



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



1993 • 2001 • 2017

HISTORIC PRESERVATION BOARD STAFF REPORT

1180-1190 Nassau Street

Meeting

June 7, 2023

File No.

2023-093 & 094

Application Type

Certificate of Appropriateness

REQUEST

The item before the Board is consideration of Certificate of Appropriateness (2023-093 & 094) requests associated with exterior modifications to an existing, non-contributing, three-story, 2-unit residential structure located at **1180-1190 Nassau Street, Nassau Park Historic District**.

GENERAL DATA

Owner (1180): Edward and Jane Graham

Owner (1190): Mark Harrison

Agent: Gary Eliopoulos, GE Architecture, Inc.

Location: 1180 Nassau Street

PCN: 12-43-46-16-C1-000-0010

Property Size: 0.9 Acres

Zoning: RM (Medium Density Residential)

FLUM: Medium Density Residential

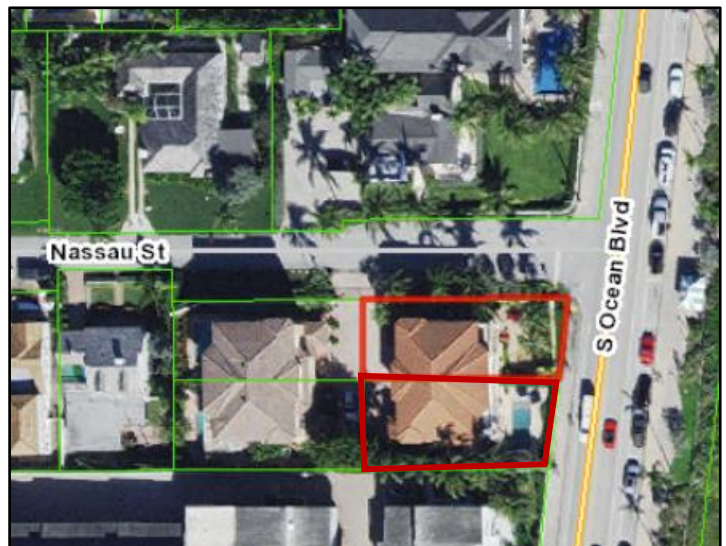
Historic District: Nassau Park Historic District

Adjacent Zoning:

- RM (Medium Density Residential) (North)
- R-1-A (Single Family Residential) (East)
- R-1-A (Single Family Residential) (South)
- R-1-A (Single Family Residential) (West)

Existing Land Use: Residential

Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject properties consists of Lots 1 and 2, Nassau Point subdivision, zoned RM (Multiple Family Residential-Medium Density) and located within the Nassau Park Historic District. The structure is non-contributing. The Nassau Point subdivision consists of Lots 1-4, and contains 2 buildings each containing two, 3-story residential units. The two buildings are adjoined by a common interior courtyard/paver driveway with access from Nassau Street.

The Nassau Park Historic District was originally conceived in 1935 as the first planned residential development south of Atlantic Avenue. Originally platted as Asbury Park Heights, it was renamed Nassau Park in 1935 by developer R.C. McNeill, who commissioned Sam Ogren, Sr. to design the first house, located at 234 South Ocean Boulevard in 1935 (the subject property was formerly addressed as 234 South Ocean Boulevard). The original 1935 home on the subject property was demolished in 1988 to make room for the multi-family residential project that exists on the subject property today. This action could have signaled the end of Nassau Park as a single-family residential neighborhood by

Project Planner:

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Review Dates:

June 7, 2023

Attachments:

1. Plans, Survey, & Renderings
2. Photographs
3. Color & Materials
4. Justification Statements

bringing about a domino effect of new development and construction. Instead, that single demolition became the catalyst for the designation of the Nassau Park Historic District.

