

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

MEETING DATE: December 2, 2015

MEETING PLACE: City Commission Chambers

MEMBERS PRESENT: Andrea Harden, John Miller, Price Patton, Rhonda Sexton (arrived 6:05), Angela Budano and Bill Bathurst

MEMBERS ABSENT: Andrea Sherman

STAFF PRESENT: Lynn Van Duyne Historic Preservation Planner, Diane Miller, Board Secretary.

I. ROLL CALL

II. MINUTES - None

Mr. Miller asked if the fact that we had no minutes was due to minutes now being available online or backlog. Diane Miller replied it was due to back log.

III. CALL TO ORDER

The meeting was called to order by John Miller, (*Chairman*). Upon roll call it was determined that a quorum was present.

IV. APPROVAL OF AGENDA - Approved

V. COMMENTS FROM THE PUBLIC –

(NOTE: Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items.) Speakers will be limited to 3 minutes.

Alice Finst – 707th Place Tavant

I came here tonight to speak to you about preserving or keeping a memory of what our city came from. This may or may not be something the board can do but here is my idea on refreshing our memory on how downtown used to look. Her idea was putting a photo of downtown going back to 30 or 40 years ago of what was across the street from each building.

VI. ACTION ITEMS

A. Certificate of Appropriateness (2015-250) 49 Palm Square, Marina Historic District

Consideration of the COA.

Exparte Communication

Price Patton – Drive by and verbal communication with Roger Cope.

Lynn Van Duyne, Historic Preservation Planner- It is for raising a place of historic structure and a historic structure. It is a historic resident 1 story building, traditional wood frame, zoned RM that was built as a vacation cottage and the residence is on 3 lots measuring 87 ½ x 110 feet deep. Current request is for the hydraulic lifting of the new structure in place and placing it on a new stable foundation. Also for the addition of 1,490 square feet under air, and the addition of a new open air carport located in the rear that will be approximately 600 square feet. The height of the raised structure with an elevated roof will be about 14 feet high and the height of the new addition will be 20 feet high. The new additions to the residence will look similar to the original design of structure. The agent has established that an unsafe situation exist and has presented written documentation to this effect and has also demonstrated that the lifting that will be in effect will be done safely and has also presented documentation that they have experience with such projects.

Staff Comments

Windows: Staff feels that the front windows are not in proportion and not historically found.

Front Entry Door: Staff feels that light over door needs to be reduced in scale or eliminated.

Front Retention: Staff feels retention of one opening is important so as not to deface historic portion of the structure.

Shutters: Do not meet the guidelines. Need to meet guidelines.

Staff gives approval on project contingent to the above mentioned items.

Board Discussion

Price Patton – He questioned and was clarified about the agent not having to get a bond due to home being lifted and not actually relocated.

Lynn Van Duyne – She advised and clarified that no the agent was not required to obtain a surety bond but the owner and agent both did provide a justification letter.

Applicant Presentation – Roger Cope, Cope Architects

Clarified house height for Mr. Patton. I am in complete agreement with all the comments made by staff in regards to the windows, and shutters. My only issue is that front door transom is a direct joining and I would like it to stay to my plans in regards to that. The house will have a cedar shake roof. The house will not be a primary residence or a rental unit. The owner has an

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unlimited budget for renovations. So they want to try and maintain historic authenticity as much as possible.

Andrea Harden: In reference to the windows and transom the recommendation was to remove the transom. Are you agreeable to that or not agreeable?

Roger Cope: Not in agreement with that, I would like to have some sort of transom or divider, whatever divider Lynn is ok with having there. I would beg for more consideration to allow me to have the transom in some form.

Rhonda Sexton: The shutters. Are you trying to keep the original shutters? Because if so then there is a conflict because the windows are shorter. You will have to separate the transom to make it look right.

Roger Cope: I disagree. The new windows I am coming back with will be the exact same heights I'm just attaching transom above it. If you prefer me to do that I would but I would like not be denied having the right to having a transom.

Public Comments

Andrew Katz – 220 S Ocean Boulevard

I am in agreement with having the structure being lifted. I think it will be safer and will add to the esthetic of the neighborhood. Not sure about what's happening to the grade of the yard. Need additional slope may cause run off to additional yards that are always facing issues with tidal flooding of their streets. So need to make sure it does not cause run off into adjoining yards. I think the city should consider helping the cost of other houses in the neighborhood being lifted due to safety as this would be a great example.

Board Discussion:

Price Patton: I disagree with transom over the windows but I am ok with having a transom over the door. I think it helps the massing of the roof that you are raising. I would prefer that you try to replicate the existing shutters as the original shutters look like they are in a state of decay. The carport on the left I would like you to consider to push it back a little towards the back. I think it would preserve the look of the original façade.

