

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

MEETING DATE: February 2, 2022

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; Alyse Lemstrom, Vice Chairman; Claudia Willis, 2nd Vice Chairman (attended via teleconference); Kristin Finn; Robert Osinoff; and Jim Chard.

Absent Rhonda Sexton

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

Motion to permit Claudia Willis to attend the February 2, 2022, Historic Preservation Board meeting virtually was made by Jim Chard and seconded by Kristin Finn.

MOTION CARRIED 5-0

3. APPROVAL OF AGENDA

Motion to APPROVE the February 2, 2022, agenda by Jim Chard and seconded by Robert Osinoff.

MOTION CARRIED 6-0

4. MINUTES

Motion to approve the minutes of June 2, 2021, and January 5, 2022 was made by Alyse Lemstrom, seconded by Kristin Finn.

MOTION CARRIED 6-0

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

Roger Cope (701 SE 1st Street) - The Sundry Village project will be presented at the next Historic Preservation Board meeting.

7. PRESENTATIONS

None

8. QUASI-JUDICIAL HEARING ITEMS

A. Certificate of Appropriateness (2022-002): Consideration of a Certificate of Appropriateness request associated with the construction of a 2nd story addition above a non-contributing, 1-story garage associated with a contributing single-family residence.

Address: 702 SE 1st Street, Marina Historic District

Owner/Applicant: Charles and Cheryl Graham; graham@ir-advisors.com

Agent: Roy Simon; roy@roysimonarchitect.com

Katherina Paliwoda, Planner entered project file 2022-002 into the record.

Applicant Presentation

Roy Simon- Architect 766 SE 5th Avenue Delray Beach FL 33483

Staff Presentation

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

Exparte

Benjamin Baffer – Drive by

Kristin Finn – None

Alyse Lemstrom – Drive by

Claudia Willis – Familiar with the property

Robert Osinoff – None

Jim Chard – Drive by

Rebuttal/ Cross

None

Public Comment

George Long 46 N Swinton Avenue. Mr. Long was supportive of the proposed alteration as it is consistent with the previous Board decisions.

Roger Cope 701 SE 1st Street. Mr. Cope was supportive of the project as the proposed addition is consistent with the architecture of the original structure.

Board Comments

Alyse Lemstrom and Robert Osinoff were supportive of the project.

Benjamin Baffer stated that the hip roof and proposed addition is consistent with the architecture of the original structure.

Kristin Finn was supportive of the second story addition as it did not conflict with the existing architecture of the structure

Jim Chard requested clarification from City staff if the stairwell encroached into the building setbacks.

Claudia Willis was concerned regarding the massing of an addition from 2015 but stated that the proposed addition is appropriate. Ms. Willis asked the applicant if the breezeway would remain and the functionality of the balcony.

MOTION to approve the Certificate of Appropriateness (2022-002), requests for the property located at 702 SE 1st Street, Marina 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 6-0

B. Certificate of Appropriateness (2021-255): Consideration of a Certificate of Appropriateness request for additions and exterior modifications to a contributing 1-story single-family residence.

Address: 108 N. Swinton Avenue, Old School Square Historic District

Owner/Applicant: Tracy Picut; trpicut@yahoo.com

Agent: Steve Siebert; steve@stevesiebert.com

Michelle Hewett, Planner entered project file 2021-255 into the record.

Exparte

Benjamin Baffer – None

Robert Osinoff – Drive by

Claudia Willis – None

Alyse Lemstrom – Drive by

Kristin Finn – Drive by

Jim Chard – Drive by

Applicant Presentation

Simeon Kirilov- Architect SK Architectural Design 6662 Villa Sonrisa Drive #323 Boca Raton FL 33433

Staff Presentation

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

Rebuttal/ Cross

None

Public Comment

George Long 43 S Swinton Avenue. Mr. Long was supportive of the project and that the porch should be restored to its original configuration.

Roger Cope 701 SE 1st Street. Mr. Cope was supportive of the project and added that the recessed garage off the alleyway in the rear is appropriate

Board Comments

Benjamin Baffer stated that the proposed alterations and additions are not too imposing in relation to the existing structure. Mr. Baffer inquired as to whether the proposed design elements and roof material were part of the design of the structure.

