

## Petition for Removal

918 Park Avenue, 8PB9607, as a locally designated historic landmark in the downtown retail district of the Town of Lake Park.

03.01.2023

918 LAKE PARK, FLORIDA  
HISTORIC IMAGE

**March 1, 2023**

TO:  
Historic Preservation Board  
Town Hall Commission Chamber  
535 Park Avenue  
Lake Park, Florida 33403

RE:  
918 Park Avenue, Lake Park FL 33408  
Historic Preservation Consultant

From:  
REG Architects, Inc. (Consultant)  
Brian Laura, D. Arch, Sr. Project Manager  
Rick Gonzalez, A.I.A., President

Petition for Removal of 918 Park Avenue, 8PB9607, as a locally designated historic landmark in the downtown retail district of the Town of Lake Park.

**Project Description & Location:**

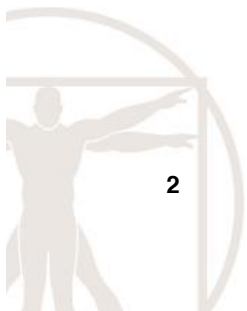
This letter is regarding Historic Resource, FMSF #8PB9607, 918 Park Avenue of Lake Park, Florida in Kelsey City downtown, which is currently listed as a locally designated historic landmark in the downtown retail district of the Town of Lake Park. Therefore, this report serves as a formal request and petition to remove resource 8PB9607 from the historic landmark designation survey and Florida Master Site File, (per 36 CFR § 60.15). Grounds for the petition are based on the following:

1. The property has ceased to meet the criteria for listing as a designated historic landmark because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination.
2. Additional information shows that the property does not meet the historic landmark designation criteria for evaluation.

**Background & Date of Development:**

The subject property is a locally designated historic landmark in the downtown retail district of the Town of Lake Park. It was originally built in the Mediterranean Revival Style c.1925 as a mixed-use commercial building. The first floor use to contain retail space and the second floor contained two apartments (now removed). The two-story, mostly flat roofed building has stucco finish, recessed storefront (arcade), and ground level front residential entrance.

The rear (South) appears to have been sleeping and eating porches with stairway. Front (North) façade has a sloped clay barrel tile roof with ornamental parapet wall ends, and all windows/storefronts openings were altered from the original (Refer to Figure 8 and Figure 9). Many significant changes have occurred to the exterior. Items such as window/storefront replacements, stucco repair and re-coat, enclosure/ infill of rear sleeping and eating porches, inappropriate and insensitive rear (South) alterations, infills and additions.



Therefore, the Property has ceased to meet the criteria for being listed as a historic landmark in the downtown retail district of the Town of Lake Park. This is due to alterations and additions which have destroyed the historic integrity and significance. This report found the property does not meet or possess historic significance and does not retain a high degree of integrity. Thus, the existing building does not retain any degree of historic integrity of location, setting, materials, design, proportion, massing, feeling, and association with the existing context.

The property was designated as a locally significant by Town of Lake Park Historic Preservation Board in 1998. However, due to significant alterations and additions the historic core of the building no longer exhibits a period of significance, nor does it embody the distinctive characteristics of an academic architectural type, style, or method of construction; and it does not possess unique components that make it a distinguishable historic entity. The loss of original materials is extensive on the building's exterior (Refer to Figure 7 and Figure 9). Significant changes to the front façade have obscured/destroyed the original design, materials, and workmanship. The submitted FMSF and additional information indicate 918 Park Avenue (Arnold Building) no longer meets the historic designation criteria for significant sites. Moreover, the value of truly eligible properties within a district may be harmed by including a structure which lacks significance and a high degree of integrity. This can hinder the public perception of the quality and significance of the historic Town of Lake Park designation, criteria, and evalu-

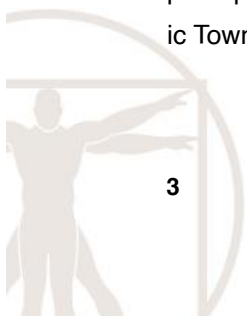
ation. Furthermore, the removal of the resource FMSF #8PB9607 will increase the integrity and value of the existing Kelsey City downtown.

### **Addendum**

This report consists of an update to the original FMSF submitted for 918 Park Avenue, Lake Park Florida in 1998. The update for FMSF 8PB9607 is necessitated due to the change in historic significance, integrity, and character. The empirical methodology for the update included reproduced plans, historic and existing photography, historic zoning map, conversations with current owner, city staff, FMSF review, and other local publications. The property was evaluated with The Secretary of the Interior's Standards (36 CFR § 67.7).

