

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

**MEETING DATE:** March 5, 2025

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

The meeting was called to order by Jim Chard, Chair.

**2. ROLL CALL**

A quorum was present.

**Members present** Jim Chard, Chair; John Miller, Vice Chair; Chris Cabezas, 2<sup>nd</sup> Vice Chair; Ezra Krieg; Peter Dwyer; Vlad Dumitrescu; and Carol Perez.

**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 March 5, 2025, made by John Miller and seconded by Chris Cabezas.

**MOTION CARRIED 7-0**

**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**

George Long, 46 N. Swinton Avenue – spoke about historic preservation, shared a handout featuring Grand Central Station to highlight the landmark Penn Central case, which affirmed historic preservation over regulatory takings. He referenced Florida's Bert J. Harris Act, noting it doesn't prevent the creation of historic districts like the one proposed on Atlantic Avenue. Mr. Long also discussed air rights and suggested local officials explore transfer of development rights as a preservation strategy.

Roger Cope, Cope Architects, Inc. - 71 SE 1st Street, Marina Historic District, announced a historic preservation educational event on Saturday, March 29 at the Old School Square

Fieldhouse, sponsored by the Preservation Trust. The hands-on event invites participants of all ages to form teams and build LEGO models of one of 65 historic Delray Beach buildings, each accompanied by a photo and brief history. Mr. Cope encouraged local organizations and firms to participate and help promote the event.

## 7. PRESENTATIONS

None

## 8. QUASI-JUDICIAL HEARING ITEMS

- A. Certificate of Appropriateness (2024-225):** Consideration of a Certificate of Appropriateness request for the construction of an addition and alterations of the existing contributing single-family residence.

**Address:** 202 NE 5<sup>th</sup> Terrace, Del-Ida Park Historic District

**Owner/Applicant:** Marc A. Schliesman and Amy L. Davidson;  
schliesman@gmail.com

**Planner:** Katherina Paliwoda; paliwodak@mydelraybeach.com

**Michelle Hoyland**, Principal Planner, entered file 2024-225 into the record.

### **Exparte**

Jim Chard - None

John Miller - None

Chris Cabezas - None

Ezra Krieg - None

Peter Dwyer - None

Vlad Dumitrescu - None

Carol Perez - None

### **Applicant**

Mark Schliesman, 202 NE 5<sup>th</sup> Terrace, Delray Beach, FL 33444, presented through an Adobe PDF presentation.

### **Staff Presentation**

Katherina Paliwoda, Senior Planner, presented through a Microsoft PowerPoint presentation.

### **Public Comment**

None

### **Rebuttal/Cross**

None

### **Board Comments**

Ms. Perez expressed overall support for the project and appreciated that no variances were needed due to the large lot size.

Mr. Dumitrescu inquired about architectural transitions and detailing of the proposal expressing concerns relating to rooflines, windows, and fencing. Mr. Dumitrescu

expressed support for the overall project.

Ms. Paliwoda noted that the bronze-black fence complements the fenestration and that the slight wall offset is a common preservation technique to subtly distinguish additions.

Mr. Schliesman responded that the corner window is intended to be preserved through its relocation or replication within the new addition, thus maintaining its presence in the overall design.

Mr. Miller supported the addition as presented.

Mr. Cabezas, Mr. Dwyer, and Mr. Krieg expressed their support for the project.

Mr. Chard asked about setback compliance for the addition and pool.

Tyler Hoover, Northeast 5<sup>th</sup> Terrace was sworn in. Mr. Hoover explained that a licensed civil engineer developed a drainage plan to accommodate the addition of a swimming pool and structural improvements, which reduces the property's natural pervious area. The engineering solution ensures all stormwater is retained and managed on-site, preventing runoff into the public right-of-way.

**MOTION** to approve the Certificate of Appropriateness (2024-225) for the property at 202 Northeast Fifth Terrace, 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 John Miller and seconded by Chris Cabezas.

**MOTION CARRIED 7-0**

- B. Certificate of Appropriateness (2023-102):** Consideration of a Certificate of Appropriateness, Demolition, and Variance request for renovation and one-story addition associated with an existing contributing one-story family residence.

**Address:** 333 N. Swinton Avenue, Old School Square Historic District

**Owner/Applicant:** Michael Coraggio; imenoff@hotmail.com

**Agent:** Steve Siebert Architecture, Inc; pablo@stevesiebert.com

**Planner:** Katherina Paliwoda; paliwodak@mydelraybeach.com

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

**Exparte**

Jim Chard - None

John Miller - None

Chris Cabezas - None

Ezra Krieg - None

Peter Dwyer - None

Vlad Dumitrescu - None

Carol Perez - None

**Applicant**

Pablo Solis and Steve Siebert, Steve Siebert Architecture, Inc, 1010 Gateway Blvd, Boynton Beach, presented through a Microsoft PowerPoint Presentation.

