

**Historic Preservation Board  
January 28, 2020 Meeting Minutes  
Commission Chambers**

**MEMBERS PRESENT:** Amanda Skier, Chairperson  
Theodora Aspegren, Vice-Chairperson  
Kristin Kellogg, Member  
Dan Pichney, Member  
Reginald Stambaugh, 1<sup>st</sup> Alternate  
Nicholas Kassatly, 2<sup>nd</sup> Alternate

**MEMBERS ABSENT:** TaCara Chambers, Member  
Gabriel Jaroslavsky, Member  
Kenneth Breslauer, Member

**STAFF PRESENT:** Rick Greene, Development Services Director  
Friederike Mittner, City Historic Preservation Planner  
Aaron Borngraber, Historic Preservation Planner  
Shona Smith, Acting 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 5:02 P.M., and Shona Smith, Acting 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 Theodora Aspegren made a motion to approve the Agenda for January 28, 2020. Mr. Dan Pichney seconded the motion; the motion passed 6-0.

Chairperson Amanda Skier then asked for approval of the Minutes of December 18, 2019. Ms. Theodora Aspegren made a motion to approve the Minutes for December 28, 2019. Ms. Theodora Aspegren amended her motion to approve the Minutes for December 18, 2019. Ms. Kristin Kellogg seconded the motion; the motion passed 6-0.

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

Ms. Friederike Mittner, City Historic Preservation Planner, informed Board members that from November through December 2019, Staff had reviewed 50 Level I applications and 13 zoning reviews. She stated from December 2019 to present, Staff had reviewed 78 Level I applications, 1 Level II applications and 29 zoning reviews.

Ms. Mittner informed the Board that Staff had two (2) very successful architectural bike tours in honor of the City's 125<sup>th</sup> Anniversary; Staff led one on the north end and one on the south end, with approximately thirty (30) people on each tour.

Ms. Mittner announced that the City of West Palm Beach had been shortlisted to host the National Alliance of Preservation Commissions (NAPC) Forum Conference. The City will be notified if they are a finalist and if so, the decision will be announced in July 2020.

#### **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, staff will make a presentation and afterwards, the applicant can make a 10-minute presentation for regular cases or take 15 minutes for a proposed demolition. After the applicant, 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. 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 that she had spoken with Ms. Mittner regarding the cases on the Agenda for the meeting, but that she can make her decisions based upon the evidence presented before the Board.

#### **V. PUBLIC COMMENT**

No members of the public requested to speak on items not listed on the Agenda.

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

Denise Haire, Board Attorney, swore in all members of the public who wished to speak.

#### **VI. CONSENT CASES**

None.

#### **VII. CONTINUED BUSINESS**

None.

#### **VIII. NEW BUSINESS**

1. Historic Preservation Board Case No. 20-01, 301 Southern Boulevard, Class B Special Use and

2. **Historic Preservation Board Case No. 20-02**, 301 Southern Boulevard, Ad Valorem Preconstruction Alterations.

Collene Walter, of Urban Design Kilday Studios, made presentations on behalf of the applicant, with representatives.

There was much discussion between the Board and the applicant.

Ms. Friederike Mittner presented **Historic Preservation Board Case No. 20-01**. The subject property is historically known as the First Federal Savings and Loan Bank of West Palm Beach. It sits on the prominent northwest corner of Southern Boulevard and South Olive avenue. This large commercially zoned property has seen different tenants over the years including a high school and then sat vacant for many years. The building is a contributing structure to the Central Park historic district. The building was constructed in 1958 C.G. Warner in the "Modernistic Commercial" style per the designation report. The property currently consists of three separate lots under the same ownership, the plan is to replat and unify all lots and host a Seven Eleven convenience store within the structure and add 6-fuel pump islands covered by a flat canopy. The applicant is requesting a Class B special use with waivers to allow the convenience and fuel sales to occupy the site and proceed with corresponding site improvements. The applicant requested approval for a Class B Special Use Permit, with waivers from the Additional Standards, to operate a Convenience Store with Accessory Motor Vehicle Fuel Sales within a General Commercial (GC) zoning district, to include five (5) waivers listed as follows:

1. Waiver to Section 94-273(d) i.:
  - a. All parking loading and vehicular circulation areas: 25 feet from any residential zoning district.
2. Waiver to Section 94-273(d) ii.:
  - a. All convenience stores shall be located a minimum of 1,000 feet from any convenience store and 100 feet from any preexisting place of religious worship, public or private school, or residential zoning district. Distance shall be measured from property line to property, without regard to intervening structures or objects.
3. Waiver to Section 94-273(d) (12)(b).3.:
  - a. Accessory motor vehicle fuel sales. Accessory motor vehicle fuel sale shall be limited to a maximum of two pump islands with three pumps per island

