information brought before them,  
11 and as a dually appointed Historic Preservation Board  
12 entered into a resolution. It was never appealed or  
13 contested up until now. The fact that there may not  
14 be all of the records from 1998 doesn't mean they  
15 weren't there originally. Quite a bit of time has  
16 gone by and it -- and frankly, those records, they may  
17 be somewhere, or they may no longer exist. But there  
18 is no reason to think that there was anything  
19 improper, or any action that violated the code back  
20 then. The resolution is very, very clear.

21 In fact, the code provided that should  
22 anyone have not been aware their building was being  
23 designated, they had 180 days to appeal. Mr. Watkins  
24 didn't appeal. It appears that Mr. Watkins was very  
25 interested in having this designation, from what we

1 see in the application for the historic register.

2 Mr. Gonzalez stated that he was shocked  
3 that, you know, there hadn't been an update to the --  
4 to this -- to report in the last 40 years. In 2017,  
5 Mr. Gonzalez, his firm REG, was hired by the town to  
6 review a certificate of appropriateness and site plan.  
7 The owner at that time was going to -- was going to  
8 have the building renovated, it was going to tear down  
9 the back that is not historic and replace it. At that  
10 time, Mr. Gonzalez reviewed the application, and made  
11 comments as to what would be done -- what should be  
12 done to make it more historically consistent with the  
13 structure.

14 BOARD MEMBER HARRIS-CLARK: (Inaudible) --

15 KAREN: At that time, --

16 BOARD MEMBER HARRIS-CLARK: -- one moment,  
17 please.

18 KAREN: Uh-huh.

19 BOARD MEMBER HARRIS-CLARK: Could you  
20 elaborate on that? You were saying that the architect  
21 at that time stated that there had -- there was some  
22 merit to the -- or (inaudible) --

23 KAREN: Yes, let me go --

24 BOARD MEMBER HARRIS-CLARK: -- (inaudible)  
25 and made those recommendations. And that is the same

1 company that is here tonight, is that correct?

2 KAREN: Yeah -- yes, that's correct. And  
3 that was our report to you, and I do want to highlight  
4 it. At that time, REG was -- stated that in 2017  
5 several minor changes had occurred to the exterior, et  
6 cetera. Overall, the existing building retains a  
7 moderate degree of historic integrity of location,  
8 setting, materials, design, proportion, massing,  
9 feeling and association.

10 BOARD MEMBER HARRIS-CLARK: At what point in  
11 time, 1950 or 1998?

12 KAREN: I'm sorry.

13 TOWN ATTORNEY BAIRD: (Inaudible) we are --  
14 we are doing presentations.

15 BOARD MEMBER HARRIS-CLARK: Okay.

16 TOWN ATTORNEY BAIRD: Write your question  
17 down, and then you get to ask either one of them. Let  
18 --

19 BOARD MEMBER HARRIS-CLARK: Okay.

20 TOWN ATTORNEY BAIRD: -- them finish up  
21 their presentation, and then you can ask questions of  
22 either party.

23 BOARD MEMBER HARRIS-CLARK: All right, thank  
24 you.

25 KAREN: Okay. So, again, this was the



1 comments in 2017, the last time there was an  
2 application for a site plan on this. In 2023, REG  
3 reported many significant changes have occurred, and  
4 went on to list the same changes that they had  
5 reported in 2017. Now, REG says, the property has  
6 ceased to meet the criteria for being listed as a  
7 landmark in the downtown. This is due to alterations  
8 and additions that have destroyed the historic  
9 integrity and significance.

10 Between 2017, when that first comment was  
11 made, and 2023 -- now -- there have been no changes to  
12 the building. Anything that was stated in 2017 would  
13 be true today, except the building may have  
14 deteriorated from lack of maintenance by the property  
15 owners, including the current owner. We heard that  
16 that homeless could get in right now because it's not  
17 properly boarded up, there was a broken window.

18 Regarding the structural engineer's report  
19 which, again, I had asked -- we had stated that you  
20 should just look at it as it relates to the historic  
21 designation, and not the structure itself. That  
22 structural report concluded that the building could be  
23 rehabbed at a cost, or it could be torn down. That  
24 structural report assessed it in terms of the current  
25 building code, and certainly the interior is basically

1 a shell, that is not what the original designation was  
2 based on.

3 So, I would just like to conclude -- and  
4 then if our consultant has anything to add -- that  
5 because of the report -- because of our consultant's  
6 report, we do -- we do not support the petitioner's  
7 (inaudible) -- petitioner's petition to de-designate  
8 the building. We believe that our consultant's made a  
9 compelling case that the building was designated in  
10 1998 for the Mediterranean revival architecture that  
11 we see today. Can you go to -- can you switch it to  
12 the first presentation? I just want to put that up  
13 one more time. The preservation of the structure, or  
14 not allowing it to be de-designated and demolished  
15 would be consistent with the town's comprehensive plan  
16 that encourages protection of historic resources. And  
17 again, this is the last building of that boom era, it  
18 maintains many characteristics of Mediterranean  
19 architecture revival.

20 If some of the building appears, as Mr.  
21 Gonzalez stated, that you know some of it looks like  
22 it was done in 1970, that is not the case. Right  
23 there you see a picture that we have -- that has been  
24 referenced from the 1950s. And in fact, that is  
25 probably -- it's probably being used as the U.S. Post

1 Office, the flag is there, it was used as a post  
2 office. It was a grocery store, it was originally a  
3 building -- the original office for the Arnold  
4 Building Company that built many of the first homes in  
5 the 20s in the town. So, there is -- so it's not just  
6 architecture, but it's historic context, and its life  
7 over time. Do you -- would you like to add anything,  
8 Richard?

9 MR. HEISENBOTTLE: Thank you, Karen. Ladies  
10 and gentlemen, I want to make some suggestions to you,  
11 and suggest that perhaps you ask some questions here.  
12 First of all, this designation report was done 25  
13 years ago. Now, designation ports -- reports 25 years  
14 ago, --

15 TOWN ATTORNEY BAIRD: Sir, is this part of -  
16 - is this part of the rebuttal, or is this another  
17 presentation? Because --

18 (Overlapping voices.)

19 MR. HEISENBOTTLE: This is part of the  
20 rebuttal.

21 (Overlapping voices.)

22 TOWN ATTORNEY BAIRD: Okay.

23 MR. HEISENBOTTLE: I didn't get one sentence  
24 into it before I am being interrupted. Please. This  
25 designation report was done 25 years ago, and

1 designation reports 25 years ago were not at the  
2 quality level of designation reports today. Mr.  
3 Gonzalez will tell you that. Designation reports  
4 today are usually scholarly works, this is not a  
5 scholarly work, no. But it is certainly an adequate  
6 work, it is certainly a clear indication of the  
7 intent, and a clear understanding of why this building  
8 is being designated.

9 Now, the applicant has told you that it was  
10 wrongly designated on -- and that it should have been  
11 a district. There is nothing wrong with the  
12 designation just the way it is written. They told you  
13 that the owner wasn't notified, but he doesn't -- the  
14 applicant doesn't provide any competent and  
15 substantial evidence to prove that the city did not  
16 notify the owner, they just say it.

17 DR. SPIRITIS: I didn't say that. I didn't  
18 say that. Don't put words in my mouth.

19 MR. HEISENBOTTLE: And then, we get into a  
20 series of scare tactics here. Scare tactics on the  
21 structural condition of the building, that it is going  
22 to fall down immediately, and you should immediately  
23 de-designate it so we can tear it down.

24 MS. BAEZ: That wasn't (inaudible).

25 MR. HEISENBOTTLE: I think the -- it wasn't



1 a scare tactic?

2 DR. SPIRITIS: No, it was not.

3 MS. BAEZ: (Inaudible).

4 MR. HEISENBOTTLE: Let -- oh, well --  
5 (Overlapping voices.)

6 TOWN ATTORNEY BAIRD: Woah, woah, woah,  
7 woah. Let's --

8 MR. HEISENBOTTLE: -- all of the conditions  
9 discussed about the safety are really the  
10 responsibility of the owner. He is sitting here.

11 DR. SPIRITIS: Yes, and we want to demolish  
12 the building.

13 MR. HEISENBOTTLE: The question that you  
14 should ask is, can this building be restored? Can  
15 this building be incorporated into the broader and  
16 larger development? I would submit to you that it  
17 most certainly can. I would submit to you that while  
18 it is certainly not in good structural condition, I am  
19 sure, and that it certainly doesn't even come close to  
20 meeting current code, it is restorable. My firm  
21 restores buildings in worse shape than that, all day  
22 long, every day, and has for the last 35 years. In  
23 fact, we actually restored this building that that Mr.  
24 Gonzalez seems so proud of.

25 DR. SPIRITIS: (Inaudible).

1 MR. HEISENBOTTLE: That is the question of  
2 the night, ladies and gentlemen. We have heard  
3 conflicting comments from Mr. Gonzalez, we look in  
4 2017 in his report to the city, and he maintains -- he  
5 says that this -- the building maintains its  
6 historical integrity in 2017, and then in 2023, the  
7 same firm turns around and tells you that it lost that  
8 integrity, yet there has been no work done on the  
9 building since.

10 There is a lot of confusing and  
11 misrepresentations going on here, there is no question  
12 this building can be structurally repaired, none  
13 whatsoever. There is no question that this building  
14 could be incorporated into a bigger, larger  
15 development that would help defer some of the cost of  
16 it. Yet, I would suggest to you that it's not your  
17 responsibility to go thinking about the cost of  
18 construction projects. You should ask these questions  
19 yourself, and get your own answers this evening before  
20 ruling on this matter. Thank you very much for your  
21 patience.

22 DR. SPIRITIS: Mr. Chairman, do I get to  
23 respond?

24 CHAIRPERSON BUECHELE: No.

25 TOWN ATTORNEY BAIRD: You had your 30

1 minutes, they have had their 25, or whatever it is.

