

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

MEETING DATE: April 3, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Jim Chard, Chair, at 6:04 P.M.

2. ROLL CALL

A quorum was present.

Members present Jim Chard, Chair; John Miller, Vice Chair; Chris Cabezas, 2nd Vice Chair; Peter Dwyer; Kristin Finn; and, John Brewer.

Absent Ivan Heredia.

Staff present were William Bennett, Assistant City Attorney; Michelle Hoyland, Principal Planner; Michelle Hewett, Planner; Katherina Paliwoda, Planner; and, Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for April 3, 2024, made by Peter Dwyer and seconded by Chris Cabezas.

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

None

7. PRESENTATION

None.

8. QUASI-LEGISLATIVE ITEMS-CITY INITIATED

A. Ad Valorem Tax Exemption (2024-060): Recommendation to the City Commission for a Historic Property Ad Valorem Tax Exemption.

Address: 531 N. Swinton Avenue, Del-Ida Park Historic District

Owner: Nancy McDonald; nmcdonald333@gmail.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Katherina Paliwoda, Planner entered file 2024-060 into the record.

Exparte

Kristin Finn - None

Ivan Heredia - Absent

John Miller - None

Jim Chard - None

Chris Cabezas - None

Peter Dwyer - None

John Brewer - None

Applicant

Nancy McDonald-Owner

Staff Presentation

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

Public Comment

None.

Rebuttal/Cross

None.

Board Comments

John Miller voiced support for the project. Everything was done to the rear of the house, and it is a great project. Mr. Miller is fully in support.

Kristin Finn agreed with Mr. Miller and in support. You would never have known that an addition had been built if I had not seen these pictures.

John Brewer commented that this is one of those properties that make me feel nostalgic for Delray Beach and this was a great job.

Peter Dwyer said that he also lives in the district and was very pleased to see this project and nice job.

Chris Cabezas said that he agrees this is a great project and perfect for the Historic community. Mr. Cabezas said that in his time on the board we have not had that many tax exemptions and would like it if someone could explain the process. Mr. Bennett summarized that you would get a complete tax break just for the taxes that apply to the City for the improved value. It encourages you to rehabilitate and restore historic properties as you will not be taxed by the

City, and it would be for ten years.

Katherina Paliwoda added that the Ad Valorem is for the extra square footage which encourages additions to historic structures but the Ad Valorem that gets access after the addition is complete with the CO, that part gets access is frozen for ten years. And this is for the City and the county taxes. The application comes to the City and after the approval it goes to the Property Appraiser, and they will handle the application from then on.

Jim Chard asked if there might be some changes or incentives particularly in regard to Atlantic Avenue Historic District. Ms. Hoyland said that this would pertain to any district or Historic Designated property that is on the local registry.

MOTION to recommend approval to the City Commission for the Historic Property Ad Valorem Tax Exemption Application (2024-060) for improvements to the property at 531 N. Swinton Avenue, 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 Peter Dwyer and seconded by John Miller.

MOTION CARRIED 6-0

- B. Certificate of Appropriateness (2024-101):** Consideration of a Certificate of Appropriateness request for modifications to a window and door of a residential structure.

Address: 106 SE 7th Avenue, Marina Historic District

Owner/Applicant: Marilyn and Micheal Crocker; marilyncrocker@gmail.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Katherina Paliwoda, Planner entered file 2024-101 into the record.

Exparte

Kristin Finn - None

Ivan Heredia - Absent

John Miller - None

Jim Chard - None

Chris Cabezas - None

Peter Dwyer - None

John Brewer - None

Applicant

Daniel Contitor, representing Michael and Marilyn Crocker (owners)

Staff Presentation

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

Public Comment

None

Rebuttal/Cross

None

Board Comments

John Miller commented that the changes to the home are very minor and appropriate, and it will allow the structure to be better used for the longevity of the home.

Chris Cabezas agreed that the changes are made tastefully.

Peter Dwyer said that the changes are appropriate and straight forward.

MOTION to approve Certificate of Appropriateness (2024-101), for the property located at 106 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 the Land Development Regulations was made by John Miller and seconded by Chris Cabezas.

MOTION CARRIED 6-0

C. 2024 Historic Preservation Board Awards – In honor of National Historic Preservation Month

Selection of winners to be recognized at the Historic Preservation Board meeting of May 1, 2024.

Michelle Hoyland, Principal Planner presented and gave a short synopsis of the three nominees:

Residential Contributing Additions

210 NE 5th Court, Del-Ida Park, Historic District Addition-Robert Perlman (owner)

105 NE 7th Street, Del-Ida Park, Historic District Addition-Alan & Ruth Baum (owner)

125 N. Dixie Boulevard, Del-Ida Park, Historic District Addition-Gail Tifford (owner)

Board Comments

Jim Chard asked why there were only three nominees? Ms. Hoyland responded saying that we have not had enough projects make it to CO for them to be considered.

Kristin Finn commented that all these homes are in her area, but 105 NE 7th is right behind my home and has transformed over time. Ms. Finn did ask what the process for voting was and would this be a time for personal views and Michelle did say that yes you can vote with your own opinion.

