

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

MEETING DATE: February 3, 2021

MEETING PLACE: **VIRTUAL MEETING**

1. CALL TO ORDER

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

2. ROLL CALL

A quorum was present.

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

Absent Alyse Lemstrom, 2nd Vice Chairman; Maureen Smith; 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 February 3, 2021 agenda by Allison Turner and seconded by Robert Osinoff.

MOTION CARRIED 4-0

4. MINUTES

Postpone the minutes of August 5, 2020 to the March 3, 2021 meeting.

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 (2020-209): Consideration of a Certificate of Appropriateness & Waiver request associated with the construction of a two-story addition and exterior alterations to an existing contributing residence.

Address: 300 SE 7th Avenue, Marina Historic District

Owner/Applicant: Robert Kubin; coachbob007@gmail.com

Agent: Steve Siebert; steve@stevesiebert.com

NOTE: This Public Hearing item was originally scheduled and noticed for the December 16, 2020 Historic Preservation Board meeting and the item was continued at that meeting to a date uncertain for the February 3, 2021 Historic Preservation Board meeting.

Katherina Paliwoda, Planner entered project file 2020-209 into the record.

Exparte

Allison Turner - Walked by.

Benjamin Baffer - No

Robert Osinoff - Walked by

Tracy Caruso - Talked to staff

Applicant Presentation

Steve Siebert - Architect

Lisa Ruth and Robert Kubin - Owner

Staff Presentation

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

Public Comment

Charles Damiani - 138 SE 7th Avenue, Delray Beach

Board Comments

Tracy Caruso - Appreciates what was done with the massing and the applicant has taken the board's comments to make this a great addition to the neighborhood.

Robert Osinoff - Good example of the applicant, owner, staff, and the board working together to address the board's comments.

Allison Turner - Agrees with other board member comments and the project has been adjusted to blend much better from the front.

MOTION to approve. Certificate of Appropriateness and Waiver (2020-209) requests for the property located at 300 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 the Land Development Regulations subject to the following conditions:

1. Should the property owner make a modification to the existing 6' high fencing, the fencing within the front and side street setbacks be reduced to 4' in height in order to comply with the requirements of the Land Development Regulations.

Site Plan Technical Items:

1. That the site data table be updated to accurately reflect the proposed square footage of the proposed structure,

made by Robert Osinoff and seconded by Allison Turner.

MOTION CARRIED 4-0

- B. Certificate of Appropriateness (2020-208):** Consideration of a Certificate of Appropriateness & Variance request associated with the construction of a one-story addition and exterior alterations to an existing non-contributing residence.

Address: 18 NE 7th Street, Del-Ida Park Historic District

Owner/Applicant: Eric & Rosita Gilbert; egilbert@usebsg.com

Agent: Steve Siebert; steve@stevesiebert.com

NOTE: This Public Hearing item was originally scheduled and noticed for the December 16, 2020 Historic Preservation Board meeting and the item was continued at that meeting to a date certain for the February 3, 2021 Historic Preservation Board meeting.

Michelle Hoyland, Principal Planner entered project file 2020-208 into the record.

Exparte

Benjamin Baffer - No

Allison Turner - No

Tracy Caruso - Talked to staff

Robert Osinoff - Walked by.

Applicant Presentation

Steve Siebert - Architect

Simeon Kirilov - Architect

Eric Gilbert - Owner

Staff Presentation

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

Public Comment

None

Applicant Rebuttal

Simeon Kirilov - Had to drop the front two window height for life safety reasons.

Also wanted to explain that the reason a variance is needed for the front porch is that the original setback on the property was 25 feet. I feel that adding the porch would not change the character of the house.

Eric Gilbert-The meeting in December was an eye opener and it was the first time I had seen the drawings. The front porch will be a welcoming feeling.

Staff Rebuttal

Michelle Hoyland - When this home was originally constructed it had a 30 foot, setback. Also Ms. Hoyland went over specific codes and the changes that are being made.

Board Comments

Allison Turner - Modifications are good but concerned with the front porch.

Tracy Caruso - Agree with Allison Turner's comment.

Robert Osinoff - Great to see the original plans and they were helpful. I don't think the porch would diminish the house and the design is a good improvement.

Benjamin Baffer - This is not the first time an applicant has listened to comments from the board and came back with a much-improved plan. Well done project and the brick planters is a great idea. No issues with the porch as it could be removed, and it would not affect the roof.

Robert Osinoff - I would like that confirmed that the porch could be removed and not affect the roof.

- Simeon Kirilov-Architect-Yes, this porch will be designed if it ever needed to be removed.

Michelle Hoyland-When the resurvey comes through the process, which is happening this year, if the porch is already built and it is determined that the porch would eliminate the houses potential being a contributor, is the owner going to be willing to remove that improvement in order to gain a contributor status and have the ability to have historic tax credit?

- Simeon Kirilov-Architect-I would have to defer that to Mr. Gilbert, but if the survey comes during construction, I feel that Mr. Gilbert will not have a problem.

Motion to approve Certificate of Appropriateness and Variance (2020-208), requests for the property located at 18 NE 7th Street, 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 Robert Osinoff and seconded by Benjamin Baffer.

MOTION CARRIED 3-1 Allison Turner dissenting

C. Certificate of Appropriateness (2020-281): Recommendation to the City Commission for consideration of a Class IV Site Plan, Landscape Plan, Elevations, Certificate of Appropriateness & Waiver request associated with construction of 14 three-story townhouses within two new buildings and construction of a new cabana on the property located at Atlantic Grove, West Settlers Historic District.

Address: Atlantic Grove (35-37 NW 4th Avenue), West Settlers Historic District

Owner/Applicant: Atlantic Grove Partners, LLC;

thernandez@newurbancommunities.com

Agent: New Urban Communities; AVanvalin@newurbancommunities.com

Tracy Caruso stepped down on this item.

Kelly Brandon-Asst. City Attorney - At this time because a board member has stepped down from this item, we do not have a quorum and will not be able to proceed and take action on this item. Michelle Hoyland will contact the applicant on how to proceed.

- Tim Hernandez-Asked how many people on the board and was concerned that so many people were absent.

Michelle Hoyland - This was unusual, and this item will go to the next meeting of March 3rd.

Benjamin Baffer - Do we have to wait until March to have Mr. Hernandez present his project? Can a meeting be added to the agenda between now and the March 3, 2021 meeting?

Michelle Hoyland – I will look into this suggestion.

Tracy Caruso rejoined the meeting.

10. REPORTS AND COMMENTS

A. Staff Comments

1. Next meeting March 3rd, 2021.
2. Will look into have a special meeting for item 8.C Atlantic Grove.

B. Board Comments

1. Benjamin Baffer - How difficult is it to have a special meeting?
Michelle Hoyland - I have to speak to the attorney, Director of Development Services, IT, etc. to look at calendars.

2. Board training from the State of Florida. Please review the video (2-1/2hrs). Please complete as soon as you can.

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 8:00pm.

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 **February 3, 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.