



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 799 NE 2nd Avenue

Project Location: 799 NE 2nd Avenue

Request: The item before the Board was the consideration of a Certificate of Appropriateness (COA) associated with exterior elevation alterations, adding horizontal Hardie Plank siding to a masonry (CBS) structure. Staff recommendation was for the existing exterior vertical wood siding to be removed, and to repair and restore the building's original smooth stucco finish; or that the existing exterior vertical wood siding remains intact.

Board: HPB

Meeting Date: March 2, 2016

Board Action:

Board denied staff recommendation, and approved alternative action to allow the installation of horizontal Hardie Plank siding to a masonry (CBS) structure. (Approved alternative action 4-2). Rhonda Sexton absent.

Project Description-noting staff concerns:

The project is located at 799 NE 2nd Avenue. The property consists of a noncontributing historic building operating as a dental office located within a prominent corner location in Del-Ida Park Historic District.

The proposal involves;

The item before the Board was the consideration of a Certificate of Appropriateness (COA) associated with exterior elevation alterations, adding horizontal Hardie Plank siding to a masonry (CBS) structure.

Per the city's property card and original drawings and elevations (attached to this report) the subject property contained a residential building constructed of (CBS) concrete block and steel, covered in a stucco finish. The drawings illustrate that the building had circular vents on the front elevation and a small section of vertical wood board trim at the upper gable ends. The current vertical wood siding has a "remodeled" look and has covered (or removed) several significant original architectural details.

LDR Section (E)(8)(l) states; not to introduce elements definitive of another architectural style, therefore finding the proposed synthetic horizontal siding applied to the building's exterior visually incompatible and not a typical siding material found on a 1950's CBS structure. The most appropriate solution would be to remove the (1985) vertical wood siding and to repair and restore the building's original smooth stucco finish and this is a condition found in the recommendation section of the staff report.

The Secretary of the Interior Standard # 2 states removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Hardie plank siding is not a recommended exterior finish for this subject structure and staff feels that it would result in loss of

Appealable Item Report

the historic character of the building. As noted, the current vertical wood siding has a “remodeled” look and has covered (or removed) several significant original architectural details. Standard # 1 states that 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

Past previous improvements discussed in report;

- The current vertical wood was approved in 1988 before the district was designated
- In June 2015 a permit came in for new windows and was approved, and mirrored (reflective) windows were installed. See attached staff report for more history.

Staff recommendation;

1. That the existing exterior vertical wood siding be removed and repair and restore the building’s original smooth stucco finish OR;
2. That the existing exterior vertical wood siding remains intact.

Board comments:

Two board members Andrea Harden and Andrea Sherman agreed with staff recommendations and Andrea Harden stated that past mistakes don’t mean we should give up on Del-Ida Historic District. Andrea Sherman stated hardie plank doesn’t work with the existing windows and we should get back on a path of historic preservation.

The remaining board members (John Miller, Price Patton, Angela Budano and Bill Bathurst) voted for approval of the installation of the hardie plank siding. In general, they reasoned that because the building was noncontributing (even though it meets age and architectural style), and they would prefer the original smooth stucco finish, they felt that the numerous inappropriate alterations to the building made it a candidate to alter the exterior.

The Board approved an alternative action.

Public input – noting comments and concerns:

There was one public comment that the siding didn’t have to match other houses in the neighborhood, but could use appropriate material. The speaker stated that she had taken great pains and expense to replace her windows under the historic preservation regulations and she was very disappointed that inappropriate black mirrored windows had been installed at this property previously.

Associated Actions: None

Next Action: The HPB action is final unless appealed by the City Commission.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: March 2, 2016

ITEM: 799 NE 2nd Avenue, Del-Ida Park Historic District-Certificate of Appropriateness, (2016-075) for exterior elevation alterations.

GENERAL DATA:

Owner:..... Peggy Gotte

Agent:..... Peggy Gotte

Location:..... 799 NE 2nd Avenue

Property Size:..... .42 Acres

Current Zoning:..... RO (Residential Office)

Adjacent Zoning:.....

