

**Historic District Regulatory Board
Minutes of November 19, 2020 meeting**

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

A regular meeting of the Board of Historic District Regulatory Board was held on November 19, 2020 at 5:15 PM in the City Commission Chambers in the Administration Building.

The meeting was called to order by Chairman Brandon Alvarado at 5:21P.M.

Agenda Item 1. Roll Call

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

Members Absent: None.

Staff Present: Mark Bennett, Director of Development Services; Autumn Cochella, Development Services Manager; Cheryl Baksh, Secretary; Ronni Wood, Office Assistant for the CRA.

Agenda Item 2. Reading of the Virtual Public Meeting Disclosure

Ms. Cochella gave a brief statement and vocalized City Hall is partially open to the public.

Agenda Item 3. Approval of Minutes

Chairman Alvarado asked if there were any discussions or edits that needed to be made to the minutes from the October 15, 2020 special meeting. After no discussion, Mr. Bossarte motioned to approve the minutes and Mr. Kaufman seconded the motion. All four Board members voted unanimously to approve the minutes from the October 15, 2020 meeting.

Agenda Item 4. Board Update

Mr. Bennett addressed the Board and advised another application was received to fill the open position on the Board. The applicant's name was Robert Harriage, and Mr. Bennett stated staff recommended the approval of Mr. Harriage's application. Mr. Bennett then gave the Board a copy of Mr. Harriage's application and stated Mr. Harriage was present to answer any questions. Mr. Bennett asked the Board if they would like to continue to review the application and ask Mr. Harriage any questions during the 'Communications and Petitions' portion of the meeting. The Board agreed to return to the subject during that time.

Agenda Item 5.1. HD-0067 Request of James M. Weaver, Owner of Weaver Loveless Law

**STAFF REPORT
Historic Business District Regulatory Board
November 19, 2020 Agenda**

Application No: HD-0067

Project: Façade Alteration

Building/Address: 240 East Park Ave
Year Built: circa 1924

Applicant: James M. Weaver, owner of Weaver Loveless Law

Attachments: Application for Certificate of Appropriateness
Photos of Current Building & Plans

Design Guidelines: See Sec. 23-653.1 of the Land Development Code for general design guidelines.

End Report

Board member Scott Crews recused himself because he is currently working with Mr. Weaver on this project.

Ms. Cochella read the staff report to the Board and advised Mr. Weaver was in attendance to address any questions the Board had. Ms. Cochella stated staff recommended approval because the improved storefront will be designed to mirror the look of the original entrance and will have minimal visual impact on the storefront. The request is consistent with Section 23-653.f.

Mr. Weaver addressed the Board and stated he has been in the building since 1977. He continued to state that his practice serves a significant amount of people with mobility issues and the change would enlarge the reception area for his clients. Mr. Weaver continued to tell the Board about the original mosaic tile that he restored. He stated, "anything I do with that building is done with affection."

Mr. Bossarte asked if a new door would be installed and if it would move north. Mr. Weaver stated it would be a recessed opening and it would swing out rather than swing in.

Chairman Alvarado vocalized his appreciation towards Mr. Weaver for taking the time and consideration towards the minor details.

Mr. Bossarte made a motion for approval and Mr. Kaufman seconded the motion. The motion was approved unanimously by the Board.

Agenda Item 5.2 HD-0068 Request of Tiffany & Kevin Davis, Owners of Wales Pointe (Restaurant)

**STAFF REPORT
Historic Business District Regulatory Board
November 19, 2020 Agenda**

Application No: HD-0068

Project: Façade Alteration

Building/Address: 207 East Park Ave
Year Built: circa 1924

Applicant: Tiffany & Kevin Davis, Owners of Wales Pointe (Restaurant)

Attachments: Application for Certificate of Appropriateness
Photos of Current Building & Rendering

Design Guidelines: See Sec. 23-653.1 of the Land Development Code for general design guidelines.

End report

Ms. Cochella read the staff report to the Board, and Ms. Tiffany Davis was present to address any questions or concerns from the Board. Ms. Cochella stated staff brings forth a positive recommendation of approval, as the windows proposed for replacement are already modern and not in its original condition. The color change to the door which will complement the framing of the sliding doors is consistent with Section 23-653.g.

Next Ms. Davis addressed Board; she stated she knew the windows were not the original windows so they decided to open up that section for when there are events Downtown it would allow people could come in. She stated she also wanted to change the color of the door to match the outlining of the window. Ms. Davis said the current color of the door is red and the paint was peeling.

Mr. Bossarte inquired if the windows were sliding doors that would not provide ingress and egress. Ms. Davis answered yes; they are sliding doors to open up the space. Ms. Davis also stated there was an existing bannister in place and she will probably add on to it. Mr. Bossarte also asked if the stage would remain and Ms. Davis answered 'yes'.

Mr. Crews motioned for approval and Mr. Bossarte seconded the motion. The motion was approved unanimously.

Agenda Item 6.1 Sunshine Law Video

The Board and staff watched the Sunshine Law video.

Agenda Item 6.2 Downtown Walking Tour with Megan McLaughlin

Ms. Wood advised the Board that Ms. Megan McLaughlin would give a walking tour to help the Board determine proper guidelines to use when making decisions for historic preservation. Ms. Wood stated the dates to choose from ranged from December 1st – December 16th and would last from 3:00PM to 5:00PM. Ms. Wood said the Board would get an email from Ms. Baksh in order to choose a date based on their availability.

Agenda Item 7 Review of Future Projects

There were no future items to bring forth.

Agenda Item 8 Communications and Petitions

Chairman Alvarado asked to revisit Mr. Harriage’s application and to entertain the possibility of a resolution so he could be appointed to the Board. Mr. Bossarte stated he appreciated his passion for Downtown and inquired how long he taught in Winter Haven. Mr. Harriage responded he had been at his school since the current school year began. Mr. Crews asked Mr. Harriage about his thesis and what type of degree he had. Mr. Harriage responded that he has a Bachelor Degree in Arts and Sciences. He clarified it was a geography degree and spoke about his thesis. Mr. Harriage also stated he is currently looking for his thesis paper to provide to the Board. Chairman Alvarado asked about Mr. Harriage’s gentrification statement that he made on his application. Mr. Harriage stated what he said about gentrification has no application to the Historic Board and asked if they needed clarification. The Board declined, as it was a non-issue.

Mr. Bennett then addressed the Board and read the resolution recommending Robert Harriage be appointed.

Mr. Crews motioned for approval of the resolution and Mr. Bossarte seconded. The motion was approved with a unanimous vote from the Board

Agenda Item 9 Adjournment

Mr. Crews motioned to adjourn and Mr. Bossarte seconded the motion. The meeting ended at 6:22PM.



Brandon Alvarado, Chairman



Attest: Recording Secretary