

**From:** [Hewett, Michelle](#)  
**To:** [Roger Cope](#)  
**Cc:** [Paliwoda, Katherina](#); [Ron Kurzman](#); [Hoyland, Michelle](#)  
**Subject:** RE: 202 N Swinton Ave  
**Date:** Thursday, February 16, 2023 10:51:00 AM

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Good morning Roger,  
Could you also submit an updated Color and Materials form. We would also need this by Monday.  
Thank you!

**Thank you and Stay safe**

**Michelle Hewett**

Planner

City of Delray Beach

Development Services Department

100 NW 1<sup>st</sup> Avenue

Delray Beach, FL 33444

561-243-7000 ext. 6057

[hewettm@mydelraybeach.com](mailto:hewettm@mydelraybeach.com)

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**From:** Hoyland, Michelle <HoylandM@mydelraybeach.com>  
**Sent:** Wednesday, February 15, 2023 5:08 PM  
**To:** Roger Cope <copearchitectsinc@gmail.com>  
**Cc:** Hewett, Michelle <hewettm@mydelraybeach.com>; Paliwoda, Katherina <paliwodak@mydelraybeach.com>; Ron Kurzman <ronkurzman@gmail.com>  
**Subject:** Re: 202 N Swinton Ave

Thank you Roger!

Regards,

Michelle Hoyland  
Principal Planner, Historic Preservation



City of Delray Beach  
Development Services Department  
100 NW 1<sup>st</sup> Avenue  
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561-243-7039  
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[hoylandm@mydelraybeach.com](mailto:hoylandm@mydelraybeach.com)  
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**From:** Roger Cope <[copearchitectsinc@gmail.com](mailto:copearchitectsinc@gmail.com)>  
**Sent:** Wednesday, February 15, 2023 4:44 PM  
**To:** Hoyland, Michelle <[HoylandM@mydelraybeach.com](mailto:HoylandM@mydelraybeach.com)>  
**Cc:** Hewett, Michelle <[hewettm@mydelraybeach.com](mailto:hewettm@mydelraybeach.com)>; Paliwoda, Katherina <[paliwodak@mydelraybeach.com](mailto:paliwodak@mydelraybeach.com)>; Ron Kurzman <[ronkurzman@gmail.com](mailto:ronkurzman@gmail.com)>  
**Subject:** Re: 202 N Swinton Ave

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This email originated from outside of The City of Delray Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'll do my best to get you new docs (whole set) by Monday but make no mistake we are in agreement with you!

Yes, will remove from Cover Sheet!

May as well add center window at East 2nd floor too!

RC

Sent from my iPhone

> On Feb 15, 2023, at 4:40 PM, Hoyland, Michelle <[HoylandM@mydelraybeach.com](mailto:HoylandM@mydelraybeach.com)> wrote:  
>  
> Ok, do you want to edit the plans to show the square windows?  
>  
> If yes, could you also please remove the connector in the rear from the cover page?  
>  
> If yes, we will need updated digital plans and an 11"x17" hard copy by Monday afternoon (the entire set not just revised pages).  
>  
> Regards,  
>  
> Michelle Hoyland

> Principal Planner, Historic Preservation

>

> City of Delray Beach

> Development Services Department

> 100 NW 1st Avenue

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> 561-243-7039

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>

> -----Original Message-----

> From: Roger Cope <[copearchitectsinc@gmail.com](mailto:copearchitectsinc@gmail.com)>

> Sent: Wednesday, February 15, 2023 4:34 PM

> To: Hoyland, Michelle <[HoylandM@mydelraybeach.com](mailto:HoylandM@mydelraybeach.com)>

> Cc: Hewett, Michelle <[hewettm@mydelraybeach.com](mailto:hewettm@mydelraybeach.com)>; Paliwoda, Katherina  
<[paliwodak@mydelraybeach.com](mailto:paliwodak@mydelraybeach.com)>; Ron Kurzman <[ronkurzman@gmail.com](mailto:ronkurzman@gmail.com)>

> Subject: 202 N Swinton Ave

>

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attachments unless you recognize the sender and know the content is safe.

>

>

> Michelle/Team:

> Great meeting!

> Without wasting time; Ron and I agree to convert all three (3) round windows into pure square  
units AND we agree to use REAL WOOD siding on back structure and not introduce "Boral" anywhere  
on either structure!

> Please adjust Staff Report accordingly!

> Thank you once again!

>

> RC

>

> Sent from my iPhone

**From:** [Roger Cope](#)  
**To:** [Hoyland, Michelle](#)  
**Cc:** [Hewett, Michelle](#); [Ron Kurzman](#); [Paliwoda, Katherina](#)  
**Subject:** Re: 202 N. Swinton Avenue  
**Date:** Tuesday, February 21, 2023 11:35:22 AM

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Yes to adding center window facing East (2nd floor)!  
Yes to eliminating gable vents!

RC

Sent from my iPhone

On Feb 21, 2023, at 11:03 AM, Hoyland, Michelle  
<HoylandM@mydelraybeach.com> wrote:

Roger,

I am sorry to hear this, I hope you are doing ok and are on the mend.

To confirm, staff will add the following to the HPB staff report:

1. Change proposed round windows to square;
2. Change proposed boral siding to wood; and,
3. Remove illustration of breezeway structure from cover sheet.

Could you also please confirm if you are going to make the changes as mentioned in a previous email. If yes, we are happy to also update the HPB staff report:

4. Add a center window to the 2<sup>nd</sup> floor (east side).

Finally, I don't know if there was a final decision on the following, could you please confirm so that we can also add to the staff report:

5. Remove louvers from gable detail.

Again, I hope you feel better soon. Sorry for the back and forth on email, hopefully this is the last of it.

Regards,

Michelle Hoyland  
Principal Planner, Historic Preservation  
<image001.jpg>

City of Delray Beach  
Development Services Department  
100 NW 1<sup>st</sup> Avenue  
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---

**From:** Roger Cope <copearchitectsinc@gmail.com>  
**Sent:** Tuesday, February 21, 2023 10:29 AM  
**To:** Hewett, Michelle <hewettm@mydelraybeach.com>  
**Cc:** Ron Kurzman <ronkurzman@gmail.com>; Paliwoda, Katherina <paliwodak@mydelraybeach.com>; Hoyland, Michelle <HoylandM@mydelraybeach.com>  
**Subject:** Re: 202 N. Swinton Avenue

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Michelle:

I had emergency eye surgery Thursday and have not been able to modify those three (3), minor windows from round to square! As you know we are in complete agreement to do so!

Please make them a simple condition of approval!

The cover sheet modification is irrelevant as it is an image not a drawing to be built by - it can be modified as a condition of approval too!

Unless Ron has a new Color/Material form to present - please use the one submitted!

As you know we agreed to not use Boral siding anywhere on this Project! Condition of approval too!

Thank you!

RC

Sent from my iPhone

On Feb 21, 2023, at 10:06 AM, Hewett, Michelle  
<[hewettm@mydelraybeach.com](mailto:hewettm@mydelraybeach.com)> wrote:

<image001.gif>

Good morning,

We are preparing agenda items for the March 1<sup>st</sup> HPB

meeting, and I wanted to know if you have the updated plans/color and materials form for the project? We need them as soon as possible, so you can email the copies to us.

Additionally, will louvers still be utilized on the arches of the main structure?

**Thank you and Stay safe**

**Michelle Hewett**

Planner

City of Delray Beach

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<image002.gif>