Town of Lake Park, Florida
Historic Preservation Board
Meeting Minutes
Monday, April 1, 2019 6:30 PM
Commission Chamber, Town Hall
535 Park Avenue, Lake Park, Florida 33403

CALL TO ORDER

Chair Thomas called the Historic Preservation Board Meeting to order at 7:15 p.m.

PLEDGE OF ALLEGIANCE

Chair Thomas lead the Pledge of Allegiance.

ROLL CALL

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Lawrence Malanga	Excused Absence
Charlemagne Metayer	Present
Joseph Rice	Present

Also in attendance were Community Development Director Nadia DiTommaso, Attorney Thomas Baird, and Assistant to the Community Development Director Kimberly Rowley.

APPROVAL OF AGENDA

Motion: Board Member Rice moved to approve the agenda; Vice-Chair Schneider seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga			Absent
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 4-0.

APPROVAL OF MINUTES

- Historic Preservation Board Meeting Minutes; December 3, 2018.

Motion: Vice-Chair Schneider moved to approve the Historic Preservation Board Meeting minutes of December 3, 2018; Board Member Rice seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga			Absent
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 4-0.

Public Comment

Chair Thomas explained the Public Comment procedure.

ORDER OF BUSINESS

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

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of staff and applicant
- Public Comments – limited to 3 minutes per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

NEW BUSINESS

Quasi-Judicial Agenda Item: A **Special Certificate of Appropriateness** submitted on behalf of Town Staff for the Town Hall New Fabric Storm Shutters and New Rain Gutters, including a discussion of the Mirror Ballroom French Doors Restoration/Renovation initiative. Project location: 535 Park Avenue, Lake Park, Florida 33403.

Ex-Parte Communication Disclosed:
Board Member Metayer – none
Board Member Rice – none
Vice-Chair Schneider – none
Chair Thomas – none

Attorney Baird swore-in all witnesses.

Public Comment open:
None
Public Comment closed:

Community Development Director Nadia DiTommaso explained the item (see Exhibit "A"). Public Works Director Scherle expressed excitement for this project. He stated that the project was partially funded by grant fund from the State of Florida Division of Historical Resources. He explained that he started working on this project five-years ago and the Town was successful in receiving the grant funds for the project. The Town will also be contributing fund to fully fund the project.

Project Manager Agustin Hernandez showed pictures of the current condition of the Mirror Ballroom doors and windows. He explained what the next steps were in the process of restoration of the doors and windows (See Exhibit "B").

Vice-Chair Schneider asked if the gutters were part of the original design of the building. Project Manager Hernandez has reviewed pictures of the building circa 1927 and there were no gutters. Public Works Director Scherle stated that the gutters were installed during the early 2000 Town Hall renovations.

Vice-Chair Schneider asked if staff had samples of the fabric storm shutters. Public Works Director Scherle explained that they were storm shutters, which would be installed if there were a hurricane. We currently have metal panels. He explained what the shutters would look like and how they would be installed by staff.

Chair Thomas asked what was a transoms. Project Manager Hernandez explained that it was the fan style windows above the doors. Chair Thomas asked if the doors and transoms were not going to be made of hurricane impact windows. Project Manager Hernandez explained that they were currently not hurricane impact glass. He stated that the shutters would be made of a Kevlar fabric that was specially treated with a resins and he described how they would be installed. Public Works Director Scherle explained that in order to qualify for the grant with the State, the Town had to use historical glass. Chair Thomas asked if it included all six doors. Project Manager Hernandez stated "yes", the three doors on the west side and the three doors on the right side of the Mirror Ballroom. Chair Thomas asked what was being done to reduce the rainfall from hitting the doors and sliding down the building. Project Manager Hernandez explained that with the proper installation of the rain gutters it should assist in protecting the doors. Public Works Director Scherle explained that the other Town Hall doors (on the east and west side of the first floor of the building) were not part of the restoration project. He explained that the Town was trying to get another grant for the restoration of those doors. Community Development Director DiTommaso stated that for the Town to be eligible to apply for future grant funding of a similar project, it must follow all the guidelines for the Mirror Ballroom doors, again to put the Town in a better position to obtain additional funding for repairs. Chair Thomas understood.

Board Member Rice asked for clarification on the replacement of the gutters versus restoration of the gutters. Public Works Director Scherle clarified that the gutters would be replaced.

Chair Thomas asked if in the interim could something be done to mitigate the water flow on the west side of the door. Public Works Director Scherle explained that the Town has received suggestions from the architect and possibly in the future would try to have

awnings installed above the east and west side doors. The Town would need to apply for grant funds to support that type of project.

Motion: Board Member Rice moved to approve; Vice-Chair Schneider seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga			Absent
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 4-0.

Historic Preservation Board Member Comments
None

Community Development Director Comments
None

ADJOURNMENT

There being no further business to come before the Historic Preservation Board; the meeting adjourned at 7:39 p.m.

Judith Thomas, Chair
Town of Lake Park Historic Preservation

Kimberly Rowley, Recording Secretary

Vivian Mendez, CMC, Town Clerk

TOWN OF LAKE PARK SEAL FLORIDA

Town Seal

Approved on this 9th of December, 2019

Exhibit "A"

Town of Lake Park
Historic Preservation Board
Meeting Date: April 1, 2019 – **immediately following PZ Board meeting at 6:30pm**

Staff Report

SPECIAL CERTIFICATE OF APPROPRIATENESS

Report Date: March 20, 2019

Project Address/ Location: 535 Park Avenue
Town Hall Mirror Ballroom

Applicant: Lake Park Public Works
Agustin A. Hernandez, Project Manager

Property Owner: Town of Lake Park

Project Scope: Mirror Ballroom French Doors Restoration/Renovation (Certificate of Appropriateness is *not* required – doors are being restored) – **New Fabric Storm Shutters and New Rain Gutters** (Special Certificate of Appropriateness is required – Town Code Section 66-10).

