

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

**MEETING DATE:** April 2, 2025

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

The meeting was called to order by Jim Chard, Chair at 5:05 P.M.

**2. ROLL CALL**

A quorum was present.

**Members present** Jim Chard, Chair; John Miller, Vice Chair; Peter Dwyer; and Carol Perez. Vlad Dumitrescu arrived at 5:08 P.M.

**Absent** Chris Cabezas, 2<sup>nd</sup> Vice Chair; Ezra Kreig

**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 April 2, 2025, made by John Miller and seconded by Carol Perez.

**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. QUASI-LEGISLATIVE ITEMS-CITY INITIATED**

**A. Certificate of Appropriateness (2025-142):** Consideration of a Certificate of Appropriateness for a material and color change for the roof of a contributing one-story residential structure and detached garage structure.

**Address: 125 S. Swinton Avenue,** Old School Square Historic District

**Owner: Downtown Delray LLC;** johnwilliamboyle@aol.com

**Planner: Nicole Brink;** brinkn@mydelraybeach.com

**Michelle Hoyland**, Principal Planner entered file 2025-142 into the record.

**Exparte**

John Miller - None

Jim Chard - None

Chris Cabezas - None

Vlad Dumitrescu - None

Carol Perez - None

**Applicant**

John William Boyle; 125 S. Swinton Ave, Delray Beach, FL 33444, presented through a Microsoft PowerPoint presentation.

**Staff Presentation**

Nicole Brink, Planner, presented through a Microsoft PowerPoint presentation.

**Public Comment**

None

**Rebuttal/Cross**

None

**Board Comments**

Mr. Miller inquired about the roof design and finish. The applicant confirmed the flat section would remain unchanged and retain its current rolled asphalt (gravel-like) material, while only the pitched roof sections, including the garage, would be replaced with white, standing seam metal roofing.

Mr. Dumitrescu expressed hesitation about the white roof's compatibility with the historic district but acknowledged the subjectivity of color preferences. Vlad Dumitrescu inquired if the roofers stated whether or not the color would fade to which the Applicant responded that the roof would remain the same. Overall, Mr. Dumitrescu was not opposed.

Mr. Perez and Mr. Dwyer supported the request.

Mr. Chard inquired about the statement that a white roof would fit better with the neighborhood. The applicant explained that there are few homes with white roofs and that he prefers the cleaner aesthetic of the white roof.

**MOTION** to recommend approval of the Certificate of Appropriateness (2025-142) for the property located at 125 S. Swinton Avenue located within the Old School Square Historic District by finding 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 Carol Perez.

**MOTION CARRIED 5-0**

**B. Certificate of Appropriateness (2025-049):** Consideration of a Certificate of Appropriateness for the installation of a standing seam metal roof and other exterior modifications on an existing non-contributing, one-story, single-family residence

**Address:** 200 NE 5th Court, Del-Ida Park Historic District

**Owner:** Thomas J Connolly; tj@khanagms.com

**Applicant/Agent:** Mark Hunley; mark@charettearch.com

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

**Katherina Paliwoda**, Senior Planner, entered file 2025-049 into the record.

**Exparte**

John Miller - None

Jim Chard - None

Chris Cabezas - None

Vlad Dumitrescu - None

Carol Perez - None

**Applicant**

Mark Hunley, Charette International Architecture, 551 NW 77th Street, Suite 107, Boca Raton, FL 33487, disclosed a conversation regarding scheduling with absent board member Chris Cabezas, 2nd Vice Chair. Mr. Hunley presented through a Microsoft PowerPoint Presentation.

**Staff Presentation**

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

**Public Comment**

None

**Rebuttal/Cross**

None

**Board Comments**

Ms. Perez inquired about the roof color and material based on the presentation. Mark Hunley confirmed that the final roof color will be champagne, although renderings initially showed gray and confirmed that the roof will be standing seam metal. Ms. Perez overall did not have any concerns.

Mr. Miller noted the roof pitch is minimal and not easily visible, minimizing visual impact.

Mr. Dumitrescu requested clarification from planning staff regarding the application of preservation standards. Ms. Paliwoda explained that the structure is classified as non-contributing due to extensive alterations and will not qualify as contributing with future resource surveys. Therefore, standards such as differentiation between new and old construction (Standard 9) are not strictly required but can still be considered good practice. Mr. Dumitrescu raised concerns about the asymmetry of the porch roof. Mr. Hunley clarified

the design was intentional, in part to avoid setback issues and due to limited visibility from one side of the property.

Mr. Dwyer inquired if the changes were significant, as the structure appears modest.

Mr. Chard supported the request but noted surprise of the lack of a back door. Mr. Hunley provided clarification regarding the existence of a rear door, which is present and being retained.

**MOTION** to approve Certificate of Appropriateness (2025-049) for the property at 200 NE 5th Court, 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 Carol Perez and seconded by John Miller.

**MOTION CARRIED 5-0**

**C. Certificate of Appropriateness (2025-056):** Consideration of Certificate of Appropriateness for construction of a new single-family residence.

