

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

**MEETING DATE:** January 15, 2025

**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; John Miller, Vice Chair; Chris Cabezas, 2<sup>nd</sup> Vice Chair; Peter Dwyer; Carol Perez; Vlad Dumitrescu; and, Ezra Krieg.

**Absent** None

**Staff Present-** Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Michelle Hewett, Planner; and Diane Miller, Board Secretary.

**3. APPROVAL OF AGENDA**

Upon motion duly made and seconded to APPROVE the agenda for January 15, 2025.

**MOTION CARRIED 7-0**

**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**

Roger Cope, Preservation Trust, 701 SE 1st Street, spoke in favor of designating Veterans Park as a historic site in the park's totality rather than individual elements within the park. Roger Cope detailed the park's significance, outlined the preservation plan, and mentioned an upcoming workshop in February.

Concern was expressed whether a historical designation would impact the city's ability to replace the existing recreation center built in 1966 that is a venue for meetings, workshops, and polling center.

George Long, 46 N. Swinton Avenue, spoke about Veterans Park, affirming its longstanding role in the community.

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

- A. Certificate of Appropriateness and Amendment to the Master Sign Program (2025-026):** Consideration of an after-the fact Certificate of Appropriateness and amendment to the existing Master Sign Program associated with the installation of a wall sign.

**Address:** 10 SE 1<sup>st</sup> Avenue, Old School Square Historic District

**Owner:** Jetport LLC; comptroller@zonelaw.com

**Applicant:** Delray Orthodontics; cwittke@mb2dental.com

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

**Michelle Hewett**, Planner, entered file 2025-026 into the record.

### **Exparte**

Jim Chard - None

John Miller - None

Chris Cabezas - None

Peter Dwyer - None

Carol Perez - None

Vlad Dumitrescu- None

Ezra Krieg - None

### **Applicant**

Jennifer Pedrohida, Delray Orthodontics; 10 SE 1st Avenue, presented through a Microsoft PowerPoint presentation.

### **Staff Presentation**

Michelle Hewett, Planner, presented through a Microsoft PowerPoint presentation.

### **Public Comment**

None

### **Rebuttal/Cross**

Ms. Pedrohida, talked about the window signs, and that the signs were already in place and permitted by code and the other businesses signs, which exist on the building.

Ms. Hoyland noted that the Applicant's presentation reflects revisions related to the backing of the sign that were not provided to the Board prior to the meeting and were not in the staff report. The applicant described the proposed changes.

Ms. Brandon explained that the proposal is typically provided with the application prior to review by the board so that staff could assess the complete proposal.

### **Board Comments**

The board inquired if the request could be approved administratively. Staff explained that the Master Sign Program cannot be reviewed administratively but must be reviewed by the board. Staff also advised that the next board meeting is in two weeks.

A question was posed whether the Applicant was moving the center sconce light and the response was no, the light would remain, and the lettering would move down for the existing light to illuminate the sign.

**MOTION** to postpone Certificate of Appropriateness and Amendment to the Master Sign Program to the property at 10 SE 1st Avenue, Old School Square Historic District until the next available meeting was made by Carol Perez and seconded by Chris Cabezas, 2nd Vice Chair.

**MOTION CARRIED 7-0**

- B. Certificate of Appropriateness (2025-083):** Consideration of a Certificate of Appropriateness for an after-the-fact window installation of a contributing single-family structure.

**Address:** 310 NE 1st Avenue, Old School Square Historic District

**Owners/Applicant:** Joe & Susan Wagman; joewagman@wagman.com

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

**Michelle Hewett**, Planner, entered file 2025-083 into the record.

### **Exparte**

Jim Chard - None

John Miller - None

Chris Cabezas - None

Peter Dwyer - None

Carol Perez - Step Down

Vlad Dumitrescu- None

Ezra Krieg - None

### **Applicant**

Joe Wagman, 235 NE 1st Street Unit 309

### **Staff Presentation**

Michelle Hewett, Planner, presented through a Microsoft PowerPoint presentation.

### **Public Comment**

None

### **Rebuttal/Cross**

None

### **Board Comments**

The board expressed their support for the project and commended the applicant's preparedness and research, considering the change minor in the context of the overall renovation and finding it visually compatible.

An administrative point was raised regarding inconsistencies between different submitted plans. Staff stated that they would work with the applicant to ensure all plan sets are correct if the application moves forward.

A general question about original window materials revealed that while the house likely had wood windows originally, many replacements in the district are aluminum due to cost-effectiveness and insurance compliance. The board noted a past precedent allowing wood-to-aluminum replacements at the staff level for identical windows.

**MOTION** to Approve Certificate of Appropriateness (2025-083), for the property located at 310 NE 1st 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 by John Miller and seconded by Ezra Krieg.

**MOTION CARRIED 6-0**

- C. Certificate of Appropriateness and Waiver (2024-236):** Consideration of a Certificate of Appropriateness and Waiver request for the construction of a two-story addition to the rear of an existing contributing one-story single-family residence.

