

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

**MEETING DATE:** November 2, 2022

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER:**

The meeting was called to order by Alyse Lemstrom, Chairman at 6:10 P.M.

**2. ROLL CALL**

A quorum was present.

**Members present** were, Alyse Lemstrom, Chairman; Claudia Willis Vice Chairman; Jim Chard; John Miller; and, Kristin Finn.

**Absent** Rhonda Sexton, 2<sup>nd</sup> Vice Chairman, and Bryan Weber.

**Staff present** were Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Michelle Hewett, Planner; and Diane Miller, Board Secretary

**3. APPROVAL OF AGENDA**

**Motion** to APPROVAL of the November 2, 2022, agenda, made by Jim Chard and seconded by John Miller.

**MOTION CARRIED 5-0**

**4. MINUTES**

None

**5. SWEARING IN OF THE PUBLIC**

Alyse Lemstrom, Chairman 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**

Price Patton, 990 Casurina Road - Representing the Delray Beach Preservation Trust, Mr. Patton sent two emails to the board. One is from the state historic preservation officer regarding Carver High School and the other email was from a press release from the Florida Preservation Trust indicating that the Carver site was one of eleven most endangered historic sites in the state of Florida.

## 7. PRESENTATION

None

## 8. QUASI-JUDICIAL HEARING ITEMS

**A. Certificate of Appropriateness (2022-132):** Consideration of a Certificate of Appropriateness and Class I Site Plan Modification associated with the construction of an 80 square foot shed between two existing one-story contributing structures.

**Address:** 3 NE 1st Street, Old School Square Historic District

**Agent:** Jaime Mayo; jmayo@hnm-architecture.com

**Applicant:** Winnie Edwards, Delray Beach Historical Society; winnie@delraybeachhistory.org

**Owner:** City of Delray Beach; barlettom@mydelraybeach.com

Michelle Hoyland, Principal Planner entered project file 2022-132 into the record.

### Exparte

Alyse Lemstrom - None

Kristin Finn - Sits on the Delray Beach Historical Society Board but that does not interfere with her voting on this item.

Jim Chard - None

Claudia Willis - None

John Miller - Spoke to the applicant and sit on the Historical Society Board but that does not interfere with his voting on this item.

### Applicant Presentation

Winnie Edwards, Delray Beach Historical Society

Liz Bold, Delray Beach Historical Society

### Staff Presentation

Michell Hewett, Planner presented the project from a Microsoft Power Point presentation.

### Rebuttal/Cross

None

### Public Comment

George Long 46 N. Swinton Avenue. Mr. Long stated that he loves the property, and the shed will be a great protection for the tools.

### Board Comments

John Miller said that he sits on the Historical Society Board and has seen the plans for the shed. The shed is in a non-visible area and cannot be seen from the street.

Claudia Willis asked if the size of the shed will be suitable for what they need to store and is the west side of the shed have landscaping. Ms. Edwards said that there will be considerable landscaping.

Jim Chard expressed how much he liked the gardens, but can the setbacks be any closer to the parking lot. Ms. Edwards said that the set back as far as it can. Mr. Chard also asked if the shed would be the same color as the bungalow. Ms. Edwards said it will match.

Jim Chard and Kristin Finn noted that the applicant did a great job with the property and the shed is a necessity for storage.

Michelle Hoyland said that applicant indicated that a brick pathway was going to be installed to the entrance of the shed and noted that the walkway will need to be reflected on the site plan. Ms. Hoyland indicated that this can be handled as a site plan technical items if the board chooses. Jim Chard asked Michelle Hoyland to add it as a technical item.

**MOTION** to approve Certificate of Appropriateness (2022-132), request for the property located at 3 NE 1st Street, 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. was made by Jim Chard and seconded by Kristin Finn.

**MOTION CARRIED 5-0**

## **9. LEGISLATIVE ITEMS- CITY INITIATED**

None

## **10.REPORTS AND COMMENTS**

### **A.Staff Comments**

- 2023 board meeting dates were given to the board members.
- Michelle Hoyland sent the board members training videos. One is from the State of Florida which is more specific to the duties of the board and the second video is a symposium that the Town of Palm Beach sponsored a couple of years ago that Ms. Hoyland attended.
- Mr. Miller inquired about artificial turf and Ms. Hoyland has not obtained the information yet.
- The next Historic Preservation Board meeting will be held on December 7, 2022.
- The appeal for the City Center will be heard on December 6, 2022.
- Board members asked if they could go to Commission meetings to speak. Kelly Brandon, Asst. City Attorney, informed the board members that when speaking to the commissioners, they need to inform that they are operating as an individual not as a board member.

### **B. Board Comments**

Claudia Willis said she did not receive the email from Price Patton and did not get an email regarding this meeting. Mr. Miller read the email to the board.

Ms. Hoyland went over the topics raised by Price Patten regarding actions from the Preservation Trust. The Preservation Trust has inquired about the board's commitment to the preservation of Carver which has already happened. Ms. Hoyland advised the board that a previous Historic Preservation Board had committed to wanting to see Carver preserved and that the City Commission also made that same commitment.

Jim Chard said that the email presented by Mr. Patton was new information, but Ms. Hoyland said that the information was from a couple of years ago.

Kristen Finn said that her concern is the preservation of the buildings, and they seem to be sitting with no maintenance. Ms. Finn is looking for some action.

Jim Chard said he thought that the proposition was that the school board was going to convey title to the city and the city would assume all cost of maintenance.

John Miller said the last thing he heard regard Carver is that the school board was going to turn it into a campus for continuing education.

Kelly Brandon said that the board could write a letter to give continue support to City Commission by the Historic Preservation Board.

**MOTION** to make a recommendation to the City Commission for continued support from HPB for the preservation and designation of Carver School High School property made by Claudia Willis and seconded by John Miller.

**Amended** to read the continued preservation, maintenance, and designation of the Historic Carver High School.

**MOTION CARRIED 5-0**

John Miller asked how the Atlantic Avenue Designation was progressing. Ms. Hoyland said that a potential schedule has been discussed.

Claudia Willis asked if we are still moving ahead with the Frog Alley? Ms. Hoyland said that the firm who completed the report had been purchased by a larger company and with that their planning department had been eliminated as well as the staff that were qualified to complete the report. The city has negotiated with the consultant to request authorship rights of the report, which has been approved. Staff plans to get the Frog Alley Steering Committee together again to work on finalizing the report. Ms. Willis would like to continue to contribute and work on this report.

Jim Chard asks about two murals that were lost in downtown and asked if there is anyway the HPB board can be of any help? Ms. Hoyland stated that as the murals were not in a historic district, the board did not have purview over them. Ms. Brandon said that the Public Advisory Board would be a source to reach out to.

**C. Attorney Comments**

None

**ADJOURN.**

There being no further business to come before the Board, the meeting was adjourned at 7:20 pm.

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 2, 2022**, which were formally adopted and **APPROVED** by the Board on **December 7, 2022**.

**ATTEST:**

Chandra Willis

Shane Hill

**BOARD SECRETARY**

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