

From Town of Lake Park Staff Report To Historic Preservation Board:

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, NI. on the 1925 building. The building facade 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.

From Town of Lake Park Code, Section 66, Historic Preservation:

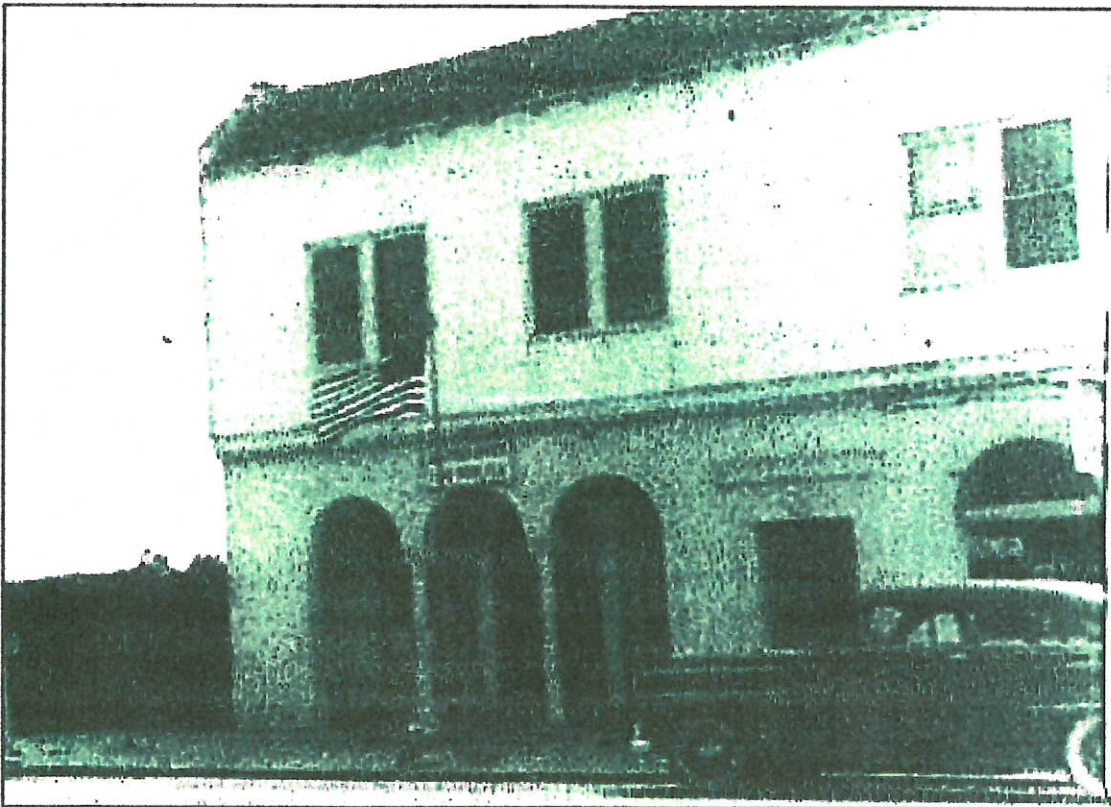
(4) In addition to all other provisions of this *chapter*, the historic preservation board shall consider the following criteria in evaluating applications for a special certificate of appropriateness for demolition of designated properties:

- 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?