**Address:** 236 N. Dixie Boulevard, Del-Ida Park Historic District

**Owners/Applicant:** Anne M. Gannon; agannon@pbctax.com

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

**Michelle Hewett**, Planner, entered file 2024-236 into the record.

### **Exparte**

Jim Chard - None

John Miller - None

Chris Cabezas - None

Peter Dwyer - None

Carol Perez - None

Vlad Dumitrescu- None

Ezra Krieg - None

### **Applicant**

Anne Gannon, 236 N Dixie Boulevard; Kermit White, Architect from Principle Design, 7211 Wilson Road, West Palm Beach

### **Staff Presentation**

Michelle Hewett, Planner, presented through a Microsoft PowerPoint presentation.

**Public Comment**

Roger Cope, Cope Architects Inc, 701 SE 1st Street, supports the project as the story addition is clearly subordinate to the original structure.

**Rebuttal/Cross**

None.

**Board Comments**

The board commented and inquired about window sizes, patterns & placement, the visibility of the second story, blank facades/walls, differentiating elements, stucco finishes, the transition & connections between the original structure and the addition, trees, driveway material, and visual compatibility standards relating to the addition being Secondary and Subordinate to the main structure and if a waiver is necessary. Overall, the board was supportive of the request.

Architect Kermit White responded that the new structure would be structurally independent of the home, and it would be joined by a construction joint. Mr. White also responded that the proposed construction would not impact the tree and staff responded that that gap is placed where the upstairs hallway is located and planned windows align with the rooms. Mr. White noted that there are no changes to the driveway, but some rear walkways are being reconfigured and stepping stones are being added to provide access to the mechanical area at the side of the home. He noted that the balcony will be a working balcony.

Ms. Gannon responded that the Gumbo Limbo tree in the rear of the property is being retained and pruned. Ms. Gannon also noted that the driveway is planned to be replaced.

Ms. Hoyland discussed the Land Development Regulation requirement for a waiver in relation to the Visual Compatibility Standard for additions to be Secondary and Subordinate to the main massing of the structure. Ms. Hoyland noted that the driveway alteration can be reviewed administratively at the staff level.

**MOTION** to Approve Certificate of Appropriateness and Waiver (2024-236), for the property located at 236 N. Dixie Boulevard, 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 by Ezra Krieg and seconded by Vlad Dumestrescu.

**MOTION CARRIED 7-0**

**8. LEGISLATIVE ITEMS- CITY INITIATED**

None

**9. PRESENTATIONS**

- A. A Presentation to the Historic Preservation Board of the Delray Beach Memorial Gardens Municipal Cemetery Historic Resource Survey.**

Review the Delray Beach Memorial Gardens Municipal Cemetery Historic Resource Survey.

Michelle Hoyland, Principal Planner, presented a summary of the historic resource survey of the city cemetery, the Delray Beach Memorial Gardens, which was funded by a grant from the state of Florida. Ms. Hoyland highlighted the findings and recommendations of the report provided by consultant Oneida LG2 Environmental Solutions. The report and interactive maps are available on the city's website. This historic portion of the cemetery contains five acres, 1202 burials, and the period of significance for the cemetery is 1902-1974. The report recommends that the cemetery be nominated for addition to the Local and National Registers of Historic Places.

The board inquired about previous studies and research completed as part of the resource survey, if city staff is sharing the report with other municipalities, grants, and burials related to the historic 1903 Inchulva Wreck.

Ms. Hoyland advised that the consultant coordinated with multiple departments including Parks and Recreation and City Clerk as part of their research. Ms. Hoyland expects to speak with other municipalities regarding the report during upcoming quarterly meetings. She also provided a brief overview of the historic preservation grant process and projects that were funded by historic preservation grants in the past.

**MOTION** to recommend to the City Commission that the historic section of the Delray Beach Memorial Gardens Municipal Cemetery be designated historic by John Miller, Vice Chair. Motion amended by Jim Chard, Chair, to add that continuing efforts which are indicated in the report in terms of increasing research and information be completed. So amended by John Miller, Vice Chair and seconded by Vlad Dumitrescu.

**MOTION CARRIED 7-0**

## **10. REPORTS AND COMMENTS**

### **A. Staff Comments**

None

### **B. Board Comments**

Vlad Dumitrescu inquired if the original House of Refuge was planned to be rebuilt. Ms. Hoyland noted that the design of the beach pavilion at the intersection of E. Atlantic Avenue and A1A was modeled after design of the House of Refuge.

Jim Chard reminded staff that they had questions at the last meeting and asked staff to provide an update. Ms. Hoyland advised that she would provide an update at the next HPB meeting.

Ezra Krieg apologized to the board for his tardiness and expressed he was having difficulty receiving email communications.

### **C. Attorney Comments**

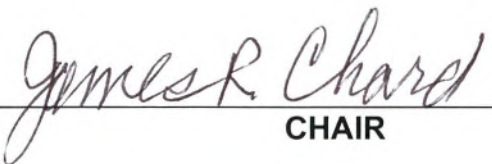
None

**11. ADJOURNED**

There being no further business to come before the Board, the meeting was adjourned at 7:21pm.

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 **January 15, 2025**, which were formally adopted and **APPROVED** by the Board on **June 4, 2025**.

**ATTEST:**

  
**CHAIR**

  
**BOARD SECRETARY**

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