

***Historic Preservation Board
April 27, 2021 Meeting Minutes
Via Zoom Conferencing***

Due to the COVID-19 virus, and pursuant to the City of West Palm Beach's Executive Orders 2020-05 and 2020-09, the April 27, 2021, Historic Preservation Board meeting was held virtually with Board members, Staff, and applicants participating via Zoom video conferencing.

The Public Hearing was streamed live and available for viewing in the City Commission Chambers located at City Center - 401 Clematis Street, and the ability to make public comment was available in the adjacent Flagler Gallery.

Access to the meeting was also available remotely through Zoom, as well as the City's other usual media channels. Those participating remotely and wishing to make public comment were able to do so through voicemail, email, online form submittal, or directly through Zoom.

MEMBERS PRESENT: Amanda Skier, Chairperson
Kristin Kellogg, Vice-Chairperson
Dan Pichney, Member
Gabriel Jaroslavsky, Member
Kenneth Breslauer, Member
Reginald Stambaugh, Member
Nicholas Kassatly, Member (*joined meeting at 5:01 p.m.*)
Keith Williams, 1st Alternate

MEMBERS ABSENT: None

STAFF PRESENT: Friederike Mittner, City Historic Preservation Planner
John Roach, Principal 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 5:00 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 motions to approve the Agenda and Minutes.

Vice-Chairperson Kristin Kellogg made a **motion to approve** the Agenda for April 27, 2021. Mr. Keith Williams seconded the motion; **the motion passed 7-0.**

Chairperson Skier asked if there were any changes to the Minutes of the March 2021 meeting. Ms. Friederike Mittner indicated that it was brought to Staff's attention that for the last case [HPB Case No. 21-25] on the March 2021 Agenda, that Vice-Chairperson Kristin Kellogg made the motion; erroneously stated that Mr. Gabriel Jaroslavsky made the motion.

Vice-Chairperson Kristin Kellogg made a **motion to approve** the Minutes for March 23, 2021, with the one change mentioned by Staff. Mr. Keith Williams **seconded the motion; the motion passed** 7-0.

III. REPORT OF THE HISTORIC PRESERVATION PLANNER

Ms. Friederike Mittner, City Historic Preservation Planner, reported that since the last meeting of March 2021, Staff had reviewed 158 Level I applications and 49 zoning reviews. She indicated that April was the month Staff would be collecting nominations for the Preservation Board for 2021; nomination form and criteria would be emailed to Board members. Ms. Mittner asked Board members to include their suggestions and encouraged Board members to share the form with their networks, and any others desiring to submit for an award. She stated Staff would begin the initial Windshield Survey of Northwood Shores to determine whether they would become the newest Historic District the day after this meeting.

IV. REMARKS BY THE CHAIRPERSON/DECLARATION

Chairperson Amanda Skier read into the record the Script for the Virtual Public Meeting (*this is an excerpt from the Script*). Pursuant to Mayor Keith A. James' Executive Order No. 2020-05 issued on April 2nd, 2020, the City of West Palm Beach's Boards and Committees are conducting meetings through media technology and have released the requirements to have a quorum of its members physically present at City Hall.

On April 14th, 2020, Mayor Keith A. James issued Executive Order No. 2020-09, which specifically provides the rules of procedure for conducting City Meetings, including requirements for quasi-judicial hearings.

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 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.

A. EX-PARTE COMMUNICATION

- Vice-Chairperson Kristin Kellogg- No Ex-Parte communications.
- Mr. Daniel Pichney - No Ex-Parte communications.
- Mr. Gabriel Jaroslavsky - No Ex-Parte communications.
- Mr. Kenneth Breslauer - No Ex-Parte communications.

- Mr. Reginald Stambaugh – No Ex-Parte communications.
- Mr. Nick Kassatly - No Ex-Parte communications.
- Mr. Keith Williams - No Ex-Parte communications, but indicated he was the previous owner of 2739 S. Olive Avenue. He stated his decisions would be based on evidence presented.
- Chairperson Amanda Skier disclosed that she had spoken with Ms. Mittner regarding the cases on the Agenda for the meeting, but that she can make her decisions based upon the evidence presented.

V. PUBLIC COMMENT

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

A. SWEARING IN OF SPEAKERS

With the video conferencing procedures in place, Ms. Hope White, Board Secretary, swore in Staff and members of the public who wished to speak.

VI. CONSENT CASES

1. **Historic Preservation Board Case No. 21-30**: 2739 S. Olive Avenue
This property in El Cid built in 1925 in the Vernacular style and is known as the Charlton Blackwell House and was built by Charles Rice. Both the two-story primary and two-story accessory structure contribute to the district.

This two-story, concrete block, stucco finished primary residence, is located on the southwest corner of South Olive Avenue and Almeria Road. The main façade faces east. The house has a gabled roof with modified mansard dormers on the main (east) façade. The roof is surfaced with composition shingles. A two-story, accessory structure, constructed in 1925, is located to the rear of the residence. It has a gabled roof surfaced with composition shingles. A one-story, flat roof addition to the accessory structure was built in 1965 and is located on the north façade.

