



Staff Report

Owner/Applicant: Town of Lake Park Public Works Department
("Applicant")
Address: 601 Federal Highway ("Property")
Current Zoning: Public District
FLUM land use category: Public Buildings and Grounds
Existing uses on site: Public Building
Photos of Structure: See Exhibits
Historic Property Survey 1981: c. 1925, Residential Building

SUMMARY OF NEW REQUEST AND BACKGROUND INFORMATION:

The Town's property at 601 Federal Highway has been locally historically designated. The property, constructed in 1925, originally served as a private residence and has since become a public building after being moved to the Town's Kelsey Park. It was built in the Mission Style using masonry and is clad in stucco and rests upon a concrete foundation. It is characterized by a flat roof lined with parapets and scuppers, as well as a chimney. The original windows were replaced and the current ones utilize metal single-hung sashes, as well as fixed and arched designs. Additions have been built on the east façade for storage.

Because the Town (applicant) is seeking approval to make various upgrades to this building, including electrical, plumbing, HVAC improvements, interior layout adjustments, roof replacement, window and door replacement, ADA sidewalk construction, repainting, and interior wall demolition, a special certificate of appropriateness from the Historic Preservation Board is required.

The proposed scope of work is fully detailed in the addendum to the application for special certificate of appropriateness. The Applicant has provided photo documentation demonstrating the current conditions for the affected areas under Exhibit B. For a complete overview of the proposed changes, please refer to the Applicant's plans prepared by the Town's historical architectural consultant, the Lane Group, and included in the Applicant's special certificate of appropriateness application packet.

Staff has reviewed the proposed renovations for compliance with our zoning code procedures and has found The Lane Group's methodology to be in line with code requirements for a special certificate of appropriateness. All portions of this application pertaining to areas governed by the Florida Building Code will be subject to building permit review following the approval of this special certificate of appropriateness request. Additionally, the Evergreen House is subject to a restrictive covenant (Resolution 11-02-26), which has been observed in the review of this application. The proposed improvements are consistent with the Secretary of the Interior's

