

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

**MEETING DATE:** September 2, 2020

**MEETING PLACE:** Virtual Meeting, City Hall

**1. CALL TO ORDER**

The meeting was called to order by Kelly Brandon, Assistant City Attorney, at 6:00 P.M.

**2. ROLL CALL**

A quorum was present.

**Members present** were Benjamin Baffer, Reeve Bright, Tracy Caruso, Alyse Lemstrom, Robert Osinoff, and Allison Turner.

**Absent was** Maureen Smith.

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

**3. ELECTION OF OFFICERS**

Kelly Brandon announced that the next item on the Agenda will be Election of Officers and she announced the process of electing officers.

Motion made by Reeve Bright to nominate Benjamin Baffer as Chairman and seconded by Allison Turner. Benjamin Baffer declined his nomination.

Motion was amended to nominate Tracy Caruso as Chairman, by Alyse Lemstrom and seconded by Benjamin Baffer.

**ALL IN FAVOR** – Tracy Caruso was elected as Chairman.

Motion made by Tracy Caruso to nominate Benjamin Baffer as Vice Chairman and seconded by Reeve Bright.

**ALL IN FAVOR** – Benjamin Baffer was selected as Vice Chairman.

Motion made by Tracy Caruso to nominate Alyse Lemstrom as 2<sup>nd</sup> Vice Chairman and seconded by Benjamin Baffer.

**ALL IN FAVOR** – Alyse Lemstrom was selected as 2<sup>nd</sup> Vice Chairman.

Michelle Hoyland read an email from John Klein.

**4. APPROVAL OF AGENDA**

Motion to APPROVE the 9/2/2020 agenda and to move the Sunshine Law and Public Records Presentation to next meeting, was made by Allison Turner and seconded by Alyse Lemstrom.

**Motion Carried 6-0**

**5. MINUTES**

Motion to APPROVE minutes of 11/6/2019 was made by Alyse Lemstrom and seconded by Allison Turner.

**Motion Carried 6-0**

**6. SWEARING IN OF THE PUBLIC**

Tracy Caruso, Chairman read the Quasi-Judicial Rules for the City of Delray Beach. Callers are sworn in through a recorded message.

**7. COMMENTS FROM THE PUBLIC**

John Klein – Mr. Klein sent a Letter of Appreciation to the Historic Preservation Board.  
Claudia Willis - Email regarding 53 SE 7<sup>th</sup> Avenue - Waiver request.

**8. PRESENTATIONS**

**A. Sunshine Law and Public Records Presentation**

**ITEM MOVED TO MEETING OF OCTOBER 7, 2020**

- B. Parking and Curbside Management Plan:** Staff will provide an update on the Parking and Curbside Management Plan. This project is entering a public input phase and the City requests assistance from advisory boards in distributing a survey.

**Staff Presentation**

Brian Ruscher, Transportation Planner gave a presentation and asked for a person to volunteer to be interviewed. Allison Turner volunteered.

**9. QUASI-JUDICIAL HEARING ITEMS**

- A. Certificate of Appropriateness (2019-261):** Recommendation to the City Commission for Waiver requests associated with a Class II Site Plan Modification and Certificate of Appropriateness for the adaptive reuse and additions to an existing 2-story mixed-use structure.

**Address:** 98 NW 5<sup>th</sup> Avenue, West Settlers Historic District

**Owner:** Delray Beach Community Redevelopment Agency

**Applicant:** Tara Toto; toto@mydelraybeach.com

Katherina Paliwoda, Planner entered project file 2019-261 into the record.

**Exparte**

None

**Applicant Presentation**

Tara Toto – Community Redevelopment Agency

Manny Synalovski – Synalovski Romanic Saye Architects

**Staff Presentation**

Katherina Paliwoda presented the project from a Microsoft Power Point presentation.

**Public Comment**

None

**Board Comments**

Reeve Bright – Asked if there is a parking requirement.

- Michelle Hoyland – Responded that there is no requirement per the CBD zoning regulations, but there is a parking lot across the street where parking is available.

**MOTION** to recommend approval to the City Commission of the Waiver requests associated with the proposed improvements to the property located at 98 NW 5th Avenue, West Settlers 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 Reeve Bright and seconded by Allison Turner.

