

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

MEETING DATE: February 7, 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; Peter Dwyer, Ivan Heredia, Kristin Finn, and John Brewer.

Absent

Staff present were William Bennett, Assistant City Attorney; Michelle Hoyland, Principal Planner; Michelle Hewett, Planner; Katherina Paliwoda, Planner; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for February 7, 2024, made by John Miller and seconded by Chris Cabezas.

MOTION CARRIED 7-0

4. MINUTES

None

5. SWEARING IN OF THE PUBLIC

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. PRESENTATION

None

8. QUASI-LEGISLATIVE ITEMS-CITY INITIATED

A. Certificate of Appropriateness (2024-067): Consideration of a Certificate of Certificate of Appropriateness (2024-067): Consideration of a Certificate of Appropriateness request for the installation of a white standing seam metal roof on an existing non-contributing, one-story, single-family residence.

Address: 312 NW 2nd Avenue; West Settlers Historic District

Owner: Laurin Alex Keto; alexketo@hotmail.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner entered the file 2024-067 into the record.

Exparte

Kristin Finn - None

John Brewer - None

John Miller - None

Jim Chard - None

Chris Cabezas - None

Peter Dwyer - None

Ivan Heredia - None

Applicant

Alex Keto – Owner – 312 NW 2nd Avenue – Insurance company requires that the roof be replaced. Asking for a white standing seam metal roof.

Jim Chard – Asked Mr. Keto if he was aware that he was buying in the Historic District? Mr. Keto said he was aware but the insurance company gave a deadline of 30 days to repair.

Staff Presentation

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

Public Comment

None

Rebuttal/Cross

Michelle Hewett – Provided a summary of the assistance provided to the applicant throughout the process.

Board Comments

Chris Cabezas – Asked the owner what was happening to the flat part of the roof? Mr. Keto said that the entire roof was getting replaced.

John Miller – Commented that the issue of people coming to the board asking for forgiveness after the fact was beginning to be a pattern and concerning. Ms. Hoyland said that continues to educate realtors and homeowners about the process relating to alteration of historic properties.

Kristen Finn – Stated that she is a realtor and works with her colleagues and buyers to help

them understand owning a historic property.

Ivan Heredia – It was mentioned that there was a fire that destroyed the original structure. Are we compelled to look at what the structure was or what is there now. Ms. Hoyland said that the structure was destroyed and demolished many years prior and would not be applicable.

John Brewer – No comment.

Peter Dwyer – Asked Mr. Keto if the roof was going to be brought up to code? Mr. Keto said it all would be updated.

MOTION to approve Certificate of Appropriateness (2024-067), for the property located at 312 NW 2nd Street, West Settlers 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 Ivan Heredia and seconded by John Miller.

MOTION CARRIED 7-0

- B. Certificate of Appropriateness (2023-201):** Consideration of a Certificate of Appropriateness for the construction of a porch, exterior modifications, and ground level improvements to two contributing, single-family residences.

Address: 125 NE 1st Avenue; Old School Square Historic District

Owner: Belinda Kessel; belinda.kessel@gmail.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner entered the file 2023-201 into the record.

Exparte

Kristin Finn - None

John Brewer - None

John Miller - None

Jim Chard - None

Chris Cabezas - None

Peter Dwyer - None

Ivan Heredia – None

Applicant

Robin deDan – RD Architecture, Inc., 110 NE 32nd Ct, Oakland Park, FL 33334

Staff Presentation

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

Public Comment

George Long – 46 N. Swinton Avenue – Wanted to

Rebuttal/Cross

None

Board Comments

Peter Dwyer – Asked the applicant if he had brought any roof samples with him to the meeting not that it was required, just wanted to see the material. Mr. Dwyer said he was happy that the property was being updated.

Chris Cabezas – Happy with the improvements that are being done but concerned that so many windows are being changed.

John Miller – Windows are not really a concern and glad that the house is getting updated.

John Brewer – No Comment

Kristen Finn – Was code enforcement called? Also, is the gravel area going to be left or is it going to be concrete? Ms. Hoyland said they will have to get with the City Engineer before the permit is issued.

Peter & Belinda Kessel – We did own the house when code enforcement came to inspect and it was their fault that we did not obtain a demolition permit.

Ivan Heredia – Wanted to get clarification on the wood siding. Ms. Hoyland said it is wood siding and over years it has been covered with vinyl and metal and it is peeling.

