

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

MEETING DATE: November 3, 2021

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Benjamin Baffer, Chairman at 6:03 P.M.

2. ROLL CALL

A quorum was present.

Members present were Benjamin Baffer, Chairman, Claudia Willis, 2nd Vice Chairman, Jim Chard, and Kristin Finn.

Absent Alyse Lemstrom, Vice Chairman, Robert Osinoff and Rhonda Sexton

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

3. APPROVAL OF AGENDA

Motion to APPROVE the November 3, 2021, agenda by Claudia Willis 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 (2021-267): Consideration of a Certificate of Appropriateness request for the enclosure of a garage door located on the south side of the accessory structure of a non-contributing property.

Address: 201 NE 5th Court, Del-Ida Park Historic District

Owner/Applicant: Rochelle Greenberg; aprilphool@aol.com

Agent: Ron Brito; eciwork@aol.com

Michelle Hoyland, Principal Planner entered project file 2021-267 into the record.

MOTION to move item 8A to 8C made by Jim Chard seconded by Claudia Willis.
MOTION CARRIED 4-0

B. Certificate of Appropriateness (2021-165): Consideration of a Certificate of Appropriateness (COA), Variance, and Waiver (2021-165) requests for the construction of additions to the existing main structure, guest wing, and detached 2-car garage, relocation of the existing "tree house", construction of a new covered walkway, and exterior modifications to the existing individually designated residence

Address: 610 N. Ocean Boulevard, Individually Listed to the Local Register of Historic Places

Owner/Applicant: Frank and Nilsa McKinney; frank@frank-mckinney.com

Agent: Roger Cope copearchitectsinc@gmail.com; 701 SE 1st Avenue, Delray Beach FL 334836

Michelle Hoyland, Principal Planner entered project file 2021-165 into the record.

Applicant Presentation

Roger Cope- Agent/ Architect Cope copearchitectsinc@gmail.com; 701 SE 1st Avenue, Delray Beach FL 334836

Frank and Nilsa McKinney- Property owner

Staff Presentation

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

Exparte

Benjamin Baffer – visited the site, received emails

Kristin Finn - None

Claudia Willis – received email and visited the site years before

Jim Chard- Received 2 emails from the applicant and visited the site

Public Comment

George Long-46 N Swinton Avenue believes that further research should be conducted to determine the original color of the structures. Any proposed additions would not be obtrusive and are obstructed from view from Highway A1A.

Rebuttal

Roger Cope stated that supporting documentation provided by the applicant provides competent and substantive evidence supporting the waiver and variance request. The applicant is open to making delineations in regard to new additions and original structures. The structures were originally painted or whitewashed that has faded over time. The northern portion of the property is nonconforming as the structure is located 12 feet from the property line. In addition, the porch and terrace of the second floor are nonconforming. This request for a COA is not expanding any nonconformities. The requested variance is for the second-floor addition, the existing footprint of the structure is not altered.

Board Comments

Benjamin Baffer inquired as to why the tree house is to be relocated. Mr. Baffer inquired regarding a window on the main structure, it was noted that the glass in question was installed in 1971, Mr. Baffer recommended that it not be altered.

Claudia Willis inquired as to what type of siding the existing tree house contained, the applicant indicated that the tree house was made of cypress, that matches the color of the house. The Board was not presented with pictures, architectural drawings or elevations of the walkway, the approval of the walkway would need to be conditioned. The differentiation of the original structure and the proposed additions would allow noncontributing additions to be removed in the future if so desired. Ms. Willis was concerned regarding the painting of unpainted wood and that offsetting any additions would not make that addition subordinate, the proposed additions should be downsized.

Jim Chard inquired as to what distinctions will be made between the original structures and any proposed additions; the garage alterations will be recessed 6-12 inches from the original structure and the roof would match the existing roof. The applicant proposed a semitransparent whitewash to be applied on the second floor and a white nontransparent paint on the first floor. Applicant was amendable to the two conditions contained in the report and in addition to the third condition provided from City staff regarding the north and south elevation. An elevation of the covered walkway will be provided in the future. Jim Chard was concerned that the proposed changes are in rhythm with the rest of the structures.

MOTION to continue with direction made by Jim Chard, seconded by Claudia Willis with the direction below.

1. Recess and set back the garage addition
2. Reduce the massing of the guest cottage and east side addition to be subordinate
3. Window treatment on west elevation of guest house
4. Covered walkway elevation
5. Providing various color samples
6. Window frame trim color and railings

7. Gable on first floor

MOTION CARRIED 4-0

Amended Motion to continue with direction to a date certain on December 1, 2021, with the previously stated recommendations. Motion made by Jim Chard, seconded by Claudia Willis.

MOTION CARRIED 4-0

B. Certificate of Appropriateness (2021-267): Consideration of a Certificate of Appropriateness request for the enclosure of a garage door located on the south side of the accessory structure of a non-contributing property.

Address: 201 NE 5th Court, Del-Ida Park Historic District

Owner/Applicant: Rochelle Greenberg; aprilphool@aol.com

Agent: Ron Brito; eciwork@aol.com

Michelle Hoyland, Principal Planner entered project file 2021-267 into the record.

Staff Presentation

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

Exparte

Benjamin Baffer – None

Kristin Finn – Drive By

Claudia Willis – Drive By

Jim Chard- None

Applicant Presentation

Ron Brito- Contractor 2559 Webb Avenue Suite #2, Delray Beach, FL 33444

Public Comment

None

Cross/Rebuttal

Mr. Brito indicated that the property owner had the door and window on the existing plan eliminated to allow for additional wall space for the owner's art classes.

Board Comments

Benjamin Baffer recommended for visual purposes it would look better to install a window or French door as opposed to the installation of a wall where the existing garage door is located.

Kristin Finn agreed with Mr. Baffer that a window should be installed where the current garage door is located.

Claudia Willis stated that the door that is being removed is not visible from the street and

is fine with the applicants' proposed changes.

Jim Chard recommended a faux window may be appropriate.

MOTION to approve Certificate of Appropriateness (2021-267), for the property located at 201 NE 5th Court, 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, was made by Jim Chard, seconded by Claudia Willis subject to the following conditions:

1. That the garage door proposed for removal be replaced with a window or door opening to ensure adequate rhythm of solids to voids along the south elevation of the accessory structure.

Historic Preservation staff can administratively approve the changes and it is not necessary for the applicant to appear before the Historic Preservation Board.

MOTION CARRIED 4-0

9. LEGISLATIVE ITEMS – CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

- Next meeting November 3rd, 2021, this hearing will include a Certificate of Appropriateness for 212 Seabreeze along with 110 Marine Way.
- The Chapel 4 sign in the historic district referenced in the October 6, 2021, hearing is being addressed by Code Enforcement who is taking action to address the lack of a Sign Permit.
- Landscape standards will be discussed at the next Historic Preservation Board meeting.

B. Attorney Comments

None

C. Board Comment

Claudia Willis requested that City Staff provide the website link with the Board so that the Board is adequately prepared to discuss at the next meeting.

The Board had discussion regarding holding a workshop starting at 5:00pm.

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 10:00pm.

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 **November 3, 2021**, which were formally adopted and APPROVED by the Board on _____.

ATTEST:

Chairman

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.