

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

MEETING DATE: May 5, 2021

MEETING PLACE: **VIRTUAL MEETING**

1. CALL TO ORDER

The meeting was called to order by Benjamin Baffer, Vice Chairman at 6:00 P.M.

2. ROLL CALL

A quorum was present.

Members present were Benjamin Baffer, Vice Chairman; Alyse Lemstrom, 2nd Vice Chairman, Robert Osinoff (arrived at 7:02p), Kristin Finn, Claudia Willis and, Allison Turner.

Absent None

Staff present were Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Katherina Paliwoda, Planner; Kent Edwards, Sustainability Officer; Amy Alvarez, Principal Planner; Debora Slaski, Senior Planner; and, Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the May 5, 2021 agenda by Alyse Lemstrom and seconded by Allison Turner.

MOTION CARRIED 5-0

4. MINUTES

None

5. SWEARING IN OF THE PUBLIC

Benjamin Baffer, Vice 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. QUASI-JUDICIAL HEARING ITEMS

- A. **Certificate of Appropriateness (2021-091):** Consideration of a Certificate of Appropriateness request associated with the construction of a one-story, 233 square foot addition and exterior alterations to the rear of an existing, contributing residence.

Address: 531 N. Swinton Avenue, Del-Ida Park Historic District

Owner/Applicant: Nancy McDonald; nmcdonald333@gmail.com

Agent: Steve Siebert, AIA; steve@stevesiebert.com

Katherina Paliwoda, Planner entered project file 2020-091 into the record.

Exparte

Kristin Finn - None

Alyse Lemstrom - None

Allison Turner - None

Claudia Willis - Drive by

Benjamin Baffer - None

Applicant Presentation

Simeon Kirilov - Steve Siebert Architecture

Staff Presentation

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

Public Comment

None

Rebuttal

Simeon Kirilov - Mr. Kirilov would like the board to clarify if all the shutters need to be changed?

Michelle Hoyland - commented that on the large window, the shutters would cover the small windows but not the window in the middle.

Simeon Kirilov - asked if the windows needed shutter dogs.

Michelle Hoyland - responded that yes they do, but further discussion can be had with the board.

Nancy McDonald (owner) - Ms. McDonald is agreeable to take away the synthetic material and match the shutters.

Board Comments

Benjamin Baffer - Wanted to know about the shutter material.

Mr. Kirilov - explained that the current material is wood as vinyl is not allowed but we will use aluminum and the glass will be clear.

Claudia Willis - Shutters need to be the same size and happy with your decision.

Benjamin Baffer - The material for the porch column does not include the use of Azek material, what is the suggestion of material.

Mr. Kirilov proposed that it would be wood.

MOTION to approve Certificate of Appropriateness (2021-091) for the property located at 531 N. Swinton Avenue, 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 subject to the following conditions:

1. That the proposed rear porch columns do not include the use of Azek material, made by Allison Turner and seconded by Alyse Lemstrom.

MOTION CARRIED 5-0

8. LEGISLATIVE ITEMS – CIY INITIATED

- A. Green Building Requirements (2020-150):** Provide a recommendation to the Planning and Zoning Board on Ordinance No. 16-21, a City-initiated request to amend the Land Development Regulations (LDR) for the purpose of requiring that all new construction over 5,000 square feet, whether public or private, obtain Leadership in Energy and Environmental Design (LEED) Certification of minimum Gold level or the equivalent of a nationally recognized certification standard.

Staff Contact: John Kent Edwards MS, MPH, Sustainability Officer;

EdwardsJ@mydelraybeach.com

Planner: Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

Kent Edwards, Sustainability Officer presented the project through a Microsoft PowerPoint presentation.

Amy Alvarez, Principal Planner presented the project through a Microsoft PowerPoint presentation.

Board Comments

Benjamin Baffer - Concerned that going from silver to gold is too fast and too bold. And has this item gone to the Affordable Housing Board or CRA?

Kent Edwards - Agree that silver to gold is a high bar. This was suggested by the City Commission and no it has not gone before the Affordable Housing Board or CRA.

Allison Turner - Bring the process in gradually.

Claudia Willis - Evaluating the check list I see nothing for trees as shade trees are a thing of the past. Mr. Baffer commented that this is a standard check list.

Robert Osinoff arrived at the meeting – 7:02pm

Robert Osinoff - Looking at examples of what Washington DC is doing. Amy Alvarez said that she was going to research this information.

Michelle Hoyland - Asked how the comments would be included to the Planning and Zoning Board.