Nassau Park's close proximity to the beach and charming, simple yet stylish architecture of its small-scale houses made this neighborhood highly desirable and successful from its inception. Eighteen houses were built between 1935 and 1941, with four more homes built during the 1950s and 1960s. The homes were inspired by the Colonial-Cape Cod Revival Style. The area is flourishing and most of the small quaint cottages have undergone substantial rehabilitation by caring owners who appreciate the value of their properties. This pride of ownership has contributed to the steady increase in property values, and the continued desire to preserve this small residential community as one of the few remaining historic enclaves representative of the early days of life in Delray Beach.

At the Historic Preservation Board meeting of April 21, 1989, the development proposal for Nassau Point, as it exists, was granted a series of variances to the required setbacks. In 1990, the property was replatted into four, fee-simple lots and the development was constructed in 1993. Below is a chart documenting the approved variances:

Nassau Cove Variance Approval 88-4		
Location	Required Setback	Approved Setback
Front	1 st / 2 nd Stories - 25'	2 nd Story Deck - 21'
	3 rd Story - 30'	3 rd Story - 26.5'
Side Interior	1 st / 2 nd Stories - 15'	2 nd Story - 14'
	3 rd Story - 25'	3 rd Story - 15'
Side Street	1 st / 2 nd Stories - 25'	1 st / 2 nd Stories - 10'
	3 rd Story - 30'	2 nd Story Deck - 8.5'
Rear	Entire Building - 25'	3 rd Story - 10'
Pool	When adjacent to any street right-of-way line - 15'	2 nd Story Deck - 22'
Parking	When adjacent to any street right-of-way line - 15'	9'
	Two or more bedrooms require 2 spaces per unit, Guest parking requires .5 space per dwelling unit.= 10 spaces required for total plan	8

At its meeting of May 17, 2006, HPB approved Class IV Site Plan Modification and Certificate of Appropriateness (2005-390) request for the demolition of the existing structure and subsequent new construction of a three-story building, containing two residential units. The development proposal included the following:

- Demolition of the existing three story, two unit structure that was constructed in 1993;
- Construction of a 8,628 square foot, three story, two unit structure;
- Design Elements;
- Landscape Plan, and;
- Waiver request for relief to sight visibility requirements in LDR Sections 4.6.14(A)(1) &(2)

In October 2006, a building permit was issued for interior demolition work.

At its meeting of March 7, 2007, HPB approved a Class I Site Plan Modification and Certificate of Appropriateness (2007-044) request for exterior alterations to the existing 1180-1190 structures. The project was completed in 2008. The development proposal included the following alterations:

East Elevation –

- Replace rail on second and third floor balconies;
- Replace existing first floor windows with two-light casement windows;
- Add louvered shutters to first floor windows;
- Add small, arched windows to each side of shuttered windows;
- Remove two arched windows spanning both the second and third floors;
- Install two, square, simulated divided light windows on the second floor;
- Install two, arched, simulated divided light windows on the third floor, and;
- Extend stucco banding located below the third floor balconies from side to side, and in between the arched and square windows.

North/South Elevations –

- Extend wall that ended at first arch on third-floor balcony and add three simulated divided light casement windows;
- Add shutters to arched windows on second and third stories;
- Remove window overhang on second story and replace with railed, open balcony, barrel tiled overhang, and a single pane French door flanked by fixed French doors;
- Relocate main entry to below above noted second-floor balcony, and;
- Install solid, arched door, flanked by structural pilasters connected to the above noted balcony.

West Elevation –

- Replace entry door with casement window, and;
- Install rail at covered area flanking garage.

Color changes –

- Doors – Dark Wood
- Trim/Fascia – Canewood (Peachey Brown)
- Walls – Southwestern Sand (Cream)

At its meeting of December 19, 2007, HPB approved Class II Site Plan Modification and Certificate of Appropriateness (2008-046) request for exterior modifications which included the removal of the existing pool and installation of a new pool with spa and rock waterfall, construction of a new pool terrace and beach area, and new landscaping. The pool was completed along with the previously approved exterior modifications.

