

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

MEETING DATE: June 5, 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; Chris Cabezas, 2nd Vice Chair; Peter Dwyer, Kristin Finn, and John Brewer.

Absent John Miller and Ivan Heredia.

Staff present were Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Michelle Hewett, Planner; Katherina Paliwoda, Planner; Alessio MacPherson, Planner-in-Training; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for June 5, 2024, made by Chris Cabezas and seconded by Kristen Finn.

MOTION CARRIED 5-0

4. MINUTES

Motion to APPROVE the amended January 17, 2024, minutes were made by Chris Cabezas and seconded by Kristen Finn.

MOTION CARRIED 5-0

Motion to APPROVE the February 7, 2024, minutes were made by Chris Cabezas and seconded by Kristen Finn.

MOTION CARRIED 5-0

5. 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.

6. COMMENTS FROM THE PUBLIC

Revelas

Irene Rabellas, 331 E. Atlantic Avenue. Ms. ~~Rabellas~~ was concerned why the State of Florida is more concerned about the 1959 Carver High School than the City of Delray Beach does. There have been numerous conversations with the State, Historic Preservation Trust, City Commissioners discussing what buildings would be demolished or saved. Ms. Rabellas is requesting that this topic be put on the Historic Preservation Board agenda to discuss and send the recommendations to the Commission. Ms. Hoyland asked that she speak off-line with Ms. Rabellas to clarify some of the information.

Roger Cope, 701 SE 1st Street. Mr. Cope wanted to announce that the Preservation Trust is seeking to individually designate the Veterans Park, and they are going to put together an extensive historical background report. Mr. Chard asked if conversations have happened with the nearby districts? Mr. Cope said that they plan on having talks with Palm Trail and the Marina district. Mr. Cope also stated that he has a 100-year-old farmhouse that he wants to give away. It was out west on a farm 30 years ago and moved to the Del Ida neighborhood. The location of the cottage is at 11th Street and North Swinton.

George Long, 46 Swinton Avenue. He has been doing some research on the Veteran's Park and wondering if there might be a developer that could designate this park. Maybe a transfer of rights.

7. PRESENTATION

None

8. QUASI-LEGISLATIVE ITEMS-CITY INITIATED

A. Waiver (2024-156): Recommendation to the City Commission for a Waiver request to allow demolition of three non-contributing structures with the issuance of a foundation permit.

Address: Magnolia Place (a.k.a Downtown Delray Villas), Old School Square Historic District

Owner/Applicant: 130 SE 1st, LLC; reception@seasidebuilders.com

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

Planner: Michelle Hoyland; hoylandm@mydelraybeach.com

Michelle Hoyland, Principal Planner, entered the file 2024-1569 into the record.

Exparte

Kristin Finn-None

John Brewer-None

Jim Chard-A phone conversation with the applicant team.

Chris Cabezas-None

Peter Dwyer-None

Applicant

Gary Eliopoulos, GE Architects, 1045 E. Atlantic Avenue
Chris Bernado, Seaside Builders Attorney

Staff Presentation

Michelle Hoyland, Principal Planner, presented through a Microsoft Power point presentation.

Public Comment

None

Rebuttal/Cross

None

Board Comments

Chris Cabezas commented that the disapproval is tied to the foundation permit, so those two are linked and if this gets approved the foundation also gets approved. Ms. Hoyland said the foundation permits may already be submitted and such permits would become the basis of the waiver.

Kristen Finn stated she was not in favor because the board denied the original requests and they were approved by Commission on appeal, and now the board is being asked to look at it again. The code was written for a reason, and they are not required to move forward if they demolish the three buildings.

John Brewer said there are massing issues and Commission has already approved the request. And stated that HPB is now looking at it for a sequencing issue related to the demolition. Ms. Hoyland said that sequencing continues to be a problem even if there were full permit sets submitted.

Jim Chard asked if when staff initially met with the applicant was a waiver suggested by staff of a way to fix the sequencing problem. Ms. Hoyland indicated that yes, this was a known issue that was addressed in the plat resolution.

Peter Dwyer said that this request is reasonable, and this project is approved and he saw no reason to delay it.

Jim Chard said that this request is a procedural issue, and the waiver serves a purpose.

MOTION to recommend approval to the City Commission of Waiver (2024-156), for Downtown Delray Villas A.K.A. Magnolia Place, 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 Chris Cabezas and seconded by Peter Dwyer.

MOTION CARRIED 4-1

Dissenting Kristen Finn

B. Certificate of Appropriateness (2024-150): Consideration of a Certificate of Appropriateness request for exterior modifications to gable ends and trellis feature to the contributing single-family residence.

Address: 108 N. Swinton Avenue, Old School Square Historic District

Owner/Applicant: Tracy R. Picut; trpicut@yahoo.com

Agent: Simeon Krilov; simeonk@stevesiebert.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hoyland, Principal Planner, entered the file 2024-150 into the record.