North: R-1-A

South: RL

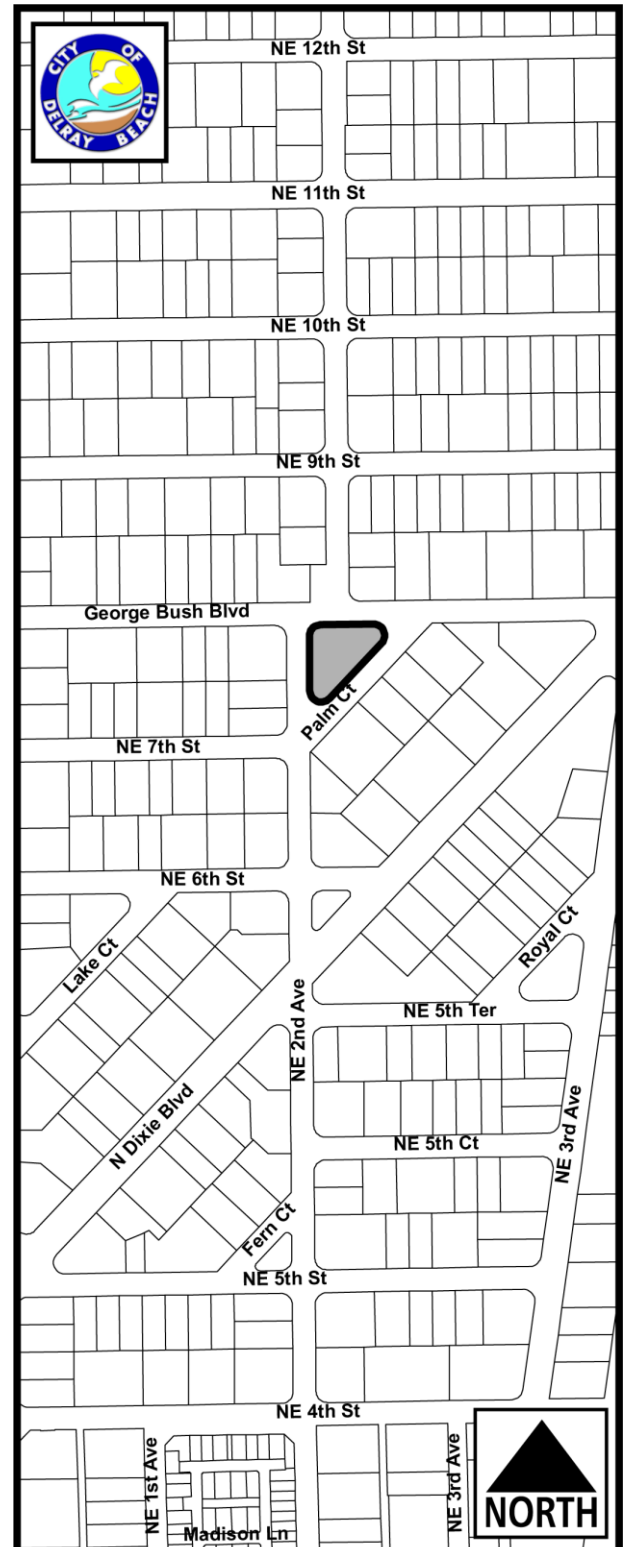
East: RO

West: R-1-AA

Proposed Land Use:..... Office

Water Service:..... On site

Sewer Service:..... On site



HISTORIC PRESERVATION BOARD

MEMORANDUM STAFF REPORT

Property Owners/Agent: Peggy Gotte

Project Location: 799 NE 2nd Avenue, Del-Ida Park Historic District

HPB Meeting Date: March 2, 2016

File: COA 2016-075

ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) associated with exterior elevation alterations to a non-contributing structure located at 799 NE 2nd Avenue, **Del-Ida Park Historic District**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H)(5).

BACKGROUND & PROJECT DESCRIPTION

The large corner property consists of Lots 1 & 2, Block 12, Del-Ida Park and is situated between NE 2nd Avenue, Palm Court and George Bush Boulevard. The structure is a 2,000 square foot (single story) masonry vernacular style structure completed in September 1950 according to the City Property cards. It is considered a non-contributing dwelling within the Del-Ida Park Historic District. The property is zoned RO (Residential Office) and is currently in use as an orthodontics office.

Per the city's property card and original drawings and elevations (attached to this report) the subject property contained a residential building constructed of (CBS) concrete block and steel, covered in a stucco finish. The drawings illustrate that the building had circular vents on the front elevation and a small section of vertical wood board trim at the upper gable ends. The current vertical wood siding has a "remodeled" look and has covered (or removed) several significant original architectural details.

Past history of Property (permits and COA's)

In June 1985, a request was submitted to remodel the building by replacing the existing cement roof tiles with cedar shakes, and to apply vertical rough-cut cedar siding to the fascia, overhangs, and stucco walls. This request was prior to Del Ida Park becoming a designated historic district in March 1988.

In January 2005, the Historic Preservation Board reconsidered (COA-044) and approved the replacement of the wood shake roof with metal roofing, subject to the condition that the metal be a chromatic color within a recommended palette.

In August 2015, a class 1 site plan modification (2015-233), for a temporary construction trailer located on the property was approved with conditions;

1. The temporary construction trailer will be located on site for no longer than 90 days.
2. The temporary construction trailer will be used solely for the purpose of construction activity, not temporary office space.

In June 2015 a permit came in for new windows and was approved, and mirrored (reflective) windows were installed.

The current request (**COA 2016-075**), is for the installation of horizontal Hardie Board plank siding to the exterior of the structure. This request is now before the Board for consideration.

DESIGN ELEMENTS ANALYSIS

Pursuant to **LDR Section 2.4.6(H)(5)**, Prior to approval, a finding must be made that any Certificate of Appropriateness to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, and the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to LDR Section 4.5.1(E)(4), (E)(5), (E)(7), and (E)(8) "Development Standards" provides guidelines in evaluating alterations or additions of exterior architectural features. The guidelines are as follows:

(E)(4) Alterations. In considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

(E)(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.

(E)(7) 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 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below.