The request before the board is a Certificate of Appropriateness and Variance (2023-093) request for a change of architectural style and exterior modifications to the easternmost, 3-story, 2-unit residential structure. Specifically, the request includes a change from the existing Mediterranean Revival style to Masonry Vernacular, new slate tile roof, new decorative architectural features, the enclosure of the existing 97 square feet covered porch on the west side of the structure, and the addition of a 2nd story wrap around porch on the northeast and southeast sides of the structures. The COA request is now before the board.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Historic Preservation Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach

Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

ZONING USE AND REVIEW

Pursuant to LDR Section 4.4.6(F)(1) – Medium Density Residential (RM) Development Standards:

The existing use is multi-family 4-unit residential development, and will remain the same, which is a permitted use within the medium density residential zoning district.

Pursuant to LDR Section 4.3.4(K) - Development Standards: properties located within the RM zoning district shall be developed according to the requirements noted in the chart below.

The proposal is in compliance with the applicable requirements and approved variances of record; therefore, positive findings can be made.

Pursuant to LDR Section 4.3.4(K), Development Standards, duplexes within RM zoning districts, shall be developed according to the requirements of the RM zoning district and as noted in the chart below:

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
OPEN SPACE	25%	58%	56%
SETBACKS (MINIMUM)	25' 1 st /2 nd Story	21' 1 st /2 nd Story	
FRONT (EAST)	30' 3 rd Story	26'6" 3 rd Story	No change
SIDE STREET (NORTH)	25' 1 st /2 nd Story	10'3"	No change
	30' 3 rd Story		
SIDE INTERIOR (WEST)	15' 1 st /2 nd Story	14'9"	No change
	30' 3 rd Story		
REAR (SOUTH)	25'	16'8"	No change
HEIGHT	35'(MAX)	34'9"	No change

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1E(2) – Major and Minor Development.

The subject application is considered "Minor Development" as it involves "the alteration of the exterior and front facades of an existing non-contributing structure within the Nassau Park Historic District."

Pursuant to LDR Section 4.5.1E(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

There is an existing 6' masonry privacy wall, which surrounds the property along with aluminum driveway access gates. The proposal includes one modification to the existing privacy wall, requested to be painted Benjamin Moore glacier white #AC-40.

The proposal also involves modification of existing balconies, which are proposed to be removed and replaced and include new, aluminum, horizontal picket railings painted Benjamin Moore "Kendall Charcoal".

SECRETARY OF THE INTERIORS STANDARDS

Pursuant to LDR Section 4.5.11(5) – Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old

in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The subject property contains four 3-story residential units within 2 buildings that were constructed in 1991. As the structure is not at least 50 years from when it was first constructed, the property is considered non-contributing to the Nassau Park Historic District. The proposal includes a change in architectural style for the easternmost 2-unit structure from its existing Mediterranean Revival style to a Masonry Vernacular style. The 2-unit, 3-story structure in the rear of the site will remain in the Mediterranean Revival style. The proposed style is an architectural style permitted within the Nassau Park Historic District and is common to other Delray Beach historic districts. The practice of modifying and/or adding new architectural styles to an existing structure is not considered appropriate for historic structures as it destroys the structures historic integrity; however, as the structure is non-contributing, the board will need to determine that the proposal meets the intent of the Secretary of the Interior's Standards.

Pursuant to LDR Section 4.5.1I(7) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1I(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1I(2)(a), shall also be determined through application of the Building Height Plane.

- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

m. Additions to individually designated properties and contributing structures in all historic districts: Visual compatibility shall be accomplished as follows:

- 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.**
- 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.**
- 3. Characteristic features of the original building shall not be destroyed or obscured.**
- 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.**
- 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.**
- 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.**

The proposal includes a change in architectural style from Mediterranean to Masonry Vernacular, which includes the enclosure and extension of balconies along with exterior modifications to accommodate the architectural change. With regard to **height**, this request does not modify the existing height of the structure, however there is a proposed roof change from barrel tile to flat cement tile, which will alter the existing design. There are no proposed changes with regard to massing and scale.

