

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

MEETING DATE: August 7, 2019

MEETING PLACE: Commission Chambers, City Hall

1. CALL

The meeting was called to order by Andrea Harden, Chair at 6:05 P.M.

2. ROLL

A quorum was present. Members present were Andrea Sherman, Benjamin Baffer, Paula Newman-Rocker, Andrea Harden, Reeve Bright, and John Klein, and Tracy Caruso. Staff present were Lawonda Warren, Assistant City Attorney; Michelle Hoyland, Principal Planner, Katherina Paliwoda, Planner and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda of August 7, 2019 made by Reeve Bright and seconded by John Klein.

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

6. COMMENTS FROM THE PUBLIC

Roger Cope-Cope Architects

7. PRESENTATION

Michelle Hoyland, Principal Planner presented Certificate of Appreciation to Andrea Harden and Andrea Sherman for services to the Historic Preservation Board.

8. QUASI-JUDICIAL HEARING ITEMS

- A. 219 Dixie Blvd.** – Certificate of Appropriateness (2019-258): Consideration of a Certificate of Appropriateness request for color changes to the existing, contributing building.
Michelle Hoyland, Principal Planner entered the project into the record. (2019-258)

Exparte

None

Applicant Presentation

Steve Mackey – Owner - Presented his project.

Staff Presentation

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

Public Comment

None

Board Comments

Board agreed that they like the color and project.

Motion to approve Certificate of Appropriateness (2019-258) request for the property located at 219 Dixie Boulevard 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 LDR Sections 2.4.6(H)(5) of the Land Development Regulations by Reeve Bright, seconded by Tracy Caruso.

MOTION CARRIED 7-0

- B. 106 SE 7th Avenue** - Certificate of Appropriateness (2019-226): Consideration of a Certificate of Appropriateness request for a 2-story addition to an existing 1-story, non-contributing, 3-car garage associated with the existing, contributing, single-family residence.
Michelle Hoyland, Principal Planner entered the project into the record. (2019-226)

Exparte

John Klein – Drive by, email

Paula Newman-Rocker – Drive by

Reeve Bright – Drive by

Andrea Harden – Talked to Price Patton

Applicant Presentation

Dan and Donnamarie Sloan – Owner - Presented the request from a digital presentation.

Staff Presentation

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

Public Comment

Donnamarie Sloan – Owner

Roger Cope – Cope Architects

Board Comments

Reeve Bright – Asked the owner to explain the Butler kitchen.

Dan Sloan – No problems with the kitchen. We are removing the stove and installing a cabinet. Also, in regard to the windows, we would like to do recess opening to simulate windows.

Reeve Bright – Please explain the roof on the 2nd floor garage.

Dan Sloan – The report says it should have less pitch. Also, model at present is what the roof should be.

Reeve Bright – So Condition #1 should be stricken.

Paula Newman-Rocker – Is the stove being removed? Yes

Motion to APPROVE Certificate of Appropriateness (2019-192) Site Plan Modification request for the property located at 106 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 LDR Sections 2.4.5(I)(5) and 2.4.6(H)(5) of the Land Development Regulations by Reeve Bright, second by John Klein

MOTION CARRIED 5-2. Benjamin Baffer and Andrea Harden dissenting.

C. 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 contributing structure, construction of a new 1,215 sq. ft. addition & 220 sq. ft. carport, new swimming pool, and associated pool deck.

Michelle Hoyland, Principal Planner entered the project into the record. (2018-211 & 212)

Applicant Presentation

Jeffrey Silberstein – Silberstein Architects

Staff Presentation

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

At the June 19, 2019 HPB meeting, the project was already heard. The items were continued with direction and no time certain.

CORRECTION: Pages 1, 2 & 6 it states that this is a ‘Non-Contributing Structure’ and to be corrected to say, ‘Contributing Structure’.

Public Comment

Roger Cope – Cope Architect

David Harden

Exparte

Andrea Harden-Spoke to Price Patton

Reeve Bright-Drive by

John Klein-Drive by

Board Comments

Reeve Bright – Question about the stucco. REPLY-Michelle Hoyland said that she was not tied to the pattern that they are asking for.

John Klein – The original stucco is not part of the original plan.

Andrea Harden – The addition that you are considering to demolish is 1948. That is historic.

The chart on page 2 has the south and north reversed.

On page 7, the variance has no hardship.

Andrea Sherman – Asked about the landscaping. REPLY-Michelle Hoyland said that the future Class IV site plan request will have a landscape plan.

Rebutal

Michelle Hoyland- We need rough stucco.

Board Comments

Andrea Harden – the house can be preserved. I have a problem with the year of the house and the variance is not necessary.

Reeve Bright – Is applicant living in the house? REPLY-Kurt Steinhardt said that periodically he lives there.

MOTION to Approve 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), subject to the following condition:

1. That the original stucco texture be replaced on the original structure and that the stucco pattern of the new additions be differentiated made by Andrea Sherman and there was no second.

