

**Historic Preservation Board**  
**November 17, 2021 Meeting Minutes**  
**Commission Chambers**

**MEMBERS PRESENT:** Amanda Skier, Chairperson  
Dan Pichney, Member  
Gabriel Jaroslavsky, Member  
Kenneth Breslauer, Member  
Reginald Stambaugh, Member  
Donna Tomaszewski, 1<sup>st</sup> Alternate

**MEMBERS ABSENT:** Kristin Kellogg, Vice-Chairperson  
Keith Williams, Member

**STAFF PRESENT:** Friederike Mittner, City Historic Preservation Planner  
Anne Hamilton, Historic Preservation Planner  
Hope White, Board Secretary

**BOARD ATTORNEY:** Ms. Arlene Franconero, 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**

*Due to the absences of Vice-Chairperson Kristin Kellogg and Mr. Keith Williams, Ms. Donna Tomaszewski became a voting member.*

Chairperson Amanda Skier requested any changes and a motion to approve the Agenda.

Ms. Friederike Mittner requested of the Board to continue Historic Preservation Board Case No. 21-98, 550 Northwood Road for new construction, to the December 15, 2021 meeting.

Mr. Gabriel Jaroslavsky made a **motion to approve** the Agenda for November 17, 2021, with a modification made by Ms. Mittner. Mr. Dan Pichney **seconded the motion; the motion passed** 6-0.

Chairperson Amanda Skier then asked if there were any changes to the Minutes of the October 26, 2021 meeting.

Mr. Gabriel Jaroslavsky made a **motion to approve** the Minutes for October 26, 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 October 2021, Staff had reviewed 116 Level I applications, and 64 zoning reviews.

Ms. Mittner reminded Board members that the December 2021 meeting would also be on a Wednesday; December 15<sup>th</sup>.

### **IV. REMARKS BY THE CHAIRPERSON/DECLARATION**

Chairperson Amanda Skier stated that the matters before the public are quasi-judicial in nature. The decisions of the Board are made from competent and substantial evidence that comes before them. For each case, 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 applicant can make a 10-minute presentation for regular cases or take 15 minutes for a proposed demolition. After Staff's presentation, the Board will open up the floor for public comment, which is restricted to three minutes per speaker. The applicant may have a short rebuttal after the public speaks. 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. Members of the Board need to disclose if they have discussed the cases with anyone prior to tonight's meeting.

#### **A. EX-PARTE COMMUNICATION**

- Ms. Donna Tomaszewski – None.
- Mr. Gabriel Jaroslavsky – disclosed that he discussed the cases for tonight's meeting with Ms. Friederike Mittner, but that he could make his decisions based on the evidence presented.
- Chairperson Amanda Skier – disclosed she had spoken with Ms. Friederike Mittner regarding cases on the agenda, but that she would make base her decisions upon the evidence presented.
- Mr. Daniel Pichney – None.
- Mr. Ken Breslauer – None.
- Mr. Reginald Stambaugh – None.

### **V. PUBLIC COMMENT**

None.

#### **A. SWEARING IN OF SPEAKERS**

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. 21-90**: 130 Greenwood Drive

The property at 130 Greenwood Drive is a two-story Mission Revival structure built in 1925. It is a contributing building located in the Prospect Park/Southland Park Historic District on a double lot. On October 27, 2015, a request for an ad valorem pre-construction for the property was approved by the HPB, at which time approval was given to enclose one of the openings of the front porch with a fixed window in order to create a foyer.

The applicant is now requesting to enclose the remaining three openings that were not enclosed during the previous work with fixed clear panes of glass.

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

2. **Historic Preservation Board Case No. 20-53C**: 3815 Eastview Avenue

This contributing Mediterranean Revival property is a prominent “castle” corner in the Northwood Hills Historic District and was built in 1926. It is known as the Helen Miller house and was built by Theodore Eissfeldt. The house has stood vacant for almost two decades.