4. Waiver to Section 94-273(d)(12)(b.)
  - a. Wall requirement when parking lot adjoins residential district. An opaque wall shall be erected to a height of no less than four feet and no more than five feet and not closer than six inches to lot lines along the side and rear lot lines when such parking lot area adjoins a residential district, except that such a wall shall not be required where the applicant for a permit shall secure and filed with the application a notarial waiver duly signed under the seal by all abutting landowners waiving objection to the existence of an unwallled parking lot or area. Such walls, where required, shall be erected in compliance with the city building code.
  
5. Waiver to Section 94-273(d)(12)(b.)
  - a. Hours of operation. For sites adjacent to residential districts, hours of operation shall be no greater than 6:00 a.m. to 12:00 p.m. for fuel sales, and 6:00 a.m. to 10:00 p.m. for convenience store items.

Ms. Friederike Mittner presented **Historic Preservation Board Case No. 20-02**. This property is historically known as the First Federal Savings and Loan bank of West Palm Beach. It sits on the prominent northwest corner of Southern Boulevard and South Olive Avenue. This large commercially zoned property has seen different tenants over the years including a high school and sitting vacant for many years. The building is a contributing structure to the Central Park Historic District. The building was constructed in 1958 by C.G. Warner in the “Modernistic Commerical” style per the Designation Report. However, many attribute its design elements as a reflection of Art Deco. The property currently consists of three separate lots under the same ownership. The plan is to replat and unify all lots and host a 7-11 convenience store within the structure and add 6 fuel pump islands covered by a flat canopy.

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

1. Demolish approximately 2,650 square feet of elevated west wing of existing structure.
2. Rehabilitate remaining structure including fenestration modifications on the north and newly exposed west elevation.
3. Construct a canopy over the new fuel islands on the western portion of the lot fronting Southern Boulevard.
4. Site work including new parking and landscaping.

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

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

Chairperson Amanda Skier opened the floor to public comment.

One member of the public came forward for public comments.

Ms. Friederike Mittner added into the record that after mailers were sent, she received three telephone call inquiries regarding the project but no additional correspondence.

Chairperson Skier asked Staff to provide the Board additional information of road dieting; she understood the project on Dixie Road stopping at Albemarle Road, not going all the way to Southern. Ms. Skier also inquired regarding upcoming developments for Olive Avenue.

Mr. Rick Greene, Development Services Director, indicated there would be a Public Hearing to be conducted by FDOT, but currently there was nothing definitive. He stated he was not aware of any developments for Olive Avenue. Mr. Greene expressed that with any development, the City has to comply with the Palm Beach County Traffic Performance Standards Ordinance to ensure traffic works for any project; there was nothing being reviewed at this time but would be credited to the building previously located at the site. He stated any increase would have to be addressed.

Ms. Skier inquired if the Dixie road dieting currently stops before Southern Boulevard.

Mr. Greene stated the road dieting extends from Okeechobee to Albemarle, it is proposed but nothing official; part of the discussion the FDOT is having but nothing beyond Albemarle (which is the 3111 Prospect Place project), north of Southern Boulevard.

Colleen presented her rebuttal of public comment.

There was additional discussion between the Board, Staff and the applicant regarding:

- The use of the site property after the relocation of convenience store
- Partial demolition of historic structure, and
- Tax abatement incentives for the project

Board Attorney, Denise Haire, indicated that the Code referenced that the Ad Valorem tax exemption was normally applicable for a period of ten (10) years, but that the Board had the authority of granting an exemption

for a shorter period of time.

## **EXECUTIVE SESSION**

Ms. Kristin Kellogg made a **motion to APPROVE** Historic Preservation Board Case No. 20-01, a request by Colleen Walter, of Urban Design Kilday Studios, for a Class B Special Use Permit to allow a convenience store with motor fuel sales at 301 Southern Boulevard and contiguous lots known as 310 and 318 Conniston Road. The motion is based upon the testimony presented along with the application submitted and the Staff Report, which constitute competent, substantial evidence. The Board hereby makes findings of fact that each of the criteria in Article II, Section 94-36(e)(3) and (4) and (5) has been met. We also approve the additional five (5) waivers.

Vice-Chairperson Theodora Aspegren seconded the motion; the **motion PASSED 6-0**.

