



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD STAFF REPORT

707 SE 1st Street

Meeting	File No.	Application Type
September 4, 2019	2019-229	Certificate of Appropriateness

REQUEST

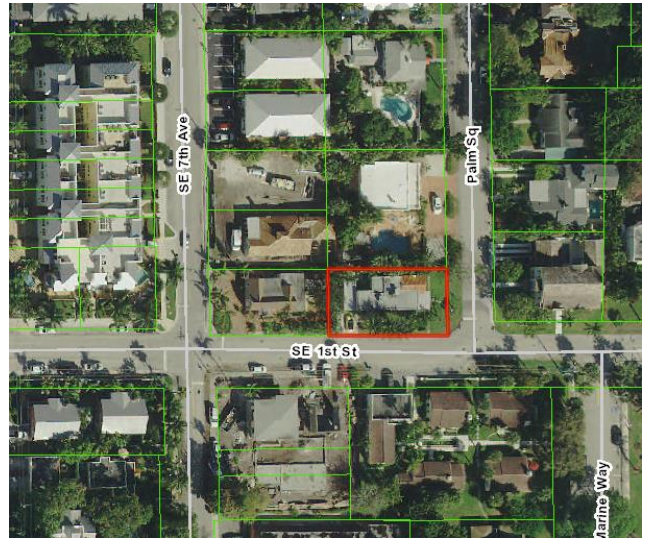
The item before the Board is consideration of a Certificate of Appropriateness (2019-229) request associated with the Spanish Bungalow style, single-family residence located at **707 SE 1st Street, Marina Historic District**, pursuant to LDR Section 2.4.6(H) and 2.4.5(I)(5). Specifically, the request includes: the removal of an existing screened-in porch, construction of a new front porch, and exterior renovations.

GENERAL DATA

Agent: Roger Cope
Owner: Danny Kowalski & Alexandra Meighan
Location: 707 SE 1st Street
PCN: 12-43-46-16-34-000-0280
Property Size: 0.128 Acres
Zoning: RM - Multiple-Family Residential
(R-1-A standard applicable to single family)
Historic District: Marina Historic District
FLUM: MD (Medium Density Residential)
Adjacent Zoning:

- RM - Multiple-Family Residential (North)
- RM - Multiple-Family Residential (West)
- RM - Multiple-Family Residential (South)
- RM - Multiple-Family Residential (East)

Existing Land Use: Residence
Proposed Land Use: Residence



BACKGROUND INFORMATION & ITEM DESCRIPTION

The subject property is located on the northwest corner of SE 1st Street and Palm Square, within the Locally and Nationally designated Marina Historic District. The property contains an existing contributing structure that was built by Harry Vought & Co., Int. and designed by architect Addison Mizner for the Spanish Village in Boca Raton. The structure was part of the first Boca Raton houses designed by the Mizner Development Company. In 1934, the Spanish Bungalow was floated up the Intracoastal Waterway on a barge and relocated to the subject property in 1934. Moving houses was a prime activity during the Depression era when building materials were expensive and difficult to find. At the time, the owner of the subject property was Captain John Tackaberry, who was a Great Lakes tugboat captain from Canada.

In 1952, a screened-in porch was added to the front (east) side of the structure. The proposal is to remove the existing screened-in porch and replace it with wood a trellis-style, covered, open air porch, renovation of the existing 1-car garage to include a new garage door and barrel tile roof, and installation of barrel tile pent roofs over each of the south facing windows.

Project Planner: Project Planners: Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com	Review Dates: HPB: August 4, 2019	Attachments: 1. Architectural Plans 2. Justification Statements 3. Photos
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The COA 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 A-4 of the Land Use 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.

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), Architectural (appearance) elevations, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the R-1-A zoning district shall be developed according to the requirements noted in the chart below.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
SETBACKS (MINIMUM)			
FRONT (EAST)	25'	23.5'	25'
SIDE INTERIOR (NORTH)	7.5'	6.9'	6.9'
SIDE STREET (SOUTH)	15'	20.6'	17'
REAR (WEST)	10'	5.9'	5.9'
HEIGHT	35'(MAXIMUM)	10'	10'

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 4.5.1(E)(2)(c)(4) – Major Development.

The subject application is considered "Minor Development" as it involves "alteration of less than 25 percent of the existing floor area of the building and all appurtenances."

Pursuant to LDR Section 4.5.1(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.

The existing structure, and its remaining original form, has been considered with respect to the proposed addition and site improvements.

Pursuant to LDR Section 4.5.1(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, 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.

