MINUTES
HISTORIC PRESERVATION BOARD
MONDAY, MARCH 2, 2009
TOWN OF LAKE PARK
535 PARK AVENUE
LAKE PARK, FLORIDA

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chairman Jeff Blakely	Present
Vice Chairman Todd Dry	Present
Tim Stevens	Present
Judith Thomas	Present
Mary Gambino	Present
Robin Maibach, 1st Alt.	Present
Mason Brown, 2nd Alt.	Excused

Approval of Agenda

Mr. Tim Stevens made a motion to approve the agenda. Seconded by Vice Chairman Todd Dry.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Mary Gambino	X	

Motion carried 5-0

Approval of Minutes

Vice Chairman Todd Dry made a motion to approve the minutes from September 8, 2008. Seconded by Mr. Tim Stevens.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Mary Gambino	X	

Motion carried 5-0

New Business: Quasi-Judicial Hearing. All staff members, experts, witnesses or persons desiring to speak on the matter discussed were sworn in. All Historic Preservation Board members stated that no ex-parte communication had taken place.

A. Review and discussion for historic designation of 211 Park Avenue.

Ms. Nadia DiTommaso, planner, identified herself for the record and stated that this was an application for designation of 211 Park Avenue. Ms. DiTommaso gave a brief explanation of the process used for designating a historic home. Ms. DiTommaso stated that there would be two meetings and this meeting is the first public hearing to present to the board the application and staff report. Ms. DiTommaso further stated that the board would decide if the property is worthy for designation; and if the property is worthy, the following meeting is held the first Monday of the next month upon which there would be a final discussion of the designation.

Ms. DiTommaso stated that the designation was requested by Margaret Nolan, owner of 211 Park Avenue, and that the contractor, Mike Odum, and architect, Steven Roy, were present to speak on her behalf. Ms. DiTommaso stated that a significant amount of repairs were needed before the property could be brought back to the original mission style character of 1923. Ms. DiTommaso stated that the roof had just recently been replaced with a S tile roof. Ms. DiTommaso stated that the proposed work includes the windows, doors, painting, electric, plumbing and mechanical work. Ms. DiTommaso further stated that they used the Secretary of the Interior's Standards for rehabilitation to make sure that the proposed work would meet the historic guidelines.

Ms. DiTommaso stated that the new windows and doors would bring the home back to the mission style character; the paint color has not been determined yet, but would match the mission style character. Ms. DiTommaso stated that staff is recommending **APPROVAL** of the designation with the condition of the proposed work:

1. Designation is contingent upon the completion of all renovations applied for on plans A.0 through A.4, dated 1/05/09, and prepared by Mesa Architecture.

2. All additional exterior work, not presented as part of this designation, must be presented to the Historic Preservation Board through the Certificate of Appropriateness process.

Chairman Jeff Blakely stated the lot is only 50 foot wide and wondered if this was a buildable lot since it is non-conforming, and also wondered if the garage could be rebuilt if the applicant wanted to do so. Ms. DiTommaso stated that the lot was non-conforming based on set backs.

Mr. Steven Roy, identified himself for the record, and stated that he was the architect for the project, and also stated that he is on the historic board for the City of West Palm Beach. Mr. Roy further stated that they are replacing the windows to match the photograph from the 1940's. Mr. Roy stated that an addition to the front porch was added on in 1944. Mr. Roy stated that the house had not been well maintained over the years and there are some structural areas that do need

attention. Mr. Roy further stated that when the roof was replaced, reinforcement of the existing roof rafters was performed.

Vice Chairman Dry asked that some consideration be given to bringing back the raised stucco band.

Ms. Mary Gambino made a motion that 211 Park Avenue was worthy of designation and that this application should move forward to the designation process at a public hearing to be held on April 6, 2009. Seconded by Vice Chairman Todd Dry.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Mary Gambino	X	

Motion carried 5-0

Mr. Tim Stevens made a motion to adjourn the meeting. Seconded by Ms. Mary Gambino. The meeting was adjourned at 7:30 p.m.

Approved: 4/6/07

Attest: Lois G. Otto

Jeff Blakely, Chairman