



# City of Delray Beach

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

## Advisory Board Agenda Historic Preservation Board **REVISED**

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Wednesday, June 7, 2023

6:00 PM

City Commission Chambers

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF AGENDA

### 4. MINUTES

#### A. March 1, 2023

Attachments: [3-1-2023-HPB Minutes DRAFT](#)

### 5. SWEARING IN OF THE PUBLIC

### 6. COMMENTS FROM THE PUBLIC

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

### 7. PRESENTATIONS

### 8. LEGISLATIVE ITEMS - CITY INITIATED

- A. **Historic Designation (2021-278):** Recommendation to the City Commission regarding Ordinance No. 26-23 for the historic designation of the “**Atlantic Avenue Historic District**”, which is generally located along E. Atlantic Avenue from Swinton Avenue to the Intracoastal Waterway, pursuant to Land Development Regulations (LDR) Section 4.5.1(B) & (C), Designation Procedures

**Owner/Applicant:** City of Delray Beach; pzmail@mydelraybeach.com

**Planner:** Michelle Hoyland; hoylandm@mydelraybeach.com

**Attachments:**      [2023-06-07-HPB Staff Report-Atlantic Avenue HD](#)  
[Ord. No. 26-23-Atlantic Avenue Historic District](#)  
[Exhibit A-Atlantic Avenue Historic Resources Survey](#)  
[Composite Exhibit B-List All Properties Atlantic Avenue HD](#)  
[Composite Exhibit B-Numbered Map](#)  
[Composite Exhibit B-Table-All Properties Atlantic Avenue HD](#)  
[Exhibit C-Zoning Map](#)  
[Simple Legal Review Approval Ordinance No. 26-23](#)

## 9. QUASI-JUDICIAL HEARING ITEMS

- A. **Certificate of Appropriateness (2023-158):** Consideration of a Certificate of Appropriateness request for the installation of a PVC fence associated with an existing contributing single-family residence.

**Address:** 321 N. Swinton Ave, Old School Square Historic District

**Owner/Applicant:** Tom Sedita; tsedita@aol.com

**Agent:** Mateo Encinosa; mateo@oakdesigngroup.com

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

**Attachments:**      [HPB SR-321 N. Swinton Avenue-2023-06-07](#)  
[Justification Statements-321 N. Swinton Avenue-2023-06-07](#)  
[NOA-321 N. Swinton Avenue-2023-06-07](#)  
[Photographs-321 N. Swinton Avenue-2023-06-07](#)  
[Rendering-321 N. Swinton Avenue-2023-06-07](#)  
[Survey-321 N. Swinton Avenue-2023-06-07](#)  
[Site plan-321 N. Swinton Avenue-2023-06-07](#)

- B. Certificate of Appropriateness (2023-093 & 094):** Consideration of a Certificate of Appropriateness request associated with exterior modifications to an existing non-contributing three-story 2-unit residential structure.

**Address: 1180 Nassau Street**, Nassau Park Historic District

**Owner/Applicant: Edward and Jane Graham**; edwardgraham@outlook.com

**Address: 1190 Nassau Street**, Nassau Park Historic District

**Owner/Applicant: Mark Harrison**; mharrison.delray@gmail.com

**Agent: Gary Eliopoulos**; gary@eliarch.com

**Planner: Katherina Paliwoda**; paliwodak@mydelraybeach.com

**Attachments:**

[HPB SR-1180-1190 Nassau Street-2023-06-07](#)

[Justification Statements-1180-1190 Nassau Street-2023-06-07](#)

[Building Materials and Color Samples-1180-1190 Nassau Street-2023-06-07](#)

[Photographs-1180-1190 Nassau Street-2023-06-07](#)

[Renderings-1180-1190 Nassau Street-2023-06-07](#)

[Plans-1180-1190 Nassau Street-2023-06-07](#)

- C. Certificate of Appropriateness (2022-294):** Consideration of Certificate of Appropriateness, Demolition, and Variance requests for the demolition and construction of an existing rear garage with exterior modifications to an existing 2-story residence.

**Address: 226 N. Swinton Avenue**, Old School Square Historic District

**Owner/Applicant: John and Cathy Babiarz**; babiarzj@gmail.com

**Agent: Roger Cope**; copearchitectsinc@gmail.com

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

**Attachments:**

[HPB SR-226 N Swinton Avenue -2023-06-07](#)

[Appraisal Report-226 N. Swinton Avenue-2023-06-07](#)

[Plans-226 N. Swinton Avenue-2023-06-07](#)

[Survey-226 N. Swinton Avenue-2023-06-07](#)

[Justification Statements-226 N. Swinton Avenue-2023-06-07](#)

[Photographs-226 N. Swinton Avenue-2023-06-07](#)

## 10. REPORTS AND COMMENTS

A. Staff

- Meeting Dates
- Project Updates

B. Board Comments

## 11. ADJOURN

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 City Manager at (561) 243-7015 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 Historic Preservation 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.