(E)(8) All improvements to buildings, structures, and appurtenances within a designated historic district shall be visually compatible. Visual compatibility shall be determined in terms of the following criteria:

- (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.
- (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.

The applicable Secretary of Interior Standards for Rehabilitation are noted below:

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 #1)

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 #2).

Each property shall be recognized as a physical record of its time, place, and use. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided (Standard #3).

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. (Standard #5)

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 #9).

STAFF COMMENT:

The proposed exterior siding (Hardie board plank) alterations are not in keeping with the architectural style or exterior finishes of the existing 1950 structure nor do they meet the intent of the applicable review criteria as noted above.

While classified as non-contributing, the structure is in a prominent location when entering Del-Ida Park Historic District. The masonry vernacular architectural style is simple in its form and yet distinctive in its original modest details, particularly that of the CBS construction, stucco exterior finish, circular vents and vertical wood board trims at the upper gable ends. CBS construction of this time era was almost always covered in a masonry or stucco finish.

The Secretary of the Interior Standard # 2 states removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Hardie plank siding is not a recommended exterior finish for this subject structure and staff feels that it would result in loss of the historic character of the building. As noted, the current vertical wood siding has a "remodeled" look and has covered (or removed) several significant original architectural details. Standard # 1 states that 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. This former residence now being used as office space should have minimal change to its original exterior skin, which was one of the most evident architectural details associated with the structure. Since alterations are being proposed to the building's exterior, it is an opportune time to restore and preserve its original exterior finish. Per staff's site photograph illustrating a cut out section of wood siding near the utilities on the south elevation, the original stucco finish appears to be in good condition. In addition, distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved and this is stated in Standard # 5.

LDR Section (E)(8)(I) states; not to introduce elements definitive of another architectural style, therefore finding the proposed synthetic horizontal siding applied to the building's exterior visually incompatible and not a typical siding material found on a 1950's CBS structure. The most appropriate solution would be to remove the (1985) vertical wood siding and to repair and restore the building's original smooth stucco finish and this is a condition found in the recommendation section of this report.

Based on this analysis, positive findings can be made with respect to LDR Sections 2.4.6(H)(5), 4.5.1(E)(4), (E)(5), (E)(7), (E)(8)(g)(I), the Secretary of the Interiors Standards for Rehabilitation subject to conditions listed in the recommendation section of this report.

ALTERNATIVE ACTIONS

- A. Continue with direction
- B. Move approval of COA 2016-075) for elevation changes to the non-contributing structure at **799 NE 2nd Avenue, Del Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations 2.4.6(H)(5), 4.5.1(E)(4), (E)(5), (E)(7), (E)(8)(g)(l), and the Secretary of the Interior's Standards for Rehabilitation.
- C. Move denial of the Certificate of Appropriateness (2016-075) for elevation changes to the non-contributing structure at **799 NE 2nd Avenue, Del Ida Park Historic District**, based upon a failure to make positive findings with respect to Land Development Regulations 2.4.6(H)(5), 4.5.1(E)(4), (E)(5), (E)(7), (E)(8)(g)(l), and the Secretary of the Interiors Standards for Rehabilitation.

RECOMMENDATION

Move approval of the Amendment to Certificate of Appropriateness (2016-075) for elevation changes to the non-contributing dwelling at **799 NE 2nd Avenue, Del Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations 2.4.6(H)(5), 4.5.1(E)(4),(E)(5),(E)(7),(E)(8)(g)(l), and the Secretary of the Interior's Standards for Rehabilitation subject to the following conditions:

1. That the existing exterior vertical wood siding be removed and repair and restore the building's original smooth stucco finish **OR**;
2. That the existing exterior vertical wood siding remains intact.

Attachments;
Photographs
Site Plan
Hardie Plank Manufacturer cut sheets

Prepared by Lynn Van Duyne,
Senior Planner, Historic Preservation

CITY OF DELRAY BEACH, FLORIDA

DISTRICT

R-2

Card #1.

