

**Historic Preservation Board
March 22, 2022 Meeting Minutes
Commission Chambers**

MEMBERS PRESENT: Amanda Skier, Chairperson
Kristin Kellogg, Vice-Chairperson
Gabriel Jaroslavsky, Member
Reginald Stambaugh, Member
Kenneth Breslauer, Member
Donna Tomaszewski, Member
James Murphy, 1st Alternate
Vacant, 2nd Alternate

MEMBERS ABSENT: Dan Pichney, Member

STAFF PRESENT: Friederike Mittner, City Historic Preservation Planner
Anne Hamilton, Historic Preservation Planner
Alicia Coke-Maloney, Board Secretary
Tonya Way, Clerical Specialist

BOARD ATTORNEY: Ms. Arlene Franconero, Assistant City Attorney

I. CALL TO ORDER/ROLL CALL

Chairperson Amanda Skier, called the regular meeting of the Historic Preservation Board to order at 5:00 P.M. Tonya Way, Clerical Assistant, called the roll and it was determined that a quorum was present.

Member Dan Pichney entered the Commission Chambers at approximately 5:01pm.

II. APPROVAL OF AGENDA/MINUTES

Chairperson Amanda Skier requested a motion to approve the Agenda.

Vice-Chairperson Kristin Kellogg made a **motion to approve** the Agenda for March 22, 2022.

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

Chairperson Amanda Skier asked if there were any changes to the Minutes of the February 23, 2022 meeting. Then requested a motion to approve the Minutes.

Vice-Chairperson Kristin Kellogg made a **motion to approve** the Minutes for January 25,

2021.

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

III. REPORT OF THE HISTORIC PRESERVATION PLANNER

- a) **Staff approvals (level 1, 2, zoning,).** Ms. Friederike Mittner, City Historic Preservation Planner, reported that since the last meeting of February 23, 2022, Staff reviewed **108 Level I** applications and **39 Zoning Reviews**.
- b) **General communications.** The Historic Preservation Board will be working in collaboration with the CRA on a Northwest Preservation Plan to capture additional cultural sites that may not fall under the traditional Preservation Architectural Plan.

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, after the applicant presents their case, Staff will provide a presentation and then the public will have an opportunity to speak or have their comments read into the record from previously received correspondence. The applicant can make a 10-minute presentation for regular cases or take 15 minutes for a proposed demolition. After Staff's presentation, 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. The Board will then go into executive session. Prior to rendering a decision, the Board will confirm no additional public comments have been received by Staff. Members of the Board need to disclose if they have discussed the cases with anyone prior to tonight's meeting.

A. EX-PARTE COMMUNICATION

- Chairperson Amanda Skier – disclosed she spoke with Ms. Friederike Mittner regarding all cases on the agenda. Also, spoke with the Architect, Developer and the Realtor on Case No. 22-17, but she would base her decisions upon the evidence presented.
- Vice-Chairperson Kristin Kellogg – None.
- Mr. Gabriel Jaroslavsky – None.
- Mr. Reginald Stambaugh – None.
- Mr. Kenneth Breslauer – None.
- Ms. Donna Tomaszewski – None.
- Mr. Dan Pichney – None.
- James Murphy – None.

V. PUBLIC COMMENT

None.

A. SWEARING IN OF SPEAKERS

Ms. Tonya Way, Clerical Specialist swore in Staff and members of the public who wished to speak.

VI. CONSENT CASES

1. **Historic Preservation Board Case No. 22-19:**
220 Argyle Road
Historic District: Prospect Park/Southland Park
Requested action: Additions/Alterations
Property Owner: 220 Argyle LLC
Applicant: Bobby Goodnough
Case Manager: Friederike Mittner, City Historic Preservation Planner
fmittner@wpb.org

2. **Historic Preservation Board Case No. 22-20:**
234 Edgewood Drive
Historic District: Prospect Park/Southland Park
Requested Action: Additions/Alterations
Property Owner: Robert D. Dake
Applicant: Noe Guerra
Case Manager: Anne Hamilton, Historic Preservation Planner
amhamilton@wpb.org

