

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

MEETING DATE: September 4, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Kelly Brandon, Assistant City Attorney at 6:02 P.M.

2. ROLL CALL

A quorum was present.

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

Absent Peter Dwyer.

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

3. ELECTION OF OFFICERS

Ms. Brandon announced that the next item on the agenda will be Election of Officers and announced the process of electing officers.

Motion made by Chris Cabezas to nominate Jim Chard as Chairman and seconded by John Miller.

Motion Carried 5-0

Motion made by Chris Cabezas to nominate John Miller as Vice Chairman and seconded by Jim Chard.

Motion Carried 5-0

Motion made by John Brewer to nominate Chris Cabezas as 2nd Vice Chairman and seconded by Jim Chard.

Motion Carried 5-0

4. APPROVAL OF AGENDA

Item 9E was pulled from the agenda.

Motion to APPROVE the amended agenda for September 4, 2024, made by John Miller and seconded by Jim Chard.

MOTION CARRIED 5-0

5. MINUTES

John Brewer asked for a correction as he was not shown as absent or present.

Motion to APPROVE the amended June 7, 2023, minutes were made by John Miller seconded by Chris Cabezas

Motion Carried 5-0

Motion to APPROVE January 31, 2024, March 6, 2024, April 3, 2024, and May 1, 2024, minutes made by Chris Cabezas and seconded by John Brewer.

Motion Carried 5-0

6. SWEARING IN OF THE PUBLIC

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

7. COMMENTS FROM THE PUBLIC

None

8. PRESENTATION

None

9. QUASI-LEGISLATIVE ITEMS-CITY INITIATED

A. Ad Valorem Tax Exemption (2024-199): Recommendation to the City Commission for a Historic Property Ad Valorem Tax Exemption.

Address: 240 Dixie Boulevard, Del-Ida Park Historic District

Owner/Applicant: Tim McKinney; fiesta1043@aol.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Katherina Paliwoda, Senior Planner entered File No. 2024-199 into the record.

Exparte Communication

John Miller – None

Carol Perez – None

John Brewer – None

Chris Cabezas – None

Jim Chard – None

Applicant Presentation

Tim Mckinney-240 Dixie Boulevard.

Staff Presentation

Katherina Paliwoda, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

Public Comment

None

Rebuttal/Cross

None

Board Comments

Mr. Miller stated that he felt the structure was appropriate for the neighborhood and was in favor of the request.

Mr. Cabezas, Ms. Perez, and Mr. Chard also commented on a project well done.

MOTION to recommend approval to the City Commission of the Historic Property Ad Valorem Tax Exemption Application (2024-199) for improvements to the property at 240 Dixie Boulevard, 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 made by John Miller and seconded by Chris Cabezas.

MOTION CARRIED 5-0

- B. Certificate of Appropriateness (2024-172):** Consideration of a Certificate of Appropriateness for the replacement of windows on a contributing single -family structure.

Address: 228 NE 5th Street, Del-Ida Park Historic District

Owners/Applicant: Samuel, Angela, & Derick Marsh; sam@shopglobalpursuit.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner, entered File No. 2024-172 into the record.

Exparte Communication

John Miller - None

Carol Perez - None

John Brewer - None

Chris Cabezas - None

Jim Chard - None

Applicant Presentation

Eric Lemon, Contractor, 290 SW 12th Street, Pompano, Florida

Staff Presentation

Michelle Hewett, Planner presented the project from a Microsoft PowerPoint presentation.

Public Comment

Tim McKinney - 240 Dixie Blvd asked staff if there was a pre-planning regarding the window tint.

Mr. Lemon - added they did not receive any documentation on glass color that was required until after there was a rejection with the permit.

Board Comments

Mr. Miller asked if the mutton pattern was going to stay the same. Mr. Lemon said that everything was going to stay the same. Mr. Miller asked staff if the windows were clear glass, could it be approved administratively. Ms. Hewett replied that it could be.

Mr. Brewer said that he is conflicted with his decision and was going to listen to all the comments.

John Miller asked if the windows that exist on the house were original? Mr. Lemon commented that they are not original windows.