Ms. Kristin Kellogg made a **motion to APPROVE** Historic Preservation Board Case No. 20-02, for Ad Valorem tax exemption, 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 Interior's Standards for rehabilitation, and additional criteria as set forth in Section 94-49, of the City's Zoning and Land Development Regulations (ZLDRs). The conditions include the following:

1. The glass shall remain clear on the rotunda and glass walls immediately to the west and north of the rotunda.
2. The chandelier and two monument signs/clocks shall be restored and incorporated as indicated on the plans.
3. All metal finishes on site shall be mill finish/galvanized in color.

Vice-Chairperson Theodora Aspegren seconded the motion.

Ms. Kristin Kellogg made an **amended motion to APPROVE** Historic Preservation Board Case No. 20-02, to add a fourth (4<sup>th</sup>) conditions as follows:

4. The Ad Valorem tax exemption would apply for a period of five (5) years.

Vice-Chairperson Theodora Aspegren seconded the motion; the **motion PASSED 6-0**.

3. **Historic Preservation Board Case No. 20-03**, 947 39<sup>th</sup> Court

The applicant was present but made no presentations.

Mr. Aaron Borngraber presented **Historic Preservation Board Case No. 20-03**. The property at 947 39th Court is located in the Northwood Hills Historic District, consisting of a contributing Mission Revival primary structure built by Theodore Eissfeldt in 1925 and a contributing accessory structure built circa 1925. The applicant is requesting an Ad Valorem Preconstruction approval for the following:

1. A one-story addition to the northwest corner of the primary Mission Revival two-story residence measuring approximately 416 square feet.
2. A covered patio to the rear of the primary two-story residence measuring approximately 245 square feet.
3. New construction of a rear detached accessory structure in the northeast corner of the property measuring approximately 397 square feet.

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

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

Chairperson Skier opened the floor to public comment.

No members of the public came forward for public comments.

## **EXECUTIVE SESSION**

Ms. Kristin Kellogg made a **motion to APPROVE** Historic Preservation Board Case No. 20-03, for Ad Valorem Preconstruction/new construction accessory structure, additions, primary structure, 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 Interior's Standards for rehabilitation, specifically Standards 9 and 10, additional criteria as set forth in Section 94-49, of the City's Zoning and Land Development Regulations (ZLDRs). The conditions include the following:

1. The proposed addition and new construction shall feature a slightly textured stucco finish.
2. The front street facing windows shall have CLEAR GLASS. All remaining doors and windows shall have CLEAR GLASS or CLEAR GLASS with Low-E.
3. The metal awnings shall have a metal s-tile roof in an earth tone color and the supports shall have a black color.

4. The 3/12 roof addition shall have a metal s-tile roof in an earth tone color.
5. The applicant shall replace the upper story front door with a 15-lite door with clear glass and recreate the garage door opening with an architecturally appropriate garage door. (*added condition*)

Vice-Chairperson Theodora Aspegren seconded the motion; the **motion PASSED 6-0**.

4. **Historic Preservation Board Case No. 20-04**, 315 Dyer Road

The applicants, Paul and Jody Darrow, made presentations regarding this case.

Mr. Aaron Borngraber presented **Historic Preservation Board Case No. 20-04**. The property at 315 Dyer Road is located in the El Cid Historic District, consisting of a contributing primary two-story Mediterranean Revival structure known as the Emilie & Gertrude Anthony House built by V.S. Hall in 1924 and a two-story contributing accessory structure built in 1924.

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

1. Proposed demolition of the contributing accessory structure built in 1924, citing airborne smoke by-products air sampling report.

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

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

There was additional discussion between the Board, Staff and the applicant regarding:

- Data reports for chemicals remaining in the accessory structure
- Plans to support the need for a demolition
- Applicant to provide additional information; thorough analysis regarding how this incident relates to State and local standards
- Chemical exposure limits by experts
- Demolition to be reviewed, along with plans for a new construction simultaneously and photographs

The Chair opened the floor to public comment.

No members of the public came forward for public comments.



## EXECUTIVE SESSION

Ms. Kristin Kellogg made a **motion to CONTINUE** Historic Preservation Board Case No. 20-04, to the March 2020 Historic Preservation Board meeting.

Vice-Chairperson Theodora Aspegren seconded the motion; the **motion PASSED 6-0**.

### 5. Historic Preservation Board Case No. 20-05, 962 30<sup>th</sup> Street

The applicant, Mr. Bill Jacobson, made presentations regarding this case.

Ms. Friederike Mittner presented **Historic Preservation Board Case No. 20-05**. The subject property is in the Northwood Hills Historic District, consisting of a vacant lot. A previous Mission Revival structure built in 1925 and was demolished in 2004.

