

**MINUTES
HISTORIC PRESERVATION BOARD
CITY OF DELRAY BEACH**

MEETING DATE: July 6, 2022

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Benjamin Baffer, Chairman at 6:05 P.M.

2. ROLL CALL

A quorum was present.

Members present were Benjamin Baffer, Chairman; Alyse Lemstrom, Vice Chairman; Claudia Willis, 2nd Vice Chairman; Rhonda Sexton (arrived 6:30 pm); and, Jim Chard.

Absent Robert Osinoff and Kristin Finn

Staff present were Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Katherina Paliwoda, Planner; Michelle Hewett, Planner; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the July 6, 2022, agenda by Alyse Lemstrom and seconded by Jim Chard.

MOTION CARRIED 4-0

4. MINUTES

None

5. SWEARING IN OF THE PUBLIC

Benjamin Baffer, Chairman read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

None

7. PRESENTATION

None

8. QUASI-JUDICIAL HEARING ITEMS

A. Certificate of Appropriateness (2022-185): Consideration of a Certificate of Appropriateness for the installation of a fence and gates to a contributing single -family residence.

Address: 1120 Nassau Street, Nassau Park Historic District

Owner/Applicant: Charles & Catherine Luciano; chuck.luciano@compass.com

Planner: Michelle Hewett, Planner; hewettm@mydelraybeach.com

Michelle Hoyland, Principal Planner entered project file 2022-185 into the record.

Exparte

Benjamin Baffer – None

Claudia Willis- None

Jim Chard – None

Alyse Lemstrom-None

Applicant Presentation

Charles Luciano, property owner

Staff Presentation

Michelle Hewett, Planner presented the project from a Microsoft Power Point presentation.

Rebuttal/Cross

None

Public Comment

None

Board Comments

Benjamin Baffer was familiar with the project as he was on the Historic Preservation Board that approved the reconstruction of the structure after a structural fire in 2018. Mr. Baffer was supportive of the proposed fence and was pleased that the structure was preserved.

Claudia Willis would have preferred a wood fence but was supportive of the proposed aluminum fence.

Jim Chard requested information about the spacing between the pickets as spacing may create a visual obstruction.

MOTION to approve Certificate of Appropriateness (2022-185), for the property located at 1120 Nassau Street, Nassau Park Historic District, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations was made by Alyse Lemstrom and seconded by Claudia Willis.

MOTION CARRIED 4-0

B. Certificate of Appropriateness (2022-195): Consideration of a Certificate of Appropriateness request for a roof replacement on an existing contributing one-story single-family residence.

Address: 216 N. Dixie Boulevard, Del-Ida Park Historic District

Owner/Applicant: Licia Avelar; liciaavelar@gmail.com

Agent: Howard Green; windows@greenhomeimprovementsplus.com

Planner: Michelle Hewett, Planner; hewettm@mydelraybeach.com

Michelle Hewett, Planner entered project file 2022-195 into the record.

Exparte

Benjamin Baffer – None

Claudia Willis- None

Jim Chard – None

Rhonda Sexton-None

Alyse Lemstrom-None

Applicant Presentation

Howard Green, Green Home Improvements Plus 2240 W. Woolbright Road, Suite 324 Boynton Beach, FL 33426

Staff Presentation

Michelle Hewett, Planner presented the project from a Microsoft Power Point presentation.

Rebuttal/ Cross

None

Public Comment

None

Board Comments

Claudia Willis opposed the project as the Secretary of the Interior's Standards recommends that original roofing material not be changed. Any roof change must be conducted with historically accurate materials.

Benjamin Baffer noted that there was no justification for changing the type of roofing from flat tile to standing seam metal. The Board has approved changes in materials when an asphalt shingle roof is replaced with a metal roof where appropriate.

Jim Chard indicated that the justification did not show why the applicant proposed the change in roofing. The application should attempt to maintain historically accurate roofing material. The original roof was a flat tile roof.

Alyse Lemstrom did not find any justification for the change in type of roofing material.

Motion to approve Certificate of Appropriateness (2022-195), for the property located at 216 N. Dixie Boulevard, Del-Ida Park Historic District by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions: That a white cement tile roof be installed was made by Claudia Willis and seconded by Jim Chard.

MOTION CARRIED 5-0

C. Certificate of Appropriateness (2022-178): Consideration of a Certificate of Appropriateness for exterior modifications to a non-contributing one-story office building.

Address: 300 George Bush Boulevard, Del-Ida Park Historic District

Owner: Delray Laser, LLC;

Applicant: Clay Holshouser; clay@gardnerbuildinggroup.com

Planner: Michelle Hewett, Planner; hewettm@mydelraybeach.com

Michelle Hoyland, Principal Planner entered project file 2022-178 into the record.