2 DR. SPIRITIS: Oh, but they came back --

3 MR. GONZALEZ: They came back.

4 DR. SPIRITIS: -- and responded. They got a  
5 chance to come back and respond --

6 KAREN: Let's wait for (inaudible).

7 DR. SPIRITIS: -- to (inaudible).

8 MR. GONZALEZ: Let's wait until after  
9 closing comments.

10 TOWN ATTORNEY BAIRD: Oh, I will tell you  
11 what, --

12 MR. GONZALEZ: (Inaudible) public comments.

13 TOWN ATTORNEY BAIRD: -- let's give them --

14 MR. GONZALEZ: No, public comments.

15 TOWN ATTORNEY BAIRD: -- three minutes to --

16 MR. GONZALEZ: (Inaudible) --

17 TOWN ATTORNEY BAIRD: -- three minutes to --

18 DR. SPIRITIS: (Inaudible).

19 TOWN ATTORNEY BAIRD: -- have your rebuttal  
20 of the rebuttal, if you think that is important.

21 KAREN: We would almost (inaudible) --

22 TOWN ATTORNEY BAIRD: Well, look --

23 KAREN: (Inaudible).

24 MR. GONZALEZ: Just very quickly, not even  
25 one minute. 2017--

1 TOWN ATTORNEY BAIRD: One minute.

2 MR. GONZALEZ: -- 2017 --

3 TOWN ATTORNEY BAIRD: One minute.

4 MR. GONZALEZ: -- 2017, 2023, Karen wasn't  
5 staff, it was a different staff. The owner of the  
6 building did not want to do the study, I was paid by  
7 the town of Lake Park because you wanted to save the  
8 building. It was the last of the buildings on that  
9 site. I was not given a copy of the 1998 report, I  
10 didn't even know there was a 1998 report available. I  
11 met the staff person at the site, and they said, hey,  
12 we really want to try to save this building, the owner  
13 wants to demolish it, let's do a walk around.

14 That is what we did, we walked around, and  
15 based on that we wrote the report. But we did not  
16 have a copy of the 1998 report. If we did, everything  
17 I shared with you this evening, I would have done in  
18 that report in 2017. That is why there is a  
19 discrepancy between then and now. Thank you.

20 TOWN ATTORNEY BAIRD: All right. Mr.  
21 Chairman, now is the opportunity for the board to ask  
22 either the applicant or the town staff your questions.  
23 Please direct your question to a particular person, so  
24 that three or four people are not jumping up to try to  
25 answer the question. If you do not have questions,



1 you do not have to ask questions, but if you do have  
2 questions, now is the time. And then, we will go to  
3 the public.

4 CHAIRPERSON BUCHELE: Fellow board members,  
5 do we have questions?

6 BOARD MEMBER HARRIS-CLARK: Sure, may I have  
7 staff first? And the architect for the town, please?

8 KAREN: I can't -- I'm sorry, I can't year  
9 too well?

10 BOARD MEMBER HARRIS-CLARK: May I have staff  
11 and the architect for the --

12 KAREN: Okay.

13 BOARD MEMBER HARRIS-CLARK: -- please?

14 KAREN: All right.

15 BOARD MEMBER HARRIS-CLARK: Okay.

16 MR. HEISENBOTTLE: Okay.

17 TOWN ATTORNEY BAIRD: No, --

18 BOARD MEMBER HARRIS-CLARK: Okay.

19 TOWN ATTORNEY BAIRD: -- she said staff.

20 BOARD MEMBER HARRIS-CLARK: To --

21 KAREN: Staff and the architect.

22 BOARD MEMBER HARRIS-CLARK: Okay. And you  
23 can decide who wants to answer the question. First of  
24 all, we are not looking at the structural integrity of  
25 the building, we are discussing if it has -- If it

1 meets the historic designation in its current picture  
2 of 1950, 1998, and as it stands today. Surely this is  
3 not unique to the town of Lake Park, this happens all  
4 over the world. And my question is, the previous  
5 owner prior to this applicant, if I am reading in the  
6 document, wanted to have this designated as a  
7 historical site, is that correct? The previous owner,  
8 they were going to submit an application but didn't  
9 quite get there from the documentation that --

10 KAREN: Okay.

11 BOARD MEMBER HARRIS-CLARK: -- the staff --

12 KAREN: All right.

13 BOARD MEMBER HARRIS-CLARK: -- (inaudible)?

14 KAREN: It was designated in 1998, and  
15 subsequent owners owned it with that historic  
16 designation. The referenced owner that in 2017  
17 desired to -- applied for site plan approval to  
18 renovate the building under the historic designation.  
19 And they were granted a certif-- it was called a  
20 certificate of appropriateness -- that they could make  
21 changes so long as those changes were deemed to be  
22 consistent with the historic form of that structure.  
23 And that was -- that was what REG had reviewed in  
24 2017.

25 After 2017, the building was sold in 2021 to

1 a group that was very interested in renovating it and  
2 making it a commercial building for use, and they had  
3 spoken with us. Then in 2022, they sold it to the  
4 present owner. So, all the previous owners, either  
5 they just owned it, or they want -- or they applied  
6 for improvements under that historic designation.

7 BOARD MEMBER HARRIS-CLARK: Sure, thank you.  
8 That was what I was asking. Next question to -- next  
9 question to staff, when any applicant buys property of  
10 this nature, would it be expected by staff that they  
11 have done their due diligence in this type of scenario  
12 to determine if they are going to acquire their  
13 property, the pros and cons? And I am using myself as  
14 an example, is that when I bought a home in a historic  
15 district, it was a mess, but before I would make that  
16 purchase I talked to the town to determine what the  
17 town considered -- what they would do to this property  
18 before I put this financial investment. And in  
19 working with that team, the town, gave me the decision  
20 to say, okay, go ahead and move forward and I did.  
21 But I did my due diligence before I put my money  
22 there. Does that work that way with these types of  
23 structures?

24 KAREN: It could. Yes, I can't speak for  
25 what the applicant did or did not do. But yes, I

1 mean, that's typically how you --

2 BOARD MEMBER HARRIS-CLARK: Okay. And I  
3 would like to ask the architect, you talked about this  
4 building, of course it's not going to look the way  
5 that it did in 1920, number one the hurricane came  
6 through, number two, we got different codes for  
7 hurricane windows and doors, any property has to meet  
8 that sort of code. But here we are looking at the  
9 configuration of 1998 -- 1950, 1998, and today.

10 Sometimes there are only remnants, and maybe pictures  
11 of an old structure. Maybe the back of the building  
12 has been totally renovated, looks nothing like it did  
13 in that time period, but the facade. The facade --  
14 because sometimes a percentage of a facade could  
15 qualify it to be rebuilt the way that it should look,  
16 and then whatever goes on behind at the interior is  
17 something else, but it does have some percentage of  
18 integrity of the style or the historic value. Could  
19 that be a possibility versus redoing the entire  
20 building? Just the aspect of the facade to have been  
21 done either in the revival style or even back in the  
22 1920s and it still meets the historic designation?

23 MR. HEISENBOTTLE: Certainly. I don't think  
24 there is any circumstance here where the rather of the  
25 building has really much significance to the overall



1 integrity of its design. We should also recognize  
2 that the secretary of interior standards, number four,  
3 supports the notion that changes to a property that  
4 have accrued historic significance in their own right  
5 over time should be retained and preserved,  
6 recognizing that the properties do change. And this  
7 property changed, we know that. But it -- but when it  
8 was designated to today, the property has maintained -  
9 - has maintained its historic integrity. Compare this  
10 photograph from 1950 all the way to the current  
11 photographs that we all have in our book wheel. And  
12 you know, and we see that this is very much just the  
13 same building.

14 BOARD MEMBER HARRIS-CLARK: Those are the  
15 questions I have for now, Chair.

16 CHAIRPERSON BUCHELE: Thank you, Evelyn.  
17 Gus?

18 BOARD MEMBER RODRIGUEZ: Well, since I have  
19 staff up there, I will ask my questions from staff.  
20 And going on the board members of question right now,  
21 since it's designation, this property has gone through  
22 a few hands, in looking at it. Owners that came  
23 subsequent to the designation, was -- is there  
24 anything in place where the town, or where an owner,  
25 has to preserve, or maintain, or secure the property

1 so that it doesn't continue to deteriorate in the  
2 manner that it has?

3 MR. HEISENBOTTLE: That is very much the  
4 norm for an owner's responsibility in the building.  
5 There are provisions, I'm not entirely familiar with  
6 your law. But demolition by neglect is one that might  
7 well apply to any number of the various owners before  
8 and including the current one. You are not allowed to  
9 allow a building of this significance in the community  
10 to be neglected.

11 BOARD MEMBER RODRIGUEZ: And so, by that,  
12 does the community have a means or a mechanism by  
13 which they kind of enforce that kind of a -- of  
14 overseeing the integrity of the building?

15 KAREN: In this case, it would be the basic  
16 nuisance and building code. You know, things such as,  
17 you know, you can't have -- allow a structure with a  
18 broken window, it needs to be fixed. If a board -- a  
19 door has been broken in, such that people can get in,  
20 you need to fix it. If part of the facade has been  
21 ripped off so that people can crawl under, you need to  
22 fix that. There is not -- in the historic designation  
23 section, there is not one that specifically calls out  
24 the responsibility of an owner of historic designation  
25 properties. It's a -- you know, but what would apply

1 is what would apply to any -- to any structure. And  
2 by keeping --

3 MR. HEISENBOTTLE: (Inaudible) building.

4 KAREN: -- you are keeping the building as  
5 it is, you know, you are -- the building is historic,  
6 it looks a certain way, you are required to maintain  
7 that, just as you would be required to maintain your  
8 house. Again, like the examples that I went through.  
9 Yeah. But there is no -- you know, no specific -- I  
10 don't think in 66 there is -- there is anything really  
11 specific as there are in some community's codes that  
12 are very specific.

