

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

**MEETING DATE:** November 6, 2019

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

**1. CALL TO ORDER**

The meeting was called to order by John Klein, Chairman at 6:00 P.M.

**2. ROLL CALL**

A quorum was present. Members present were John Klein, Chairman, Tracy Caruso, Vice Chairman, Alyse Lemstrom, Benjamin Baffer, Reeve Bright and Allison Turner.

Absent was Paula Newman-Rocker. 1st Vice Chair

Staff present were Kelly Brandon, Assistant City Attorney; Katherina Paliwoda, Planner, Michelle Hoyland, Principal Planner, and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

Motion to APPROVE the 11/6/2019 agenda by Reeve Bright and seconded by Allison Turner

**MOTION CARRIED 6-0**

**4. MINUTES**

Motion to approve minutes of 7/3/2019 was made by Tracy Caruso and seconded by Allison Turner.

**MOTION CARRIED 6-0**

**5. SWEARING IN OF THE PUBLIC**

John Klein 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**

Roger Cope-Cope Architects – 80 NE 4th Ave Delray Beach, FL

**7. PRESENTATION**

Kelly Brandon, Assistant City Attorney a Board Member Training of the Sunshine Laws/Rules.

## **8. QUASI-JUDICIAL HEARING ITEMS**

**A. Certificate of Appropriateness (2019-287):** Consideration of a Certificate of Appropriateness for the installation of a PVC fence, PVC gate, PVC arbor, and PVC porch railings associated with the existing, non-contributing, single-family residence.

Michelle Hoyland, Principal Planner entered project file 2019-287 into the record.

### **Exparte**

Reeve Bright – Drive by  
Allison Turner – Drive by

### **Applicant Presentation**

Ron Brito – Contractor  
Rochelle Greenberg – Owner

The applicant would like to amend his application for the fence. Only to include the 8ft. fence on the north and east side of the property. All the other request for vinyl fencing and handrail on the front porch will all be done in a wood vinyl. The color will be selected by the owner which is brown.

### **Staff Presentation**

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

### **Public Comment**

Roger Cope-Cope Architects – 80 NE 4th Ave Delray Beach, FL

### **Board Comments**

Allison Turner – Is this fence going to be visible from the roadway?

*Michelle Hoyland – Yes*

*Ron Brito – There will be heavy landscape with 6' high trees.*

John Klein – My preference is a wood fence. Not sure I can support this.

Tracy Caruso – I concur with John Klein's comment.

### **Rebuttal**

Ron Brito – In the LDR's it states that PVC fence are only discouraged, it does not say that it is not allowed.

**Motion to APPROVE** Certificate of Appropriateness (2019-278) for a dark wood vinyl fence, adequately landscaped for the property located at 201 NE 5<sup>th</sup> Court, 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 Allison Turner.

**MOTION FAILED 1-5**

**Motion to DENY** Certificate of Appropriateness (2019-278), for the property located at 201 NE 5<sup>th</sup> Court, 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 the Land Development Regulations by Reeve Bright, seconded by Allison Turner.

**MOTION TO DENY 6-0**

**B. Certificate of Appropriateness (2019-150):** Consideration of a Certificate of Appropriateness, Class III Site Plan Modification, Landscape Plan, and Elevation requests associated with a renovation and addition to the existing contributing, mixed-use structure.

Michelle Hoyland, Principal Planner entered project file 2019-150 into the record.

**Exparte**

Drive by: Reeve Bright, Alliston Turner and Tracy Caruso

**Applicant Presentation**

Joseph and Donna Marion – Owner  
Randall Stofft – Agent  
Freddy Paronia – Architect

**Staff Presentation**

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

**Public Comment**

None at this time.

**Rebuttal**

Freddy Paronia – On the site plan it shows the roof to be very high. What we are doing is bring the roof line down and creating a new fascia.

Donna Marion – We would like to add a 4<sup>th</sup> window to the symmetry of the house.

**Board Comments**

John Klein – I think having the lower slope roof, as it will be less visible from the road.

Tracy Caruso – Not in favor of the 4<sup>th</sup> window.

**Motion to APPROVE** the Class III Site Plan Modification, Certificate of Appropriateness (2019-150), Landscape Plan, and Elevation requests associated with the renovation of the existing 1,375 sq. ft. mixed-use structure and construction of a new 1,433 sq. ft. addition on property located at 131 NW 1st Avenue, Old School Square Historic District, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, subject to the following conditions made by Reeve Bright and seconded by Alyse Lemstrom.

1. That the original window pattern of the front façade be retained; with additional 4<sup>th</sup> offset window which is being presented tonight.

2. That the proposed additions include a type of textured stucco that is slightly different from the original; and,

3. That the proposed windows be clear glass with no reflectivity or tint.

**MOTION CARRIED 6-0.**

**C. Certificate of Appropriateness (2019-171-174, 243, 300-306):** Consideration of a Class III Site Plan Modification, Certificate of Appropriateness, Landscape Plan, Elevations, Variances, Waivers, and a Parking Reduction associated with the renovation and additions to the multi-family property.

Michelle Hoyland, Principal Planner entered project file 2019-171-174, 243, 300-306 into the record.

**Applicant Presentation**

Gary Eliopoulos – GE Architecture, Inc.

**Staff Presentation**

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

**Public Comment**

Dan Sloan-Sloan and Sloan - 106 SE 7th Ave, Delray Beach, Florida

Price Patton – 1020 Tamanid Road, Delray Beach, Florida

Roger Cope – Cope Architects

**Exparte**

Drive by: Reeve Bright, Allison Turner, Tracy Caruso, John Klein

**Rebuttal**

Roger Cope – 80 NE 4th Ave Delray Beach, FL

**Board Comments**

- John Klein – The 2<sup>nd</sup> story seems bigger, but it does not seem to interfere with the sight.
- Allison Turner – Regarding the maid's quarters is it clear from an architectural perspective what this is versus another unit.

*Michelle Hoyland – I think that this part of the structure was not to be the focal point of the property.*

**Motion to APPROVE** the Class III Site Plan Modification, Certificate of Appropriateness (2019-171-174, 243, & 300-306), Landscape Plan, Elevations, Variances, Waivers, and Parking Reduction requests for the property located at 110 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, made by Reeve Bright and seconded by Tracy Caruso and subject to the following conditions:

- To replace foam curb bird stop with mortar and hole in tradition fashion and to move the mechanical chases.

**Motion to amend** to remove conditions 2 & 3 as stated in the staff report by Reeve Bright and seconded by Tracy Caruso.

**MOTION CARRIED 6-0**

**9. REPORTS AND COMMENTS**

**A. Staff Comments**

- Please use your City emails
- Received grant approval
- Walking Tour was a success

**B. Board Comments - None**

**C. Attorney Comments - None**

**10. ADJOURN: 9:10pm**

There being no further business to come before the Board, the meeting was adjourned at 10:35pm.

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 6, 2019**, which were formally adopted and **APPROVED** by the Board on **September 2, 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](http://www.mydelraybeach.com/city-commission/av) or a digital copy may be purchased at City Hall.)*