Roger Cope: I could push it back a little a couple of feet.

William Bathurst: Just wanted to clarify the windows. Do we know where we are going now?

Andrea Harden: I think that we are talking about now is keeping them the same style. Price was saying that he was ok with one transom but not with the others.

Andrea Harden: She agrees with Price and think that the look has changed dramatically in regards to the windows and think that it is due to transom.

Angela Budano: Advised that she thinks the windows may look small with the raised roof.

Roger Cope: Lynn and I discussed a separation of the transom and I would be more than willing to use a separator for the transom but losing the transom or using only one just does not make sense to me.

Angela Budano: Is it possible to make the windows wider and taller with the revisions and still be able to keep the window?

Lynn Van Duyne: I don't think that's feasible but I think that we should let the architect come back to us with more options.

Motion was made by Angela Budano and seconded by Rhonda Sexton to **approve** the Certificate of Appropriateness (2015-250) with conditions from staff report.

MOTION APPROVED 6-0

**B. Certificate of Appropriateness & Associated Demolition/Reconstruction(2016-232)
109 Dixie Boulevard, Del-Ida Park Historic District**

Consideration of the COA & Associated Demolition/Reconstruction Request

Experte Communication

Rhonda Sexton – Walked the property before it was purchased with the owners. The owners are former clients of hers. She did not see the new plans prior to this meeting. This will not affect her decision.

Lynn Van Duyne, Historic Preservation Planner – The property is on a lot size 125 feet x 140 feet deep. The current request is for a one story addition that will be adjoined to the current historic building. Site improvements are included in the package. Also included in the request is the addition of a garage and reconstruction of guest house. Requested demolition of carport at the rear of the house. Some of the driveway would be removed as well. The entire lay out would be for 1 story.

Staff Comments

Reconstruction vs Relocation of Garage & Guest House: Staff is in agreement with the Architecture's feasibility statement that relocation of this structure is not an option. The demolition and reconstruction of the garage and guest house at the front of the property represents the best option to maintaining the historic residence. This is due to various reasons which include extensive termite damage, rotted siding, garage standing sitting on a sub-standard size slab that would not maintain a building being lifted, non-compliance side architectural components and owners need a safe code compliant residence to live in. Staff is in agreement that this is the best solution with the property.

Applicant Presentation – Kim Dwyer, 112 Dixie Boulevard, Owner Stated she was there to answer any questions they may have.

Public Comments – None

Board Discussion:

Rhonda Sexton: Stated that she is pleased that the owners are maintaining the look of the house. Only concern is the roof, with using two roofing materials and that she has never seen that before.

Lynn Van Duyne: Stated that having two different materials would be ok with working together. The new standing scene will go on the new addition not the historic structure.

Andrea Harden: Stated that she wonders if there are any other roofs of this proposed material in the De Ida area.

John Miller: Thinks that the roof will not be that visible from the street at all. He is ok with the standing scene and that there are in fact numerous standing scenes that are in fact on structures in Del Ida already.

Randy Stoff (Randall Stoff Architects): Stated that they are willing to explore different materials and are not locked into the metal for this project.

Price Patton: Would appreciate that. If they have other materials or even different colors then they would appreciate that.

John Miller: Stated that someone should craft a condition #5 stating that the applicant should explore alternative roofing materials which would be compatible yet differentiated from other structures then that can be approved by staff.

Price Patton: Wanted clarification on the use of Stucco Clapboard. Also the roof if it would be replicated with an exact match. Thinks that the distinction in style matches but he disagrees yet does not mind. Stated that they are doubling size and wants to maintain scale. But it's not overwhelming. Wants to make sure that according to the Secretary State standards that there are no formulas or proportion in regards to scale.

Lynn Van Duyne: No set formula. More of a visual.

John Miller: Does not think the plan is overwhelming and is thrilled with the project.

Price Patton: Wanted to know how much of the materials are salvageable.

Kim Dwyer: The shutter dogs, sidings and mostly all the accessories but we will try to mimic as close as possible.

Motion was made by Price Patton and seconded by Rhonda Sexton to approve the Certificate of Appropriateness (2016-232)

MOTION APPROVED 6-0

C. LDR Text Amendment to Section 4.4.24(C), Accessory Uses (2015-249)

Amy Alvarez, Historic Preservation Planner – This is a Private initiated recommendation for a Single-Level Mechanical Parking Lifts. A big bonus with this is that you are required to provide an additional 75 square feet and has to be added into the view corridor and has to have a public

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benefit. The findings for this type of amendment are that it is consistent and furthers the goals objectives and policies of the comprehensive plan.

