

***Historic Preservation Board
June 22, 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 June 22, 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

MEMBERS ABSENT: Keith Williams, 1st Alternate

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

Vice-Chairperson Kristin Kellogg, 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

Vice-Chairperson Kristin Kellogg requested to move Historic Preservation Board Case No. 21-42: 112 Monroe Drive, from Consent Cases.

Vice-Chairperson Kristin Kellogg requested motions to approve the Agenda [with the noted change] and Minutes.

Mr. Gabriel Jaroslavsky made a **motion to approve** the Agenda for June 22, 2021 [with

the noted change]. Mr. Ken Breslauer seconded the motion; **the motion passed 6-0.**

Vice-Chairperson Kellogg asked if there were any changes to the Minutes of the May 2021 meeting.

Mr. Gabriel Jaroslavsky made a **motion to approve** the Minutes for May 25, 2021. Mr. Ken Breslauer **seconded the motion; the motion passed 6-0.**

III. REPORT OF THE HISTORIC PRESERVATION PLANNER

Ms. Friederike Mittner, City Historic Preservation Planner, reported that since the last meeting of May 2021, Staff had reviewed 151 Level I applications, 3 Level II applications, and 35 zoning reviews.

Ms. Mittner indicated that the in-person meetings would resume at the July 2021 Board meeting, in the Council Chambers.

Mr. Aaron Borngraber, Historic Preservation Planner, announced that this would be his last presentation at the Historic Preservation Board meetings. He indicated that July 2nd was his last day with the City, having accepted a Senior Planner position in Connecticut.

IV. REMARKS BY THE CHAIRPERSON/DECLARATION

Vice-Chairperson Kristin Kellogg 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

- Mr. Daniel Pichney - None.
- Mr. Gabriel Jaroslavsky – disclosed that he had spoken with the applicant regarding HPB Case No. 20-56A, but that he would make his decisions based upon the evidence presented.

- Mr. Ken Breslauer – None.
- Mr. Reginald Stambaugh – None.
- Mr. Nick Kassatly - None.
- Vice-Chairperson Kristin Kellogg - None.

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. 18-04C**: 224 Almeria Road
 The property at 224 Almeria Road is a two-story Mission Revival single-family house built in 1925 by Stiles C. Hall. Architectural features include an enclosed front porch, 1/1-light windows, a rounded knee wall and Porte cochere on the west elevation, and exterior stucco cladding.

On February 27, 2018, the applicant received approval to construct a 535 square foot rear story addition – approximately 266 square feet on the ground floor and 269 square feet on the second. Additional work included site upgrades, an interior remodel to add a rear sitting room, powder room, and upstairs third bedroom, and the installation of white frame aluminum impact windows to replace existing windows. This work is now done, and the applicant is seeking approval for the completed Ad Valorem.

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

Chairperson Amanda Skier joined the meeting at approximately 5:25 p.m.

2. **Historic Preservation Board Case No. 21-42**: 112 Monroe Drive
 This property gained contributing status during the Prospect Park/Southland Park resurvey. This house was built in 1949 and had later additions constructed including the second floor. Character defining features include the bay window and the quoins.

The applicant is requesting a preconstruction Ad Valorem approval for:

1. Add approximately 800 square feet on ground floor to expand kitchen, garage and add attached pool cabana.
2. Add two separate second floor additions, one is an open-air observation deck of approximately 225 square feet and the other is a master bedroom suite of approximately 1,080 square feet.

3. Site work.

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

[This case was removed from the Consent Cases portion of the Agenda for further review of the project.]

Noe Guerra gave a presentation on behalf of the applicants.

Ms. Friederike Mittner, City Historic Preservation Planner, presented Historic Preservation Board Case No. 21-42.

Noe Guerra and James Solomon, applicant, gave a rebuttal to comments made by Board members.

EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to CONTINUE** Case No. 21-42, at 112 Monroe Drive, to the July 2021 Board meeting.

Mr. Ken Breslauer **seconded the motion; the motion passed 7-0**.

3. **Historic Preservation Board Case No. 21-43**: 522 Claremore Drive
This Mission Revival style home built by Hansell Hall contributes to the Flamingo Park Historic District. This is a bit wider lot with both a primary and accessory structure on it. Unfortunately, there have been many detracting alterations over the years which this new owner hopes to correct. Character defining features include the sloped kneewall, parapet roof and arched openings.

The applicant is requesting a preconstruction Ad Valorem approval for:

1. Addition of approximately 440 square feet to the accessory structure.
2. Window and door modifications.
3. Site work including pool and driveway.

