

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

MEETING DATE: January 4, 2023

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER:

The meeting was called to order by Claudia Willis, Vice Chair at 6:05 P.M.

2. ROLL CALL

A quorum was present.

Members present were, Alyse Lemstrom, Chair (6:12p), Claudia Willis, Vice Chair; Rhonda Sexton, 2nd Vice Chair, Jim Chard; John Miller; and Kristin Finn.

Absent Bryan Weber.

Staff present were Lawonda Warren, Assistant City Attorney; Anthea Gianniotis, Development Services Director; Katherina Paliwoda, Planner, Michelle Hewett, Planner; and Diane Miller, Board Secretary

3. APPROVAL OF AGENDA

Motion of APPROVAL for the January 4, 2023, agenda, made by John Miller and seconded by Kristin Finn.

MOTION CARRIED 5-0

4. MINUTES

Motion to approve the minutes of December 7, 2022, made by Jim Chard and seconded by Rhonda Sexton.

MOTION CARRIED 5-0

5. SWEARING IN OF THE PUBLIC

Claudia Willis, Vice Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Diane 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 (2022-292): Consideration of a Certificate of Appropriateness (COA) & Variance (2022-292) requests for an addition and exterior modifications to a contributing one-story single-family residence. (PUBLIC HEARING)

Address: 310 NE 1st Avenue, Old School Square Historic District

Owner: Joe Wagman; joewagman@wagman.com

Applicant/Agent: Shane Ames, Ames International Architecture; sames@amesint.com

Katherine Paliwoda, Planner, entered project file 2022-292 into the record.

6:12pm Alyse Lemstrom joined the meeting.

Exparte

Kristin Finn – None

Jim Chard - None

Claudia Willis - None

John Miller – None

Rhonda Sexton – None

Alyse Lemstrom - None

Applicant Presentation

Dean Ouellotte-105 NE 7th Street-Representing the owner.

Joe Wagman – Owner

Shane Ames, Ames International Architecture

Staff Presentation

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

Rebuttal/Cross

Shane Ames, Ames International Architecture - Mr. Ames explained that what they were intending to do was keeping the historic building in place.

Public Comment

Don Murakami, 326 NE 1st Avenue-Mr. Murakami was in favor of the project, but felt by what this owner was doing would be setting a precedence to his property (the setbacks).

Board Comments

Claudia Willis - The addition is larger than the original and there is nothing mentioned in the staff report of secondary and subordinate. Michelle Hewett commented that there was not much concern with the height.

Ms. Willis - also commented on the roof line and that it was vague in the staff report.

John Miller - There is architecture detail on the gable end of the front of the house. He asked if that remaining on the house and Mr. Ames said yes.

Rhonda Sexton - Liked the project and I have no problems with the setback, height and there is a lot of addition to the house but not too noticeable.

Claudia Willis - I am concern with the house on the northside. Hoping the roof does not show.

Jim Chard – Asked if the color of the would remain the same color? Ms. Paliwoda said that when looking at colors, pastels are appropriate. Also, Mr. Chard wanted to know if the carriage doors are appropriate for this period. The board asked to hear from Mr. Wagman, owner of the home. Mr. Wagman commented that he drove up and down 2nd Avenue to look for old garages that have old carriage doors to see what might be similar. That is the closest they could come to regarding the architecture.

Kristin Finn - Wanted to know what the proposal for the front door was. Mr. Ames said the door is going to be solid wood with glass.

MOTION to approve the Certificate of Appropriateness and Variances (2022-292), for the property located at 310 NE 1st Avenue, Old School Square 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 made by Rhonda Sexton and seconded by John Miller

MOTION CARRIED 6-0

B. Certificate of Appropriateness (2023-015): Consideration of a Certificate of Appropriateness for a color change and exterior modifications to the existing structure known as the Sundry House

Address: 106 S. Swinton Avenue, Individually Designated to the National Register of Historic Places

Owner/Applicant: Sundry Village West, LLC; jhochman@pebbcap.com

Applicant/Agent: Covelli Design Associates, Inc.; mike@covellidesign.com

Katherina Paliwoda, Planner entered project file 2023-015 into the record.

