

**Historic District Regulatory Board  
Minutes of January 26, 2021 Meeting**

City of Lake Wales  
201 W. Central Avenue, Lake Wales, FL 33853

A special meeting of the Board of Historic District Regulatory Board was held on January 26, 2021 at 3:00 PM in the Downtown area of the City of Lake Wales.

The meeting began at 3:15 P.M.

**Agenda Item 1. Roll Call**

Members Present: Brandon Alvarado (Chairman), Jonathan Kaufman, Robert Harriage, Scott Crews, Larry Bossarte (Vice Chairman)

Staff Present: Mark Bennett, Director of Development Services; Autumn Cochella, Development Services Manager; Cheryl Baksh, Secretary; Ronni Woods, Office Assistant; Darrell Starling, CRA III Coordinator.

**Agenda Item 2. Begin Walking Tour**

**(Note: Attached is a copy of the agenda written by Ms. Megan McLaughlin)**

Megan McLaughlin led the walking tour and began with an introduction. She then explained the different handouts that she provided the group. Ms. McLaughlin inquired if the City was updating their Design Standards. Mr. Bennett advised Dover Kohl was working on it and it would be for the commercial and not residential area.

The first stop on the walking tour was 250 East Park Ave. Ms. McLaughlin advised this was the former Lake Wales State Bank, first built in 1915. She gave the Board a 'what if' scenario and asked them to make an informed decision using the 'Design Guidelines' and handouts provided. The Board discussed the scenario.

The Board then walked to the next location, 240 E Park Ave, this was previously known as the Western Union Building. Ms. McLaughlin gave the Board the scenario of a building owner who wanted to paint over the tile in a white color. Mr. Alvarado stated he thought the Board should vote against the idea. Mr. Bennett added that the criteria does allow the Board to vote on paint colors.

Mr. Alvarado asked hypothetically if the Board rejects the application, could the applicant go through the process of the Board of Appeals. Mr. Bennett vocalized the applicant could do that. Mr. Bennett then added the Board of Appeals could approve the application and allow the applicant to paint the façade white.

Ms. Woods asked Mr. Crews to talk about the building located across the street; the address was 247 East Park Avenue. Mr. Crews stated his firm referred to as many old

photographs as possible for reference to ensure the design looked as much as possible as the original façade.

The next location was The Rhodesbilt Arcade, located at 230 East Park Avenue and 229 East Stuart Avenue. The Board discussed different scenarios in reference to making changes to the inside of the Arcade.

The Board then moved to the alley that runs between the Arcades to discuss if an applicant requested to make changes to the exterior.

Afterwards the Board walked across the street to discuss the Bullard Building located at 239-257 East Stuart Avenue. Ms. Wood asked Ms. Cochella if she was going to readdress the Downtown signage regulations. Ms. Cochella responded that it was addressed and the City adopted '653.4 Signs', which gives stronger guidelines. The Board then continued their open discussion on awnings, logos, fonts, and colors.

The Board walked to 252 and 254 East Stuart Avenue. They discussed the façade of each building and possible restoration scenarios.

The last stop on the tour was to the Lake Wales News Building, located at 140 East Stuart Ave. The Board discussed a hypothetical sign situation.

Ms. Cochella concluded the tour by announcing the Sign Code would be reviewed per the City Manager's request. She stated it would be a process and would seek buy-in from the Historic Board, local sign contractors, and the community. Ms. Cochella asked the Board to send her all of their ideas and input.

**Agenda Item 3. Communications and Petitions**  
(No discussion)

**Agenda Item 4. Adjournment**

The meeting adjourned at 4:52PM.



Brandon Alvarado, Chairman



Attest: Recording Secretary