**MOTION CARRIED 6-0**

- B. Certificate of Appropriateness (2020-159):** Consideration of a Certificate of Appropriateness request associated with the exterior alteration to the existing contributing, detached, 2-car garage and the installation of a swimming pool to the rear of the property.

**Address:** 131 SE 7<sup>th</sup> Avenue, Marina Historic District

**Owner:** Robert and Stephanie Marchand; marchand33@cox.net

**Agent:** Steve Siebert; steve@stevesiebert.com

Katherina Paliwoda, Planner entered project file 2020-159 into the record.

**Exparte**

None

**Applicant Presentation**

Steve Siebert, Steve Siebert Architecture – 466 N. Federal Highway

**Staff Presentation**

Katherina Paliwoda, Planner presented the project from a Microsoft Power Point presentation.

**Public Comment**

None

**Board Comments**

None

**Motion** to approve the Certificate of Appropriateness (2020-159), request for the property located at 131 SE 7th Street, 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, subject to the following Site Plan Technical Items was made by Robert Osinoff and seconded Alyse Lemstrom:

**Site Plan Technical Items:**

- a. That the required and proposed pool setbacks be indicated on the Site Data chart on plan sheet SP1.1
- b. That the proposed open space calculation indicated on the Site Data chart on SP1.1 be updated to reflect the proposed pool.

- c. That the proposed garage windows match those approved for the residence, in that they be white framed, single-hung, with clear glass, and a 9-over-1 dimensional muntin pattern; and,
- d. That the window schedule on plan sheet A1.1 and the elevation drawings on plan sheet A2.1 be updated to reflect the details of proposed windows.

**MOTION CARRIED 6-0**

- D. Certificate of Appropriateness (2020-161):** Consideration of a Certificate of Appropriateness and request for the construction of an addition and façade changes to a contributing property.

**Address:** 223 NE 1<sup>st</sup> Avenue, Old School Square Historic District

**Owner/Applicant:** Robin Marino; robinlmarino@gmail.com

**Agent:** Roger Cope; copearchitectsinc@gmail.com

**NOTE:** This Public Hearing item was originally scheduled and noticed for the August 5, 2020 Historic Preservation Board meeting and the item was continued at that meeting to a date certain for the September 2, 2020 Historic Preservation Board meeting.

Michelle Hoyland entered the project file (2020-161) into the record.

**Exparte**

Alison Turner - Drive by

Reeve Bright - Drive by

Robert Osinoff - Walked the property

**Applicant Presentation**

Roger Cope, Cope Architects – 701 SE 1<sup>st</sup> Street.

**Staff Presentation**

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

**Public Comment**

None

**Rebuttal/Cross Examination**

Roger Cope –From last meeting we are not asking for dark aluminum bronze frames for windows and door frames. Thank you to staff for support on the windows on the south elevation. Allow the two windows to have the transoms.

Front porch – Did what Board asked to be done.

Michelle Hoyland-First this is only an analysis of the proposal whether it meets the code. Regarding the Historic Resource Resurvey that is currently in process, a historic preservation architectural firm was hired as a consultant to complete the survey. The survey addresses issues with properties that have front façade modifications, which can cause such properties to be lost as historic resources.

Roger Cope-The architectural firm in reference is R.J. Heisenbottle. This front porch improvement is the solution and looking for support.

### **Board Comments**

Reeve Bright-I agree with Mr. Cope and I think he took our comments from last meeting and addressed them.

Allison Turner-Agree with Mr. Bright. Also, hearing both sides, the porch is a free-standing structure and if there was a problem it could be easily removed. In regard to the transom windows, if you look at other parts of the addition they are there also.

**MOTION** to approve the Certificate of Appropriateness (2020-161), for the property located at 223 NE 1st 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, subject to the following conditions and Site Plan Technical Items was made by Reeve Bright and seconded by Allison Turner:

1. That all window frames be white, aluminum;
2. That all windows have clear glass with no tint or reflectivity;

### **Site Plan Technical Items**

1. That the existing floor square footage total on Sheets A3.1 and A4.1 be revised to reflect the correct calculations;
2. Provide an existing site plan layout;
3. Remove interior demolition Sheet A3.0 from plan sets;
4. Setbacks on proposed project chart should reflect the same measurements shown on site plan (Sheet A2.0); and,
5. New window schedule be submitted with the certified site plan set.

