



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 219 SE 7th Avenue, Marina Historic District
Project Location: 219 SE 7th Avenue, Marina Historic District
Request: Certificate of Appropriateness (COA) for a roof material change to standing seam metal in a Terra Cotta finish on the contributing structure and guest cottage.

Board: Historic Preservation Board
Meeting Date: August 3, 2016

Board Action: Approve the COA (2016-211) with a condition on a 5 to 0 vote (Bill Bathurst and Andrea Harden absent).

Project Description:

The subject property is located on the East side of SE 7th Avenue between SE 2nd Street and SE 3rd Street, adjacent to the Intracoastal Waterway. The property is zoned R-1-AA (Single-Family Residential) and classified as contributing to the Marina Historic District, both on the Local and National Register of Historic Places.

The subject request is for a roof material change to standing seam metal in a Terra Cotta finish on the contributing structure and guest cottage.

Board comments:

The Board was concerned with the appropriateness of the proposed material and color. The Board approved the request subject to the Staff recommended condition that the roof type and finish is a type of tile, as opposed to the proposed standing seam metal.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

All required actions were taken.

Next Action:

HPB action is final unless appealed by the City Commission.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

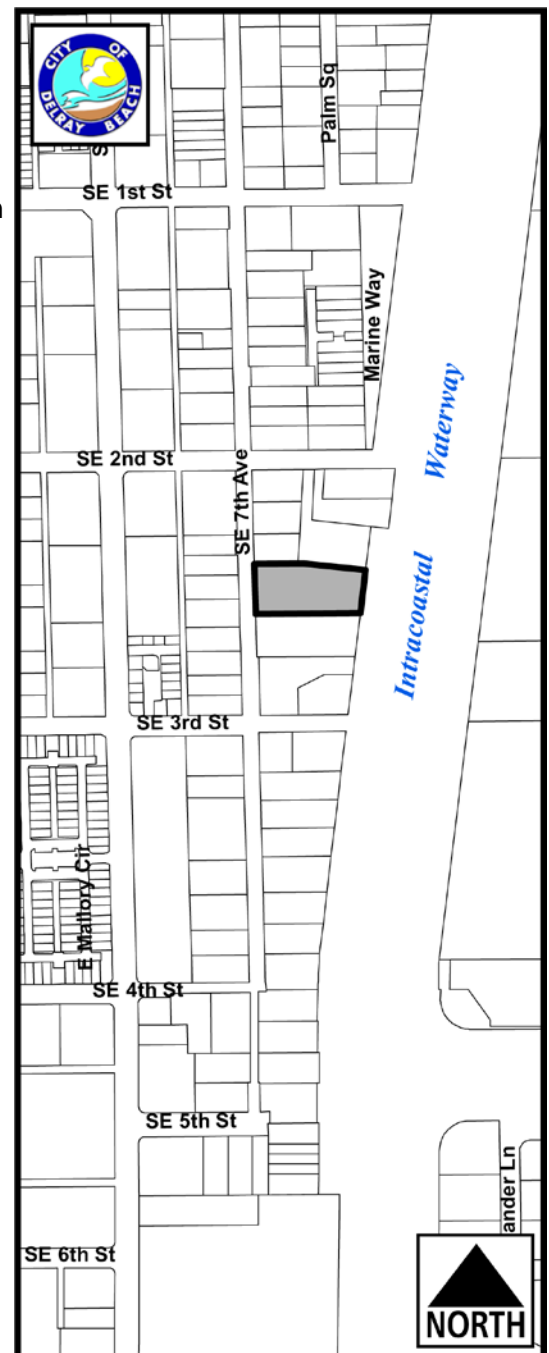
MEETING DATE: August 3, 2016

ITEM: 219 SE 7th Avenue, Marina Historic District (2016-211) – Consideration of a roof material change on a contributing structure.

RECOMMENDATION: Approve with condition.

