

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

MEETING DATE: October 16, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Jim Chard, Chair at 6:00 P.M.

2. ROLL CALL

A quorum was present.

Members present Jim Chard, Chair; John Miller, Vice Chair; Chris Cabezas, 2nd Vice Chair; and Carol Perez.

Absent John Brewer, Vlad Dumitrescu, Peter Dwyer.

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

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for October 16, 2024, made by Carol Perez and seconded by John Miller.

MOTION CARRIED 4-0

4. MINUTES

None

5. SWEARING IN OF THE PUBLIC

Jim Chard, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Diane Miller swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

None

7. PRESENTATIONS

None

8. QUASI-LEGISLATIVE ITEMS-CITY INITIATED

- A. Ad Valorem Tax Exemption (2024-245):** Recommendation to the City Commission for a Historic Property Ad Valorem Tax Exemption.

Address: 143 S. Swinton Avenue, Old School Square Historic District

Owner/Applicant: Jaime Mayo; jmayo@hnm-architecture.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Katherina Paliwoda, Senior Planner entered file 2024-245 into the record.

Exparte

John Miller - None

Jim Chard - None

Chris Cabezas - None

Carol Perez - None

Applicant

Jaime Mayo, Hanlon Mayo Architecture; 143 S Swinton Ave, Delray Beach, FL 33444

Staff Presentation

Katherina Paliwoda, Senior Planner presented through a Microsoft Power point presentation.

Public Comment

George Long, 46 N. Swinton Ave, gave a complement by saying there was lots of work that went into the project, and they did a great job with the restoration.

Rebuttal/Cross

None

Board Comments

Ms. Perez supported the project and said the property looked wonderful. John Miller agreed, and continued by complementing the house siding, the signage, and said that the original structure was still recognizable. Mr. Miller said that the only thing he really would have liked to have seen different was the material of the fence. Mr. Cabezas was also in agreement that the project was well done, keeping the historic character. Mr. Chard complemented the landscaping and asked if there was a fireplace on the property.

MOTION to Recommend approval to the City Commission of the Historic Property Ad Valorem Tax Exemption Application (2024-245) for improvements to the property at 143 S. Swinton Avenue, Old School Square 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 John Miller and seconded by Chris Cabezas.

MOTION CARRIED 4-0

- B. Level 1 Site Plan Modification, Certificate of Appropriateness, Demolition, and Variance (2024-192):** Consideration of a Certificate of Appropriateness, Level 1 Site Plan Modification, Demolition, and Variance requests associated with an after-the-fact demolition of a commercial, contributing structure.

Address: 202 N. Swinton Avenue, Old School Square Historic District

Owner: Purple Box LLC; ronkurzman@gmail.com

Agent: Roger Cope; copearchitectsinc@gmail.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner, entered file 2024-192 into the record.

Exparte

John Miller - None

Jim Chard - None

Chris Cabezas - None

Carol Perez - Had a conversation with Roger Cope

Applicant

Roger Cope, Cope Architects, 701 SE 1st Street, provided a presentation to the board.

Ron Kurzman, 202 N Swinton Avenue.

Staff Presentation

Michelle Hewett, Planner, presented through a Microsoft Power point presentation.

Public Comment

George Long 46 N. Swinton Ave, visited the property and expressed that there were interesting plants on the property.

Rebuttal/Cross

Mr. Cope forgot to mention that they were eliminating the “Tudoresque” feature on the upper gable that was approved on the west side of the original structure. Mr. Cope also addressed the statement in the staff report regarding the transom above the door on the south elevation of the accessory structure, in that it has already been constructed and wishes not to eliminate it.

Board Comments

Mr. Cabezas asked why the shutters were being removed, the raised roof on the secondary structure and why the transom window was removed. Mr. Cope responded that the original structure did not have shutters, there would be a truss where the window was to be located.

Mr. Cabezas asked staff for information. Ms. Hoyland noted that there were some shutters existing before the current owner had purchased the property and that when shutters are installed, they should be half the size of the windows, per the Delray Beach Historic Preservation Design Guidelines. Ms. Hoyland said that there was a stop work order issued in order for the board to decide on the revised design.

The property owner, Ron Kurzman informed the board that the structure originally had a

flat roof with glass doors panels facing west towards the alley with hand framing of walls, and they were trying to synchronize the design of the original structure to the secondary structure with the same roof style.

Ms. Perez was ok with removal of the shutters and agreed that window should be in place if it lets light in or modify the roof to be at the same angle.

Ms. Brandon reminded the board that their direction should be in compliance with the Land Development Regulations and Design Guidelines.

Mr. Miller agreed with the removal of the shutters and agreed with the proposed window pattern and all proposed window and door modifications. Mr. Miller inquired if the windows would be clear or green? Staff and the applicant advised that the new windows will match the existing.

Mr. Chard did not have concerns with the shutter proposal and asked about the parking location. Mr. Cope replied that parking was approved in 2010 when the property was converted from residential to commercial.

MOTION to Approve Certificate of Appropriateness, Level 1 Site Plan Modification, Demolition, and Variance (2024-192), for the property located at 202 N. Swinton Avenue, Old School Square 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 condition:

1. That the transom window over the door remains on the plans matching the other windows on the south elevation of the accessory structure made by Carol Perez and seconded by John Miller.

MOTION CARRIED 4-0

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

Ms. Hoyland updated the board about a meeting that she had with the Chairman in September to work on a draft memo regarding Landscaping and the Natural Environment including tree canopy and legacy trees. She presented the board with the revised copy of the memo for their review.

Mr. Chard said that a plant list was discussed as a board, but there was never a consensus. Mr. Chard explained the city could give guidance for landscaping to building owners and builders, trying to preserve native environments reflecting the history of plants and landscaping which had changed over time

Mr. Miller asked about the legacy tree category, whether it would be just in the historic districts or city wide.

Ms. Brandon clarified to the board that they can add to the Landscaping memo to suggest staff work on a list of resources that provide historically appropriate landscaping.

Ms. Hoyland also informed the board that the new meeting start time is now 5:00pm, starting with the next meeting.

B. Board Comments

Mr. Chard inquired about the status of the Parking Ordinance. Staff and the City Attorney advised that they would check on the status and return to the board with an update.

C. Attorney Comments

None

11. ADJOURNED

There being no further business to come before the Board, the meeting was adjourned at 7:45pm.

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 **October 16, 2024**, which were formally adopted and **APPROVED** by the Board on **May 7, 2025**.

ATTEST:



CHAIR



BOARD SECRETARY

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