

City of Delray Beach

*100 N.W. 1st Avenue
Delray Beach, FL 33444*



Minutes - Draft

Wednesday, March 4, 2026

5:01 PM

**City Commission Chambers or Watch on YouTube:
<https://www.youtube.com/@cityofdelraybeachfl/streams>**

Historic Preservation Board

1. CALL TO ORDER

The meeting was called to order by John Miller, Chair, at 5:01 P.M.

2. ROLL CALL

A quorum was present.

Members present: John Miller, Chair; Chris Cabezas, Vice Chair; Carol Perez, 2nd Vice Chair; Peter Dwyer; Richard Kasser; and Jake Eliopoulos

Absent: Benjamin Baffer

Staff Present: Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Michelle Hewett, Senior Planner; and Brittany Welter, Board Secretary.

Present: 6 - Carol Perez, Christopher Cabezas, Peter Dwyer, John Miller, Richard Kasser and Jake Eliopoulos

Absent: 1 - Benjamin Baffer

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for March 4, 2026, made by Richard Kasser and seconded by Carol Perez.

Yes: 6 - Perez, Cabezas, Dwyer, Miller, Kasser and Eliopoulos

Absent: 1 - Baffer

4. MINUTES

A. February 4, 2026

Sponsors: Development Services Management Group

Attachments: [2026-02-04-HPB Minutes-DRAFT](#)

Motion to APPROVE February 4, 2026, minutes made by Carol Perez and seconded by Chris Cabezas.

Yes: 6 - Perez, Cabezas, Dwyer, Miller, Kasser and Eliopoulos

Absent: 1 - Baffer

5. SWEARING IN OF THE PUBLIC

John Miller, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Brittany Welter swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

None.

Benjamin Baffer arrived at 5:04 P.M.

7. PRESENTATIONS

None.

8. QUASI-JUDICIAL HEARING ITEMS

- A. Certificate of Appropriateness (HP-415-2026):** Certificate of Appropriateness request for the replacement of doors and windows on a contributing single-family residence.
Address: 137 N. Swinton Avenue, Old School Square Historic District
PCN: 12-43-46-16-01-067-0020
Owner: Desiree Land
Applicant: Daniel Caner - Caner Impact Windows
Planner: Michelle Hewett, Senior Planner

Sponsors: Development Services Department

- Attachments:** [HPB SR-137 N Swinton Avenue-2026-03-04](#)
[Project Narrative-137 N. Swinton Avenue-2026-03-04](#)
[Window-Door Plan-137 N. Swinton Avenue-2026-03-04](#)
[Product Order Form-137 N. Swinton Avenue-2026-03-04](#)
[Justification Statements-137 N. Swinton Avenue-2026-03-04](#)
[Photographs-137 N. Swinton Avenue-2026-03-04](#)

Exparte

- John Miller - None
- Chris Cabezas - None
- Richard Kasser - Walked the site and drove by the site.
- Peter Dwyer - None
- Jake Eliopoulos - None
- Benjamin Baffer - None
- Carol Perez - None

Michelle Hewett, Senior Planner, entered File No. HP415-2025 into the record.

Applicant Presentation

Solomon Strul of Caner Windows presented the applicant request.

Staff Presentation

Michelle Hewett, Senior Planner, presented an overview and analysis of the request.

Public Comment

None.

Rebuttal/Cross

None.

Board Comments

The board discussed the style of the door with the applicant and asked questions about the proposed window replacements.

The applicant Mr. Strul stated the owner requested this style to allow more light into the home.

Ms. Hoyland noted that the door style and change in window design is why this application needed to come to the Board. She also noted that if the proposal was for a like-in-kind replacements, that such could be reviewed administratively via the building permit process.

Motion to APPROVE Certificate of Appropriateness (HP-415-2026), for the property located at **137 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, subject to the following conditions: that the applicant work with staff to achieve a front door that is more in line with the Minimalist Traditional style, was made by Chris Cabezas and seconded by Carol Perez.

MOTION CARRIED 7-0

Yes: 7 - Baffer, Perez, Cabezas, Dwyer, Miller, Kasser and Eliopoulos

9. LEGISLATIVE ITEMS - CITY INITIATED

None.

10. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
 - Project Updates

Ms. Hoyland noted the next Historic Preservation Board meeting is April 15, 2026, and that May is Historic Preservation Month. The preparations for the annual HPB awards are underway. The board will be selecting winners at their next meeting. Ms. Hoyland also welcomed Mr. Eliopoulos to the Board.

- B. Board Comments

Mr. Kasser informed the Board of a video on YouTube from the Town of Palm Beach Historic Landmark Commission to highlight how the town has created a way to help retain the historic character of homes that are not individually designated or located within a historic district.

Mr. Baffer noted his tardiness was due to attending the Palm Beach Historic Landmark Commission meeting where they approved 6 homes to

be added as historic structures.

Mr. Dwyer inquired about the new eServices platform and what applications can be expected in the future.

Ms. Hoyland noted the team is monitoring the internal workload.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 5:51pm.

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.