13 MR. HEISENBOTTLE: The Florida building code  
14 does address unsafe structures, and it is without --  
15 it's probably a matter of law, counselor, that that  
16 unsafe structures are the responsibility of the owner.  
17 And to repair those unsafe structures, and the way  
18 this sounds, it certainly seems to have been a  
19 responsibility of this owner and prior owners.

20 BOARD MEMBER RODRIGUEZ: Well, a question of  
21 staff again, how many violations have been issued  
22 against this property in the last -- since it's  
23 designation?

24 KAREN: Oh, I don't -- I don't know.

25 TOWN ATTORNEY BAIRD: Well, let --

1 KAREN: I'm sorry, I do not know.

2 BOARD MEMBER RODRIGUEZ: Or does that go to  
3 structure?

4 TOWN ATTORNEY BAIRD: No, the code  
5 violations are really not relevant to this proceeding.

6 BOARD MEMBER RODRIGUEZ: Okay.

7 TOWN ATTORNEY BAIRD: The short answer to  
8 your question is, the building has to be maintained in  
9 accordance to all codes of the town. If it's not,  
10 then it is subject to a code violation.

11 BOARD MEMBER RODRIGUEZ: Okay. Okay, thank  
12 you. Glen?

13 DR. SPIRITIS: Yes.

14 BOARD MEMBER RODRIGUEZ: Was it the  
15 intention at any point when you came into possession,  
16 when you guys purchased the property that you were  
17 going to try to preserve the property?

18 DR. SPIRITIS: Okay. Now, since everyone is  
19 saying what they want to say here tonight, I am going  
20 to tell you exactly what happened. We were in  
21 encouraged by the town staff to purchase this building  
22 and make it part of our project. We were even told  
23 that they would work with us to get the deed  
24 designation, and how easy it would be. How do you  
25 think I found Rick? I don't know Rick, he was



1 recommended to us by the town to hire Rick to do the  
2 deed designation report. The town also requested that  
3 we hire a structural engineer, because they said that  
4 that would make it easier. So, we have done  
5 everything the town has asked us to do, including  
6 spending \$960,000 on this building when it was sold a  
7 year before for 400,000 less. We are trying to help  
8 your community.

9 But I want to go back for one second, the  
10 report by the previous architect includes this photo  
11 of the interior of the building. It wasn't just the  
12 exterior of the building that was included in the  
13 report. The previous owner -- I assume it was the  
14 previous owner -- totally gutted this building out.  
15 And when they found what they found, they figured it  
16 would be a good time to get out, because the building  
17 is structurally unsound. And by the way, we can prove  
18 that there were changes to the building since 1998.

19 As a matter of fact, they cut into the  
20 garage, we have a photo of the sticker on the garage  
21 that was done 2021. So, there was work being done on  
22 this building, I don't know how the building  
23 department didn't see what was going on, I mean, the  
24 building is right in the middle -- right in the heart  
25 of your town. But clearly, substantial work was being

1 done on this building, and no violations were given,  
2 and no permits were given.

3 TOWN ATTORNEY BAIRD: Does that answer your  
4 question?

5 BOARD MEMBER RODRIGUEZ: Yes, it does. Yes.

6 TOWN ATTORNEY BAIRD: All right, next  
7 question.

8 CHAIRPERSON BUECHELE: Patti?

9 BOARD MEMBER LEDUC: Well, I am still  
10 following along with some of the previous questions.  
11 And sir, Greg or Glen?

12 CHAIRPERSON BUECHELE: Glen.

13 BOARD MEMBER LEDUC: Glen, I'm so sorry.

14 DR. SPIRITIS: It's okay.

15 BOARD MEMBER LEDUC: I guess, I would like  
16 to go back to your initial purchase of the property,  
17 and your due diligence, and what you were told about  
18 the historical value, and the historic designation of  
19 the property. And how that worked into your plans and  
20 your consideration to go ahead and make the purchase  
21 of the property. And if the designation is in place,  
22 what your plans to incorporate that into your plan  
23 moving forward.

24 DR. SPIRITIS: Okay. We were led to believe  
25 by the town that de-designation would be an easy

1 process if we did what we -- what we have been doing.  
2 But I can tell you that after -- and at one point, we  
3 actually thought that maybe we would do the building  
4 separately, depending upon what the potential of the  
5 future project was going to be, which you will get  
6 sooner or later. Hopefully sooner, because we did  
7 submit plans a year ago, we revised those plans based  
8 on comments by the staff, they are going to be  
9 resubmitted on Wednesday morning. But I can tell you  
10 that afternoon our engineer went in there -- and I --  
11 and I resent anyone stating that our engineer is  
12 making false comments or making statements based on  
13 what she is being told to say. I mean, that's a  
14 terrible thing to say to a professional engineer. You  
15 know, --

16 TOWN ATTORNEY BAIRD: Let (inaudible) --

17 DR. SPIRITIS: -- I resent that that  
18 happened tonight. Well, I just resent the fact that  
19 that happened tonight. She is a qualified engineer,  
20 she did her engineering study, and she deemed this  
21 building to be unsafe --

22 BOARD MEMBER LEDUC: My question was really  
23 --

24 DR. SPIRITIS: -- and unsound.

25 BOARD MEMBER LEDUC: -- just though about

1 what your plans were, and if you were told with  
2 nothing in writing about the designation of the  
3 building being de-designated. You continued forward  
4 with the purchase knowing that it was a designated  
5 historical property, --

6 DR. SPIRITIS: Yes, we --

7 BOARD MEMBER LEDUC: -- so what would your  
8 plans be with -- regardless of hearsay, because I  
9 wasn't present with staff or what --

10 DR. SPIRITIS: Okay, well --

11 BOARD MEMBER LEDUC: -- you were told.

12 DR. SPIRITIS: -- I was present with staff,  
13 --

14 BOARD MEMBER LEDUC: I just wanted to know  
15 what you --

16 DR. SPIRITIS: -- and not by myself, there  
17 were other people at the meeting when I was with staff  
18 having these discussions. Once again, we are  
19 sophisticated developers, we spend a lot of money. As  
20 I said to you, we already have \$8 million into your  
21 community, and (inaudible) 200 million more coming  
22 hopefully. And we don't make decisions lightly, we  
23 trusted the people that we were talking to, and  
24 hopefully we will do that. We don't want to have to  
25 take this to another step, obviously we will. It's an



1 unsafe building, we are responsible owners of our  
2 building, our building is boarded up. I think what  
3 the engineer was referring to was that someone can  
4 come with a crowbar and pull a board off, the same way  
5 they could break a window to any vacant building and  
6 get in. And then, she feared that someone could get  
7 hurt in the building. But as responsible owners, we  
8 believe this building has to come down, and we -- and  
9 -- for the safety of the -- and the welfare of the  
10 entire community. Because anyone could be walking  
11 past that building. And that building, if you read  
12 the report, or if you are an engineer, or if you are  
13 in construction --

14 TOWN ATTORNEY BAIRD: I'm sorry.

15 DR. SPIRITIS: -- you will know -- well  
16 (inaudible), I am answering her question.

17 TOWN ATTORNEY BAIRD: No, you are not  
18 answering --

19 DR. SPIRITIS: Yes, I am answering her  
20 question.

21 TOWN ATTORNEY BAIRD: You are (inaudible).

22 DR. SPIRITIS: I'm -- she is asking what I -  
23 - we were going to do with the meeting, and I am  
24 telling her that because of the condition of the  
25 building, we don't have an option.

1 BOARD MEMBER LEDUC: Really, --

2 CHAIRPERSON BUECHELE: Okay.

3 BOARD MEMBER LEDUC: -- I was just more  
4 focused on the purchase when you initially purchased  
5 it.

6 DR. SPIRITIS: Right.

7 BOARD MEMBER LEDUC: Realizing that it was a  
8 designated historical building that was --

9 DR. SPIRITIS: Yes.

10 BOARD MEMBER LEDUC: -- to be preserved, and  
11 that it hasn't structurally, from all the pictures and  
12 everything that we have seen going back to the  
13 original designation application and designation --

14 DR. SPIRITIS: Uh-huh.

15 BOARD MEMBER LEDUC: -- that was approved  
16 and submitted back in 1998, the building has not gone  
17 through significant changes. Yes, we can all agree it  
18 has been not well maintained by the previous owners  
19 and you haven't done anything but --

20 DR. SPIRITIS: We have owned it less than a  
21 year.

22 BOARD MEMBER LEDUC: -- boarded it -- it's  
23 boarded up. So, you haven't made any improvements or  
24 changes to it. And my concern is that, you know, we  
25 are going off a designation, and all of the

1 information provided from the reports from 1998 are  
2 still true today. And I was just curious, when you  
3 went into the purchase, were you made aware of the  
4 designation? And were you provided with any  
5 additional information that was supported in the --

6 DR. SPIRITIS: Yes, I --

7 BOARD MEMBER LEDUC: -- 1998 decision?

8 DR. SPIRITIS: Yes, as I said, we were --

9 BOARD MEMBER LEDUC: Okay.

10 DR. SPIRITIS: -- told to hire the architect  
11 that we did to do a report. By the way, we are paying  
12 for the town's consultant tonight, that comes out of  
13 our --

14 BOARD MEMBER LEDUC: Okay.

15 DR. SPIRITIS: -- money, we paid for that  
16 report as well. So, we --

17 CHAIRPERSON BUECHELE: That wasn't a  
18 question though, --

19 BOARD MEMBER LEDUC: (Inaudible).

20 CHAIRPERSON BUECHELE: -- who is paying for  
21 it.

22 DR. SPIRITIS: No, I under-- I understand.  
23 But you asked did --

24 BOARD MEMBER LEDUC: You didn't answer the  
25 question.

1 DR. SPIRITIS: -- we believe --

2 BOARD MEMBER LEDUC: You were fully --

3 DR. SPIRITIS: -- we believe --

4 BOARD MEMBER LEDUC: -- aware of this --

5 DR. SPIRITIS: Yes, we were fully --

6 BOARD MEMBER LEDUC: -- report from --

7 DR. SPIRITIS: -- aware, and --

8 BOARD MEMBER LEDUC: -- 1998?

9 DR. SPIRITIS: -- we were told that it was  
10 not a problem, because it wasn't on the historical  
11 register, and that it was -- and it was only on a  
12 local property list with the state, and that it would  
13 be not a difficult thing to un-list the building based  
14 on the condition of the building.

