

**Historic Preservation Board  
February 25, 2020 Meeting Minutes  
Commission Chambers**

**MEMBERS PRESENT:** Amanda Skier, Chairperson  
Theodora Aspegren, Vice-Chairperson  
Kristin Kellogg, Member  
Dan Pichney, Member  
TaCara Chambers, Member  
Gabriel Jaroslavsky, Member  
Kenneth Breslauer, Member  
Reginald Stambaugh, 1<sup>st</sup> Alternate  
Nicholas Kassatly, 2<sup>nd</sup> Alternate

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Friederike Mittner, City Historic Preservation Planner  
Aaron Borngraber, Historic Preservation Planner  
Hope White, Board Secretary

**BOARD ATTORNEY:** Denise Haire, Assistant City Attorney

**I. CALL TO ORDER/ROLL CALL**

Chairperson Amanda Skier, called the regular meeting of the Historic Preservation Board to order at 5:01 P.M. Hope White, Board Secretary, called the roll and it was determined that a quorum was present.

**II. APPROVAL OF AGENDA/MINUTES**

Chairperson Amanda Skier requested a motion to approve the Agenda. Vice-Chairperson Theodora Aspegren made a motion to approve the Agenda for February 25, 2020. Mr. Gabriel Jaroslavsky seconded the motion; the motion passed 7-0.

Chairperson Amanda Skier then asked for approval of the Minutes of January 28, 2020. Ms. Theodora Aspegren made a motion to approve the Minutes for January 28, 2020. Mr. Dan Pichney seconded the motion; the motion passed 7-0.

**III. REPORT OF THE HISTORIC PRESERVATION PLANNER**

Ms. Friederike Mittner, City Historic Preservation Planner, informed Board members that since the last meeting of January 2020, Staff had reviewed 84 Level I applications and 28 zoning reviews. She indicated that three (3) persons

completing site visits, from National Alliance of Preservation Commissions (NAPC), would be joining the meeting to determine if West Palm Beach would be a suitable host city for their Forum Conference 2022. Ms. Mittner stated that this group focuses nationally on historic preservation commissions.

#### **IV. REMARKS BY THE CHAIRPERSON/DECLARATION**

Chairperson Amanda Skier stated that the matters before the public are quasi-judicial in nature. The decisions of the Board are made from competent and substantial evidence that comes before them. For each case, staff will make a presentation and afterwards, the applicant can make a 10-minute presentation for regular cases or take 15 minutes for a proposed demolition. After the applicant, the Board will open up the floor for public comment, which is restricted to three minutes per speaker. The applicant may have a short rebuttal after the public speaks. Members of the Board need to disclose if they have discussed the cases with anyone prior to tonight's meeting.

##### **A. EX-PARTE COMMUNICATION**

Vice-Chairperson Theodora Aspegren disclosed that she had spoken with Ms. Mittner regarding Historic Preservation Board Case 20-12, but that she can make her decisions based upon the evidence presented at the meeting.

Chairperson Amanda Skier disclosed that she had spoken with Ms. Mittner regarding all of the cases on the Agenda for the meeting, and also met with the applicant regarding Historic Preservation Board Case 20-11, but that she can make her decisions based upon the evidence presented at the meeting.

Ms. Kristin Kellogg disclosed that she had met with the architect and contractor regarding Historic Preservation Board Case 20-11, and working with the contractor on another project, but that she can make her decisions based upon the evidence presented at the meeting.

#### **V. PUBLIC COMMENT**

No members of the public requested to speak on items not listed on the Agenda.

##### **A. SWEARING IN OF SPEAKERS**

Ms. White, Board Secretary, swore in all members of the public who wished to speak.

#### **VI. CONSENT CASES**

None.

## VII. CONTINUED BUSINESS

1. **Historic Preservation Board Case No. 20-04**, 315 Dyer Road; continued to the March 2020 meeting.

## VIII. NEW BUSINESS

1. **Historic Preservation Board Case No. 20-10**, 269 Flamingo Drive, Variances – side/dual frontage for accessory structure.

The applicant, Gregory Bonner, presented his case.

