

***Historic Preservation Board  
October 27, 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 October 27, 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, 1<sup>st</sup> 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 October 27,

2020. Mr. Keith Williams seconded the motion; **the motion passed 8-0.**

Chairperson Amanda Skier then asked for approval of the Minutes of September 22, 2020.

Mr. Gabriel Jaroslavsky made a **motion to approve** the Minutes for September 22, 2020. Mr. Mr. Kenneth Breslauer **seconded the motion; the motion passed 8-0.**

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

Ms. Friederike Mittner, City Historic Preservation Planner, reported that since the last meeting of September 2020, Staff had reviewed 94 Level I applications, 2 Level II reviews, and 30 zoning reviews. She provided an update that the Gardenia and Edgewater building was moved into the Northwest Historic District; the City was still waiting on positioning.

Ms. Mittner indicated the City was having Public Outreach meetings regarding Sunset Lounge and the revitalization of the structure. She invited Board members to attend the next meeting scheduled for October 28<sup>th</sup>, either virtually, or by attending in the Flagler Gallery.

Ms. Mittner reminded Board members that for the months of November and December, Board meetings would be moved due to schedule conflicts. She indicated the November Board meeting would be Wednesday, November 18<sup>th</sup>.

### **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. Kenneth Breslauer disclosed that he would need to recuse himself from Historic Preservation Board Case No. 20-63, as he was contracting with the applicant for design

work to his residence. He indicated his project was similar to the case being presented before the Board at this meeting.

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.

### 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. 20-61**: 917 39<sup>th</sup> Court  
This contributing Mission style property is located midblock of a row of two-story Mission styles homes in the Northwood Hills historic district. It currently features a white metal aluminum fence along the front and initial side property line.

The applicant is requesting approval for the following:

1. Install a 6' high white PVC fence along the western side of the property along the property line and abutting into the existing 4' high aluminum fence.

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

## EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to APPROVE** Consent Case No. 20-61, at 917 39<sup>th</sup> Court.

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

## VII. CONTINUED CASES

None.

## VIII. NEW BUSINESS

1. **Historic Preservation Board Case No. 20-60**: 223 Sunset Road, Alterations – doors/roof.

Tammi Gilley, the applicant, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 20-60. The El Cid Historic District was designated on the National Register of Historic Places in 1995 and the Local Register of Historic Places in 1993. This two-story Mediterranean Revival residence, built in 1925, is a contributing property to the historic district. Architectural features include casement windows, a barrel tile hipped roof, 2<sup>nd</sup> story Juliet balcony on the front, ornamental wood railings, and an open front porch loggia. In 2016, a previous owner received Board approval for the replacement of several street facing windows with an impact casement product. Recently staff approved the replacement of other window openings with the same product approved by the Board.

The applicant (new owner) is now requesting approval for the following:

1. Replace four pairs of wood French Doors and increase the height of two of them that face the rear yard.
2. Replace the barrel tile roof with a high-profile S tile.

Staff recommended **APPROVAL** of the application with the following condition:

1. The roof shall be replaced with a true barrel tile in either concrete or clay.

**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**

Vice-Chairperson Kristin Kellogg made a **motion to APPROVE** Historic Preservation Board Case No. 20-60, at 223 Sunset Road, for **alterations** in accordance with Standards 9 and 10 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 condition included the following:

1. The roof shall be replaced with a true barrel tile in either concrete or clay.

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

*Mr. Kenneth Breslauer recused himself at approximately 6:40 p.m.*

2. **Historic Preservation Board Case No. 20-63**: 715 New York Street, Demolition – accessory structure and new construction – accessory structure.

Mike Lennon, the applicant’s Building Contractor, gave a presentation.

Glenda Meyer, the property owner, gave a presentation, along with Richard Davis, of Shoreline Designs Inc., the applicant.

*There was additional discussion between the Board, Staff and the applicant.*

Mr. Aaron Borngraber presented Historic Preservation Board Case No. 20-63. The property at 715 New York Street is located in the Grandview Heights Historic District, consisting of a contributing primary one-story Vernacular structure built in 1921 by Cornelius Meerdink known as the Herman & Lillie Cox House and a one-story contributing accessory structure built circa 1921.

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

1. Proposed demolition of a contributing accessory structure of approximately 233.10 square feet built circa 1921 and proposed new construction of a vernacular accessory structure of approximately 377.80 square feet.

The proposed accessory structure complies with all accessory structure zoning requirements. The current accessory structure is considered a garage with one parking space, though the site has been altered to prevent a vehicle from accessing the space. The applicant is proposing to add pavers to the existing driveway to create two compliant parking spaces.

