

**Historic Preservation Board  
April 28, 2020 Meeting Minutes  
Commission Chambers**

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

**MEMBERS ABSENT:** Kenneth Breslauer, Member

**STAFF PRESENT:** Friederike Mittner, City Historic Preservation Planner  
John Roach, Principal 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 5:03 P.M., via Zoom video conferencing. 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 Kristin Kellogg made a motion to approve the Agenda for April 28, 2020. Mr. Gabriel Jaroslavsky seconded the motion; the motion passed 6-0.

Chairperson Amanda Skier then asked for approval of the Minutes of March 24, 2020. Vice-Chairperson Kristin Kellogg made a motion to approve the Minutes for March 24, 2020. Mr. Gabriel Jaroslavsky seconded the motion; the motion passed 6-0.

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

Ms. Friederike Mittner, City Historic Preservation Planner, informed Board members that since the last meeting of February 2020, Staff had reviewed 92 Level I applications, 36 zoning reviews, and 4 Level II applications.

*Mr. Nick Kassatly entered the meeting at 5:06 p.m.*

#### **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*). 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.

Ms. Friderike Mittner read into the record the participants of the meeting.

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

Vice-Chairperson Kristin Kellogg disclosed she had a conflict of interest for Historic Preservation Case No. 20-26, and would not be voting. She indicated that she had completed and submitted *Form 8B Memorandum of Voting Conflict For County, Municipal, And Other Local Public Officers* to the Board Secretary. Ms. Kellogg disclosed she received an email regarding Historic Preservation Case No. 20-23.

Chairperson Amanda Skier disclosed that she received the same email regarding Historic Preservation Case No. 20-23, and that she had spoken with Ms. Mittner regarding all of the cases on the Agenda for the meeting, but that she would make her decisions based upon competent, substantial 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. CONTINUED CASES**

None.

#### **VII. CONSENT CASES**

*Vice-Chairperson Kristin Kellogg recused herself from the meeting at 5:13 p.m. and returned at 5:14 p.m.*

**Historic Preservation Board Case No. 20-26: 317 Granada Road**

The property at 317 Granada Road is located in the El Cid Historic District, consisting of a contributing primary one-story Vernacular structure built by Guy McLaren in 1941 and a one-story contributing accessory structure built in circa 1941. The applicant requested a Certificate of Appropriateness approval for the following:

1. Proposed west one-story two-car garage addition of approximately 448 square feet.
2. Proposed northwest one-story master bedroom addition of approximately 660 square feet.
3. Proposed removal of front (south) elevation addition of the accessory structure alterations.
4. General site work.

City Staff recommended **APPROVAL** of the application with the following conditions to ensure full compliance with Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation:

1. All new shutters shall be proportioned to completely cover the window opening if closed.
2. The decorative brackets shall be made of primarily wood.

**Historic Preservation Board Case No. 20-30: 522 Clematis Street**

This one-story, painted brick commercial structure contributes to the Clematis Street Historic District and is historically known as the R.C. Ketchem Dry Goods store. Most recently it was a retail architectural salvage store with a recent proposal to turn it into a museum that did not come to fruition. The applicant requested approval for the following:

1. Roof deck addition that includes a wrought iron balcony set behind yet visible from the public right of way.
2. Storefront replacements in traditional pattern including multi-lite transom windows and kneewalls.
3. Interior and site modifications, including mechanical equipment.

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

1. The glazing shall be completely clear.
2. All modifications shall comply with the zoning requirements of the Downtown Master Plan (DMP).

Mr. Gabriel Jaroslavsky made a **motion to APPROVE** Historic Preservation Board Case No. 20-26, at 317 Granada Road and Historic Preservation Board Case Nos. 20-30, at 522 Clematis Street.

Mr. Nick Kassatly seconded the motion; **the motion PASSED** 6-0.

## VIII. NEW BUSINESS

### 1. Historic Preservation Board Case No. 20-23, 501 N Street

The applicant's representative, Edward Sheahan, presented Historic Preservation Board Case No. 20-23.

Ms. Friederike Mittner presented Historic Preservation Board Case Nos. 20-23. The subject property is in the Grandview Heights Historic District, consisting of a vacant lot. The applicant requested a Certificate of Appropriateness approval for the following:

1. New construction of a single-story Contemporary style house of approximately 1,523 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.**

Chairperson Amanda Skier opened the floor to public comment.

