

**HISTORIC DISTRICT REGULATORY BOARD  
COMMISSION CHAMBERS  
201 CENTRAL AVENUE WEST  
LAKE WALES, FL 33853**

Regular Meeting – October 19, 2023 – 5:15 P.M.

1. Roll Call
2. Approval Of Minutes  
Regular Meeting - September 21, 2023 - DRAFT VERSION

Documents:

[2023-9.21 MINUTES-DRAFT.PDF](#)

3. Facade Restoration - 213 & 215 E. Park Ave. - Public Hearing

Documents:

[211-215 EAST PARK AVENUE PART 2 STAFF REPORT\\_20231019.PDF](#)

4. Other Business
5. Communications And Petitions
6. Adjournment

Minutes of the Historic District Regulatory Board meetings can be obtained from the City Clerk's Office. The minutes are recorded but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, or may arrange to have a court reporter present at the meeting. The cost of the duplication and/or court reporter will be at the expense of the requesting party.

If any person should like to view any of the documentation for such proceeding the information may be obtained by contacting the Development Services Department, at the City of Lake Wales Municipal Administrative Building located at 201 Central Avenue West, Lake Wales, FL, during the hours of 8:00 A.M. - 5:00 P.M. Persons who wish to appeal any decision made by the Historic District Regulatory Board with respect to any matter considered at this meeting 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 based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

This is a public meeting and the public is invited to attend. This agenda is subject to change. Please be advised that one (1) or more members of the City Commission and/or one (1) or more members of any of the

City's Citizen Boards (Advisory, Authorities, and Regulatory Boards) may be in attendance and may participate in the discussions at the meeting.

**Historic District Regulatory Board**  
**Minutes of September 21, 2023 Meeting – DRAFT VERSION**  
City of Lake Wales  
201 W. Central Avenue, Lake Wales, FL 33853

A regular meeting of the Historic District Regulatory Board was held on September 21, 2023 at 5:15 PM in the City Commission Chambers at the Administration Building.

Chairman Brandon Alvarado called the meeting to order at 5:16 P.M.

**Agenda Item 1. Roll Call**

Members Present: Brandon Alvarado (Chairman), Tammy James, Tina Peak, and Scott Crews. Tiffany Davis was absent.

Staff Present: Brian Herrmann, Growth Management Director, Autumn Cochella, Deputy Growth Management Director, and Christina Adams, Assistant Planner & Recording Secretary

**Agenda Item 2. Chair and Vice-Chair Nominations**

Ms. James nominated Mr. Alvarado for the position of chair and she nominated Mr. Crews for the position of vice-chair. They both accepted the nominations and the positions were approved by a vocal vote from all Board members present.

**Agenda Item 3. Approval of Minutes – April 20, 2023**

Chairman Alvarado asked if there were any suggestions or edits that needed to be made to the minutes from last month's meeting.

Ms. James made a motion to approve and Ms. Peak seconded the motion. The minutes were approved by a vocal vote from all Board members present.

**Agenda Item 4. 245 E. Park Ave. – Exterior Demolition**

Subject: Approval of Non-Historic Façade Demolition

Presenter: Autumn Cochella

Ms. Cochella read the staff report that was prepared by Megan McLaughlin.

Erika Runkle, property owner, addressed the Board and stated that she was excited to be here and has been wanting to go through a façade restoration process for ten years and is thrilled the CRA has offered a façade grant to help reach that goal.

Mr. Alvarado opened the floor for the Public Hearing. With no movement, he closed the Public Hearing and asked the Board for a motion.

Mr. Crews made a motion to approve the application with conditions and Ms. James seconded the motion. The motion passed with a vocal vote from all members present.

**Agenda Item 5. 244 E. Park Ave. – Exterior Restoration**

Subject: Approval of Historic Façade Restoration

Presenter: Autumn Cochella

Ms. Cochella read the staff report that was prepared by Megan McLaughlin.

Mr. Crews recused himself from this item and Mr. Gibson presented a packet to the Board relating to historical downtown design guidelines and gave Ronni Wood with Lake Wales Maine Street the remaining packets.

Mr. Gibson addressed the Board and discussed the process of the interior renovations at the property so far and his plans for the future. Ms. Peak stated she wasn't aware the second floor would be residential units. Mr. Gibson stated it was originally planned to be open space and that has changed. Ms. James asked how the exits would be handled for the second-story and Mr. Gibson responded that the building did not have an interior stairway and they plan to do something similar to the Main Street office across the street with iron gate exterior stairways. He stated there used to be one on the right side of the building and one on the alley way and he plans to re-establish and keep both.