Robert Osinoff stated that this structure is in a significant location as the structure is located at the gateway to the historic district. Mr. Osinoff inquired if the original windows will be replaced with historically appropriate replica windows and if the windows that enclosed the porch will be removed. The applicant will attempt to preserve the original windows if possible.

Claudia Willis was supportive of the project as the proposed addition is one story and is not overly imposing in relation to the original structure. Ms. Willis was concerned that the trellis will stand out too much if painted white.

Jim Chard was concerned that the addition is three times the size of the original structure and may create concerns regarding the amount of green space. Mr. Chard noted that there is some damage to the existing structure, he asked the applicant if an inspection was conducted of the original structure to determine the amount of required repairs.

Kristin Finn was in support of project as the proposed additions will be off set to the rear of the structure and that the proposal would bring the structure to current standards without changing the nature of the historic structure.

Motion to approve the Certificate of Appropriateness (2021-255), for the property located at 108 N. Swinton 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 was made by Robert Osinoff and seconded by Kristin Finn.

MOTION CARRIED 6-0

C. Certificate of Appropriateness (2020-260): Consideration of Certificate of Appropriateness request for the construction of a two-story addition and exterior alterations to an existing contributing residence.

Address: 50 Palm Square, Marina Historic District

Owner/Applicant: Seth Shortlidge; shortlidge@cas-investments.com

Agent: Roger Cope; copearchitectsinc@gmail.com

Katherina Paliwoda, Planner entered project file 2020-260 into the record.

Applicant Presentation

Roger Cope- Architect Cope Architects 701 SE 1st Street Delray Beach FL 33483

Staff Presentation

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

Experte

Benjamin Baffer –None

Robert Osinoff – Drive by

Claudia Willis – Familiar with the property, spoke with owner, spoke with City staff

Alyse Lemstrom – Drive by

Kristin Finn – Drive by

Jim Chard – Drive by

Public Comment

George Long 46 N Swinton Avenue. Mr. Long was supportive of the project and does not believe that the porch detracts from the historic nature of the property.

Rebuttal/ Cross

Roger Cope - the pitch of the roof does not determine if something is historical. Mr. Cope state that a flat roof would not be appropriate on the proposed Florida room. The proposed additions are subordinate as they are to the rear of the front façade of the existing structure.

Board Comments

Claudia Willis was concerned regarding the size, location, and type of roof on the sun porch. Ms. Willis recommended that the porch be setback from the home, reduced in size and a flat roof over the porch be installed as opposed to a gable roof.

Jim Chard had concerns regarding the porch being subordinate from the original structure and was not in favor of a flat roof over the porch as flat roofs were more prone to leaking.

Benjamin Baffer stated that the hip roof over the porch significantly alters the elevation of the structure.

Robert Osinoff noted that there is a balance of preserving the historic integrity of a structure and renovating to make the use more practical. The porch massing was troublesome, but the gable roof can be considered an improvement from the original roofline.

Alyse Lemstrom stated that the new roof line and façade is an improvement but significantly alters the elevation of the historic structure.

Kristin Finn stated that the massing of the addition detracts from the elevation of the original structure. The addition to the rear is subordinate to the original structure.

Motion to Move to continue with direction was made by Jim Chard and seconded by Alyse Lemstrom subject to the following direction:

1. Subordination of the Florida room to the original front.
2. Consider number of alternatives to include a flat roof component.
3. Shortening the Florida room, change its location to be setback from the façade, or other solutions posed by the applicant's architect.

MOTION CARRIED 6-0

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

- Next meeting is scheduled for March 2nd and March 3rd will be a backup day if needed.
- Regarding the board's memorandum for the Historic Preservation of the Natural Environment, the memorandum is to be presented to the City Manager's Office.
- Clear window glass requirements
- Missing historical markers – staff will look into obtaining a grant from the state of Florida or partnering with local partners to replace missing or damaged historic markers.

B. Board Comments

None

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 9:00 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 **February 2, 2022**, which were formally adopted and **APPROVED** by the Board on **September 7, 2022**.

DRAFT

ATTEST:

CHAIR

BOARD SECRETARY

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