Ms. Mittner indicated that Staff received an email, from the applicant's neighbor primarily regarding 501 N Street, but relative to 1115 Alabama Avenue as well. She indicated the email objected to the design, and Staff received a letter of support to the design; the letter of support was included in the meeting packets and the email was forwarded to the Board members. Ms. Mittner indicated that the neighbor who objected had additional questions; Staff responded, but no communication was received.

No members of the public came forward for public comments.

## EXECUTIVE SESSION

Vice-Chairperson Kristin Kellogg made a **motion to APPROVE** Historic Preservation Board Case No. 20-23, for new construction in accordance with the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10 as well as the additional compatibility criteria set forth in the Historic Preservation Ordinance, Section 94-49 of the City Zoning and Land Development Regulations (ZLDRs). The motion is based on 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 and the Historic Preservation Element of the Comprehensive Plan of the City of West Palm Beach, the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10. The additional compatibility criteria set forth in the Historic Preservation Ordinance, Section 94-49 of the City's Zoning and Land Development Regulations (ZLDRs). The conditions included the following:

1. Windows shall feature clear glass on the front elevation with clear and an optional low-e coating on the sides and rear with pyramidal exterior muntins shall be used on all windows and doors.
2. The window and door frame color shall be white.

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

2. **Historic Preservation Board Case No. 20-24**, 1115 Alabama Avenue

The applicant's representative, Edward Sheahan, gave a brief presentation for Historic Preservation Board Case Nos. 20-24.

Ms. Friederike Mittner presented Historic Preservation Board Case Nos. 20-24. The subject property is in the Grandview Heights Historic District, consisting of a building that was historically known as Hurley Cleaners, listed as a commercial style and built circa 1934. The applicant requested an Ad Valorem preconstruction approval for the following:

1. Remove non-original addition on west side of existing building totaling approximately 324 SF.
2. New construction of a single-story Contemporary style two-car garage of approximately 428 square feet.

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

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

There was much discussion between the Board, the applicant and Staff.

Chairperson Amanda Skier opened the floor to public comment.

No members of the public came forward for public comments.

## **EXECUTIVE SESSION**

Vice-Chairperson Kristin Kellogg made a **motion to APPROVE** Historic Preservation Board Case No. 20-24, for Ad Valorem preconstruction; alterations and new construction

(the detached 2-car garage) 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.

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

3. **Historic Preservation Board Case No. 20-25**, 2433 South Flagler Drive

The applicant's representative, Yiannis Varnava, made presentations.

Ms. Friederike Mittner **presented Historic Preservation Board Case No. 20-25**. This two-story, stucco, Mediterranean Revival style residence was built in 1925 by R. B. Shull. The site is known as the Albert and Anna Parker house, contributes to the El Cid Historic District. The house is constructed of hollow tile and is finished with stucco. The main facade of the residence faces south. A tower is located on the primary facade of the residence. A two-story accessory structure is located to the west of the residence and has been joined to the main structure with a two-story addition and a one-story corridor. The applicant requested an Ad Valorem preconstruction approval for the following:

1. Replace two single garage doors facing south on the existing garage with three pairs of outswing French Doors.
2. New construction of a single-story Mediterranean Revival style two-car garage of approximately 400 square feet.

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.

No members of the public came forward for public comments.

## **EXECUTIVE SESSION**

Mr. Dan Pichney made a **motion to APPROVE Historic Preservation Board Case 20-25**, for Ad Valorem preconstruction; alterations and new construction (the detached 2-car garage) 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 compatibility criteria as set forth in Section 94-49, of the City's Zoning and Land Development Regulations (ZLDRs). The conditions included the following:

1. The applicant shall remove the coin elements from the corners of the garage, and removal of the stucco banding.

Vice-Chairperson Kristin Kellogg seconded the motion; the **motion PASSED** 7-0.

4. **Historic Preservation Board Case No. 20-27**, 3308 Washington Road

The applicant, Stephan Yeckes, made presentations.