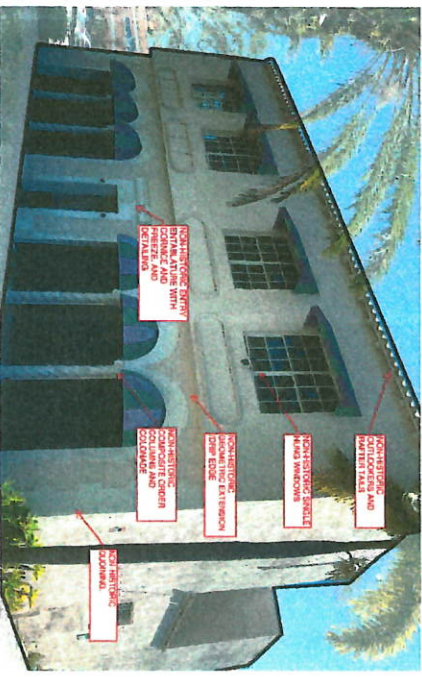
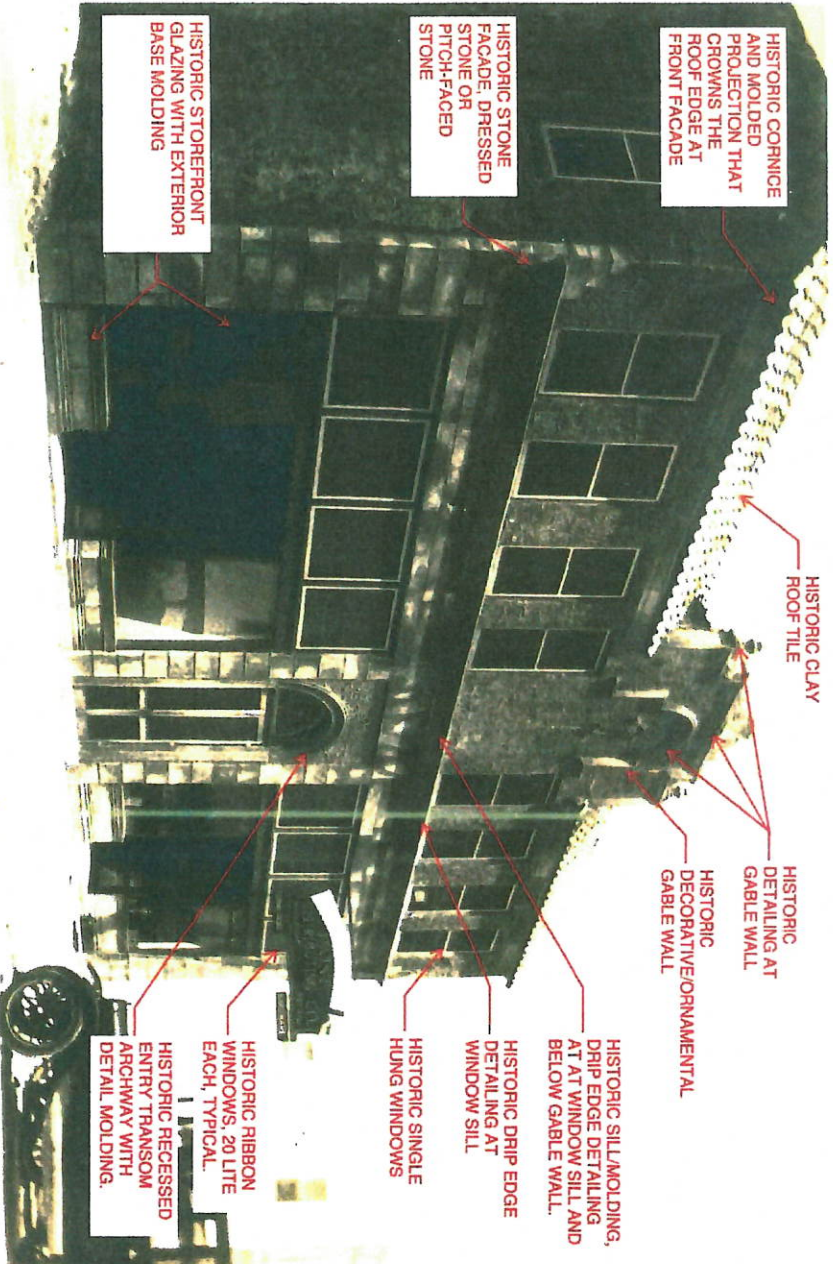
918 PARK - COMPARATIVE FACADES OVER TIME



circa 1925



Circa 1950



From Town of Lake Park Comprehensive Plan:

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.