THE MOTION DIED

MOTION to deny 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 finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.6(H)(5) and 2.4.7(A)(6) made by Tracy Carusco and seconded by John Klein.

MOTION DENIED 5-2

C. 1120 Nassau Street, Nassau Park Historic District-Certificate of Appropriateness, Variances, & Waivers (2018-194): Consideration of a Certificate of Appropriateness, Variance, & Waiver requests associated with the demolition and relocation of a portion of the 1-story, fire damaged single-family, contributing structure, and construction of a new 1 & 2-story addition.

Michelle Hoyland, Principal Planner entered the project into the record. (2018-194)

Applicant Presentation

Kristin Kellogg & Taylor Smith – Smith Kellogg Architecture, representing the owner.

Staff Presentation

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

A correction on page 2 (chart) – Change of

Public Comments

Dan Sloan

Roger Cope

Michael Weiner

Karen Demaresi

Steve Chaney

Meredith Bruder

Greg Lutin

Charles Luciano

Karyi Luciano

Rebutal

Michelle Hoyland – Commented on the massing and variances regarding the staff support. Staff report has been revised and staff is not providing an opinion.

Taylor Smith – Smith Kellogg Architectural -

Exparte

Andrea Sherman-Discussion with architect and received email from Price Patton

Andrea Harden – Discussion with architect and received email from Price Patton.

John Klein – Email from Price Patton.

Tracy Caruso – Met with owners of property.

Benjamin Baffer – Email from Price Patton.

Reeve Bright – Email from Price Patton.

Board Discussion

Tracy Caruso – Spoke with the owner and they are in keeping with the community.

John Klein – Originally the house was to be torn down. Also, the front set back is a lot and the scale of the addition is big in the back.

Andrea Sherman – Happy that the house is being renovated.

MOTION to Approve Certificate of Appropriateness (2019-194), Variance, and Waiver requests for the property located at 1120 Nassau Street, Nassau Park Historic District by 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), 2.4.7(A)(6), and 2.4.7(B)(6) by John Klein and seconded by Tracy Caruso.

Wrong motion was read. John Klein will amend his motion to read:

MOTION to approve Certificate of Appropriateness (2019-194), Waivers and Variances requests for the property located at 1120 Nassau Street, Nassau Park Historic District by 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), 2.4.7(A)(6), and 2.4.7 (B)(6) subject to the following conditions:

1. That a height dimension for all proposed walls and/or fences be provided on the site plan and elevation sheets;
2. That proposed walls and/or fences meet the requirements for Relationship to travel ways, landscaping and Setbacks;

3. That the wall along the front of the property be setback 2' from the property line in order to accommodate the required landscape screening;
4. That a 10.6' right-of-way dedication be provided for Nassau Street; and,
5. That the owner provide a Surety Bond or a Letter of Credit in favor of the City of Delray Beach and in a form satisfactory to the City Attorney's Office of an amount equal to 125 percent of the "fair market value" of the property which includes the value of the land and any improvements such as the historic structure, as determined by or through an MAI (Member of the Appraisal Institute) appraisal by John Klein and seconded by Tracy Caruso.

MOTION CARRIED 5-2, Dissenting Paula Newman-Rocker and Andrea Harden.

E. Certificate of Appropriateness (2019-227) and Variance (2019-228): Consideration of a Class V Site Plan, Landscape Plan, Elevations, Certificate of Appropriateness and Variance requests associated with the conversion of the existing, contributing, single-family residence to office and 2,826 sq. ft., 1-story addition.

Michelle Hoyland, Principal Planner entered the project into the record. (2019-227 and 2019-228)

Applicants Presentation

Jaime Mayo – HNM Architects

Staff Presentation

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

Comments from the Public

George Long

Exparte

All board members had a drive by.

Andrea Harden received an email from Price Patton

Board Comments

Benjamin Baffer – Window glass, is it clear glass.

Andrea Sherman -The signage discussion will be at a later time.

Andrea Harden – Appreciate the improvements.

Reeve Bright – Was concerned about the massing.

MOTION to Approval of the Class V Site Plan, Landscape Plan, Elevations, Certificate of Appropriateness, (2019-227) and Variance (2019-228) requests for 143 South 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 Sections 2.4.5(F), 2.4.5(H), 2.4.5(I), 2.4.6(H), and 2.4.7(A), subject to the following condition(s):

by Reeve Bright and seconded by John Klein.

MOTION CARRIED 4-3, Dissenting Paula Newman-Rocker, Andrea Sherman and Andrea Harden.

8. LEGISLATIVE ITEMS – CITY INITIATED

None

9. REPORTS AND COMMENTS

A. Staff Comments

- Next meeting – September 4th
- Thank Andrea Harden and Andrea Sherman for their service to the board as this was their last meeting.

B. Board Comments

- None
- Attorney Comments
Kelly Brandon, Asst. City Attorney will be presiding over futures HPB meetings.

10. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 10:00pm.

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 **August 7, 2019**, which were formally adopted and **APPROVED** by the Board on **June 17, 2020**.

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 *or a digital copy may be purchased at City Hall.)*