Current Zoning: Public (currently a Municipal Use)
Land Use Designation: Public Buildings and Grounds

Historic Structure Form (Florida Master Site File): 08-30-2016 – Building circa 1926 – Mediterranean Revival

BRIEF SUMMARY: The Mirror Ballroom Doors are being removed, taken offsite to be treated and will be painted same the same color as existing. They will also be repaired using the existing material to the greatest extent possible and will then be rehung. This portion of the work is considered regular maintenance and is not subject to a Special Certificate of Appropriateness however, it is being described herein so as to provide a general overview of all the work that is being performed. Hence, the Board's recommendation will be "all-inclusive". In addition, there will also be new fabric storm shutters and new rain gutters over the door. This **IS** subject to a Special Certificate of Appropriateness. These elements are important and required, see analysis herein. The proposed work already passed all State mandated requirements for review and is being partially funded by a Florida Department of State, Division of Historical Resources Grant. **Public Notice/Meeting Notification**: Advertised in the Palm Beach Post on March 22, 2019. The State Division of Historical Resources was also notified on March 18, 2019. (copies enclosed)

BACKGROUND:

The subject property is a national and locally designated historic landmark on Park Avenue in the Town of Lake Park, Florida. It was originally built in the Mediterranean Revival Style c. 1926 as a two-story public building. The building has several key historical features that remain, such as the hipped roof, exposed and unpainted pecky cypress rafter tails, fascia and soffit, stucco finish, and wrought iron balcony railing. There has been a few changes to the exterior which occurred prior to any historical designation. The original wooden windows, on the first floor, have been replaced with wood/metal clad double hung windows. The roofing system was changes from composite shingle to clay barrel tile. Overall, the building retains a very good degree of historic integrity of location, setting, materials, design, proportion, massing, feeling, and association. The building is an excellent example of the Mediterranean Revival style of architecture in the Town of Lake Park.

REQUEST:

The applicant is requesting a COA for exterior improvements to the exterior of the Town Hall Mirror Ballroom. The applicant is requesting restoration of the French doors and related transom windows, installation of fabric windstorm shutters for the French doors and windows, and the replacement of the existing rain gutters on the west and east side sides of the Mirror Ballroom . The Town of Lake Park has been awarded a grant from the State of Florida, Department of State for the preservation of the French Doors and transom windows. The Secretary of the Interior's Standards for the Treatment of Historic Properties defines Preservation *as the act or process of applying measures to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property generally focus upon the ongoing maintenance and repair of historic materials and features. Rather than extensive replacement and new construction. The limited and sensitive upgrading of code –required work to make properties functional is appropriate within a preservation project.*
The award of the grant from the Secretary of the Interior mandates that the proposed French Door rehabilitation adhere and comply with guidelines established by the *Secretary of Interior's Standards for the Treatment t of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 Edition.* (Exhibit 1)

Historic Preservation

The Lake Park Public Works Department is aware that new construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Chapter 66 of the Town's Code of ordinances. In the last few years, the Town has emphasized its appreciation of its heritage and to build on those livability strengths. Historic Preservation has become a key component to the revitalization efforts, as Lake Park seeks to build upon its unique heritage as one of the country's first planned communities.

The National Park Service and Secretary of the Interior's Standards have specific criteria regarding the rehabilitation of historic structures, as well as new construction that affects a historic property. The Secretary of the Interior's Standards defines *"Rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."*

Review of the current existing exterior conditions of the French doors has shown deterioration of both the doors and transom windows. The original building features did not include exterior protection of the French Doors and transom windows. It has become apparent over time and during inclement weather and during approaching hurricanes, some form of protection is needed to protect the interior of the Mirror Ballroom. Impromptu measures have been taken to install corrugate metal panels to the exterior of the French doors to protect from rain storms. At some point in time rain gutters were installed to help direct water away from the doors. Unfortunately these measure were not well thought out and might have even contributed to deterioration. With the award of the grant from the State, and following the Secretary of the Interior Standards we feel that the doors will be preserved and restored to almost original quality. However measures must be taken to extend the preservation of the doors and transom windows. The installation of the make-shift storm shutters made some of the doors inoperable to fully open. While taking the time and money to preserve and rehabilitate the doors and windows, measures should be taken to install appropriate storm shutters and a functioning rain gutter system to help protect the exterior of the doors and adjacent areas.

Standards for Rehabilitation *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 Edition,* lists 10 Preservation standards on page 18 of the publication. The Standards and Applicants answers follow:

Standard 1. A property will be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Applicants Response: Original use as a public building continues as originally built.

Standard 2. The historic character of property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Applicants Response: The applicant has proposed rehabilitation of the French doors and transom windows above the doors. The original historic French doors and fan shaped transom windows will be retained and preserved. Removal of any distinctive materials or alteration of features that characterize the property will be avoided.

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

Applicants Response: There are no proposed additional features or elements. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for further research.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
Applicants Response: The door materials and the transom window materials (wood and glass) that do not show rot or broken, will be preserved and retained. The existing metal hurricane bracket material that are not historical material or features will be removed.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
Applicants Response: Other than the French doors and the associated transom windows the request does not damage or compromise any of the original historic materials, features, finishes or construction techniques.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
Applicants Response: The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old composition, design, color, and texture.

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
Applicants Response: The majority of the chemical treatment of the wood materials (doors and windows) will be done offsite. The selected contractor has made special provisions off site for the removal of lead paint, spray priming and painting, and final hand painting will be performed off site.

Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
Applicants Response: Not applicable.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
Applicants Response: Not applicable.

Standard 10. New additions and adjacent or related new construction will 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.
Applicants Response: Not applicable.

A specific review of the Secretary of the Interior Standards for rehabilitating building exterior materials (wood) and building exterior features (windows) was conducted. The Standards recommend identifying, retaining and preserving wood features that are important to defining the overall historic character of the building such as window architraves and doorway pediments and their paints, finishes, and colors.
The Standards advocate guidance on protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat horizontal surfaces or accumulate in decorative features.
Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

The Standards on windows also Recommended – identifying, retaining and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills,

The Standards also recommend making windows weathertight by re-caulking and replacing or installing weather stripping. These actions also improve thermal efficiency. (Exhibit 1, p.81)

Some of the existing door bottoms show signs of dry rot. In such cases, the Secretary of the Interior Guidelines recommend: If using the same kind of material is not technically or economically feasible, then a comparable substitute material may be considered. (Exhibit 1, p.79)

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement with comparable substitute material-of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hood molds, sash, sills, and interior or exterior shutters and blinds. (Exhibit 1, p.82)

The Secretary of the Interior Guidelines also address actions or processes that they do **not recommend**, such as the following:

Altering windows or window features which are important in defining the historic character of the building so that as a result the character is diminished. (Exhibit 1 p.35)

"Not Recommended" - Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheeting, and the underlying structure. (Exhibit 1 p.78)

The maintenance of building features is often neglected. One of the Guidelines that is *not recommended* states:
Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure. (Exhibit 1, p.135)

If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. (Exhibit 1, p.82)

Review of the "Recommended" and "Not Recommended" guidelines for windows, in each of the Guideline treatments, indicates that a lack of maintenance contributed to the deterioration of the existing doors and windows.

The subject project, "Historic Ballroom French Doors and Restoration/Renovation Plans at Historic Lake Park Town Hall" will address many of the substandard deficiencies. Contractors that do historic building construction and adhere to the Secretary of the Interiors' Standards for the Treatment of Historic Properties assuredly provide quality workmanship. After the RFP solicitation for the Ballroom French Doors,

we feel we have a very qualified contractor that will please the Town, the residents and the State on the quality of their work.

