

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

MEETING DATE: March 1, 2023

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER:

The meeting was called to order by Alyse Lemstrom, Chair at 6:00 P.M.

2. ROLL CALL

A quorum was present.

Members present were, Alyse Lemstrom, Chair; Rhonda Sexton, 2nd Vice Chair; Jim Chard; Ivan Heredia; John Miller; and Kristin Finn.

Absent Claudia Willis, Vice Chair

Staff present were Kelly Brandon, Assistant City Attorney; Anthea Gianniotis, Development Services Director; Michelle Hoyland, Principal Planner; Katherina Paliwoda, Planner; Michelle Hewett, Planner; and Diane Miller, Board Secretary

3. APPROVAL OF AGENDA

Motion of APPROVAL for the March 1, 2023, agenda, made by John Miller and seconded by Jim Chard.

MOTION CARRIED 6-0

4. MINUTES

Motion to approve the minute of January 4, 2023, made by Jim Chard and seconded by Kristin Finn.

MOTION CARRIED 6-0

5. SWEARING IN OF THE PUBLIC

Alyse Lemstrom, Chair, 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

None

7. PRESENTATION

None

8. QUASI-JUDICIAL HEARING ITEMS

A. Certificate of Appropriateness (2023-038): Consideration of a Certificate of Appropriateness associated with exterior modifications to existing contributing structures.

Address: 202 N. Swinton Avenue, Old School Square Historic District

Owner: Purple Box LLC/Ronny Kurzman; ronkurzman@gmail.com

Agent: Roger Cope; copearchitectsinc@gmail.com

Planner: Michelle Hewett, hewettm@mydelraybeach.com

Michelle Hoyland, Principal Planner, entered project file 2023-038 into the record.

Exparte

Kristin Finn – None

Jim Chard - None

John Miller – None

Rhonda Sexton – Drove by the site.

Ivan Heredia- None

Alyse Lemstrom- None

Applicant Presentation

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

Ronny Kurzman, property owner

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

George Long, 46 N Swinton Avenue- Mr. Long was supportive of the proposed changes as the changes will incorporate original elements of the structure.

Board Comments

John Miller was supportive of the proposed changes as the changes will incorporate the original architectural elements and will allow the structure to remain a viable adaptive reuse in the Old School Square Historic District. Mr. Miller confirmed with City staff that the proposed roof will contain cedar shake panels.

Rhonda Sexton was in favor of the proposed changes and inquired from the architect if the existing deck on the northern portion of the building would remain.

Jim Chard asked the applicant if the enclosed porch will remain and if there was a possibility of reverting the porch to its original configuration.

Ivan Heredia asked the applicant if a structural analysis was conducted to determine the feasibility of adding a third window to the front elevation of the structure.

MOTION to approve Certificate of Appropriateness (2023-038), for the property located at 202 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 Kristin Finn and seconded by Rhonda Sexton.

MOTION CARRIED 6-0

B. Certificate of Appropriateness (2023-001): Consideration of a Certificate of Appropriateness request for construction of a new 2-story single-family residence.

Address: 209 NE 5th Street, Del-Ida Park Historic District

Owner: MJZ Properties LLC; jeff@rtgconstruction.com

Agent: Richard Brummer; richard@opushomes.net

Planner: Michelle Hewett, hewettm@mydelraybeach.com

Katherina Paliwoda, Planner entered project file 2023-001 into the record.

Exparte

Kristin Finn – None

Jim Chard - None

John Miller – None

Rhonda Sexton – None

Ivan Heredia- None

Alyse Lemstrom- None

Applicant Presentation

Richard Brummer, Opus Homes; 382 Eldron Blvd SE, Melbourne, FL 32940

Staff Presentation

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

Rebuttal/Cross

Jeff Wooster noted that the width of the lot is 55 feet to lessen the perceived massing of the structure and is not requesting any waivers or variances.

Public Comment

Ann Gannon, 236 N Dixie Boulevard- Ms. Gannon was concerned about the building materials that being utilized and the massing of the structure in relation to the size of the lot.

Board Comments

Rhonda Sexton asked if the applicant is requesting any variances. Ms. Sexton was concerned about the massing of the structure, the location of the garage and the lack of architectural elements.

