

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

**MEETING DATE:** January 20, 2021

**MEETING PLACE:** **Virtual Meeting**

**1. CALL TO ORDER**

The meeting was called to order by Tracy Caruso, Chairman at 6:14 P.M.

**2. ROLL CALL**

A quorum was present.

**Members present** were Tracy Caruso, Chairman; Benjamin Baffer, Vice Chairman; Alyse Lemstrom, 2nd Vice Chairman; Maureen Smith; Robert Osinoff; Reeve Bright; and, Allison Turner.

**Absent** none

**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 January 20, 2021 agenda and move 8.C Concept Plan Review, 711 SE 2<sup>nd</sup> Street to 9.A. Legislative Item by Reeve Bright and seconded by Robert Osinoff.

**MOTION CARRIED 7-0**

**4. MINUTES**

None

**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**

None

## 8. QUASI-JUDICIAL HEARING ITEMS

- A. Certificate of Appropriateness (2021-076):** Consideration of a Certificate of Appropriateness request for the installation of a screen porch enclosure on the front of a non-contributing accessory structure.

**Address:** 201 NE 5th Court, Del-Ida Park Historic District

**Owner/Applicant:** Rochelle Greenberg; aprilphool@aol.com

**Agent:** Ron Brito; eciwork@aol.com

Katherina Paliwoda, Planner entered project file 2021-076 into the record.

### Exparte

Reeve Bright - Drive by.

### Applicant Presentation

Ron Brito - Enterprise Contractors Inc.

### Staff Presentation

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

### Public Comment

None

### Board Comments

None

**MOTION** to approve the Certificate of Appropriateness (2021-076), for the property located at 201 NE 5th 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 the Land Development Regulations. made by Alyse Lemstrom and seconded by Robert Osinoff.

**MOTION CARRIED 6-1 Reeve Bright dissenting**

- B. Certificate of Appropriateness (2020-164):** Consideration of a Certificate of Appropriateness request associated with the construction of a 518 sq. ft. one-story addition and accessory garage to a contributing property.

**Address:** 120 NW 4th Avenue, West Settlers Historic District

**Owner/Applicant:** Chuck and Pamela Halberg; chuckh@StuartandShelby.com

Katherina Paliwoda, Planner entered project file 2020-164 into the record.

### Exparte

Reeve Bright - Received a voicemail commenting on a great project.

Allison Turner - Drive by.

Tracy Caruso - Received a voicemail commenting on a great project.

**Applicant Presentation**

Chuck Halberg - Stuart and Shelby

**Staff Presentation**

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

**Public Comment**

None

**Board Comments**

Reeve Bright – Great project.

**Motion** to approve Certificate of Appropriateness (2020-164), for the property located at 120 NW 4th 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:

**Site Plan Technical Items:**

1. That the site data table on Sheet SP.1 reflect the setbacks for existing and proposed structures shown on site plan made by Robert Osinoff and seconded by Allison Turner.

**MOTION CARRIED 7-0**

**9. LEGISLATIVE ITEMS – CITY INITIATED**

**A. Concept Plan Review (2021-044)**

**Address:** 711 SE 2nd Street, Marina Historic District

**Applicant:** Reginald Stambaugh; Reginald Stambaugh reg@stambaughlaw.com  
Discussion regarding the demolition of a quadraplex to be replaced with a duplex on the site of an existing historic structure located at 711 SE 2nd Street, pursuant to LDR Section LDR Section 2.4.1(A), Concept Plan Review

Michelle Hoyland, Principal Planner entered project file 2021-044 into the record.

Kelly Brandon, Asst. City Attorney - This board has not had many concept reviews come before them. To give the board an understanding of the process, LDR Section 2.4.1 (A), Concept Plan Review will be read.

**Exparte**

None

**Applicant Presentation**

Reginald Stambaugh - Stambaugh Law Firm

Robert Pettinicchi - Owner

Dr. Jane Day - Historic Preservation Consultant

### **Board Comments**

Benjamin Baffer - To bring this project to the board now, I could not support it. I can not come up with a justification to demolish this structure because the owner does not feel it is not worthy.

Tracy Caruso - What does the code say about demolition?

- Michelle Hoyland - Advised of the requirements of LDR Section 4.5.1 (F).

Robert Osinoff - Does the drainage reflect to the demolition?

- Michelle Hoyland - I do not believe that qualifies but it would be up to the board to deliberate with the hired professional.
- Kelly Brandon - At this point the board does not need to make a determination on the demolition itself, just asking for the boards feedback.

Tracy Caruso - Is the next step for the applicant to submit an application for demolition?

- Michelle Hoyland - If there are no more comments and the applicant wants to move forward, they would need to submit an application.

Benjamin Baffer - When a concept plan is brought to the board this is the applicant asking for our opinion?

- Michelle Hoyland - This is the applicant asking for feedback on the design, not the demolition, the concept plan review is non-binding. This is a design review.

Maureen Smith - Like the design but I lean more toward the Hip Roof.

Allison Turner - My concern is whether they would meet the requirements for demolition.

Tracy Caruso - Design is nice but concerned if it would meet the criteria for demolition.

Alyse Lemstrom - I feel they need to go back and review the project before we can get involved at all.

## **10. REPORTS AND COMMENTS**

### **A. Staff Comments**

1. Next meeting February 3rd.
2. Board Member Training is to be held on February 4<sup>th</sup> and 5<sup>th</sup>. Mandatory training.

### **B. Board Comments**

1. Reeve Bright - Minutes  
Why are we not getting paper packages?
  - Michelle Hoyland-All boards have moved to digital copies.

**11. ADJOURN.**

There being no further business to come before the Board, the meeting was adjourned at 8:30pm.

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 **January 20, 2021** which were formally adopted and **APPROVED** by the Board on **April 7, 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.*