3. **Historic Preservation Board Case No. 22-22:**
711 Flamingo Drive
Historic District: Flamingo Park
Requested Action: Additions/Alterations
Property Owner: Roger and Karyn Janssen
Applicant: Roger Janssen/Daily Janssen Architects
Case Manager: Friederike Mittner, City Historic Preservation Planner
fmittner@wpb.org

EXECUTIVE SESSION

Vice-Chairperson Kristin Kellogg **made a motion to APPROVE** Consent Case No. 22-19, at 220 Argyle Road, Consent Case No. 22-20, at 234 Edgewood Drive and Case No. 22-22, at 711 Flamingo Drive.

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

VII. CONTINUED CASES

None

VIII. NEW BUSINESS

1. Historic Preservation Board Case No. 22-13: Sunshine Park Historic District

Requested Action: Local Historic District Designation
Location: Approximately between the north side of Ardmore Rd., to the north, the south side of Avon Rd., to the south, the east side of Georgia Ave., to the west and the west side of Florida Ave to east, as well as portions of the 400 blocks of Ardmore, Upland, Westwood and Sunset Roads.
Property Owner: Various
Applicant: City initiated
Historic District: N/A
Case Manager: Anne Hamilton, Historic Preservation Planner
amhamilton@wpb.org

Dennis Perry presented on behalf of the Neighborhood Association of Sunshine Park.

Ms. Anne Hamilton presented Historic Preservation Board Case No. 22-13.
See the Staff Report for detailed history, background and analysis information pertaining to this case.

Chairperson Amanda Skier opened the floor to public comment.

Public comments were read into to the record, other public comments/concerns were made on record by members of Sunshine Park Neighborhood.

EXECUTIVE SESSION

Vice-Chairperson Kristin Kellogg made a **motion to approve** Case No. 22-13

Mr. Gabriel Jaroslavsky **seconded the motion; the motion passed** 6 - 1. Mr. Reginald Stambaugh dissented because he believes the warehouse should be non-contributing.

2. **Historic Preservation Board Case No. 22-16:**

962 29th Street

Historic District: Northwood Hills

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

Proposed new construction of a simple one-story Minimal Traditional style single-family home of approximately 1,377 square feet.

Property Owner: Cherokee Group LLC

Applicant: Cherokee Group LLC

Case Manager: Anne Hamilton, Historic Preservation Planner
amhamilton@wpb.org

Presentation by Ray Ransom on behalf of the applicant.

Ms. Anne Hamilton presented Historic Preservation Board Case No. 22-16.

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 provided public comments.

EXECUTIVE SESSION

Mr. Dan Pichney made a **motion to approve** Case No. 22-16 New Construction with the following condition(s):

1. Raise spring height of arch over front entry way.

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

3. **Historic Preservation Board Case No. 22-17:**

2501 S. Flagler Drive

Historic District: El Cid
Requested Action: Demolition/New Construction
Property Owner: 2501 S. Flagler Drive LLC
Applicant: Daniel A. Menard
Case Manager: Friederike Mittner, City Historic Preservation Planner
fmittner@wpb.org

Presentation by Daniel A. Menard

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-17.

City Staff recommended **APPROVAL** with the following conditions:

1. The roof lines shall be staggered and lowered on the primary structure as it descends from the center portion.
2. The garage shall have a 10 foot setback.
3. Windows shall have an anodized frame finish and clear glass, no tint or low E facing the street.
4. Detailed site plan shall be provided with setbacks, dimensioned, streets labeled, and hardscape detailed such as driveways, walls and fences.

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 provided public comments.

EXECUTIVE SESSION

Vice-Chairperson Kristin Kellogg **made a motion to continue** Case No. 22-17, Demolition/New Construction to next month’s Historic Preservation Board meeting on April 26, 2022 for additional study.