Ms. Friederike Mittner presented **Historic Preservation Board Case No. 20-10**: A request by Gregory Bonner on behalf of Gordon Lee Pollack Revocable Trust, for a variance from Section 94-304(b) of the Zoning and Land Development Regulations, which requires an accessory structure to have meet a front and corner setback requirement of 25'-0" and 15'-0" respectively in the Historic Single-Family High Density (SF14-C3) Residential zoning district at 269 Flamingo Drive. Due to the unique nature of this being both a dual frontage and corner lot the applicant is requesting a 16'-11" front (north side) and a 9'-6" side (east) setback to allow for the construction of an accessory structure in a similar location of the existing one and exceeding typical 5'-0" setback requirements.

City Staff recommended **APPROVAL** – Based on the finding that the petition meets ten (10) of the ten (10) Variance Standards found in Section 94-38(d)(6) of the Zoning and Land Development Regulations (ZLDRs).

**See the Staff Report for detailed history, background and analysis information pertaining to this case.**

Chairperson Amanda Skier opened the floor to public comment.

No members of the public came forward for public comments.

## EXECUTIVE SESSION

Mr. Kenneth Breslauer made a **motion to APPROVE Historic Preservation Board Case No. 20-10**, a request by Gregory Bonner for variances from Section 94-304(b) of the Zoning and Land Development Regulations, which requires an accessory structure to have a 15'-0" corner side and 25'-0" front setback in the Historic Single-Family High Density (SF14-C3) Residential zoning district at 269 Flamingo Drive. The applicant is requesting a 5'-6" side and 8'-1" front setback, thus granting a 9'-6" side and 16'- 11" front setback variance. The motion is based upon the testimony presented along with the application submitted and the staff report, which constitute competent, substantial evidence. The Historic Preservation Board hereby makes findings of fact that

each of the ten criteria in Article II, Section 94-38(d)(6) have been met for the variance.

Mr. Nick Kassatly seconded the motion; the **motion PASSED 7-0**.

2. **Historic Preservation Board Case No. 20-11**, 512 Clematis Street, New Construction.

The applicant, Mr. Kyle Fant, made presentations.

There was much discussion between the Board and the applicant.

Mr. Aaron Borngraber presented **Historic Preservation Board Case No. 20-11**. The property at 512 Clematis Street is located in the Clematis Street Historic District, consisting of a vacant lot adjoining 500 Clematis which is a small sliver of city owned right-of-way. The property owner is currently pursuing a lease or purchase agreement with the City for the adjacent sliver of land. The previous structure was demolished in 2009. (*Permit #09110319*)

The applicant is requesting a Certificate of Appropriateness approval for the following:

1. Proposed new construction of a mixed-use site featuring mercantile, food and beverage, and interior assembly space to include four single-story buildings, a stage, and a large open-aired canopy for seating. The proposed project features approximately 4,864 air-conditioned square feet and 5,638 non air-conditioned square feet for a total of 10,502 square feet.

City Staff recommended **APPROVAL** of the application with conditions.

**See the Staff Report for detailed history, background and analysis information pertaining to this case.**

Mr. Aaron Borngraber added into the record an email he received regarding the project.

Chairperson Amanda Skier opened the floor to public comment.

One member of the public came forward for public comments.

## **EXECUTIVE SESSION**

Mr. Dan Pichney made a **motion to APPROVE Historic Preservation Board Case No. 20-11**, for new construction in accordance with the Secretary of Interior's Standards for rehabilitation, specifically Standards 9 and 10, as well as the additional compatibility criteria as set forth in the Historic Preservation Ordinance Section 94-49, of the City's

Zoning and Land Development Regulations (ZLDRs). The motion is based upon the testimony presented, along with the application submitted and the Staff Report which constitute competent substantial evidence. In addition, the approval of this request is made conditional upon the following restrictions, stipulations and/or safeguards that I move are necessary to ensure compliance with the purpose and intent of the Historic Preservation Ordinance, the Historic Preservation Element of the Comprehensive Plan of the City of West Palm Beach, the Secretary of Interior's Standards for rehabilitation, and additional criteria as set forth in Section 94-49, of the City's Zoning and Land Development Regulations (ZLDRs). The conditions include the following:

1. All Glass shall be CLEAR GLASS or CLEAR GLASS with LOW-E coating.
2. All Glass shall have an external dimensional pyramid muntin applied with a spacing of approximately 12 (width) inches by 18 (height) inches.
3. The Clematis Street (north) elevation of the eastern most building shall feature a stepped parapet wall with a metal cast decorative motif as assigned by staff.
4. The Quadrille Place Boulevard (east) elevation of the northern building shall also feature a stepped parapet wall.
5. The opened air canopy steel columns and trusses shall be designed in a manner similar to historic train concourses/sheds. The trusses shall be semi-rounded while maintaining a triangular canopy.
6. The applicant shall work with Staff to come up with a design for the arched [*corner main*] entrance that is compatible with the surrounding streetscape. (*revised condition*)
7. All steel I-beams and tresses shall have a mill or black finish.
8. All window frames shall have an anodized or black finish.