SUPPLEMENT FOR SITE FORMS

SITE NAME: 535 Park Avenue

A. NARRATIVE DESCRIPTION OF SITE

This circa 1926 public building is located on the north side of Park Avenue, between 6th Street and 5th Street, in Township 42 South, Range 43 East, Section 20, in Lake Park, Florida. The building is a Mediterranean Revival style building, two-story masonry structure, covered in stucco and rest on footer foundation. The hipped roof is covered in Ludowici clay barrel tile, and features exposed rafter tails. The original wood windows on the first floor have been replaced with metal clad double hung windows. Original second floor French doors with fan transom windows are in the process of restoration and rehabilitation, with a grant from the Florida Department of State, Division of Historical Resources. The Historical Structure Form for Town Hall, dated 7-21-1981, is enclosed for additional historical information (Exhibit 2).

B. DISCUSSION OF SIGNIFICANCE

The Mediterranean Revival style is most often found in states with Spanish colonial heritage. In Florida, this style is closely linked with the 1920's Florida Land Boom era. The style has its origin in Beaux Arts-trained architects. This building style is appropriate to the Sun Belt area of the United States. The Mediterranean Revival style flourished in Florida during the 1920's 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, and 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. 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 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 buy use into three districts: residential, light business, and industrial areas. 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. Development in the commercial area included two banks, restaurants, and grocery stores developed along Dixie Way (known today as Park Avenue). The industrial section featured a brick manufacturer of decorative stone and tile works, a tire factory, and lumber mill. Despite its early years of prosperity, by the end of the 1920s development and growth in Kelsey City came to a halt. The infamous Okeechobee Hurricane of "28" (also known as the San Filipe Hurricane) devastated the majority of the towns building stock, causing many people to abandon their homes and businesses. The following year another ominous hurricane of 1929 the Bahama Hurricane (also known as the Great Andros Hurricane) dealt another blow to any anticipated growth. The economy delta another great negative growth impact to the town. The stock market crash of 1929 was felt by everyone. Prior to the hurricane activity of "28" and "29" and the market crash, voters of Kelsey City voted on January 1926, approval of a City Hall costing $150,000. Controversy on the cost of the city hall brought about a resolution lowering the budget of city hall from the original $150,000 to a reduced $100,000. On April 1926, the East Coast Finance Corporation deeds the city hall land. Bickering and lack of definite plans continued throughout the year with building questions such as design of a tower clock and the number of floors, stalled the project. Bruce Kitchell Architect was selected to design the city hall project on March 1927. The cornerstone for city hall was laid on May 1927. By September of 1927 most of the work was completed. Some of the early occupants of the new city hall include the Palm Beach County Board of Education, renting space for their 2nd and 3rd grade classes. Later occupants of this era included Palm Beach Junior College faculty and students. The hurricanes of "28" and "29' along with the Crash of "29" dolt environmental and economic blows to Kelsey City. With debt to the federal government for back taxes and the failing economy, Harry Kelsey was 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. Lake Park did experience another building boom in the 1940s. The results was 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.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

Building Permit records show that on October 18, 2000 (Exhibit 3), the Town of Lake Park issued a building permit to Thermal Seal Roof Systems Inc. At the time of issuance of this permit the existing Town Hall roof was a shingle composite system. The major items in the scope of work for the building permit included removal of existing shingle roofs, re-nail existing wood deck, install base sheet and hot asphalt roll roofing, install copper drip edge, and install Ludowici barrel tile.

A structural evaluation of Town Hall roof was conducted on November 2000, by Douglas Wood & Associates, Structural Engineers (Exhibit 4). The purpose of the observation was to evaluate the condition of the existing roof framing, and specifically, to evaluate its suitability for restoring the roofing system to the historical barrel tile system. The report noted that the observed areas of the main roof appear to be functioning as originally intended, the report concluded that the barrel tile roofing system could be installed on this roof.

PROPOSED PRESERVATION AND REHABILITATION

Recognizing that Lake Park Town Hall is a national and local designated historic building. The grant funded French doors and transom windows preservation and rehabilitation will adhere to the Secretary *of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,* with emphasis on their guidelines on windows. Recognizing the need to provide protection to the rehabilitated doors and windows, two alternates were included with the French door grant. Alternate #1 is for installation of Fabric Windstorm Shutters. Alternate #2 is for the replacement of the existing rain gutter system of high roof over the ballroom. REG architectural firm provided the Project Manual for the French door and transom window restoration/renovation plans. Included in the Project Manual was the alternates 1 & 2. On January 13, 2019, after developing an RFP for the French door and windows with the alternates, the RFP for this project was published in the Palm Beach Post. Coordination with the Town Clerk on the publication process enlarged the search for qualified contractors. Throughout the project advertisement and throughout the project manual, emphasis on adhering to the Secretary of the Interior Standards is called for. Public Works will work with the selected contractor to assure adherence to these Standards. Public Works will assisted the project architect (REG Architects), on the preparation of the construction documents for competitive bidding. The

construction drawings and the construction documents have addressed Historical Preservation Standards.

STAFF RECOMMENDED MOTION FOR THE BOARD

I move to **APPROVE** the **Special Certificate of Appropriateness** for the New Fabric Storm Shutters and New Rain Gutters for the Town Hall Building located at 535 Park Avenue, with an overall scope of work that also includes the restoration of the Mirror Ballroom Doors and find this application in compliance with the Mediterranean Revival style of architecture, subject to the following conditions of approval:

1) All original window and door trim shall remain. If any original trim is repaired, it must be repaired with materials that match the original materials. If it is deemed to be too deteriorated to be repaired, all trim replacements shall be replicated in size, shape, location, and configuration, and will be subject to Town of Lake Park Department of Public Works Project Manager review and approval and inspection during construction.

2) All work shall be subject to permitting review and all applicable inspections during construction.

3) All work shall comply with Town Codes.

4) All work to the existing building shall comply with the *Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,* and its applicable sections. Preservation guidelines from the Secretary's Standards shall also be adhered to throughout the entire project.