15 BOARD MEMBER LEDUC: Oh, thank you.

16 TOWN ATTORNEY BAIRD: Okay. If -- are there  
17 any more questions? If not, it's time to go to the  
18 public.

19 BOARD MEMBER HARRIS-CLARK: But Chair?

20 CHAIRPERSON BUECHELE: I have a question,  
21 Tom.

22 BOARD MEMBER HARRIS-CLARK: Thank you.

23 CHAIRPERSON BUECHELE: You had mentioned  
24 that you spent \$8 million over there right now, right?

25 DR. SPIRITIS: That's correct.

1 CHAIRPERSON BUECHELE: Am I allowed to ask -  
2 - and you suggested you got 200 more million you are  
3 going to invest.

4 BOARD MEMBER HARRIS-CLARK: Uh-uh.

5 CHAIRPERSON BUECHELE: I know we are  
6 probably not privy to look at plans and see that  
7 (inaudible). That's not we are voting --

8 DR. SPIRITIS: Right.

9 CHAIRPERSON BUECHELE: -- on tonight?

10 TOWN ATTORNEY BAIRD: (Inaudible) I mean, --

11 DR. SPIRITIS: Correct.

12 TOWN ATTORNEY BAIRD: -- this is -- that  
13 discussion is really not relevant, what's relevant is  
14 if you look at page three of the staff report, Section  
15 66-9, the designation process and procedures, and the  
16 criteria, that's your focus. Do they -- does -- is  
17 the criteria still met or not?

18 BOARD MEMBER HARRIS-CLARK: Uh-huh.

19 TOWN ATTORNEY BAIRD: If it's still met,  
20 then it's still designated, if you find that it's not  
21 then you can de-designate. But structural stuff, how  
22 much they paid for the building, --

23 CHAIRPERSON BUECHELE: Right.

24 TOWN ATTORNEY BAIRD: -- what the future  
25 plans are, that's not relevant to this hearing of



1 whether or not the property should be de-designated.

2 DR. SPIRITIS: Mr. Chairman, --

3 TOWN ATTORNEY BAIRD: Very narrow question.

4 DR. SPIRITIS: Mr. Chairman?

5 TOWN ATTORNEY BAIRD: And I don't want to be  
6 interrupted --

7 DR. SPIRITIS: But Mr. Chairman?

8 TOWN ATTORNEY BAIRD: -- by parties, I am  
9 the town attorney, I am giving my client some  
10 instructions about how to proceed. And at this point,  
11 if there is no more questions, --

12 BOARD MEMBER HARRIS-CLARK: I have a --

13 TOWN ATTORNEY BAIRD: -- I am instructing --

14 BOARD MEMBER HARRIS-CLARK: -- question.

15 TOWN ATTORNEY BAIRD: -- that you go to the  
16 public.

17 CHAIRPERSON BUECHELE: Let's go to the  
18 public.

19 BOARD MEMBER HARRIS-CLARK: Chair, I do have  
20 another --

21 DR. SPIRITIS: Mr. Chairman, you know --

22 BOARD MEMBER HARRIS-CLARK: -- question.

23 CHAIRPERSON BUECHELE: Yes.

24 BOARD MEMBER RODRIGUEZ: Mr. Chair, she has  
25 another --

1 BOARD MEMBER HARRIS-CLARK: Chair?

2 BOARD MEMBER RODRIGUEZ: -- question.

3 BOARD MEMBER HARRIS-CLARK: I have another  
4 question to the applicant. When I look at being on a  
5 board, no matter what board, and it involves  
6 applicants, and certainly the goal here is to do  
7 business with the applicant. And I'm sure the town --  
8 we appreciate the potential projects that you are  
9 bringing. And the goal is to work with staff, work  
10 with the board, work with the applicant, and we try to  
11 find common ground.

12 So, I would like to ask the applicant that  
13 you were aware during acquisition of the designation,  
14 and you made comments about what you were told. But I  
15 want to back up a bit.

16 DR. SPIRITIS: Uh-huh.

17 BOARD MEMBER HARRIS-CLARK: And I want to go  
18 back to the idea of, forget the back of the building,  
19 I don't care about the back of the building. What I  
20 care about is the front of the building, the way it  
21 looked in 1920, the way it looks like 1950, the way it  
22 looks 1998, and the way that it looks now. Were there  
23 any discussions you, as a developer, with the staff,  
24 with your architect to say, it is designated, it  
25 didn't quite get there be-- with previous owners, it

1 didn't quite get there, but we in our expertise can  
2 use a percentage of the facade and maintain the facade  
3 Mediterranean revival style look? And give the city -  
4 - give the town what we are looking for and then you  
5 do what you do in the back? Because the interior has  
6 been gutted, the back is gone, the -- I'm concerned  
7 about the facade. Because number one, if it gets torn  
8 down, there is zero. There is no point in taking a  
9 tour bus and touring the town of Lake Park and we see  
10 a plaque and it said this is what it used to be. We  
11 all go on architectural tours, or historical tours,  
12 and sadly those buildings are gone, and there is a  
13 plaque. I just did that in South Carolina of a  
14 community -- I'm just going to say community of color.

15 DR. SPIRITIS: Uh-huh.

16 BOARD MEMBER HARRIS-CLARK: All the homes  
17 were torn down, and I looked at the plaque, and for  
18 me, it was more like a grave site. And I had wished  
19 that some aspect of those building were maintained  
20 even if it was the front facade so that we had some  
21 historical preference. Because we already know in  
22 this day and time, there are many entities that are  
23 trying to erase our history. And it's up to maybe  
24 documents, maybe the orators of the -- the keepers of  
25 history to kind of remind us what was there. Did you

1 consider that of helping the town out? And your goal  
2 get accomplished, and our goal get accomplished?

3 DR. SPIRITIS: Okay. So, you are asking me,  
4 will we consider it? What I -- what I will tell you  
5 is that the facade of this building cannot be saved.  
6 Structurally, it just can't be saved. I mean, you  
7 have to take that facade down. What I can tell you,  
8 what we would consider is going back to the original  
9 block construction. Rick, do you want to speak?

10 BOARD MEMBER LEDUC: No.

11 MR. GONZALEZ: He -- that's an excellent  
12 question. And I like to use examples, the Lake Worth  
13 Beach Casino that we restored, actually it was a  
14 replica. We got into the building, the city hired us  
15 to restore it, and it started to crumble. They used  
16 saltwater sand from the beach in the concrete mix.  
17 So, we had to do a complete -- what's it called? The  
18 reconstruction. And it -- I'm sure you have been to  
19 Lake Worth Beach Casino? I hope, yes? It looks like  
20 the original, but it's not the original. So, I think  
21 what Glen was going to say that the facade-- in fact,  
22 if you look at it, that's the saddest thing about the  
23 building is it's the last of the Mohicans, right? All  
24 the -- there used to be a beautiful historic  
25 streetscape along that front side of Lake Avenue, and

1 there is only one left, and it's a really bad cousin  
2 of what was really there. But a reconstruction of  
3 that facade and other facades might be something that  
4 can be explored in the design -- in combination with  
5 the design of the new building.

6 The structural engineer has already spent a  
7 lot of time, we didn't spend time when we did the Lake  
8 Worth Beach because we didn't know, it just happened.  
9 I'm afraid that getting into that building, it would  
10 start crumbling down, but you could --

11 CHAIRPERSON BUECHELE: All right.

12 MR. GONZALEZ: -- rebuild it (inaudible) --

13 BOARD MEMBER HARRIS-CLARK: All right, I'm  
14 not talking about --

15 CHAIRPERSON BUECHELE: That wasn't the  
16 question, though.

17 BOARD MEMBER HARRIS-CLARK: -- the entire --

18 BOARD MEMBER LEDUC: No.

19 TOWN ATTORNEY BAIRD: Okay.

20 BOARD MEMBER HARRIS-CLARK: I'm not talking  
21 about the --

22 TOWN ATTORNEY BAIRD: So, --

23 BOARD MEMBER HARRIS-CLARK: -- in-structural  
24 --

25 TOWN ATTORNEY BAIRD: Let me --



1 BOARD MEMBER HARRIS-CLARK: -- integrity --

2 TOWN ATTORNEY BAIRD: You're --

3 BOARD MEMBER HARRIS-CLARK: -- of the  
4 building.

5 TOWN ATTORNEY BAIRD: -- you're getting with  
6 these questions, which are really more your  
7 deliberation than they are questions. And now you are  
8 getting testimony from both sides back and forth  
9 again.

10 CHAIRPERSON BUECHELE: So, let's go public  
11 comment.

12 BOARD MEMBER RODRIGUEZ: Let's go to public  
13 comment.

14 TOWN ATTORNEY BAIRD: It's really time --

15 BOARD MEMBER RODRIGUEZ: Let's go to public  
16 comment.

17 TOWN ATTORNEY BAIRD: -- to go to the  
18 public.

19 CHAIRPERSON BUECHELE: (Inaudible).

20 TOWN ATTORNEY BAIRD: And then, you can come  
21 back and discuss --

22 BOARD MEMBER RODRIGUEZ: We can come back  
23 (inaudible).

24 TOWN ATTORNEY BAIRD: -- amongst yourselves  
25 --

1 BOARD MEMBER HARRIS-CLARK: Okay.

2 TOWN ATTORNEY BAIRD: -- what you have heard  
3 and decide what to do, whether to de-designate or not.  
4 That's the question.

