



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 799 NE 2nd Avenue
Project Location: 799 NE 2nd Avenue
Request: Certificate of Appropriateness
Board: Historic Preservation Board
Meeting Date: May 3, 2017

Board Action:

Approved Certificate of Appropriateness, on a 7 to 0 vote.

Project Description:

The property consists of Lots 1 & 2, Block 12, Del-Ida Park and is situated at the southeast corner of NE 2nd Avenue 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 building records. 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 office.

In June of 2015, the property was purchased and the new owner began renovations and updates to the structure which included new windows that were administratively approved via a building permit. In 2016, COA 2016-075 was approved by the HPB for the installation of horizontal Hardie Board plank siding to the exterior of the structure. Then in March of 2017 a new sign face was administratively approved via a building permit. Finally, in March of 2017 COA-116 was administratively approved for the installation of new black, aluminum, louvered shutters.

The current request involved approval of a new landscape and hardscape plan and will be the final phase of improvements involved with the conversion of the subject property from the former Dr. Domeyer's dentist's office to a general office for I.V. Access.

Staff supported the Certificate of Appropriateness.

Board Comments:

The Board comments were supportive.

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.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: May 3, 2017

ITEM: 799 NE 2nd Avenue, Del-Ida Park Historic District-Certificate of Appropriateness, (2017-131) for landscape and hardscape alterations.

RECOMMENDATION: Approve the Certificate of Appropriateness

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 (Single Family Res)
South: RL (Residential Low Density)
East: RO
West: R-1-AA

Existing Future Land Use Designation:..... LD – Low Density Residential – 0-5 DU/Acre

Water Service:..... On site

Sewer Service:..... On site



ITEM BEFORE THE BOARD

The item before the Board is the consideration of Certificate of Appropriateness (COA) 2017-131 associated with landscaping and hardscaping alterations to the property located at 799 NE 2nd Avenue, **Del-Ida Park Historic District**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H).

BACKGROUND/PROJECT DESCRIPTION

The property consists of Lots 1 & 2, Block 12, Del-Ida Park and is situated at the southeast corner of NE 2nd Avenue 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 building records. 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 office.

Past history of Property (permits and COA's)

In June 1985 the structure was remodeled, the improvements included a new cedar shake roof and vertical rough-cut cedar siding to the fascia, overhangs and walls. This request was prior to the formation of the Del-Ida Park Historic District in March 1988.

In January 2005, COA-044 was approved by the Historic Preservation Board (HPB) for 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 June of 2015, the property was purchased and the new owner began renovations and updates to the structure which included new windows that were administratively approved via a building permit. In 2016, COA 2016-075 was approved by the HPB for the installation of horizontal Hardie Board plank siding to the exterior of the structure. Then in March of 2017 a new sign face was administratively approved via a building permit. Finally, in March of 2017 COA-116 was administratively approved for the installation of new black, aluminum, louvered shutters.

The current request is for approval of a new landscape and hardscape plan and will be the final phase of improvements involved with the conversion of the subject property from the former Dr. Domeyer's dentist's office to a general office for I.V. Access.

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.

A review of the applicable code sections has been completed and the proposal can be found to be compliant with the purposes of Objective A-4 of the Land Use Element of the Comprehensive Plan and with the provisions of Land Development Regulation Section 4.5.1 as well as the Secretary of the Interior's Standards for Rehabilitation.

Additionally, the landscape plan has been reviewed for compliance with LDR Sections 4.6.14 (Site Visibility), 4.6.16 (Landscape Regulations) and has been noted to be compliant.

ALTERNATIVE ACTIONS

- A. Continue with direction
- B. Move approval of Certificate of Appropriateness (2017-131) for landscaping and hardscaping changes to the property located 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 Section 2.4.6(H)(5).
- C. Move denial of the Certificate of Appropriateness (2017-131) for landscaping and hardscaping changes to the property located at **799 NE 2nd Avenue, Del Ida Park Historic District**, based upon a failure to make positive findings with respect to Land Development Regulations Section 2.4.6(H)(5).