In August 2020 the applicant received approval for the following:

The applicant is requesting a preconstruction Ad Valorem approval for:

1. Ad Valorem Pre-Construction application for complete rehabilitation.

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

## EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to APPROVE** Consent Case No. 21-90, at 130 Greenwood Drive, and Case No. 20-53C, at 3815 Eastview Avenue.

Mr. Dan Pichney **seconded the motion; the motion passed 6-0.**

## VII. CONTINUED CASES

Ms. Friederike Mittner asked the Board to announce the items that were continued to the December 15, 2021 meeting.

Chairperson Amanda Skier indicated that the following cases had been continued to the December 2021 meeting:

- 1) 2415 S. Flagler Drive,
- 2) 4008 Greenwood Avenue,
- 3) 4010 Greenwood Avenue,
- 4) 306 Plymouth Road, and
- 5) 550 Northwood Road

1. **Historic Preservation Board Case No. 21-68**: 2415 S. Flagler Drive  
*This case was continued to the December 15, 2021 meeting at the request of the applicant.*
2. **Historic Preservation Board Case No. 21-86**: 4008 Greenwood Avenue  
*This case was continued to the December 15, 2021 meeting at the request of the applicant.*
3. **Historic Preservation Board Case No. 21-87**: 4010 Greenwood Avenue  
*This case was continued to the December 15, 2021 meeting at the request of the applicant.*

## VIII. NEW BUSINESS

1. **Historic Preservation Board Case No. 21-88**: 1700 Florida Avenue  
This contributing property in the Grandview Heights Historic District was built in 1923 in the Mission style by Hansel Hall. It is defined by its projecting porch and defined parapet roof.

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

1. Replacement of two front facing windows with similar impact design, replace two side casement windows with a single hung product and one garage casement window with a single hung product.
2. Install new wood front entry door at exterior of porch with window side lites.

Mr. Joshua Stahl, the applicant, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-88.

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

1. All windows shall match function of existing, casement = casement.
2. All lites shall have an external dimensional 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.

4. That the door does not become arched in the original square opening, and that the stucco is corrected.

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

Joshua Stahl indicated that it would be a financial burden to redo the stucco and requested consideration from the Board to allow the stucco to remain.

Chairperson Skier expressed that a compromise seemed reasonable for the stucco to remain.

Chairperson Amanda Skier opened the floor to public comment.

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

## **EXECUTIVE SESSION**

Mr. Gabriel Jaroslavsky **made a motion to APPROVE** HPB Case No. 21-88, at 1700 Florida Avenue, for alterations, window replacement, in accordance with Standards 6 and 9 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, 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 conditions include the following:

1. All windows shall match function of existing, casement = casement.
2. All lites shall have an external dimensional 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.
4. Entry door shall be replaced with a square door similar to the existing one, not round.
5. The front façade of the house needs to be re-stuccoed with a finish to match as close as possible to the original stucco finish.
6. The fixed window shall be replaced with a casement window but not with a single hung window.

Mr. Daniel Pichney **seconded the motion; the motion passed 6-0.**

2. **Historic Preservation Board Case No. 21-91**: 101 Westminster Road  
This contributing property in the Prospect Park/Southland Park Historic District was built in 1924 in the Mediterranean Revival style by R.C. Warner and is known as the Malcolm and Agnes Fife house. It is defined by its projecting tower element.

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

1. Replacement of 55 windows and doors with an impact product of bronze frames and clear glass to match the existing style.

Howard Simkoff, the applicant, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-91.

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

1. All windows shall match function of existing, casement = casement.
2. All lites shall have an external dimensional 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.**

Chairperson Amanda Skier opened the floor to public comment.

No members of the public provided public comments.

## **EXECUTIVE SESSION**

Mr. Reginald Stambaugh **made a motion to APPROVE** HPB Case No. 21-91, at 101 Westminster Road, for alterations, in accordance with Standards 6 and 9 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, 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 conditions include the following:

1. All windows shall match function of existing, casement = casement.
2. All lites shall have an external dimensional 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.

