

**Historic Preservation Board
July 28, 2020 Meeting Minutes
Via Zoom Conferencing**

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 July 28, 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
Gabriel Jaroslavsky, Member
Kenneth Breslauer, Member
Reginald Stambaugh, Member
Nicholas Kassatly, Member
Keith Williams, 1st Alternate

MEMBERS ABSENT: None

STAFF PRESENT: Friederike Mittner, City Historic Preservation Planner
Aaron Borngraber, 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 a motion to approve the Agenda.

Vice-Chairperson Kristin Kellogg made a **motion to approve** the Agenda for July 28, 2020. Mr. Gabriel Jaroslavsky seconded the motion; **the motion passed** 7-0.

Chairperson Amanda Skier then asked for approval of the Minutes of June 23, 2020.

Vice-Chairperson Kristin Kellogg made a **motion to approve** the Minutes for June 23, 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, welcomed Keith Williams, 1st Alternate member to the Board. She indicated that Ms. TaCara Chambers had transitioned to the Art In Public Places Committee.

Ms. Mittner shared that the Preservation On Main Street Conference would be taking place virtually starting Wednesday, July 29, 2020 and that the following week, the National Alliance of Preservation Commission's Forum Conference would also be virtual.

Ms. Mittner indicated that since the last meeting of June 2020, Staff had reviewed 98 Level I reviews, 37 zoning reviews; and 5 Level II reviews.

Chairperson Skier stated that she hopes the Board members would be available to tune in for the Conference. She welcomed Keith Williams, the most recent Board member.

Keith Williams shared his previous experience on the Planning Board, and expressed his thanks.

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 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.

Mr. Nick Kassatly entered the meeting at approximately 5:04 p.m.

A. EX-PARTE COMMUNICATION

Chairperson Amanda Skier disclosed that she had spoken with the property owner at 2527 South Flagler Drive, and Ms. Mittner regarding the case as well. She indicated that she could make her decision based upon the 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. CONSENT CASES

1. **Historic Preservation Board Case No. 20-41**: 801 Ardmore Road

The property at 801 Ardmore Road is in the Flamingo Park Historic District, consisting of a contributing primary house and accessory structure (previously with address of 2213 Lake Ave.) both built in 1950.

The simple masonry house is a one-story structure with a cross gable roof system. The front street facing elevation features a projecting front facing gable portion and a covered entryway with new aluminum windows.

The applicant is requesting a preconstruction Ad Valorem approval for the following:

1. Addition of storage area and master bath on west side of approximately 347 square feet.
2. addition of living area and summer kitchen in rear of approximately 336 square feet.
3. Enclosure of pool cabana and bath addition.

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

Mr. Gabriel Jaroslavsky made a **motion to APPROVE Historic Preservation Board Case No. 20-41**, at 801 Ardmore Road, for Ad Valorem Preconstruction and alterations plus additions.

Mr. Kenneth Breslauer seconded the motion; **the motion PASSED 7-0.**

VII. CONTINUED CASES

None.

VIII. NEW BUSINESS

1. **Historic Preservation Board Case No. 20-38:** 2527 South Flagler Drive, Ad Valorem Preconstruction for rehabilitation and lifting of contributing house, new construction of single-family residence and modifications to site to north.

The applicant, David Lawrence, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 20-38. This is a prominent property along South Flagler Drive. The existing Mediterranean Revival house on site contributes to the El Cid historic district and was built in 1925 and is credited to architect W.B. Eckler, who designed many notable structures in the area including the house immediately to the west. The house was altered in the 1950's, however, we are fortunate to have images of both the original design and the later modifications. It is affectionately referred to as the "General's house" since retired Brigadier General Albin F. Irzyk, a leader in WWII and Vietnam, lived there from the 1970's until his passing at 101 years of age in 2018.

The applicant is requesting approval for the following, contingent on an alley abandonment and replat approval to be reviewed by Planning and Engineering Departments to make the following feasible:

1. Restoration of the "General's house" based on pictorial evidence including removal of later additions such as the octagon extension of the dining room and elevating the structure to meet base flood plain elevation (approximately 3'-0"); seeking Ad Valorem preconstruction approval of this component.
2. Construction of a new "Bermuda style" single-family residence and cabana of approximately 6,444 square feet on the newly created lot fronting Flagler Drive. Smooth stucco finish, flat white tile and simple single pane fixed, and casement windows proposed on exterior with entrance facing north.
3. Driveway addition off Flagler Drive to motor court of new construction
4. Driveway addition off Sunset Road to access all three properties, with prior approval of 2501 South Flagler Drive to remain in place except for relocation of garage doors to west elevation.

The proposed plans would comply with zoning requirements if the alley is abandoned. Therefore, this project should not commence until that item is resolved.

Staff recommended **APPROVAL** of the application, if the Board finds that the application has sufficient information, with the following **conditions**:

1. Alley abandonment and subdivision process shall be approved and finalized prior to any permitting or work commencing on new construction of house.
2. Contributing structure (the "General's" house) shall be elevated and at least 50% rehabilitation shall be completed including foundation and roof prior

- to commencement of construction of new house.
3. When contributing structure is elevated, it shall be to the minimum allowable flood elevation and structure shall be located to meet 5'-0" side setback of western portion of lot.
 4. Permit wall shall remain and be restored as indicated on submitted plans.
 5. Any additional significant alterations to approved plans of 2501 South Flagler Drive shall be brought to the Board for approval.
 6. West elevations of new structure shall have additional fenestration.
 7. Trellis connecting cabana and main structure of new construction shall be eliminated.
 8. Cabana for new construction shall be centered on new construction not aligned on east elevation.
 9. Window and door information shall be submitted to staff prior to permitting to confirm compliance with adopted fenestration policy, otherwise materials and glazing shall be referred back to the Board.

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

There was additional discussion between the Board, Staff and the applicant regarding:

- Subdivision of lots along Flagler Drive,
- The direction of frontage along Flagler Drive; east and west,
- Preservation of the neighborhood views;
- Removal of lift station;
- Possible service entrances to the property; and
- Garage location, shared driveways for single family homes, and alley.

Chairperson Amanda Skier opened the floor to public comment.

Ms. Friederike Mittner read into the record emails received regarding this case. She indicated that she had received a telephone from a neighbor, and a Google voicemail. Ms. Mittner also made a correction to the size of the subject property which was approximately 6,500 square feet.

There were two (2) members of the public who provided public comments.

Sean Heyniger and David Lawrence offered a rebuttal to public comments in opposition of the project.

EXECUTIVE SESSION

Vice-Chairperson Kristin Kellogg made a **motion to CONTINUE Historic Preservation Board Case No. 20-38**, to the August 2020 Board meeting.

Mr. Nick Kassatly seconded the motion; **the motion PASSED** 7-0.

IX. OTHER BUSINESS

None.

X. ADJOURNMENT

Chairperson Amanda Skier adjourned the meeting at approximately 7:46 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 **July 28, 2020**, meeting of the **Historic Preservation Board Meeting**, dated this 9th day of September, 2020.

Amanda H. Skier
Chairperson (or designee)