The applicant is requesting a preconstruction Ad Valorem approval for:

1. Addition of approximately 104 Sf for a master bath on the second floor on the south elevation over the sunroom.
2. Enlarge one double hung window to match pair on other side of east elevation.
3. Replace all windows and doors on primary and accessory structure.
4. Window and door modifications to accessory structure.

City Staff recommended **APPROVAL** of the application with the following condition(s):

1. That the original fanlight over the front entry shall be retained and preserved.

2. **Historic Preservation Board Case No. 21-32**: 315 Pilgrim Road
This property in the Belair Historic District was constructed in 1951 and is classified as non-contributing. The one-story structure exhibits typical mid-century construction elements such as a CBS, attached carport and a low brick planter.

The applicant is requesting approval for the following:

1. Enclosure of existing carport.
2. Rear addition of approximately 1,117 square feet and covered patio of 270 square feet.
3. Construction of a new one story detached one car garage of approximately 280 square feet.
4. Windows and door modifications throughout.
5. Site work including a perimeter wall and pool.

City Staff recommended **APPROVAL** of the application as submitted.

EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to APPROVE** Consent Case No. 21-30, at 2739 S. Olive Avenue, and Consent Case No. 21-32, at 315 Pilgrim Road.

Keith Williams **seconded the motion; the motion passed 7-0.**

VII. NEW BUSINESS

1. **Historic Preservation Board Case No. 21-28**: 724 Kanuga Drive
This split-level structure is non-contributing to the Flamingo Park Historic District. Its character defining features include a single car garage, a smooth exterior stucco finish, an xox window that faces the front and a projecting roof over the entry.

The applicant is requesting approval for:

1. Demolition of existing non-contributing accessory structure of approximately 280 square feet.
2. New construction of one-story accessory structure of approximately 300 square feet.
3. Addition of approximately 315 square feet to rear of primary structure.
4. Addition of metal canopy over garage door.
5. Addition of horizontal siding under the xox window on the front elevation.
6. Site work including a pergola, pool and terraced site walls.

Raphael Saladrigas, and Don Skowron, gave a presentation on behalf of the applicant.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-28.

City Staff recommended **APPROVAL** of the application as submitted.

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

Chairperson Amanda Skier opened the floor to public comment.

Mr. John Roach indicated Staff received several emails with pictures, but that the persons submitting them were on Zoom desiring to provide comments.

There were two members of the public who provided public comments; both in opposition. Due to one member experiencing audio issues, Mr. Roach read their email into the record. Raphael Saladrigas and Don Skowron provided rebuttals to public comments.

EXECUTIVE SESSION

Mr. Dan Pichney **made a motion to APPROVE** Historic Preservation Case No. 21-28, at 724 Kanuga Drive, for Demolition, in accordance with the Demolition Guidelines, as set forth in the Historic Preservation Ordinance, Section 94-49 of the City's Zoning and Land Development Regulations. The motion is based upon the testimony presented, along with the application submitted and the Staff Report which constitute competent substantial evidence.

Mr. Keith Williams **seconded the motion; the motion passed** 7-0.

Mr. Dan Pichney **made another motion to APPROVE** Historic Preservation Case No. 21-28, at 724 Kanuga Drive, for New Construction, in accordance with the Secretary of Interior Standards for Rehabilitation, specifically Standards 9-10, 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.

Mr. Keith Williams **seconded the motion; the motion passed** 7-0.

2. **Historic Preservation Board Case No. 21-29**: 201 Sunset Road

This property located on the northwest corner of Sunset Road and Medina in the heart of the El Cid Historic District, consists of a non-contributing primary Minimal Traditional style one-story structure built in 1948 with multiple alterations.

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

1. Demolition of an existing non-contributing structure.
2. New construction of a two-story, single family residence in a Neo-Classical Revival style of approximately 4,896 square feet with a detached two-story structure of approximately 603 square feet.

Caleb Laux gave a presentation on behalf of the applicant.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-29.

City Staff recommended **APPROVAL** of the demolition with conditions. The conditions included the following:

1. The middle bay sections of the structure shall be reduced in height by a minimum of three (3) feet to break up the roof lines.
2. The fenestration pattern shall be altered so that the house is not symmetrical along Sunset Road.

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

Ms. Mittner indicated that there were two (2) neighbors who had questions.

Chairperson Amanda Skier opened the floor to public comment.

There were three (3) members of the public providing public comments; two (2) on video conferencing, with the other member's comments being read into the record. One of the persons on video conferencing was not able to provide public comments due to no video being displayed.

EXECUTIVE SESSION

Vice-Chairperson Kristin Kellogg **made a motion to CONTINUE** Historic Preservation Case No. 21-29, at 201 Sunset Road, to the May 2021 Board meeting.

Mr. Gabriel Jaroslavsky **seconded the motion; the motion passed** 6-1. Mr. Reginald Stambaugh voted in opposition. He felt that the concerns of the application could be addressed without postponement, and that the Board and Staff could have agreed on something that would have worked for the applicant.

VIII. ADJOURNMENT

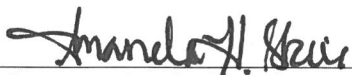
Chairperson Amanda Skier adjourned the meeting at approximately 6:38 P.M.

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 **April 27, 2021**, meeting of the **Historic Preservation Board Meeting**, dated this

28th day of September, 2021.


Chairperson (or designee)