MINUTES
HISTORIC PRESERVATION BOARD
CITY OF DELRAY BEACH

MEETING DATE: December 7, 2022

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER:
The meeting was called to order by Claudia Willis, Vice Chairman at 6:00 P.M.

2. ROLL CALL
A quorum was present.
Members present were, Claudia Willis Vice Chairman; Rhonda Sexton, 2nd Vice Chairman, Jim Chard; John Miller; and Kristin Finn.
Absent Alyse Lemstrom, Chairman, and Bryan Weber.
Staff present were Kelly Brandon, Assistant City Attorney; Anthea Gianniotes, Development Services Director; Katherina Paliwoda, Planner, Michelle Hewett, Planner; and Diane Miller, Board Secretary

3. APPROVAL OF AGENDA
Motion of APPROVAL for the December 7, 2022, agenda, made by John Miller and seconded by Rhonda Sexton.
MOTION CARRIED 5-0

4. MINUTES
Motion to approve the minutes of October 19, 2022, and November 2, 2022, made by Jim Chard and seconded by John Miller.
MOTION CARRIED 5-0

5. SWEARING IN OF THE PUBLIC
Claudia Willis, Vice Chairman, read the Quasi-Judicial Rules for the City of Delray Beach and Diane Miller swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC
George Long-Mr. Long asked for an update of Swinton Social.

7. PRESENTATION
None

8. QUASI-JUDICIAL HEARING ITEMS

A. Certificate of Appropriateness (2023-019): Consideration of a Certificate of Appropriateness request associated with the color change of the existing asphalt shingle roof on the contributing single-family structure.
Address: 105 NE 7th Street, Del-Ida Park Historic District
Owner/Applicant: Alan and Ruth Baum; rbaum@ftdiwest.com
Agent: Shane Ames; sames@amesint.com

Michelle Hewett, Planner, entered project file 2023-019 into the record.

Exparte
Kristin Finn – None
Jim Chard - None
Claudia Willis - None
John Miller – None
Rhonda Sexton – None

Applicant Presentation
Dean Ouellotte-105 NE 7th Street-Representing the owner.
Alan and Ruth Baum-Owners

Staff Presentation
Michelle Hewett, Planner, presented the project from a Microsoft PowerPoint presentation.

Rebuttal/Cross
None

Public Comment
None

Board Comments
John Miller asked is this just a color change and was this a dramatic of a change? Ms. Hewett responded that it is darker than what was currently there and trying to match the existing and this has already been approved.
Jim Chard asked that just changing the color is going to help with the wear and tear of the roof. Mr. Ouellotte explained that mainly changing the color is due to the tree in the front yard as it causes a mess now in the yard.
Claudia Willis asked if there is any other dark roof material in the Historic District. Ms. Hewett said that there are some in the OSSHAD district.
Kristin Finn wanted to know if this would be the same material and Ms. Hewett replied yes.
Claudia Willis is concerned as the Secretary of the Interior Standards said that it should be the same color and that is our guide.

MOTION to approve Certificate of Appropriateness (2023-019), for the property located at 105 NE 7th Street, 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 John Miller and seconded by Jim Chard.
MOTION CARRIED 4-1
Dissenting Claudia Willis

B. Certificate of Appropriateness (2023-026): Consideration of a Certificate of Appropriateness (2023-026) for a roof replacement on an existing contributing single-family structure.
Address: 227 N. Swinton Avenue, Old School Square Historic District
Owner/Applicant: Joseph R. & Mary W. LoBuono; lobuono@bellsouth.net
Planner: Michelle Hewett, Planner; hewettm@mydelraybeach.com

Michelle Hewett, Planner entered project file 2023-026 into the record.

Exparte
Kristin Finn – None
Jim Chard - None
Claudia Willis - None
John Miller – None
Rhonda Sexton – None

Applicant Presentation
Joseph LoBuono-Owner
Robert Campbell-422 SW Port St. Lucie, Florida.- Contractor

Staff Presentation
Michelle Hewett, Planner, presented the project from a Microsoft PowerPoint presentation.

Rebuttal/Cross
Joseph LoBuono-Owner, remarked that since he had submitted the application his roofer informed him that Eagle manufacturer cannot order white tiles.

Public Comment
None

Board Comments
John Miller commented that he understands that tile is hard to get but would prefer to see the same tile.
Claudia Willis asked if there are other manufacturers, Claudia asked Michelle Hewett to read into the record Page 40 of the Interior Standard Guidelines.
Rhonda Sexton asked to see the Construction Permit Card to verify the original roof.
Jim Chard asked if there are metal roofs in the district, only saw them in OSSHAD.