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

4. **Historic Preservation Board Case No. 21-84A:**
115 Westminster Drive - WITHDRAWN

Historic District: Prospect Park/Southland Park
Requested Action: Modify previous approval
Property Owner: Evan Speiser

Applicant: Polly Daughtery
Case Manager: Friederike Mittner, City Historic Preservation Planner
fmittner@wpb.org

5. **Historic Preservation Board Case No. 22-18:**

419 26th Street

Historic District: Old Northwood
Requested Action: Alterations
Property Owner: Michelle Davidson
Applicant: Harold S. Davidson
Case Manager: Friederike Mittner, City Historic Preservation Planner
fmittner@wpb.org

Presentation given by applicant Harold Davidson

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-18.

City Staff recommended **APPROVAL** with the following conditions:

1. All stone quoins on front façade shall be restored.

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 provided public comments.

EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to approve** Case No. 22-18, Alterations, with condition(s).

1. All stone quoins on front façade shall be restored.

Mr. Dan Pichney **seconded the motion; the motion passed** 7-0.

6. **Historic Preservation Board Case No. 22-21:**

320 Belvedere Road – Hotel Biba

Historic District: El Cid

Requested Action: Alterations/Additions
Property Owner: Royal Palm WPB Hospitality LLC
Applicant: Denise S. Cravy
Case Manager: Friederike Mittner, City Historic Preservation Planner
fmittner@wpb.org

Presentation given by applicant Denise Cravy

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-21.

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

EXECUTIVE SESSION

Board states there is not enough information given to make a decision and request historic, existing and proposed elevations be provided.

Vice-Chairperson Kristin Kellogg **made a motion to continue** Case No. 22-21, Alteration/Addition to next month's Historic Preservation Board meeting on April 26, 2022.

Mr. Dan Pichney **seconded the motion; the motion passed** 7-0.

7. **Historic Preservation Board Case No. 22-23:**
849 Ardmore Road

Historic District: Flamingo Park
Requested Action: Variance - Setback
Property Owner: Neeraj Bhatia
Applicant: Neeraj Bhatia
Case Manager: Friederike Mittner, City Historic Preservation Planner
fmittner@wpb.org

Mr. Carlos Lanaris presented on behalf of the applicant.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-23.

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 provided public comments.

EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky made a **motion to approve** Case No. 22-23

Mr. Dan Pichney **seconded the motion; the motion passed** 7-0.

8. **Historic Preservation Board Case No. 22-24:**
849 Ardmore Road

Historic District: Flamingo Park
Requested Action: Variance - Setback
Property Owner: Neeraj Bhatia
Applicant: Neeraj Bhatia
Case Manager: Friederike Mittner, City Historic Preservation Planner
fmittner@wpb.org

Presentation given by Mr. Carlos Lanaris on behalf of the applicant.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-24.

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 provided public comments.

EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to continue** Case No. 22-24, New Construction, to the Historic Preservation Board meeting scheduled for September 2022.

Mr. Dan Pichney **seconded the motion; the motion passed** 7-0.

Member Reginald Stambaugh exited the Commission Chambers at approximately 7:35pm for the duration of the meeting.

IX. Annual Meeting

a. Rules and Procedures:

The Board suggested these amendments.

1. Land acknowledgment statement
2. Provide historic, existing and proposed elevations all on one sheet
3. Add required site sections
4. When reviewing new construction with abutting landmark structures address maximum amount of fill

b. Chair and Vice-Chair election

Vice-Chairperson Kristin Kellogg **nominated** existing Chairperson Amanda Skier to continue as the Chairperson.

Mr. Dan Pichney **seconded the motion; the motion passed 6-0.**

Mr. Gabriel Jaroslavsky **nominated** existing Vice-Chairperson Kristin Kellogg to continue as the Vice-Chairperson

Mr. Dan Pichney **seconded the motion; the motion passed 6-0.**

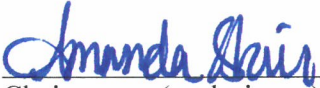
X. Adjournment

Chairperson Amanda Skier adjourned the meeting at approximately 7:40 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 **March 22, 2022**, meeting of the **Historic Preservation Board Meeting**, dated this 26th day of April, 2022.



Chairperson (or designee)