SUBDIVISION	BLOCK	LOT	Improved
Del Ida Park	12	1-2-	Vacant
			Exempt

OWNER Minnie J Perkins

ADDRESS Box 1796, City

OWNER (Arthur L) Mildred A. Cullen

ADDRESS Box 1796, City 208 Palm Court

OWNER

ADDRESS

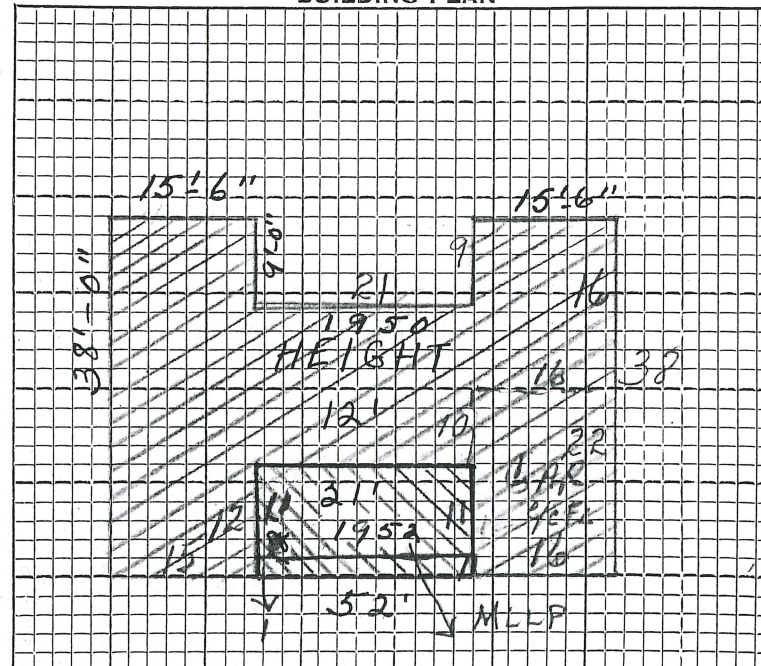
DESCRIPTION: Permit # 1352-CBS Res.-Est.Cost-\$11,358
 2 bedrooms Completion Date-9/26/50
 1 bath #2519-Enclosed porch-\$1,000-10/6/52 208 Palm Ct

YEAR—	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960
EXEMPTION												
LAND (2)	650	650	2763	2762	1674	1674	1674	1674	1674	1674	1675	1675
BLDGS.			5900	5894	6862	6862	6862	10000	10000	10000	10000	10,000
TOTALS			8700	8700	8500	8500	8500	11700	11700	11700	11700	11,700
PER. PROP.			100-	300	300	300	300	300	300	300	300	300

DESCRIPTION OF BUILDING

TYPE BLDG.	BASEMENT	ROOF	INT. FINISH	MISCELLANEOUS
<input checked="" type="checkbox"/> Single Dwlg.	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> Plaster	<input type="checkbox"/> Sprink. (Fire)
<input type="checkbox"/> Double Dwlg.	<input type="checkbox"/> Part	<input type="checkbox"/> Hip	<input type="checkbox"/> Decorated	<input type="checkbox"/> Fire Escapes
<input type="checkbox"/> Duplex Dwlg.	<input type="checkbox"/> Full	<input type="checkbox"/> Flat	<input type="checkbox"/> Pine	<input type="checkbox"/> Refrigerators
<input type="checkbox"/> Apartment	<input type="checkbox"/> Dirt Floor	<input type="checkbox"/> Mansard	<input type="checkbox"/> Hardwood	<input type="checkbox"/> Vac. C. Sys.
<input type="checkbox"/> Store	<input type="checkbox"/> Cement Floor		<input type="checkbox"/> Metal	<input type="checkbox"/> Skylights
<input type="checkbox"/> Store & Office	<input type="checkbox"/> Finish		<input type="checkbox"/> Marble & Tile	<input type="checkbox"/> Fireplaces
<input type="checkbox"/> Store & Apt.			<input type="checkbox"/> Panels	<input type="checkbox"/> Incinerators
<input type="checkbox"/> Office	<input checked="" type="checkbox"/> HEATING		<input type="checkbox"/> FLOORS	<input type="checkbox"/> Solar W. Sys.
<input type="checkbox"/> Hotel	<input checked="" type="checkbox"/> None		<input type="checkbox"/> Wood Joists	<input type="checkbox"/> Air Con. Sys.
<input type="checkbox"/> Theatre	<input type="checkbox"/> Stoves		<input type="checkbox"/> Mill	
<input type="checkbox"/> Garage (Apt.)	<input type="checkbox"/> Oil Burner		<input type="checkbox"/> Steel Beams	
<input type="checkbox"/> Garage (Serv.)	<input type="checkbox"/> Fireplace		<input type="checkbox"/> Reinf. Concrete	
<input type="checkbox"/> Garage (Prvt.)			<input type="checkbox"/> Reinf. Tile	
<input type="checkbox"/> Gas Station			<input type="checkbox"/> Dirt	
<input type="checkbox"/> Church				
<input type="checkbox"/> School				
<input type="checkbox"/> Lumber Sheds				
ROOFING	CONSTRUCTION	EXT. WALLS	FLOORING	FACTORS
<input type="checkbox"/> Shingle	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Wood Siding	<input type="checkbox"/> Pine	<input type="checkbox"/> No. of Rooms
<input type="checkbox"/> Pitch & Gravel	<input type="checkbox"/> Steel Frame	<input type="checkbox"/> Brick	<input type="checkbox"/> Hardwood	<input type="checkbox"/> Apartments
<input type="checkbox"/> Metal	<input type="checkbox"/> Reinf. Concrete	<input type="checkbox"/> Brick Cased	<input type="checkbox"/> Concrete	<input type="checkbox"/> Rooms & Apt.
<input type="checkbox"/> Composition	<input type="checkbox"/> Mill	<input checked="" type="checkbox"/> Stucco	<input type="checkbox"/> Tile	<input type="checkbox"/> Fin. Attic R.
<input checked="" type="checkbox"/> Slate	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Block CB	<input type="checkbox"/> Marble	<input type="checkbox"/> Fin. Base. R.
<input type="checkbox"/> Tile—Flat or	<input type="checkbox"/> Concrete Tile	<input type="checkbox"/> Shingle	<input type="checkbox"/> Terra-zo	<input type="checkbox"/> Date Complet.
<input type="checkbox"/> Ornamental			<input type="checkbox"/> Linoleum	<input type="checkbox"/> Age
FOUNDATIONS	EXT. TRIM	PLUMBING	LIGHTING	
<input type="checkbox"/> Stone	<input type="checkbox"/> Plain	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Electric	
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Ornamental	<input type="checkbox"/> Fixtures	<input type="checkbox"/> Gas	
<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Toilets	<input type="checkbox"/> Lamps	
<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Stucco	<input type="checkbox"/> Bathroom:		
<input type="checkbox"/> Piers	<input type="checkbox"/> Terra Cotta	<input type="checkbox"/> Tile Floor		
	<input type="checkbox"/> Metal	<input type="checkbox"/> Baths, Built-In		
		<input type="checkbox"/> Showers		

