

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

MEETING DATE: October 7, 2020

MEETING PLACE: Virtual Meeting, City Hall

1. CALL TO ORDER

The meeting was called to order by Tracy Caruso, Chairman at 6:10 P.M.

2. ROLL CALL

A quorum was present.

Members present were Tracy Caruso, Chairman, Benjamin Baffer, Vice Chairman, Maureen Smith, Robert Osinoff, and Allison Turner.

Absent Alyse Lemstrom, 2nd Vice Chairman and Reeve Bright.

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

3. APPROVAL OF AGENDA

Motion to APPROVE the 10/7/2020 agenda by Allison Turner and seconded by Robert Osinoff.

MOTION CARRIED 5-0

4. MINUTES

Motion to approve minutes of December 4, 2019 was made by Allison Turner and seconded by Maureen Smith.

MOTION CARRIED 5-0

5. SWEARING IN OF THE PUBLIC

Tracy Caruso, Chairman 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

None

7. PRESENTATIONS

Sunshine Law and Public Records Presentation

Staff Presentation

Kelley Brandon, Assistant City Attorney made a presentation to the board via a Microsoft PowerPoint Presentation.

8. QUASI-JUDICIAL HEARING ITEMS

- A. Certificate of Appropriateness (2020-233): Consideration of Certificate of Appropriateness request for the installation of a PVC fence associated with the non-contributing single-family residence.**

Address: 244 SE 7th Avenue, Marina Historic District

Owner/Applicant: James Franklin; james.franklin3@att.net

Katherina Paliwoda, Planner entered project file 2020-233 into the record.

Exparte

None

Applicant Presentation

James Franklin-Owner

Staff Presentation

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

Public Comment

None

Board Comments

Benjamin Baffer - consistent with other requests that have come before the board – No PVC.

Maureen Smith - No comment.

Allison Turner - Agree with Mr. Baffer.

Robert Osinoff - No comment.

Tracy Caruso - Need to keep with the historic integrity.

- James Franklin - Can the fence that is visible be aluminum and the other sides be PVC?

Allison Turner - If the applicant wants aluminum with a denial vote, can he come back to the board?

- Michelle Hoyland - Yes, and he could process such a request through building permit.

MOTION to deny Certificate of Appropriateness (2020-233), for the property located at 244 Se 7th Avenue, Marina 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 made by Allison Turner and seconded by Benjamin Baffer.

MOTION CARRIED 5-0

- B. Certificate of Appropriateness (2020-180):** Consideration of Certificate of Appropriateness and Variance request for the construction of a 1-story addition and exterior modification to the existing contributing property.

Address: 125 Dixie Boulevard, Del-Ida Park Historic District

Owner/Applicant: Craig and Gail Tifford; craig.tifford@yale.edu

Agent: Roger Cope; copearchitectsinc@gmail.com

Katherina Paliwoda, Planner entered project file 2020-180 into the record.

Exparte

Benjamin Baffer - Emails

Maureen Smith - Emails
Allison Turner - Emails
Robert Osinoff - Emails
Tracy Caruso - Drive by and Emails

Applicant Presentation

Roger Cope - Cope Architects
Craig and Gail Tifford - Owners

Staff Presentation

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

Public Comment

3 Emails
Tonja Olive - 115 Dixie Boulevard
Olga Adler - 19 Dixie Boulevard
Peter Dwyer - 109 Dixie Boulevard

Board Comments

Allison Turner - Photo on second floor has arched windows.
Benjamin Baffer - The arch windows are not original. The bronze windows are OK.
Tracy Caruso - Why oppose the bronze windows. Bronze shows modern look.
Michelle Hoyland - Need to look at the requirements for windows, and ensure compliance with LDR 4.5.1(E)(7) and Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Motion to approve Certificate of Appropriateness (2020-180) & Variance, for the property located at 125 Dixie Boulevard, Del-Ida Historic District, by finding that he requests, 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 second by Allison Turner:

Site Plan Technical Items

1. That the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet A2-0;
2. That the existing floor square footage total on Sheets A3.1 and A4.1 be revised to reflect the correct calculations;
3. Provide an existing site plan layout and a composite overlay layout; these can be on the same plan sheet;
4. Remove the word "demo" from the title Sheet A3.0 & A3.1 from plan sets; and,
5. Provide setback ranges for proposed plan (Sheet A2.0).

MOTION CARRIED 5-0

- C. Certificate of Appropriateness (2020-219):** Consideration of a Certificate of Appropriateness request associated with the demolition of an existing non-contributing residence and construction of a new 2-story single-family residence. Address:
150 Marine Way, Marina Historic District

Owner/Applicant: Azure 150 Marine, LLC; brian@azurefl.com.

Agent: Richard Jones; rich@rjarchitecture.com

Michelle Hoyland entered the project file (2020-219) into the record.

