

MINUTES OF THE HISTORIC PRESERVATION BOARD

PUBLIC HEARING/REGULAR MEETING

CITY OF DELRAY BEACH
DELRAY BEACH, FLORIDA

MEETING DATE: May 15, 2013
LOCATION: CITY COMMISSION CHAMBERS
MEMBERS PRESENT: Annie Adkins Roof, Anna Maria Aponte, Ronald Brito, Iris McDonald
MEMBERS ABSENT: Annette Smith, Samuel Spear, Reginald Cox
STAFF PRESENT: Amy Alvarez, Janice Rustin (Asst. City Attorney), Diane Miller

I. **CALL TO ORDER:**

The meeting was called to order by the Chair, Ms. Roof at 6:00 p.m.

II. **ROLL CALL:**

Upon roll call it was determined that a quorum was present.

III **APPROVAL OF AGENDA:**

Motion made by Mr. Ronald Brito, seconded by Ms. Iris McDonald, Said motion passed with a 4-0 vote.

Chair Ms. Roof read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony on any agenda item.

IV. **ACTION ITEMS:**

A. Certificate of Appropriateness / Master Sign Program
290 SE 6th Avenue, "Adams Auto Dealership", Individually Designated Site
Applicant: 290 SE 6th Avenue LLC
Authorized Agent: Mark Gregory

Exparte Communication – None

Ms. Alvarez entered project files No. 2013-136 into the record.

The action before the Board is approval of a Certificate of Appropriateness for a Master Sign Program on a contributing building located at **290 SE 6th Avenue, Adams Auto Dealership, Individually Designated**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H).

The building was originally developed and used for automotive repair. On August 21, 2012, the City Commission approved Ordinance 24-12 which individually listed the subject property as "Adams Chevrolet Dealership" on the Local Register of Historic Places.

They went from an auto repair dealership to office space. So they are now before us for the Master Sign Program. They are requesting tenant signs which are located on the wall by each tenant space and also suite numbers which is included in the Master Sign Program. The primary tenant sign would be at the tenant space that actually is on the corner of SE 6th Avenue and SE 3rd Street. That sign would be slightly larger. All of these signs are made of aluminum. All the heights and sizes are in the staff report and the need for the Master Sign Program is because there is more than one tenant and the building faces two rights of ways. Should you approve the proposal any deviations from this would come before you again, otherwise, anything that would come before you for a sign permit, which complies with this Master Sign Program could be approved administratively. In reviewing the proposal we have been working with the applicant and we feel that it meets the purpose of the sign code and it also meets the purpose of the Historic Preservation Regulations as it is an individual designated property which is appropriate to the style of the building. We do not have any recommended conditions of approval, we are recommending approval as is.

APPLICANTS PRESENTATION

Mark Gregory – MG Concepts – Agent

Great presentation from Amy Alvarez, but I have an additional request that has come about. The addresses have a small LED up lightening on it which gives it a soft, silhouette lightening on its face. It is very GREEN friendly. I am here to answer any questions that you have.

Mr. Brito asks if the top part of the overhand does it shine above the light?

Mr. Gregory showed on the overhead presentation that there is a little “foot” under the letters and there is a little lens in it that goes the width of the letters, a there is a little light source down on the bottom. Anybody from the street view would not be able to see these lights.

PUBLIC COMMENTS – None

BOARD COMMENTS

Ms. Aponte asked if the box that was drawn on the elevation, is that 3ft. in height?

Mr. Gregory answered to say that yes it is a raised stucco band.

Ms. Aponte asked one more question and that was that the applicant wanted 5 of the lighted signs, but Mr. Gregory did correct that from the staff report to say that there is 4 signs total.

Ms. Alvarez said that it was a report error and there are only 4 signs.

Janice Rustin (Asst. City Attorney) read the Aesthetic Qualifications.

(D) Aesthetic Qualifications:

- (1) Applicability: *The following subsection describes basic aesthetic qualifications which apply to signs.* **BOARD VOTED: YES**
- (2) Basis: *The aesthetic quality of a building, or of an entire neighborhood, is materially affected by achieving visual harmony of the sign on or about a structure as it relates to the architecture or the building or the adjacent surroundings.* **BOARD VOTED: YES**
 - (a) Garishness: *The overall effect of the lettering, configuration or color of a sign shall not be garish. "Garish" signs are those that are too bright or gaudy, showy, glaring, and/or*

cheaply brilliant or involving excessive ornamentation. Garish signs are not in harmony with and are not compatible with the building or adjacent surroundings.

BOARD VOTED: YES

- (b) Scale and Conformity with Surroundings: *The scale of the sign in terms of area, shall be consistent with the scale of the building on which it is to be placed or painted and the neighborhood or streetscape where it is to be located. Scale shall also be considered in terms of Subsection (E)-(2) with respect to height and area.* **BOARD VOTED: YES**
- (c) Quality: *All signs shall have a professional appearance that enhances the visual aesthetics of the area.* **BOARD VOTED: YES**

MOTION/FINDINGS

Move approval of the Certificate of Appropriateness (2013-136) associated with the Master Sign Program for **290 SE 6th Avenue, Adams Auto Dealership, Individually Designated**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Motion by Mr. Brito, seconded by Ms. McDonald. Said motion passed with a 4-0 vote.

V.A. Concept Plan Review

313 NW 1st Avenue, "The Orchard House", Old School Square Historic District

Discussion of a new single family residence, pursuant to LDR Section 2.4.1(A), Concept Plan Review. This is a dialogue between the applicant and the Board on what they would like to officially submit at a later date.

(Anna Maria Aponte has stepped down on this item)

Janice Rustin asked the applicant because we do not have a full board would he like to come back for his presentation, but Mr. Bragman said that it was fine and he wanted to continue.

Jason Bragman representing Mr. Mark Minkin, owner of the property and project. This project is on 1st Avenue and right near a mango orchard and that is why it is called "The Orchard House". Mr. Bragman went through some of the surrounding areas so that the board could get the feel of the area.

This property was to come to your board some time ago with a developer wanting to put in office space and a huge parking lot which would have wiped out the orchard. Mr. Singer became aware of this and bought the land and now owned by Mr. Mark Minkin.

Mr. Bragman continued his presentation and went through the detail of the construction of the house and explained that he was going to have to apply for a waiver for the front of the house.

Our presentation was to show the appearance and construction of the house and hopefully to get your support.

Mr. Brito wanted to let the applicant know how pleased he was with the look and appearance of the house. A very nice job was done.

Ms. McDonald agreed with Mr. Brito on a great job done. Ms. Adkins Roof agreed with the rest of the board on a great job.

Ms. McDonald asked about the windows, and why they were put so high on the building. Mr. Bragman responded that the owner was looking for a lot of privacy.

Mr. Bragman will be coming back with a full set of plans and hoping that the other board members will be here and will see the positive that you are. I also have a couple of public comments that I want to submit, but I will hold them until we return with another presentation.

VI. *REPORTS AND COMMENTS*

Public Comments – None

Board Members – None

Staff – Amy Alvarez wanted to let the board know that we have an extra week so the next meeting will be June 5th and it will be a full meeting.

VII. *ADJOURN*

The meeting adjourned at 6:40pm

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 15, 2013 which were formally adopted and approved by the Board on June 3, 2013.

Diane Miller

Diane Miller, Executive Assistant

If the Minutes that 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.