

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

**MEETING DATE:** March 4, 2020

**MEETING PLACE:** Commission Chambers, City Hall

**1. CALL TO ORDER**

The meeting was called to order by Tracy Caruso, Vice Chairman at 6:00 P.M.

**2. ROLL CALL**

A quorum was present.

**Members present** were Tracy Caruso, Allison Turner, Vice Chairman, Paula Newman-Rocker, 2<sup>nd</sup> Vice Chairman, Benjamin Baffer, Reeve Bright, Alyse Lemstrom.

**Absent** was John Klein, Chairman

**Staff present** were Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Katherina Paliwoda, Planner, Steve Tobias, Chief Building Official and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

Motion to APPROVE the 3/4/2020 agenda adding a presentation about the Historic Depot Train Station by Reeve Bright and seconded by Allison Turner.

**ALL IN FAVOR**

**4. MINUTES**

None

**5. SWEARING IN OF THE PUBLIC**

Tracy Caruso 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**

Andrea Harden – 516 N. Swinton Avenue

**7. PRESENTATION**

Historic Depot Train Station – Steve Tobias, City of Delray Beach Chief Building Official

- February 25, 2020 – Fire
- Building is unsafe
- Waiting on Structural Engineer Report

## 8. QUASI-JUDICIAL HEARING ITEMS

- A. Certificate of Appropriateness (2020-101):** 101 NE 5<sup>th</sup> Street - Recommendation to the City Commission for a historic property Ad Valorem request associated with additions and alternations to a contributing structure. Michelle Hoyland, Principal Planner entered project file (2020-091) into the record.

**Exparte**

None

**Applicant Presentation**

John Kolkmeyer & Virginia Ritter - Owner

**Staff Presentation**

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

**Public Comment** None

**Cross Examination/Rebuttal**

None

**Board Comments**

None

**MOTION** to approve to the City Commission of the historic property Ad Valorem Tax Exemption Application for improvements to the property at 101 NE 5th 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 made by Reeve Bright and seconded by Allison Turner.

**MOTION CARRIED 6-0**

- B. Certificate of Appropriateness (2018-089):** Consideration of a Certificate of Appropriateness request associated with the demolition of the existing contributing garage and construction of a new garage for 145 NE 6th Avenue, Individually Listed on the Local Register of Historic Places. Michelle Hoyland, Principal Planner entered project file (2018-089) into the record.

***Allison Turner step down from this project (145 NE 6<sup>th</sup> Avenue) as she is the owner of the property.***

**Exparte**

None

**Applicant Presentation**

Chuck Halbert – Agent – Stuart and Shelby  
Allison Turner – Owner of property.

**Staff Presentation**

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

**Public Comment**

None

**Cross Examination/Rebuttal**

None

**Board Comments**

Reeve Bright – The applicant let the property deteriorate. The windows and doors to match the house. Is this demolition by neglect?

**Motion** to continue to the request to the April 1, 2020 Historic Preservation Board meeting with staff to bring back information regarding the code requirements for demolition by neglect and maintenance requirements made by Reeve Bright and seconded by Paula Newman-Rocker.

**MOTION CARRIED 5-0.**

***Allison Turner returned to the meeting.***

- C. Certificate of Appropriateness (2019-271):** Consideration of a Certificate of Appropriateness request for the demolition of a two-story, non-contributing structure and the construction of a new two-story single-family residence for 150 Marine Way, Marina Historic District. Michelle Hoyland entered the project file (2019-271) into the record.

**Exparte**

None

**Applicant Presentation**

Richard Jones – Richard Jones Architect

**Staff Presentation**

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

**Public Comment**

Price Patton – 1020 Tamarind Road Delray Beach

Joyce DeWitt – 65 Palm Square

Dan Kownlski – 707 SE 1<sup>st</sup> Street

**Cross Examination/Rebuttal**

Bonnie Miskel – Attorney for the applicant – Talked about compatibility and massing reduction.

Richard Jones – Richard Jones Architect – Talked about square footage. Design meets design elements in the LDR.

Michelle Hoyland – Principal Planner – Michelle discussed the LDRs in relation to the Visual Compatibility Standards A, B, C & D

**Board Comments**

*Board recess to get copies of the (2) emails that were sent to the board for review.*

*Board stopped the meeting from 8:14p-8:24p.*

Allison Turner – Comparing other structures to this one it shows how massive it is. In Mr. Patton's email he gave numerous examples of different sizes of buildings for comparison.

Tracy Caruso – Compare it to the district and not to other buildings.

Paula Newman-Rocker - Keep the district in line with the LDRs.

Reeve Bright – House looks good, but I understand the historic problems.

Benjamin Baffer – At my first meeting we were instructed that if we were unclear on our decision then our vote should be to deny, and I am unclear.

Alyse Lemstrom – To be clear, the existing structure is coming down not because there is something wrong, but because they want to build something different.

**MOTION** to deny Certificate of Appropriateness (2019-271), requests for the property located at 150 Marine Way, Marina Historic District, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations made by Allison Turner and seconded by Paula Newman-Rocker.

**MOTION CARRIED 6-0.**

**9. REPORTS AND COMMENTS**

**A. Staff Comments**

- Next meeting - April 1 – What is this about? The next HPB meeting?
- Relocation of the CRA building for individual designation, – Can you give more information on this.
- Christian Science Church – Zoning change to a museum. They have submitted a Zoning Certificate of Use.
- Report at next meeting regarding window status.
- 1120 Nassau Street. House Fire. Some demolition questions.
- Will provide some links and information for on-line Historic training.

**B. Board Comments**

- None

**C. Attorney Comments** - None

## **10. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 9:00pm.

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 **March 4, 2020** which were formally adopted and APPROVED by the Board on \_\_\_\_\_.

**Diane Miller**

Diane Miller

If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes. They will become so after review and approval, which may involve some changes.

*(These Minutes are a recording of the proceedings of this Board. The full audio and video recording of these proceedings are available.*