

TOWN OF LAKE PARK
HISTORIC PRESERVATION BOARD
AUGUST 31, 1998
7:00 P.M.

PRESENT: Jon Blehar, Chair
Mike Scheihing, Vice Chair
Jeff Blakley
Cindy Lindskoog
Jeff Baumer, Alt.
Mae Siders, Alt.

ALSO PRESENT: Terry Leary, Town Manager
Barbara Scheihing, Town Clerk
David Thatcher, Community Development Director

I. CALL TO ORDER:

Chair Blehar called the meeting to order at 7:10 P.M.

II. ROLL CALL:

The Town Clerk called the roll. All members were present.

III. APPROVAL OF MINUTES - AUGUST 3, 1998:

Chair Blehar asked if there was any discussion or correction of the minutes.

Chair Blehar asked for a motion to approve the minutes of the August 3, 1998 meeting.

Motion was made by Mike Scheihing and seconded by Jeff Blakley. Vote was taken and the motion was passed unanimously.

IV. OLD BUSINESS:

Mike Scheihing asked about the signage of the 918 Park Building and the TCC district. David Thatcher advised that the sign/s were being worked on by Baron Signs as part of their deal with Code Enforcement. They have put together some attractive designs and ideas, and are putting together an outline of costs. We have a town wide sign code and a section of the TCC code that is supplemental to the overall sign code. Baron's is working on a common design theme for signage downtown and conceptual color drawings of individual businesses. They will also work with the businesses to assist them with sign design. Ms. Leary said that once a building is designated, the owner would need to obtain a certificate of appropriateness to do any work to the building. This would be obtained at the Staff level, if it were simplistic and if not, they would make their application before the Board and they would have to agree or not agree to give them a letter of appropriateness, based on their project.

Chair Blehar asked if there was any other old business. There was none.

V. NEW BUSINESS:
None

VI. PUBLIC HEARING:

A. The designation of 918 Park Avenue. Ms. Leary advised that the town was in the second phase of the process, the Public Hearing point. Mr. Thatcher advised that the last page of the handout for the meeting showed the process. Chair Blehar asked if anyone wished to make a motion regarding the designation of 918 Park Avenue as a historic property.

MOTION: Mike Scheihing made the motion to designate 918 Park Avenue and the motion was seconded by Jeff Blakley.

Chair Blehar then asked for discussion. Ms. Leary said she would make a statement for the record. She advised that it had been the original Post Office, dating back to the 1920's, a Mediterranean revival style, it was presently in our downtown and was the last remaining building from the Kelsey City days. Mr. Blakley stated that half of the building was the Post Office and the other half was Lake Park Sundries. Chair Blehar asked for any other comments from the Board. There were none. Chair Blehar opened the discussion to the public. Roger Grunke, architect and property owner who resides at 123 Hawthorne Dr., Lake Park, was recognized. Mr. Grunke asked if there would be design guidelines when a building is nominated as a historic structure. Mr. Thatcher said that Staff and the Historic Preservation Ordinance, adopted, by reference, the U.S. Department of the Secretary of the Interior's guidelines. Mr. Grunke then asked, with the building being nominated, will such things as the windows and decorative features be in line with the Secretary of Interior's guidelines. Chair Blehar asked for clarification. Mr. Grunke wanted to know if the building would be returned to certain standards such as, windows. Chair Blehar stated that it was unknown. Mr. Grunke then inquired if designating a building a landmark did not require these things. Chair Blehar responded no, the designation of historic landmark did not require the owner to do the restoration. Ms. Leary confirmed that statement. Chair Blehar said it just states the building is historic. Mr. Thatcher advised that the requirements became applicable when someone proposes to do a renovation. Mayor Wagner advised that he had worked with Dale Waters in West Palm Beach when Mr. Waters developed a handbook on historic designations. One of the things in the handbook was, depending on the district classification, the building can receive both grant monies and low interest loans for restoration to it's original condition. The limitations placed on buildings, in the West Palm Beach guidelines, were that windows and doors and things of that nature must meet the current hurricane codes. They could not replace the old 1920's windows to meet current codes. There were replacement windows that were aesthetically consistent with that design and meet current code. Loans could be applied for, specific to a renovation, and applicants could receive the monies to make those changes. That thick yellow book should be available to all Board members. The book gave step by step instruction on how