Exparte

All board members did a drive by and received emails from:

Carla and Daniel Spurlock - 132 Marine Way

Robert Feinberg - 142 J Marin Way

Applicant Presentation

Richard Jones - Richard Jones Architect

Jacqueline Tutiven – Contract Purchaser (also submitted a list of neighbors in support)

Staff Presentation

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

Public Comment

None

Board Comments

Tracy Caruso - Not OK with the windows and roof.

Benjamin Baffer - House looks low.

Maureen Smith - Great project.

Allison Turner - Great project.

Robert Osinoff - Great project.

MOTION to approve Certificate of Appropriateness (2020-219) request for the property located at 150 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, subject to the following conditions was made by Allison Turner and seconded by Benjamin Baffer:

1. That the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet SP-1;
2. That the proposed standing seam metal roof be mill finish or silver finish; and,
3. That the window frames be white or mill finish.

MOTION CARRIED 5-0.

- D. Certificate of Appropriateness (2019-261):** Consideration of a Class III Site Plan, Landscape, Elevations, and Certificate of Appropriateness requests associated with the adaptive reuse and addition to a 2-story non-contributing commercial structure.

Address: 98 NW 5th Avenue, West Settlers Historic District

Owner/Applicant: Tara Toto; toto@mydelraybeach.com

Michelle Hoyland entered the project file (2019-261) into the record.

Exparte

None

Applicant Presentation

Tara Toto – Community Redevelopment Agency

Manny Synalovski – Synalovski Romanic Saye Architects

Staff Presentation

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

Public Comment

None

Board Comments

None

MOTION to approve Certificate of Appropriateness (2019-261), requests for 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 subject to the following conditions, made by Allison Turner and seconded by Benjamin Baffer:

1. That the plan sheet AS-102 and any associated plan sheets be updated to correctly illustrate the required 4' Curb Zone along NW 1st Street;
2. That street trees be located within the Curb Zone of the adjacent NW 1st Street right-of-way;
3. That the aluminum canopies do not encroach into the adjacent right-of-way or that a hold harmless agreement be executed and approved between the property owner and the City of Delray Beach for any potential projections into the adjacent right-of-way;
4. That the plans be updated to be consistent with respect to the size of the proposed aluminum canopies;
5. That the photometric plan complies with LDR Section 4.6.8 and illustrate existing and proposed lighting;
6. That the existing on-street parking spaces within the NW 5th Avenue right-of-way be restriped as parking spaces;
7. That on-street parking spaces, if appropriate, be constructed within the NW 1st Street right of-way;
8. That the new concrete sidewalks on the east side of the property be consistent in design with the sidewalks along NW 5th Avenue;
9. That 5' right-of-way be dedicated for NW 5th Avenue and 1'6" of right-of-way be dedicated for the north/south alley on the west side of the property prior to issuance of a building permit;
10. That an agreement be provided between the subject property owner and the owner of 82 NW 5th Avenue for co-location of the refuse container area; and,
11. That the Palm Beach County Traffic Engineering Division approval letter be filed with the city indicating that the proposal meets the County's Traffic Performance Standards.

MOTION CARRIED 5-0

- E. Certificate of Appropriateness (2020-188):** Consideration of a Certificate of Appropriateness and Class IV Site Plan request associated with the conversion of a 2-story structure to office on the individually designated property known as The Monterrey House and The Wellbrock House.

Address: 22 N. Swinton Avenue, Old School Square Historic District

Owner/Applicant: Tara Toto; toto@mydelraybeach.com

Michelle Hoyland, Principal Planner entered the project file (2020-188) into the record.

Exparte

No exparte

Application Presentation

Tara Toto - CRA

Manny Synalovski - Synalovski Romanic Saye Architects

Staff Presentation

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

Public Comments

None

Board Comments

None

MOTION to approve Certificate of Appropriateness (2020-188), request for the property located at 20- & 22 North 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 subject to the following conditions was made by Robert Osinoff and seconded by Allison Turner:

1. That either the site plan or traffic approval is revised to correctly reflect the proposed building square foot calculations.

Site Plan Technical Items:

1. Correct the required, existing, and provided Open Space calculations in the Site Data Chart on plan sheet AS-102;
2. That square foot calculations for the existing and new structures be updated; and,
3. That the parking requirements and calculations be updated on the site data chart to indicate that 15 parking spaces are required.

MOTION CARRIED 5-0

9. LEGISLATIVE ITEMS – CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

1. Next meeting is November 4, 2019 – Will be an in-person meeting.
2. An appeal of HPB's denial for the fence at 222 SE 7th Avenue has been submitted

B. Board Comments

- Benjamin Baffer-What is the update on 212 Seabreeze Avenue.
 - Michelle Hoyland provided the board with an update:
 - Stop work order issued.
 - Hired a 3rd party consultant to review case.
 - Code Enforcement Violation issued – to be heard by Special Magistrate.
 - Applicant will need to revised the COA to ask for demolition and reconstruction.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 12:30 a.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 **October 7, 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.