Exparte

Benjamin Baffer - None

Claudia Willis- Drive by

Jim Chard – None

Rhonda Sexton-None

Alyse Lemstrom-None

Applicant Presentation

Clay Holshouser, property owner

Staff Presentation

Michelle Hoyland, Principal Planner presented the project from a Microsoft Power Point presentation.

Rebuttal/ Cross

Michelle Hoyland requested clarification as to the color of the proposed roof tile.

Clay Holshouser indicated that the windows had a white frame with clear glass. As the roof is currently leaking, the S tile was chosen as barrel tile was not in stock.

Public Comment

None

Board Comments

Rhonda Sexton indicated that the S-tile is significantly different in appearance than the barrel tile and that Roy Simon the architect of the building intentionally designed the structure with a barrel tile.

Claudia Willis noted that the roof is the most predominate feature of the structure and the Secretary of the Interior's Standards indicates that the replacement roof should be with the original materials.

Benjamin Baffer stated that the S-tile is the modern look but a barrel tile is preferable. The white window frame is acceptable.

Alyse Lemstrom noted the proposed roof color is very similar to the original barrel tile.

Jim Chard was concerned regarding the color of the proposed tile color but was not concerned regarding the proposed S tile.

Motion to approve Certificate of Appropriateness (2022-178), for the property located at 300 George Bush Boulevard, Del-Ida Park Historic District, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions: that the applicant will work with city staff to match the color of the current tile utilizing an S-tile.

MOTION CARRIED 3-2

Dissenting Claudia Willis and Rhonda Sexton

D. Certificate of Appropriateness (2022-207): Consideration of a Certificate of Appropriateness for material changes to the exterior of an existing contributing commercial structure.

Address: 143 S. Swinton Avenue, Old School Square Historic District

Owner/Applicant: Nigel Development, Inc.; jmayo@hnm-architecture.com

Agent: Jaime Mayo, AIA; jmayo@hnm-architecture.com

Planner: Katherina Paliwoda, Planner; paliwodak@mydelraybeach.com

Michelle Hoyland, Principal Planner entered project file 2022-207 into the record.

Exparte

Benjamin Baffer – None

Claudia Willis- Drive by

Jim Chard – None

Rhonda Sexton- Drive by

Alyse Lemstrom-None

Applicant Presentation

Michael Hanlon HNM Architecture 3705 N Federal Highway, Delray Beach FL 33483

Staff Presentation

Katherina Paliwoda, Planner presented the project from a Microsoft Power Point presentation.

Rebuttal/ Cross

None

Public Comment

None

Board Comments

Claudia Willis requested clarification as to where the applicant proposes to install hardie board, the applicant stated that hardie board will be installed on the porch column, the porch header, and the window and door casings. Ms. Willis noted that the original wood lasted over 100 years.

Rhonda Sexton noted that the original wood lasted over 100 years, was uncertain as to why the applicant was proposing to comingle hardie board with wood.

Benjamin Baffer did not have a strong opinion for against the installation of the hardie board as it is difficult to differentiate from actual wood.

Motion to deny Certificate of Appropriateness (2022-207), for the property located at 143 S. Swinton Avenue, Old School Square Historic District, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations was made by Jim Chard and seconded by Alyse Lemstrom.

MOTION CARRIED 5-0

E. Certificate of Appropriateness & Variance (2022-164): Consideration of a Certificate of Appropriateness and Variance for the installation of a swimming pool within the rear of the existing, contributing single-family residence.

Address: 235 N. Swinton Avenue, Old School Square Historic District

Owner/Applicant: Rich and Lori Gascoyne; gascoynefamily@gmail.com

Planner: Katherina Paliwoda, Planner; paliwodak@mydelraybeach.com

NOTE: This Public Hearing item was originally scheduled and noticed for the June 1, 2022 Historic Preservation Board meeting and the item was continued at that meeting to a date certain for the July 6, 2022 Historic Preservation Board meeting.

Katherina Paliwoda, Planner entered project file 2022-164 into the record.

Exparte

Benjamin Baffer –Phone Call from applicant
Claudia Willis- Phone Call from applicant
Jim Chard – None
Rhonda Sexton- Drive by
Alyse Lemstrom-None

Applicant Presentation

Rich and Lori Gascoyne, Property Owners

Staff Presentation

Katherina Paliwoda, Planner presented the project from a Microsoft Power Point presentation.

Rebuttal/ Cross

Rich Gascoyne noted that the guest cottage of the adjacent structure is over 12 feet from the proposed pool.