NOTICE OF HISTORIC PRESERVATION BOARD QUASI-JUDICIAL PUBLIC HEARING Town of Lake Park

Please take notice and be advised that the **Historic Preservation Board** of the Town of Lake Park, FL will hold a quasi-judicial public hearing on **Monday, April 1, 2019,** *immediately following the Planning & Zoning Board meeting at 6:30 p.m.,* to consider the application detailed below. All meetings are held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to this item may be inspected at the Community Development Department located at Town Hall. The application scheduled for this meeting is as follows:

Historic Preservation Board Quasi-Judicial Public Hearing Item:
A Special Certificate of Appropriateness submitted on behalf of Town Staff for Town Hall restoration and renovation work proposed for the Mirror Ballroom French Doors and Transom Windows (considered regular maintenance and being provided as a reference since this is considered a regular certificate of appropriateness subject to staff review only) along with New Fabric Storm Shutters and New Rain Gutters which requires a permit and is subject to a *Special* Certificate of Appropriateness for which review and approval is required by the Board. The Property Owner is the Town of Lake Park and the address is 535 Park Avenue, Lake Park, FL, located on the northwest corner of 5th Street and Park Avenue with the following Parcel Control Number: 36-43-42-20-01-019-0010. The property is historically designated at the national and local level. It was built c. 1927 using the Mediterranean Revival style of architecture. The Historic Preservation Board is the governing body for this application.

If a person decides to appeal any decision made by the Historic Preservation Board with respect to this hearing, they 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez
PUB: The Palm Beach Post – Friday, March 22, 2019

Community
Development
Department

(sent via email)

March 18, 2019

Megan McDonald
Certified Local Government Coordinator
Bureau of Historic Preservation
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: 535 Park Avenue (Town Hall), Lake Park, FL – Application for Special Certificate of Appropriateness

Dear Ms. McDonald:

Please be advised that the **Historic Preservation Board** of the Town of Lake Park, FL will hold a quasi-judicial public hearing on **Monday, April 1, 2019,** *immediately following the Planning & Zoning Board meeting at 6:30 p.m.,* to consider the application detailed below. All meetings are held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to this item may be inspected at the Community Development Department located at Town Hall. The application scheduled for this meeting is as follows:

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Should you have any questions please contact me directly by phone at 561-881-3319 or via email at nditommaso@lakeparkflorida.gov.

Sincerely,

Nadia Di Tommaso, *Community Development Director*

535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3318
Fax: (561) 881-3323

www.lakeparkflorida.gov

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS **($100 FEE DUE UPON SUBMITTAL)**

I. PROPERTY INFORMATION:

Site Designation Name: Lake Park Town Hall

Property Address: 535 Park Avenue

Folio No.: _____

LEGAL DESCRIPTION

Subdivision: Kelsey City Bk 19 (less E 130ft.)

Lot: 019

Block: 0010

Parcel ID: 36-43-42-20-001-019-0010

THIS SECTION FOR OFFICE USE ONLY

SPECIAL ☐ REGULAR ☐

Designation No.: _____

Date Application Received: _____

Date of Designation: _____

Type of Designation: _____

Assigned COA No.: _____

Property is in a District: ☐ YES ☐ NO

Non-Contributing: ☐

Contributing: ☐

II. APPLICANT INFORMATION:

Name(s) of Owner: Town of Lake Park

Name of Applicant: Agustin A. Hernandez, Project Mgr., Agent

Address of Applicant: Public Works Dept. 640 Dixie Hwy., Lake Park, Fl.

Applicant telephone number: 561-881-3345

Applicant is:
- ☐ Owner
- ☐ Lease
- ☐ Contractor
- ☒ Legal Agent

Attached see aerial photographs of the East, West, North and South views of the subject property

Exhibit "B"