to restore a building, to develop a historic district and is located in Town Hall. The changes are not required, but you do have the ability to make the changes. **Ms. Leary** advised that once the designation is done and the person comes in for a building permit, the property is flagged and the review process begins. **Mr. Thatcher** advised that the consultant stated that this property recommendation\designation would also be accepted by the National Register; it is that significant in Town. **Chair Blehar** asked for any other comments from the public. There were none.

Chair Blehar called the question. Chair Blehar asked all those in favor of the motion to designate 918 Park Avenue as a historic property signify by saying ave. There was no opposition. Motion passed unanimously.

B. Designation of 412 Evergreen Drive, owned by the Palm Beach County School Board, as a historic property. **Chair Blehar** asked if the Staff had any other information to bring before the Board. **Ms. Leary** advised that she didn't have a great deal to add, other than the information that was previously supplied. The School Board has gained title to the property and the Commission, Mayor, Staff and the Education Committee went to the School Board last week and asked if they were not going to use the property for the expansion of their campus, requesting that they give the Town financial assistance in moving the house. The School Board agreed, in concept, to give the Town \$8,000 toward the move. That money would come from the cost of demolition \$4,000 and the \$4,000 that the School Board owed the Town for the last house. It had not been voted on or approved by the School Board yet, but that they felt they had reached a consensus and it would appear on their agenda for September 23, 1998. **Chair Blehar** asked for any other comments from staff. **Mae Siders** stated that she worked for the School Board and wanted to know if there was a conflict of interest for her. **Mayor Wagner** stated no, as she did not stand to realize personal gain, as determined by the Town Attorney.

MOTION: Cindy Lindskoog made the motion that the Board designate 412 Evergreen Drive, Lake Park, Florida as a historic landmark. Chair Blehar asked for a second. The motion was seconded by Mike Scheihing.

Chair Blehar asked for discussion by the Board. **Mr. Blakley** stated he wasn't present at the last meeting and missed a little bit of the administrative procedure used to determine the historic designation. The information that he received stated that owner issue is part of the process. **Mr. Thatcher** advised that it was an option but could be either one. (1) The Staff or Town could take the initiative or (2) the owner could take the initiative. **Mr. Blakley** questioned going through the steps. **Mr. Thatcher** advised that to clarify, steps one and two were options. **Ms. Leary** said that steps three through seven must be taken no matter who initiated the process. **Chair Blehar** advised that the Board was in the midst of that process. **Ms. Leary** said that the owner had been notified. **Mr. Blakley** stated that it did not say owner notified, it said owner initiative, which to him meant that the owner initiated the process. **Mrs. Lindskoog** stated or Staff. It had to be one or the other. **Chair Blehar** asked if Staff clarified that it could be one or two. **Mr. Thatcher** advised that it was according to the ordinance that was adopted by the town. **Ms. Leary**

further advised that the owner was notified of the hearing. If they had any objection they would have been at the meeting. **Mr. Blakley** was concerned that correct procedure was followed. **Ms. Leary** and **Mr. Thatcher** advised that it was being followed according to the ordinance. **Mr. Thatcher** stated that the wording needed to be corrected to reflect that one and two were alternatives. **Chair Blehar** stated that his experience had been that since the mid 60's, when questions came up concerning historic properties, often the owner was opposed to historic designation and that did not make it illegal to declare the property historic. **Chair Blehar** asked for any other questions from Staff. There were none. **Mr. Blehar** asked for public comments or questions. **Mayor Wagner** advised that the building could be purchased by a commercial operator for a location somewhere in our commercial district. The Town would want to maintain the facade and the exterior as authentic as possible to be consistent with plans for the downtown. That, needs of a commercial establishment were very different from the needs of a residence. **Mayor Wagner** asked if it would restrict the utilization of this building by giving it a historical designation, making it very difficult to do the internal remodeling that needed to be done. He also asked if there were any limitations in the ordinance that would inhibit the owner from making those changes to operate it as a commercial establishment? **Ms. Leary** replied "no," the ordinance only dealt with facade and exterior. There were instances that would require a lot of input or significance on the interior (Town Hall). But interior was not a subject of this designation. The **Mayor** asked if the ordinance dealt with the interior at all. **Ms. Leary** said no. **Mr. Thatcher** said the exterior would need the certificate of appropriateness which would consider all facets of the redevelopment, the fact that the building was being saved and not demolished. **Chair Blehar** asked for any other comments from the public. There were none.