**Staff Presentation**

Michelle Hewett, Planner, presented through an Adobe PDF presentation..

**Public Comment**

Rich Ott, 329 N. Swinton Avenue - acknowledged the design's quality but raised concerns about drainage from elevation changes, the project's scale, and its impact on neighborhood character. He also cited past maintenance issues and neglect of the property, including rodent issues, safety hazards, and concerns about back-out parking and traffic. Mr. Ott urged the board to consider these issues while supporting responsible development and preservation.

George Long, 246 N. Swinton Avenue - supports the project and its eight-foot setback variance but questioned the need to vertically elevate the structure in a non-flood-prone area..

**Rebuttal/Cross**

Mr. Solis discussed the proposed drainage plan, which will utilize swales and exfiltration trenches. Mr. Solis noted that the driveway is designed to meet code requirements with a single ingress/egress access. He also noted that replacement of a declining tree is required per the landscape mitigation report. Mr. Siebert confirmed the FEMA-elevated structure is engineered to retain all runoff on-site, even under external water loads. Mr. Siebert commended staff's work.

Ms. Hewett addressed questions regarding right-of-way dedications on the alley and its impact upon the proposal.

Ms. Hoyland encouraged residents to connect with city staff for assistance, regarding concerns relating to a site and maintenance. Ms. Hoyland noted that COA applications do not require the submittal of drainage plans, landscaping plans, etc. but that staff encourages applicants to start thinking about these items on a preliminary basis at the time of COA review and prior to building permit. She confirmed the project's swale/exfiltration-trench runoff system and the proposed parking layout.

Mr. Chard, asked if a public notice was mailed. Ms. Hoyland confirmed that a public notice was sent to all property owners within a 500-foot radius of the subject site.

**Board Comments**

Mr. Dwyer was concerned that the structure would be subject to demolition by neglect but questioned if the extent of demolition would appear complete from the street.

Ms. Hoyland noted that the work involves roof removal, window modifications, stucco removal (not structural walls), and slab replacement. Staff has consistently understood that the design does include full demolition. The contractor was brought in early to address shoring, based on past demolition issues.

Mr. Solis clarified that the stem wall and block walls will remain as existing, but that additional beams will be added in addition to the new roof and slab.

Mr. Cabezas inquired about the elevation of the structure, pavers, native trees, he is in support of the project.

Mr. Miller expressed support for the rear setback variance given the right-of-way dedication on the alley. Mr. Miller noted concerns with the use of the standing seam roof and said a dimensional metal tile would be more appropriate, and that he was supportive of the driveway configuration. Acknowledging the lot size constraints, Mr. Miller expressed overall support for the project.

Mr. Dumitrescu asked about the roof's unusual shape, window materials, and window muntins. He expressed appreciation for the project's complexity and the owner's commitment to the extensive undertaking.

Mr. Solis addressed Mr. Dumitrescu's concerns relating to the roof and windows.

Ms. Perez supported the variance, noting the existing varied setbacks along the alley, but raised concerns about the east elevation's large blank wall with one small window. Overall, Ms. Perez in support of the project.

Ms. Hoyland agreed, citing visual compatibility concerns. Mr. Solis offered to work with staff on adding windows.

Mr. Krieg affirmed that initial concerns regarding the windows had been adequately addressed, he supported the project.

Mr. Chard expressed concerns raised by other board members, including the use of a metal standing seam roof, the proposed use for the property, and permeability.

Mr. Solis addressed Mr. Chard's questions and concerns.

**MOTION** to approve the Certificate of Appropriateness (2023-102) for the property located at 333 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 made by Vlad Dumitrescu and seconded by John Miller.

The motion was amended to add the following condition:

1. That the applicant work with staff to add fenestrations or the articulations of the rear/east elevation of the building, was made by Carol Perez and seconded by John Miller.

**MOTION CARRIED 7-0**

- C. Certificate of Appropriateness (2024-133):** Consideration of a Certificate of Appropriateness, Relocation, Variances, and Waivers in association with the vertical relocation and alteration of the existing contributing structures (296 sq. ft one story accessory structure & 1,328 two-story main structure), and construction of additions containing 3,631 sq. ft for the property.

