

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

**MEETING DATE:** July 16, 2014

**MEETING PLACE:** City Commission Chambers

**MEMBERS PRESENT:** Ronald Brito, Annette Smith, Ana Maria Aponte, Samuel Spear, John Miller

**MEMBERS ABSENT:** Annie Adkins Roof

**STAFF PRESENT:** Amy Alvarez, Janice Rustin (Asst. City Attorney), Diane Miller

**I. CALL TO ORDER**

The meeting was called to order by Vice Chair Annette Smith at 6:00PM. Upon roll call it was determined that a quorum was present. There were no changes to the agenda. Vice Chair Annette Smith 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.

**II. ROLL CALL**

**III. APPROVAL OF AGENDA**

**IV. MINUTES**

Motion made by Mr. John Miller, seconded by Mr. Ronald Brito, and approved 4-0 to move approval of the June 18, 2014 minutes as written. Ms. Andrea Sherman did not vote as she was not a member of the Historic Preservation Board at the June meeting. Please show for the record Ana Maria Aponte arrived at 6:11pm.

**V. ACTION ITEMS**

**A. 620 North Ocean Boulevard, Fontaine Fox House**

*Certificate of Appropriateness and waiver File # (2014-164)*

Consideration of a Certificate of Appropriateness and waiver request associated with the installation of a wall within the front setback which measures 5'6", whereas 4' is the maximum height permitted.

**Exparte Communication** – None

**Amy Alvarez, Historic Preservation Planner**, presented the item through a review of the staff report.

**Applicant Presentation** – Rhabi Boueri – Owner

We are asking for the increase height for the fence for security and to protect my children while playing.

**Public Comments** – None

**Board Comments**

**John Miller** – I am in favor of the project.

**Samuel Spear** – I am in favor of the project.

**Ana Maria Aponte** – I do not have any issues with this request.

**Andrea Sherman** – I am in favor of the project.

**Ronald Brito** – I am in favor of the project.

**Motion** was made by John Miller and seconded by Samuel Spear to approve a Waiver for 620 North Ocean Boulevard.

**MOTION CARRIED 6-0**

**Motion** was made by John Miller and seconded by Ronald Brito to permit a wall height to increase from the maximum 4' to 5'-6" for 620 North Ocean Boulevard.

**MOTION CARRIED 6-0**

## **B. 55 SE 7<sup>TH</sup> AVENUE, MARINA HISTORIC DISTRICT**

Certificate of Appropriateness, file #(2014-197)

Consideration of a Certificate of Appropriateness for the demolition of non-contributing additions (circa 1961) on a contributing structure.

**Exparte Communication** - None

**Amy Alvarez, Historic Preservation Planner**, presented the item through a review of the staff report.

**Applicant Presentation** – Roger Cope, Cope Architects, Inc.

Mr. Cope Architect wants to demolish the non-contributing addition and make the remaining contributing weather tight and totally restore it.

**Public Comments** – None

**Board Comments**

**John Miller** – I realize we need to get rid of the non-contributing part and look forward to what it going to be done.

**Sam Spear** – My concern is that we demolish part of the structure; but what are we doing to protect the historic part ? Is there any vision of what you are going to do?

**Amy Alvarez** – Anything that they are going to do after what they are asking would have to come back to this Board.

**Ana Maria Aponte** – Is there any ideas of what you want to do?

**Roger Cope** – At this time we are just trying to get it back to the way it was, but we are going to propose another building, whether it is connected to the other one, we do not know.

**Andrea Sherman** – In favor of the project.

**Ronald Brito** – I would like to know if the property is going to be fenced in and how long is the house going to sit after demolition. I would like this to be one of the conditions of approval.

**Motion** was made by Ronald Brito and seconded by Samuel Spear to approve a Certificate Appropriateness for 55 SE 7<sup>th</sup> Avenue subject to the conditions that the plan be submitted to illustrate the protection of the north and west elevation subsequent to demolition, and that a temporary green fence be on the front part of the property and that the house be secured to avoid entry.

**MOTION CARRIED 6-0**

**C. 214 N. SWINTON AVENUE, OLD SCHOOL SQUARE HISTORIC DISTRICT**

Certificate of Appropriateness and Variance File # (2014-169)

Consideration of a Certificate of Appropriateness for the additions and alternations to a contributing structure, and a variance request to reduce the side setback requirement for swimming pools to 5'4" from the south property line, whereas 10' are required.

**Exparte Communication** - None

**Amy Alvarez, Historic Preservation Planner**, presented the item through a review of the staff report.

**Applicant Presentation:**

**Francisco Perez-Azua - Perez Design**

I am here to present this project to the Board for the additions and alteration of this 1920 home. We have found a lot of interesting items since we have started to remove the stucco/mesh siding. Any questions you have I am here to answer them.

**Public Comment** – None

### **Board Comments**

**John Miller** – I like the project; I agree with Mr. Perez’s suggestion about the front dormer. I like the rear parking and using the alleyways; I am glad they are removing the stucco.

