

Historic Preservation Board
April 26, 2022 Meeting Minutes
Commission Chambers

MEMBERS PRESENT: Amanda Skier, Chairperson
Kristin Kellogg, Vice-Chairperson
Dan Pichney, Member
Kenneth Breslauer, Member
Donna Tomaszewski, Member
James Murphy, 1st Alternate

MEMBERS ABSENT: Gabriel Jaroslavsky, Member
Reginald Stambaugh, Member

STAFF PRESENT: Friederike Mittner, City Historic Preservation Planner
Tonya Way, 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 5:02 P.M. Tonya Way, 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 April 26, 2022.

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

Chairperson Amanda Skier asked if there were any changes to the Minutes of the March 22, 2022 meeting. There were none. Chairperson requested a motion to approve the Minutes.

Vice-Chairperson Kristin Kellogg made a **motion to approve** the Minutes for March 22, 2022.

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

III. REPORT OF THE HISTORIC PRESERVATION PLANNER

- a) **Staff approvals (level 1, 2, zoning).** Ms. Friederike Mittner, City Historic Preservation Planner, reported that since the last meeting of March 22, 2022, Staff reviewed **158 Level I** applications, **4 Level II** and **58 Zoning Reviews**.
- b) **General communications.** Mrs. Mittner stated, starting on Monday May 2, 2022, “mask wearing” will be optional in City Hall. Additionally, we are hoping to have the annual awards ceremony as a part of next month’s Preservation Board meeting, asking Board members to send in their nominations and encourage others to do so as well; we would love to honor great projects in the city. Also, hoping that you could arrive a little earlier, so that a group photo can be taken, a reminder email will be sent out for this. Chairperson Amanda Skier requested to share the call for nominations on social media.

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

- Chairperson Amanda Skier – disclosed she spoke with Ms. Friederike Mittner regarding all cases on the agenda, but she would base her decisions upon the evidence presented.
- Vice-Chairperson Kristin Kellogg – disclosed that she had spoken with the owners of 808 Avon Rd some time ago, however, would base her decisions upon the evidence presented.
- Dan Pichney – None.
- Mr. Kenneth Breslauer – None.
- Ms. Donna Tomaszewski – None.
- Mr. James Murphy – None.

- James Murphy – None.

V. PUBLIC COMMENT

None.

A. SWEARING IN OF SPEAKERS

Ms. Tonya Way, Board Secretary, swore in Staff and members of the public who wished to speak.

VI. CONSENT CASES

1. **Historic Preservation Board Case No. 19-35C:**
218 Edgewood Drive
Historic District: Prospect Park/Southland Park
Requested action: Complete Work
Property Owner: Gustav and Amber Renny
Applicant: David Gengler, Gengler Architects, Inc.
Case Manager: Friederike Mittner, City Historic Preservation Planner
Ph: 561-822-1457; Email: fmittner@wpb.org
2. **Historic Preservation Board Case No. 22-27:**
831 Claremore Drive
Historic District: Flamingo Park
Requested Action: Ad Valorem Preconstruction
Property Owner: Mr. & Mrs. Jeff Collins
Applicant: Richard Davis
Case Manager: Anne Hamilton, Historic Preservation Planner
Ph: 561-822-1457; Email: amhamilton@wpb.org

EXECUTIVE SESSION

Vice-Chairperson Kristin Kellogg **made a motion to APPROVE** Consent Case No. 19-35C, at 218 Edgewood Drive, and Consent Case No. 22-2, at 831 Claremore Drive.

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

VII. CONTINUED CASES

- 7.1 **Historic Preservation Board Case No. 22-17:**
2501 S. Flagler Drive

Historic District: El Cid
Requested Action: New Construction
Property Owner: 2501 S. Flagler Drive, LLC.
Applicant: Daniel A. Menard
Case Manager: Friederike Mittner, City Historic Preservation Planner
Ph: 561-822-1457; Email: fmittner@wpb.org

Presentation by Daniel A. Menard

The applicant is requesting approval for the following:

1. Demolition of existing structure.
2. Construction of a new two-story single-family home with a detached pool house of approximately 7,848 SF total including the loggias, terraces and accessor structure. The new construction is in the Contemporary, Deco inspired style with a V-shape plan, flat roof, vertically oriented and circular windows.
3. Site work including a pool.

