

**Historic Preservation Board  
June 23, 2020 Meeting Minutes**

*Due to the COVID-19 virus, and pursuant to Florida's Executive Order 20-69, and City of West Palm Beach's Executive Orders 2020-05 and 2020-09, the June 23, 2020, 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  
TaCara Chambers, Member  
Gabriel Jaroslavsky, Member  
Kenneth Breslauer, Member  
Reginald Stambaugh  
Nicholas Kassatly, 1<sup>st</sup> Alternate

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Friederike Mittner, City Historic Preservation Planner  
Aaron Borngraber, Historic Preservation Planner  
Ana Maria Aponte, City Urban Designer  
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 5:03 P.M. Due to the Board Secretary experiencing technical difficulties, Ms. Friederike Mittner 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. Ms.

Friederike Mittner indicated that Staff was informed that one of the Board members wished to pull the Consent item off of the agenda.

Vice-Chairperson Kristin Kellogg made a **motion to approve** the modified Agenda for June 23, 2020, pulling Historic Preservation Board Case No. 18-48C (134 Greymon Drive), off of the Consent Agenda. Mr. Gabriel Jaroslavsky seconded the motion; **the motion passed** 7-0.

Chairperson Amanda Skier then asked for approval of the Minutes of May 26, 2020. Vice-Chairperson Kristin Kellogg made a **motion to approve** the Minutes for May 26, 2020. Mr. Gabriel Jaroslavsky 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 April 2020, Staff had reviewed 75 Level I applications and 16 zoning reviews; there were no additional Level II applications.

Ms. Mittner announced and presented awards to the 2020 Preservation Award winners. The four (4) categories included the following:

- Rehabilitation – Sam Fisch, 257 Granada Road (El Cid)
- Rehabilitation – (Honorable Mention) – Chris Leith, 2411 S. Olive Avenue (El Cid)
- Infill Design – Rafael Rodriguez, Raphael Saladrigas, Jim Williams and Jeff Berkun, 630 O Street (Grandview Heights)
- Craftsmanship – First Church of Christ Scientist Roof, 809 S. Flagler Drive
- Service – Susan Thomas, Transfer Development Rights (TDR) Program

### 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 Executive Order No. 20-69, issued by the Office of Governor Ron DeSantis on March 20, 2020, and Mayor Keith A. James' Executive Order No. 2020-05 issued on April 2<sup>nd</sup>, 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 14<sup>th</sup>, 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. Dan Pichney disclosed he had received an email from Ms. Friederike Mittner reminding him that the applicant for Consent Case No. 18-48C, was an acquaintance of his and that he would be recusing himself.

Ms. Kristin Kellogg disclosed that she had spoken with Ms. Friederike Mittner regarding the cases on the Agenda, but that she can make his decisions based upon the evidence presented.

Mr. Gabriel Jaroslavsky disclosed he had spoken with Ms. Friederike Mittner regarding the cases on the Agenda, but that he can make his decisions based on the evidence presented.

Chairperson Amanda Skier disclosed that she had spoken with Ms. Mittner regarding the cases on the Agenda for the meeting. She also disclosed that she had received emails regarding Historic Preservation Board Case No. 20-37 (3130 Washington Road), 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**

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

*Mr. Dan Pichney recused himself from the meeting at 5:31 p.m.*

**VI. CONSENT CASES**

None.

**VII. CONTINUED CASES**

None.

## VIII. NEW BUSINESS

1. **Historic Preservation Board Case No. 18-48C**: 134 Greymon Drive, Ad Valorem Completed Work – Additions/Alterations

The applicant, Raimo Karvonen, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 18-48C. This two story Mission Revival style home was built in 1925 and is contributing to the Prospect Park/Southland Park historic district. Its front façade is unique in that it has diverse projections from the parapet roof lines including an arch.

On August 28, 2018, the applicant received approval from the Historic Preservation Board for the following:

1. Demolish non-historic rear one-story addition of approximately 240 square feet.
2. Construct a new two-story addition at the rear (south) elevation of approximately 897 square feet that will include a family room on the first floor and a master bedroom suite on the second floor. The addition will have a hip roof surfaced in barrel tile and be finished in stucco.
3. Replace all windows and doors with impact single hungs, casements or fixed that reflect the original 4/1 lite pattern. The PGT product will be an aluminum frame in white with clear glass.
4. Interior and site work including restoration of two pecky cypress doors.

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

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. 18-48C, for Ad Valorem completed work, in accordance with Standards 9 and 10, as set for in Section 94-49 of the City's 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.