Resource 8PB9607 was surveyed for historic properties in compliance with the Florida Administrative Code Chapter 1A-46 Archaeological and Historical Report Standards and the Criteria for Evaluation for the National Register of Historic Places as set forth in 36 CFR 60 and amendments thereto. The survey methodology was established using the Guide to the Historical Structure Form Version 4.0.

The majority of alterations and additions were built in the 1970's to facilitate the mix-use commercial aspect of the property. This includes the elimination and disturbance of the main street historic façade of the building (Refer to Figure 7) and a non-historic large addition at the rear (Refer to Figure 12).



The Secretary of the Interior's Standards states the following, "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." Thus, the changes in setting and feeling further detract from the original design and function of the property.

The non-historic addition (rear) uses historic materials that have been salvaged or re-purposed from other buildings. The mix of historic and non-historic materials does not allow the additions to be distinguished as non-historic (Refer to Figure 12). Following the Standards, "To preserve a property's historic character, a new addition must be visually distinguishable from the historic building."

For a street-side observer, the mix of historic and new materials on later additions to the structure makes it hard to discern which parts of the building are truly historic (Refer to Figure 7). The Standards also provide the following guidance, "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." The addition (rear) to the building has compromised the original structure and removal of significant architectural elements from the main north elevation, which includes altered and removal of historic fenestration, exterior stone, removal of storefronts, double hung windows, first floor transom windows, decorative gable end, quoining, and roofing materials (Refer to Figure 7 and Figure 8).

### **Historic Preservation**

Alterations to building's facade in a local historic district is subject to specific criteria for visual compatibility as set forth in Historic Preservation, Chapter 66 of the Town's Code of Ordinances. As required by Historic Preservation the project was also reviewed using the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 Edition.

### **Consultant's Analysis:**

It is the Consultant's analysis that the proposed demolition is compatible with the regulations set forth in Chapter 66 Historic Preservation Ordinance and the Standards and Guidelines.

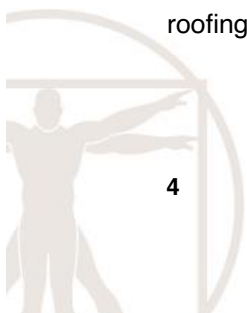
### **Consequent Action:**

The Board can approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

### **Recommendation:**

Consultant recommends that the Board approve the amendment for the request of proposed demolition for the following Conditions:

1. Refer to Historic Image (Figure 8)
2. Refer to Non-Historic Facade (Figure 7)
3. Refer to Non-Historic Addition (Figure 12)



**Potential Motion:**

I MOVE TO APPROVE Project Number 8PB9607:

Consideration of an amendment to the Certificate of Appropriateness (COA) for 918 Park Avenue of Lake Park, Florida, based upon the competent substantial evidence for demolition as recommended by Consultant.

I MOVE TO DENY Project Number 8PB9607:

Consideration of an amendment to the Certificate of Appropriateness (COA) for 918 Park Avenue of Lake Park, Florida.