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

4. **Historic Preservation Board Case No. 21-45**: 713 Park Place
This Bungalow style home built in 1926 contributes to the Grandview Heights Historic District. Unfortunately, it has faced deferred maintenance over the years. Character defining features include the double front facing eaves and horizontal siding. Non-original shed like additions have already been removed from the site.

The applicant is requesting a preconstruction Ad Valorem approval for:

1. Add approximately 276 square feet to the rear of the primary structure plus

- a covered porch and deck,
- 2. Window and door modifications, specifically front door to glass with sidelites and new elongated front windows.
- 3. Site work including pool and driveway.

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

- 1. The front door shall be a single craftsman style door with no side lites.
- 2. The front facing windows shall be a traditional 1/1 sash with proportions that exist on the side of the house.

EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to APPROVE** Consent Case No. 18-04C, at 224 Almeria Road, Consent Case No. 21-43, at 522 Claremore Drive, and Consent Case No. 21-45, at 713 Park Place.

Mr. Ken Breslauer **seconded the motion; the motion passed 6-0.**

Chairperson Amanda Skier presided over the remainder of the meeting at approximately 5:58 p.m.

VII. CONTINUED CASES

- 1. **Historic Preservation Board Case No. 20-56A**: 253 Barcelona Road
This large and significant property at 253 Barcelona Road is in the El Cid Historic District, consisting of multiple structures including Ann Norton's home and studio and now functions as a non-profit known as the Ann Norton Sculpture Garden displaying many of her works outdoors. The house was originally designed by Maurice Fatio, built by E. B. Walton in 1924 and is classified in the Monterey style.

On September 22, 2020, the applicant received approval for the following from the Historic Preservation Board:

- 1. Window and door replacement with Kolbe aluminum clad Basil finish frames in impact to match existing styles.
- 2. Removal of small (approximately 60 square feet) rear non-original addition.
- 3. Balcony repairs.
- 4. General wood, stucco repairs and repainting.

With the following conditions:

- 1. All south facing windows except those in the enclosed second floor porch shall be retained and repaired.

2. All replacement windows shall feature clear glass, no low-e or tinting of any kind.
3. All balcony components that require replacement instead of repair shall be submitted to staff for review and approval of replacement component.

The applicant is currently asking for a reconsideration of condition number one due to overall resiliency for the structure.

EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to CONTINUE** Consent Case No. 20-56A, at 253 Barcelona Road, to the Historic Preservation Board meeting of July 27, 2021.

Mr. Ken Breslauer **seconded the motion; the motion passed** 7-0.

VIII. NEW BUSINESS

1. **Historic Preservation Board Case No. 21-41**: 837 4th Street

The property at 837 4th Street is located in the Northwest Historic District, consisting of the Scipio & Emma Perkins House, the primary Mission Revival structure built in circa 1925/1927. The previous single-story Frame Vernacular accessory structure built circa 1925/1914 was demolished in 2020 under Permit #20010488 with a demolition override. The property formerly had an address of 823 4th Street.

The applicant is requesting an Ad Valorem Preconstruction approval for the following:

1. Proposed alterations to the existing contributing primary structure and new construction of a proposed accessory structure in the frame vernacular style of approximately 890 square feet.

Erick Gonzalez, the applicant's representatives, gave a presentation.

Mr. Aaron Borngraber presented Historic Preservation Board Case No. 21-41.

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

1. The structure shall have a traditional Mission Revival stucco applied.
2. All glass shall be Clear. All Window and Door frames shall be White or Bronze. All windows exterior shall be inset a minimum of one inch from the exterior wall.
3. The chimneys, roof scuppers, and existing parapet wall; detailing and articulation shall remain and be repaired as necessary.

4. The rear one-story addition shall remain as a flat roof with overhang and no parapet wall added. The arched openings shall be cornered.
5. The second-floor center window opening shall be retained, and a 6/1 sash window added.
6. The windows and doors shall have the following changes:
 - a. Window A shall have a paired sash window with a 6/1 lite pattern and a 6- inch wide mullion. The mullion shall extend beyond the window casing.
 - b. Window B shall have a sash window with a 6/1 lite pattern. If a casement is necessary for egress, then the casement shall have a lite pattern to mimic a 6/1 sash window.
 - c. Window D shall have a vertical 3 lite pattern and Window E shall have a vertical 2 lite pattern.
 - d. Door 1 shall have a traditional Mission Revival door without sidelites.
 - e. Door 2 shall have a paired French door with a 15-lite pattern on each door.
 - f. Door 3 shall have a paired French door with a 15-lite pattern on each door and maintain the same head height and opening width as Window A on the front second floor elevation.
 - g. Door 3A shall be a French door with a 15-lite pattern.

