

Historic Preservation Board
September 22, 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 September 22, 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
Dan Pichney, Member
Gabriel Jaroslavsky, Member
Kenneth Breslauer, Member
Reginald Stambaugh, Member
Nicholas Kassatly, Member
Keith Williams, 1st Alternate

MEMBERS ABSENT: Kristin Kellogg, Vice-Chairperson

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.

Mr. Gabriel Jaroslavsky made a **motion to approve** the Agenda for September 22, 2020. Mr. Kenneth Breslauer seconded the motion; **the motion passed** 6-0.

Chairperson Amanda Skier then asked for approval of the Minutes of August 25, 2020.

Mr. Gabriel Jaroslavsky made a **motion to approve** the Minutes for August 25, 2020. Mr. Mr. Kenneth 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 August 2020, Staff had reviewed 96 Level I reviews, 2 Level II reviews, and 39 zoning reviews. She indicated that the Board would continue meeting virtually for upcoming Board meetings.

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.

A. EX-PARTE COMMUNICATION

Chairperson Amanda Skier disclosed that she had spoken with Ms. Mittner regarding the cases on the agenda, but 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.

Mr. Reginald Stambaugh joined the meeting at 5:06 P.M.

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. 16-36C**: 617 Claremore Drive

This two-story vernacular style residence was constructed in 1924 by Prather and Sherman. It is listed as a contributing structure within the Flamingo Park Historic District. The house is surfaced with stucco. It has a hip roof surfaced with metal shingles. The front elevation features a projecting enclosed porch, covered entry, and symmetrical fenestration. The structure is located on a corner lot; the main façade faces south. A contributing accessory structure built circa 1924 is located at the rear of the primary structure.

On May 24, 2016, the applicant received approval for an Ad Valorem Preconstruction application by the Historic Preservation Board (HPB) for the following work:

1. Demolish the one-story laundry room addition on the north elevation,
2. Construct a two-story, 893 net square foot addition to the rear (north) of the existing structure. This would include a family room and loggia (open air) on the first floor and a master suite on the second floor. The only visible portion from the front elevation of this addition is a projecting second floor balcony. The addition will feature a hip roof, stucco siding and Kolbe and Kolbe wood windows and doors.
3. Interior modifications.
4. Alterations to the detached accessory structure.

City Staff recommended **APPROVAL** of the Completed Work Application.

2. **Historic Preservation Board Case No. 20-51**: 202 Lytton Court

The property at 202 Lytton Court is located in the Central Park Historic District, consisting of a contributing primary one-story Frame Vernacular structure built in 1944 and a one-story non-contributing accessory structure (shed) built in 1970.

The applicant is requesting an Ad Valorem Preconstruction approval for:

1. Additions and alterations of approximately 376 square feet of living space, opening a previously enclosed porch, and other site work for a contributing primary Frame Vernacular built in 1944.

The property is zoned MF20-C1. This street is known for small lots. The proposed additions comply with all zoning requirements.

The additions and alterations to the house open the previously enclosed front north facing porch additions with a center door and sidelights and square off previous additions with matching siding and windows.

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

conditions:

1. The sidelights shall be reduced by approximately one foot and shall have a lite pattern of 6 or 8 lites.
2. The new paired windows shall have a 4-inch wide mullion.
3. All new glass facing Lytton Court shall have clear glass only.

3. **Historic Preservation Board Case No. 20-54**: 812 Biscayne Drive

The property at 812 Biscayne Drive is in the Flamingo Park Historic District, consisting of a contributing primary house and accessory structure both built in 1924 in the Mission Revival style by G.W. Hamilton.

The simple stucco house is a one-story structure with a parapet roof and a Porte cochere on the west elevation through which one can see the detached accessory structure.

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

1. Addition of laundry room and master bath (144 square feet) and covered porch (185 square feet) at rear of primary structure. Includes removal of non-original shed roof laundry room of approximately 30 square feet.
2. Addition of covered porch on west side of accessory structure (162 square feet).
3. Conversion of one car garage to pool cabana.

The additions feature a parapet or tile roof that is differentiated from the original by stepping down in height. Exterior stucco finish matches existing. Windows and doors also match existing.

City Staff recommended **APPROVAL** of the application as submitted with the following condition:

1. The existing garage door or a similar design shall be retained either as a functioning or fixed element of the accessory structure.