Historic Ballroom French

Doors

Restoration/Renovation

Photographs

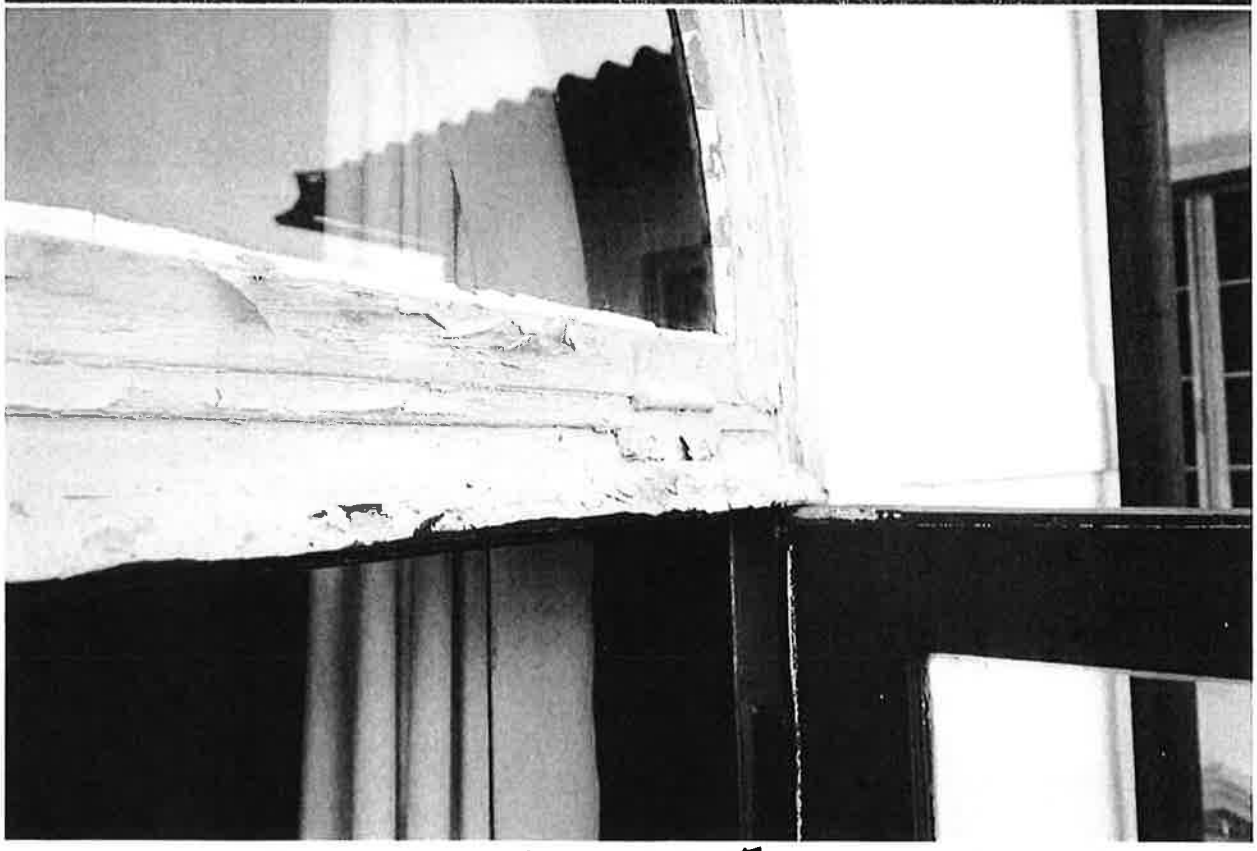
Of

Existing Conditions

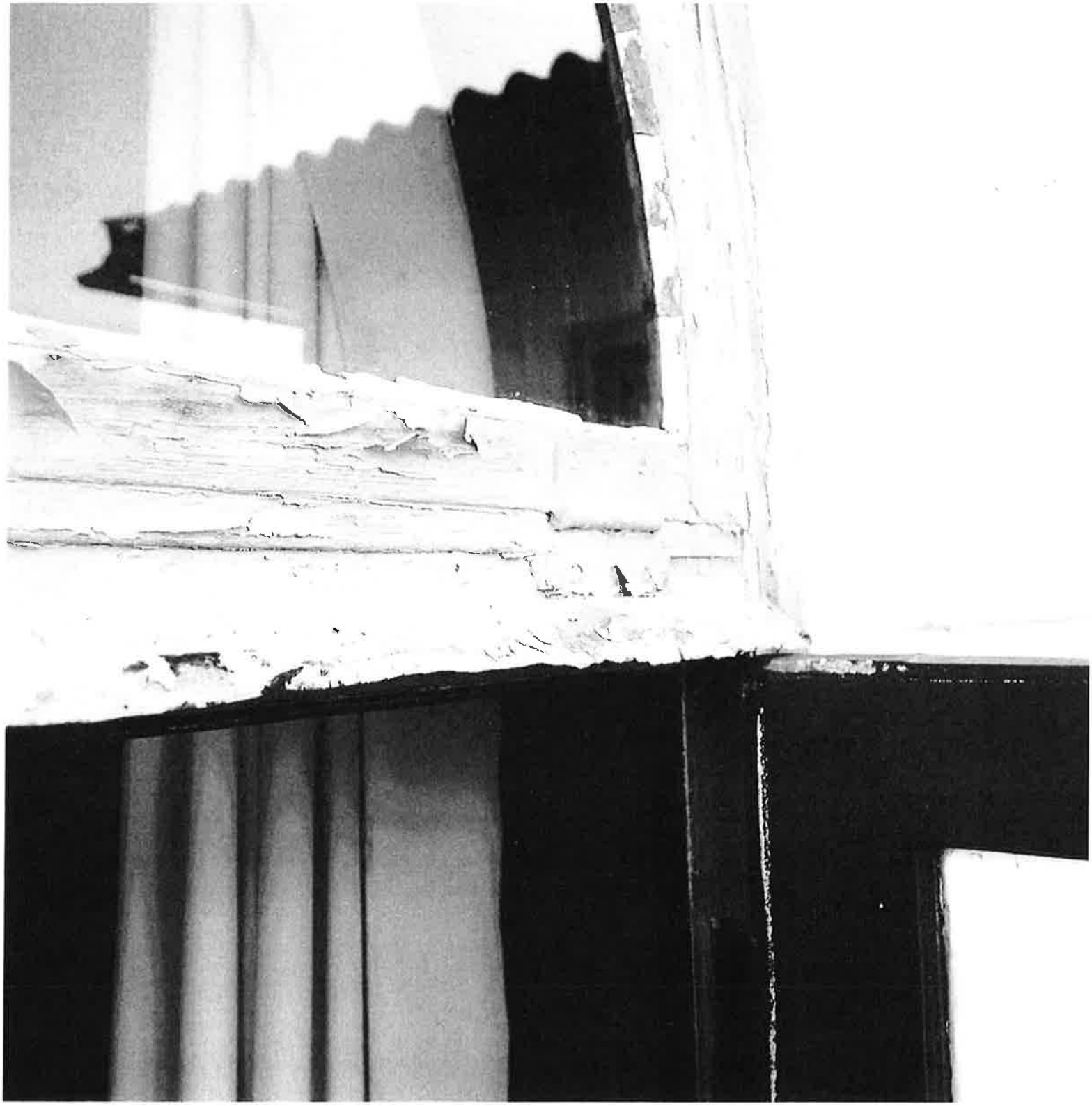
← RAIN DRIP PROTECTION

Community
MAR 20 2010
Development

WEST ELEVATIO



PAINT CONDITION ON TRANSOM WINDOW



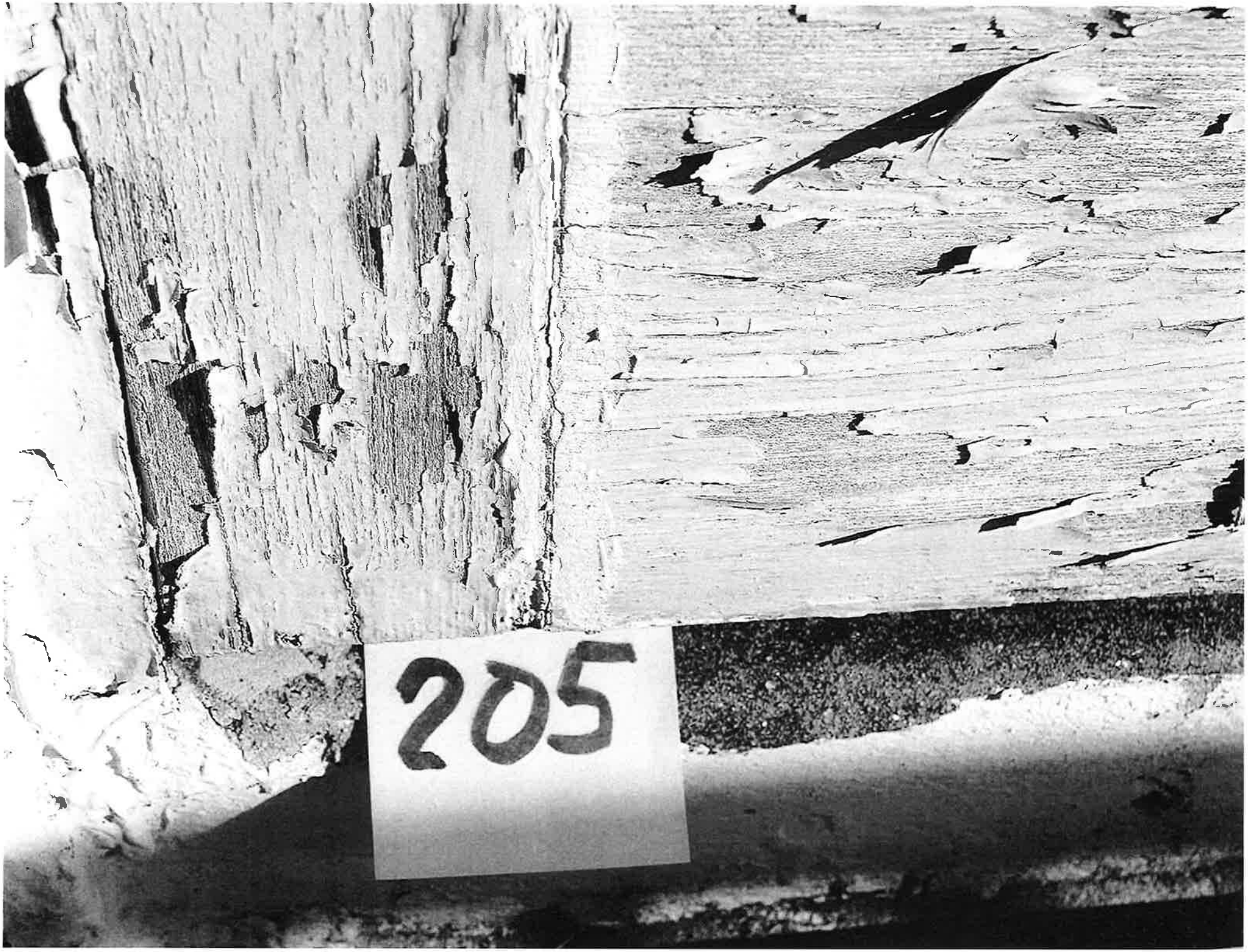
FAN Window PAINT

GLAZING ON STILES

EXISTING HARDWARE

PAINT CONDITION

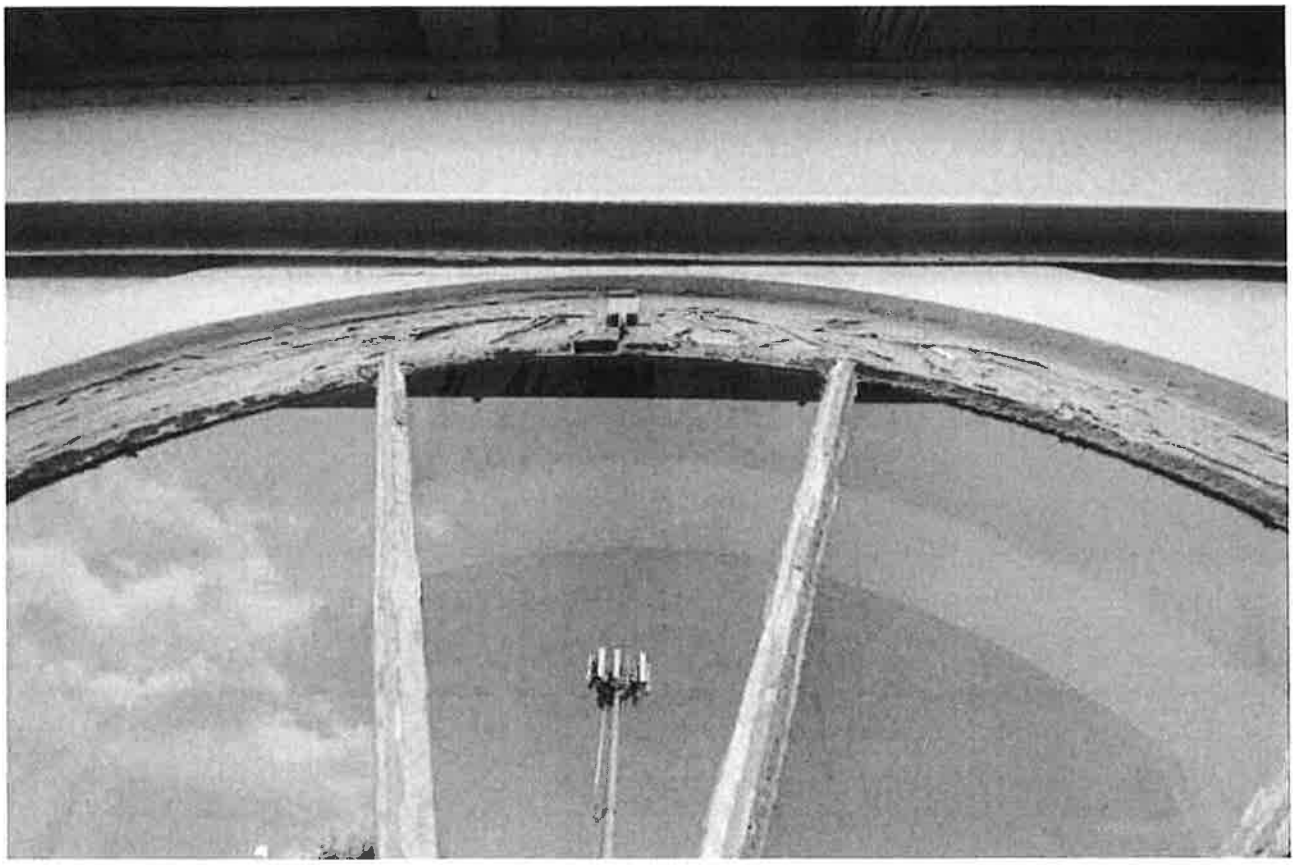
Kickplate & crack on balcony walkway


205

205

206

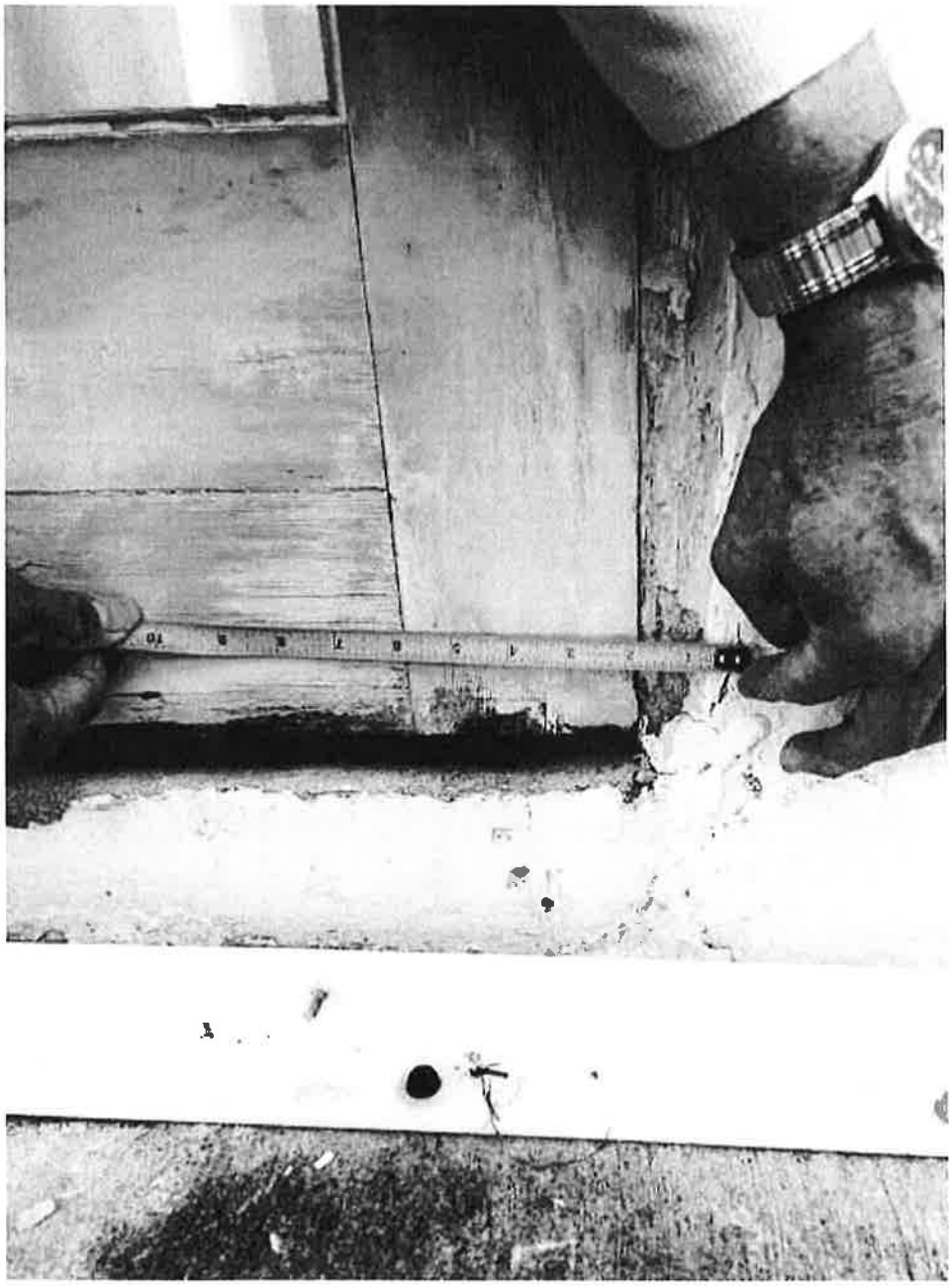
WRONG SIZE HINGE HARDWARE



TOP OF FAN WINDOW

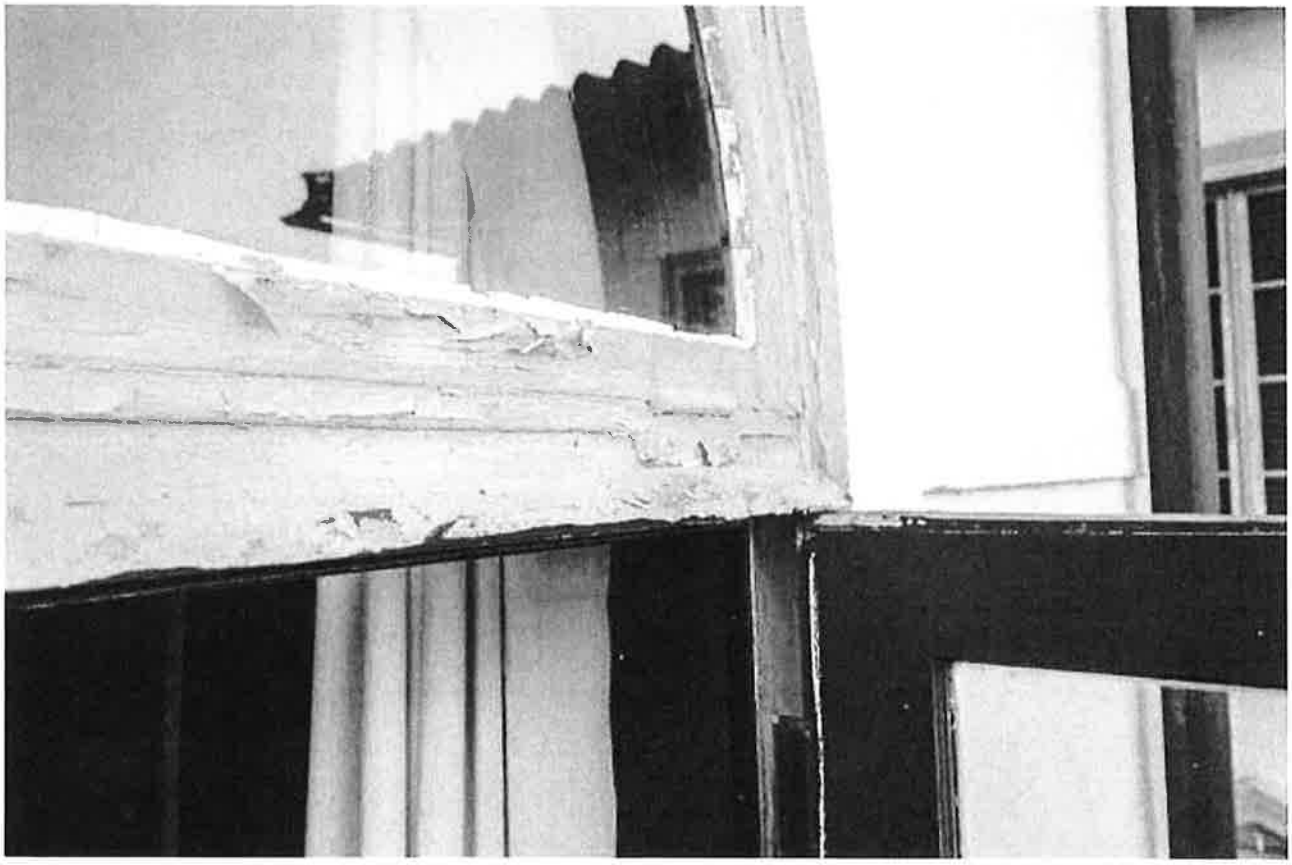
Hinges Painted Over / Metal Drip Edge

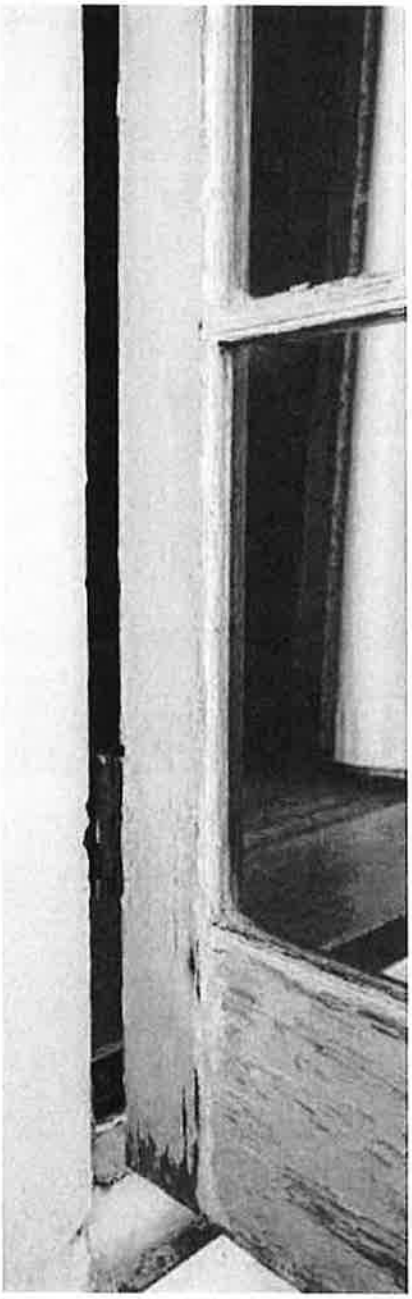
204
GLAZING



DIMENSIONAL LUMBER

GLAZING/CAULKING





Date:	March 20, 2019
To:	CDD Director, Ms. Nadia DiTommaso and the Historic Preservation Board
Location:	535 Park Avenue Town Hall Mirror Ballroom
From:	Lake Park Public Works Agustin A. Hernandez, Project Manager
Owner:	Town of Lake Park
Project:	Mirror Ballroom French Doors Restoration/Renovation – New Fabric Storm Shutters and New Rain Gutters
Applicant:	Lake Park Public Works Dept. Agustin A. Hernandez, Project Manager, Agent

BACKGROUND:

The subject property is a national and locally designated historic landmark on Park Avenue in the Town of Lake Park, Florida. It was originally built in the Mediterranean Revival Style c. 1926 as a two-story public building. The building has several key historical features that remain, such as the hipped roof, exposed and unpainted pecky cypress rafter tails, fascia and soffit, stucco finish, and wrought iron balcony railing. There has been a few changes to the exterior which occurred prior to any historical designation. The original wooden windows, on the first floor, have been replaced with wood/metal clad double hung windows. The roofing system was changes from composite shingle to clay barrel tile. Overall, the building retains a very good degree of historic integrity of location, setting, materials, design, proportion, massing, feeling, and association. The building is an excellent example of the Mediterranean Revival style of architecture in the Town of Lake Park.

REQUEST:

The applicant is requesting a COA for exterior improvements to the exterior of the Town Hall Mirror Ballroom. The applicant is requesting restoration of the French doors and related transom windows, installation of fabric windstorm shutters for the French doors and windows, and the replacement of the existing rain gutters on the west and east side sides of the Mirror Ballroom . The Town of Lake Park has been awarded a grant from the State of Florida, Department of State for the preservation of the French Doors and transom windows. The Secretary of the Interior's Standards for the Treatment of Historic Properties defines Preservation *as the act or process of applying measures to sustain the*

existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property generally focus upon the ongoing maintenance and repair of historic materials and features. Rather than extensive replacement and new construction. The limited and sensitive upgrading of code –required work to make properties functional is appropriate within a preservation project.
The award of the grant from the Secretary of the Interior mandates that the proposed French Door rehabilitation adhere and comply with guidelines established by the *Secretary of Interior's Standards for the Treatment t of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 Edition.* (Exhibit 1)

Historic Preservation

The Lake Park Public Works Department is aware that new construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Chapter 66 of the Town's Code of ordinances. In the last few years, the Town has emphasized its appreciation of its heritage and to build on those livability strengths. Historic Preservation has become a key component to the revitalization efforts, as Lake Park seeks to build upon its unique heritage as one of the country's first planned communities.

The National Park Service and Secretary of the Interior's Standards have specific criteria regarding the rehabilitation of historic structures, as well as new construction that affects a historic property. The Secretary of the Interior's Standards defines *"Rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."*
