

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

MEETING DATE: November 6, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Jim Chard, Chair at 5:01 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; Peter Dwyer; and Vlad Dumitrescu.

Absent: None

Staff present 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 November 6, 2024, made by Chris Cabezas and seconded by John Miller

MOTION CARRIED 6-0

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

Mark Schliesman, 202 NE 5th Terrace, wanted to introduce himself. Mr. Schliesman said he has an item on the agenda for next month's meeting, but he will not be present.

The board heard additional public comment during the Board Comments section of the agenda.

Sandy Zeller, 209 NW 12th Street, member of the Delray Beach Preservation Trust, asked for support of the resolution to City Commission to allow Veteran's Park to be on the Local Registry of Historical Places. The park just celebrated its 100th anniversary. Mr. Zeller

provided a brief history about the park.

Price Patton, 1020 Tamarind Road, Delray, asked for the support of the Historic Preservation Board to designate Veteran's Park. He provided additional historical information about the park. He added that there are three agencies that can initiate the historic preservation of a site, the agencies are the Historic Preservation Board, the property owner, and the City Commission. Mr. Patton spoke about the Secretary of the Interior's guidelines for preservation.

Roger Cope, Cope Architects Inc, 701 SE 1st St, commented that the park is adjacent to the Atlantic Avenue Bridge, which is an individually designated site, and the bridge is adjacent to the Marina Historic District, commenting the park is under siege from builders and it would be great to protect the park for the next 100 years.

7. PRESENTATIONS

None

8. QUASI-LEGISLATIVE ITEMS-CITY INITIATED

A. Level 1 Site Plan Modification and Certificate of Appropriateness (2024-233):

Consideration of Level 1 Site Plan Modification and Certificate of Appropriateness request for exterior modifications to the existing historic structures within Block 61 of the Sundry Village project.

Address: Sundry Village, Old School Square Historic District

Owner/Applicant: Sundry Village West, LLC; jhochman@pebbcap.com

Agent: Steve Siebert Architecture; simeonk@stevesiebert.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Katherina Paliwoda, Senior Planner entered file 2024-233 into the record.

Exparte

Carol Perez - Email from Roger Cope

John Miller - Email from Roger Cope

Peter Dwyer - Email from Roger Cope

Chris Cabezas - None

Vlad Dumitrescu - Had a prior relationship with former designer of Sundry Village, indicated it will not affect in making a vote.

Jim Chard - Phone call from Roger Cope

Applicant

Jared Hochman, 7900 Glades Road, Boca Raton, Pebb Capital.

Staff Presentation

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

Public Comment

George Long, 46 N. Swinton Ave, commented, as a previous construction manager, properties need to have a good vent and railings are for safety, both are important items,

they make sense and are necessary.

Rebuttal/Cross

Michelle Hoyland asked Simeon Kirilov, from Steve Siebert Architecture, about the vent that is proposed to be in the open area of the porch. Mr. Kirilov replied that the vent is there because the structure had a double pitched roof, he preferred to locate it on the top roof, but the pitch is so large he would have to make the screen taller, making it more visible from the rear of the building. The vent could easily be put on the top roof.

Ms. Hoyland inquired about the railings, asking if they were being installed because the Florida Building Code requires a railing.

Mr. Kirilov replied that the ground level of the properties is between 24-28 inches above grade, so it's not required by Florida Building Code, but the properties are commercial, and 24 inches is still enough for someone to get injured. Mr. Kirilov wanted to clarify that the railings, pickets, top and bottom rail would be wood. The only Aluminum would be the handrails, on both the ramps and the stairs. Building E is the exemption, there will be an aluminum rail located on the 2nd floor. This is because of the building code requirements of height.

Ms. Hoyland commented that the 2nd floor rail could be taken care of administratively and there may be a way to raise the railing from the bottom and not have the aluminum rail.

Board Comments

Mr. Dwyer said that he didn't have any comments on the plans and design.

Mr. Cabezas commented that overall, it looks good.

Mr. Miller said that he was ok with everything regarding the plans. Mr. Miller did inquire about the replaced siding and vent hoods.

Mr. Dumitrescu inquired about access to the vents for maintenance purposes, the chimney that was removed from the Rectory Building, the colors for the buildings, and the ADA requirements for the railings.

Mr. Perez asked about the ornamental railing on the ramp, ramp materials, size of the vent hoods,

Mr. Chard expressed concern about the location of the vent hoods, inquired about the wood siding replacement, and the design of the proposed ramp railings.

Mr. Kirilov responded to the boards comments and concerns.

MOTION to Approve the Level 1 Site Plan Modification and Certificate of Appropriateness (2024-233), for the property located at Sundry Village – Block 61, Old Schol 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 ramp railing leading to the Cathcart House be of simple design, and approved by staff.

was made by John Miller and seconded by Peter Dwyer.

MOTION CARRIED 6-0

9. LEGISLATIVE ITEMS – CITY INITIATED

None.

10. REPORTS AND COMMENTS

A. Staff Comments

Michelle Hoyland went over the upcoming 2025 board meeting dates and reminded the board to be sure to track any absences per city policy.

Ms. Hoyland informed the board of the In Lieu of Parking Code Amendment, and it had come before the board in July, with a 6-0 vote. The board's recommendation was reported to the City Commission. The item is set for first reading at the next commission meeting and the second reading is scheduled for the December commission meeting, where the fee will be voted on.

Ms. Hoyland also informed the board of the private parking lot amendment that was scheduled for the August meeting, there was not a quorum, and it did not make it back on the agenda. It is expected to come before the board in December.

Ms. Hoyland informed the board that there is a new member of the board who will be at the next meeting.

B. Board Comments

The board discussed the history of the park and their support of the resolution to City Commission to allow Veteran's Park to be designated as a historic site.

Motion to express this board's support of the designation of Veterans Park of contributing historic site in the Delray Beach was made by John Miler and Seconded by Chris Cabezas.

Motion 6-0

Mr. Chard inquired if the Landscaping and Natural Environment memorandum had been sent to the City Manager.

Mr. Cabezas asked if there could be a tour of the Sundry Village to go onsite.

C. Attorney Comments

None

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:45pm.

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 **November 6, 2024**, which were formally adopted and APPROVED by the Board on _____

ATTEST:

CHAIR

BOARD SECRETARY

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