

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

MEETING DATE: April 6, 2022

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Benjamin Baffer, Chairman at 6:00 P.M.

2. ROLL CALL

A quorum was present.

Members present were Benjamin Baffer, Chairman; Claudia Willis, 2nd Vice Chairman; Kristin Finn; Rhonda Sexton; Robert Osinoff; and Jim Chard.

Absent Alyse Lemstrom

Staff present were Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Steve Tobias, Chief Building Official; Kevin Matthew, Project Manager; Katherina Paliwoda, Planner; Michelle Hewett, Planner; Peter Martinek, Administrative Office Coordinator; and, Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to approve the April 6, 2022, agenda by Rhonda Sexton and seconded by Claudia Willis.

MOTION CARRIED 6-0

4. MINUTES

Motion to Approve the minutes of August 4, 2021, and September 1, 2021, by Claudia Willis and seconded by Jim Chard.

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

None

7. PRESENTATION

A. Unsafe Structure or Building Report - The item before the Board is an update of the Unsafe Building Report from the Chief Building Official regarding the Seaboard Airline Railway Station located at 80 Depot Avenue, per LDR Section 4.5.1(G) and LDR Chapter 7.8.

Claudia Willis inquired about the feasibility of preserving the existing roof and columns. Due to the extent of damage the entire roof and original columns will need to be replaced.

Benjamin Baffer inquired if the original plans of the structure were obtained and the timeframe for reconstruction of the building. Mr. Baffer requested steps will be taken to ensure that additional sections of the building will be secured during construction.

Jim Chard asked as to who will be overseeing the reconstruction of the structure along with the costs associated with the reconstruction. Mr. Chard was concerned that other sections of the structure were compromised and inquired if an inspection of the entire structure was conducted. Due to the extent of the damage, the structure may not be able to remain on the national register of historic places, the building will remain on the local register.

Rhonda Sexton noted that portions of the structure are in a state of disrepair which was unrelated to the fire damage. The structural deviancies were noted by the Contractor while evaluating the structure.

Robert Osinoff noted that pictures of the structure show foundational deficiencies, these deficiencies will be addressed during reconstruction of the structure.

8. QUASI-JUDICIAL HEARING ITEMS

A. Certificate of Appropriateness (2021-086), Waiver & Variance: Consideration of a Certificate of Appropriateness, Waiver, and Variance requests associated with the construction of a covered front porch, a two-story 551 square foot addition, swimming pool, and exterior alterations to an existing, 1-story contributing residence.

Address: 231 Venetian Drive, Nassau Park Historic District

Owner/Applicant: Gary Hohne and Laurie Wortman; gary@hohne.com

Agent: Carol Perez; carol@agtland.com

Michelle Hoyland, Principal Planner entered project file 2021-086 into the record.

Public Comment

None

Motion to postpone item 8A to the June 1, 2022, Historic Preservation Board Meeting was made by Claudia Willis and seconded by Jim Chard

MOTION CARRIED 6-0

B. Certificate of Appropriateness (2022-031): Consideration of a Certificate of Appropriateness and Class II Site Plan Modification for site improvements and exterior modifications for the existing mixed-use building known as Ziree Thai & Sushi Restaurant/Atlantic Grove.

Address: 401 W Atlantic Avenue- Ziree Thai and Sushi, West Settlers Historic District

Applicant: Duepend Susskind; susskindpenn@gmail.com

Agent: Jeff Costello; jcostello@jcplanningsolutions.com

Michelle Hoyland, Principal Planner entered project file 2022-031 into the record.

Exparte-

Benjamin Baffer – None

Kristin Finn – None

Robert Osinoff – None

Jim Chard – None

Rhonda Sexton – Drive by

Claudia Willis – None

Applicant Presentation

Jeff Costello- JC Planning Solutions 981 Delray Lakes Drive Delray Beach, FL 33444

Carol Perez- AGT Land 132 N Swinton Avenue Delray Beach, FL 33444

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

George Long 47 N Swinton Avenue. Mr. Long was supportive of the project as outdoor dining currently exists along Atlantic Avenue.

Board Comments

Claudia Willis questioned the need to remove the existing hedges and Oak trees. Cathedral Oaks will be installed to replace existing trees, these trees will have a minimum 3-inch caliber.