Review of the current existing exterior conditions of the French doors has shown deterioration of both the doors and transom windows. The original building features did not include exterior protection of the French Doors and transom windows. It has become apparent over time and during inclement weather and during approaching hurricanes, some form of protection is needed to protect the interior of the Mirror Ballroom. Impromptu measures have been taken to install corrugate metal panels to the exterior of the French doors to protect from rain storms. At some point in time rain gutters were installed to help direct water away from the doors. Unfortunately these measure were not well thought out and might have even contributed to deterioration. With the award of the grant from the State, and following the Secretary of the Interior Standards we feel that the doors will be preserved and restored to almost original quality. However measures must be taken to extend the preservation of the doors and transom windows. The installation of

the make-shift storm shutters made some of the doors inoperable to fully open. While taking the time and money to preserve and rehabilitate the doors and windows, measures should be taken to install appropriate storm shutters and a functioning rain gutter system to help protect the exterior of the doors and adjacent areas.

Standards for Rehabilitation *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 Edition,* lists 10 Preservation standards on page 18 of the publication. The Standards and Applicants answers follow:

Standard 1. A property will be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
Applicants Response: Original use as a public building continues as originally built.

Standard 2. The historic character of property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
Applicants Response: The applicant has proposed rehabilitation of the French doors and transom windows above the doors. The original historic French doors and fan shaped transom windows will be retained and preserved. Removal of any distinctive materials or alteration of features that characterize the property will be avoided.

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

Applicants Response: There are no proposed additional features or elements. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for further research.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