Mr. Campbell replied that there are two manufacturers that can get any tile: Burell and West Lake and both are in Florida.
Kristin Finn asked if there are other colors. Mr. Campbell confirmed that yes there is.
John Miller said that 'S' tile is better for preserving the house. Maybe postpone to look for other manufacturer.

MOTION to continue this item to January 4, 2023, with the direction that the board would like to see a 'S' option if possible and the applicant can then provide direction or information that they found on availability and timing was made by John Miller and seconded by Rhonda Sexton.
John Miller will amend his motion to include alternate of a barrel tile and seconded by Rhonda Sexton.
MOTION CARRIED 5-0

C. Certificate of Appropriateness (2022-260): Consideration of a Certificate of Appropriateness associated with the construction of a 236 square foot one-story addition to an individually designated structure.
Address: 302 NE 7th Avenue - The Hartman House, Individually Designated to the Local Register of Historic Places
Owner/Applicant: Benita and Jordan Goldstein; beng2002@aol.com
Agent: Diaz & Lang Architects, LLC; dlang@langarchitect.net

Michelle Hewett, Planner, entered project file 2022-260 into the record.

Exparte
Kristin Finn – None
Jim Chard - None
Claudia Willis - None
John Miller – None
Rhonda Sexton – Talk to owner

Applicant Presentation
Don Lang-Diaz & Lang Architect

Staff Presentation
Michelle Hewett, Planner, presented the project from a Microsoft PowerPoint presentation.

Rebuttal/Cross
None

Public Comment
None

Board Comments
John Miller-Very well-done project.
Rhonda Sexton-Seamless addition
Kristin Fin-Meets standards
Jim Chard-Good project
Claudia Willis-Great addition

MOTION to Approve Certificate of Appropriateness (2022-260), for the property located at 302 NE 7th Avenue – The Hartman House, Individually Listed on the Local Register of Historic Places, 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 Rhonda Sexton and seconded by Jim Chard.
MOTION CARRIED 5-0

D. Certificate of Appropriateness (2023-003): Recommendation to the City Commission for Waiver requests associated with an approved Class III Site Plan Modification and Certificate of Appropriateness for the adaptive reuse and additions to an existing 2-story, non-contributing, commercial structure.
Address: 98 NW 5th Avenue, West Settlers Historic District
Owner: Delray Beach Community Redevelopment Agency.
tibbsc@mydelraybeach.com
Applicant: Synalovski, Romanik, and Syke; mianiado@synalovski.com

Katherina Paliwoda, Planner entered project file 2023-003 into the record.

Exparte
Kristin Finn – None
Jim Chard - None
Claudia Willis - None
John Miller – None
Rhonda Sexton – None

Applicant Presentation
Moshe-Synalovski, Romanik and Syke

Staff Presentation
Katherina Paliwoda, Planner, presented the project from a Microsoft PowerPoint presentation.

Rebuttal/Cross
None

Public Comment
None

Board Comments
John Miller-Since this project is complete, there is really nothing for the Board to do.
Claudia Willis-Wish it could have been administratively approved.

MOTION to recommend approval to the City Commission for the Waiver (2023-003) request to allow for the storefront glazing height at 6'10" instead of the required 8', and for the storefront openings to be at 69% instead of the required 80% for the property located at 98 NW 5th Avenue, 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 John Miller and seconded by Kristin Finn.
MOTION CARRIED 5-0

7:30p Claudia Willis asked for a five-minute break so the board could read the letter that was submitted by Bianca & Donald Pucci.

E. Certificate of Appropriateness, Demolition, Waiver, and Variances (2022-170):
Consideration of a Certificate of Appropriateness, Demolition, Waiver, and Variances associated with additions and exterior modifications to a contributing structure.
Address: 303 SE 7th Avenue, Marina Historic District
Owner/Applicant: Bianca & Donald Pucci; biancapucci@outlook.com
Agent: Gareth Dunn; archtelier15@gmail.com
Planner: Katherina Paliwoda, Planner; hewettm@mydelraybeach.com
NOTE: This Public Hearing item was originally scheduled and noticed for the October 19, 2022, Historic Preservation Board meeting and the item was continued at that meeting to a date certain for the December 7, 2022, Historic Preservation Board meeting.

Katherina Paliwoda, Planner, entered project file 2022-170 into the record.