Mr. Alvarado stated the rendering showed an off-colored base and asked if that was the rendering or if it would actually be different and Mr. Gibson responded that it was just the rendering. Mr. Gibson stated that the State requires the saving of all original brick and matching to it when restoring or painting to match if unable to find the same brick.

With no more questions from the Board, Mr. Alvarado opened the floor for the Public Hearing. With no movement, he closed the Public Hearing and asked the Board for a motion.

Ms. James made a motion to approve the application with conditions and Ms. Peak seconded the motion. The motion passed with a vocal vote from all members present.

#### **Agenda Item 6. 211, 213, & 215 E. Park Ave. – Exterior Restoration**

Subject: Approval of Historic Façade Restoration

Presenter: Autumn Cochella

Ms. Cochella read the staff report that was prepared by Megan McLaughlin.

Ms. Cochella stated that the applicant requested tinted windows which is against a condition of approval listed in the report.

Mr. Alvarado stated he had concerns that the third portion of this building façade, which has a different property owner, would be an issue if they were not on board with restoring their façade as well. Ms. Cochella stated that without the applicant present, we are not able to hear if they engaged with the neighboring property owner. She stated that she has heard that they have but were unsuccessful. Ms. Cochella stated that she has a concern that the Board approved the demolition request for their portion of the building knowing that they would be coming back for a step two approval request. She

stated that the applicant is trying to meet the intent of the Code and set an example of doing the best within the property the own and staff would hate to discourage future applicants.

Ronni Wood, with Lake Wales Main Street, addressed the Board and stated she met with the applicant's representative Candace Holladay. She stated that her impression was that they would only be restoring the façade only on their portion according to historical photos. She stated that she believed the intent would be to restore similar to figure 2 of the staff report which caused confusion. She stated that she personally met with the owners of the third portion to discuss the façade grant and they were excited about the idea, but were not committed to applying. Ms. Wood stated she understands the Boards concerns.

Mr. Alvarado stated that he believes this item is not ready especially if there may be confusion with what they submitted and he would recommend a continuance. Ms. Wood stated that the contractors were eager to start which caused the submittal to be rushed. She stated that the applicant's sense of urgency was based on road closures in the downtown.

Mr. Alvarado stated that he wanted a look at the lasting impact of the façade and doesn't want the buildings to be mismatched. He stated that if he had to vote, then he would vote no. Ms. Cochella stated that it may be a good option to continue the item and give the applicant an opportunity to update and clarify their intent. Ms. Wood stated that she believes she can get the final third on board.

With no more questions or comments from the Board, Mr. Alvarado opened the floor for the Public Hearing.

Robin Gibson, who lives inside of City limits, stated that he agrees with the Chair. He stated the only thing to do is to preserve the opportunity to get this façade eventually restored. He stated they would not be able to apply for any tax credits or state incentives. Mr. Gibson stated that the only option is to complete the restoration even if it's only two-thirds.

Mr. Alvarado stated that he would entertain a motion to continue. Mr. Crews made a motion to continue this item and Ms. James seconded the motion. The motion passed with a vocal vote from all members present.

#### **Agenda Item 7. Other Business**

The Downtown survey was completed but is still in draft form and was given to each Board member. Ms. Wood stated that they surveyed over 100 buildings and that the next step is the nomination process for expansion of our Historical District. Mr. Alvarado asked if that would change the Board's jurisdiction area and Ms. Wood stated it may. Ms. Cochella stated that it should expand the area the Board has jurisdiction over.

Brian Herrmann, Growth Management Director, introduced himself to the Board and stated that he was happy to be in Lake Wales.

#### **Agenda Item 8. Communications and Petitions**

None.

**Agenda Item 9. Adjournment**

The meeting was adjourned at 6:17 p.m.

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Brandon Alvarado, Chairman

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Attest: Recording Secretary

## MEMORANDUM

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**DATE:** October 19, 2023

**TO:** Historic District Regulatory Board

**VIA:** Brian Herrmann, CNU-A, LEED AP, Growth Management Director

**FROM:** Megan McLaughlin, AICP, Plusurbia, Preservation Consultant

**SUBJECT:** Part 2 Certificate of Appropriateness Application at 211-215 East Park Avenue. (Public hearing **required**)

### Application Summary

- 211-215 East Park Avenue
- Non-contributing building in the Local Ordinance Downtown Historic District and the National Register Historic District
- Constructed in 1924
- Eastern 1/3 of the building was combined with neighboring building by the 1960s to become W.W. Mac Department Store; remaining façade and parapet on the western 2/3 of the building became asymmetrical
- Remaining western 2/3 of the building was altered in the 1970s with a stucco facade
- Two-part Application Process: Part 1: Demolition of Non-Historic Façade; Part 2: Restoration / Reconstruction of Historic Façade (current request)

### Building Description

211-215 East Park Avenue is a one-story, Masonry Vernacular commercial building. It is typical of the architecture found in American Main Streets and Downtowns throughout the late 19<sup>th</sup> Century and the early 20<sup>th</sup> Century. The building is constructed up to the property line fronting Park Avenue and it does not have any side setbacks. The building is constructed of structural brick. The eastern third of the original building was combined with the neighboring building by the 1960s; the subject building represents the western two-thirds of the original building.