Mr. Gabriel Jaroslavsky **seconded the motion; the motion passed 6-0.**

3. **Historic Preservation Board Case No. 21-92:** 442 28<sup>th</sup> Street  
This contributing property in the Old Northwood Historic District was built in 1922 in the Vernacular style by Ben Hoffman. It is defined by its siding, corner location and covered porch.

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

1. Replacement of 26 windows and two doors with an impact product of white frames and clear glass to match the existing style.

Aaron Mears, the applicant's representative, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-92.

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

1. The four front facing windows on the second floor of the 28<sup>th</sup> Street elevation shall be repaired and retained.
2. All windows shall match function of existing, casement = casement.
3. All lites shall have an external dimensional muntin matching the existing windows.
4. 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.**

Chairperson Amanda Skier opened the floor to public comment.

No members of the public provided public comments.

## EXECUTIVE SESSION

Mr. Gabriel Jaroslavsky **made a motion to APPROVE** Historic Preservation Case No. 21-92, at 442 28<sup>th</sup> Street, for alterations, window replacement, in accordance with Standards 6 and 9 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, 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 conditions include the following:

1. The four front facing windows on the second floor of the 28<sup>th</sup> Street elevation shall be repaired and retained.
2. All windows shall match function of existing, casement = casement.
3. All lites shall have an external dimensional muntin matching the existing windows.
4. 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.
5. All windows shall have a lite pattern to match the existing windows.

Mr. Dan Pichney **seconded the motion; the motion passed 6-0.**

4. **Historic Preservation Board Case No. 21-93**: 519 Kanuga Drive  
This contributing property (reclassified as part of the 2007-2009 resurvey process) in the Flamingo Park Historic District was built in 1948 in the Vernacular style. It is defined by its siding and front facing gable.

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

1. Remove siding and replace with hardi-board cementitious siding on main house and garage.
2. Install two windows in bathroom (1/1 single hung white frames clear glass).
3. Replace windows and door on garage.

William Baker, the applicant, gave a presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-93.

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

1. The front façade and returns on both sides up to the current T-111 siding on the primary structure shall remain the original wood siding with repairs and limited replacement to match the original width and profile, utilizing first wood on site, then cedar or cypress to match.

**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. Gabriel Jaroslavsky **made a motion to APPROVE** Historic Preservation Case No. 21-93, at 519 Kanuga Drive, for alterations, siding replacement, in accordance with Standards 6 and 9 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, 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 conditions include the following:

1. The front façade and the few feet on the sides, probably up to the side window on both sides shall remain the original wood siding with repairs and limited replacement to match the original width and profile, utilizing first wood on site, then cedar or cypress to match.

Mr. Dan Pichney **seconded the motion; the motion passed 6-0.**

5. **Historic Preservation Board Case No. 21-94**: 628 11<sup>th</sup> Street  
The property at 628 11th Street is located in the Northwest Historic District, consisting of a vacant lot. The previous single-story Frame Vernacular structure built circa 1927 was demolished in 2008 under Permit #08020144.

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

1. Proposed new construction of a one-story vernacular multi-family duplex of approximately 2,240 square feet.

Rob Miller, the applicant, gave a brief presentation.



Ms. Anne Hamilton presented Historic Preservation Board Case No. 21-94.

City Staff recommended **APPROVAL** of the 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 the stucco mimicking lap-siding continued onto the east and west faces, or will be incorporated in a manner that creates a smoother transition.
2. The decorative vent on the north and south elevations shall be triangular to echo the appearance of the historic structure that was previously on the property.
3. The porch columns on the north and south elevations shall be tapered to echo the appearance of the historic structure that was previously on the property.
4. All DMP Zoning conditions shall be met, such as:
  - a. At least 937 square feet of the front yard shall be greenspace.
  - b. All condensing units shall be situated at least 1 foot from the property line.
  - c. The rear unit shall have some means of access to 11<sup>th</sup> Street.

**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. Dan Pichney made a motion to **APPROVE** Historic Preservation Case No. 21-94, at 628 11<sup>th</sup> Street, for New Construction in accordance with the Secretary of Interior's Standards for Rehabilitation, specifically, Standards 6 and 9 as well as 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 motion is based upon the testimony presented, along with the application submitted and the Staff Report which constitute competent substantial evidence. The conditions that were initially imposed were satisfied prior to the application being presented for approval.