RECOMMENDATION

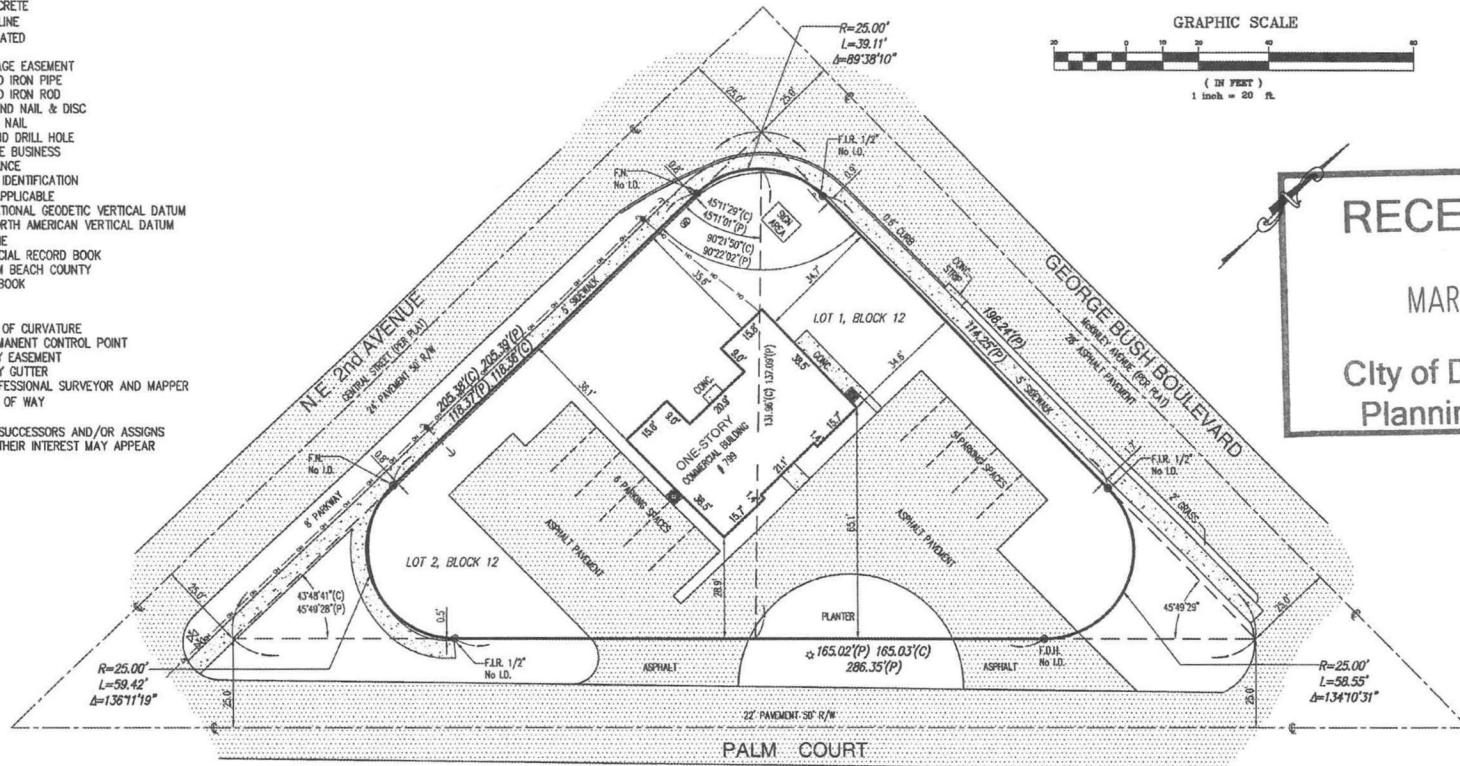
Approve the Certificate of Appropriateness (2017-131) for landscaping and hardscaping changes to the property located at **799 NE 2nd Avenue, Del Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

Attachments:
Landscape Plan
Survey

Prepared by Michelle Hoyland, Historic Preservation Planner

LEGEND

CONC. = CONCRETE
 C = CENTER LINE
 (C) = CALCULATED
 Δ = DELTA
 D.E. = DRAINAGE EASEMENT
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 F.N.&D = FOUND NAIL & DISC
 F.N. = FOUND NAIL
 F.D.H. = FOUND DRILL HOLE
 L.B. = LICENSE BUSINESS
 L= ARC DISTANCE
 NO I.D. = NO IDENTIFICATION
 N/A = NOT APPLICABLE
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 O/L = ON LINE
 O.R.B. = OFFICIAL RECORD BOOK
 P.B.C. = PALM BEACH COUNTY
 P.B. = PLAT BOOK
 PG. = PAGE
 (P) = PLAT
 P.C. = POINT OF CURVATURE
 P.C.P. = PERMANENT CONTROL POINT
 U.E. = UTILITY EASEMENT
 V.G. = VALLEY CUTTER
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 R/W = RIGHT OF WAY
 R = RADIUS
 ISADA = ITS SUCCESSORS AND/OR ASSIGNS
 ATIMA = AS THEIR INTEREST MAY APPEAR

**CERTIFIED TO:**

1. ACCESS DEVELOPMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. INDEPENDENCE TITLE INSURANCE AGENCY, INC.
4. FIRST CITIZENS BANK & TRUST

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 12, OF "DEL-IDA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SYMBOLS

- Ⓐ AIR CONDITIONER
- Ⓑ CATCH BASIN
- Ⓒ WATER METER
- Ⓓ CONTROL VALVE
- Ⓔ LIGHT POLE
- Ⓕ WOOD POLE
- (O)---- OVERHEAD LINE (O/H)
- (T)---- TRAFFIC SIGN
- (A)---- ANCHOR

SHEET 1 OF 1

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY BASELINE ENGINEERING & LAND SURVEYING, INC. FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, UTILITIES, OR RESTRICTIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE, ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET).

TITLE: MAP OF BOUNDARY SURVEY				SCALE: 1" = 20'	NOTES/REVISIONS		THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.	
COMMUNITY PANEL #	FLOOD ZONE:	BASE FLOOD EL.:	DRAWN BY: E.W.D.	X N/A	DATE OF FIRM:	BASIS OF BEARING:	ERNEST W. DUNCAN, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 5182 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	DATE: 05/12/15 5/12/15
125102-0002-0					01/05/1989	(ANGLES MEASURED) (PER PLAT)		
					PROPERTY ADDRESS:	PARTY CHIEF: ARNULFO		DATE: 05/12/15
					799 N.E. 2nd AVENUE, DELRAY BEACH, FLORIDA 33444			

FOUNDED IN 1983
BASELINE ENGINEERING
AND
LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700 LB-6439
JOB NO.: 15-05-018