City Staff recommended **APPROVAL** of the proposed new construction of an accessory structure with the following conditions to ensure **full compliance** with Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation:

1. The structure shall have smooth hardieboard or similar siding on all elevations in a bevel profile.
2. All glass shall be Clear or Clear with Low-E. All Window and Door frames shall be White. All windows shall have a sill made of wood or a wood alternative product.
3. The windows and doors shall have the following changes:
 - a. Window A shall have a paired sash window with a 1/1 lite pattern and a 6- inch wide mullion.
 - b. Window B shall have a sash window with a 1/1 lite pattern. If a casement is necessary for egress, then the casement shall have a lite pattern to mimic a 1/1 sash window.

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

Chairperson Amanda Skier opened the floor to public comment.

There were no members of the public providing public comments.

EXECUTIVE SESSION

Mr. Daniel Pichney **made a motion to APPROVE** Historic Preservation Case No. 21-41, at 837 4th Street, for alterations, in accordance with Standards as set forth in 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 the Interior's Standards for Rehabilitation, specifically Standards 9 and 10. The conditions include the following:

1. The structure shall have a traditional Mission Revival stucco applied.
2. All glass shall be Clear. All Window and Door frames shall be White or Bronze. All windows exterior shall be inset a minimum of one inch from the exterior wall.
3. The chimneys, roof scuppers, and existing parapet wall; detailing and articulation shall remain and be repaired as necessary.
4. The rear one-story addition shall remain as a flat roof with overhang and no parapet wall added. The arched openings shall be cornered.
5. The second-floor center window opening shall be retained, and a 6/1 sash window added.
6. The windows and doors shall have the following changes:
 - a. Window A shall have a paired sash window with a 6/1 lite pattern and a 6- inch wide mullion. The mullion shall extend beyond the window casing.
 - b. Window B shall have a sash window with a 6/1 lite pattern. If a casement is necessary for egress, then the casement shall have a lite pattern to mimic a 6/1 sash window.
 - c. Window D shall have a vertical 3 lite pattern and Window E shall have a vertical 2 lite pattern.
 - d. Door 1 shall have a traditional Mission Revival door without sidelites.
 - e. Door 2 shall have a paired French door with a 15-lite pattern on each door.
 - f. Door 3 shall have a paired French door with a 15-lite pattern on each door and maintain the same head height and opening width as Window A on the front second floor elevation.
 - g. Door 3A shall be a French door with a 15-lite pattern.

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

Mr. Daniel Pichney **made another motion to APPROVE** Historic Preservation Case No. 21-41, at 837 4th Street, 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. 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 the Interior's Standards for Rehabilitation, specifically Standards 9 and 10. The conditions include the following:

1. The structure shall have smooth hardieboard or similar siding on all elevations in a bevel profile.
2. All glass shall be Clear or Clear with Low-E. All Window and Door frames shall be White. All windows shall have a sill made of wood or a wood alternative product.
3. The windows and doors shall have the following changes:
 - a. Window A shall have a paired sash window with a 1/1 lite pattern and a 6- inch wide mullion.
 - b. Window B shall have a sash window with a 1/1 lite pattern. If a casement is necessary for egress, then the casement shall have a lite pattern to mimic a 1/1 sash window.

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

2. **Historic Preservation Board Case No. 21-44:** 5000 Spruce Avenue
The property at 5000 Spruce Avenue is located in the Northwood Harbor Historic District, consisting of a contributing Minimal Traditional structure built in 1950.

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

1. Replacement of existing doors and windows with impact horizontal roller windows and single-hungs with white exterior frames.

Wendy Rodriguez gave a brief presentation on behalf of the applicant. She requested a continuance to the Historic Preservation Board meeting of July 27, 2021.

Mr. Aaron Borngraber presented Historic Preservation Board Case No. 21-44.

Staff recommended **APPROVAL** of the proposed alterations with the following conditions to **bring the project into full compliance** with Standards 6 and 9 of the Secretary of the Interior's Standards for Rehabilitation:

1. All windows except for #2 Living Room XOX horizontal shall be modified and have the following configurations:
 - a. An awning window with an even number of panels may be replaced with a casement or single-hung window matching the existing lite pattern.
 - b. An awning window with an odd number of panels may be replaced with a casement or an oriel single-hung window matching the existing lite pattern.
2. All lites shall have an external dimensional flat muntin matching the existing windows.

