

**Historic Preservation Board**  
**July 26, 2022 Meeting Minutes**  
**Commission Chambers**

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

**MEMBERS ABSENT:** Chairperson Amanda Skier  
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**

Vice-Chairperson Kristin Kellogg, called the regular meeting of the Historic Preservation Board to order at 5:00 P.M., Tonya Way, Board Secretary, called the roll and it was determined that a quorum was present.

**II. APPROVAL OF AGENDA/MINUTES**

Vice-Chairperson Kristin Kellogg asked if there were any changes to the agenda as presented. Mrs. Friederike Mittner stated, Staff is requesting that HPB Case 22-74, 326 Edgewood Drive be continued to next month's meeting, while HPB Case 22-59, 716 Park Place, is moved to Consent, because the owners agree with silver finish. Vice-Chairperson Kristin Kellogg also asked if there were any changes to agenda from the Board members. There were none. Vice-Chairperson Kellogg requested a motion to approve the amended agenda.

Gabriel Jaroslavsky made a **motion to Approve** the amended Agenda for the July 26, 2022 meeting.

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

Vice-Chairperson Kristin Kellogg asked if there were any changes to the June 28th Minutes as presented. There were none. Vice-Chairperson Kellogg requested a motion to Approve the Minutes.

Gabriel Jaroslavsky made a **motion to Approve** the Minutes for June 28, 2022.

Ken 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 June 28, 2022, Staff reviewed **100 Level I** applications, **4 Level II** and **38 Zoning Reviews**.

b) **General communications** - Mrs. Mittner shared that the National Alliance of Preservation Commissions has selected West Palm Beach as their next location to hold the Forum Conference, conference will be held July 31 through August 4 of 2024.

Vice-Chairperson Kellogg asked for a motion to appoint Gabriel Jaroslavsky as **acting** Vice-Chair for tonight's meeting.

Dan Pichney made a **motion to Appoint** Gabriel Jaroslavsky as **acting** Vice-Chair.

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

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

Vice-Chairperson Kristin Kellogg 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 provided 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 the floor up 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**

- Vice-Chairperson Kristin Kellogg – disclosed she spoke with Mrs. Friederike Mittner regarding all cases on the agenda, but she would base her decisions upon the evidence presented.
- Mr. Dan Pichney – None.
- Gabriel Jaroslavsky - None
- Mr. Kenneth Breslauer – Made a site visit to property 611 Sunset Road, because he lives on that street, however, he would base his decisions upon the evidence presented.
- Mrs. Donna Tomaszewski – None.
- Mr. James Murphy – None.

**V. PUBLIC COMMENT**

None.

**B. SWEARING IN OF SPEAKERS**

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

**VI. CONSENT CASES**

**6.1 Historic Preservation Board Case No. 22-63:**

**940 39<sup>th</sup> Street**

Historic District:	Northwood Hills
Requested action:	New Construction
Location:	940 39 <sup>th</sup> Street
Property Owner:	Lotus Asset & Enterprise LLC
Applicant:	Wilzade Joseph

Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

**6.2 Historic Preservation Board Case No. 22-64:**

**611 Sunset Road**

Historic District: Sunshine Park  
Requested action: New Construction  
Location: 611 Sunset Road  
Property Owner: Robert and Loretta Gallagher  
Applicant: Loretta Gallagher  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

**6.3 Historic Preservation Board Case No. 22-66:**

**310 Greymon Drive**

Historic District: Prospect/Southland Park  
Requested action: Alterations/Additions  
Location: 310 Greymon Drive  
Property Owner: Douglas Turner  
Applicant: Michael Nelson/MNArchitects  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

**6.4 Historic Preservation Board Case No. 22-67:**

**221 Wildermere Road**

Historic District: Mango Promenade  
Requested action: Alterations  
Location: 221 Wildermere Road  
Property Owner: Andrew Hankin and Bethany Oudersluys

Applicant: Andrew Hankin  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

**6.5 Historic Preservation Board Case No. 22-72:**

**194 Sunset road**

Historic District: El Cid  
Requested action: Alterations/Additions  
Location: 194 Sunset Road  
Property Owner: Holden and Jodi Luntz  
Applicant: Jodi Luntz  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