VOTE: All those in favor of the designation of 412 Evergreen Dr. as a historic designation signify by saying aye. All opposed, none. Motion passed unanimously.

C. Designation of Lake Park Elementary School as a historic property. **Chair Blehar** asked if the Staff cared to add any comments or bring the Board up to date regarding Lake Park Elementary School.

MOTION: Mr. Blakley made the motion to designate Lake Park Elementary School a historic property. Mr. Scheihing seconded the motion.

Chair Blehar asked for discussion. **Mrs. Lindskoog** said she hoped that this action did what the Board intended it to do and that it would hold some kind of credence with the School Board. **Mayor Wagner** said that it should, based on the meeting the other night, cause them to take a good hard look at preserving the main building interior materials. There was a sentiment on the School Board, and there was more than a majority there, so there was a consensus to try to preserve as much of it as they could. They said they had done it before, with Northwood and Northgrade Elementary, and some of the other schools. **Mrs. Lindskoog** stated that her concern with our previous dealings with the School Board was what recourse the town would have if one day they just backed down.

Mayor Wagner said none really, but maybe next year things would be such that the Legislature acts in the direction they expected it to, but that could not be predicted. The cities, municipalities and counties would have much more influence on what happened to schools within their boundaries. The Florida League of Cities had made that one of their legislative priorities. **Ms. Leary** advised case law on historic preservation, in this case especially, would give the town injunctive relief which could stop them from demolishing the building. **Mr. Blakley** voiced a concern. He said there was an election coming up. The school had been on TV recently as being more than 100% over capacity. **Mayor Wagner** and **Ms. Leary** advised the figure was 182%. **Mr. Blakley** said he wouldn't want the School Board to view the town as obstreperous and have that used against all of them, particularly the current administration, as standing in the way of progress. So he thought that it needed to be reported to the press, in the manner in which it was intended, rather than be construed as somehow standing in the way of progress. **Mr. Thatcher** said a press release could be done. **Mayor Wagner** agreed and further advised that a plaque could be done with the historic designation. **Ms. Leary** agreed. **Mayor Wagner** advised that it would be a way to get the press to come out. **Ms. Leary** said that the School Board was in the process of construction of the other building. Theoretically the town could stop that and say it was a designated property and they must obtain a certificate of appropriateness. But the town was not talking about doing that. That to construe the town as stopping progress was ridiculous. What the town was trying to preserve the original part of this building. That knocking the building down would not eliminate their overcrowding problem. **Mr. Thatcher** said it was still a good idea and an important thing that the Town was doing for all three buildings and the press release of that action, including the school, was a good idea. **Mayor Wagner** advised trying to get national designation for the school. **Ms. Leary** advised that two of the buildings were eligible, the house and the 918 building. She explained that the School Board had been advised that this meeting was going to take place to attempt to obtain historical designation for the school property. **Mike Scheihing** advised applying for national designation for the 918 building, and the Evergreen house along with the school building. **Mr. Thatcher** agreed, along with **Ms. Leary**. **Chair Blehar** asked for further comments from the Board. **Mr. Blakley** asked if the School Board had said that they were going to knock down part of the existing school. **Mayor Wagner** responded no, they are said that they were going to knock down the whole thing, except for the new building. That was the recommendation of their engineer, after he toured the site, and was stated again last Wednesday. **Mr. Blakley** said that was probably a recommendation from a structural standpoint. **Mayor Wagner** advised recommendations had been made before regarding other schools and that it was more expensive, but it was possible to go in and strip out the structure and rehabilitate the building without disturbing the facade. **Mr. Blakley** advised that the School Board was at the June or July meeting (P & Z) and that the commission approved what they were doing now, as far as construction went. He thought that if the School Board was going to do something like tearing the place down, they would have to go through proper channels. The Mayor stated "no". Under current law, the School Board is exempt from municipal and county regulation. That was modified by the last