**Address:** 146 SE 7th Avenue, Marina Historic District

**Owners:** Brian Kassab & Carla Cesario; brian@bkassab.com; ccesariomc@gmail.com

**Agent:** Gary Eliopoulos, AIA; gary@eliarch.com

**Planner:** Michelle Hewett; hewettm@mydelraybeach.com

**Michelle Hewett**, Planner entered file 2025-056 into the record.

**Exparte**

John Miller - None

Jim Chard - None

Chris Cabezas - None

Vlad Dumitrescu - None

Carol Perez - Stepped down, serving as the Landscape Architect.

**Applicant**

Christian Mendoza, GE Architecture; 1045 E Atlantic Ave, Delray Beach, FL 33483, presented through a Microsoft PowerPoint presentation.

**Staff Presentation**

Michelle Hewett, Planner presented through a Microsoft PowerPoint presentation.

**Public Comment**

Roger Cope, Cope Architects - 701 SE 1st Street, Delray Beach, FL 33483, spoke on behalf of himself and nearby resident Anne Whitehead, expressed strong support for the proposed design.

**Rebuttal/Cross**

None

**Board Comments**

Mr. Dwyer expressed overall support for the proposed design at 146 SE 7th Avenue,

commending its thoughtful architecture, appropriate scale, and material selections.

Mr. Miller noted that the single wide garage door facing the alley was appropriate given site constraints but raised concerns about the existing sidewalk encroaching onto private property. Mr. Chard also had concern regarding the sidewalk location.

Ms. Hewett clarified that the issue was a technical site plan item to be resolved with the City Engineer prior to site plan certification.

Mr. Dumitrescu inquired about the shutters and supported the design of the overall project.

Ms. Hoyland noted that the shutter was a design choice by a design professional.

Mr. Chard asked for clarification on the proposed square footage and the proposed grey windows and raised concerns about the building's all white appearance, removal of existing trees, garage configuration, and the proposed roof pitch and massing.

Mr. Eliopoulos addressed clarified the proposed size of the structure, the window design, color selections, plan for tree removal/replacement, garage design, and roof design/scale.

Ms. Hoyland responded that grey window glass was utilized for the proposal based upon previous direction by the board for non-contributing/new structures.

**MOTION** to approve Certificate of Appropriateness (2025-056) for 146 SE 7th 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 was made by John Miller and seconded by Vlad Dumitrescu.

**MOTION CARRIED 5-0**

## **8. PRESENTATIONS**

### **A. 2025 Historic Preservation Board Awards - In honor of National Historic Preservation Month**

Ms. Hoyland, Principal Planner, announced that May is National Preservation Month, marking the 75th anniversary of the National Trust for Historic Preservation. Ms. Hoyland provided the board with a presentation highlighting the 2025 Historic Preservation Board Award nominees.

The board discussed the projects for each category.

**MOTION** to approve 108 N. Swinton Avenue, Old School Square Historic District as the winner of the 2025 Historic Preservation Board Award for the category of Residential Contributing - Rehabilitation and Addition, made by Vlad Dumitrescu and seconded by John Miller.

**MOTION CARRIED 5-0**

**MOTION** to approve 121-125 NE 1<sup>st</sup> Avenue, Old School Square Historic District as the winner of the 2025 Historic Preservation Board Award for the category of Residential Contributing – Rehabilitation and Accessory Structure, made by John Miller and seconded

by Peter Dwyer.

**MOTION CARRIED 5-0**

**MOTION** to approve 240 N. Dixie Boulevard, Del-Ida Park Historic District as the winner of the 2025 Historic Preservation Board Award for the category of Residential Contributing – Addition, made by Peter Dwyer and seconded by John Miller.

**MOTION CARRIED 5-0**

**MOTION** to approve both 143 S. Swinton Avenue and 202 N. Swinton Avenue, Old School Square Historic District as the winners of the 2025 Historic Preservation Board Award for the category of Commercial Contributing – Rehabilitation, made by Carol Perez and seconded by Vlad Dumitrescu.

**MOTION CARRIED 5-0**

Ms. Hoyland congratulated the award recipients. Formal recognition and photos with the board will take place at the May 7th meeting.

**9. LEGISLATIVE ITEMS- CITY INITIATED**

None

**10. REPORTS AND COMMENTS**

**A. Staff Comments**

Ms. Hoyland advised the board that their next board meeting is scheduled for May 7, 2025.

Ms. Hoyland emailed details about a Certified Local Government training opportunity at Old School Square on April 24–25. This free, two-day regional event is to be hosted by the State of Florida and includes training sessions, a walking tour of Bankers Row, and an optional reception. Space is limited to 30 participants.

Ms. Hoyland provided project updates for upcoming board meetings.

**B. Board Comments**

Mr. Chard asked if the board calendar remains unchanged, including the July 2 meeting. Ms. Hoyland confirmed.

Mr. Chard noted that he spoke at a recent City Commission meeting regarding code enforcement.

Mr. Chard asked about the privately initiated historic designation process and Ms. Hoyland responded that if the property owner consents, the process is straightforward and affordable.

**11. ADJOURNED**

There being no further business to come before the Board, the meeting was adjourned at 7:40pm.

Minutes of the April 2, 2025, Historic Preservation Board

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 **April 2, 2025**, which were formally adopted and APPROVED by the Board on 7/2/2025.

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.