Chris Cabezas asked staff if the 75% of the neighborhood that has tinted windows were approved by the board for gray tint. Ms. Hewett remarked that staff would have to check to see what was approved. Mr. Cabezas said that it's unfortunate that the windows were purchased without full approval.

Mr. Lemon disclosed that the windows were purchased early, and said he was not familiar with working in Historic districts, he added telling the board there were a total of fourteen windows and two doors that were ordered.

MOTION to deny the Certificate of Appropriateness (2024-172), for the property located at 228 NE 5th Street, De-Ida Park Historic District, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations made by John Miller and seconded Chris Cabezas with discussion.

Jim Chard asked the board if all the windows need to be clear. As we have discussed in the past that some windows in the back or the sides of the house can be tinted.

Ms. Hewett said that clear glass can be approved administratively but the gray tint would have to be approved depending on where the windows will be installed.

Mr. Lemon said that he will fix the color of the windows whatever direction the board advises with owners' approval.

John Miller had a concern with splitting the house with two different tints, so his decision is to leave the motion to deny as made by John Miller and seconded by Chris Cabezas.

MOTION TO DENY 5-0

- C. Certificate of Appropriateness (2024-180):** Consideration of a Certificate of Certificate of Appropriateness (2024-180): Consideration of a Certificate of Appropriateness for a partial exterior color change on a contributing commercial structure.

Address: 824 E. Atlantic Avenue, Marina Historic District

Owner: Delray Beach Associates, Inc.; mstocker@loverealtygroup.com

Agent: Kristen Sarubbe; kristen.sarubbe@cushwake.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Katherina Paliwoda, Senior Planner entered File No. 2024-180 into the record.

Exparte Communication

John Miller - None
Carol Perez - None
John Brewer - None
Chris Cabezas - None
Jim Chard – None

Applicant Presentation

Kristen Sarubbe, Property Manager, 824 E. Atlantic Avenue

Staff Presentation

Katherina Paliwoda, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

Public Comment

None

Rebuttal/Cross

Ms. Sarubbe wanted to add that all the accent portions of the building will be painted with the same trim color to be in unison and noticeable.

Board Comments

The board asked if Deck 84 is part of the Boyd Building, if the entire structure was going to be repainted, awnings, .

Ms. Sarubbe responded that the glass section connected the two buildings. Ms. Sarubbe responded to the board's questions and concerns regarding the proposed paint colors.

Ms. Paliwoda brought to the attention of the board that the proposed colors are not in question. It was being brought to the board because the building is split by two different colors.

Motion to approve the Certificate of Appropriateness(2024-180) for a partial exterior color change on a contributing commercial at the location of 824 E Atlantic Avenue, 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 subject to the following conditions:

1. That the portion of the building above the one story, the west building is painted a consistent color with a consistent accent color with the color pallet presented today or staff approved color choices. The one story, eastern building can remain as is.

Made by Chris Cabezas and seconded by John Miller.

MOTION CARRIED 5-0

- D. Level 1 Site Plan Modification and Certificate of Appropriateness (2024-145):**
Certificate of Appropriateness and Level 1 Site Plan Modification (2024-145) for exterior improvements to the existing contributing structure.

Address: 142 S. Ocean Boulevard, Individually Designated to the Local Register of Historic Places.

Agent: Susan Russo; susanmrusso@yahoo.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Exparte Communication

John Miller - None

Carol Perez - None

John Brewer - None

Chris Cabezas - None

Jim Chard – None

Applicant Presentation Jake Eliopoulos, GE Architecture 1045 E Atlantic Ave, Delray, FL

Staff Presentation

Michelle Hewett, Planner presented the project from a Microsoft PowerPoint presentation.

Public Comment

Danica Sanborn, Executive Director, Sandoway Discovery Center

Explained the urgency to the project. Wood rot, broken doors, ripped out screens, weather destruction and storm preparation are reasons for the project.

Public Comment

George Long 46 N Swinton Ave, Resident - Glass windows in place of the screen, all the other houses in the historical district will be wanting to replace screens with glass windows to use the space.

