

**MINUTES
HISTORIC PRESERVATION BOARD
MONDAY, JULY 7, 2008
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	Absent (arrived at 7:03 p.m.)
Mary Gambino	Excused
Robin Maibach, 1 st Alt.	Present
Mason Brown, 2 nd Alt.	Present

Approval of Agenda

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	
Robin Maibach	X	

Motion carried 5-0

Approval of Minutes

Vice Chairman Todd Dry made a motion to approve the Historic Preservation Board minutes from May 27, 2008. Seconded by Mason Brown.

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

Robin Maibach	X	
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33 **Motion carried 5-0**

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35 **New Business**

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37 Application for De-designation filed by M. Richard Sapir, attorney for Craig Levine, property
38 owner of 328 Hawthorne Drive, Lake Park, Florida.

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40 Chairman Jeff Blakely stated that the meeting was a Quasi-Judicial Public Hearing and asked
41 that all staff members, experts, witnesses or person desiring to speak on the matter being
42 discussed be sworn in. All persons raised their right hand, and the recording clerk swore in
43 persons who wished to speak. Board Members stated that no ex-parte communication had
44 taken place.

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46 Ms. Nadia DiTommaso, planner, identified herself for the record and stated that this was the
47 first application for De-designation for 328 Hawthorne Drive and was being brought forth
48 under Section 66-9(7) which allows for the board to amend or rescind any designation
49 provided it complies with the same manners and procedures used in the original designation.

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51 Ms. DiTommaso further stated that our code does not set forth any criteria for De-designation.
52 The Town requires that a complete De-designation application be filed with the Community
53 Development Department, including a justification letter outlining the reasons for de-
54 designation. Ms. DiTommaso stated the applicant outlined several reasons that the property
55 should be de-designated such as changes made by previous owners to the resurfaced exterior,
56 replaced windows and roofing materials that have compromised the historical integrity of the
57 house. The staff report is marked Exhibit "A" and is made a part of these minutes. Ms.
58 DiTommaso further stated that staff is recommending approval for the de-designation based
59 upon the fact that it did not meet the historical characteristics of a Mission-style home.

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61 Ms. DiTommaso stated that there was a structural form that gave basic details of the home,
62 and the characteristics of the home were comprised at the time of designation.

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64 Mr. Tim Stevens made a motion to approve the De-designation of 328 Hawthorne Drive.
65 Seconded by Ms. Robin Maibach.

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	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Robin Maibach	X	

67 **Motion carried 5-0**

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72 Mr. Tim Stevens made a motion to adjourn the meeting. Seconded by Vice Chairman Todd
73 Dry. The meeting was adjourned at 7:11 p.m.

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75 Approved: 7/8/08


Jeff Blakely, Chairman

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77 Attest: Linda A. Ott
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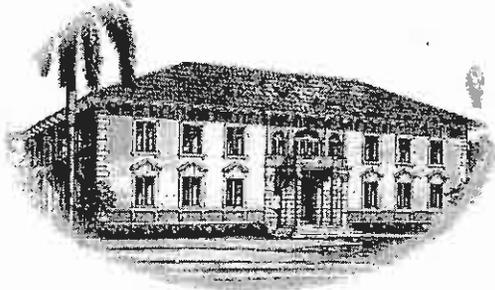


EXHIBIT "A"

TOWN OF LAKE PARK
Historic Preservation Board
Meeting Date: July 7, 2008
Date Prepared: June 17, 2008

SUBJECT/AGENDA ITEM

REQUEST FOR DE-DESIGNATION

Applicant Craig Levine ("Applicant"), the owner of the residential single family house located at 328 Hawthorne Drive in the Town of Lake Park ("building") is requesting de-designation of his locally designated historic home for the following reasons (*as stated in Mr. Levine's de-designation application letter*):

- A former Town Manager convinced the Applicant that designating his home would be beneficial to him, but the benefits (specifically tax benefits) are not favorable to the Applicant's situation seeing as the method for reimbursement was never properly explained to the Applicant;
- The Applicant does not have the funds available to engage in historic restoration (even if these funds are later eligible for reimbursement through tax benefits);
- Changes made by previous owners such as resurfaced exterior, replaced windows and roofing materials have compromised the historical integrity of this house. It is not eligible for the National Designation of Historic Places, not significant as part of the district, and not considered eligible for the Kelsey City MPL. The original windows were replaced by prior property owners with metal awning types. The restorations are beyond the budgetary capacities of the owner;
- The owner needs to undertake renovations to the home to ensure its continued structural integrity on a limited budget and cannot afford to engage in historic restoration, notwithstanding the availability of tax credits;
- The home, as it stands today and as it was at the time of designation, is not representative of the Mission-style character

The building was constructed in 1925 using Mission style architecture. Its exterior fabric is stucco and the use has always been residential. The Lake Park Historical Survey (LPHS) notes that the building is NOT eligible for the National Register of Historical Buildings, and is NOT significant at the local level. Despite its notation that it is not significant the Town's Historic Preservation Board chose to designate it anyway.

Town Code Section 66-9(7) provides in pertinent part that "Amendment or recession. The historic preservation board may amend or rescind any designation provided it complies with the same manners and procedures used in the original designation".

The subject request requires a de-designation approval by the Historic Preservation Board. The Town requires that a complete De-designation application be filed with the Community Development Department, including a justification letter outlining the reasons for de-designation. The Town has adopted the U.S. Secretary of the Interior ("Secretary") Standards for Rehabilitation for Rehabilitating Historic Buildings ("Standards"), which are the Standards by which historic homes are to be measured and evaluated.

CONSISTENCY WITH HISTORIC CONSTRUCTION

The Applicant is proposing de-designation. The Applicant's property, as previously designated, was not consistent with the Mission style character under which it was designated. The structural form used for designation states that the "Changes such as the resurfaced exterior, replaced windows, and roofing materials compromise the integrity of this house." The consistency with historic construction does not apply since the house is presently not consistent with the Mission-style character, nor was it at the time of designation. The defining characteristics of the home were altered prior to designation in 1998, jeopardizing its historical representation. These changes are not consistent with the Secretary of the Interior's Standards for Rehabilitation (enclosed herein).

STAFF RECOMMENDATIONS:

Staff recommends that the Historic Preservation Board **APPROVE** the request for de-designation, since the Town Code under Section 66-9(7) allows the Applicant to pursue de-designation without any set criteria. Staff feels it is beneficial to de-designate since the home requires major repairs before it can be eligible to meet the Mission-style character under which it is classified. The option to designate in the future is always available if the home is brought back to its historical state. At the time of designation in 1998, the home did NOT meet the historical characteristics of a Mission-style home.

Secretary of the Interior's Standards for Rehabilitation

1. 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.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. 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.