Legislature and they hoped to get it modified even further. **Ms. Leary** said that the ordinance could be enforced by an injunction. **Mrs. Lindskoog** advised that the School Board was at the meeting and that they had stated that they were there strictly out of courtesy. **Mr. Blakley** stated that the other thing on record was that the School Board was going to get someone in June, or a couple of weeks after, to do a study on what they wanted to do there. They did say that they were going to work with our Staff on that. **Mayor Wagner** advised that the School Board designated \$249,000 to do a Needs Assessment at the school and that included a structural analysis and so forth. The differences in dealing with staff and elected officials was; that staff made recommendations and elected officials, if they all agree, gave direction to staff as to what they will do. The studies would then fall into place. One of the problems the town had over the last several years in communicating with them was working with staff and then going to a School Board Meeting or speaking with a School Board member and being told that they did not know what the town was talking about. They had no knowledge that any negotiations were going on so the town decided to go at it the other way. The town is still maintaining the staff communication but is now communicating with the School Board Members and have found that this procedure brings quicker results.. **Mr. Thatcher** gave an illustration of the cooperation given by the School Board. **Mr. Blakley** said that they had already done some of the work on that site plan that had been shown to the Board that night and he had gone down a night or two later and the work was already done. **Mr. Blehar** asked for any other comments. **Mr. Baumer** said that the map attached next to the photograph showed what was known as the old gymnasium also blackened in, but the application had no reference to the gymnasium, which was very old and had a very ornate and almost as nice ceiling as the Commission Chambers. He asked if the town was also trying to incorporate that building as part of this designation? **Ms. Leary** advised that the Historic Boards' job was to approve, amend or deny the information presented to them. **Mr. Thatcher** stated that the text, after the page with the map on it, the narrative description of site, A. the last couple of sentences; A historic one story outbuilding, featuring stuccoed exterior walls, etc. situated in the northwest. **Mr. Baumer** stated that he thought the description should be more specific and suggested that an amendment to the motion be made.

AMENDMENT TO MOTION: Mr. Blakley amended his motion to include the existing gymnasium. Chair Blehar stated that the motion had been amended by Mr. Blakley and seconded by Mr. Scheihing. Chair Blehar called for a vote. There was no opposition. The motion passed unanimously.

Chair Blehar stated that the amendment was now part of the original motion and should make it clear that the Board meant both buildings. **Chair Blehar** asked for comments from the Public regarding Lake Park Elementary School. There were none. **Mr. Scheihing** stated that a correction should be made to the location of the school on the street review. That the map showed the school location between Date Palm and Evergreen and not Evergreen and Foresteria. **Chair Blehar** advised that it was changed on one form but was missed on this form. **Chair Blehar** asked Staff to make those

corrections. Ms. Leary and Mr. Thatcher agreed.

VOTE: Chair Blehar took a vote on the Historic Designation of the property. There was no opposition. The motion passed unanimously.