On April 20, 2023, the HDRB approved a Part 1 Certificate of Appropriateness for exploratory demolition of the non-historic façade. The applicant removed the 1970s stucco façade over the summer of 2023 and was able to reveal the original brick façade that was still beneath.

### Building Status

211-215 East Park Avenue is located within the National Register Lake Wales Commercial Historic District, as well as the Local Ordinance Downtown Historic District. The building was constructed during the period of significance of 1915-1928 and could qualify as a Contributing building on that basis, however it has been classified as a Non-

Contributing building in both the National Register and the Local Ordinance Districts due to the 1970s façade alterations.

### Application Request

The applicant has submitted the following items for HDRB consideration:

- Removal of Front Façade to Expose Original Finishes
- Restore/Repair Original Materials as Close as Possible after Stucco Removal
- Reveal Original Transom Windows and Replace with Hurricane Rated to Resemble Original
- Exterior Doors and Windows Repaired/Replaced to Match Original as Close as Possible. Windows will be double pane, hurricane rated, impact resistant, tinted, light gray tone to meet building code but have as much light as possible passing through the glass.
- Repair any Structural Areas as Necessary
- Paint and/or Update Walls, Ceilings, Awnings to Resemble Original
- Lights to be Updated
- Brick to be put back on façade will be as close as possible to original brick
- The dimensions of the façade elements will be as close as possible to the original elements and in some areas the exact same size.
- Proposed work to be supervised and built by licensed professional Contractor, Designer and Architect with Historical Preservation experience.

### Application Considerations

Certificate of Appropriateness applications in the City of Lake Wales are reviewed according to provisions in the Code of Ordinances. The following provisions are relevant to consider for this application request to restoration and reconstruction of the historic façade fronting Park Avenue:

- Historic Preservation Purpose: Section 23-651.e.
- Certificate of Appropriateness Requirement: 23-227.[1].a.
- General Review Criteria: 23-653.1.
  
- Secretary of the Interior's Standards for Rehabilitation: National Park Service
  1. 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.
  2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
  4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. 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.

### Staff Findings

1. In general, the proposal to restore and reconstruct the front façade of the building to match historic photographs from 1926 can bring the building closer to its original Masonry Vernacular appearance. The Downtown National Register Historic District and the Local Ordinance Historic District is characterized by Masonry Vernacular and Mission style architecture.
2. In general, the proposal to restore and reconstruct the historic brick façade meets the intent of the Design Guidelines, which emphasize compatibility with the historic character of the Downtown and fulfills the visual compatibility standards in Section 23-651 of the Code of Ordinances because it originally met all of the visual compatibility standards prior to its alteration in the early 1970s.
3. The building is currently classified as a non-contributing building in the local and National Register Downtown Historic Districts due to 1970s façade alterations. The proposal to restore and reconstruct the remaining two bays of the original historic façade has the potential to make this a contributing building in the local and National Register Historic Districts after the work is completed. Further evaluation will be needed to determine the status of the building upon completion of this work.

## RECOMMENDATION

### Staff Recommendation

The City of Lake Wales Historic Preservation Staff recommends that this Certificate of Appropriateness (COA) application to restore and reconstruct the front façade at 211-215 East Park Avenue should be **Approved with Conditions**.

Conditions are as follows:

1. Lake Wales Main Street Façade Grant. The Applicant should continue to work closely with Lake Wales Main Street to ensure that all work performed on this building meets the requirements of the \$50,000 façade grant program. Historic Board approval of this application does not guarantee approval by Lake Wales Main Street for the purposes of the façade grant program.
2. The final design for the front façade, including scaled elevation drawings of window and door openings and the restored parapet, shall be approved at staff level with an administrative COA, prior to issuance of a building permit for the façade.
3. All glass used in the storefront, doors, and upper level windows shall be clear, non-reflective and non-tinted glass. Colored, tinted, or reflective glass is not permitted in the Downtown Historic District Overlay in accordance with the Downtown Design Standards in the Zoning Code. The final selection of glass for all storefront windows, doors and upper level windows shall be approved at staff level with an administrative COA, prior to issuance of a building permit for windows and doors.
4. The materials, color and finish of window frames, door frames, lighting fixtures, and the canopy over the storefront shall be approved at staff level with an administrative COA, prior to issuance of a building permit for windows, doors, lighting, or the canopy.
5. The final selection of brick to restore or reconstruct missing portions of the front façade shall be approved at staff level with an administrative COA, prior to issuance of a building permit for the façade. The application should include a physical brick sample as well as photographs of the brick, the selected mortar, dimensions of the brickwork layout, and the proposed brickwork methods to be used on the project.
6. The applicant shall apply for a COA for any future work including signage or any changes to the current application request.
7. Please note that the applicant may choose to submit all the above referenced COA applications together as a single application or may submit them in separate phased applications based on the building permit timeline.