Vice-Chairperson Theodora Aspegren seconded the motion; the **motion PASSED 7-0**.

3. **Historic Preservation Board Case No. 20-12**, 445 30<sup>th</sup> Street, Alterations; Windows and Door.

The applicant's representative made presentations.

Mr. Aaron Borngraber **presented Historic Preservation Board Case No. 20-12**. The property at 445 30th Street is located in the Old Northwood Historic District, consisting of a contributing two-story Mediterranean Revival primary structure and a contributing one-story accessory structure built by Newlon & Stephens in 1924.

The applicant is requesting a Certificate of Appropriateness approval for the following:

1. Replacing a mix of replacement windows and wood windows for vinyl impact windows with a mix of casements, double-hung, fixed, and transom windows.

more consistent with the Historic District. (*added condition*)

Vice-Chairperson Theodora Aspegren seconded the motion; the **motion PASSED 7-0**.

5. **Historic Preservation Board Case No. 20-14**, 276 Flamingo Drive, Alterations/Additions; infill carport.

The applicant, James Malloy, presented his case.

Ms. Friederike Mittner presented **Historic Preservation Board Case No. 20-14**. This site is in the El Cid Historic District and features a contributing primary and accessory structure. This Frame Vernacular home has retained almost all its original features including the 6/6 double hung wooden windows. Currently, the accessory structure is utilized as a pool house and it is accessed via a Porte cochere located on the west side of the house.

The applicant is requesting approval for the following:

1. Enclose the Porte cochere and finish with hardi board siding and relocate the side window to the front elevation.

City Staff recommended **APPROVAL** of the application as submitted with a condition.

**See the Staff Report for detailed history, background and analysis information pertaining to this case.**

Chairperson Amanda Skier opened the floor to public comment.

No members of the public came forward for public comments.

## **EXECUTIVE SESSION**

Mr. Dan Pichney made a **motion to APPROVE Historic Preservation Board Case No. 20-14**, for alterations in accordance with the Secretary of Interior's Standards for rehabilitation, specifically Standards 9 and 10, as well as the additional compatibility criteria as set forth in the Historic Preservation Ordinance Section 94-49, of the City's Zoning and Land Development Regulations (ZLDRs). The motion is based upon the testimony presented, along with the application submitted and the Staff Report which constitute competent substantial evidence. In addition, the approval of this request is made conditional upon the following restrictions, stipulations and/or safeguards that I move are necessary to ensure compliance with the purpose and intent of the Historic Preservation Ordinance, the Historic Preservation Element of the Comprehensive Plan of the City of West Palm Beach, the Secretary of Interior's Standards for rehabilitation, and additional criteria as set forth in Section 94-49, of the City's Zoning and Land Development Regulations (ZLDRs). The condition included the following:

1. The trim pieces remain at the edges of the enclosed carport to delineate the previous opening as depicted in the elevations.

Mr. Gabriel Jaroslavsky seconded the motion; the **motion PASSED 7-0**.

**IX. OTHER BUSINESS**

None.

**X. ADJOURNMENT**

Chairperson Amanda Skier adjourned the meeting at approximately 7:08 P.M.

Please be advised that these minutes are not verbatim. An audio copy of the meeting may be requested through the City of West Palm Beach City Clerk's office at 822-1210. There is a fee.

\* \* \* \* \*

This signature is to attest that the undersigned is the Chairperson, or designee, of the **Historic Preservation Board Meeting** and that the information provided herein is the true and correct Minutes for the **February 25, 2020**, meeting of the **Historic Preservation Board Meeting**, dated this 24<sup>th</sup> day of March, 2020.

Amanda H. Skier  
Chairperson (or designee)