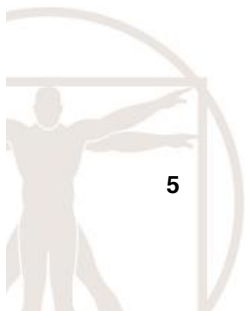




Figure 1: Lake Park Zoning Map

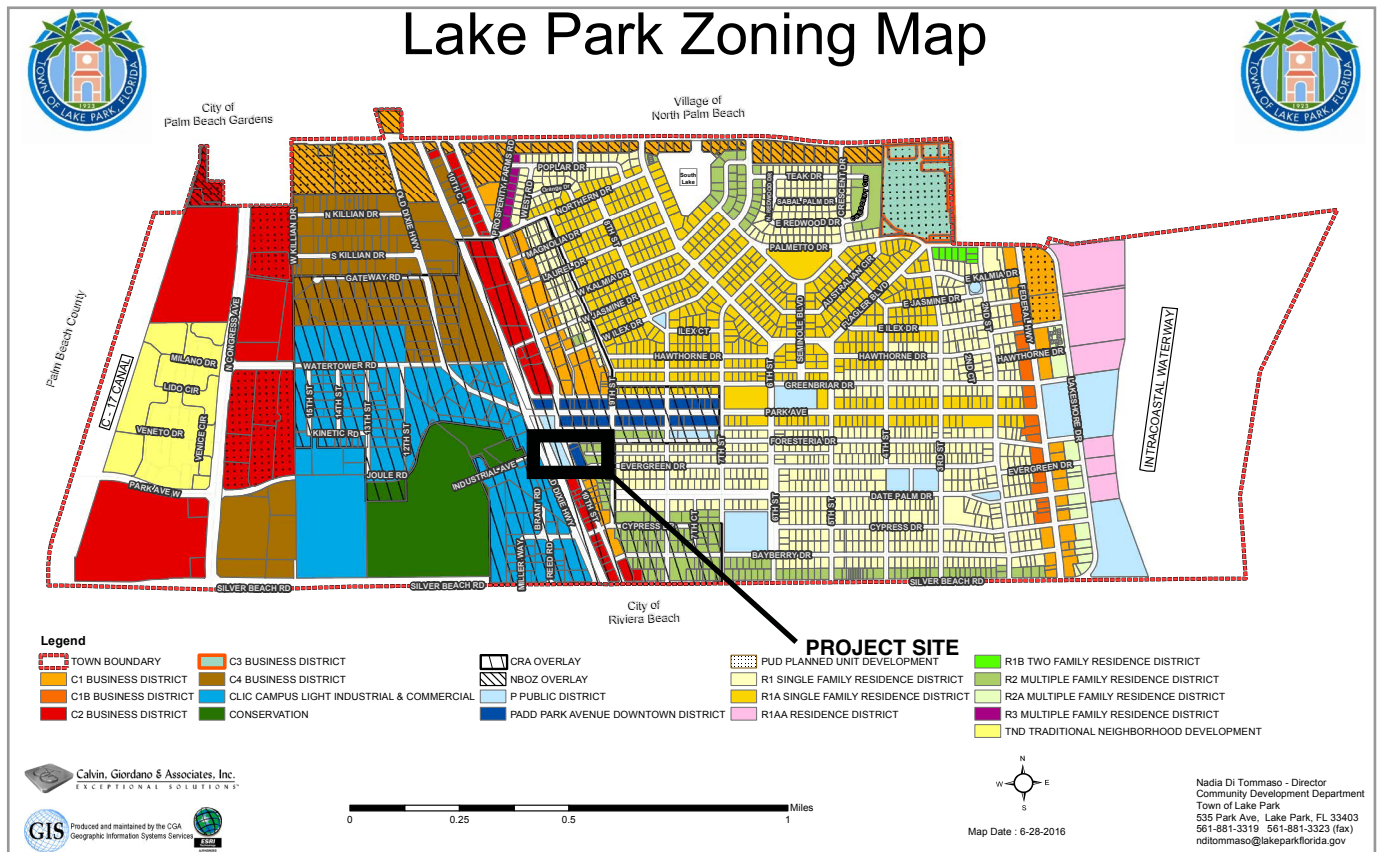


Figure 2: Existing Aerial Plan

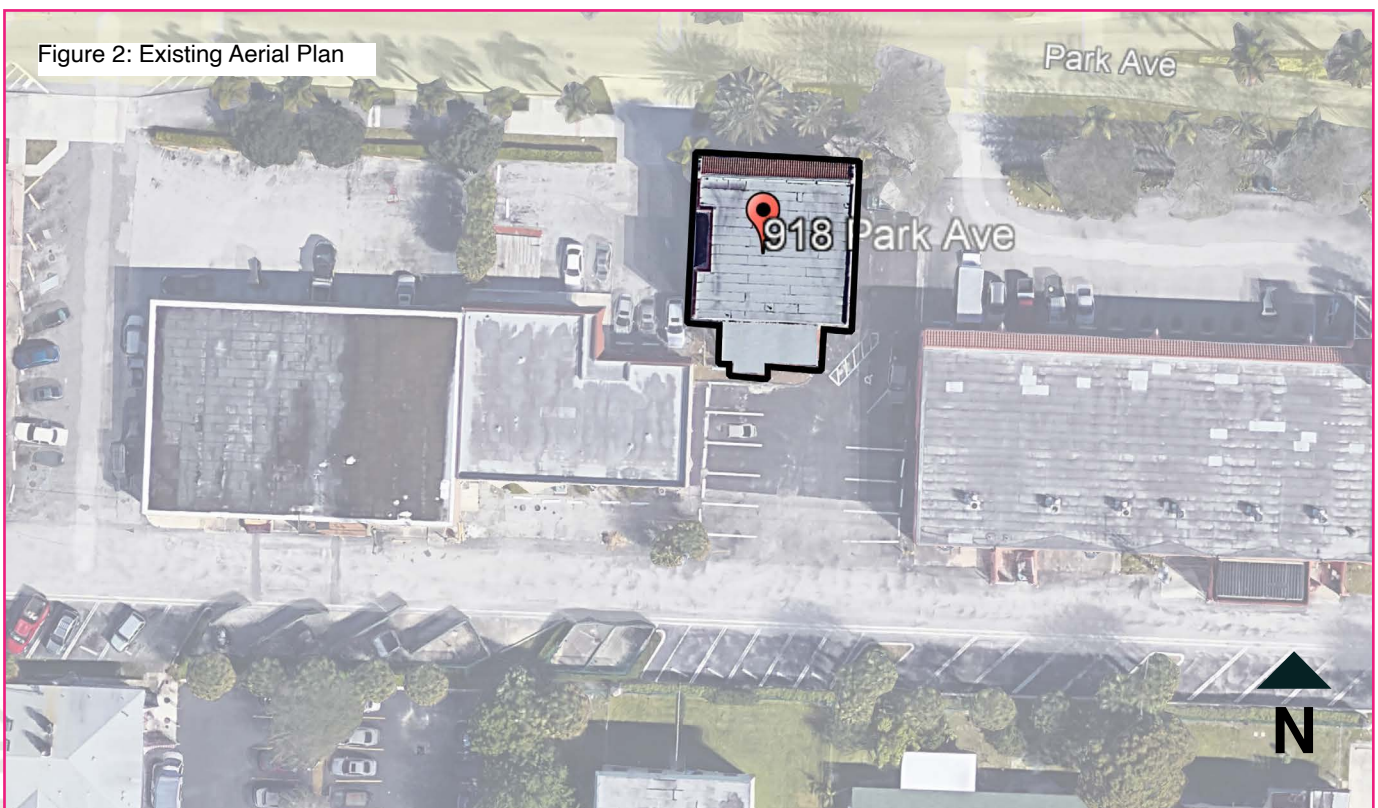




Figure 3: Existing Aerial Plan



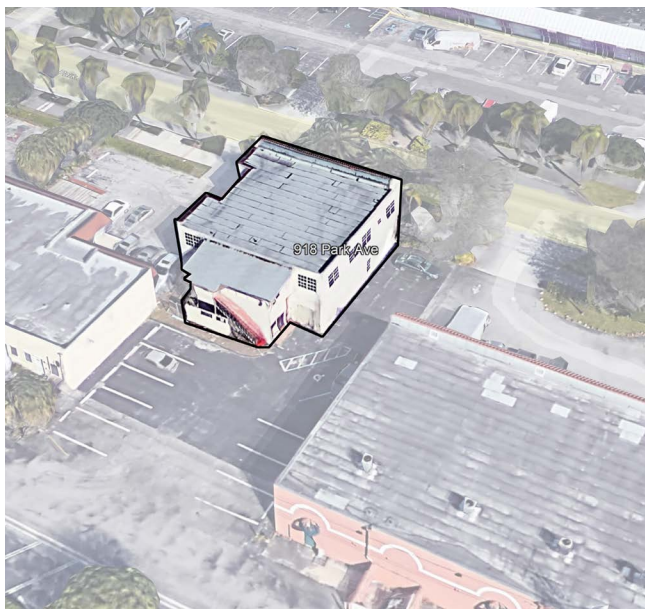
EXISTING SITE AERIAL - LOOKING  
NORTH EAST ELEVATION

Figure 4: Existing Aerial Plan



EXISTING SITE AERIAL - LOOKING  
NORTH WEST ELEVATION

Figure 5: Existing Aerial Plan



EXISTING SITE AERIAL - LOOKING  
SOUTH EAST ELEVATION

Figure 6: Existing Aerial Plan



EXISTING SITE AERIAL - LOOKING  
SOUTH WEST ELEVATION



Figure 7: Existing - Front Facade



Figure 02:  
Historic Image  
Front Facade

Figure 8: Historic Photo of Fenestration





Figure 9: Existing Front Facade