5 BOARD MEMBER LEDUC: Thank you.

6 MR. GONZALEZ: So, now we will go to public  
7 comments.

8 BOARD MEMBER RODRIGUEZ: Okay.

9 CHAIRPERSON BUECHELE: First card I have  
10 here is from Dianne Sophinos?

11 BOARD MEMBER LEDUC: Sophinos.

12 CHAIRPERSON BUECHELE: Sophinos? You knew I  
13 would mangle that.

14 BOARD MEMBER LEDUC: Uh-huh.

15 CHAIRPERSON BUECHELE: Set the timer.

16 BOARD MEMBER HARRIS-CLARK: Good evening,  
17 everyone. Good evening.

18 MALE SPEAKER: Good evening.

19 DIANNE SOPHINOS: Good evening, Historic  
20 Preservation Board.

21 CHAIRPERSON BUECHELE: Sophinos.

22 DIANNE SOPHINOS: I am an assistant  
23 historian with the Lake Park Historical Society. My  
24 name is Dianne Sophinos, I live at 338 Bayberry Drive,  
25 I have been living here over 40 years. And I have

1 been since day one with the Lake Park Historical  
2 Society, which is a separate entity from the town  
3 Historic Preservation Board.

4 Our mission is to promote the restoration,  
5 preservation, and maintenance of the town's historical  
6 artifacts, building, sites, and places. And to  
7 educate, inform, and foster interest, and an  
8 appreciate of the history, culture, and inhabitation of  
9 the town of Lake Park, formally Kelsey City. This  
10 year, we are celebrating the centennial, 100 years.  
11 This building is almost 100 years old. It's withstood  
12 many hurricanes, from September 1928, the big storm,  
13 the hurricanes of the early 1930s, 40, and so on. So,  
14 this building has withstood many weather conditions,  
15 it's a shame to have it demoed, it really is. It sits  
16 in our Park Avenue downtown district, and as Kelsey  
17 City, currently Lake Park, it retains the original --  
18 the town retains the original lay out planned by the  
19 Olmsted brothers and Dr. John Noland from the early  
20 1920s. It is a series of rectangular blocks, most are  
21 oriented north and south. The building located at  
22 1918 Park Avenue is the only original building,  
23 historic building remaining in the commercial area,  
24 today Park Avenue downtown district. All new  
25 development around this building is commercial and

1 newer, significantly.

2           The Mediterranean revival style shares many  
3 of the mission characteristics. Although it tends to  
4 be somewhat ornamental. 918 Park Avenue housed many  
5 shops, including the United States Post Office, and  
6 Sunday Sundry, S-U-N-D-R-Y, shop, occupied this Park  
7 Avenue building. This two story frame building on the  
8 south side of the street. The post office was  
9 neighborly gathering place with promise of a friendly  
10 chat with Mr. And Mrs. Hester, the postmaster and  
11 postmistress, whose home was on Prosperity Farms Road.

12           One always planned a stop at the Sundry Shop  
13 next door, run by Mr. Frank Hair. So, this building  
14 has been through many property owners and it's still  
15 standing today in our beautiful historic town of Lake  
16 Park. And I feel that it should retain as much as  
17 possible to the original photo that was shown tonight.  
18 But we do want to preserve this building. And it  
19 housed also the library, and many other shops during  
20 the years. When I moved here 1981, there was a  
21 typewriter repair store on the first floor.

22           CHAIRPERSON BUCHELE: 15 Seconds please?

23           DIANNE SOPHINOS: And also a -- I do want to  
24 say that one of the first libraries started in this  
25 building where people would donate books. Thank you

1 very much.

2 BOARD MEMBER RODRIGUEZ: Thank you.

3 CHAIRPERSON BUECHELE: Thank you.

4 BOARD MEMBER LEDUC: Thank you.

5 CHAIRPERSON BUECHELE: Our next public  
6 comment card is from Terence Davis?

7 TERENCE DAVIS: (Inaudible). Good evening.  
8 To the members of the public and the members of the  
9 board, and all the staff I would like to say thank you  
10 for your time and your service that you do. My name  
11 is Terence Davis, and I grew up in Lake Park and  
12 Riviera Beach. My aunt and my grandmother had a house  
13 here, and my cousins. And when I was a little boy, my  
14 grandmother and my mom, every Saturday night, they  
15 would bring us over to get pizza. Then we would walk  
16 next door and do our laundry, play the little video  
17 games, they had a little Pac Man machine. And later  
18 on, we would go over to Rosita's and buy the meat, I  
19 would shoot pool and ride bicycles, every summer,  
20 every spring break I would go to Lake Park Camp. I  
21 say that to say this, that I am no stranger to Lake  
22 Park, and I am not going anywhere. I graduated from  
23 Florida A&M University, after that I came back home  
24 and became a schoolteacher for ten years. Later  
25 became a Councilman in Riviera Beach, Planning and



1 Zoning board member, became a board of director just  
2 recently of the central Palm Beach Chamber Chairman of  
3 the Government Affairs Committee, the port  
4 representative for the city of Riviera Beach, sat on  
5 the Economic Development Group Committee with the Palm  
6 -- Northern Chamber, and also the Florida League of  
7 Cities Housing and Economic Development. So, that  
8 comes with some expertise.

9           And I am going to be brief, because I can  
10 talk about the rest later. When we -- when this  
11 developer and organization approached the city, they  
12 went through the due diligence period. And yes, they  
13 did. To answer your questions, they did everything  
14 that you asked them. Dr. Spritis asked that question,  
15 and I said, well what I would do is, as a working  
16 member for you guys, I would take about reserving as  
17 much as we can, and it could be a great opportunity to  
18 team up with the local schools to work with teaching  
19 and giving some creativity with the kids. Staff said,  
20 hire Rick Gonzalez and do a study. Staff said that.  
21 So, we did it. So, we thought we was going to have to  
22 preserve some columns and stuff, and we was all on  
23 board with that based upon what we didn't have in the  
24 facts. And another staff member stated that that  
25 building is trash, it needed to be torn down. Then, I

1 was like, listen, whatever the study said, we are  
2 going to focus on the law. Not our opinion, not our  
3 emotions, because this is a lot of money that you're  
4 asking for this town. I'm excited about the education  
5 piece and making sure local folks work, and have  
6 somewhere to live. If you look at recently, in  
7 Mexico, yesterday, 130 people died from a building  
8 like this. You saw what happened in Miami. When you  
9 have these artifacts coming here, someone should be  
10 collecting all this information to make sure that when  
11 staff comes and has investors coming to town, they  
12 know who built it, who was the architect, who was the  
13 -- none of this information (inaudible) was presented  
14 to these lovely men and women, nothing was presented  
15 by staff. That's not their responsibility to keep  
16 records, they have to make a decision based upon the  
17 documentation, the law, not their opinion. And the  
18 documentation that they did research on stated that  
19 the process was never completed. Can you imagine  
20 coming home one day and someone tells you your  
21 building is on some listing? And no one contacted  
22 you, pick up the phone, say I need to meet with you to  
23 discuss the listing of this building? I know what my  
24 wife would do to me. She would go, did you talk to me  
25 first? And I would say, well baby, you got to protect

1 yourself. We just want to do business, all right?

2 And we want to follow along and follow the code. And

3 I'm going to walk away. The building safety and the

4 integrity of this building is only -- is important

5 because the architect that they paid for out of all

6 three consultants stated in the very beginning that

7 this purpose of this application was for

8 redevelopment. No it wasn't, it was for the emergency

9 demolition permit, because everyone on staff read the

10 two reports. I stand corrected, thank you.

11 CHAIRPERSON BUCHELE: Thank you, Mr. Davis.

12 KAREN: Don't be pointing at me, I'm --  
13 don't do that.

14 TERENCE DAVIS: I pointed this way.

15 KAREN: And then you (inaudible).

16 TERENCE DAVIS: She's intimidating me.

17 CHAIRPERSON BUCHELE: Thank you, Mr. Davis.

18 KAREN: (Inaudible) pointed this way  
19 (inaudible).

20 TERENCE DAVIS: No, I am pointing this way.

21 KAREN: All right, thank you.

22 TERENCE DAVIS: (Inaudible).

23 CHAIRPERSON BUCHELE: Thank you, Mr. Davis.

24 TERENCE DAVIS: (Inaudible) I have  
25 protection here. I don't want a hostile environment,

1 my momma raised me better.

2 KAREN: Uh-huh.

3 MALE SPEAKER: (Inaudible).

4 TERENCE DAVIS: I see (inaudible) over here,  
5 and he don't (inaudible).

6 TOWN ATTORNEY BAIRD: Is there -- are there  
7 any more public comment cards?

8 CHAIRPERSON BUECHELE: There are --

9 BOARD MEMBER RODRIGUEZ: No, no.

10 CHAIRPERSON BUECHELE: -- no more public  
11 cards.

12 TOWN ATTORNEY BAIRD: So, let me explain  
13 this part of the meeting for you. This is your time  
14 to discuss amongst yourselves the competing  
15 presentations that you have heard so that you can  
16 reach a conclusion. Once you have exhausted  
17 yourselves with your internal discussion, then a  
18 motion would be put on the floor, a second, and a  
19 vote. It's not an opportunity, and it's not the time  
20 to go back and start asking more questions, and asking  
21 for more presentations. That time has closed. You  
22 have heard about 35-- 35, 45 minutes of presentations  
23 from people, now it's time to decide the facts and  
24 make a decision.

25 CHAIRPERSON BUECHELE: All right, let's

1 talk.

