

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

**MEETING DATE:** June 19, 2019

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

**1. CALL**

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

**2. ROLL**

A quorum was present. Members present were Andrea Sherman, Benjamin Baffer, Paula Newman-Rocker, Andrea Harden, Reeve Bright, Tracy Caruso, and John Klein. No one was absent. Staff present were Lawonda Warren, Assistant City Attorney; Michelle Hoyland, Principal Planner; and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

Motion to APPROVE the agenda of June 19, 2019 made by John Klein and seconded by Tracy Caruso.

**ALL IN FAVOR**

**4. 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.

**5. MINUTES**

No minutes were presented.

**6. COMMENTS FROM THE PUBLIC**

None

**7. ACTION ITEMS**

**A. 415 N. Swinton Avenue** – Certificate of Appropriateness & Variance (2018-211 & 212): Consideration of a Certificate of appropriateness and Variance requests associated with the demolition of a portion of the non-contributing structure, construction of a new 1,215 sq. ft. addition, a 220 sq. ft. carport, new swimming pool, and associated pool deck. Michelle Hoyland, Principal Planner entered the project into the record. (2018-211 & 212)

**Exparte** - None

**Applicant Presentation**

Jeffrey Silberstein – Architect  
Kurt Steinhardt - Owner

**Staff Presentation**

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

**Public Comment**

Jason Blunt – 10 N.E. 5<sup>th</sup> Street

**Board Comments**

Andrea Harden - Contributing structure with later additions. If you drove by you would have never noticed that this section was added on later. Also, was there ever a landscape plan? Michelle Hoyland replied that landscape plans are processed at time of building permit and HPB does not review those plans for a single-family residential.

John Klein – Why was stucco removed? Mr. Steinhardt replied to build the right way it has to be removed.

**Motion to CONTINUE** the Certificate of Appropriateness (2018-211) and Variances (2018-212) requests for the property located at 415 North Swinton Avenue, Del-Ida Park Historic District by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5), and 2.4.7(A)(6).the COA for 701 N. Swinton Avenue made by Tracy Caruso and seconded by Andrea Sherman with direction.

\*\*Keep within setbacks of original & pool

\*\*Stucco as proposed in 2016 Agreement.

**MOTION CONTINUED with direction 7-0.**

**B. 215 NE 1<sup>st</sup> Avenue** – Certificate of Appropriateness (2016-178), Class III Site Plan Modification, Landscape Plan, Elevations, and Variances (2017-304) to reduce the side interior (north) setback from the required 7'-6" to 5'- 0" for the construction of an addition and to reduce the side interior (south) setback from the required 10' to 7'6" for the construction of a new swimming pool associated with the mixed-use structure located at 215 NE 1st Avenue, Old School Square Historic District, pursuant to Land Development Regulation (LDR) Sections 2.4.6(H), 2.4.5(G), 2.4.5(H), 2.4.5(I), and 2.4.7(A).

Michelle Hoyland, Principal Planner entered the project into the record. (2016-178 & 2017-304)

**Exparte**

Drive by

**Applicant Presentation**

Jason and Alana Sylvester – Owner  
Shane Ames – Agent

**Staff Presentation**

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

**Public Comment**

None

**Board Comments**

Andrea Harden – Concerned about the massing.

Reeve Bright – The tall buildings around make the house look smaller.

Andrea Sherman – Asking if there should be single hung windows. Michelle Hoyland said that they were with mutttons.

**Motion to APPROVE** the Certificate of Appropriateness (2016-178), Class III Site Plan Modification Landscape Plan, Elevations, and Variances (2017-304) to reduce the side interior (north) setback from the required 7'-6" to 5'- 0" for the construction of an addition and to reduce the side interior (south) setback from the required 10' to 7'6" for the construction of a new swimming pool associated with the mixed-use structure located at 215 NE 1st Avenue, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.6(H), 2.4.5(G), 2.4.5(H), 2.4.5(I), and 2.4.7(A) and Chapter 3 of the Land Development Regulations, subject to the following conditions:

1. That a refuse container area be noted on the plans and that the area be enclosed on 3 sides and with vision obscuring gates on the 4th side;
2. That the photometric plan be revised to be in compliance with the requirements of LDR Section 4.6.8 limiting the spillage to no more than 0.25 onto adjacent properties and right-of-way;
3. That the Landscape Plan be revised to indicate the locational numbers for existing plant material;
4. That shutter dogs be incorporated for use on all windows with shutters and a note to such be provide on the elevation plan sheets;
5. That clear glass be utilized for the new windows and a note be provided on Sheet A05 to such; and,
6. That the windows have dimensional muntins and a note be provided on Sheet A05.

Made by Reeve Bright and seconded by John Klein

**MOTION CARRIED 6-1, Andrea Harden dissenting.**

**8. DISCUSSION ITEMS**

A. Concept Plan Review (2019-195) – Discussion regarding the painting of a mural on all sides of the structure located 105 NW 5<sup>th</sup> Avenue, pursuant to LDR Section 2.4.1(A), Concept Plan Review.

**Note:** This review is non-binding and no action shall be taken by the Board nor shall there be any written report resulting from discussions at the meeting.

**Applicant Presentation**

Glaysen Leroy – Galera Collective

## **9. REPORTS AND COMMENTS**

### **A. Staff Comments**

- Andrea Harden and Andrea Sherman are termed out.
- Thank Paula Newman-Rocker on her work with Carver High School. School board agreed not to demo.

### **B. Board Comments**

- Reeve Bright – Are we going to have 2 meetings a month. Michelle Hoyland stated that the board meets once a month.
- Paula Newman-Rocker – Inquired as to next steps for Carver High School Designation.

## **10. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 8:15P.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 **June 19, 2019**, which were formally adopted and **APPROVED** by the Board on **October 2, 2019**.

**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.)*