Regarding **Porches**, the proposal includes the enclosure of the 1st floor open air porch on the west side of the residence and a new wrap around covered balcony on the 2nd story. There are no concerns with setbacks nor proposed materials, and the 1st floor enclosure will have smooth stucco exterior finish. On the 2nd story, the existing balconies on the east side are being enlarged to wrap around and connect to the existing north and south side balconies. There is concern with the proposed design of the wrap around balcony as the railings are horizontal in design, which is a more modern element and not typically utilized on other Masonry Vernacular structures within the Nassau Park historic district. Consideration should be given to a vertical railing design to ensure compatibility with the Nassau Park Historic District.

Regarding the visual compatibility standard of **Relationship of Materials, Texture, and Color**, the proposal includes a smooth stucco finish on the 1st floor and vertical Hardiboard plank on the 2nd floor and 3rd floors. The exterior walls will be painted Benjamin Moore "Glacier White #AC-40", the roof will be a flat, dark grey, cement tile "Bel-Air #4549 Santa Paula", with doors and aluminum railings to be Benjamin Moore "Kendall Charcoal #HC-166". Cedar wood columns, Hardiboard brackets, "cellofoam" outlookers, along with stucco banding and fascia to be Benjamin Moore "Brilliant White OC-150". There are some concerns regarding the use of some of the proposed materials such as "cellofoam" as it is not typically utilized on historic structures and therefore, may not be considered compatible for the historic district. Overall, the use of authentic materials guarantees the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district.

All new **windows and doors** are to be a combination of casement and fixed, impact resistant, with aluminum white frame windows and muntins. It is noted on the window and door schedule that glass will be clear, however a note on the site plan mentions glass will have a gray tint to match the existing windows. Since non-contributing structures are not exempt from meeting energy efficiency requirements like historic structure, it was determined by HPB that gray window tint be acceptable to use within historic districts instead of Low-E glass, which produces a green reflective tint. An added

Site Plan Technical Item is that the proposed glass color be shown throughout the plans as gray to match the existing.

Regarding **Roof Shapes**, there are no proposed changes to the shape of the roof, the only change is in material from a Spanish tile to a flat cement tile.

- a. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

With regard to **Architectural Style**, the proposal includes the change of architectural style from Mediterranean Revival to Masonry Vernacular. The proposed style is seen within the Nassau Park Historic District, however the standards note that **all major and minor development shall consist of only 1 architectural style per structure or property and not introduce elements definitive of another style**. In addition, the 2-unit, 3-story, residential structure to the west is within the same residential, which will remain in the Mediterranean Revival style. There is concern that the change of architecture style for the front building could have a negative visual effect on the streetscape since the two buildings will no longer match. This could also affect the **Front Façade** as the design will be completely altered from what is existing. It is also important to note that the structure is non-contributing due to the time period that was constructed. Since it's a 1991 residence, there is no concern that it could be considered contributing to the Nassau Park Historic District within the next 10-year survey. The board will need to determine whether or not the proposed change in style is appropriate for the district and historic streetscape.

SITE PLAN TECHNICAL ITEMS

1. That glass color be shown throughout the plans as gray to match the existing has been added as a site plan technical item.

COMPREHENSIVE PLAN

Pursuant to the **Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning**: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

HPE Policy 1.4.1

Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.

The development proposal involves exterior modifications to the existing non-contributing, 2-unit, 3-story residential structure. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the subject 2-unit structure is within a 4-unit multi-family, residential development and the overall property is within an area surrounded by single-family structures. The board will need to make a determination that the proposal can be found to be consistent with the requirements of this policy.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness requests (2023-093 & 094), for the property located at **1180 Nassau Street, Nassau 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.
- C. Approve Certificate of Appropriateness requests (2023-093 & 094), for the property located at **1180-1190 Nassau Street, Nassau 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, subject to the following conditions:
- D. Deny Certificate of Appropriateness requests (2023-093 & 094), for the property located at **1180 Nassau Street, Nassau Park Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

<input checked="" type="checkbox"/> Courtesy Notices are not required for this request.	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on 5/31/23, 5 working days prior to meeting.
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