Standard 1, 2, 3, 5, 9, & 10 are applicable. The proposal includes the removal of the non-original screened-in porch from the front of the structure (east side) and construction of a new open-air, wood, trellis covered porch. The existing porch detracts from the façade, obscuring view of the front windows. The new porch is obtrusive. Also proposed is a new gable, barrel tiled roof on the one-car garage as well as replacement of the garage door. The garage was not original to the structure and was added many years later. Other architectural modifications include new barrel tile pent roofs above each of the south facing windows. These windows have wood shutters

and shutter dogs, which are existing. The new pent roofs are proposed to be installed over the shutters, “locking” them in place. Pent roofs are not architectural features that were originally depicted on this contributing Spanish bungalow style structure. To incorporate a new feature would be conjectural as it creates a false sense of history. According to the standards, it is not recommended as an appropriate practice of historic preservation. The residence does have original Spanish style architectural influence as was typical of Mizner designed architecture, which is demonstrated by the barrel tile roof on the front (east) elevation; however, this original Mizner structure was designed to be a simple representation of the style. . The introduction of more elaborate architectural details such as the pent roofs, is not appropriate for this modes style Spanish bungalow. A condition of approval is added to remove the proposed pent roof features from the south facing windows.

As a contributing structure within an historic district, it is imperative that the architectural style and its original features be preserved accurately. The proposed changes deviate from the simple Spanish bungalow characteristics and alters the appearance to become a more grand Mediterranean Revival style.

Pursuant to LDR Section 4.5.1(E)(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 4.5.1(E)(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 4.5.1(E)(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.

With regard to the Proportion of Openings (Windows and Doors) the, windows on site plan are all depicted as six-over-six muntin pattern; however, the windows on the south elevation exist with a one-over-one muntin pattern. The proposal does not include replacement of the existing wood windows, therefore, the illustration of windows with a six-over-six muntin pattern appear to be in error. The elevations should be revised to accurately depict the existing one-over-one muntin pattern; this item is added as a condition of approval.

With regard to Architectural Style, the proposed pent roofs represent an introduction of the more elaborate Mediterranean Revival architectural style. Another architectural feature that is being introduced are medallions. One medallion is proposed on the front gable and another on the new gable above the garage. The structure is a modest Spanish bungalow that was designed by Addison Mizner to be simplistic in style and nature. The original architectural detailing was limited. As required by the visual compatibility standards, all development shall consist of only one (1) architectural style per structure and shall not introduce elements definitive of another style. In order to preserve the original simplistic style of the structure, the pent roofs and medallions must be eliminated from the proposal.

The proposed porch replacement and garage improvements represent an appropriate update to the existing Mizner designed structure and will contribute to the Marina Historic District.

COMPREHENSIVE PLAN

Pursuant to the Future Land Use Element, Objective A-4, the redevelopment of land and buildings shall provide for the preservation of historic resources. 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:

Future Land Use Objective A-1 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves a renovation and maintenance of the existing structure within the subject property. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a residential uses. The proposal is consistent with the subject Objective.

Future Land Use Policy A-4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".

The structure is contributing to the Marina Historic District. The proposal can be found to be consistent with the requirements of the Comprehensive Plan and the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

The proposal represents the renovation of a contributing structure involving the front porch as way to make it more architecturally compatible with the main structure with the maintenance of an exterior color change. The project request is minor, if the project adheres to the Guidelines, no adverse effects will occur. This property is significant to the Marina Historic District given the fact that the structure is one of 22 contributing structures within the district.

As a result, the proposal can be deemed to be consistent with the subject Objective and Policies.

ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-229), for the property located at **707 SE 1st Street, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5) and 2.4.5(I)(5).
- C. Approve Certificate of Appropriateness (2019-229), for the property located at **707 SE 1st Street, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5) and 2.4.5(I)(5) subject to the following conditions:
 - 1. That the elevation drawings be revised to accurately depict the existing muntin/grid pattern of all existing windows;
 - 2. That the proposed pent roof features be removed from the south facing windows.

Site Plan Technical Item

Pursuant to LDR Section 2.4.3(B):

- 1. Illustrate and depict the approximate location of intersecting lot lines of adjacent parcels and the approximate location of the nearest structure and/or significant improvements on those parcels on the survey and site plan;

2. Illustrate and depict approximate location of aboveground or underground utilities (includes water, sewer, drainage, power, gas, telephone, and cable; poles and guy wires, transformer boxes, etc.).

Pursuant to LDR Section 2.4.3(B):

3. Include building width on all elevation sheets; and,
4. Include building dimensions on all elevation sheets.

D. Deny Certificate of Appropriateness (2019-229), for the property located at **707 SE 1st Street, Marina Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.6(H)(5) and 2.4.5(I)(5).

PUBLIC AND COURTESY NOTICES

☐ Courtesy Notices are not applicable to this request

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association

☒ Public Notices are not required for this request.

☐ Public Notice was posted at the property on (insert date), 7 calendar days prior to the meeting.

☐ Public Notice was mailed to property owners within a 500' radius on (8/22/2019), 10 days prior to the meeting.

☐ Public Notice was mailed to the adjacent property owners on (insert date), 20 days prior to the meeting.

☐ Public Notice was published in the (insert publication) on (insert date), 10 calendar days prior to the meeting.

☐ Public Notice was posted to the City's website on (8/22/19), 10 calendar days prior to the meeting.

☐ Public Notice was posted in the main lobby at City Hall on (8/22/19), 10 working days prior to the meeting.

☒ Agenda was posted on (8/28/19), 5 working days prior to meeting.