4. **Historic Preservation Board Case No. 20-58**: 820 N. Sapodilla Avenue

The applicant has requested approval for an economic hardship finding for the following on the non-contributing structure:

1. Replace the existing white flat tile roof with 40-year dimensional white asphalt shingles.

The applicant has filed a Certificate of Economic Hardship regarding the aforementioned case. Per the Zoning and Land Development Regulations, an Economic Hardship is defined as “**An onerous, extreme and exceptional economic**

burden that would be placed upon a property owner by the denial of an application for a certificate of appropriateness or by the imposition of conditions placed on the granting of such certificate.” Staff denied their request for an asphalt shingle roof at the staff level.

Per Section 49-50 of the City of West Palm Beach Zoning and Land Development Regulations, regarding the Determination of Certificate of Economic Hardships by the HPB:

The applicant has the burden of proving by competent substantial evidence that the board's decision regarding the certificate of appropriateness application has caused or will cause an unreasonable economic hardship. The effect of denial of the application for certificate of economic hardship is that decision regarding the certificate of appropriateness is upheld. If the application for certificate of economic hardship is granted, the board may issue the certificate of economic hardship without conditions. Alternatively, the board may issue the certificate with conditions that will avoid the economic hardship and have the least adverse effect to the property and the district.

Such conditions may include, but are not be limited to: ad valorem tax relief, loans or grants, requiring the owner to market and offer the property for sale for a fair market price with appropriate preservation protections for a period of time not to exceed six months, acquisition by a third party for a fair market value, taking by eminent domain and fair compensation, building and zoning code modifications, relaxation of the historic preservation provisions of this chapter, recommendation by the mayor that some or all of the applicable board fees be waived, or such other relief as appropriate.

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

EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to APPROVE** Consent Case No. 16-36C, at 617 Claremore Drive, Consent Case No. 20-51, at 202 Lytton Court, Consent Case No. 20-54, at 812 Biscayne Drive, and Consent Case No. 20-58, at 820 N. Sapodilla Avenue.

Kenneth Breslauer **seconded the motion; the motion passed** 7-0.

VII. CONTINUED CASES

1. **Historic Preservation Board Case No. 20-38**: 2527 South Flagler Drive - construction of a new single-family house.

David Lawrence, the applicant, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 20-38. This is a prominent parcel along South Flagler Drive. Currently known as 2527 South Flagler Drive, the applicant previously received approval for the rehabilitation of the contributing Mediterranean Revival built in 1925 on the western portion of this parcel. The applicant proposes a lot subdivision and construction of a new single-family residence on the eastern portion of the lot that is vacant except for a swimming pool. The application for consideration of the new house was continued from the July 28, 2020, to provide the applicant an opportunity to address some of the Board's concerns including orientation, driveway placement and architectural detailing.

The applicant is requesting approval for the following, contingent on an alley abandonment and subdivision approval to be reviewed by planning and engineering to make the following feasible:

1. Construction of a new two-story single-family residence and cabana of approximately 6,097 square feet on the newly created lot fronting Flagler Drive. Smooth stucco finish, flat white tile on multiple hip roofs are proposed on a Bermuda inspired home. The windows are a mix of multi pane with horizontal muntins fixed and casement style in white frames. The entrance faces east with a solid wood- simulated double door. Chippendale railings are used throughout.

City Staff recommended **APPROVAL** of the application 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. Perimeter wall shall remain and be restored as indicated on submitted plans.
3. Front door shall be single door with or without sidelights.
4. 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 to the Board.

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

Chairperson Amanda Skier opened the floor to public comment.

One member of the public provided public comments in opposition of the project.

Sean Heyniger provided a rebuttal to public comments.

Mr. Keith Williams **made a motion to APPROVE** Historic Preservation Board Case No. 20-38, at 2527 South Flagler Drive, with the relocation of the pediment in the wall to the south side of the property centered on the new proposed cabana; accepting the double doors as proposed and retaining the existing piers. The conditions are as follows:

1. Alley abandonment and subdivision process shall be approved and finalized prior to any permitting or work commencing on new construction of house.
2. Perimeter wall shall remain and be restored as indicated on submitted plans.
3. 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 to the Board.

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

2. **Historic Preservation Board Case No. 20-48**: 509 N Street – New Construction & Class B Special Use Permit; accessory apartment lot width, building size.

James Laquidera, the applicant, gave a brief presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 20-48. This item was continued from the August 25, 2020 Historic Preservation Board meeting for the applicant to explore a suggestion by the Board of utilizing a rooftop deck instead of the large side deck. The revised proposal is attached. Staff believes the original proposal with a reduced deck would still be the most appropriate and compatible design solution for the neighborhood. All recommendations remain the same.