2 BOARD MEMBER LEDUC: Let's settle this.

3 BOARD MEMBER HARRIS-CLARK: How does this  
4 work?

5 BOARD MEMBER LEDUC: Put your (inaudible).

6 BOARD MEMBER HARRIS-CLARK: We just do it  
7 like this?

8 BOARD MEMBER RODRIGUEZ: Yeah, (inaudible).

9 TOWN ATTORNEY BAIRD: No, no, no, no, no,  
10 no, no.

11 BOARD MEMBER HARRIS-CLARK: (Inaudible)?

12 TOWN ATTORNEY BAIRD: You make your remarks  
13 on the record, --

14 BOARD MEMBER LEDUC: Oh, on the record?

15 TOWN ATTORNEY BAIRD: -- into the  
16 microphones.

17 BOARD MEMBER LEDUC: Oh, okay. Okay.

18 BOARD MEMBER HARRIS-CLARK: Yeah, that's --

19 BOARD MEMBER RODRIGUEZ: Okay.

20 BOARD MEMBER HARRIS-CLARK: -- we make it in  
21 the microphone.

22 BOARD MEMBER LEDUC: Oh, okay.

23 BOARD MEMBER HARRIS-CLARK: Right? That's -  
24 -

25 BOARD MEMBER LEDUC: Yes.



1 CHAIRPERSON BUECHELE: Yeah, sure.

2 BOARD MEMBER HARRIS-CLARK: Yeah, that's  
3 what I thought.

4 BOARD MEMBER RODRIGUEZ: So, okay. Well,  
5 let's go real quick and start --

6 BOARD MEMBER HARRIS-CLARK: But let's back  
7 up --

8 TOWN ATTORNEY BAIRD: Look, --

9 BOARD MEMBER HARRIS-CLARK: -- a little bit  
10 --

11 TOWN ATTORNEY BAIRD: -- everybody --

12 BOARD MEMBER RODRIGUEZ: Yeah.

13 TOWN ATTORNEY BAIRD: -- has to --

14 BOARD MEMBER RODRIGUEZ: Yeah.

15 TOWN ATTORNEY BAIRD: -- hear this, this is  
16 a --

17 BOARD MEMBER RODRIGUEZ: Yeah.

18 TOWN ATTORNEY BAIRD: -- recorded  
19 proceeding.

20 BOARD MEMBER RODRIGUEZ: Exactly.

21 BOARD MEMBER HARRIS-CLARK: Right, okay.

22 TOWN ATTORNEY BAIRD: And so, Mr. Chairman,  
23 my suggestion is that you call on member by member,  
24 and ask them to state what their position on this is.

25 CHAIRPERSON BUECHELE: Thank you, Tom.

1 Evelyn?

2 BOARD MEMBER HARRIS-CLARK: My comment is,  
3 listening to both of --

4 TOWN ATTORNEY BAIRD: Speak into the mic,  
5 please.

6 BOARD MEMBER HARRIS-CLARK: Oh, I'm sorry.  
7 My comment is, listening to both of --

8 TOWN ATTORNEY BAIRD: We can't (inaudible) -  
9 -

10 BOARD MEMBER HARRIS-CLARK: -- the  
11 architects and their area of expertise and projects  
12 that they worked on, and our goal as a town, and I  
13 don't feel that there has been enough due diligence of  
14 the possibility of salvaging a portion of the frontage  
15 of the building to give us the -- to -- for the  
16 designation. It hasn't been enough of the  
17 possibilities. I think the possibilities are there,  
18 but no one has gone down the path. I don't care about  
19 the structural integrity, I don't care about the  
20 incompetence of what happened prior to staff being  
21 here new, oh, I don't care about that. What I want to  
22 look at it our town, what do we want the downtown to  
23 look like? We just came out of the arts and music  
24 festival, and it was just lovely with people  
25 meandering. And even looking at that building, asking

1 me personal questions, what's going to be done with  
2 that building? I did not know at the time, but that  
3 building, that front of the building had some  
4 historical aesthetic boutique-ness, quaintness,  
5 personality period of our town. And I just don't  
6 think that we -- not we, but the applicant and the  
7 staff have done enough do see where they could come  
8 together to meet everybody's goal and objective.  
9 Let's face it, when you are in a mist of war, the  
10 party of wars destroy everybody's architect, so there  
11 is no history there, nothing to remind them of what  
12 used to be there. But there is somebody somewhere  
13 that says, I got a little piece. A little piece,  
14 let's rebuild this so the history is still there. And  
15 that's the way that I see this building. We have some  
16 pictures, we have more pieces, but we -- but the teams  
17 have not come together to make it a win-win scenario.  
18 And that's where I am struggling with, because I don't  
19 see that win-win. Is there a possibility? I think  
20 there is with both of the experts, of projects that  
21 they work on. I don't think that aspect has been  
22 delved into, that's where I am right now.

23 CHAIRPERSON BUCHELE: Thank you, Evelyn.

24 Gus?

25 BOARD MEMBER RODRIGUEZ: As I read the

1 criteria, basically, there is -- and just in me going  
2 and researching the building as well, when the  
3 application was put in, basically, the base -- the  
4 building was designated a historical -- for historical  
5 preservation based on the information that they saw  
6 the structure, the architecture of the building. I  
7 would think that had I been sitting on the board at  
8 that time, I might have wanted to been a little bit  
9 more inclusive of the -- of the significance of people  
10 who were -- who were part of the building. You know,  
11 the Arnold Construction Company was a -- was a  
12 significant part of the Palm Beach area development.  
13 So, based on just the criteria of what they brought in  
14 front at this point, you know, we are talking about --  
15 we are talking about, again, as you say, you are  
16 talking about history. And at what point is it that  
17 progress and history kind of can meet up together?  
18 And at what point is it that we just kind of throw  
19 history out the door and say, well the walls aren't  
20 holding up and I understand the structural part, and I  
21 understand the danger. I don't want the engineer to  
22 believe that in any way we are -- we are belittling  
23 the importance of structural integrity because we are  
24 not. The question though at hand is, as it was  
25 designated at the time, is it still as it stands to

1 today what those people looked at for that  
2 designation? And as one of the whereas, was as,  
3 whereas the historical significance of the -- of the  
4 actual structure not only in architect, but in the  
5 people and the lives of those who lived here? I could  
6 argue that that definitely still exists. Not only in  
7 the people that came from the Arnold Company, but why  
8 they came, who Arnold was, who brought Arnold here.  
9 All these things still hold true to the value of the  
10 history of this building. I wouldn't have thought it,  
11 I understand, you know, it is one of the -- it's the  
12 last one. There is this building and there is that  
13 building, and then there isn't any other building  
14 right now that is really standing there preserving the  
15 history of this town, preserving the history of what  
16 came of the town. And yes, to the argument that it  
17 was the post office, that it was the Sundry. There  
18 were -- there were people who came to Kelsey to be  
19 part of the development of Kelsey. And in my opinion,  
20 that has not really changed. We are still holding  
21 consistent to that criteria right now, and I find it a  
22 little bit -- I just find it difficult to say, you  
23 know, that the building hold no historic reason to be  
24 preserved at this time.

25 CHAIRPERSON BUECHELE: Thank you, Gus.



1 Patricia?

2 BOARD MEMBER LEDUC: Well, I think the  
3 question at hand is has the building since 1998, when  
4 the designation was approved, and you know, it was  
5 awarded the designation for the historical value, has  
6 it ceased in the criteria for the designation up to 25  
7 years later. And if we go back to the original 1928,  
8 some of the facade has changed, there was -- you know,  
9 a hurricane had come through, but this building  
10 remains standing to this day. And I think that the  
11 residents, and the people of the town of Lake Park can  
12 appreciate the historical value, and I think that it's  
13 -- that the sign leading into Park Avenue says the  
14 historical downtown area. This is the only remaining  
15 building for the original builders, the Kelsey family,  
16 and all of those that had come following them in their  
17 footsteps to build here. There are numerous  
18 historical other single family residential, and other  
19 historical buildings designated in the town. I am not  
20 sure if they all are on the historical documentation  
21 in the national level, but they are here in our town,  
22 I believe that this building still fits within the  
23 criteria from 1998 until today. I believe it has been  
24 allowed to deteriorate, it should be the  
25 responsibility of the current owner, and that would be

1 something that would have to be brought up with any  
2 kind of a code violation. But I don't feel that the  
3 building itself has lost the criteria from 1998 till  
4 today to be declassified as a historical designated  
5 building.

6 CHAIRPERSON BUECHELE: Is that it?

7 BOARD MEMBER LEDUC: That's it. Thank you.

8 CHAIRPERSON BUECHELE: Thank you, Patricia.

9 I don't have any comments for deliberation, and I  
10 would like to move for a motion for the board to  
11 approve the staff's recommendation to keep it as a  
12 his-- locally historical preservation site. And I --

13 TOWN ATTORNEY BAIRD: So, you are asking for  
14 that motion?

15 CHAIRPERSON BUECHELE: I am asking for a  
16 motion to approve the staff's recommendation.

17 BOARD MEMBER HARRIS-CLARK: Second.

18 BOARD MEMBER RODRIGUEZ: (Inaudible).

19 TOWN ATTORNEY BAIRD: No.

20 BOARD MEMBER LEDUC: I would like to --

21 TOWN ATTORNEY BAIRD: No.

22 BOARD MEMBER LEDUC: -- make a motion to --

23 BOARD MEMBER HARRIS-CLARK: Oh, make a  
24 motion.

25 BOARD MEMBER LEDUC: -- approve the staff's

1 recommendation to keep the historical designation for  
2 the 918 Park Avenue Building.