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

1. New construction of a single-story Minimal Traditional house of approximately 1,448 square feet.

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

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

*Ms. Kristin Kellogg left the Council Chambers at 7:02 p.m.*

The Chair opened the floor to public comment.

No member of the public came forward for public comments.

## EXECUTIVE SESSION

Mr. Dan Pichney made a **motion to APPROVE** Historic Preservation Board Case No. 20-05, for new construction, in accordance with the Secretary of Interior's Standards for rehabilitation specifically Standards 9 and 10, as well as the additional criteria as set forth in the City's 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. 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 Interior's Standards for rehabilitation, specifically Standards 9 and 10, as well as the additional criteria as set forth in the City's Historic Preservation Ordinance Section 94-49 of the City's Zoning and Land Development

Regulations (ZLDRs). The conditions include the following:

1. A roof over-hang shall be added to the door that faces Windsor.
2. The door facing Windsor shall match the decorative front door.
3. A walkway shall be provided to the front door along 30<sup>th</sup> Street.
4. Windows shall be white aluminum 1/1 single hungs with clear glass and a low-e coating, no tint.

Vice-Chairperson Aspegren seconded the motion; the **motion PASSED 5-0**.

6. **Historic Preservation Board Case No. 20-06**, 837 Avon Road

The applicant's representative made presentations regarding the case.

Ms. Friederike Mittner presented **Historic Preservation Board Case No. 20-06**. This contributing Vernacular style structure in the Flamingo Park Historic District was built in 1938 and is known as the Burrell Holder House. The applicant is requesting a Certificate of Appropriateness approval for the following:

1. Reorient the front door from side loading to front loading under existing porch cover.
2. Change exterior siding from vertical board and batten to horizontal lap siding.
3. Change roof to wooden cedar shakes.
4. Replace existing windows with PGT aluminum multi light to match existing.
5. Squaring off of northeast corner of house adding approximately 40 square feet.
6. Fenestration modifications and general rehabilitation of accessory structure.
7. Site work including pool in rear yard.

City Staff recommended **APPROVAL** of the application, with conditions.

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

Chairperson Skier opened the floor to public comment.

No members of the public came forward for public comments.

## **EXECUTIVE SESSION**

Mr. Dan Pichney made a **motion to APPROVE** Historic Preservation Board Case No. 20-06, for alterations/additions, in accordance with Standards 9 and 10, as set forth in the Historic Preservation Ordinance No. 3554-02. 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 Interior's Standards for rehabilitation, specifically Standards 9 and 10, as well as the additional criteria as set forth in the City's Historic Preservation Ordinance Section 94-49 of the City's Zoning and Land Development Regulations (ZLDRs). The conditions include the following:

1. A window shall replace the area of the original front door.
2. The board and batten siding shall remain.
3. Carriage style shutters shall be added over French Doors of accessory structure to retain original garage use appearance of building when closed.
4. The original wood siding underneath be retained and preserved. Any rotted pieces shall be documented and replaced with same width and profile in cedar, cypress or matching wood species (*added condition*).

Vice-Chairperson Aspegren seconded the motion; the **motion PASSED 5-0**.

7. **Historic Preservation Board Case No. 20-07**, 195 Dyer Road

The applicant made presentations regarding the case.

Mr. Aaron Borngraber presented **Historic Preservation Board Case No. 20-07**. The property at 195 Dyer Road is located in the El Cid Historic District, consisting of a contributing one-story vernacular structure known as the J.C. Pease House built in 1937. The applicant and current homeowners purchased the property on July 31, 1991. The El Cid Historic District was designated on the West Palm Beach Register of Historic Places in 1993 (Ordinance No. 2641-93).

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

1. Removing wood siding and replacing with matching color vinyl siding, white vinyl trim, and white vinyl soffits.
2. Replacing existing wooden columns with aluminum columns.
3. Replacing gutters.
4. Replace and extend existing wood and chain-link fence with a white vinyl fence to match house trim and deck.
5. Replace broken tile porch deck with vinyl deck in white to match house trim and fence.
6. Cover existing cement foundation with vinyl lattice in white to match house trim, deck, and fence.
7. Replacement of existing wood and aluminum windows with CGI impact aluminum single-hung, fixed, and casement windows.

8. Replace rear deck wood door with an impact aluminum door.
9. Replace existing aluminum porch railing with a white aluminum porch railing.

City Staff recommended **APPROVAL** of the application, with conditions.

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

Chairperson Skier opened the floor to public comment.