3. All windows shall be sized to fit the window frame, match the location of the original windows within the window frame, street facing glass shall be clear, and non-street facing glass shall be clear or clear with low-e.

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

There were no members of the public providing public comments.

EXECUTIVE SESSION

Mr. Gabe Jaroslavsky **made a motion to CONTINUE** Historic Preservation Case No. 21-44, at 5000 Spruce Avenue, to the Historic Preservation Board meeting of July 27, 2021.

Mr. Reginald Stambaugh **seconded the motion; the motion passed** 7-0.

3. **Historic Preservation Board Case No. 21-46**: 2417 Medina Way
This property located mid-block on the west side of Medina in the heart of the El Cid Historic District, consists of a non-contributing primary Minimal Traditional style one- story structure built in 1949 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 L-shaped single-family home of approximately 4,726 SF in the Mission Revival style.

Raphael Saladrigas, the applicant's representative, gave a presentation.

Nancy Jardini, the owner, gave a brief presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-46.

City Staff recommended **APPROVAL** of the demolition.

City Staff recommended **APPROVAL** of the proposed revised new construction design.

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

Chairperson Amanda Skier opened the floor to public comment.

There were no members of the public providing public comments.

EXECUTIVE SESSION

Mr. Ken Breslauer **made a motion to APPROVE** Historic Preservation Case No. 21-46, at 2417 Medina Way, 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 (ZLDRs). The motion is based upon the testimony presented, along with the application submitted and the Staff Report which constitute competent substantial evidence.

Mr. Reginald Stambaugh **seconded the motion; the motion passed 7-0.**

Mr. Ken Breslauer **made another motion to APPROVE** Historic Preservation Case No. 21-46, at 2417 Medina Way, for New Construction, in accordance with the Security of Interior 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.**

4. **Historic Preservation Board Case No. 21-47**: 813 6th Street

The property at 813 6th Street is located in the Northwest Historic District, consisting of a vacant lot. The previous two-story Frame Vernacular structure built 1925 was demolished in 2007 under Permit #07050336 with a demolition override.

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

1. Proposed new construction of a one-story vernacular single-family house of approximately 1,685 square feet.

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

1. The structure shall have smooth hardieboard or similar siding on all elevations in a bevel profile.
2. All shutters shall be sized to completely cover the window opening as if they were operable.
3. All street facing glass shall be Clear. Non-street facing glass shall be Clear or Clear with Low-E coating. The paired windows shall feature a 4-inch wide mullion that projects beyond the window casing. Single-hung windows shall feature a 2/1 lite pattern, fixed windows shall appear as a 2/1 window, and the doors shall feature a quarter top 4-lites or a 8 to 15 lite pattern depending on size. All muntins shall have an external dimensional profile. All windows shall have a white exterior frame.
4. All windows shall have a sill made of stucco, pressured treated wood, or a

wood alternative product.

5. **Historic Preservation Board Case No. 21-48**: 818 8th Street

The property at 818 8th Street is located in the Northwest Historic District, consisting of a vacant lot. The previous single-story Frame Vernacular structure built circa 1924 was demolished in 1997 under Permit #97009171 with a demolition override.

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

1. Proposed new construction of a one-story vernacular single-family house of approximately 1,685 square feet.

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

1. The structure shall have smooth hardieboard or similar siding on all elevations in a bevel profile.
2. All shutters shall be sized to completely cover the window opening as if they were operable.
3. All street facing glass shall be Clear. Non-street facing glass shall be Clear or Clear with Low-E coating. The paired windows shall feature a 4-inch wide mullion that projects beyond the window casing. Single-hung windows shall feature a 3/1 lite pattern, fixed windows shall appear as a 2/1 window, and the doors shall feature a quarter top 4-lites or a 8 to 15 lite pattern depending on size. All muntins shall have an external dimensional profile. All windows shall have a white exterior frame.
4. All windows shall have a sill made of stucco, pressured treated wood, or a wood alternative product.

6. **Historic Preservation Board Case No. 21-49**: 629 11th Street

The property at 629 11th Street is located in the Northwest Historic District, consisting of a vacant lot. The previous single-story Frame Vernacular structure built circa 1929 was demolished in 2002 under Permit #02080228 with a demolition override.