Will Wagner of 1600 Flagler Blvd. stated that he was not clear as to the 101 structures, what the schedule was to designate the balance of the structures. There was construction, and he knew Staff was aware, on a historic building on Lakeshore Drive that was the former Dupont House. The house had a wine cellar and was one of the very few buildings like it anywhere in Palm Beach County, or the Town of Lake Park. The gentleman that bought it is very anxious to restore it and has already done some very nice things in terms of remodeling it. **Mr. Wagner** said that if the Town was going to pick significant houses for historic preservation, the house on Evergreen was the low end of the spectrum, whereas the Dupont house was probably one of the very few that in the north county that certainly deserved some designation. **Mr. Wagner** said that it was one worth investigating and determining what the priority would be. **Chair Blehar** said that in the first meeting of the Board procedure was explained but he wasn't aware of any priority of designation being set. **Mr. Wagner** advised that there was on-going construction on the property at the present time, and that things might be lost. **Ms. Leary** advised that the process was just being developed and everyone was new to it. Staff felt that these two buildings were under threat. She said that she thought the Chuck Watkins building was a good place to start because it was already under renovation, and because he was so willing, I thought that would be a good place to start. Mr. Knox owns the house on Lake Shore Drive and she had watched with great interest what he was doing. He put a new barrel tile roof on the house and painted it. He replaced the windows with wood casement. **Ms. Leary** said that she would bring Lake Shore Drive up next time. She said she chose the Evergreen property because the bulldozer was on the way. **Chair Blehar** asked if everyone received the 101 addresses in the mail. The members of the Board could, if they knew of houses that they had a particular fondness for or particular appreciation for, could initiate properties for Staff to consider the appropriateness of. Then Staff would know which properties might be next in line. **Mrs. Siders** advised Dale Dougherty was working on a bicycle tour of these 101 buildings and that the Board members would be invited to attend. **Mr. Thatcher** advised that the thick resource book containing all of the individual building description pages and maps for each of the 101 houses/buildings was available. Mr. Thatcher considered making copies of the book, but the cost was prohibitive. We could have a couple made and they could be circulated amongst the Board for review. He felt that of the 101 properties there were probably 25 that were top notch. Recommendations are based on the Architectural Historian looking at the structure; the windows that have been changed or not changed, the additions, and all of those factors. Had the building been changed beyond recognition, beyond historical significance, and what would be involved in returning the building to it's original state. The Architectural Historian would make a judgement as to what it was worth in the building. **Chair Blehar** said that it would be up to two main bodies, the Historic Board and Staff to determine. He did not think that there was anything to prevent either from

making the initial presentation. **Mr. Blakley** stated that he thought that the Harry Kelsey house should be done first, also the Knox house, Dr. Crape and 4th and Date Palm. **Mrs. Lindskoog** said that she understood that some kind of notification was going to be given to the owners of all of those homes. **Ms. Leary** advised that notification had been done and further advised that her secretary had sent a letter to each of the addresses, making sure the correct owners received it. The letter welcomed the owners to come in and ask questions, to sit through the meetings and to go through the process, advising them that Staff would assist them. **Chair Blehar** then asked for any other comments from the Board or the Public. A resident stated that he would like to back up Jeff's suggestion about the Kelsey house and the other three or four on the corner there, because they would gain greater importance as a result of being in a little group. They were not significant buildings like the Town Hall, but because they create a small neighborhood, they had a special importance and were also under a certain amount of pressure / threat because they were prime commercial locations. He said that he would like to see the City Architect or the City do something to help the individual owners address their modern needs, while accommodating whatever would be appropriate as a historic building. In other words a dentist office, restaurant, or whatever it may be, certainly can and all over the world, are put into historic buildings. How the Town did it would make it successful or unsuccessful. The building could still be preserved and the ambiance of the space could be destroyed by inappropriate parking or whatever. That was something I would like to see the design segment address. **Chair Blehar** advised that as Staff said earlier, the Town was in the process of developing historic guidelines and thought that it would just take some time. **Chair Blehar** asked if there were any other matters regarding the Historic Board. **Ms. Leary** stated that the Town Clerk had prepared a draft of the resolution and the resolution needed to be recorded in the property records as well as sent to several different agencies. **Mr. Thatcher** asked if each property would require a separate resolution. **Ms. Leary** stated "yes." The resolution that she had was just a sample for the 918 building. She further asked if **Chair Blehar** could come in to Town Hall during the week and sign the resolutions once the preparation was completed. **Chair Blehar** asked if there was any other business regarding the Historic Preservation Board. There was none and **Chair Blehar** asked for a motion to adjourn.

MOTION: Mr. Blakley made the motion to adjourn. The motion was seconded by Mrs. Lindskoog. A vote was taken and the motion passed unanimously.

Meeting was adjourned.