BUILDING PLAN



BUILDING DIMENSIONS

SIZE	HEIGHT	NO. STORIES
21' x 17'	12'	4284
15'6" x 38'	12'	7068
15'6" x 38'	12'	7068
12' x 21'		3024

CONDITION

GOOD	FAIR	BAD
	<input checked="" type="checkbox"/>	
SQ. FT.	V. P.	TOTAL
21444	32	686

VALUATION RECAPITULATION

80% \$ 62 5%

ADDITIONAL BUILDINGS

LAND APPRAISAL

Front and Depth	Unit Price	Depth Factor	Corner Factor	Front Foot Value	Valuation
114.25 x 109.28		90	<input checked="" type="checkbox"/>	1200	1357-
118.37 x 110.32		90	<input checked="" type="checkbox"/>	1200	1406
Enhancing Factor Deducting Factor					
35% (10)					276.3

LOTS

☒ Level
☒ High
☐ Low
☐ Rocky
☐ Swampy

ACREAGE

☐ Level
☐ Hilly
☐ Rocky
☐ Swampy
☐ Farm
☐ Wooded

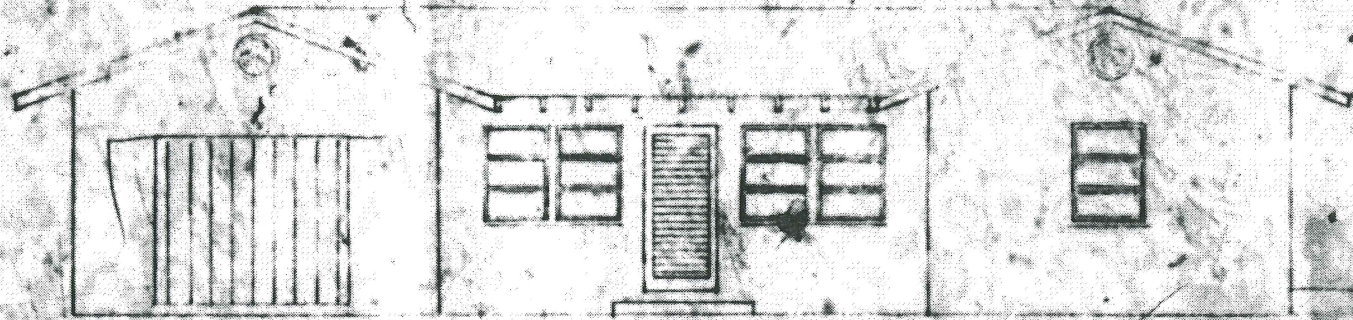
ST. IMPROVEMENTS

☒ Paved
☐ Dirt
☐ Sidewalk
☐ Curb
☒ Water
☐ Sewer
☒ Electric Light

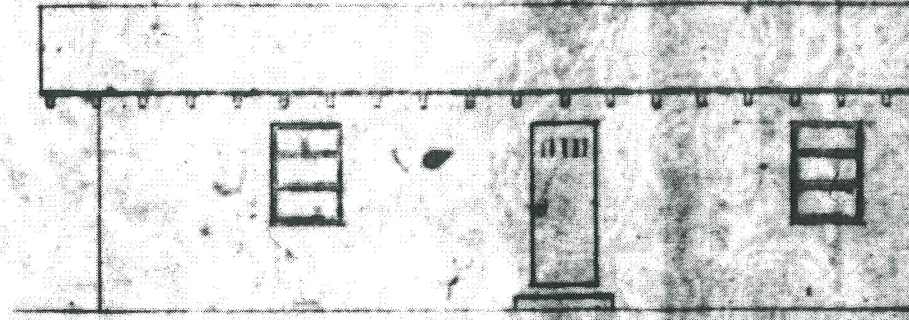
TOTAL BUILDINGS \$

TOTAL LAND

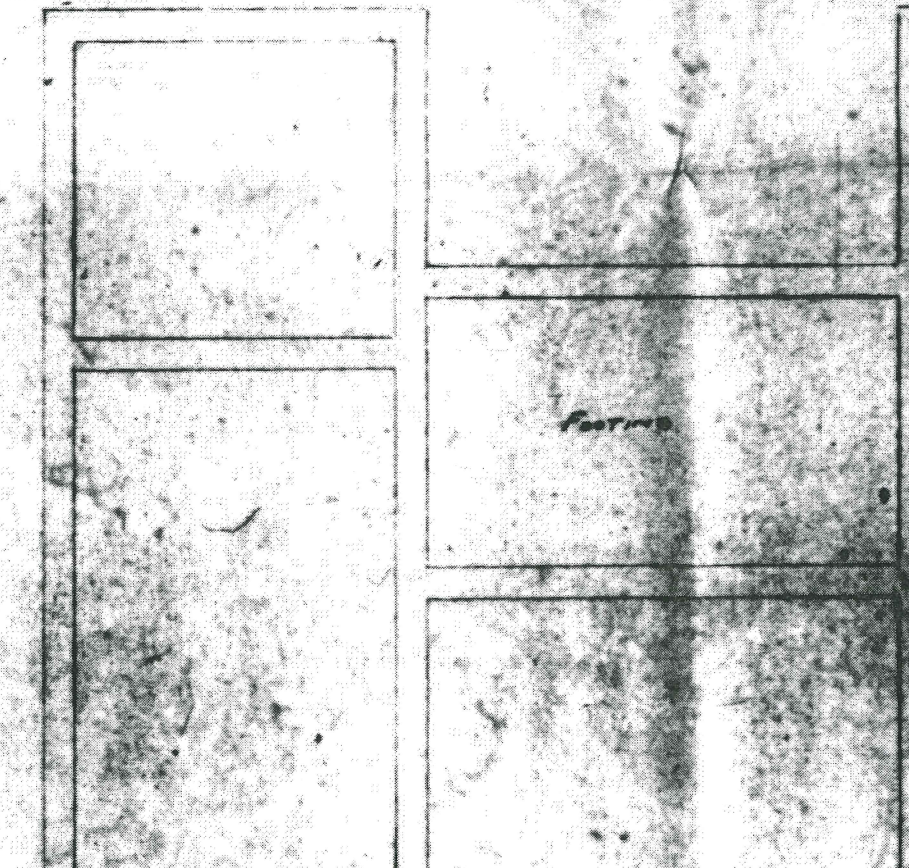
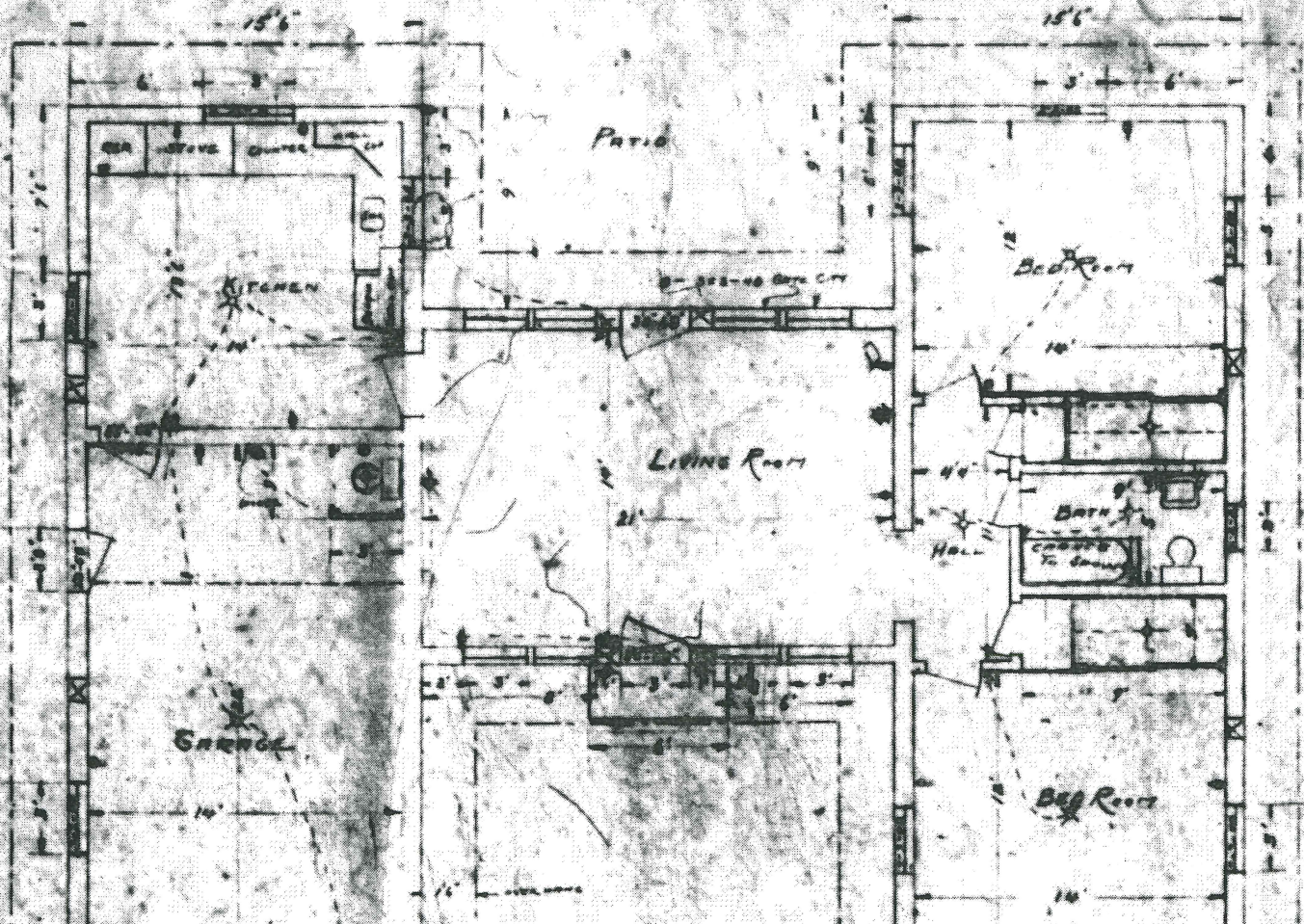
TOTAL LAND