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

1. Proposed new construction of a one-story vernacular single-family house of approximately 1,685 square feet.

Staff recommended **APPROVAL** of the proposed new construction with the following conditions to ensure **full compliance** with Standards 9 and 10 of the

Secretary of the Interior's Standards for Rehabilitation:

1. The structure shall have smooth hardieboard or similar siding on all elevations in a bevel profile.
2. All shutters shall be sized to completely cover the window opening as if they were operable.
3. All street facing glass shall be Clear. Non-street facing glass shall be Clear or Clear with Low-E coating. The paired windows shall feature a 4-inch wide mullion that projects beyond the window casing. Single-hung windows shall feature a 2/2 lite pattern, fixed windows shall appear as a 2/2 window, and the doors shall feature a quarter top 4-lites or a 8 to 15 lite pattern depending on size. All muntins shall have an external dimensional profile. All windows shall have a white exterior frame.
4. All windows shall have a sill made of stucco, pressured treated wood, or a wood alternative product.
5. The property shall be combined prior to permitting.

Julie Miller gave a presentation on behalf of the applicant.

Mr. Aaron Borngraber presented Historic Preservation Board Case No. 21-47, Historic Preservation Board Case No. 21-48, and Historic Preservation Board Case No. 21-49, simultaneously.

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

Chairperson Amanda Skier opened the floor to public comment.

There were no members of the public providing public comments.

Mr. Dan Pichney **made a motion to APPROVE** Historic Preservation Case No. 21-47, at 813 6th Street, for New Construction, in accordance with the Security of Interior 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 the Interior's Standards for Rehabilitation, specifically Standards 9 and 10. The conditions include the following:

1. The structure shall have smooth hardieboard or similar siding on all elevations in a bevel profile.
2. All shutters shall be sized to completely cover the window opening as if they were operable.

3. All street facing glass shall be Clear. Non-street facing glass shall be Clear or Clear with Low-E coating. The paired windows shall feature a 4-inch wide mullion that projects beyond the window casing. Single-hung windows shall feature a 2/1 lite pattern, fixed windows shall appear as a 2/1 window, and the doors shall feature a quarter top 4-lites or a 8 to 15 lite pattern depending on size. All muntins shall have an external dimensional profile. All windows shall have a white exterior frame.
4. All windows shall have a sill made of stucco, pressured treated wood, or a wood alternative product.

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

Mr. Gabriel Jaroslavsky **made a motion to APPROVE Historic Preservation Case No. 21-48**, at 818 8th Street, for New Construction, in accordance with the Security of Interior 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 the Interior's Standards for Rehabilitation, specifically Standards 9 and 10. The conditions include the following:

1. The structure shall have smooth hardieboard or similar siding on all elevations in a bevel profile.
2. All shutters shall be sized to completely cover the window opening as if they were operable.
3. All street facing glass shall be Clear. Non-street facing glass shall be Clear or Clear with Low-E coating. The paired windows shall feature a 4-inch wide mullion that projects beyond the window casing. Single-hung windows shall feature a 3/1 lite pattern, fixed windows shall appear as a 2/1 window, and the doors shall feature a quarter top 4-lites or a 8 to 15 lite pattern depending on size. All muntins shall have an external dimensional profile. All windows shall have a white exterior frame.
4. All windows shall have a sill made of stucco, pressured treated wood, or a wood alternative product.

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

Mr. Dan Pichney **made a motion to APPROVE Historic Preservation Case No. 21-49**, at 629 11th Street, for New Construction, in accordance with the Security of Interior 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 the Interior's Standards for Rehabilitation, specifically Standards 9 and 10. The conditions include the following:

1. The structure shall have smooth hardieboard or similar siding on all elevations in a bevel profile.
2. All shutters shall be sized to completely cover the window opening as if they were operable.
3. All street facing glass shall be Clear. Non-street facing glass shall be Clear or Clear with Low-E coating. The paired windows shall feature a 4-inch wide mullion that projects beyond the window casing. Single-hung windows shall feature a 2/2 lite pattern, fixed windows shall appear as a 2/2 window, and the doors shall feature a quarter top 4-lites or a 8 to 15 lite pattern depending on size. All muntins shall have an external dimensional profile. All windows shall have a white exterior frame.
4. All windows shall have a sill made of stucco, pressured treated wood, or a wood alternative product.
5. The property shall be combined prior to permitting.

Mr. Ken Breslauer **seconded the motion; the motion passed** 7-0.

IX. ADJOURNMENT

Chairperson Amanda Skier adjourned the meeting at approximately 7:19 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 **June 22, 2021**, meeting of the **Historic Preservation Board Meeting**, dated this

28th day of September, 2021.

Amanda H. Skier
Chairperson (or designee)