Exparte

Kristin Finn-None

John Brewer-None

Jim Chard-None

Chris Cabezas-None

Peter Dwyer-None

Applicant

Simeon Krilov, Steve Siebert Architect

Staff Presentation

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

Public Comment

George Long, 46 Swinton Avenue. He has been following the project and is a great job.

Roger Cope, 701 SE 1st Avenue. Mr. Cope thinks is a great project.

Rebuttal/Cross

Michelle Hoyland congratulated the owner on a great renovation and stated that the owner wants to add shutters and planter box to the COA request. Given that this is the first time staff and the board are seeing those elements Kelly Brandon suggested that this should come back to another meeting as neither staff nor the board have been able to review those elements.

Simeon Krilov clarified that only the scallops are made of composite material, the rest is wood.

Board Comments

John Brewer commented that the scalloping and trellis looks fine.

Jim Chard asked if the shutters have to come back to the board. Ms. Hoyland said that if the application does not meet requirements of code the applicant can request board review.

Kristen Finn is in agreement regarding the scalloping and trellis.

Chris Cabezas asked if the foundation could be any lower. Simeon Krilov said that height is due to grading.

MOTION to approve Certificate of Appropriateness (2024-150), for the property located at 108 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 Chris Cabezas and seconded by Kristen Finn.

MOTION CARRIED 5-0

C. Certificate of Appropriateness (2024-134): Consideration of a Certificate of Appropriateness request for the reconstruction of an existing chimney and other exterior modifications to a contributing single-family residence.

Address: 170 Marine Way, Marina Historic District

Owner/Applicant: Angela Porter; angieporter2017@icloud.com

Agent: Mark Hunley; mark@charettearch.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Michelle Hoyland, Principal Planner, entered the file 2024-134 into the record.

Exparte

Kristin Finn-None

John Brewer-None

Jim Chard-None

Chris Cabezas-None

Peter Dwyer-None

Applicant

Mark Hunley-Charett International, Boca Raton

Angela Porter-Owner

Staff Presentation

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

Public Comment

None

Rebuttal/Cross

None

Board Comments

Peter Dwyer, stated he was in support of the project.

Chris Cabezas, stated he was happy with the choices that were picked for the house. In regard to the front fence, does the fence need to be with the site triangle. Mr. Hunley responded to say that they understand they need to comply with the code.

Kristen Finn asked if the four foot fence normal for the district and does it include vegetation. Ms. Paliwoda said that within the historic district four feet is required yet outside of a historic district the fence can be up to six feet high within the front setback.

John Brewer commented that all the specifics are a great effort.

Jim Chard said that this is the first time he has seen checkerboard artificial turf.

Regarding the chimney, with the falling of some of the bricks, some had to be replaced. Mr. Hunley explained that to retain a uniformity, bricks needed to be found that were similar and then all of the bricks had to be replaced.

MOTION to approve Certificate of Appropriateness (2024-134), for the property located at 170 Marine Way, 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 Chris Cabezas.

MOTION CARRIED 5-0

9. REPORTS AND COMMENTS

A. Staff Comments

Michelle Hoyland noted that the next Historic Preservation Board meeting will be on July 3, 2024. She introduced the new Planner-in-Training, Alessio MacPherson who will be employed with the city for the next 18 months. Ms. Hoyland stated that the Cemetery Resource Survey is underway, and that the consultant is in the field and on site. The project is slated to be completed by the end of August 2024. Ms. Hoyland noted that the Delray Beach Preservation Trust will be seeking designation of Veterans Park and that staff will provide any information and research that they have available to the Trust.

Ms. Hoyland indicated that she will have an offline conversation with Ms. Rubella, who spoke during public comment about Carver High School. Mr. Chard commented that he had a concern that the Carver conversation could be getting lost in the system. Chris Cabezas said that he was not familiar with the effort and would like to read any information available about Carver. Ms. Hoyland provided background on the Carver High School property and the Historic Preservation Board's previous recommendation to the City Commission regarding preservation of Carver High School buildings. Peter Dwyer made a motion for the board to reiterate the previous support relating to preservation of Buildings at Carver High School and that staff work with the Chairperson to craft a memorandum to the City Commission outlining the board's recommendation, Kristin Finn seconded the motion. Kelly Brandon shared the previous motion the board made relating to the preservation of Carver High School.

MOTION CARRIED 5-0

B. Board Comments

Mr. Chard asked the board if they would like to discuss the memorandum that was previously sent to the City Commission regarding Historic Preservation of the Natural Environment. Staff shared the previous HPB memorandum that was sent to the City Commission. The board agreed to have a discussion regarding Historic Preservation of the Natural Environment at their next meeting.

Kristin Finn mentioned her concern regarding the condition of the exterior of The Rectory Building at the Sundry Village site, and noted that her concerns expressed at a previous

meeting had been addressed in the field.

10. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:30pm

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 **June 5, 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.