Exparte
Kristin Finn – None
Jim Chard - None
Claudia Willis – Received letter from neighbor to the east
John Miller – Received letter from neighbor to the east
Rhonda Sexton – Received email

Applicant Presentation
Bianca & Donald Pucci-Owner
Gareth Dunn-Architect

Staff Presentation
Katherina Paliwoda, Planner, presented the project from a Microsoft PowerPoint presentation.

Rebuttal/Cross
Bianca Pucci commented that the house is not 100% ranch and the house across the street has a 2nd story.
Katherina Paliwoda added that the house across the street is a contributing structure.

Public Comment
George Long-I like what the owners have done with the front of the original house.
Chuck Halberg-120 NW 4th Avenue-Mr. Halberg noted that he is the builder for the Pucci's and has been involved in numerous historic homes.
Erika Sherman-305 SE 7th Avenue-There is a lot of landscape around the home and hope that the visual will count with this project.

Board Comments
Rhonda Sexton read that the house had two different styles. but never read anything regarding Ranch. Ms. Paliwoda indicated that in 2020 there was a ranch style home that came before the board in Del-Ida Park Historic District. Also, Ms. Sexton asked if you could tell me the difference between the two styles. Ms. Paliwoda said that these styles can be found in the Resource Survey or Master Site File and in 2022 the house is considered to be of the Ranch style.

Claudia Willis said that we are determining the style from the original plans not from what has been added to the house. Most of the changes have come about from the original survey, with historically inappropriate architectural elements.

John Miller asked the board if there weren't reasons for waiver and variances why do they exist. They exist so we can save these historic homes but to bring them up to modern livable standards.

Claudia Willis wanted to stress that the threat to this house is the inappropriate additions that are definitively not minimal and could cause this building to be unclassified as contributing and also not eligible for the tax exemptions.

Kristen Finn asked questions about the square footage of the home and the addition. She thought this home was affecting the massing.

Jim Chard talked about the setback and wanted to see the perspective of the house.

Claudia Willis talked about how the house will be raised and that might become a problem. Everything will go up.

John Miller talked about how he is not opposed to the second story but there is always an appropriate place to do this. The style of this house is not clear and there is no consensus to this. Waiver and variances are there for a reason to allow an owner to come in and save a structure and make it adaptable for modern living.

Claudia Willis is still concerned that this is an inappropriate addition and not enough land to add a one-story addition.

Kristin Finn asked why in the original research did you only add a one-story addition? Ms. Pucci said that with a family of 5 we need more room.

MOTION to Approve Certificate of Appropriateness, Demolition, Waiver, and Variances (2022-170), for the property located at 303 SE 7th Avenue, 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 Jim Chard and seconded by John Miller,
With discussion by Claudia Willis. There has been a lot of inappropriate in fill in the Historic Districts and we have the tools to ask for appropriate things.
MOTION CARRIED 3-2
Dissenting Claudia Willis and Kristin Finn

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

- CRA Legislative item should not have to go back to the board. We agreed it is board time, applicants time, staff reports, and the hours add up.
- Good discussion on Doc's. City Commission granted the appeal.
- Swinton Social Cottage-There was a change in ownership. Hope that approval moves forward.

B. Board Comments

- Claudia Willis has asked Anthea Gianniotes for a Code Enforcement update in the Marina District. Also asking if the board can get advanced updates on threats with buildings.
- Jim Chard asked if we could be pro-active on some buildings, not historic, that we could save. An example would be the area on S. Federal Hwy, just below Atlantic Avenue, next to the old Ace Hardware, and have a developer buying it and what about air rights. Anthea said we don't have that now.
- John Miller asked if there is a possibility for Doc's to come back to the board? If there is a modification but anything is possible.
- Claudia Willis commented that City Commission always feels bad about the applicant and their project. It would be good for them to see behind the scenes.
- Kristin Finn was happy to hear that the Historic Preservation Board is important and asked about signs missing.
- Claudia Willis mentioned a problem with the letter that was submitted for the project 303 SE 7th Avenue and the board is not receiving correspondences. It was

a lengthy letter from a neighbor with a lot of concerns regarding drainage and the closeness of the building. I think there is a breakdown with the board's emails.

C. Attorney Comments
None

ADJOURN.
There being no further business to come before the Board, the meeting was adjourned at 9:35pm.

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 **December 7, 2022**, which were formally adopted and APPROVED by the Board on **January 4, 2023**.

ATTEST:

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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.