Jim Chard – Asked if cars have to back out of the driveway. Mr. Kessel said that is how they are getting out of their driveway and Ms. Hoyland said that this is acceptable in single-family homes.

MOTION to approve Certificate of Appropriateness (2023-201), for the property located at 125 NE 1st 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 Ivan Heredia.

MOTION CARRIED 7-0

- C. Certificate of Appropriateness and Variance (2024-054):** Consideration of a Certificate of Appropriateness & Variance requests for additions and exterior modifications to a contributing one story single-family residence.

Address: 53 Palm Square; Marina Historic District

Owner: Shapland Realty LLC; laura@shapland1203.com

Agent: Ames International Architecture; sames@amesint.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner entered the file 2024-054 into the record.

Exparte

Kristin Finn – None

John Brewer – None

John Miller – None

Jim Chard – None

Chris Cabezas - None

Peter Dwyer - None
Ivan Heredia - None

Applicant

Adrian Grandison - Ames International Architecture - 203 Dixie Blvd, Delray Beach, FL 33444
Laura Shapland – Owner

Staff Presentation

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

Public Comment

None

Rebuttal/Cross

None

Board Comments

Ivan Heredia – There is a concern with the pool and the water pressure against the house. Not concerned that the distance between the pool and the existing footings may not work as well as the distance from adjacent utilities. Sure there is a distance that needs to be cleared.

Chris Cabezas – Will the walkway going down to the pool need a railing? Ms. Hoyland said that at time of permitting they will have to meet fence requirements around the pool.

Kristen Finn – No Comments

Chris Cabezas – No further comments.

Peter Dwyer – Glad that constructability on the pool was questioned and this is going to be a challenge.

Jim Chard – The windows on the addition seem to be different in design. Board members agreed but not concerned since they were not visible from the street or the side yard.

MOTION to approve Certificate of Appropriateness and Variance (2024-054), for the property located at 53 Palm Square, Marina 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 Kristen Finn and seconded by Peter Dwyer.

MOTION CARRIED 7-0

D. Certificate of Appropriateness and Variance (2024-038): Consideration of a Certificate of Appropriateness and Variances associated with exterior modifications to the existing one-story, contributing duplex structure.

Address: 229 Venetian Drive; Nassau Park Historic District

Owner: The Mark V. Holden Legacy; louise@lsholden.com

Agent: Rebecca Zissel; rzissel@ssclawfirm.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Michelle Hoyland, Principal Planner entered the file 2024-038 into the record.

Exparte

Kristin Finn - None
John Brewer – None
John Miller – None
Jim Chard - None
Chris Cabezas - None
Peter Dwyer - None
Ivan Heredia - None

Applicant

Rebecca Zissel – Sachs Sax Caplan Law Firm, 6111 Broken Sound Pkwy NW #200, Boca Raton, FL 33487
Hillary McClain – Roy & Posey Architects, 2417 S Dixie Hwy, West Palm Beach, FL 33401

Staff Presentation

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

Public Comment

None

Rebuttal/Cross

None

Board Comment

Peter Dwyer – What is the reason for such a small addition.

Chris Cabezas – Why haven't they brought the windows all the way to the edge of the addition so they would not cut into the space of the room?

John Miller – On the north elevation the windows are gone which were previously approved.

Kristen Finn – No Comment

Ivan Heredia – Asked if the whole roof being re-roofed and Ms. Paliwoda said yes it was.

MOTION to approve Certificate of Appropriateness (2024-038), for the property located at 229 Venetian Drive, Nassau 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 made by Peter Dwyer and seconded by Chris Cabezas.

MOTION CARRIED 7-0

9. REPORTS AND COMMENTS

A. Staff Comments

The next Historic Preservation Board will meet on March 6, 2024

Michelle Hoyland commented to the board what a good job they do when making comments

from the LDR's

7:41pm Jim Chard excused himself from the meeting. The gavel was passed on to John Miller, Vice Chair.

Historic Preservation Month is upcoming in May with the HPB awards deliberations at the April meeting. If the board has any further ideas for the awards to let staff know. Chris Cabezas suggested that we should be looking at businesses throughout the community.

Michelle asked the board to work through the training videos and she would re-send them out again.

Board training will be scheduled in the near future.
Cemetery survey advertisement for bids is coming up soon.

B. Attorney Comments

None

C. Board Comments

None

10. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:00 P.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 **February 7, 2024**, which were formally adopted and APPROVED by the Board on _____.

ATTEST:

CHAIR

BOARD SECRETARY

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Historic Preservation Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.