Jim Chard inquired if any of the public sidewalk width was being reduced, the applicant stated that tables will only be located on private property unless a sidewalk café permit is obtained.

MOTION to approve Certificate of Appropriateness (2022-031) & Class II Site Plan Modification, for the property located at 401 W. Atlantic Avenue (a.k.a. Ziree Thai & Sushi Restaurant/Atlantic Grove), West Settlers 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 Claudia Willis.

MOTION CARRIED 6-0

9. Concept Plan Review

A. Concept Plan Review (2022-133)

Address: 303 SE 7th Avenue, Marina Historic District

Applicant: Don and Bianca Pucci; don.pucci@outlook.com Discussion regarding the construction of a 2nd story addition and exterior modifications to an existing one-story historic structure located at 303 SE 7th Avenue, pursuant to LDR Section 2.4.1(A).

Michelle Hoyland, Principal Planner entered the concept plan into the record.

Applicant Presentation

Shawn Stambaugh, Engineer Quantum Engineering Associates Inc 6415 Lake Worth Road Suite105 Greenacres, FL 33463

Board Comments

Claudia Willis was supportive of restoring certain sections of the house to the original configuration and suggested that minimal changes should be made to the original structure.

Benjamin Baffer was supportive of removing some noncontributing additions but was troubled by the 2nd story addition as it alters the historic nature of the structure.

Jim Chard was concerned about the 2nd story and suggested that the 2nd story be setback from the street.

Robert Osinoff noted that many structures within the Marina District do not have a 2nd story, and that second story additions are setback from the street.

10. LEGISLATIVE ITEMS- CITY INITIATED

None

11. 2022 HPB Awards- Deliberation and Voting Session

A. Residential Contributing/Individually Designated Addition and/or Accessory Structure:

The properties nominated for this award are:

145 NE 6th Avenue

101 NE 5th Street

106 SE 7th Avenue

Motion to approve 145 NE 6th Avenue as the winner of the 2022 Historic Preservation award for the category of Residential Contributing/Individually Designated Addition and/or Accessory Structure was made by Kristin Finn and seconded by Claudia Willis.

Motion Carried 5-1

Dissenting, Jim Chard

B. Residential Non-Contributing New Construction:

The properties nominated for this award are:

601 N. Swinton Avenue

115 N. Dixie Boulevard

Motion to approve 601 N Swinton Avenue as the winner of the 2022 Historic Preservation award for the category of Residential Non-Contributing New Construction was made by Claudia Willis and seconded by Jim Chard.

Motion Failed 3-3

Dissenting, Kristin Finn, Robert Osinoff, and Benjamin Baffer

Amended Motion to award 601 N Swinton Avenue and 115 N. Dixie Boulevard as joint winners of the 2022 Historic Preservation award for the category of Residential Non-Contributing New Construction was made by Kristin Finn and seconded by Robert Osinoff.

Motion Carried 6-0

C. Commercial Non-Contributing New Construction and/or Exterior Alterations

The properties nominated for this award are:

105 NE 1st Street

230 George Bush

Motion to award 105 NE 1st Street as the winner of the 2022 Historic Preservation award for the category of Commercial Non-Contributing New Construction and/or Exterior Alterations was made by Jim Chard and seconded by Claudia Willis.

Motion carried 4-2

Dissenting Kristin Finn and Robert Osinoff

12. REPORTS AND COMMENTS

A. Staff Comments

- May 4, 2022 will be the next Historic Preservation Board meeting, the historic awards will be presented to the property owners at this meeting.

B. Board Comments

- Claudia Willis and Jim Chard both stated that decisions of the Board need to be in accordance with the Secretary of Interior's Standards for Rehabilitation.
- Mr. Chard asked if staff had an update regarding the status of the Landscaping and Preservation of the Natural Environment HPB memorandum. Mr. Chard believed the memorandum had been sent to the City Commission. Staff indicated that they would check the status and report such to the board.
- Claudia Willis requested an update regarding the signage and use of Chapel 4 located within the Marina Historic District. Staff provided an update for both.

13. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 8:32 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 **April 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.