John Miller agreed with Kristin that all the homes should be celebrated as they are all preserving Delray history. 105 NE 7th Street was probably the most modest change. 210 NE 5th Court brought its changes up to modern standards. In regard to pure effort, 125 N. Dixie Blvd. would be my choice.

Jim Chard commented that 125 N. Dixie Blvd. was a great project but did not see anything that resembles the original structure.

Chris Cabezas enjoys hearing the back story of the projects I think that 210 NE 5th Ct. and 105 NE 7th St. were not as big of a story as 125 N. Dixie Blvd., but maybe we haven't heard everything. I really leaning to 125 N. Dixie Blvd.

Peter Dwyer, I feel it is a choice between 210 NE 5th Court and 125 N. Dixie Blvd.

John Brewer says it comes down to the criteria and I am torn between 210 and 105.

William Bennett asked Ms. Hoyland how historically the voting has been conducted. Ms. Hoyland said that a motion will be made the same as if this was a regular project we were voting on.

NOMINATION for 125 N. Dixie Boulevard made by Kristin Finn and seconded by Peter Dwyer.
MOTION FAILED 2-4

NOMINATION for 105 NE 7th Street made by John Brewer and seconded by John Miller.
MOTION CARRIED 4-2

9. LEGISLATIVE ITEMS – CITY INITIATED

10. REPORTS AND COMMENTS

A. Staff Comments

Ms. Hoyland noted that we need training and hope the board has had an opportunity to look at the training resources. John Brewer asked if the videos were sent. Ms. Hoyland said that she will re-send the information as there are new board members and a refresher is helpful.

Ms. Hoyland indicated she is working on a virtual walking tour presentation to be presented at next month's meeting during the HPB Awards. Ms. Hoyland asked the board for any recommendations for topics to highlight at the HPB Awards meeting.

B. Board Comments

John Brewer asked if there is anyway, we can coordinate the Awards with the Delray Beach Preservation Trust. Ms. Hoyland said that both the Delray Beach Preservation Trust, the Delray Beach Historical Society, and the Spady Museum are invited to the HPB meetings. She also noted that the Delray Beach Preservation Trust and the Delray Beach Historical Society are working on public awareness campaigns for historic preservation month.

Jim Chard asked Ms. Hoyland if they could be automatically invited similar to the DDA. Ms. Hoyland stated that the best way for people and groups to stay up on the HPB agenda is for them to sign up for notifications of the HPB agenda publication via the City's constant contact.

Mr. Chard also asked if there are any mechanisms or outreach that can be done to encourage property owners to historically designate. Ms. Hoyland said there have been discussions on historic designation outreach in the past. Individual property owners can designate their property and that neighbors can come together to propose designation of a neighborhood.

Mr. Cabezas asked if homes can get historic plaques if they are not historically designated? Ms. Hoyland informed the board that the Historic Preservation Trust manages the plaque program. Mr. Miller highlighted the benefits of designation such as the Ad Valorem Tax Exemption Program and Mr. Dwyer agreed that it is a great program. The board also discussed challenges with getting insurance. Ms. Hoyland advised that the National Trust for Historic Preservation website offers resources on insurers. Ms. Hoyland discussed the soft benefits of

historic preservation and how staff encourages owners to designate. Mr. Cabezas asked how long it takes to have your home designated and Ms. Hoyland said about 2-3 months.

John Miller said that there is a structure near the American Legion that has a for sale sign on it and Ms. Hoyland said she has had some contact regarding that structure and informed the customer of potential historic integrity to designate or to be saved via the relocation process.

Mr. Miller advised that on April 25 there is going to be an opening of a show that the Historical Society is putting on of the history of Sam Ogren at the 21 Drops building, there will be limited seating to 125-150 people. The exhibit will be up for a month or two.

Ms. Hoyland has suggested to the Delray Beach Historical Society, that they look into renting a large format scanner to scan Sam Ogren plans and other architects plans that may possibly come along. Ms. Hoyland also noted other properties (104 Seabreeze Avenue) which have been demolished and could be documented and that it is important to explore the history of both Sam Ogren, Sr. and Sam Ogren, Jr. as architects, which is unique and important to highlight that history in Delray Beach.

Chris Cabezas asked if the governor just signed a bill to demolish historic homes that are unsafe? Ms. Hoyland said that this legislation is related to properties within FEMA flood zones and that staff is digesting the legislation for application in Delray Beach. She also advised that the legislation is related to a bigger issue coming out of Miami.

Jim Chard wanted to talk about Landscaping and Preservation of the Natural Environment. Ms. Hoyland said the item could be discussed at an upcoming meeting. Mr. Bennett agreed with the plan for discussion at a future meeting and asked the board if there was a consensus for discussion at a future agenda.

Mr. Cabezas suggested looking at highlighting religious institutions for awards, from a maintenance perspective. Ms. Hoyland suggested that would be a good category for next years' awards program.

C. Attorney Comments

None.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:45 P.M.

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 3, 2024**, which were formally adopted and APPROVED by the Board on _____.

DRAFT

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.

DRAFT