Figure 10: Existing Non-Historic Arch Colonnade

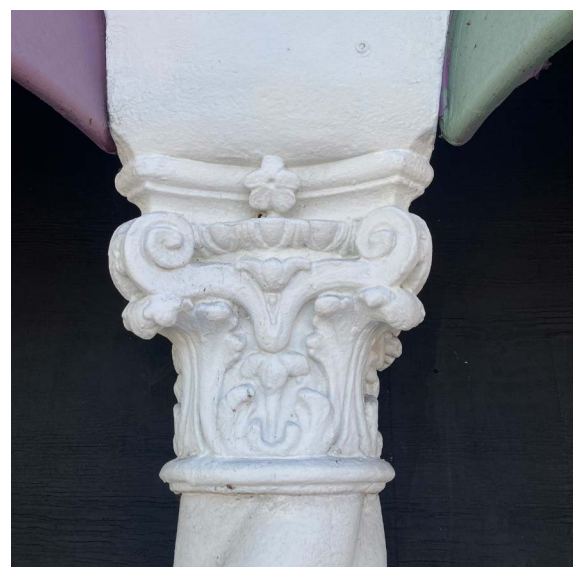


Figure 11: Existing Non-Historic Composite Order Column Capital





Figure 12: Existing Non-Historic Addition, south west elevation



Figure 13: Existing Recessed East Elevation

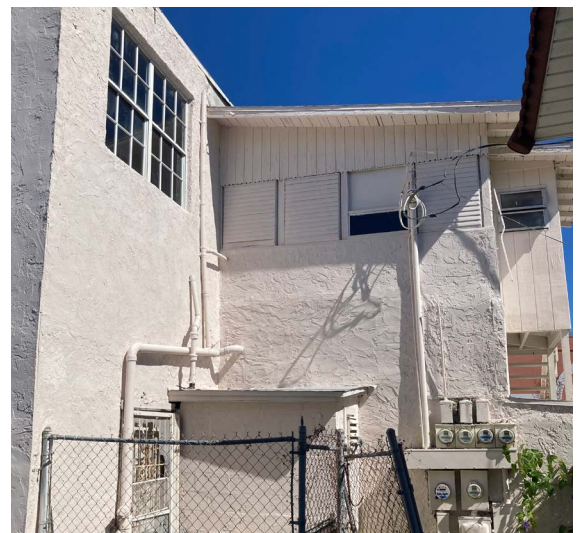


Figure 14: Existing Non-Historic Addition, East Elevation



Figure 15: Historical Structure Form

Page 1  
X original  
\_\_\_ update

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

Site 8PB9607  
Recorder# 51

SITE NAME Park Building  
HISTORIC CONTEXTS Boom Times  
NAT. REGISTER CATEGORY Building  
OTHER NAMES OR MSF NOS None  
COUNTY Palm Beach OWNERSHIP TYPE Private--Individual  
PROJECT NAME Lake Park Survey DHR NO \_\_\_\_\_  
