

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

MEETING DATE: March 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; Kristin Finn; Rhonda Sexton; Robert Osinoff; and, Jim Chard.

Absent Claudia Willis

Staff present were Anthea Gianniotis, Development Services Director; William Bennett, Assistant City Attorney; Michelle Hoyland, Principal Planner; Katherina Paliwoda, Planner; Michelle Hewett, Planner; Brian Ruscher, Transportation Planner; and, Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

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

MOTION CARRIED 6-0

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 (2022-098): Consideration of a Certificate of Appropriateness request for the replacement of shingle asphalt entry roofs to black metal roofs over the front doors of the multi-family residential community.

Address: Atlantic Grove Townhomes, West Settlers Historic District

Owner/Applicant: Atlantic Grove Townhome Community Association;
chrisc96@comcast.net

Agent: Chris Calderbank; chrisc96@comcast.net

Katherina Paliwoda, Planner entered project file 2022-098 into the record.

Exparte –

Benjamin Baffer – None

Kristin Finn – None

Alyse Lemstrom – None

Robert Osinoff – None

Jim Chard – None

Rhonda Sexton-None

Applicant Presentation

Chris Calderbank - Homeowners Association Board Member of the Atlantic Grove Townhomes.

Staff Presentation

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

Rebuttal/Cross

Chris Calderbank requested that the Board approve the proposed black roof color.

Public Comment

Alice Finst 707 Place Tavant. Ms. Finst requested the address of the project.

Board Comments

Rhonda Sexton inquired about the type of roof material on the existing townhomes in the Atlantic Grove Townhome community.

Alyse Lemstrom requested information regarding the roof material on the approved new townhomes, the new townhomes roof will be a dark grey color.

Jim Chard inquired why the applicant did not choose a black color, staff indicated that the black color is not typically seen in that area and that the proposed mill finished would be compatible with the district.

Benjamin Baffer stated that the standing seam mill finish was appropriate as it matched with the building colors and the black color of the proposed roof was not appropriate.

Kristin Finn expressed concerns that the proposed colors and finish would not match the existing roofs.

Rhonda Sexton stated that the asphalt shingle currently installed on the adjacent townhomes mixed with the standing seam proposed roof do not match and recommended that a mill finish be utilized.

MOTION to Approve Certificate of Appropriateness (2022-098) request associated with the replacement of asphalt shingle to metal roofing on the front porch brow of the non-contributing property, for the property located at Atlantic Grove, located within the 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, subject to the following condition: That the proposed roof color be mill finish made by Alyse Lemstrom and seconded by Rhonda Sexton.

MOTION CARRIED 4-2

Dissenting Kristin Finn and Jim Chard.

B. Certificate of Appropriateness (2020-080): Consideration of a Class III Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variances, & Relocations requests for Sundy Village (fka Midtown/Swinton Commons).

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

Agent: Covelli Design Associates; mike@covellidesign.com

Michelle Hoyland, Principal Planner entered project file 2020-080 into the record.

Exparte –

Benjamin Baffer – Met with Applicants

Robert Osinoff – None

Alyse Lemstrom – None

Kristin Finn – None

Jim Chard – None

Rhonda Sexton- Drove by

Applicant Presentation

Mike Covelli - Covelli Design Associates Inc. 1209 S Swinton Avenue, Delray Beach FL 33444

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

George Long 46 N Swinton Avenue. Mr. Long was supportive of granting of the variance if there is a valid reason for the variance.

John Miller 1502 Fenton Drive. Mr. Miller initially opposed the development but now is supportive of the new proposed design and the granting of the requested variance.

Board Comments

Rhonda Sexton was familiar with the history of the Sundry Village project and was supportive of the proposed architectural style, improved grade, and streetscape along Swinton Avenue.

Jim Chard inquired as to what steps were being taken to safeguard the historic structures as they are moved to the proposed location. Mr. Chard had concerns regarding commercial vehicles exiting the loading dock onto Swinton Avenue northbound and southbound and was favorable to redirecting traffic onto SE 1st Avenue. Street side parking will be provided along SE 1st Avenue in addition to the parking garage associated with the project. Power poles along Swinton Avenue will be removed and powerlines will be rerouted.

Benjamin Baffer requested a courtesy review of the previously approved alterations of the historic structures, the Board was instructed to review the matter that was being presented before them.

Kristin Finn requested a timeframe for development of the project. The applicant indicated that a construction sequencing plan was submitted. Directional signage will be provided to direct traffic onto SE 1st Street. Ms. Finn was supportive of the modification and the proposed architectural style.

Alyse Lemstrom was supportive of the modification as the proposed changes addressed her concerns.

Robert Osinoff was supportive of providing an off-street loading and unloading area to minimize potential traffic obstructions. There will not be a bike lane along SE 1st Avenue or Swinton Avenue. A share the road arrow will be installed along Swinton Avenue.

Motion to Approve the Class III Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variances, & Relocations requests (2020-080) for Sundry Village (fka Midtown/Swinton Commons), 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 Alyse Lemstrom and seconded by Jim Chard.

MOTION CARRIED 6-0

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

- Next meeting April 6, 2022
- Demolition of structures outside of historic districts –several structures have been demolished that could have qualified for historic designation. Staff is exploring ways to connect property owners who would be interested in relocating and preserving the structures with owners, developers, and builders.

B. Board Comments

- Mr. Chard asked about the status of the Landscaping and Preservation of the Natural Environment HPB memorandum. Anthea Gianniotis advised that the memorandum has been sent to the City Manager's Office.

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 8:35 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 **March 2, 2022**, which were formally adopted and **APPROVED** by the Board on **September 7, 2022**.

ATTEST:

CHAIR

BOARD SECRETARY

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