GENERAL DATA:

Owner/Applicant..... James and Lisa Hellmuth
Agent..... GE Architecture, Inc.
Location..... East side of SE 7th Avenue between
SE 2nd Street and SE 3rd Street
Zoning District..... R-1-AA (Single-Family Residential)



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) for a roof material change on the contributing structure and guest cottage, located at **219 SE 7th Avenue, Marina Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located on the east side of SE 7th Avenue between SE 2nd Street and SE 3rd Street, adjacent to the Intracoastal Waterway. The property is classified as contributing to the Marina Historic District, both on the Local and National Register of Historic Places. The Florida Master Site File form explains that “this residence represents the architecture of the 1930s and illustrates the development history of the area.” A previous property owner was Mr. Ian Laver, a local tennis player who started Laver’s International Tennis Resort in Delray Beach.

At its meeting of April 1, 2015, the Board approved a COA request for the on-site relocation of the circa 1935 two-story, Monterey style building, including the one-story 1936 addition, and one-story 1949 addition. The relocation reoriented the structure from its centrally located position within the lot and facing north, to the front of the property and facing west, adjacent to SE 7th Avenue. The guest cottage (non-contributing) was also approved for relocation from the rear to the center of the property. The COA included one and two-story additions to the rear of the historic structure consisting of approximately 5,140 square feet under air plus covered porches and associated site improvements with the overall redevelopment of the property.

The proposed roof material and color for the contributing structure and guest cottage at the time of application was a Sandstone finish standing seam metal roof to replace the barrel tile roof. Staff recommended that either a dimensional asphalt shingle or decorative metal tile be utilized. At the meeting, the applicant agreed to the decorative metal tile roof.

The subject request is for a roof material change to standing seam metal in a Terra Cotta finish. Roof replacement is typically approved administratively when the same material is proposed, and, when deemed appropriate by Staff, when a new material is proposed. However, due to the nature of the proposal, Staff is deferring the decision to the Board, via recommendation.

ANALYSIS

Pursuant to **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.

The subject request has been reviewed accordingly.

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. Relief from Subsections (1) through (9) below may be granted by seeking a waiver approvable by the Historic Preservation Board, unless otherwise stated.

The applicable Development Standards are specified below and analyzed accordingly.

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 design and details of the original structure have been considered for the roof material change, as indicated further in this report.

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.

The applicable Standards are noted below:

- 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)

The original Building Cards for the subject structure indicate that a tile roof material, likely a concrete tile as a "c" is indicated. In consideration of the original type of roof finish on the historic structure, the proposed standing seam metal roof is not appropriate as it will alter the historic character. A tile, flat or barrel, is the most aesthetically appropriate roof finish.

Pursuant to **LDR Section 4.5.1(E)(8), 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. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

- (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.

The proposal to install a standing seam metal roof on the contributing structure is neither appropriate for nor compatible with the subject Monterey style structure, as the texture is significantly different than that of a tile. The installation of an appropriate roof type, as previously indicated, will not alter the historic character. The guest cottage, while it is non-contributing, is of a similar style with similar finishes and should maintain consistency with the contributing structure.

Based on the above, positive findings cannot be made for the proposed roof type with respect to the LDR Section 4.5.1(E)(8), Visual Compatibility Standards. However, a material change could be supported if appropriately proposed, in a type indicated above.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2016-211) for **219 SE 7th Avenue, Marina Historic District**, based on positive findings with respect to the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation subject to conditions.
- C. Deny the Certificate of Appropriateness (2016-211) for **219 SE 7th Avenue, Marina Historic District**, based upon a failure to make positive findings with respect to the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

RECOMMENDATION

Approve the Certificate of Appropriateness (2016-211) for a roof replacement on the structure located at **219 SE 7th Avenue, Marina Historic District**, based on positive findings with respect to the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation, subject to the condition that the roof type and finish be a tile, as opposed to standing seam metal.

Report Prepared by: Amy E. Alvarez, AICP, Senior Planner









HELLMUTH RESIDENCE

COTTAGE NORTH ELEVATION



North Elevation

HELLMUTH RESIDENCE

Debray Beach, Florida

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HELLMUTH RESIDENCE

COTTAGE SOUTH ELEVATION



South Elevation

HELLMUTH RESIDENCE

Delray Beach, Florida

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HELLMUTH RESIDENCE

COTTAGE WEST ELEVATION



West Elevation

HELLMUTH RESIDENCE

Delray Beach, Florida

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