



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Advisory Board Agenda Historic Preservation Board

Wednesday, October 2, 2019

6:00 PM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. ELECTION OF OFFICERS

A. CHAIRMAN

B. VICE CHAIRMAN

C. 1st VICE CHAIR

4. APPROVAL OF AGENDA

5. MINUTES

A. 06-19-2019 HPB Minutes-DRAFT

Attachments: [6-19-2019 HPB Minutes-DRAFT](#)

6. SWEARING IN OF THE PUBLIC

7. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

8. PRESENTATIONS

A. LEGAL BOARD MEMBER TRAINING

9. QUASI-JUDICIAL HEARING ITEMS

A. Certificate of Appropriateness (2019-277): Consideration of a Certificate of Appropriateness request for color changes to the existing, contributing building.

Address: 303 North Swinton Avenue, Old School Square Historic District

Owner/Applicant: Hartman Group Properties, LLC; jhartman@thehartmanhouse.com

Agent: James Hartman; jhartman@thehartmanhouse.com

- B. Certificate of Appropriateness (2019-254):** Consideration of a Certificate of Appropriateness and Class I Site Plan Modification associated with the painting of a mural on an internal wall of the non-contributing parking garage.
Address: 22 SE 1st Avenue, Old School Square Historic District
Owner/Agent: City of Delray Beach; fisher@mydelraybeach.com
Attachments: [Photo & Graphic-22 SE 1st Avenue-2019-09-04](#)
[HPB Staff Report-22 SE 1st Avenue-2019-09-04](#)
- C. Certificate of Appropriateness (2019-229):** Consideration of a Certificate of Appropriateness associated with the existing contributing single-family residence for architectural elevation changes.
Address: 707 SE 1st Street, Marina Historic District
Owner/Applicant: Danny Kowalski & Alexandra Meighan; dankowalski@verizon.net
Agent: Roger Cope, AIA; copearchitectsinc@gmail.com
Attachments: [Photos-707 SE 1st Street-2019-09-04](#)
[Combined Plans-707 SE 1st Street-2019-09-04](#)
[HPB Staff Report-707 SE 1st Street-2019-09-04](#)
[Justification Statements-707 SE 1st Street-2019-09-04](#)
- D. Certificate of Appropriateness (2019-255):** Consideration of a Certificate of Appropriateness and Class II Site Plan Modification for a Landscape Plan modification to create an educational heritage garden for the Delray Beach Historical Society.
Address: 3 NE 1st Street, Old School Square Historic District
Owner/Applicant: Delray Beach Historical Society and City of Delray Beach; winnie@delraybeachhistory.org
Agent: Winnie Edwards; winnie@delraybeachhistory.org
Attachments: [Landscape Overview-Photos-Plans-3 NE 1st Street-2019-09-04](#)
[HPB Staff Report-3 NE 1st Street-2019-09-04](#)
- E. Certificate of Appropriateness (2019-268):** Consideration of a Certificate of Appropriateness and Class II Site Plan Modification for the addition of a 2-car garage to the southwest side of the property.
Address: 230 George Bush Boulevard, Del-Ida Park Historic District
Owner/Applicant: S&E Holdings, Inc.; steven@stevenhacker.com
Agent: Gary Elipoulos, AIA; gary@eliarch.com
Attachments: [Plans-230 George Bush Blvd-2019-09-04](#)
[Color Renderings-230 George Bush Blvd-2019-09-04](#)
[HPB Staff Report-230 George Bush Blvd-2019-09-04](#)

- F. Certificate of Appropriateness (2019-299):** Consideration of a Certificate of Appropriateness request for the replacement of windows associated with a non-contributing office building.
Address: 222 Palm Court, Del-Ida Park Historic District
Owner/Applicant: GACA Holdings, LLC & Gerard Valentini; valentinids@att.net
Agent: Roger Buczek; monster.0007@hotmail.com
Attachments: [Photos-222 Palm Court - 2019-10-02](#)
[Plans-222 Palm Court-2019-10-02](#)
[HPB Staff Report-222 Palm Court-2019-10-02](#)
- G. Certificate of Appropriateness (2019-278):** Consideration of a Certificate of Appropriateness request for the installation of a PVC fence associated with the existing non-contributing single-family residence.
Address: 411 N. Swinton Avenue, Del-Ida Park Historic District
Owner/Applicant: Karen Galvin; info@capebackflowonline.com
Attachments: [Photos - 411 N Swinton Ave- 2019-10-02](#)
[Plan-411 N Swinton Ave-2019-10-02](#)
[HPB Staff Report-411 N Swinton Ave-2019-10-02](#)
- H. Certificate of Appropriateness (2019-192):** Consideration of a Certificate of Appropriateness request for a mural and exterior modification of the contributing property.
Address: 44 E Atlantic Avenue, Old School Square Historic District
Owner/Applicant: Jetport II, LLC; mweiner@ssclawfirm.com
Agent: Richard Jones, AIA; Rich@rjarchitecture.com
Attachments: [HPB SR-44 E Atlantic Ave-2019-10-02](#)
[Plans-44 East Atlantic Ave-2019-10-02](#)
[Justification Statement-44 E. Atlantic Avenue- 2019-10-02](#)
[Photo-44 E Atlantic Ave-2019-10-02](#)
- I. Certificate of Appropriateness (2019-252):** Consideration of a Certificate of Appropriateness request for the construction of an accessory structure on a contributing property.
Address: 220 & 226 North Swinton Avenue, Old School Square Historic District
Owner/Applicant: Frank Rozzo; rozzoroof@bellsouth.net
Agent: Donald S. Murakami; don@mlandscape.net
Attachments: [Color examples-220-226 N Swinton Ave-2019-10-02](#)
[Justification Statement-220-226 N Swinton Avenue-2019-10-02](#)
[Plans and photos-220-226 N Swinton Ave-2019-10-02](#)
[HPB Staff Report-220-226 N Swinton Ave-2019-10-02](#)

- J. Certificate of Appropriateness (2019-250 & 251):** Consideration of a Certificate of Appropriateness and Variance requests for the construction of an addition to a contributing property.

Address: 235 NE 1st Avenue, Old School Square Historic District

Owner/Applicant: Joel Darack & Laurie Clingan-Darack; jsdarack@gmail.com & lclingan@gmail.com

Agent: Dan Sloan; dsloan@sloandesign.biz

Attachments: [Plans-235 NE 1st Ave-2019-10-02](#)
[Photographs- 235 NE 1st Ave - 201-10-02](#)
[Justification Statement -235 NE 1st Ave - 2019-10-02](#)
[HPB Staff Report-235 NE 1st Ave-2019-10-02](#)

10. LEGISLATIVE ITEMS - CITY INITIATED

- A. Land Development Regulations Text Amendment (2019-259):** Provide a recommendation to the Planning and Zoning Board and City Commission regarding Ordinance No. 33-19, a privately-initiated text amendment to the Land Development Regulations Section 4.4.13(H)(1), "Residential Incentives," to allow incentives in the form of increased density on certain lots that do not contain contributing historic structures in the West Settlers Historic District and Atlantic Grove development.

Applicant: Atlantic Grove Partners, LLC

Agent: Timothy L. Hernandez, AICP

Attachments: [HPB Staff Report-West Settlers LDR-2019-10-02](#)
[Ord No 33-19 West Settlers LDR](#)

11. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
 - Project Updates
- B. Board Comments

12. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the City Manager at (561) 243-7015 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.