

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

MEETING DATE: June 1, 2022

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

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

2. ROLL CALL

A quorum was present.

Members present were Benjamin Baffer, Chairman; Alyse Lemstrom, Vice Chairman; Claudia Willis, 2nd Vice Chairman; Kristin Finn; Rhonda Sexton; and, Jim Chard.

Absent Robert Osinoff

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

3. APPROVAL OF AGENDA

Motion to APPROVE the June 1, 2022, agenda by Jim Chard and seconded by Robert Osinoff.

MOTION CARRIED 6-0

4. MINUTES

None

5. SWEARING IN OF THE PUBLIC

Benjamin Baffer, 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. PRESENTATION

None

8. QUASI-JUDICIAL HEARING ITEMS

A. Certificate of Appropriateness (2022-142): Consideration of a Certificate of Appropriateness (2022-142) for exterior modifications to a non-contributing duplex structure.

Address: 249 Royal Court, Del-Ida Park Historic District

Owner/Applicant: Andrew and Brande Defilippis; kitejunky1@gmail.com

Agent: Simeon Kirilov, Steve Siebert Architecture, Inc.; simeonk@stevesiebert.com

Katherina Paliwoda, Planner entered project file 2022-142 into the record.

Exparte

Benjamin Baffer – None

Kristin Finn – None

Alyse Lemstrom – None

Claudia Willis- None

Jim Chard – Drive by

Rhonda Sexton-None

Applicant Presentation

Simeon Kirilov, Steve Siebert Architecture 466 N Federal Hwy, Boynton Beach, FL 33435

Staff Presentation

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

Rebuttal/Cross

None

Public Comment

None

Board Comments

Benjamin Baffer was glad that the repairs to the building will commence and noted that the proposed changes do not alter the historic nature of the structure.

Claudia Willis was supportive of the project.

Jim Chard inquired if the windows are hurricane rated and if the windows have a tint applied.

MOTION to approve Certificate of Appropriateness (2022-142), for the property located at 249 Royal 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 was made by Alyse Lemstrom and seconded by Kristin Finn.

MOTION CARRIED 6-0

B. Certificate of Appropriateness (2022-164): Consideration of a Certificate of Appropriateness and Variance (2022-164) request for the installation of a swimming pool within the rear of the existing, contributing single-family residence

Address: 235 N. Swinton Avenue, Old School Square Historic District

Owner/Applicant: Rich and Lori Gascoyne; gascoynefamily@gmail.com

Michelle Hewett, Planner entered project file 2022-164 into the record.

Exparte

Benjamin Baffer – None

Kristin Finn – None

Alyse Lemstrom – None

Claudia Willis- None

Jim Chard – Drive by

Rhonda Sexton- Drive by

Applicant Presentation

Rich and Lori Gascoyne, property owners

Staff Presentation

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

Rebuttal/ Cross

Rich Gascoyne indicated that granting the variance would not negatively affect surrounding properties. Screening has been installed along the perimeter of the back yard to reduce noise to abutting properties.

Public Comment

Chris Finley, attorney for the property owner of 246 NE 1st Avenue opposed the granting of the variance as the request was not consistent with the Land Development Regulations and that granting the variance would negatively affect his client.

Board Comments

Rhonda Sexton inquired if any adjacent properties received a variance for side or rear setbacks in regard to a pool installation.

Claudia Willis requested the distance between the proposed pool and the accessory structure of the property to the east. Ms. Willis noted that the requested variance did not relate to preserving the structure and opposed the granting of the variance.

Alyse Lemstrom noted that the request for a setback is not a historic preservation issue and opposed requested variance as it may negatively affect surrounding properties due to extent of the requested variance.

Benjamin Baffer noted that the Board was reluctant to issue variances for items that do not concern the preservation of the structural integrity of a historic structure. Mr. Baffer did not see a justification for the variance.

Jim Chard requested clarification regarding the alleyway abandonment referenced by the applicant.

Kristin Finn requested additional information regarding the perimeter fencing of the applicant's property. Ms. Finn did not find a justification for the variance request.

Motion to continue with direction to a date certain of July 6, 2022, was made by Claudia Willis and seconded by Alyse Lemstrom.

MOTION CARRIED 6-0

C. Certificate of Appropriateness (2021-086): Consideration of a Certificate of Appropriateness (2021-086) and Variance requests associated with the construction of a one-story 544 square foot garage addition and swimming pool to a one-story contributing residence

Address: 231 Venetian Drive, Nassau Park Historic District

Owner/Applicant: John & Eleanor Beckworth; surferdelray@gmail.com

Agent: Carol Perez, ASLA; carol@agtland.com

Katherina Paliwoda, Planner entered project file 2021-086 into the record.

Exparte

Benjamin Baffer – None

Kristin Finn – None

Alyse Lemstrom – Drive by

Claudia Willis- None

Jim Chard – None

Rhonda Sexton- Drive by

Applicant Presentation

John Reed Architect, JSR Architecture 1 W Camino Real, Boca Raton, FL 33432

Carol Perez agent, AGT Land 132 N Swinton Avenue Delray Beach, FL 33444

Staff Presentation

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

Rebuttal/ Cross

None

Public Comment

None

Board Comments

Claudia Willis was supportive of the proposed design and granting the pool setback variance as the initial proposal was not in line with the Secretary of Interior's Standards.

Jim Chard requested clarification regarding the driveway and patio materials. Mr. Chard indicated that the proposed fence does not match the windows and doors. The turning radius in the driveway was discussed.

Benjamin Baffer asked the applicant why the pool was not installed where the proposed garage is to be located.

Rhonda Sexton indicated that typically a 2-car garage door was discouraged within a historic district.

Motion to approve Certificate of Appropriateness (2021-086), Waiver requests for the property located at 231 Venetian Drive, Nassau 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 Claudia Willis and seconded by Kristin Finn.

MOTION CARRIED 6-0

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

- The next Historic Preservation Board meeting will be held on July 6, 2022.
- Two grant requests were submitted, a GIS and resource survey for the Cemetery.
- New brochure from the Preservation Trust is online to find all the historic markers located throughout the city.

B. Board Comments

- Kristin Finn requested an update regarding missing and damaged historic markers. The Delray Beach Preservation Trust is working to repair 2 signs, several signs are missing.
- Rhonda Sexton noted that Delray Beach Preservation Trust launched a walking tour application.
- Jim Chard noted that the city Municipal Golf Course designed by Donald Ross is considered historic by various organizations. The City Commission would need to grant consent to designate the golf course to be designated historic.

C. Attorney Comments

City Commission has issued direction that the remote policy does not apply to advisory boards.

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 8:10 pm.

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 **June 1, 2022**, which were formally adopted and **APPROVED** by the Board on **September 7, 2022**.

ATTEST:



CHAIR



BOARD SECRETARY

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Historic Preservation Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.