Mr. Aaron Borngraber presented Historic Preservation Board Case No. 20-27: A request by Stephan A. Yeckes on behalf of 3308 Washington Road, for a variance from Section 94-82(2)(d)(1) and Section 94-82(2)(e)(1) of the Zoning and Land Development Regulations, which requires a primary structure to meet a side and cumulative side setback requirement of 5'-0" and 15'-0" respectively in the Historic Single-Family High Density (SF14-C3) Residential zoning district at 3308 Washington Road. The applicant is requesting a 2'-3" side (north side) and a 7'-3" cumulative (north and south side) side setback "to allow for a decorative arch to balance out a tall but narrow 2 story residence, and lends to the adequate stepping down of the building, while increasing length."

City Staff recommended **DENIAL** of the application, based on the finding that the petition meets only two (2) 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.**

There was much discussion between the Board, the applicant and Staff.

Vice-Chairperson Kristin Kellogg asked Mr. Borngraber if he could recall if there were any other structures, in this Historic District, similar to the proposed property having a masonry structure having a combination of the arched and the square/rectangular windows with varying configurations throughout the property. Mr. Borngraber indicated he was not aware of any.

Mr. Borngraber indicated there was a public email comment from one individual, who was not objecting, but did not prefer the design.

Chairperson Amanda Skier opened the floor to public comment.

No members of the public came forward for public comments.

## EXECUTIVE SESSION

Mr. Reginald Stambaugh made a **motion to DENY** Historic Preservation Board Case No. 20-27, a request by Stephan A. Yeckes, on behalf of 3308 Washington Road, for a variance from Section 94-82(2)(d)(1) and Section 94-82(2)(e)(1) of the Zoning and Land Development Regulations, which requires a primary structure to have meet a side and cumulative side setback requirement of 5'-0" and 15'-0" respectively in the Historic Single-Family High Density (SF14-C3) Residential zoning district at 3308 Washington Road. The applicant is requesting a 2'-3" side (north side) and a 7'-3" cumulative (north and south side) side setback allow for a decorative arch, thus denying a 2'-9" side (north side) and a 7'-9" cumulative (north and south side) side 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 (10) criteria in Article II, Section 94-38(d)(6) have not been met for the variance.

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

### 5. Historic Preservation Board Case No. 20-28, 3308 Washington Road

The property at 3308 Washington Road is located in the Prospect/Southland Park Historic District, consisting of a non-contributing primary two-story structure built in 1925. The applicant is requesting a Certificate of Appropriateness approval for the following:

1. Proposed demolition of an existing non-contributing structure and proposed new construction of a two-story contemporary single-family house of approximately 2,998 square feet with mid-century modern elements and a decorative arch.

Note: This request will be heard in conjunction with the variance submittal of HPB 20-27 for a side setback and cumulative side setback variance to allow for a decorative arch.

City Staff recommended **APPROVAL** of the demolition and **APPROVAL** of the proposed new construction with conditions to ensure **full compliance** with Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation.

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



**EXECUTIVE SESSION**

Mr. Gabriel Jaroslavsky made a **motion to CONTINUE Historic Preservation Board Case No. 20-28**, at 3308 Washington Road, for demolition/new construction in order that the applicant may continue working with Staff to achieve a more suitable design.

Ms. TaCara Chambers seconded the motion; the **motion PASSED 7-0**.

Chairperson Skier indicated the case would be continued to the May 2020 Board meeting.

**IX. OTHER BUSINESS**

None.


**X. ADJOURNMENT**

Chairperson Amanda Skier adjourned the meeting at approximately 6:46 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 28, 2020**, meeting of the **Historic Preservation Board Meeting**, dated this 14<sup>th</sup> day of June, 2020.

  
\_\_\_\_\_  
Chairperson (or designee)

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

|  |   |
|--|---|
| LAST NAME—FIRST NAME—MIDDLE NAME<br><b>Kellogg Kristin Herschell</b> | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><b>Historic Preservation Board</b>   |
| MAILING ADDRESS<br><b>161 Elwa PL</b>                                | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br><input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY |
| CITY<br><b>W Palm Beach</b>  | COUNTY<br><b>Palm Beach</b>   |
| DATE ON WHICH VOTE OCCURRED<br><b>4/28/2019</b>                      | NAME OF POLITICAL SUBDIVISION:<br><br>MY POSITION IS:<br><input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE   |

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Kristin Kellogg, hereby disclose that on April 28, 20 20 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of Smith Kellogg Architecture, Inc., by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The architectural firm, Smith Kellogg Architecture, Inc., of which I am a partner represents the client and project Case No. 20-26317 Granada Road.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

4/19/2020  
Date Filed

  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.