MOTION to recommend approval to the Planning and Zoning Board of Ordinance No. 16-21 **as amended**, amending the Land Development Regulations for the purpose of requiring that all new construction over 5,000 square feet, whether public or private, obtain Leadership in Energy and Environmental Design (LEED) Certification of minimum **Gold Certified or Silver** level or the equivalent of a nationally recognized certification standard, by finding that the amendment as amended and approval thereof is consistent with the Comprehensive Plan and meets the criteria set for in Land Development regulations as follows made by Allison Turner and seconded Claudia Willis:

1. Look at making the minimum level LEED Certification or Silver;
2. Provide incentives to achieve a higher Certification;
3. Consider the need to phase to a higher level as minimum at the 3 year review.
- 4.

MOTION CARRIED 6-0

9. PRESENTATION

A. 2021 Historic Preservation Board Awards - in honor of National Historic Preservation Month

Selection of winners to be recognized at the Historic Preservation Board meeting of May 19, 2021.

Staff made a presentation to the board of the nominees for the award selection.

The board members reviewed and discussed each of the nominees.

- **Contributing – Residential**

- **Old School Square Historic District**

- Motion to approve 235 NE 1st Avenue as the winner of the 2021 Historic Preservation Board Award for the category of *Contributing Residential-Old School Square Historic District* made by Claudia Willis and seconded by Kristin Finn

- **Motion Failed 3-3**

- Motion to approve 246 N. Swinton Avenue as the winner of the 2021 Historic Preservation Board Award for the category of *Contributing Residential - Old School Square Historic District* made by Robert Osinoff and seconded by Alyse Lemstrom.

- **Motion Carried 4-2**

- **Contributing – Residential**

- **Del-Ida Park Historic District**

- Motion to approve 19 Dixie Boulevard as the winner of the 2021 Historic Preservation Board Award for the category of *Contributing Residential - Del-Ida Park Historic District* made by Robert Osinoff and seconded Alyse Lemstrom.

- **Motion Carried 6-0**

- **Contributing – Residential**

- Marina Historic District**

- Motion to approve 126 & 128 SE 7th Avenue as the winner of the 2021 Historic Preservation Board Award for the category of *Contributing Residential - Marina Historic District* made by Claudia Willis and seconded by Robert Osinoff.

- Motion Carried 6-0**

- **Residential**

- Individually Designated Properties**

- Motion to approve 1420 N. Swinton Avenue – The Clint Moore House as the winner of the 2021 Historic Preservation Board Award for the category of *Residential Individually Designated Properties* made by Alyse Lemstrom and seconded by Allison Turner.

- Motion Carried 6-0**

- **Commercial-Contributing**

- Motion to approve 132 N. Swinton Avenue as the winner of the 2021 Historic Preservation Board Award for the category of *Commercial - Contributing* made by Robert Osinoff and seconded by Kristin Finn

- Motion Carried 6-0**

- **Residential**

- Non-Contributing**

- Motion to approve 255 N. Swinton Avenue as the winner of the 2021 Historic Preservation Board Award for the category of *Residential Non-Contributing* made by Alyse Lemstrom and seconded by Allison Turner.

- Motion Carried 6-0**

- **Commercial**

- Non-Contributing**

- Motion to approve 702 NE 3rd Avenue as the winner of the 2021 Historic Preservation Board Award for the category of *Commercial Non-Contributing* made by Alyse Lemstrom and seconded by Allison Turner.

- Motion Carried 6-0**

- **Landscape and Site Improvement Project**

- Motion to approve 3 NE 1st Street Historic Society as the winner of the 2021 Historic Preservation Board Award for the category of *Landscape and Site Improvement Project* made by Alyse Lemstrom and seconded by Claudia Willis.

- Motion Carried 6-0**

10. REPORTS AND COMMENTS

A. Staff Comments

1. Next meeting is May 19, 2021. June 2, 2021 – all public meetings will be in-person.
2. Election of Officers will be at the June meeting.

B. Board Comments

1. Allison Turner - asked the status of Reeve Bright.
2. Claudia Willis - asked about the Marina Villas. Michelle Hoyland said she visited the site and the permits are being reviewed.
Also, an update on the PEBB property (Sundy Village). Michelle Hoyland said that staff is reviewing the status of the houses and looking at the landscaping.
3. Benjamin Baffer – Offered his daughter to assist staff with taking drone photos.
4. Michelle Hoyland - informed the board that the Delray Beach Preservation Trust has done an awards program in honor of National Historic Preservation Month.

C. Attorney Comments

Kelly Brandon, Asst. City Attorney - welcomed the new board members and advised that should they have any question or concerns to please give the City Attorney's Office a call.

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 9:30pm.

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 **May 5, 2021** which were formally adopted and **APPROVED** by the Board on **August 4, 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.