3 BOARD MEMBER HARRIS-CLARK: Second.  
4 (Inaudible) call for a vote?

5 CHAIRPERSON BUECHELE: So, we will call for  
6 a vote. All in favor?

7 ALL: Aye.

8 CHAIRPERSON BUECHELE: Okay.

9 BOARD MEMBER HARRIS-CLARK: All right.

10 TOWN ATTORNEY BAIRD: That did take long.

11 CHAIRPERSON BUECHELE: I --

12 BOARD MEMBER LEDUC: Sounds good.

13 CHAIRPERSON BUECHELE: That will close the  
14 meeting for the Historical Preservation Society?

15 BOARD MEMBER RODRIGUEZ: That was a tough  
16 one.

17 TOWN ATTORNEY BAIRD: Is there a second  
18 agenda on (inaudible). So, --

19 CHAIRPERSON BUECHELE: Do you guys -- anyone  
20 need a --

21 TOWN ATTORNEY BAIRD: He adjourned the --

22 CHAIRPERSON BUECHELE: -- potty break or  
23 anything?

24 BOARD MEMBER LEDUC: Uh-huh.

25 TOWN ATTORNEY BAIRD: Is there only one --

1 BOARD MEMBER LEDUC: Yes.

2 TOWN ATTORNEY BAIRD: -- agenda? I thought  
3 there was two agendas.

4 BOARD MEMBER LEDUC: Yeah, I'm going --

5 TOWN ATTORNEY BAIRD: Mr. --

6 BOARD MEMBER LEDUC: -- to go to the little  
7 girl's room.

8 BOARD MEMBER HARRIS-CLARK: Is there  
9 anything else on the agenda?

10 BOARD MEMBER RODRIGUEZ: Uh-huh. Yeah,  
11 (inaudible).

12 BOARD MEMBER HARRIS-CLARK: New business?

13 BOARD MEMBER RODRIGUEZ: With --

14 BOARD MEMBER HARRIS-CLARK: More comments?

15 BOARD MEMBER RODRIGUEZ: -- with historic?  
16 (Overlapping voices.)

17 BOARD MEMBER RODRIGUEZ: Yeah, I don't think  
18 we even went to --

19 BOARD MEMBER HARRIS-CLARK: No, we are not  
20 finished.

21 BOARD MEMBER RODRIGUEZ: -- we didn't even  
22 go to board comments, we adjourned.

23 BOARD MEMBER HARRIS-CLARK: Oh, we are  
24 adjourned?

25 CHAIRPERSON BUCHELE: Yeah, we are

1 adjourned, we are adjourned.

2 BOARD MEMBER HARRIS-CLARK: Oh, I didn't  
3 hear a second on that.

4 CHAIRPERSON BUECHELE: Yeah, yeah, you  
5 seconded (inaudible).

6 TOWN ATTORNEY BAIRD: Mr. Chairman, you have  
7 --

8 BOARD MEMBER RODRIGUEZ: That's the  
9 (inaudible).

10 CHAIRPERSON BUECHELE: The motioned, you  
11 seconded it, --

12 BOARD MEMBER HARRIS-CLARK: Oh, she --

13 CHAIRPERSON BUECHELE: -- and we voted.

14 BOARD MEMBER RODRIGUEZ: Yeah.

15 BOARD MEMBER HARRIS-CLARK: But on the --  
16 no, on the vote, --

17 BOARD MEMBER RODRIGUEZ: On adjournment.

18 BOARD MEMBER HARRIS-CLARK: -- on the  
19 adjournment.

20 CHAIRPERSON BUECHELE: We are not --

21 BOARD MEMBER HARRIS-CLARK: On the --

22 CHAIRPERSON BUECHELE: -- allowed to talk.

23 BOARD MEMBER HARRIS-CLARK: On --

24 TOWN ATTORNEY BAIRD: So, you have another  
25 meeting, you are in recess, then you are going to



1 convene --

2 BOARD MEMBER HARRIS-CLARK: Oh, we are in  
3 recess?

4 TOWN ATTORNEY BAIRD: -- in meeting of the  
5 Planning And Zoning Commission when --

6 BOARD MEMBER HARRIS-CLARK: In recess?

7 TOWN ATTORNEY BAIRD: -- Patricia comes  
8 back, okay?

9 BOARD MEMBER HARRIS-CLARK: Okay.

10 TOWN ATTORNEY BAIRD: So, we can get this --  
11 I'm going to be very frank with you, I'm not running  
12 the meeting.

13 CHAIRPERSON BUECHELE: It felt like we were  
14 in the middle of a fight.

15 TOWN ATTORNEY BAIRD: And I'm never coming  
16 to one of these meetings again. I have been doing  
17 this much too long to put up with this kind of  
18 bullshit.

19 (Overlapping voices.)

20 TOWN ATTORNEY BAIRD: (Inaudible).

21 CHAIRPERSON BUECHELE: Have a good night,  
22 thank you.

23 TOWN ATTORNEY BAIRD: Member (inaudible)  
24 Mayor Kim.

25 BOARD MEMBER LEDUC: Hi.

1 BOARD MEMBER RODRIGUEZ: Oh,, you are back.

2 CHAIRPERSON BUECHELE: I think we need a  
3 pledge of allegiance again.

4 BOARD MEMBER RODRIGUEZ: And we are back.

5 CHAIRPERSON BUECHELE: All right. Are we  
6 ready to go? I think we need a pledge of allegiance  
7 again.

8 BOARD MEMBER HARRIS-CLARK: Oh, do we?  
9 Okay.

10 BOARD MEMBER RODRIGUEZ: Yeah, it's a new --

11 BOARD MEMBER HARRIS-CLARK: Oh, oh, okay.

12 CHAIRPERSON BUECHELE: New meeting.

13 BOARD MEMBER RODRIGUEZ: -- PZB.

14 BOARD MEMBER HARRIS-CLARK: Yeah.

15 ALL: I pledge allegiance to the Flag of the  
16 United States of America, and to the Republic for  
17 which it stands, one Nation under God, indivisible,  
18 with liberty and justice for all.

19 CHAIRPERSON BUECHELE: Okay. Roll call?

20 THE CLERK: Evelyn Harris Clark?

21 BOARD MEMBER HARRIS-CLARK: Present.

22 THE CLERK: Gustavo Rodriguez?

23 BOARD MEMBER RODRIGUEZ: Here.

24 THE CLERK: And Patricia -- Patricia, excuse  
25 me, LeDuc?

1 BOARD MEMBER LEDUC: Present.

2 THE CLERK: John Buechele?

3 CHAIRPERSON BUECHELE: Here.

4 THE CLERK: Okay. Richard Aarons --

5 BOARD MEMBER HARRIS-CLARK: (Inaudible).

6 THE CLERK: -- has been excused this  
7 evening.

8 BOARD MEMBER LEDUC: Thank you.

9 CHAIRPERSON BUECHELE: Yeah.

10 BOARD MEMBER HARRIS-CLARK: Am I looking at  
11 the right ones?

12 CHAIRPERSON BUECHELE: Can I have an  
13 approval for the agenda?

14 BOARD MEMBER LEDUC: Where is the --

15 BOARD MEMBER RODRIGUEZ: That's historic.

16 BOARD MEMBER LEDUC: -- where is it? Okay.

17 BOARD MEMBER RODRIGUEZ: That's historic,  
18 that was the last one, here we go.

19 BOARD MEMBER HARRIS-CLARK: Oh, okay.

20 BOARD MEMBER RODRIGUEZ: Yeah.

21 BOARD MEMBER LEDUC: I move to approve the  
22 agenda for Monday, October the 2nd, Planning and  
23 Zoning Board meeting agenda.

24 BOARD MEMBER RODRIGUEZ: I second.

25 CHAIRPERSON BUECHELE: All in favor?

1 ALL: Aye.

2 CHAIRPERSON BUECHELE: Can I have approval  
3 for the minutes of the September 11th, 2023, Planning  
4 and Zoning Board meeting minutes?

5 BOARD MEMBER RODRIGUEZ: I move to approve  
6 the special call of Planning and Zoning Board meeting  
7 minutes for September 11th.

8 CHAIRPERSON BUECHELE: Can I have a second?

9 BOARD MEMBER HARRIS-CLARK: Second.

10 CHAIRPERSON BUECHELE: All in favor?

11 ALL: Aye.

12 CHAIRPERSON BUECHELE: Okay.

13 MR. VIANE: All right, good evening Planning  
14 and Zoning Board. I am Anders Viane, I am your town  
15 planner. And tonight, I am going to briefly take you  
16 through a proposed code change we have for our parking  
17 code. So, for a while, kind of all of the time, we  
18 received feedback from building permit applicants'  
19 kind of complaining about this code section. And  
20 while that in itself is not a good reason to change  
21 it, in doing a little reach on this, we did find that  
22 other municipalities have more lenient parking codes  
23 that we do. So, the town of Lake Park standard 90  
24 degree angle space is a 10 by 18 and 1/2 parking  
25 space. What we are proposing to do tonight is to

1 reduce that by one foot to 9 by 18 and 1/2 standard.  
2 In addition to that, this proposal will also create a  
3 new code for compact car parking, which would have its  
4 own unique dimensional standard which would be 8 and  
5 1/2 by 17. In deriving both of these numbers, we  
6 looked at adjacent municipalities' codes including  
7 Gardens, West Palm Beach, Tequesta, and Palm Beach  
8 County to get a feel for how they treated compact and  
9 standard parking spaces. And what we really did is  
10 sort of took an average of those, so in the case of  
11 the compact space, ours isn't exactly the smallest  
12 compact, but it's also not the largest. We think it  
13 strikes a good balance. And this would be available  
14 for applicants to use on their sites for up to 25% of  
15 their required parking. We believe the net effect of  
16 this change would be to allow for sites to have more  
17 parking or restripe to code.

18 Oftentimes, what we find when building  
19 permits come in, there are non-standard conditions on  
20 the site that were existing, and we have to ask that  
21 the applicants remedy this as best as they can. Often  
22 times, they are not able to, so our hope would be that  
23 would be that this gives them a little bit more  
24 flexibility in meeting the code, and restoring parking  
25 to a code compliant dimension. And it also provides



1 now the ability to have these compact car parking  
2 spaces.

3 One thing to note with this is that these  
4 are minimums, these are not required. So, if an  
5 applicant wanted to, they could have larger stalls,  
6 this is just the code minimum, and they don't have to  
7 use the compact parking if they don't want to. But we  
8 feel as the town redevelops, and sites are -- go  
9 through renovation, this will help facilitate those  
10 redevelopments and those renovations.

11 This is sort of very much a feature of a lot  
12 of more urban planning codes, where they will have a  
13 compact parking provision, they will have different  
14 standards on spaces. And that is what we're bringing  
15 forward for you tonight for your consideration. So,  
16 please let me know if you have any questions on this  
17 proposal, I would be happy to address them.