John Miller indicated that the visual compatibility is not consistent with other homes in the area and recommended that the garage be reconfigured to be located in a less prominent location.

Kristin Finn voiced concern regarding the size of the home in proportion to the size of the lot and asked staff if the installation of synthetic stucco on the second floor a common practice.

Jim Chard indicated that the proposed structure is not visually compatible with other historic structures in the area.

Ivan Heredia was concerned about the massing of the proposed structure and the front façade lacking definition. Mr. Heredia recommended that the architectural elements should be consistent on the first floor and proportionate to the streetscape.

MOTION to move to continue until the applicant and staff reconvene and revised plans are submitted based on the direction provided by the Board was made by John Miller and seconded by Jim Chard.

MOTION CARRIED 6-0

C. Certificate of Appropriateness (2023-052): Consideration of a Certificate of Appropriateness request associated with changes to window glass appearance and fence material for an existing, single-family non-contributing residence.

Address: 150 Marine Way, Marina Historic District

Owner: Steven Schachter & Jacqueline Tutiven;

Agent: Richard Brummer; richard@opushomes.net

Planner: Katherina Paliwoda, paliwodak@mydelraybeach.com

Michelle Hoyland, Principal Planner, entered project file 2023-052 into the record.

Exparte

Kristin Finn – None

Jim Chard – Spoke with Applicant's attorney and agent

John Miller – None

Rhonda Sexton – None

Ivan Heredia- None

Alyse Lemstrom- None

Applicant Presentation

Brian Grossberg, Azure Development; 290 SE 6th Avenue Delray Beach, FL 33483
Ken Sanlouis

Staff Presentation

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

Rebuttal/Cross

Anthea Gianniotis, Development Services Director noted that the Florida Building Code has increased energy efficiency standards which need to be considered from the historic preservation aspect.

Brian Grossberg noted that the degree of reflectivity is significantly affected by window treatments.

Steven Schachter, the property owner stated that there is a lack of consistency in the application of historic preservation standards.

Public Comment

None

Board Comments

John Miller asked staff to clarify if a Building Permit was obtained for the PVC fence that currently exists and asked the applicant about the thickness of the glass. Mr. Miller noted that the City failed to disapprove the fence permit application that permitted the PVC fence and mandating the removal of the fence would not be necessary.

Ivan Heredia noted that the number of windows had a significant impact on energy efficiency and that the proper course of action should have been to minimize the number of windows. Mr. Heredia noted that at some point a tint or coating was applied to the glass and that there was culpability on the part of the applicant.

Alyse Lemstrom noted that the fence was not approved by the Board and was not noted on the site plan that was originally submitted to the Board. Ms. Lemstrom noted that there are inconsistencies within historic districts as property owners exceed the scope of the Certificate of Appropriateness issued by the Board.

Kristin Finn indicated clear glass can be installed but can be more difficult to obtain.

Jim Chard noted that the Secretary of Interior standards recommends that window tints be limited to a minimal tint and posed the question if the applicant had the ability to meet the energy requirements with the window tint being provided.

Rhonda Sexton inquired if clear glass was installed in the front of the building and some windows be eliminated in other sections of the building if the structure would be in compliance with the energy efficiency requirements.

MOTION to approve Certificate of Appropriateness (2023-052) for the property located at 150 Marine Way, 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

MOTION CARRIED 4-2

DISSENTING Kristin Finn and Rhonda Sexton

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

The next board meeting will be held on April 5, 2023.

Michelle Hoyland made a presentation to the board regarding their inquiry relating to the use of artificial turf.

Sundy Village Construction update was provided to the Board.

B. Board Comments

The Board discussed the renewal of memorandum provided to the City Commission regarding trees within historic districts.

Jim Chard noted that the Delray Beach Historical Trust issued a letter regarding the historic structures at Carver Middle School.

C. Attorney Comments

Kelly Brandon provided an update regarding an ordinance adopted in September of 2022 regarding inadequate attendance which is defined as three or more consecutive absences or absent from at least 30% or more of the regularly scheduled meetings.

ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 9:30pm.

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 1, 2023**, which were formally adopted and **APPROVED** by the Board on **June 7, 2023**.

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.