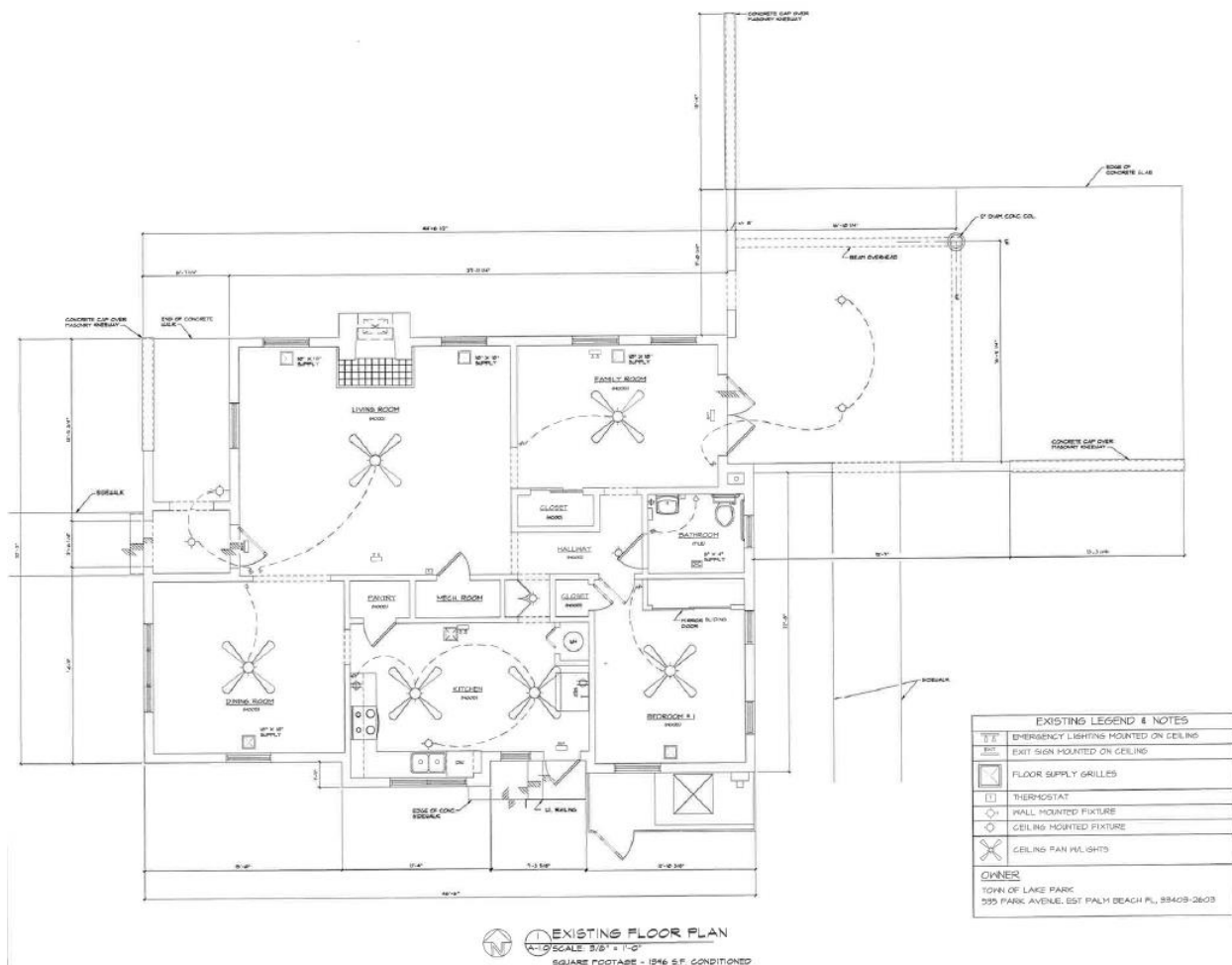


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Standards for Rehabilitation per the Town's code requirements and the restrictive covenant. The Department of State's Division of Historical Resources approval is included with this packet.

Exhibits

Exhibit A – Existing Floorplan





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EXHIBIT B – Existing Conditions





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APPLICABLE GUIDELINES:

Town Code Section 66-10(a) states that an application for a certificate of appropriateness is required to erect, alter, restore, renovate, excavate, move or demolish any structure, building or site that is historically designated.

Town Code Section 66-10(c) states that the Town has adopted the Secretary of Interior's Standards of Rehabilitation, which are guidelines on which applications for any certificate of appropriateness are to be measured and evaluated.

Resolution 11-02-26 (restrictive covenant) also requires the Secretary of Interior's Standards of Rehabilitation to be observed for the Evergreen Building.

Town Code Section 66-10(e) states that any alteration to buildings or sites other than ordinary maintenance must apply for a Special Certificate of Appropriateness.

ANALYSIS AND STAFF DETERMINATION

This project proposal was designed forward by the Town's historical architectural consultant the Lane Group, who was retained by the Public Works Department to draft the renovation plans. In their August 27, 2026 letter, the Lane Group has affirmed that the proposed renovations are in keeping with the applicable Secretary of the Interior's Standards of Rehabilitation, which are stated



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under Sec 66-10 (c) to be the adopted standards by which certificate of appropriateness applications are to be reviewed. They offered the following responses:

We are confirming as the Architect of Record that our plans meet the historical preservation requirements of the Secretary of the Interior Standards for Rehabilitation with reference to the applicable standards. Furthermore, we are preserving those portions and features which convey its historical, cultural, and architectural values for the proposed improvements to the Historic Evergreen House.

Based on these responses, staff is satisfied that Lane Group has complied with the requirements of our historic preservation ordinance pertaining to special certificates of appropriateness; for the full proposal details, please refer to the Lane Group's plans.

Staff concludes the requested actions are consistent with the Land Development Code and the Secretary of the Interior's Standards and recommends **APPROVAL**.