Applicants Response: The door materials and the transom window materials (wood and glass) that do not show rot or broken, will be preserved and retained. The existing metal hurricane bracket material that are not historical material or features will be removed.

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

Applicants Response: Other than the French doors and the associated transom windows the request does not damage or compromise any of the original historic materials, features, finishes or construction techniques.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
Applicants Response: The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old composition, design, color, and texture.

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
Applicants Response: The majority of the chemical treatment of the wood materials (doors and windows) will be done offsite. The selected contractor has made special provisions off site for the removal of lead paint, spray priming and painting, and final hand painting will be performed off site.

Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
Applicants Response: Not applicable.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
Applicants Response: Not applicable.

Standard 10. New additions and adjacent or related new construction will 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.
Applicants Response: Not applicable.

Work Plan

- ❑ Craftsman carpenters and painters to undertake the restoration
- ❑ Work performed by Carpenters and Finishers with Historic Restoration specialization experience
- ❑ Paint removal (especially Lead paint) to be done offsite
- ❑ Contractor to have modern wood working millwork machinery to make replicated historic wood door and window parts
- ❑ All doors and transoms to be removed and restored offsite, securing opening against weather
- ❑ Hurricane panels and rain gutter work to be performed while shop work is ongoing
- ❑ Installation of restored transoms and doors with new hardware once completed
- ❑ All work to be performed in accordance to the plans, Project Manual specifications and the Secretary of the Interior's Standards