The proposed plans comply with the building size, scale and mass regulations per the SF14-C5 zoning regulations.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-17.

This case was continued from the March 22, 2022 Historic Preservation Board meeting, the applicant has revised plans based on Board and Staff recommendations. The property at 2501 S. Flagler Drive is a one-story structure, listed as a non-contributing building located in the El Cid Historic District. It is constructed of concrete block, surfaced with stucco, and has a hip roof surfaced with S-tile. Original features have been replaced over time, such as the concrete tile roof, as well as the jalousie, awning and picture windows.

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

Vice-Chairperson Kristin Kellogg **made a motion to continue** Case No. 22-17, Demolition/New Construction to next month's Historic Preservation Board meeting on May 24, 2022. The Board has concerns with the following.

- Parapet height to be addressed

- Window style, perhaps applicant can conduct window study style of the 1930s
- Eyebrows continue around building for continuity

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

7.2 **Historic Preservation Board Case No. 22-21:**

Hotel Biba

Historic District: El Cid

Requested Action: Alterations/Additions

Location:

Property Owner: Royal Palm WPB Hospitality LLC

Applicant: Denise S. Cravy

Case Manager: Friederike Mittner, City Historic Preservation Planner
Ph: 561-822-1457; Email: fmittner@wpb.org

Presentation given by John Horwich and Denise Cravy

The applicant is requesting approval for the following:

1. Construct a rooftop deck on the southernmost roof, extending east/west.
2. New outdoor covered grill/bar area.
3. Replace windows and doors.
4. Interior and site work.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-21.

This case was continued from the March 22, 2022 Historic Preservation Board meeting for clarity in the plans presented. The subject property is historically known as the Mount Vernon Motor Lodge. The main building was designed by Belford Shoumate and built in 1941 in the Colonial Revival style.

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

Vice-Chairperson Kristin Kellogg made a **motion to approve** Case No. 22-21 with conditions:

1. The applicant will explore flat roof option for bar and grill with Staff. Staff to determine which application is best, flat roof or sloped roof shown in drawings
2. Create the appearance of a continuous beam in rear courtyard.
3. Original wood profile to be replicated wood material and composite materials may be used at new construction.

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

VIII. NEW BUSINESS

1. **Historic Preservation Board Case No. 22-25:**
200 Greymon Drive
 Historic District: Prospect Park/Southland Park
 Requested Action: Additions/New Construction accessory; Rehabilitation of primary structure
 Location: 200 Greymon Drive
 Property Owner: Jeremy and Laura Salsburg
 Applicant: David Gengler
 Case Manager: Friederike Mittner, City Historic Preservation Planner
 Ph: 561-822-1457; Email: fmittner@wpb.org

Presentation given by David Gengler

The applicant is requesting approval for the following:

1. Demolition of accessory structure.
2. Construction of a new two-story accessory structure of approximately 1,000SF.
3. Construction of addition to main house of approximately 2,900SF.
4. Rehabilitation of primary structure.
5. Site work including a pool.

The proposed plans comply with the building size, scale and mass regulations per the SF14-C3 zoning regulations.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-25.

This site at 200 Greymon Drive has been neglected for many years and is a hodgepodge of styles and additions. A primary two-story structure listed as contributing built in 1945, the Vernacular style with a two-story rear detached structure also identified as constructed in 1945, yet it appears to have elements from the 1920's and later additions.

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

Vice-Chairperson Kristin Kellogg made a **motion to continue** Case No. 22-25 Demolition/New Construction to next month's Historic Preservation Board meeting on May 24, 2022.

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

2. **Historic Preservation Board Case No. 22-26:**

285 Granada Road

Historic District: El Cid
Requested Action: Ad Valorem Preconstruction
Location: 285 Granada Road
Property Owner: Joseph & Kimberly Martin
Applicant: Studio SR Architecture & Design
Case Manager: Anne Hamilton, Historic Preservation Planner
Ph: 561-822-1428; Email: amhamilton@wpb.org

Presentation by Rafael Rodriquez on behalf of the applicant.