Exparte

Kristin Finn – None

Jim Chard – Spoke to staff

Claudia Willis - None

John Miller – Spoke to Winnie at Historic Society

Rhonda Sexton – None

Alyse Lemstrom-None

Applicant Presentation

Mike Covelli-Covelli Design Associates

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

None

Board Comments

Jim Chard - So are the west residential building being approved today? Mr. Covelli said that only the Sundry House is being approved at this meeting and regarding the existing roof it will stay copper. The living wall with the fireplace is this functioning. Mr. Covelli said this is not a heated fireplace. And finally, are the powerlines going underground? Mr. Covelli said that everything that can underground has been addressed.

Claudia Willis - Love the copper roof but in the photographs, they seem to be very vibrant. Has something been done to them? Mr. Covelli said no it was the picture.

John Miller - Glad that the porch is being restored. Color is good and the bronze windows I like. Glad that there will be glass instead of awnings.

Rhonda Sexton - Is the footprint of the new glass enclosure the same as the footprint of the old awning? Mr. Covelli confirmed yes.

MOTION to approve Certificate of Appropriateness (2023-015), for the property located at Sundry House, Individually Listed to the National Register of Historic Resources, 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. made by Jim Chard and seconded by John Miller for discussion.

John Miller said in the staff report it states that we should mandate the same use of the mutton pattern on the doors of the glass addition for both sections.

AMEND THE MOTION as Mr. Chard stated subject to the condition stated by John Miller made by Jim Chard and second by John Miller.

MOTION CARRIED 6-0

C. Certificate of Appropriateness (2023-006): Consideration of a Certificate of Appropriateness associated with exterior modifications to the existing one-story, contributing duplex structure.

Address: 229 Venetian Drive, Nassau Park Historic District

Owner: The Mark V. Holden Legacy Trust; louise@lsholden.com

Applicant/Agent: Hillary McClain; hillary@royposey.com

Katherina Paliwoda, Planner, entered project file 2023-006 into the record.

Exparte

Kristin Finn – None

Jim Chard - None

Claudia Willis - None

John Miller – None

Rhonda Sexton – None

Alyse Lemstrom – None

Applicant Presentation

Hillary McClain-Architect

Mark and Louise Holden-Owners

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

None

Board Comments

Rhonda Sexton - How do the elements that you have added to this home match up to the adjacent duplex? Ms. McClain responded that the windows and shutters on the adjacent home match but will confirm the color.

Claudia Willis - Asked for clarification on the tile color, 'Pea' gravel. Ms. Willis liked the idea of the trellis. Ms. McClain said that the tile would be gray and there would be 'Pea' gravel.

John Miller - He liked the project and agreed with the board comments.

Jim Chard - Wanted to comment on the site wall all and did a google street view and could not see anything of the house.

MOTION to Approve the Certificate of Appropriateness (2023-006), for the property located at 229 Venetian Drive, 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. Regulations. was made by John Miller and seconded by Rhonda Sexton.

MOTION CARRIED 6-0

D. Certificate of Appropriateness (2023-040): Consideration of a Certificate of Appropriateness (2023-040) request associated the exterior modifications to an existing, single-family residence individually designated known as the Marina House.

Address: 170 Marine Way, individually designated to the Local Register of Historic Places

Owner: Joseph & Gina Sarno; joseph.sarno@cbre.com

Applicant/Agent: Smith Kellogg Architecture, Inc.; kristin@smithkellogg.com

Michelle Hewett, Planner entered project file 2023-040 into the record.

Exparte

Kristin Finn – None

Jim Chard - None

Claudia Willis – Know the property

John Miller – None

Rhonda Sexton – None

Alyse Lemstrom-None

Applicant Presentation

Kristin Kellogg - Smith Kellogg Architecture, Inc.

Joseph and Gina Sarno - Owner

This project was previously heard in July 2022. At that time alterations and additions were proposed and following the approval and conversation with the structural engineer it was determined that additional items require demolition to raise the historic home.

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

None

Board Comments

Claudia Willis - Asked for more information on the site wall. Ms. Kellogg said that a one foot site wall is being built at the perimeter of the property. This helps with a little raise of the property in front of the house. And this was done on 1120 Nassau Street.

MOTION to approve Certificate of Appropriateness (2023-040) 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 Claudia Willis and seconded by Rhonda Sexton.

MOTION CARRIED 6-0

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

Next meeting February 1

B. Attorney Comments

None

C. Board Comments

John Miller - At last meeting a letter was going to be drafted to Carver and wondered where we are on that. Ms. Lemstrom said that Michelle and staff were getting together and then Diane Miller would set a date for a meeting. Nothing has happened yet.

ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 8:35pm.

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 **January 4, 2023**, which were formally adopted and **APPROVED** by the Board on _____.

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.