**MOTION CARRIED 6-0.**

- E. Certificate of Appropriateness (2019-212):** Consideration of a Certificate of Appropriateness and Waiver requests associated with the construction of a new 2-story single-family residence.

**Address:** 53 SE 7<sup>th</sup> Avenue, Marina Historic District

**Owner/Applicant:** Steve Petrucci; steve@bellahomes.us

**Agent:** Richard Jones; rich@rjarchitecture.com

**NOTE: This Public Hearing item was originally scheduled and noticed for the July 1, 2020 Historic Preservation Board meeting and then the August 5, 2020 HPB meeting. The item was postponed at both meetings.**

Michelle Hoyland entered the project file (2019-212) into the record.

### **Exparte**

Alyse Lemstrom-No

Allison Turner-No

Robert Osinoff-Drive by

Reeve Bright-Drive by

Benjamin Baffer-No

**Applicant Presentation**

Richard Jones – RJ Architecture

Steve Petrucci – Bella Homes

**Staff Presentation**

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

**Public Comment**

Carolyn Patton-1020 Tamarind Road

**Rebuttal/Cross Examination**

Richard Jones-Commenting on staff power point slide with the red dots showing the new single family infill homes and also the slide explaining the Building Height Plan (BHP).

Michelle Hoyland-Main point of the BHP of this slide in the form of administrative relief has been applied.

Richard Jones-Going back to the BHP slide-Proposed Side (South) Elevation, when the attorney met with the director, it was never mentioned that we were given administrative relief. It was simply stated that you measure from the existing property line if you haven't already dedicated the property.

Michelle Hoyland-The last staff report did note that there was a waiver approved with the previous request.

**Board Comments**

Benjamin Baffer-A little concerned with the debate between the applicant and staff and I don't feel that it is part of the meeting.

- Kelly Brandon-Clarified that part of the quasi-judicial proceedings is for the staff and applicant to rebut the project.

Reeve Bright-Agree with attorney.

Benjamin Baffer-Looking at the pool near the street, to the left is a wall. I don't see the wall on the elevations.

- Michelle Hoyland-I do not see it either.

Richard Jones-Mr. Baffer is correct. The wall with railing was not carried to the rendering.

Allison Turner – Concerned with massing.

Reeve Bright – Concerned with massing.

Tracy Caruso – Concerned with massing.

Alyse Lemstrom – Concerned with massing.

Robert Osinoff – Concerned with massing and height.

Richard Jones – Area would eliminate waiver request reducing the bunk room and showing the wall.

**MOTION** to continue the Certificate of Appropriateness and Waiver requests (2019-212), associated with the construction of a new 2-story single-family residence located at 53 SE

7<sup>th</sup> Avenue, was made by Reeve Bright and seconded by Allison Turner with direction that the applicant address the boards concerns with respect to massing and height.

**MOTION CARRIED 6-0.**

Richard Jones does not want to continue request to a date certain, so that he has time to study the comments and present a design the board will be satisfied with.

## 10. REPORTS AND COMMENTS

### A. Staff Comments

1. Next meeting - October 7, 2020. Looking for a 5:00 P.M. start time will poll the board members for their availability.
2. Completed two grant cycles with the State of Florida.
  - a. Scanning Project – Scanned over 40,000 individual documents and records, information has been made public via the city's website.
  - b. Historic Resource Survey Resurvey – will be bringing this project to the board in 2021.
3. Frog Alley-Meeting with consultant and community.
4. Welcome to new board member Robert Osinoff.
5. Board Secretary Diane Miller asked for the Chairperson to sign the Board Orders.

### B. Board Comments

## 11. LEGISLATIVE ITEMS

None

## 12. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 11:00 P.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 **September 2, 2020** which were formally adopted and **APPROVED** by the Board on **March 3, 2021**.

***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 recording of the proceedings of this Board. The full audio and video recording of these proceedings are available.*