LOCATION (Attach copy of USGS map, sketch-map of immediate area)  
ADDRESS 918 Park Ave CITY Lake Park  
VICINITY OF / ROUTE TO South side of Park Ave, between 9th and 10th Streets  
SUBDIVISION N/A BLOCK NO \_\_\_\_\_ LOT NO \_\_\_\_\_  
PLAT OR OTHER MAP County Aerial Photographs  
TOWNSHIP 42S RANGE 43E SECTION 20 1/4 SE 1/4-1/4 NW  
IRREGULAR SEC? \_\_\_ y X n LAND GRANT Unknown  
USGS 7.5' MAP Riviera Beach USGS, 1946 PR 1983  
UTM: ZONE 17 EASTING 592210 NORTHING 2964420  
COORDINATES: LATITUDE \_\_\_ D \_\_\_ M \_\_\_ S LONGITUDE \_\_\_ D \_\_\_ M \_\_\_ S

HISTORY  
ARCHITECT: Unknown  
BUILDER: Unknown  
CONST DATE 1925 CIRCA C RESTORATION DATE(S): N/A  
MODIFICATION DATE(S): 1970s  
MOVE: DATE N/A ORIG LOCATION N/A  
ORIGINAL USE(S) Commercial  
PRESENT USE(S) Commercial