No members of the public came forward for public comments.

## **EXECUTIVE SESSION**

Mr. Dan Pichney made a **motion to APPROVE** Historic Preservation Board Case No. 20-07, for alterations/additions, in accordance with Standards 6, 9 and 10, as set forth in the Historic Preservation Ordinance No. 3554-02. 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, specifically Standards 6, 9 and 10. The conditions include the following:

1. The applicant shall remove all previously unpermitted siding and the existing siding prior to installation of the Hardieplank lap siding smooth for siding, Hardietrim Boards smooth for trim, and Hardiesoffit panels vented smooth or non-vented smooth for soffit. The siding and trim shall match the existing width and profile. The applicant shall submit proof of the width and profile with the permit.
2. The applicant shall replicate the existing porch columns in wood.
3. The applicant shall install half-round gutters in aluminum, copper, or steel.
4. The applicant shall install any lights on the interior of the fence and railing and the lights shall not be visible from the public right-of-way.
5. The applicant shall replicate the existing aluminum porch railing or the new porch railing shall feature vertical square balusters.
6. The applicant shall install the TimberTech product for the front porch deck perpendicular to the house.
7. The applicant shall paint the foundation black and install a square latticework.
8. Window R shall be repaired and retained. CLEAR impact glass shall be installed over this window.

9. All windows and doors shall have CLEAR GLASS and WHITE exterior frames in aluminum.
10. All windows shall be sized to fit the original window frame opening and the location/inset/depth within the original frame opening. The aluminum mullions shall match the width of the existing mullions.
11. All windows and doors shall have external ogee dimensional muntins.

Attorney Denise Haire suggested if it is the Board's intent that the motion be amended to reflect that all Standards are met, if the conditions are included.

Mr. Dan Pichney made an **amended motion** stating Historic Preservation Board Case No. 20-07, has met all conditions of approval for Standards 6, 9 and 10 of the Secretary of Interior's Standards for Rehabilitation.

Vice-Chairperson Aspegren seconded the motion; the **motion PASSED 5-0**.

8. **Historic Preservation Board Case No. 20-08**, 112 Roosevelt Place

The applicant's representative made presentations regarding the case.

Ms. Friederike Mittner presented **Historic Preservation Board Case No. 20-08**. A request by Zdravko Mesaric on behalf of Sena Group LLC y, for a variance from Section 94- 82(b)(2) of the Zoning and Land Development Regulations, which requires a primary structure to have a cumulative 20'-0" side setback in the Historic Single-Family High Density (SF14-C3) Residential zoning district at 112 Roosevelt Place. The applicant is requesting a 5'-0" west side and 5'-0" east side setback at the closest points of the existing structure totaling 10'-0" vs. the required 20'0" to allow the splitting of the lots along original lot lines.

Ms. Mittner provided the Board with a letter of opposition from the applicant's neighbor.

City Staff recommended **APPROVAL** of the application, based on the finding that the petition meets ten (10) of the ten (10) Variance Standards found in Section 94-38(d)(6) of the Zoning and Land Development Regulations (ZLDRs).

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

There was much discussion between the Board and Staff.

Chairperson Skier opened the floor to public comment.

No members of the public came forward for public comments.

## EXECUTIVE SESSION

Mr. Reginald Stambaugh made a **motion to APPROVE** Historic Preservation Board Case No. 20-08, a request by Zdravko Mesaric for a variance from Section 94-82(b)(2) of the Zoning and Land Development Regulations, which requires a primary structure to have a cumulative 20'-0" side setback in the Historic Single-Family High Density (SF14-C3) Residential zoning district at 112 Roosevelt Place. The applicant is requesting a 5'-0" side and 5'-0" side setback totaling 10'-0", thus granting a 10'-0" cumulative side setback variance. The motion is based upon the testimony presented along with the application submitted and the staff report, which constitute competent, substantial evidence. The Historic Preservation Board hereby makes findings of fact that each of the ten criteria in Article II, Section 94-38(d)(6) have been met for the variance.

Vice-Chairperson Aspegren seconded the motion; the **motion PASSED 5-0**.

### IX. OTHER BUSINESS

None.

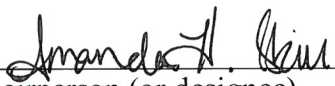
### X. ADJOURNMENT

Chairperson Amanda Skier adjourned the meeting at approximately 8:14 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 **January 28, 2020**, meeting of the **Historic Preservation Board Meeting**, dated this 25<sup>th</sup> day of February, 2020.

  
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Chairperson (or designee)