Ms. Arlene Franconero, Board Attorney, indicated that Mr. Dan Pichney mentioned Standards 6 and 9, but that the correct Standards were 9 and 10.

Mr. Dan Pichney **amended his motion** to the corrected Secretary of Interior's Standards for Rehabilitation of 9 and 10.

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

6. **Historic Preservation Board Case No. 21-95**: 800 Claremore Drive

The Historic Preservation Board (HPB) should determine if the improvements specified in the Preconstruction Application are according to the Secretary of the Interior's Standards for Rehabilitation.

The two-story structure at 800 Claremore Drive is a contributing building located in the Flamingo Park Historic District. The property is situated at the southwest corner lot of the intersection of Lake Avenue and Claremore Drive. The residence faces north. It is constructed of wood framing surfaced with aluminum siding (over wood siding) on the first story and board and batten on the second story. The residence is a split-level plan, with the easternmost section being two-stories with a hip roof, while the one-story component has a cross gable roof. The roof is surfaced with dimensional asphalt shingles. Fenestration consists of sash style wood windows with a 1/1 pane configuration, sash style windows with a 6/6 pane configuration and two bay windows on the rear (south) elevation. Decorative elements include rafter tails, colonial shutters and a brick chimney on the northern eave wall. The front elevation has a one-car garage. A one-story, contributing accessory structure is located at the southwest corner of the lot, which includes a one-car garage.

The applicant is requesting approval for the following:

1. Rehabilitation of primary and accessory structure.
2. New impact windows throughout.
3. Addition of street facing two car garages.
4. Addition of one-story contemporary master suite along Lake Avenue side.
5. Addition at rear and raised ceiling for kitchen.
6. Site work including pool and connected decking.

Timothy Hulihan, the applicant's representative, gave a presentation as well as the applicant, Alexandra Vargas.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-95.

City Staff recommended **APPROVAL** of the proposed additions and alterations with the following conditions:

1. The new garage addition shall be separated from the accessory structure by a minimum of 6'-0" and can be achieved either through a reduction in the garage or a shifting of the accessory structure towards the south.

**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. Reginald Stambaugh **made a motion to APPROVE** Historic Preservation Case No. 21-95, at 800 Claremore Drive, for alterations, additions, Ad Valorem Preconstruction in accordance with Standards 9 and 10 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, 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 conditions include the following:

1. The new garage addition shall be separated from the accessory structure by a minimum of 6'-0" and can be achieved either through a reduction in the garage or a shifting of the accessory structure towards the south.

Mr. Gabriel Jaroslavsky **seconded the motion; the motion passed 6-0.**

Ms. Arlene Franconero, Board Attorney, indicated for a point of order if the Board was adding a third option to the condition. Chairperson Skier stated it was not reflected in the condition. Ms. Mittner mentioned that the Staff report had offered suggestions of how to accomplish the alterations, but that a third or additional conditions were not necessary if the six-foot requirement was met.

*Chairperson Amanda Skier indicated she would be excusing herself and that an Alternate Chairperson would need to be selected. She left the Council Chambers for the duration of the meeting, at approximately 6:44 p.m.*

Ms. Arlene Franconero, Board Attorney, indicated that there would still be a quorum for the meeting and that Ms. Donna Tomaszewski would have voting rights.

Mr. Reginald Stambaugh **made a motion for Mr. Gabriel Jaroslavsky to become the Alternate Chairperson.**

Mr. Dan Pichney **seconded the motion; the motion passed 5-0.**

7. **Historic Preservation Board Case No. 21-96**: 441 26<sup>th</sup> Street  
The Historic Preservation Board (HPB) should determine if the improvements specified in the Preconstruction Application are according to the Secretary of the Interior's Standards for Rehabilitation.