18 CHAIRPERSON BUECHELE: Evelyn?

19 BOARD MEMBER HARRIS-CLARK: You didn't have  
20 any pictures or anything of what it's going to look  
21 like? I just kind of got to imagine what the  
22 configuration to fit compact cars, et cetera?

23 MR. VIANE: Well, it's really an abstract  
24 standard. I mean, it's width and length, so we do  
25 have a rubric that identifies what those widths and

1 lengths would be. There is not really a -- I'm sorry,  
2 I don't have anything to help -- to help visualize the  
3 change.

4 BOARD MEMBER HARRIS-CLARK: Then, that's a  
5 challenge. I think we discussed something very  
6 similar at the last meeting of having everything here,  
7 and diagrams so that we could -- at least a  
8 presentation or diagrams that we could look and make a  
9 decision on. So, I just have to envision what it's  
10 going to look like?

11 MR. VIANE: I would -- I would --

12 BOARD MEMBER HARRIS-CLARK: I could use it  
13 on a chalkboard. I am --

14 MR. VIANE: yeah, I would -- I would try to  
15 encourage you to conceptualize those abstractly. So,  
16 the space that we have currently is 10 by 18 and 1/2,  
17 and so it's basically shrinking. So, all the  
18 standards regarding the width of the striping, sort of  
19 how that's treated, all of that is remaining the same.  
20 We are just changing -- and it's even in this little  
21 rubric here, there is a certain letter that  
22 corresponds to each of these columns. And so, that  
23 letter is for the stall width, it's measured from the  
24 inside of that striping. So, it's being reduced by  
25 one foot in the case of the standard space.

1 And then kind of to give you a little  
2 context, like I said, we did review other codes. So,  
3 here are some of the other dimensional standards that  
4 you would find for general 90 degree parking spaces.  
5 In Gardens they would be 9 by 18 and 1/2, which is  
6 what we are proposing, in Tequesta they are 9 by 18  
7 and 1/2, in West Palm they are 18 and 1/2 by 18, and  
8 in Palm Beach County they are 9 by 18. So, we are --  
9 in keeping with that average of the 9-foot width, and  
10 that's what we are proposing to kind of give projects  
11 a little bit more flexibility when they are putting in  
12 the spaces. They will get, you know, 10 feet back  
13 every 10 spaces. So, that's what we are -- that's the  
14 thrust of that concept, does that help?

15 BOARD MEMBER HARRIS-CLARK: No. Where is  
16 this supposed to take place? We are talking about --

17 MR. VIANE: This is the general parking  
18 code, this applies throughout the town.

19 BOARD MEMBER HARRIS-CLARK: Okay. So, let's  
20 say for example we are talking Park Avenue, and we  
21 have had charettes or how it's going to look  
22 specifically parking, and those charettes gave us  
23 residence a particular look and size of what the  
24 parking spots were going to be. So, I'm trying to ask  
25 is what you are just giving us in this change, is that

1 also coinciding or complimenting what we saw in the  
2 charettes about Park Avenue and the parking?

3 MR. VIANE: I would say it most certainly  
4 is. From an urban design perspective, the trend  
5 certainly is reduced parking spaces, that's also why  
6 we are introducing the compact parking code. A lot of  
7 times, when you have downtowns, urban cores, the  
8 parking dimensions are reduced in expectance of  
9 smaller vehicles, more compact vehicles. You know,  
10 these things, they kind of go along with these urban  
11 zones. So, I would say it's very much in keeping with  
12 that vision for the downtown. The net effect, as I  
13 believe I stated in the report would be more parking.  
14 However, vehicles are not going away, and vehicles are  
15 going to remained a vital mode of transit in Florida  
16 for a very long time given the way that this state has  
17 evolved over the last 50 years. It has all been built  
18 on the highway grid, and while the downtown provisions  
19 for walkability and multi-mobility, there will still  
20 be vehicle parking. And so, that's kind of what we  
21 are aiming to re-tweak tonight to provide a little  
22 more flex ability in how that's done for urban  
23 redevelopment projects.

24 BOARD MEMBER HARRIS-CLARK: Right. When you  
25 say all over the city, and once again, I am going to

1 use Park Avenue in an example, we are talking from the  
2 railroad tracks all the way passed the clock and the  
3 charettes showed us how the parking is going to look.  
4 Then you have those homes, people have homes, and they  
5 have more than two cars, and we are --

6 MR. VIANE: (Inaudible).

7 BOARD MEMBER HARRIS-CLARK: Go ahead.

8 MR. VIANE: I should also mention, this is  
9 just specific to commercial cites, so this is not  
10 going to apply on residential driveways, that code  
11 remains the same, and the director also wanted me to  
12 clarify that parking on Park Avenue is angled, so we  
13 are not changing angled. This is just the 90 degree  
14 spaces. So, that's any space where you are turning in  
15 at a 90 degree angle. On street parking, parallel  
16 parking would remain the same. So, we are not  
17 modifying either of those.

18 BOARD MEMBER HARRIS-CLARK: Okay.

19 (Inaudible).

20 CHAIRPERSON BUECHELE: Gus?

21 BOARD MEMBER RODRIGUEZ: No, I have no  
22 comment on this. Basically (inaudible) more space.

23 CHAIRPERSON BUECHELE: Yeah. Well, and  
24 there is -- all we are doing is taking 10 feet down --  
25 we are talking --



1 BOARD MEMBER RODRIGUEZ: Right.

2 CHAIRPERSON BUECHELE: -- about a foot.

3 MR. VIANE: Yes.

4 CHAIRPERSON BUECHELE: Taking 10 feet down  
5 to 8 feet on the width, and the length is going to  
6 remain --

7 MR. VIANE: 18 and 1/2.

8 CHAIRPERSON BUECHELE: 18 and 1/2. So, we  
9 are just talking about just tightening up the space by  
10 one foot.

11 BOARD MEMBER HARRIS-CLARK: Uh-huh.

12 MR. VIANE: Yes, for the standard spaces.

13 CHAIRPERSON BUECHELE: And that's for  
14 commercial, and anything pretty much moving forward.  
15 I mean, I can't speak for the staff, but I don't think  
16 they are going to go out here and restripe out Park  
17 Avenue for a foot, right?

18 BOARD MEMBER LEDUC: Right.

19 MR. VIANE: No. So, the --

20 CHAIRPERSON BUECHELE: Right.

21 MR. VIANE: -- way this would be implemented  
22 over time would be that anyone that would come in for  
23 a building permit to restripe --

24 CHAIRPERSON BUECHELE: Right.

25 MR. VIANE: -- their site would comply with

1 this code.

2 CHAIRPERSON BUECHELE: Correct. Understood.  
3 Patricia?

4 BOARD MEMBER LEDUC: No, I was just --  
5 (inaudible) obviously, you know, parking has changed,  
6 you know, vehicles have changed, but the 25%, where  
7 did you come up with the 25% --

8 MR. VIANE: Uh-huh.

9 BOARD MEMBER LEDUC: -- for the compact  
10 cars? Because I believe I had read that there is more  
11 compact cars? And was there -- I just see a lot of  
12 SUVs.

13 MR. VIANE: Uh-huh.

14 BOARD MEMBER LEDUC: And for instance, you  
15 know, a lot of pickup trucks, and they have those  
16 extended mirrors. So, I was just wondering where you  
17 are -- you came up with the numbers? And I understand  
18 the other municipalities, you know, are surrounding  
19 towns have those 9-foot, which sounds pretty  
20 significant, you know, in order to park a vehicle,  
21 10-foot is pretty wide for the standard compact car  
22 for sure. But I'm just curious where you came up with  
23 the 25%, that's all.

24 MR. VIANE: Yeah.

25 BOARD MEMBER LEDUC: But other -- I am -- I

1 have no problem with additional parking.

2 MR. VIANE: So, the 25%, I believe, was kind  
3 of again based on the other codes. I want to say I  
4 saw about as high as 35% --

5 BOARD MEMBER LEDUC: Okay.

6 MR. VIANE: -- could be allocated, and then  
7 some would do less than that. So, again, we tried to  
8 strike that balance. You know, I'm not sure where  
9 vehicle trends are heading, I know there are obviously  
10 a lot of larger vehicles still, --

11 BOARD MEMBER LEDUC: Uh-huh.

12 MR. VIANE: -- so that's why, you know, I  
13 think we strike a good balance here where, you know, a  
14 portion can be compact but not everything.

15 CHAIRPERSON BUECHELE: Any other questions?

16 BOARD MEMBER LEDUC: No.

17 CHAIRPERSON BUECHELE: Can I have a motion  
18 to approve staff's recommendation on PZ Item 2308?

19 BOARD MEMBER RODRIGUEZ: I motion to approve  
20 PZ Item 2308, parking code text amendment.

21 BOARD MEMBER HARRIS-CLARK: Second.

22 BOARD MEMBER LEDUC: I second.

23 CHAIRPERSON BUECHELE: All in favor?

24 ALL: Aye.

25 MR. VIANE: Thank you.

1 CHAIRPERSON BUECHELE: I think we are done.  
2 Meeting adjourned?

3 TOWN ATTORNEY BAIRD: No.

4 CHAIRPERSON BUECHELE: Tom?

5 TOWN ATTORNEY BAIRD: I just want to let you  
6 know on that first item, I will be preparing a written  
7 development order reflecting the board's decision.

8 CHAIRPERSON BUECHELE: Okay, thank you.

9 KAREN: No comments (inaudible).

10 BOARD MEMBER RODRIGUEZ: Oh. No comments --  
11 she had comments to make.

12 KAREN: Uh-oh.

13 CHAIRPERSON BUECHELE: Uh-oh, We can't take  
14 a (inaudible) on that?

15 (End of Video Recording.)  
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DATED this 1st day of November 2023.

*Alexandria Brobst*

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ALEXANDRIA BROBST