**Address:** 46 Marine Way, Marina Historic District

**Owner/Applicant:** 46 Marine, LLC; dianastav@comcast.net

**Agent:** Catherine Edwards; kayedwards321@yahoo.com

**Planner:** Katherina Paliwoda; paliwodak@mydelraybeach.com

**Michelle Hoyland**, Principal Planner, entered file 2024-133 into the record.

### **Exparte**

Ezra Krieg – Toured the property with a representative of the applicant and received one email.

Carol Perez – Received an email from Claudia Willis and heard from Kristin Finn but did not have a conversation with her than noting the item was on the agenda and read a printed second email from Bruce Leech.

Vlad Dumitrescu – Read the printed email provided to staff but did not go to the property.

John Miller – Received email from Claudia and another from Bruce Leech, spoke with Kristin Finn, and did tour the site.

Jim Chard – Received both emails and toured the site.

Chris Cabezas – Received the two emails and had a call with Kristin Finn.

Peter Dwyer – Received the two emails and met with Kristin Finn on site and toured the project.

### **Applicant**

Catherine Craig, 654 Lakewood Circle West, Delray Beach, presented through an Adobe PDF presentation.

### **Staff Presentation**

Michelle Hoyland, Principal Planner, presented through a Microsoft PowerPoint presentation.

### **Public Comment**

None.

### **Rebuttal/Cross**

Ms. Craig provided several clarifications, including the proposed square footage, location of the existing patio, proposed elevation dimensions of the structure, construction design of the new garage, window designs, and the existing wing wall. Ms. Craig noted, that interior layouts fall outside the board's purview.

Ms. Hoyland clarified that the existing structure will be raised to a 14-foot finished floor elevation (NAVD), not lifted 14 feet, resulting in a 9.7-foot vertical increase, addressed the windows, and confirmed the addition's square footage was based on submitted plans.

Mariana Wood, Infiniti Architect, 85 SE 4<sup>th</sup> Avenue, presented a rebuttal to the staff

report, focusing on the connection between the existing historic home and the proposed new addition, proposed elevation details for the structure, step designs, and details for the proposed floor plans.

Ms. Hoyland inquired about internal access within the historic home from the new addition, specifically if one must traverse the guest bedroom to reach other floors. Ms. Wood addressed Ms. Hoyland's questions.

Dan Edwards, property owner, formally addressed the board, noting the application process and commented on specific points raised during the discussion, including the location of the front door and an the kitchen comment.

### **Board Comments**

Mr. Chard commended the project for its brave design. Observations during king tides - not even hurricanes – indicate flooding has occurred.

Mr. Miller still had some concerns about the proposal, including condition, flooding, parking, the blank wall in front of the raised patio, and the scale of the rear structure. Architecturally, he had no objections, and the setbacks and pool placement are acceptable. Mr. Miller supports using the space below for parking but recommend softening the front elevation with landscaping or architectural features.

Mr. Cabezas noted that this project presents a difficult balance between elevating the structure for flood protection and preserving its historic character. While he appreciates the applicant's efforts, he shares several of staff's concerns including the massing and scale, proportion with the surrounding neighborhood, overwhelming the original structure, difficulty to remove the addition in the future, color, and the Mediterranean Revival style. Mr. Cabezas did not support the front setback variance, but felt the pool setback was less problematic. The design's impact in the no-build zone for Building Height Plane is concerning and seems to intensify existing nonconformities. Some flexibility is justified due to FEMA requirements but thought the third floor and rear massing need reconsideration.

Mr. Dwyer expressed that much has already been said, and shared many of the same concerns. This design effort appears to future-proof the home. Having recently walked the property, he agrees there is little salvageable; starting from scratch would be a reasonable consideration. Preserving the structure requires bold action. His primary concern is the street-facing wall, yet there may be alternative design approaches available, and that it is a challenging site.

Ms. Perez agreed with many of the points Mr. Cabezas raised, particularly that the addition feels overwhelming in relation to the original structure, that patios are generally not considered structural elements, and therefore are subject to different setback requirements. Ms. Perez noted that including finished floor elevations on the site plan would help clarify which elevation corresponds to each floor, aiding in the review process.

Mr. Dumitrescu asked who determined the addition's style, noted that the design guidelines often favor differentiating additions from historic structures. Mr. Dumitrescu,

said the addition overpowers the original structure and questioned whether the garage could be made visually lighter. He concluded that the current design may warrant waivers.

Mr. Edwards explained that he and the architect aimed to retain the homes original character.