**6.6 Historic Preservation Board Case No. 22-59:**

**716 Park Place**

Historic District: Flamingo Park  
Requested action: Alterations  
Location: 716 Park Place  
Property Owner: Ritchie and Lauren Frabotta  
Applicant: Lauren Frabotta  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

**EXECUTIVE SESSION**

Gabriel Jaroslavsky **made a motion to APPROVE** Consent Cases No. 22-63, 940 39<sup>th</sup> Street, No. 22-64, 611 Sunset Road, No. 22-66, 310 Greymon Drive, No. 22-67, 221 Wildermere Road, No. 22-72, 194 Sunset Road, and No. 22-59, 716 Park Place.

Ken 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**

**CONTINUED TO AUGUST MEETING**

Historic District: El Cid  
Requested Action: New Construction  
Location: 2501 S. Flagler Dr.  
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](mailto:fmittner@wpb.org)

**VIII. NEW BUSINESS**

**8.1 Historic Preservation Board Case No. 22-62:**

**320 Sunset Road**

**CONTINUED TO AUGUST MEETING**

Historic District: El Cid  
Requested Action: Demolition/New Construction  
Location: 320 Sunset Road  
Property Owner: 731 Price Lawyers LLC  
Applicant: Sam Blake/Brian Brady  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

**8.2 Historic Preservation Board Case No. 22-65:**

**204 Sunset Road**

Historic District: El Cid  
Requested Action: Alterations/Additions

Location: 204 Sunset Road  
Property Owner: Daniel Regina  
Applicant: Daniel Regina/David Lawrence  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

Presentation by David Lawrence on behalf of the applicant.

The applicant requesting approval for the following:

1. Change architectural style to Bermuda including significant demolition, a second-floor addition and other interior, exterior and site modifications.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-65.

This non-contributing home was built in 1951 in the Minimal Traditional style and is part of the El Cid Historic District. Its character defining features includes an octagonal projection and it's one story massing.

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

Vice-Chairperson Kristin Kellogg opened the floor to public comment.

There were no public comments provided.

## **EXECUTIVE SESSION**

Gabriel Jaroslavsky **made a motion to Approve** Case No. 22-65, with condition(s).

1. Applicant work with Staff to address any unresolved issues that may arise upon Staff's review of the revised plans

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

### **8.3 Historic Preservation Board Case No. 22-68:**

#### **230 Argyle Road**

Historic District: Prospect/Southland Park

Requested Action: Additions

Location: 230 Argyle Road

Property Owner: Summit Argyle LLC  
Applicant: Scott Baruch/J. Scott Baruch & Associates  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

*Applicant not present in Commission Chambers.*

*Vice-Chairperson Kristin Kellogg requested a motion to move Case No. 22-68 to the end of the agenda just in case the applicant shows up.*

Gabriel Jaroslavsky **made a motion** to have Case No. 22-68 move to the end of the agenda.

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

**8.4 Historic Preservation Board Case No. 22-69:**

**730 Newark Street**

Historic District: Grandview Heights  
Requested Action: Demolition/New Construction  
Location: 730 Newark Street  
Property Owner: Jean Assuied  
Applicant: Jean Assuied  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

Presentation by applicant.

The applicant requesting approval for the following:

1. Demolition of existing structure.
2. Construction of a new two-story single-family home of approximately 2,574SF in a Contemporary Mission style.
3. Site work

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-69.



The existing one-story structure was built in 1923 in the Mission style by A.H. Laurenborg who also built 736 and 738 Newark Street. The property is part of the Grandview Heights Historic District.

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

Vice-Chairperson Kristin Kellogg opened the floor to public comment.

There were no public comments provided.

## **EXECUTIVE SESSION**

Dan Pichney **made a motion to Approve** Case No. 22-69 Demolition.

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

Dan Pichney **made a motion to Approve** Case No. 22-69 New Construction, with the following conditions(s).

1. The banding below the parapet shall be eliminated.
2. The entire structure shall be reduced in height by a minimum of 2'-0"
3. Parking for two off street parking spaces shall be provided
4. The entire structure including entryway shall be setback a minimum of 25' from the front property line.
5. The applicant will discuss with Staff the possibility of grid for windows on front elevations.
6. Disengaging balcony from entryway arches with brackets

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

### **8.5 Historic Preservation Board Case No. 22-70:**

#### **713 New Jersey Street**

Historic District: Grandview Heights  
Requested Action: Alteration  
Location: 713 New Jersey Street  
Property Owner: Stephen Gordon  
Applicant: Stephen Gordon

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

Presentation by applicant.