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

*Mr. Dan Pichney returned to the meeting at 5:37 p.m.*

2. **Historic Preservation Board Case No. 20-37**, 3130 Washington Road/3140 Washington Road, Relocation of structure, construction of new accessory

The applicant, Sean Heyniger, and David Lawrence, the applicant's representative, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 20-37. This is a prominent site on the east side of Washington Road in the Prospect Park/Southland Park Historic District. The structure on site was built in 1939 in the Colonial Revival style and is known as the E.R. Anderson house. The structure has had many additions and alterations over the years, yet the core of the structure remains. Additionally, many proposals have been brought forth to the Historic Preservation Board over the years for alterations, demolition and/or relocation with varying degrees of support. The current owner owns and resides in the contributing property adjacent to the southern property line.

On May 28, 2019, the owner received approval from the Historic Preservation Board for the following under Case 18-66:

1. Demolition of covered curved breezeway, pool cabana space (formerly the garage) and any other non-original additions.
2. Relocation of original house to the front of the lot with an approximately 48' front setback.
3. Construction of a new two story single family home with a semi attached two story garage and a colonnaded breezeway connecting the new construction with the original house. All new construction is in a traditional Georgian style with complex hip roofs surfaced in white flat concrete tile. The maximum height will be 30'-0". Windows are multi-lite, primarily 6/6, all wood impact Hartman windows. The windows will be flanked by colonial shutters. The exterior wall will be surfaced with horizontal hardi-board lap siding on the second floor and smooth stucco on the ground floor.
4. Site work including a 6'-0" wall, motor court, driveway and pool.

The applicant is now requesting approval for the following:

1. Relocation of historic house to newly created lot south of existing approved relocation site.
2. Elimination of colonnade and other minor architectural modifications to approved new construction of primary structure, since relocated house will no longer be attached. (formerly the garage) and any other non-original additions.
3. Construction of new Colonial style accessory structure named

“gatehouse” of approximately 997 square feet.

The proposed plans comply with zoning requirements.

City Staff recommended **APPROVAL** of the application as submitted for relocation and new construction of an accessory structure (with all other previously approved design elements remaining largely the same) as presented in the plans with the following conditions:

1. Since the house is being relocated to another parcel the Ad Valorem Tax Exemption shall no longer be applicable (***condition removed***).
2. One of the driveways for the new construction at 3130 Washington Road shall be eliminated.
3. All subdivision/replat requirements shall be met and approved prior to permitting for construction and relocation.
4. Windows shall be added to both the north and south elevations of the accessory structure.
5. Both floors of the north projection (dining first floor, bathroom second floor) shall be modified in plan into an octagonal shape to pay homage to the original breakfast nook in this location.

**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 Staff received 2 emails in favor of the project; another email regarding questions of deed restrictions and not building east of the existing building at 3140 Washington Road. She expressed that there was no building on the lot at 3140 Washington Road, east of the existing structure. Ms. Mittner stated the relocated structure was being placed on the west side, and the other new construction which was previously approved, had not shifted its location in any way. She stated additionally, as what was referenced by the applicant’s architect, there were email exchanges between the property owner to the north of 3120 Washington Road, the applicant, and the architect; what was the new plan and the impacts potentially made on their property.

## **EXECUTIVE SESSION**

Mr. Gabriel Jaroslavsky made a **motion to APPROVE** Historic Preservation Board Case No. 20-37, for alterations and Ad Valorem tax exception, in accordance with Standards 9 and 10, 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 included the following:

1. All subdivision/replat requirements shall be met and approved prior to permitting for construction and relocation.

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

Mr. Gabriel Jaroslavsky made **another motion to APPROVE** Historic Preservation Board Case No. 20-37, 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 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. 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. One of the driveways for the new construction at 3130 Washington Road shall be eliminated.
2. All subdivision/replat requirements shall be met and approved prior to permitting for construction and relocation.
3. Windows shall be added to both the north and south elevations of the accessory structure.
4. Both floors of the north projection (dining first floor, bathroom second floor) shall be modified in plan into an octagonal shape to pay homage to the original breakfast nook in this location.

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

## **IX. OTHER BUSINESS**

None.

**X. ADJOURNMENT**

Chairperson Amanda Skier adjourned the meeting at approximately 6:16 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 23, 2020**, meeting of the **Historic Preservation Board Meeting**, dated this 9<sup>th</sup> day of September, 2020.

Amanda H. Skier  
Chairperson (or designee)

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

LAST NAME—FIRST NAME—MIDDLE NAME <b>PICHNEY</b>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>HISTORIC PRESERVATION</b>
MAILING ADDRESS <b>3930 N. FLAGLER</b>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY      COUNTY <b>WPB      PALM BEACH</b>	NAME OF POLITICAL SUBDIVISION: <b>WPB</b>
DATE ON WHICH VOTE OCCURRED <b>6/23/2020</b>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

## 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, DANIEL PICHNEY, hereby disclose that on 6/23/, 20 20:

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

- 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 \_\_\_\_\_, 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:

I AM AN AQUAINTANCE OF APPLICANT & IN THE PAST WE HAD DISCUSSED THE ISSUE SUBSEQUENTLY DISCUSSED @ MTNG

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.

6/29/2020  
Date Filed

[Signature]  
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.