Ms. Hoyland clarified that the Visual Compatibility Standards require a single architectural style. Hoyland confirmed that the front addition and the three-story rear addition exceed the Building Height Plane and require board review.

Mr. Krieg noted that many of his points had already been addressed. He expressed concern about the streetscape, the blank front wall remains a concern, that the third floor visually overwhelms from the street and that it detracted from the original structure. While he understood the practical motivations behind the design, he emphasized his responsibility to prioritize historic preservation.

Attorney Brandon advised the board that they should base its evaluation of the proposal on the current conditions of the site and surrounding properties. While FEMA requirements to elevate structures can be considered, future developments are uncertain and speculative so that decisions must be grounded in the existing context rather than assumptions about what may be approved later.

Mr. Miller suggested a continuance of the application to allow revisions that could soften the front façade.

Mr. Chard expressed concerns relating to the garage design, the patio, FEMA requirements vs proposed design, window designs, the size of the structure, and echoed other board members thoughts and concerns. Mr. Chard noted that while decisions aren't intended to set precedent, he warned this could influence future nearby projects. Mr. Chard also recommended revisiting the design contrast between new and historic elements.

The board continued to discuss the proposal and asked staff and the applicant questions regarding the design.

Kristen Finn, 102 George Bush Boulevard, addressed the board and stated that lives in a historic district, previously served on the board, and serves on the Delray Beach Historical Society. She noted the applicant is willing to reduce the height of the front patio and incorporate landscaping to soften its appearance and that the applicant is open to decorative improvements.

The board discussed a potential continuation of the request with direction.

The applicant indicated that they were open to a continuation in order to redesign based upon the boards comments and asked for clarification of such.

The applicant, staff and the board discussed a schedule for review of a revised proposal.



**MOTION** to continue with direction for Certificate of Appropriateness for the property located at 46 Marine Way, Marina Historic District with concerns noted as the front façade, lessening the visual impact of the third floor massing and height, the roofing detail, consideration of the existing streetscape scale, the variance required for the front yard setback, and to provide additional renderings, by Carol Perez and seconded by Peter Dwyer.

**MOTION CARRIED 7-0**

## **9. LEGISLATIVE ITEMS- CITY INITIATED**

None

## **10. REPORTS AND COMMENTS**

### **A. Staff Comments**

Ms. Hoyland noted that the Historic Preservation Board Awards are scheduled for the next board meeting in honor of National Preservation Month. The board will receive a packet detailing the nominees projects for their review.

Ms. Hoyland provided a time lapse video update of the Sundry Village project's progress. She noted that monthly construction meetings are held with city staff, the contractor, and the Downtown Development Authority to aid in coordinating construction progress. Ms. Hoyland noted that construction will soon move to blocks 69 and 70, which will include four-story buildings.

Ms. Hoyland informed the board that a six-month Zoning in Progress resolution is now in effect for downtown Atlantic Avenue, temporarily prohibiting demolition, lot combinations, and facade alterations.

Ms. Hoyland informed the board that the Development Services Department has updated its Technical Advisory Committee letters and staff reports, which will now include a project review timeline.

### **B. Board Comments**

Mr. Dumitrescu inquired about the FEMA requirements for finished floor elevations and where building height is measured from. Ms. Hoyland responded that project reviews are on a case-by-case basis, and that FEMA provides for the minimum finished floor elevations and the city's LDRs provide for details for how building height and relief for such is measured. Mr. Cabezas asked for the distinction between waivers and variances. Ms. Hoyland and Attorney Brandon replied that variances run with the land and require public notice, while waivers do not.

No comments from Mr. Dwyer nor Mr. Miller.

Mr. Chard inquired about participating in state legislative efforts related to historic preservation. Attorney Brandon noted the board may recommend support for state bills via a memo to the City Commission.

Mr. Chard raised concern about a wall obstructing the view of a Paul Rudolph home on the barrier island. Ms. Hoyland provided the board with a summary of the project and how the city's regulations are applied.

Ms. Chard asked for an update on property at NE 2nd Avenue and Lake Ida Road. Attorney Brandon noted that the board could reach out to Code Enforcement for updates on existing cases.

**C. Attorney Comments**

The commission recently participated in a workshop on Robert's Rules of Order, which may inform future board procedures.

**11. ADJOURNED**

There being no further business to come before the Board, the meeting was adjourned.

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 **March 5, 2025**, which were formally adopted and APPROVED by the Board on \_\_\_\_\_.

**ATTEST:**

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**CHAIR**

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**BOARD SECRETARY**

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