



MINUTES
HISTORIC PRESERVATION BOARD
MONDAY, SEPTEMBER 8, 2008
TOWN OF LAKE PARK
535 PARK AVENUE
LAKE PARK, FLORIDA

CALL TO ORDER: 7:30 p.m.

ROLL CALL:

Chairman Jeff Blakely	Present
Vice Chairman Todd Dry	Present
Tim Stevens	Present
Judith Thomas	Present
Mary Gambino	Present
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	
Mary Gambino	X	

Motion carried 5-0

Approval of Minutes

Vice Chairman Todd Dry made a motion to approve the minutes from July 7, 2008.
Seconded by Tim Stevens.

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

Motion carried 5-0

33 **New Business: Quasi-Judicial Hearing.** All staff members, experts, witnesses or persons
34 desiring to speak on the matter presently discussed were sworn in. Mary Gambino stated that
35 she had ex-parte communication with the owner, Sue Ellen Mosler, concerning whether the
36 applicant was on the agenda.

37
38 Application for Special Certificate of Appropriateness filed by Sue Ellen Gamble Mosler, 227
39 Foresteria Drive, to authorize the installation of columns throughout the property and a new
40 covered patio. All additions are to mimic the original character of the home.

41
42 Ms. Nadia DiTommaso, planner, identified herself for the record and stated that this was a
43 Special Certificate of Appropriateness for 227 Foresteria Drive, which is a single family home
44 with two rear out buildings, and the home was built in 1925 and the code does allow a Special
45 Certificate of Appropriateness under section 66-9. Ms. DiTommaso further stated that staff
46 did use the plans that were submitted, and did recommend approval based on the fact that the
47 plans would need to be improved to illustrate how the proposed covered patio area and the
48 proposed columns would represent the historic character of the home. Staff would like to see
49 the plans illustrate an extension of what is on the main house on to the covered patio area, and
50 the plans can be submitted at the time of building permit and show the details. Ms.
51 DiTommaso stated that staff is also recommending approval of the columns based on the fact
52 that they represent a mission style column. Ms. DiTommaso stated that the columns shown
53 on the staff report were examples of mission style columns.

54
55 Ms. DiTommaso stated that parking, density, and access was not a criteria for the Certificate
56 of Appropriateness and those items would be reviewed at the time of building permit. Ms.
57 Thomas stated that she was concerned about density of this lot as there are 5 units on the
58 property.

59
60 Vice Chairman Dry stated that there were 5 different types of roofs and Ms. DiTommaso
61 stated that she would like the applicant to address the issue. Vice Chairman Dry stated that
62 there also were no details about the fencing.

63
64 Mr. Curtis Houesin, identified himself for the record as the designer of the project. Mr.
65 Houesin stated that the main building has two different types of roof; a flat tile for the main
66 portion, and a barrel tile on the front portion. Mr. Houesin stated that they chose a flat tile for
67 the patio extension. Mr. Houesin showed the board photos of columns that he had chosen.
68 Mr. Houesin stated that he was a designer and not an architect.

69
70 Chairman Jeff Blakely stated that he had many reservations concerning the project. Chairman
71 Blakely stated that after voting, he would like to discuss with the board some guidelines.
72 Chairman Blakely asked who would be approving the additions, specifications, elevations,
73 and Patrick Sullivan stated that staff would review and approve. Vice Chairman Dry stated
74 that he felt more details were needed before approving the Certificate of Appropriateness.

75
76 Mr. Sullivan stated that the board is here to review the plans submitted for the main building
77 for the Certificate of Appropriateness. Vice Chairman Dry stated that there were conflicting
78 statements regarding the extension of the roof and clarification was needed. Ms. Thomas also
79 expressed concern of not looking at all the buildings and not looking at the overall character,

80 and felt that board was doing a great injustice to insure the character of the building is being
81 maintained. Chairman Blakely stated that originally the house had clay barrel tile. Mr.
82 Houesin stated that the extension would consist of flat tile and not barrel tile.

83
84 Ms. Thomas made a motion to postpone the Historic Preservation Board Meeting to the next
85 regular scheduled meeting until more details are given for the roof and columns to insure the
86 integrity of the structure. Vice Chairman Todd Dry seconded the motion.

87
88 Ms. Sara Mosley, identified herself for the record, and stated that she would be living in the
89 house and stated that when the house was designated, it had different roof tiles and that they
90 were trying to improve what was there.