The applicant requesting approval for the following:

1. Relocation of centered front door on enclosed porch to either off center on front façade or west side of porch.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-70.

The existing one-story structure was built in 1921 in the Vernacular style with bungalow influences. The property contributes to the Grandview Heights Historic District. Its porch was enclosed prior to 1990.

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

Vice-Chairperson Kristin Kellogg opened the floor to public comment.

There were no public comments provided.

## EXECUTIVE SESSION

Gabriel Jaroslavsky **made a motion to Approve** Case No. 22-70, with condition(s).

1. The whole façade shall be filled with windows whether door is asymmetrical on the front or on the side.

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

### 8.6 Historic Preservation Board Case No. 22-71:

#### **3215 (3211) Washington Road**

Historic District: Prospect/Southland Park

Requested Action: Alterations - Windows

Location: 3215 (3211) Washington Road

Property Owner: Jie Jia

Applicant: Jie Jia

Case Manager: Anne Hamilton, Historic Preservation Planner

Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

Presentation by applicant.

The applicant requesting approval for the following:

1. Replacement of five (5) windows on the ground floor, front elevation with Horizontal Roller windows.

*Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-71 on behalf of Anne Hamilton.*

This contributing property in the Prospect/Southland Park Historic District was built in 1925 in the Mediterranean Revival style by E.H. Brown. This residence is located mid-block on the west side of Washington Road between Roosevelt Place and Greenwood Drive.

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

Vice-Chairperson Kristin Kellogg opened the floor to public comment.

There were no public comments provided.

## **EXECUTIVE SESSION**

Vice-Chairperson Kristin Kellogg stated that “the 5 replacement windows are not consistent with the presently installed in-casement style windows.”

Gabriel Jaroslavsky **made a motion to Deny Case No. 22-71.**

The alterations do not comply with Standards 6 and 9 of the Secretary of the Interior’s Standards for Rehabilitation, 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.**” Standard 9 states, “**New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials,**

**features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”**

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

**8.7 Historic Preservation Board Case No. 22-73:**

**2217 S. Olive Avenue**

Historic District: El Cid  
Requested Action: Class B Special Use Permit – Pool Location  
Location: 2217 S. Olive Avenue  
Property Owner: Stephen Simpson  
Applicant: Stephen Simpson  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

Presentation by the applicant.

The applicant requesting approval for the following:

1. Class B Special Use Permit, with one (1) waiver request from Section 94-304(d)(2) of the Zoning and Land Development Regulations, to allow for the construction of an accessory swimming pool approximately 10'-0' from the front lot line where a minimum of 25' is required.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-73.

The subject property is a corner property in the El Cid Historic District. The Minimal Traditional style home has some Mediterranean Revival style influence and was built in 1945.

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

Vice-Chairperson Kristin Kellogg opened the floor to public comment.

There were no public comments provided.

**EXECUTIVE SESSION**

Dan Pichney **made a motion to Approve** Case No. 22-73.

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

**8.8 Historic Preservation Board Case No. 22-74:**

**326 Edgewood Drive**

**CONTINUED TO AUGUST MEETING**

Historic District: Prospect/Southland Park  
Requested Action: Class B Special Use Permit – Accessory apartment lot width waiver  
Location: 326 Edgewood Drive  
Property Owner: Ysmael Nuno and Molly Greene  
Applicant: Ysmael Nuno and Molly Greene  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

The applicant requesting approval for the following:

1. Class B Special Use Permit, with one (1) 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'-0" wide lot where a 60'-0" width is required.

The existing residence is a two-story frame residence with stucco exterior, and there is a frame garage located to the rear.

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

**8.9 Historic Preservation Board Case No. 22-56:**

**309 Edgewood Drive**

Historic District: Prospect/Southland Park  
Requested Action: Alterations – Porch Enclosure  
Location: 309 Edgewood Drive

Property Owner: Lane Fraum  
Applicant: Carlos Gonzalez  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

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

1. Enclosure of the currently screened-in front porch with single hung and fixed impact windows.

The contributing property located in the Prospect/Southland Park Historic District and it was built in 1947, in the Frame Vernacular style.