Staff Comments

Staff is recommending that you approve and recommend approval to the Planning and Zoning Board. The amendment went through the alphabet soup of Advisory Boards which are all listed on the staff report. Every one recommended approval with the exception of the Pineapple Grove Main Street. Their objections were primary regarding noise and the ability to have larger development.

Rhonda Sexton: Wanted a quick math assessment to better understand. She wanted to know density issue in regards to using the lifts.

Price Patton: Questions the net effect. Wanted to know if the Secretary of Interior had any opinions on using lifts on historic district.

Amy Alvarez: Advised that they did not, that they would only look at outside aesthetics.

Applicant Presentation–

John Szerdi, Atlantic Avenue Development
Wes Blackman, Atlantic Avenue Development
Bonnie Miskel, Attorney
Rick Gonzalez, Architect

It takes the same amount of space to use the lift but you are able to park another car on top so you are almost adding 50% of space. They would be enclosed and screened and all 4 sides. They feel it would be beneficial to the entire OSSHAD district and maybe beyond as well. The use of these lifts would also allow more adaptive re use to happen as well. There would be reduce to parking garages in terms of using space which can be used for more landscape.

Rhonda Sexton: Wanted to know what the cost would be. Would it cost more for the public to park their cars since it is already very expensive already to park.

John Szerdi: Advised that the cost would be about the same to use a standard valet. The benefit is that you would be putting the lift into a core area.

Rhonda Sexton: Wanted to know if they could be used in existing buildings.

John Szerdi: Advised that they could not because most of the buildings did not have ceiling heights that were compatible.

Public Comments – None

Board Discussion:

William Bathurst: Wants to discuss the density factor. Wanted to know how this affects density.

Price Patton: Agreed on the density not being clarified issue. This looks like it will be tighter parking spaces. Stated that this seems more like a blank approval just for the use of the lifts but would like to see a more detailed presentation on the impact.

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Amy Alvarez: So it seemed that you are looking for a Conditional Use.

Bonnie Miskel: Stated that they can craft a Conditional Use so that it can be crafted and would be reasonable.

Rhonda Sexton: Stated that she would want Amy to be a part of crafting the Conditional Use.

John Miller: Asked Amy how it would be possible and what would she include in the Conditional Use.

Amy Alvarez: She stated what verbiage she would include in the Conditional use and that it would get final review and come before the Commission for approval.

Bonnie Miskel: Stated that it could definitely be done and also added in the Conditional use that it would have to come before them specifically for approval.

Rick Gonzalez: Stated that he has worked on various historic districts. Advised that in regards to density it really wouldn't be more density but you would be creating more space for other use. These are a great tool for design.

Rhonda Sexton: Asked if Nantucket uses these lifts as well or any other historic districts.

Rick Gonzalez: Advised that he has indeed use and install these lifts in historic buildings in Florida.

Rhonda Sexton: Has an issue with it having to be in an enclosed space. Stated she has an issue with it being in any historic district building period.

John Miller: Asked Amy how they can word the Conditional Use so that it would work for them.

Amy Alvarez: Stated that she would modify the recommendation as a Conditional Use. She would change the verbiage on page 4 of the Staff Report. They will tweak it.

Motion was made by Angela Budano and seconded by William Bathurst to **approve** the LDR Text Amendment to Section 4.4.24(C), Accessory Uses (2015-249)

MOTION APPROVED 4-2

VIII. REPORTS AND COMMENTS

Board Comments

William Bathurst – Historic Society has a new book on Delray with historic paintings.

Price Patton: – Asked Lynn for an update on the status of the application for the Old School for Historic National Designation.

Lynn Van Duynes – Stated it appears that they do not have enough members to vote on the issue. They are awaiting appointment by the Governor. They are discussing other options.

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John Miller: Proposed modifications itself, are they aware that they have to come before the City Commission.

Lynn Van Duynes: Stated that she has not heard anything from them.

Andrea Harden: Commented on Modern Art in Del Ida.

Lynn Van Duynes: December 19th, The Ridley Temple is having a cleanup project and is requesting help. She will send an email.

ADJOURNED

There being no further business to come before the Board, the meeting was adjourned at **7:00p.m.**

The undersigned is the Administrative Assistant of The City Clerk's office and the information provided herein is the Minutes of the meeting of said body for **December 2, 2015** which were formally adopted and approved by the Board on **February 3, 2016.**

Shanene Wright

Shanene Wright

Administrative Assistant of The City Clerk's office

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 notes are abbreviated version of this meeting. The full dialog is available in audio at City Hall for anyone that would like the full information)