A request by Jim Laquidera for a Certificate of Appropriateness for new construction and a Class B Special Use Permit, with two (2) waiver request from Section 94-303(b)(2) of the Zoning and Land Development Regulations, to allow for an accessory structure to be utilized as an accessory apartment on a 50' wide lot where a 60' width is required consisting of 1,000 square feet.

The new construction would be a simple two-story gable ended accessory structure with 1/1 single hung windows. The roof would be a standing seam metal and the wall finish a smooth stucco. A large cantilevered deck is proposed on the west elevation to provide covered parking. However, no brackets have been shown to demonstrate the support of such a large deck. Columns would not be permitted due to floor area ratio development standards.

City Staff recommended **APPROVAL** – based on the findings that the application meets all of the standards in General Special Use Standards in Section 94-36(e)(3), Residential District Standards in Section 94-36(e)(5), Additional Standards in Section 94-303(b)(2), and Waiver Standards in Section 94-273(a)(2) of the City of West Palm Beach Zoning and Land Development Regulations (ZLDRs). The condition is as follows:

1. That the applicant reduces the deck to a typical balcony size comparable to the balcony on the south side.

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 provided public comments.

EXECUTIVE SESSION

Mr. Nick Kassatly made a **motion to APPROVE** Historic Preservation Board Case No. 20-48, at 509 N Street, a request by Jim Laquidera for a Class B Special Use Permit to allow 1,000 square foot accessory apartment on a lot that is 50' wide. The motion is based upon the testimony presented along with the application submitted and the Staff Report, which constitute competent, substantial evidence. The Board hereby makes Findings of Fact that each of the criteria in Article II, Section 94-36(e)(3)(4) and (5) have been met.

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

Mr. Nick Kassatly made **another motion** with the following condition:

1. That the applicant to work with Staff, based on the comments made at this meeting, to come up with an appropriate plan for roof access for the deck.

Mr. Nick Kassatly **amended his motion to APPROVE** Historic Preservation Board Case No. 20-48, at 509 N Street, for a new construction.

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

VIII. NEW BUSINESS

1. **Historic Preservation Board Case No. 20-55**: 510 56th Street, Demolition – Primary and Accessory Structures.

Kimberly Fenn gave a presentation on behalf of the applicant.

Mr. Aaron Borngraber presented Historic Preservation Board Case No. 20-55. The property at 510 56th Street is located in the Northwood Harbor Historic District, consisting of a contributing primary one-story Minimal Traditional structure built in 1951 and a one-story non-contributing accessory structure with an unknown built date.

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

1. Proposed demolition of a contributing primary Minimal Traditional structure built in 1951 and a non-contributing accessory structure citing termites, black

mold, and asbestos.

Mr. Borngraber read into the record an email received by a member of the community.

Staff recommended **DENIAL** for demolition of a **contributing primary structure**.

Secondly, Staff recommended **APPROVAL** for demolition of a **non-contributing accessory structure**.

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 who provided public comments.

EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky made a **motion to DENY the demolition** for Historic Preservation Board Case No. 20-55, at 510 56th Street, of a contributing primary structure. The motion is based on the testimony presented along with the application submitted and the Staff Report that competent, substantial evidence of record has not been submitted that satisfies the standards set forth in the Historic Preservation Ordinance, Section 94-49 of the City's Zoning and Land Development Regulations (ZLDRs), for demolition.

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

Mr. Gabriel Jaroslavsky made another **motion to APPROVE** Historic Preservation Board Case No. 20-55, at 510 56th Street, **for demolition of a non-contributing accessory structure**, 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 on the testimony presented along with the application submitted and the Staff Report, which constitute competent, substantial evidence.

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

2. **Historic Preservation Board Case No. 20-56**: 253 Barcelona Road, alterations - windows.

Tim Hullihan, the applicant's representative, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 20-56. 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.

The applicant is requesting approval for the following:

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

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

Ms. Mittner read into the record an email received from the State of Florida's Historic Preservation Grants Program.

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 who provided public comments.

EXECUTIVE SESSION

Mr. Daniel Pichney made a **motion to APPROVE Historic Preservation Board Case No. 20-56**, at 253 Barcelona Road, for alterations/windows replacements in accordance with the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 6, which states, "**Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials**" as set forth in 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 conditions included the following:

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.

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

B. OTHER BUSINESS

None.

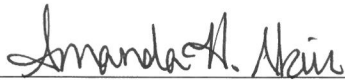
C. ADJOURNMENT

Chairperson Amanda Skier adjourned the meeting at approximately 7:26 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.

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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 **September 22, 2020**, meeting of the **Historic Preservation Board Meeting**, dated this 7th day of December, 2020.



Chairperson (or designee)