91
92 Chairman Blakely stated that the board would like the home restored to it's historical
93 magnificent, and that it is the responsibility of the homeowner when you buy a historic home.
94

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

95 **Motion carried 3-2**

96
97 Chairman Blakely stated that they would see the applicant next month with plans that would
98 satisfy the building department.

99
100 Chairman Blakely stated that he had some issues he would like to discuss with the board, and
101 needed some recommendation from the board as how to proceed with these kind of things in
102 the future. Chairman Blakely stated that the Historic Preservation Board has the right to make
103 rules at any time and that ground rules are needed for the board and staff. Chairman Blakely
104 further stated that he wanted the board to get serious about historic preservation and get
105 serious about the procedures that we employ to review the plans. Chairman Blakely further
106 stated that he felt that anyone that comes before the board with plans like the one the board
107 just reviewed, needs to have the seal of a registered architect in the State Florida that is
108 knowledgeable in historic preservation, or a landscape architect with a specialty in historic
109 homes. Chairman Blakely stated that in lieu of that, that the Town hire a consultant as part of
110 the fee that is required of the applicant, that can aid staff in assuming that the improvements
111 that are being proposed are correct with the architecture of the building that is being reviewed.

112
113 Chairman Blakely also stated that anyone that comes and purchases a historic property needs
114 to know the responsibilities that are expected when they purchase the home.

115
116 The town attorney, Tom Baird, stated that if you are not making actual changes to the section
117 of the code, then you simply make a motion to direct staff to develop some rules by which
118 you will evaluate applications and bring that back for review.

119

120 Mr. Patrick Sullivan stated that the code states that any Certificate of Appropriateness has to
121 meet the Secretary of Interior's standards for historic rehabilitation. Ms. Thomas suggested a
122 list and on the list it would require the applicant to have a registered architect to sign and seal
123 the set of plans.

124
125 Vice Chairman Todd Dry stated that he felt the submittal was not complete, and it would be
126 nice to have a complete plan; Mr. Sullivan stated that often people renovate their home by just
127 doing one window at a time and can't always provide a master plan. Chairman Blakely stated
128 that with a historic home that a master plan could be submitted and it would not have to be
129 accomplished at one time. Ms. Thomas asked who tracks the plans as the board members
130 change over the years and there should be some type of file that provides some type of
131 continuum to the board as far as the historical significance. Ms. Thomas gave an example
132 such as if the owner changed out the window and the detail for the window looked a certain
133 way, it would benefit the board if the board could see what the history of the changes were
134 done on the property.

135
136 Ms. Maibach stated that she had owned a historic home, and felt it was not necessary to have
137 a registered architect. Ms. Mary Gambino stated that she thought it was hard on the
138 homeowner to have to wait 30 days when trying to get things done, and felt that we need to
139 get these people help without waiting 30 days.

140
141 Mr. Mason Brown suggested to Mrs. Sara Mosley that they submit a comprehensive plan,
142 even though it would be done in phases, and the board would know what the plans are. Mr.
143 Tom Baird, town attorney, suggested the following:

- 144
145 1. With the submission of an application a history of the permitting of the site should be
146 identified.
147 2. Requirements of a specific number of plans to be submitted, and the plans be submitted
148 and sealed by a registered Florida architect.
149 3. Material examples submitted including a color palate.
150 4. If possible, a phased master plan for the redevelopment of the structure.

151
152 Mr. Baird stated that he felt the above could be done through rule making. Mr. Baird stated
153 that he would take a look at the list and see if there is anything that is in conflict with the
154 code. Mr. Baird stated that rule making is procedural matters and administrative matters.

155
156 A motion was made by Ms. Judith Thomas to direct staff to evaluate rules governing
157 applications to the Historic Preservation Board. Seconded by Vice Chairman Todd Dry.

158

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

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160 **Motion carried 5-0**

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Chairman Blakely stated that if the applicant had questions about how to proceed, that they should contact Mr. Sullivan, Community Development Director, or Nadia DiTommaso, planner.

Mr. Tim Stevens made a motion to adjourn the meeting. Seconded by Ms. Mary Gambino. The meeting was adjourned at 8:25 p.m.

Approved: _____


Jeff Blakely, Chairman

Attest: _____