The applicant requesting approval for the following:

1. Construct a rear addition of approximately 1,329Sf including a loggia area featuring a smooth stucco finish and a parapet roof.
2. Window and door alterations, including the addition of fabric awnings over the windows on the front elevation.
3. Interior work resulting in removal of existing interior stair and construction of a new stair on west elevation.
4. General site work, including demolition of non-historic gazebo.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-26 *in absence of Anne Hamilton.*

This Mediterranean Revival residence, known as the Charles and Marjorie Watkins House, was built by Charles S. Rice in 1924 and is a contributing structure in the El Cid Historic District. The home features a decorative case stone surround around

the front door, decorative medallions on the front elevation and decorative figures on the first-floor roofline of the west elevation.

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

Vic-Chairperson Kristin Kellogg made a **motion to approve** Case No. 22-26 Ad Valorem Preconstruction with the following condition(s):

1. All windows and doors shall feature white or olive frames and external dimensional muntins.
2. All glass shall be clear, with low e only permissible on side and rear elevations.

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

3. **Historic Preservation Board Case No. 22-28:**
808 Avon Road

Historic District: Flamingo Park
Requested Action: Ad Valorem Preconstruction
Location: 808 Avon Road
Property Owner: Ryan and Natalia Gladwin
Applicant: Michael Nelson
Case Manager: Friederike Mittner, City Historic Preservation Planner
Ph: 561-822-1457; Email: fmittner@wpb.org

Presentation by Michael Nelson

The applicant requesting approval for the following:

1. Construction of a new two-story rear addition of approximately 1,280SF in the contemporary style with lots of fenestration to increase the house to a (4) bedroom with expanded family room and kitchen on the ground floor.
2. Site work.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-28.

This 1925 Mission Revival structure was built by E.J. Madden and contributes to the Flamingo Park Historic District. The existing residence is one story and finished in stucco. One of its character defining features is its mansard roof.

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. Kenneth Breslauer **made a motion to approve** Case No. 22-28, Ad Valorem Preconstruction with the following condition(s):

- 1. The overall roof height of the addition shall be reduced by a minimum of 18”.
- 2. The overhead door on the west elevation shall be redesigned to be a bifold pair of doors in wood to compliment the Mission style since it overlaps the original portion of the house.

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

4. **Historic Preservation Board Case No. 22-29:**
1132 and 1136 Magnolia Street

Historic District: Vedado - Hillcrest
 Requested Action: Class B Special Use Permit (Distance Separation Waiver)
 Location: 1132 and 1136 Magnolia Street
 Property Owner: MCR Recovery, LLC
 Applicant: Mathew Ryan
 Case Manager: Angella Jones-Vann, Planning & Zoning Administrator
 Ph: 561-822-1441; Email: ajones-vann@wpb.org

Presentation by David Glickman on behalf of the applicant.

The applicant requesting approval for the following:

A Class B Special Use Permit to grant a waiver from Section 94-273(d)(23)(b)(1) of the Zoning and Land Development Regulations (ZLDR) to allow for two (2) Family Community Residences to be located within 660 feet of one another.

Mrs. Angella Jones-Vann presented Historic Preservation Board Case No. 22-29.

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

Chairperson Amanda Skier opened the floor to public comment.

1. John Elder, 1103 Van Devenier Street – Against
2. Melodie Janis, 1115 Magnolia Street – Against
3. Jan Motter – Acting President of Hillcrest-Vedado Neighborhood, 946 Paseo Castalla – Against
4. Angela Pascuarelli, 1112 Magnolia Street – Against
5. Jeffrey Rancour. 1112 Magnolia Street - Against

Additional four (4) other public comments were read into the minutes by the Board Secretary.

EXECUTIVE SESSION

Mr. Kenneth Breslauer **made a motion to deny** Case No. 22-29.

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

IX. Adjournment

Chairperson Amanda Skier requested a motion to adjourn the meeting.

Vice-Chairperson Kristin Kellogg **made a motion to adjourn** the meeting.

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

Chairperson Amanda Skier adjourned the meeting at approximately 8:41 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 **April 26, 2022**, meeting of the **Historic Preservation Board Meeting**, dated this 24th day of May, 2022.

Amelia Stein
Chairperson (or designee)