The one-story structure at 441 26<sup>th</sup> Street is a contributing building located in the Old Northwood Historic District. The property was built by W.R. Bowler in the



Neoclassical style in 1922. A heavy balustrade and tile eyebrows distinguish this house along with a formal octagonal entry.

The applicant is requesting approval for the following:

1. Rehabilitation of primary structure.
2. New impact windows throughout.
3. Addition of approximately 700 square feet of a one-story addition at northwest corner of house.
4. Addition of covered terrace at rear.
5. Site work including pool and driveway.

Fernando Rodriguez, the applicant, expressed that he had no presentation and requested Staff's presentation be heard. He stated he would answer questions from the Board.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-96.

Staff recommended **APPROVAL** of the proposed additions and alterations with the following condition:

1. The covered terrace shall be separated from the accessory structure by a minimum of 6'-0".

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

Alternate Chairperson Gabriel Jaroslavsky opened the floor to public comment.

No members of the public provided public comments.

## **EXECUTIVE SESSION**

Mr. Ken Breslauer **made a motion to APPROVE** Historic Preservation Case No. 21-96, at 800 Claremore Drive, for alterations, additions, Ad Valorem Preconstruction in accordance with Standards 9 and 10 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, 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 conditions include the following:

1. The covered terrace shall be separated from the accessory structure by a minimum of 6'-0" and can be achieved either through a reduction in the garage or a shifting of the accessory structure towards the south.

Mr. Dan Pichney **seconded the motion; the motion passed 5-0.**

8. **Historic Preservation Board Case No. 21-97**: 306 Plymouth Road

*This application was continued to the December 15, 2021 meeting.*

9. **Historic Preservation Board Case No. 21-98**: 550 Northwood Road

*This application was continued to the December 15, 2021 meeting.*

10. **Historic Preservation Board Case No. 21-99**: 5301 N. Flagler Drive

This contributing property in the Northwood Harbor Historic District was built in 1935 in the Bungalow style. It is defined by its deep eaves and covered porch.

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

1. Replacement of metal shingles roofing material with a flat concrete tile.

Scott Dacunha, the applicant, gave a brief presentation.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-99.

City Staff recommended **DENIAL** of the proposed application.

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

Alternate Chairperson Gabriel Jaroslavsky opened the floor to public comment.

No members of the public provided public comments.

## **EXECUTIVE SESSION**

Mr. Reginald Stambaugh **made a motion to APPROVE** Historic Preservation Case No. 21-99, at 5301 N. Flagler Drive, for alterations and additions, in accordance with Standards 6 and 9 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, 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 conditions include the following:

1. The replacement shingles are either metal or asphalt shingles, rather than the flat concrete tile.

Mr. Ken Breslauer **seconded the motion; the motion passed 5-0.**

11. **Historic Preservation Board Case No. 21-100**: 512 32<sup>nd</sup> Street

This contributing property in the Old Northwood Historic District was built in 1926 in the Mediterranean revival style and designed by John Volk. It is defined by its unique roof lines and gothic arches.

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

1. Installation of S tile roof material.

Ms. Friederike Mittner presented Historic Preservation Board Case No. 21-100.

Scott Dacunha, the applicant, gave a brief presentation.

City Staff recommended **DENIAL** of the proposed alteration.

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

Acting Chairperson Gabriel Jaroslavsky opened the floor to public comment.

No members of the public provided public comments.

## **EXECUTIVE SESSION**

Mr. Reginald Stambaugh **made a motion to APPROVE** Historic Preservation Case No. 21-100, at 512 32<sup>nd</sup> Street, for alterations and additions, in accordance with Standards 6 and 9 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, 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 conditions include the following:

1. That the replacement roof be the true barrel roof tile rather than the S-tile.

Mr. Dan Pichney **seconded the motion; the motion passed 5-0.**

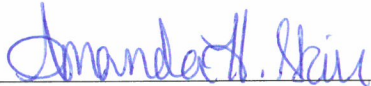
**IX. ADJOURNMENT**

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 **November 17, 2021**, meeting of the **Historic Preservation Board Meeting**, dated this 21<sup>st</sup> day of December, 2021.



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Chairperson (or designee)