The proposed accessory structure’s south elevation features a carriage door and a single 4/1 lite window. The north elevation features a single 4/1 lite window. The west elevation features a single paired French door, each with 8 lites. The east elevation features a blank all. The structure features a shingle roof with roof rafters and a stucco finish to match the texture and color of the main house.

**Staff is providing a recommendation for each proposed action of this application.**

City Staff’s recommendation #1: **DENY** demolition of a contributing accessory structure.

City Staff recommendation #2: **APPROVE** the proposed New Construction of an accessory structure, if the Board supports demolition.

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

1. All windows and doors shall have white exterior frames, clear glass or clear glass with low-e coating, and external dimensional muntins.
2. A minimum of 50% of the wood for the structure shall be salvaged and reused on property.

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

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

Chairperson Amanda Skier opened the floor to public comment.

There were no members of the public who provided public comments.

## **EXECUTIVE SESSION**

Mr. Reginald Stambaugh made a **motion to CONTINUE** Historic Preservation Board Case No. 20-63, at 715 New York Street, to the next available agenda.

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

*Mr. Kenneth Breslauer returned to the meeting at approximately 6:51 p.m.*

3. **Historic Preservation Board Case No. 20-64**: 464 Fern Street to 801 North Tamarind Avenue, for Relocation.

David Miller, the applicant's representative, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 20-64. The site at 464 Fern Street consists of two structures that were relocated here from the Hillcrest area when the airport expanded in the 1990's. This site was previously owned by the City of West Palm Beach. One building served as the City's Health Center and the other building had not been occupied since 2002 when the Horticultural Society used the space. In February 2018 Linton Jog Associates LTD purchased the land and structures from the City.

The building located at the northeast corner of the parcel was originally located at 1000 Belmont Avenue and is known as the Karl Riddle house for the City's first City Manager. The Karl Riddle House is a two-story Mediterranean Revival style house with a rectangular plan, continuous concrete foundation, frame and hollow tile construction with a stucco exterior. The structure features a gable roof surfaced with barrel clay tile. The asymmetrical fenestration pattern features single-hung and casement multi-light windows. The front (west) elevation features vigas, semicircular fanlights over the windows and doors on the first floor, and a colonnaded loggia on the second floor, which has been enclosed. The original had been replaced at some point with aluminum awning windows, which have since been replaced with wood multi-

light sash windows. The original barrel tile roof was replaced with asbestos shingles, which were then replaced with clay barrel tile as part of the Riddle House Restoration Project which took place in the mid-1990s. Interior alterations and upgrades took place as part of several iterations including the City's Health Center.

The applicant is requesting approval for the following:

1. Relocation of structure from 464 Fern street to 801 North Tamarind Avenue.

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

1. Building will be re-designated at new location.
2. Proposed modifications such as entry step will be resubmitted and reviewed at a staff level to ensure full compliance with the Secretary of the Interiors Standards and the City's Design Guidelines.

**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**

Vice-Chairperson Kristin Kellogg made a **motion to APPROVE Historic Preservation Board Case No. 20-64**, at 464 Fern Street to 801 North Tamarind Avenue, for relocation in accordance with Standards 9 and 10 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. Building will be re-designated at new location.
2. Proposed modifications such as entry step will be resubmitted and reviewed at a staff level to ensure full compliance with the Secretary of the Interiors Standards and the City's Design Guidelines.

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

*Mr. Keith Williams left the meeting at approximately 6:56 p.m.*

**B. OTHER BUSINESS**

None.

**C. ADJOURNMENT**

Chairperson Amanda Skier adjourned the meeting at approximately 7:09 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 **October 27, 2020**, meeting of the **Historic Preservation Board Meeting**, dated this 7<sup>th</sup> day of December, 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>BRESLAUER, KENNETH CHARLES</b>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>HISTORIC PRESERVATION BOARD (WPB)</b>
MAILING ADDRESS <b>703 Sunset Road</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>West Palm Beach      Palm Beach</b>	NAME OF POLITICAL SUBDIVISION: 
DATE ON WHICH VOTE OCCURRED <b>10/27/20</b>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

## WHO MUST FILE FORM 8B

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

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

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

\* \* \* \* \*

### ELECTED OFFICERS:

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

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

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

\* \* \* \* \*

### APPOINTED OFFICERS:

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

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

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

**APPOINTED OFFICERS (continued)**

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

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

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

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Kenneth C. Breslauer, hereby disclose that on Oct. 27, 2020 :

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

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of \_\_\_\_\_, 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:

Preservation Board Case No. 20-63.

The applicant, Richard Davis, is contracted to do design work at my residence. The project is somewhat similar to the case listed above. I recused myself from discussion and voting on this case.

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.

1/4/21  
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.