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

*Applicant not present in Commission Chambers.*

*Vice-Chairperson Kristin Kellogg requested a motion to continue Case No. 22-56 to next month's meeting.*

Gabriel Jaroslavsky **made a motion to Continue** Case No. 22-56 to the August meeting.

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

*Vice-Chairperson Kristin Kellogg requested a motion to hear Case No. 22-68 now.*

Gabriel Jaroslavsky **made a motion to hear** Case No. 22-68 at this moment.

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

*Board Secretary performed a second swearing in of Public Speakers.*

#### **8.10 Historic Preservation Board Case No. 22-68:**

##### **230 Argyle Road**

Historic District: Prospect/Southland Park

Requested Action: Additions

Location: 230 Argyle Road  
Property Owner: Summit Argyle LLC  
Applicant: Scott Baruch/J. Scott Baruch & Associates  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

Presentation by Scott Baruch on behalf of the applicant.

The applicant requesting an Ad Valorem Preconstruction/Additions approval for the following:

1. Construction of two (2), two-story additions totaling approximately 2,500SF to the sides of the main structure plus a 343SF Porte cochere

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-68.

This contributing home was built in 1925 in the Mediterranean Revival style by E.B. Walton and is part of the Prospect/Southland Historic District. It is a very large corner lot and its character defining feature include a second floor Juliet and Knee wall balcony and a wing wall on the ground floor next to the arched entry.

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

Vice-Chairperson Kristin Kellogg opened the floor to public comment.

There were no public comments provided.

## **EXECUTIVE SESSION**

Gabriel Jaroslavsky **made a motion to Continue** Case No. 22-68, to next month's meeting.

Applicant needs to restudy the following:

1. Great Room proportion
2. Lowering Porte Cochere
3. Keeping arched windows

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

### **8.11 Historic Preservation Board Case No. 22-49:**

### **3140 Washington Road**

Historic District: Prospect/Southland Park  
Requested Action: Alterations/Additions  
Location: 3140 Washington Road  
Property Owner: Sean Heyniger  
Applicant: Michael Perry – MP Design and Architecture  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

Presentation by Michael Perry on behalf of the applicant.

The applicant requesting an Ad Valorem Preconstruction approval for the following:

1. Demolition of portions of rear of primary structure, pool, driveway and hardscape.
2. Elevation of structure approximately 3'-0" and partial rotation to square off with property lines.
3. Construction of additions totaling approximately 6,695SF for expanded living areas towards water.
4. Construction of two-car garage at southwest corner of approximately 572SF.
5. Site work including pool, hardscapes and driveway.

Mrs. Friederike Mittner presented Historic Preservation Board Case No. 22-49.

This is a very significant contributing structure in the Prospect/Southland Park Historic District, constructed in 1940 in the Mediterranean Revival style by Smith and Yeters and is known historically as the Harvey and Florence Mack House.

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

Vice-Chairperson Kristin Kellogg opened the floor to public comment.

1. Peter Burt, 611 N. Greenwood Drive – For
2. Keith Spina, 245 Murray Road - For



Public comments read into the record.

**EXECUTIVE SESSION**

Gabriel Jaroslavsky **made a motion to Approve** Case No. 22-49, with condition(s).

1. The applicant is to work with Staff to study the preservation of the existing portion of the rear of the property.

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

**Adjournment**

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

Gabriel Jaroslavsky **made a motion to adjourn** the meeting.

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

Vice-Chairperson Kristin Kellogg adjourned the meeting at approximately 7:40 P.M.

Please be advised that these minutes are not verbatim. An audio copy of the meeting may be requested through the City of West Palm Beach City Clerk's office at 822-1210. There is a fee.

\* \* \* \* \*

This signature is to attest that the undersigned is the Chairperson, or designee, of the Historic Preservation Board Meeting and that the information provided herein is the true and correct Minutes for the July 26, 2022, meeting of the Historic Preservation Board Meeting, dated this

28<sup>th</sup> day of August, 2022.



Chairperson (or designee)