Public Comment

Chris Fink, attorney for the property owner of 234 NE 1st Avenue. Mr. Fink opposed the variance request as the variance request does not the criteria established in the Land Development Regulations.

George Long 46 N. Swinton Avenue. Mr. Long noted that pools are prevalent in the area and do not pose an issue and it will be up to the Board to determine if a variance is appropriate.

Board Comments

Jim Chard asked the applicant if the existing trees in the rear yard will remain.

Claudia Willis noted the electrical boxes on the side of the home and asked if it was feasible to relocate the electrical. The existence of the electrical box requires that the pool be set 10 feet from the structure. Ms. Willis opposed the granting of the variance as it does not relate to preservation of historic structures.

Alyse Lemstrom also inquired about relocating the electrical boxes on the exterior of the home.

Benjamin Baffer stated that the requested variance is not necessary to maintain the historic character of the structure and setbacks were established for a legitimate purpose and does not want to create a precedent of granting variances.

Rhonda Sexton noted that electrical wires cannot be located above a pool.

Motion to continue with direction for alternative solutions for the necessity for a variance for the Historic Preservation Board meeting on August 3rd was made by Jim Chard and seconded by Claudia Willis.

MOTION CARRIED 5-0

F. Certificate of Appropriateness (2022-064): Consideration of a Certificate of Appropriateness for the exterior modifications and construction of a 2-story, 259 square foot addition to an existing, individually designated single-family residence.

Address: 170 Marine Way, Marina Historic District

Owner/Applicant: Joseph and Gina Sarno; joseph.sarno@cbre.com

Agent: Kristin Kellogg; kristin@smithkellogg.com

Planner: Katherina Paliwoda, Planner; paliwodak@mydelraybeach.com

Katherina Paliwoda, Planner entered project file 2022-064 into the record.

Exparte

Benjamin Baffer – Met with homeowner

Claudia Willis – Familiar with the property, used to own the property

Jim Chard – None

Rhonda Sexton – None

Alyse Lemstrom – None

Applicant Presentation

Kristin Kellogg, Architect Smith Kellogg Architecture Inc 1930 South Dixie Highway Suite C6 West Palm Beach, Florida 33401

Staff Presentation

Katherina Paliwoda, Planner presented the project from a Microsoft Power Point presentation.

Rebuttal/ Cross

None

Public Comment

None

Board Comments

Claudia Willis was supportive of the proposed changes as they are appropriate for the property. Ms. Willis requested clarification as to the height of the addition roof line and retaining wall.

Benjamin Baffer was supportive of the proposed changes as it streamlines the design of the structure.

Motion to approve Certificate of Appropriateness (2022-064) for the property located at 170 Marine Way, Individually Listed to the Local Register of Historic Places as The Marina House, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations was made by Alyse Lemstrom and seconded by Rhonda Sexton.

MOTION CARRIED 5-0

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. Concept Plan Review

A. Concept Plan Review (2022-203): Discussion regarding the addition of 3,000 sq. ft. of office space and 2 residential apartment units to a contributing one-story office building.

Address: 21 NW 2nd Street, Old School Square Historic District

Owner/Applicant: Bill Reilly; bill@championtitle.com

Agent: Roger Cope; copearchitectsinc@gmail.com

Planner: Katherina Paliwoda, Planner; paliwodak@mydelraybeach.com

Applicant Presentation

Bill Reilly, property owner

Roger Cope, Architect – Cope Architects 701 SE 1st Avenue, Delray Beach, FL 33483

Board Comments

Benjamin Baffer inquired why City staff found that relocating the structure to the West Settlers Historic District neighborhood was not appropriate.

Claudia Willis noted that while the structured is noncontributing there is still historic value preserving that to the structure.

Jim Chard recommended that the property owner contact local nonprofit organizations to aid in relocating and preserving the structure.

11. REPORTS AND COMMENTS

A. Staff Comments

- The next Historic Preservation Board Meeting is August 3, 2022.
- The Atlantic Avenue resource survey has been completed and staff will present the report to the July 12th workshop meeting.

B. Board Comments

- Benjamin Baffer inquired about the Swinton Social project as he was concerned regarding the condition of the buildings and the lack of action on behalf of the

property owner. City staff indicated that the property owner is proceeding with development. An update regarding 110 Marine Way was provided.

- Claudia Willis requested an update regarding a PVC fence on a new construction within the Marina District.

C. Attorney Comments

None

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 10:15 pm.

The undersigned is the Secretary of the Historic Preservation Board and the information provided herein is the Minutes of the meeting of said body for **July 6, 2022**, which were formally adopted and **APPROVED** by the Board on **September 7, 2022**.

ATTEST:

CHAIR

BOARD SECRETARY

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Historic Preservation Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.