**Ana Maria Aponte** – It was very interesting to see what the findings are when you started to remove the stucco. I also have questions on the pitch of the roof and the dormer on the front.

**Ronald Brito** – I like the dormers, but the entire roof pitch should conform to each other.

**John Miller** – Could you tell me if there are 4 or 3 dormers?

**Motion** was made by John Miller and seconded by Ana Maria Aponte to approve a **Certificate of Appropriateness** for 214 North Swinton Avenue subject to the following conditions:

1. That the historic roof shape is maintained on the main structure;
2. That the color scheme is submitted for Staff approval;
3. That the brackets be made of wood;
4. That all three original dormers and their proportions are maintained;
5. That landscape screening of the circular driveway is provided along the front property line;
6. ~~That the existing front sun room remain and be opened, or that its replacement maintain the original porch’s character in width, roof type, and contain a knee wall at the existing level;~~
7. ~~That a front entry stoop be provided, similar in character to the existing entry;~~
8. That the sills be finished with block similar in dimension and texture as that on the historic structure; and,
9. That a 2’ alley right of way dedication be accepted by the City Commission prior to the issuance of a building permit.
10. That proposed front porch is redesigned to accommodate the front dormer and be submitted to be approved by staff.

**MOTION CARRIED 6-0**

**Motion** was made by John Miller and seconded by Samuel Spear to approve a **Variance** for swimming pool to be located 5’4” from the side interior (south) property line, whereas 10’ is required, for 214 North Swinton Avenue

**MOTION CARRIED 6-0**

### **D.241 NE 4th Street, Del-Ida Park Historic District**

Certificate of Appropriateness, Class V Site Plan, and Waiver Request

### **Exparte Communication**

Samuel Spear – Drive by

**Amy Alvarez, Historic Preservation Planner**, presented the item through a review of the staff report.

### **Applicant Presentation**

#### **Francisco Perez-Azua – Perez Design**

I am here to present this project to the board for the construction of a two-story office building.

### **Public Comments – None**

### **Staff Comments**

**Ana Maria Aponte** – I wanted to know if the setback on the side street is 25’ but the report says 15’.

**Amy Alvarez** – I checked the plans and it would not matter the setback, with either one they would comply with the code.

**Ana Maria Aponte** – Also, there is a side walk that is only 3’ and was wondering if we have a 15’ setback, could we add something to the pedestrian walkway to enhance the area. I also want as many of the mango trees saved.

#### *Additional comment from the public (for clarification)*

#### **Marcie Young – 680 NW 11<sup>th</sup> Street**

The entrance to the building is from the parking lot.

### **Board Discussion**

**Ronald Brito** – I feel that in a Historic District and residential area that the architecture is a little out of place, a little too modern.

**Andrea Sherman** – I think this building will be a nice addition to the area.

**Ana Maria Aponte** – I like the design.

**Annette Smith** – I think it is a complement to the district.

**Samuel Spear** – I would have preferred a one story building, but I am happy with the project.

**John Miller** – I like the art deco look and I like the project.

**Motion** was made by John Miller and seconded by Samuel Spear to approve a **Certificate of Appropriateness and Class V Site Plan** subject to the following conditions:

1. That all signage, including the monument sign depicted on the plans, be applied for and approved by the HPB separate from the subject Site Plan;
2. That the driveway material be revised or the pavers be utilized as an accent within the driveway and aprons; and,
3. That the applicant provides a letter from the Palm Beach County Traffic Division indicating that the proposed project meets traffic concurrency

**MOTION CARRIED 6-0**

**Motion** was made by Samuel Spear and seconded by John Miller to approve a **Landscape Plan** subject to the conditions:

1. That the FPL transformer facing NE 4th Street be screened.
2. That as many mango trees be save as possible.

**MOTION CARRIED 6-0**

**Motion** was made by John Miller and seconded by Ronald Brito to approve a **Photometric Plan** subject to the submittal of a revised plan which includes lighting levels for the entire property, and a lighting chart indicating the required lighting levels.

**MOTION CARRIED 6-0**

**Motion** was made by John Miller and seconded by Ana Maria Aponte to approve the **Architectural Elevations**

**MOTION CARRIED 6-0**

**Motion** was made by John Miller and seconded by Ana Maria Aponte to approve the **waiver** which prohibits building encroachment into the Building Height Plane, by permitting the proposed development to encroach into the building height.

**MOTION CARRIED 6-0**

## **VI. REPORTS AND COMMENTS**

**Public Comments** – None

**Board Members Comments** – None

**Staff Comments** –

The OSSHAD amendment did get approved at the last City Commission meeting. The approved did not go through as proposed.

Introduction of our new board member, Andrea Sherman...Welcome

*Next meeting is August 6, 2014*

## **ADJOURNED**

There being no further business to come before the Board, the meeting was adjourned at **8:20p.m.**

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 **July 16, 2014** which were formally adopted and approved by the Board on **August 6, 2014**

*Diane Miller*

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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 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)*