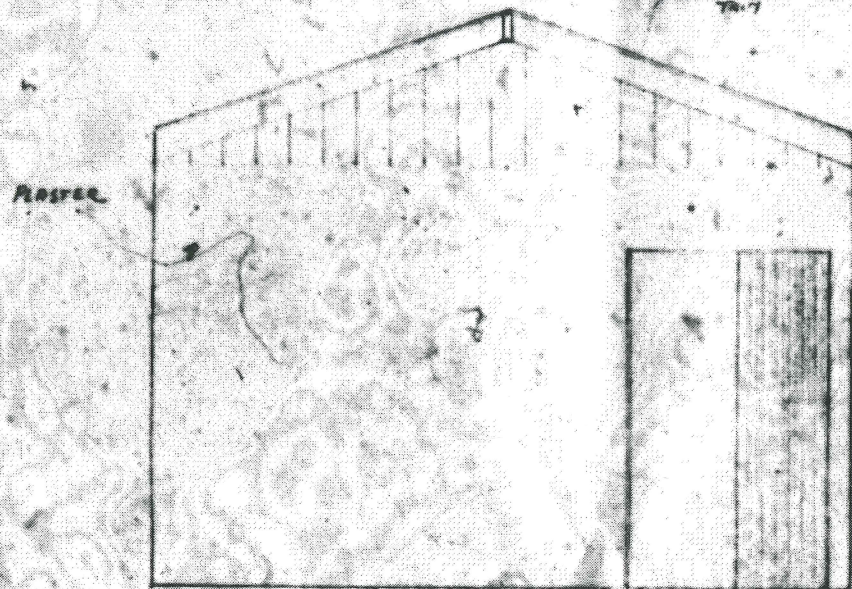


FRONT

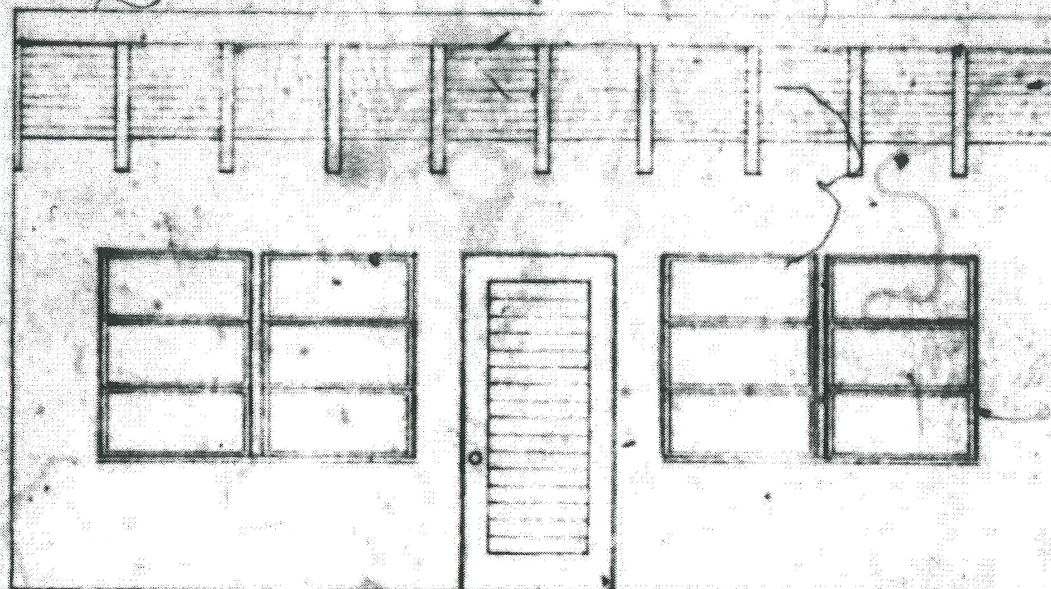


GARAGE ELEVATION





EAST WALL LIVING ROOM



NORTH WALL LIVING ROOM

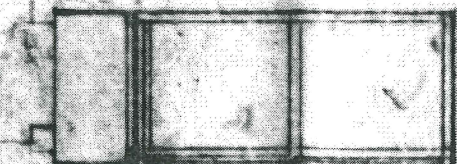
MODERN FOLD DOWN
6x6

JALOUSIE DOOR GLASS
37x5

3x6-24" OC
JOISTS

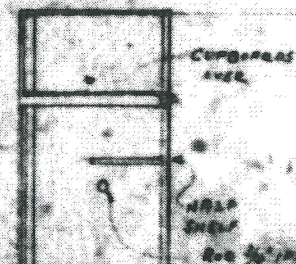
1x6
VEE JOINT
CYRESS

3'-4"-16"
GATE CITY TYPE



FLOOR PLAN OF CLOSET

DOORS IN PRICES



