

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

**MEETING DATE:** November 7, 2018

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

**I. CALL**

The meeting was called to order by Andrea Harden, Chairman at 5:37 P.M.

**II. ROLL**

A quorum was present. Members present were Andrea Sherman, Benjamin Baffer, Paula Newman-Rocker, Andrea Harden, Tracy Caruso and John Klein. Absent was Reeve Bright. Staff present were Lynn Gelin Deputy City Attorney, Michelle Hoyland, Principal Planner, Jennifer Buce, Asst. and Diane Miller, Board Secretary.

**III. APPROVAL OF AGENDA**

Motion to APPROVE with a change of adding the voting of the officers was made by Paula Newman-Rocker and seconded by Benjamin Baffer.

**ALL IN FAVOR**

**IV. SWEARING IN OF THE PUBLIC**

Andrea Harden read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony.

**V. MINUTES** - None

**VI. COMMENTS FROM THE PUBLIC**

Roger Cope

**VII. LEGAL BOARD MEMBER TRAINING**

Lynn Gelin, Deputy City Attorney presented the training.

*Let the record show that Andrea Sherman arrived at the meeting at 5:56pm*

**VIII. ACTION ITEMS**

**A. 23 S. Swinton Avenue (2018-214)** – Consideration of a color change to the existing historic structure.

Michelle Hoyland, Principal Planner entered the project into the record.

**Exparte** - Drive by

**Applicant**

Alfred Celcis - Owner

**Staff Presentation**

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

**Public Comment** -None

**Board Comments**

Andrea Sherman – Concerned about paint lasting.

Benjamin Baffer – Don't change the vinyl.

**Motion** to **APPROVE** the COA for a color change was made by John Klein and seconded by Andrea Sherman

**MOTION CARRIED 6-0.**

**B.     701 N. Swinton Avenue (2019-008)** – Consideration of a color change to the existing historic structure.

Michelle Hoyland, Principal Planner entered the project into the record.

**Exparte** – Drive by

**Applicant Presentation**

Sam Spear – Owner. Painted the house with no advance approval.

**Staff Presentation**

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

**Public** - None

**Board Comments**

Benjamin Baffer - Like the color but agree with Michelle and go with direction.

Andrea Harden – Agree with Michelle Hoyland direction.

**Motion** to **APPROVE WITH DIRECTION** the COA made by Tracy Caruso and seconded by John Klein

**MOTION CARRIED 6-0, to work with Michelle and applicant. Continue with direction.**

**C.     531 N. SWINTON AVENUE** – Consideration of an entry awning installation to the existing historic structure.

**\*\*Applicant Not Present\*\***

**Motion** to **POSTPOND** the COA was made by John Klein and seconded by Paula Newman-Rocker

**MOTION CARRIED 6-0**

**D.     106 SE 7<sup>th</sup> Avenue** – Provide a recommendation to the City Commission for a historic Property Ad Valorem Tax Exemption request associated with additions and alternations to a contributing structure.

**\*\*Applicant Not Present\*\***

**Motion** to **POSTPOND** the Ad Valorem Tax Exemption was made by John Klein and seconded by Andrea Sherman

**MOTION CARRIED 6-0**

**E.     8 EAST ATLANTIC AVENUE** – Consideration of a new illuminated neon wall sign and projection sign to the existing non-contributing structure.

Jennifer Buce, Asst. Planner entered the project into the record.

Exparte – None

**Applicant Presentation**

Mark Gregory – Agent

**Staff Presentation**

Jennifer Buce, Asst. Planner presented the project from a Microsoft Power Point presentation. Jennifer spoke to the Plan Review department and they passed the wind loads.

**Public Comments** – None

**Staff Comments**

Michelle Hoyland said there should be no neon lighting.

**Board Comments**

Paula Newman-Rocker – Asked if there was an example of what the lighting looked like before.

Benjamin Baffer – Frosted bulbs, lower lighting.

John Klein – All lighting should be LED.

**Motion** of **APPROVAL** made by Paula Newman-Rocker and seconded by John Klein with a condition to remove ‘incandescent’ with LED.

**MOTION CARRIED 4-2, Dissenting Andrea Harden and Tracy Caruso.**

**F.     143 S. Swinton Avenue (2019-023)** Consideration of a recommendation to the City Commission for an in Lieu of Parking request for 2 parking spaces in association with a Class V Site Plan and certificate of Appropriateness applications for the residential to office conversion and addition to an existing contributing historic structure for use as an office.

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

Exparte – None

**Applicant Presentation**

Jaime Mayo, Nigel Development, Inc.

**Staff Presentation**

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

Corrections to the report:

- Change to 1 parking space.
- Amount is \$10,120

**Public Comments** – None

**Staff Comments** – None

**Applicant Rebuttal**

They understand the concern with the size.

**Board Comments**

Andrea Harden – Approve parking before building. Also, unhappy with project, too big.

Benjamin Baffer – Questioned 12 parking spaces and 10 employees.

Tracy Caruso – Too big.

**Motion** to DENY the recommendation to the City Commission for the request for in lieu parking made by Andrea Sherman and seconded by John Klein

**MOTION CARRIED 4-2, Dissenting Benjamin Baffer and John Klein.**

**G. 126 SE 7<sup>th</sup> Avenue (2018-218)** Consideration of the installation of 2 new aluminum pergolas to the existing historic structure.

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

**Exparte** – None

**Applicant Presentation**

Roger Cope, Cope Architects

Hideaway by the Sea

**Staff Presentation**

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

**Public Comments** – None

**Staff Comments**

Michelle Hoyland mentioned that the windows will be bronze.

**Board Comments**

Board members thought that everything looked good.

Motion of **APPROVAL** made by Paula Newman-Rocker and seconded by John Klein

**MOTION CARRIED 6-0.**

**H. 201 NE 5<sup>th</sup> Court (2018-209)** Consideration of renovation of the existing structure, a new 555 sq.ft. addition and construction of a new garage and guest house to existing non-contributing structure.

**Exparte – None**

**Applicant Presentation**

Ron Brito, Enterprise Contractors, Inc.  
Rochelle Greenbert, Owner/Applicant

**Staff Presentation**

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

**Public Comments – None**

**Staff Comments**

Michelle Hoyland talked about the change in roof, height and peak.

**Board Comments**

The board talked about what would be best for the roof material.

**Motion of APPROVAL** made by Paula Newman-Rocker and seconded by John Klein with condition:

- Back to the board to discuss the roof color.

**MOTION CARRIED 6-0.**

**IX. DISCUSSION ITEMS**

**A. Concept Plan Review (2019-017)**

110 Marine Way, Marina Historic District

Owner/Applicant: 1250 Crain Highway, LLC

Agent: Gary Eliopoulos, AIA;

Discussion regarding the expansion of the existing villas and 2-story addition to the 1-story apartment/garage structure located at 110 Marine Way.

**X. REPORTS AND COMMENTS**

**A. Staff Comments**

\*Frog Alley

\*HP Grant

**B. Board Comments**

\*Carver High School

\*Meeting Schedule

**XI. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 9:15P.M.

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 **November 7, 2018**, 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 record of the proceedings of this Board. The full audio and video recording of these proceedings are available at:*

*[www.mydelraybeach.com/city-commission/av](http://www.mydelraybeach.com/city-commission/av) or a digital copy may be purchased at City Hall.)*