**YEAR BUILT: 1924**  
**STYLE: MASONRY VERNACULAR**  
**INELIGIBLE FOR NRHP DISTRICT**

This building is comprised of the western half of a c. 1924 Masonry Vernacular brick commercial building that was subdivided into offices in the 1970s. The facade was altered with applied panels, recessed entrances, a visor roof; the parapet was removed.



**BUSINESS HISTORY**

- 1928:** Carey's & Taylor Electric Co; Edwards E E gro and meats
- 1936:** Not Listed
- 1946:** 213: Ward's Men's Shop clo; 215: The Blue Heron gifts
- 1956:** The Blue Heron gifts
- 1966:** 213: Mode-O-Day Frock Shop Women's Clo; 215: Strange Electric & Music Co Inc; Singer Co
- 1976:** Not Listed

Figure 1. Excerpt from Downtown Historic Survey, 2022  
 Source: Plusurbia



Figure 2. Current photo of the façade at 211-215 E Park Avenue, with restoration in progress. Source: Plusurbia



Figure 3. 1970s: Photos of Downtown Facades of 211-215 East Park Avenue during Streetscape Construction (dotted line represents the original building footprint; solid line represents the current building footprint)  
 Source: Ruth Gilman, Photographer

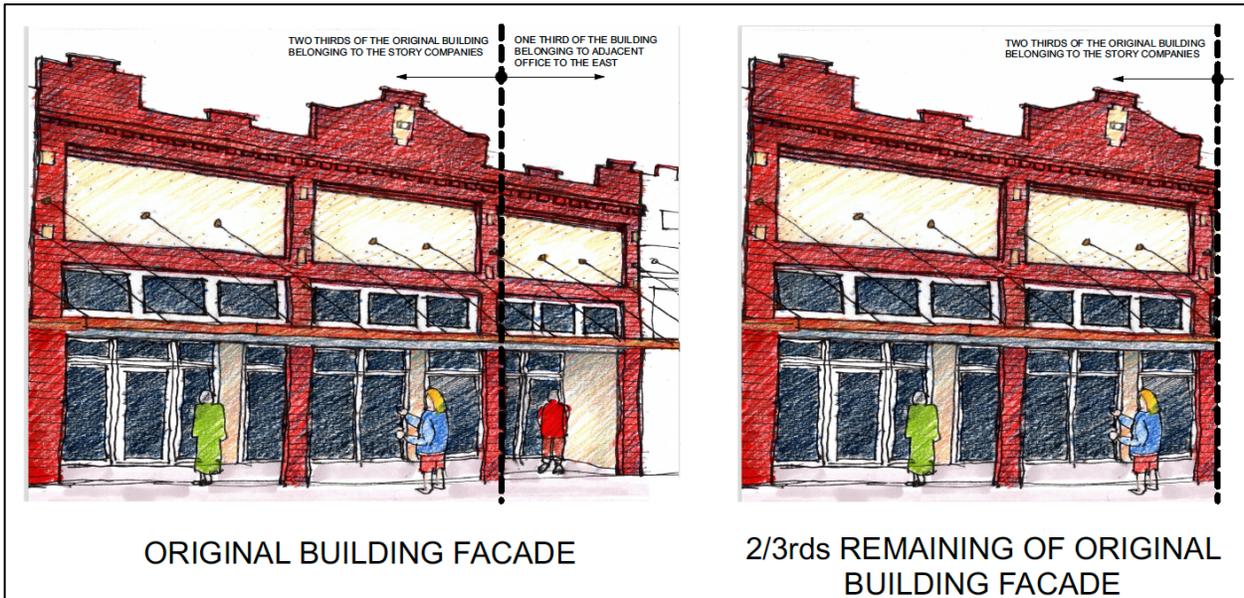


Figure 4. Concept sketch of the proposed façade at 211-215 E Park Avenue.  
 Source: Nettle Creek, on behalf of the Story Companies