Rebuttal/Cross

None

Board Comments

Ms. Perez said the project will give the center more usable space. She continued by saying that widening the handicap ramp will make a better entrance.

Mr. Brewer said that he liked the project and feels it will help with the screen porch issues.

Mr. Miller said it will extend the life of the center.

Mr. Cabezas is in full support of the project and is happy that very little of the vegetation will be disturbed.

Mr. Chard asked if the ramp would disrupt the vegetation and if the ramp was made composite.

Gary Eliopoulos responded by saying that the vegetation will not be disturbed, and the ramp is concrete, but the rails are going to be wood not composite.

Motion to approve Certificate of Appropriateness and Level 1 Site Plan Modifications (2024-145), for the property located at 142 S. Ocean Boulevard, individually listed to the Local and National Registers of Historic Places, 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 Carol Perez and seconded by John Miller
MOTION CARRIED 5-0

- E. 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

Item pulled from agenda and meeting, per approved amended agenda.

- F. Master Sign Program and Certificate of Appropriateness (2024-162):** Consideration of establishing a Master Sign Program for the development known as Sundy Village.

Address: Sundy Village, Old School Square Historic District

Owner: Sundy Village West, LLC; jhochman@pebbcap.com

Agent: Jared Hochman; jhochman@pebbcap.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Exparte Communication

John Miller - None

Carol Perez - None

John Brewer - None

Chris Cabezas - None

Jim Chard - None

Applicant Presentation

Mike Covelli, 1209 S. Swinton Ave, Covelli Architect

Staff Presentation

Michelle Hewett, Planner presented the project from a Microsoft PowerPoint presentation.

Public Comment

George Long, 46 N. Swinton Ave; Commented that the images and slides of the signage look good.

Rebuttal/Cross

Mike Covelli asked for clarification about blade signs. He also explained why they were planning to use the type of signs and materials for the historical houses.

Board Comments

The board asked about the digital parking garage sign, font type for signs, if staff approval is required for tenant signs, logo and trademarked designs, the size of directional signs, historical monument signs, and signs on railings.

Ms. Hewett responded that staff did not know the final plan for the parking garage signage, it will be up to the board to decide.

Kelly Brandon explained that a master sign approval plan allows the exchange of future tenants and signs in approved locations.

Mr. Covelli responded to the board's questions and concerns.

Mr. Covelli responded that they will scrap the railing signs all together and pull them from the plan.

Ms. Hewett said that she had some clarification for two of the items that were discussed, first was projecting signs, and they can be on the porch, but not in the public ROW. The second was regarding the digital parking sign. It would have to go to the City Manager, this board does not have the authority to approve it, therefore the electronic sign cannot be part of the master sign plan.

Ms. Brandon added that the board can remove the railing sign and remove the digital parking sign.

Mr. Covelli requested to remove the garage sign and do it as a separate application all together.

Motion to Approve Certificate of Appropriateness and Master Sign Program (2024-162), for the property located at Sundy Village, 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 conditions:

1. That the electronic sign noted on the plans that is above the parking garage is removed from this approval; and,
2. To remove the railing sign fronting Swinton Avenue and Atlantic Avenue.

made by John Miller, and seconded by Chris Cabezas.

MOTION CARRIED 5-0

10. LEGISLATIVE ITEMS- CITY INITIATED

None

11. REPORTS AND COMMENTS

A. Staff Comments

The cemetery resource survey was completed as of Friday and has been sent to the state. Along with the report there will also be a GIS map that will point out the different headstones and the history of the project. There is documentation of the markers that

have been surveyed 2000-page document that photographs the headstones including the African American remains that were removed.

B. Board Attorney

Kelly Brandon welcomed Carol Perez to the Historical Preservation Board.

C. Board Members

John Miller asked what is taking place with the property located on Lake Ida Rd. and 2nd. Ave. Ms. Paliwoda said that there is some discussion at a higher level, there have been pre-application meetings. There are permits that have not been approved yet.

12. ADJOURNED There being no further business to come before the Board, the meeting was adjourned at 9:15pm.

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 **September 4, 2024**, which were formally adopted and **APPROVED** by the Board on **May 7, 2025**.

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.