CONCRETE
FLOOR

1x6
DOOR
6x6

CONCRETE TILE

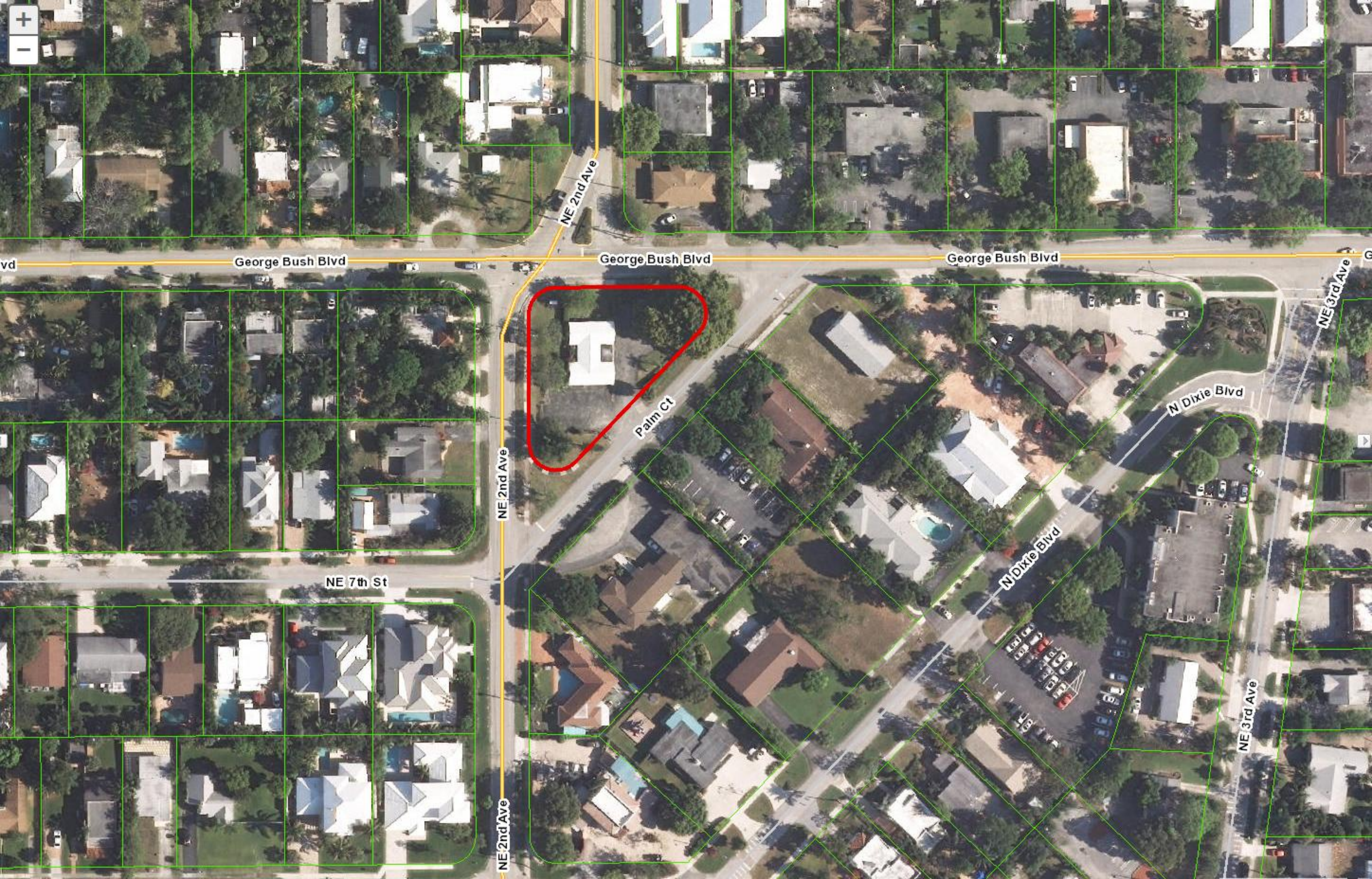
3x6 RAFTERS 24" OC

2x6 PLATE

CONC COLLAR BEAM
WITH JOIST

STUCCO

PLASTER CEILING
1/2" WHITE STUCCO
PLASTER BOARD - 1/2" WHITE PLASTER



vd

George Bush Blvd

George Bush Blvd

George Bush Blvd

NE 3rd Ave

NE 2nd Ave

Palm Ct

N Dixie Blvd

NE 7th St

N Dixie Blvd

NE 3rd Ave

NE 2nd Ave









stem