DESCRIPTION  
STYLE Mediterranean Revival  
PLAN: EXTERIOR Rectangular  
INTERIOR Unknown  
NO.: STORIES 2.0 OUTBLDGS 0 PORCHES 4 DORMERS 0  
STRUCTURAL SYSTEM(S) Hollow tile  
EXTERIOR FABRIC(S) Stucco  
FOUNDATION: TYPE Slab MATLS Concrete  
INFILL N/A  
PORCHES N/inset entrances/1st floor/turned supports/arches/N  
ROOF: TYPE Flat, shed SURFACING Unknown, barrel tile  
SECONDARY STRUCS. N/A  
CHIMNEY: NO 0 MTLs N/A LOCNS N/A  
WINDOWS Awning, metal, 4; Fixed, wood, storefronts, 1  
EXTERIOR ORNAMENT Cast stone, wood  
CONDITION Good SURROUNDINGS Residential  
NARRATIVE (general, interior, landscape, context; 3 lines only)  
See continuation sheet.

ARCHAEOLOGICAL REMAINS AT THE SITE  
FMSF ARCHAEOLOGICAL FORM COMPLETED? \_\_\_ y X n (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS None observed.

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FMSF HISTORICAL STRUCTURE FORM

Site 8PB9607

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE Architecture/Community Planning/Development

ELIGIBLE FOR NAT. REGISTER? ☒ y ☐ n likely, need info insf inf  
SIGNIF. AS PART OF DISTRICT? ☒ y ☒ n likely, need info insf inf  
SIGNIFICANT AT LOCAL LEVEL? ☒ y ☐ n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)  
See continuation sheet.

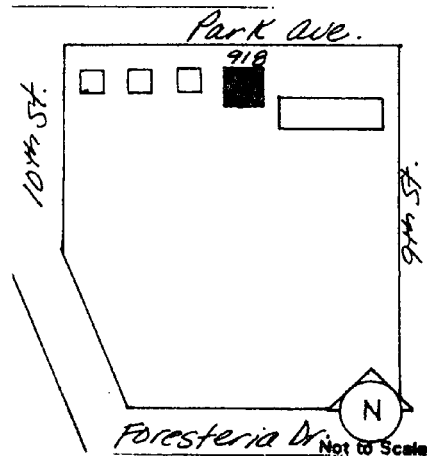
\* \* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*  
\*  
\* DATE LISTED ON NR \_\_\_\_\_ \*  
\* KEEPER DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
\* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
\* LOCAL DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*  
\* OFFICE \_\_\_\_\_ \*  
\* \*DHR USE ONLY\* \* \* \* \* \*DHR USE ONLY\* \* \*

RECORDER INFORMATION: NAME Amy Groover, Dawn Van De Putte  
DATE: 19971121 AFFILIATION Janus Research/Piper Archaeology

PHOTOGRAPHS (Attach a labeled print bigger than contact size)  
LOCATION OF NEGATIVES Janus Research/Piper Archaeology  
NEGATIVE NUMBERS Roll 9782-4, Exp. 8 Facing SW



M A P  
Street/plat map, not  
USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



Page 3

SUPPLEMENT FOR SITE FORMS

Site 8PB9607

SITE NAME Park Building

A. NARRATIVE DESCRIPTION OF SITE (Use back of page and continuations)

This commercial Mediterranean Revival building is located on the south side of Park Avenue, between 9th and 10th Streets in Township 42 South, Range 43 East, Section 20 (Riviera Beach USGS Quadrangle, 1946, PR 1983) in Lake Park, Florida. Built in 1925, the two-story masonry structural system rests on a concrete slab foundation. Exterior walls are surfaced with stucco and the first floor features corner quoining. The flat portion of the roof features shaped parapets and barrel tile trim. The shed portion of the roof is covered in barrel tile and features pecky cypress brackets. Fenestration includes metal awning and wood fixed storefront windows. The north facade features inset entrances with arched openings and cast stone turned columns. The west elevation features a second-story rectangular cut-out which exhibits a balcony and a railing.

B. DISCUSSION OF SIGNIFICANCE (Use back of page and continuations)

The Mediterranean Revival style is most often found in states with Spanish colonial heritage. In Florida, this style is closely linked with the 1920s Florida Land Boom era. The style has its origin in Beaux Arts-trained architects' desire to create a building style appropriate to the history of the Sun Belt area of the United States. The Mediterranean Revival style flourished in Florida during the 1920s 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. 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 Seymour 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, Henry Flagler's Model Land Company, and the Silver Beach tract, also known as the Peck Aviation Field. From his land holdings, Kelsey established a community platted and planned by the