



## PROJECT NARRATIVE & JUSTIFICATION STATEMENT Level 1 Site Plan and Certificate of Appropriateness

The Taco Stand at Sundry Village

Date: January 22, 2026

### Introduction

This justification statement is submitted on behalf of The Taco Stand, as tenant, and Sundry Village West LLC, as property owner, in support of a Level 1 Site Plan and Certificate of Appropriateness (COA) application for minor exterior modifications to a historic structure located within the City of Delray Beach. The subject property is identified by Parcel Control Number 12434616Q60010020 and is located within the Old School Square Historic Arts District (OSSHAD) with a Historic Mixed Use (HMU) future land use designation.

The request relates to the previously approved and rehabilitated Rectory Building (Building A) within the Sundry Village development. The building was relocated and restored as part of the approved master plan and is now being prepared for tenant occupancy by The Taco Stand. The purpose of this application is to modify certain approved elevations to accommodate tenant operational requirements while maintaining the historic character, architectural integrity, and visual compatibility of the structure. All proposed improvements have been designed to comply with the City of Delray Beach Land Development Regulations and the Secretary of the Interior's Standards for Rehabilitation.

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### Project Description

The subject building is a historic structure that was relocated and rehabilitated as part of the approved Sundry Village development. As part of the tenant build-out for The Taco Stand, limited exterior modifications are required to support modern building systems while preserving the character-defining features of the structure.

The proposed improvements include the addition of two chimneys to screen rooftop mechanical equipment, architectural screening for mechanical equipment located on an existing terrace, and the placement of ground-mounted mechanical equipment on the north side of the building. Ground-mounted equipment will be screened by existing landscaping, and no modifications to the existing landscape design are proposed. No changes to the building footprint, massing, or overall height are requested.

At the direction of City staff, all proposed screening materials are designed to be architecturally compatible with the existing building in material, color, and texture. The application is accompanied by modified elevations and a site drawing identifying the location of the proposed ground-mounted mechanical equipment.

## Standards and Evaluation Criteria

The proposed improvements have been evaluated against the applicable local and national historic preservation standards to ensure that the modifications remain visually compatible with the historic Rectory Building, preserve character-defining features, and support the continued use of the structure. The following sections address consistency with the City of Delray Beach Land Development Regulations and the Secretary of the Interior's Standards for Rehabilitation.

### Delray Beach Land Development Regulations – Section 4.5.1(E)(7)

**(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) through (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. [Amd. Ord. 30-08 09/16/08]; [Amd. Ord. 38-07 2/5/08]**

**Response:** Acknowledged. The proposed improvements are limited to minor exterior modifications to a previously approved and rehabilitated historic structure to accommodate tenant needs and are visually compatible with the existing building and surrounding development.

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**(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 following: [Amd. Ord. 38-07 2/5/08]**

**Response:** The proposed modifications do not increase the height of the existing structure and remain visually subordinate to the historic building.

**1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line. [Amd. Ord. 38-07 2/5/08]**

**Response:** No expansion of the building envelope or modification to the building height plane is proposed.

**a. The building height plane line is extended at an inclined angle from the intersection of the front yard property line and the average grade of the adjacent street along the lot frontage. The inclined angle shall be established at a two to one (2:1) ratio. See illustration below. [Amd. Ord. 38-07 2/5/08]**

**Response:** The proposed improvements do not affect the building's relationship to the front property line or street grade.

**b.A structure relocated to a historic district or to an individually designated historic site shall be exempt from this requirement. [Amd. Ord. 38-07 2/5/08]**

**Response:** The structure was previously relocated and approved as part of the Sundry Village development.

**2.First floor maximum height. Single-story or first floor limits shall be established by: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]**

**Response:** No changes to first floor height are proposed.

**a.Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet. [Amd. Ord. 38-07 2/5/08]**

**Response:** Existing floor-to-beam heights remain unchanged.

**b.Mean Roof Height shall not exceed 18 feet. [Amd. Ord. 38-07 2/5/08]**

**Response:** The proposed improvements do not increase the mean roof height.

**c.If any portion of the building exceeds the dimensions described in a. and b. above, the building shall be considered a multi-story structure. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]**

**Response:** The building's existing classification is unchanged.

**d.See illustration below: [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable; no dimensional changes are proposed.

**e.Sections a., b., and c., above may be waived by the Historic Preservation Board when appropriate, based on the architectural style of the building. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]**

**Response:** No waiver is requested.

**3.Upper Story Height(s). Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]**

**Response:** No modifications to upper story heights are proposed.

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**(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. [Amd. Ord. 38-07 2/5/08]**

**Response:** The front façade is not modified and existing proportions are maintained.

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**(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. [Amd. Ord. 38-07 2/5/08]

**Response:** No changes to windows or doors are proposed.

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**(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. [Amd. Ord. 38-07 2/5/08]

**Response:** The existing façade composition is preserved.

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**(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. [Amd. Ord. 38-07 2/5/08]

**Response:** No changes to building placement or spacing are proposed.

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**(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. [Amd. Ord. 38-07 2/5/08]

**Response:** Entrances and porch projections are not modified.

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**(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. [Amd. Ord. 38-07 2/5/08]

**Response:** Screening materials are designed to match the existing building in material, texture, and color.

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**(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. [Amd. Ord. 38-07 2/5/08]

**Response:** The proposed chimneys are compatible with the existing roof shape and architectural style.

**(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. [Amd. Ord. 38-07 2/5/08]**

**Response:** Ground-mounted mechanical equipment is screened by existing landscaping. All other facades are not proposed to be modified.

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**(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: [Amd. Ord. 38-07 2/5/08]**

**Response:** The proposed improvements do not alter the scale or mass of the existing building.

**1. For buildings wider than 60 percent of the lot width, a portion of the front façade must be setback a minimum of seven additional feet from the front setback line: [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable; no building expansion is proposed.

**a. Lots 65 feet or less in width are exempt from this requirement. [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**b. To calculate how much of the building width must comply with this provision, multiply the lot width by 40 percent and subtract the required minimum side setbacks. [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**c. Any part or parts of the front façade may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**d. See illustration below: [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**e. If the entire building is set back an additional seven (7) feet, no offset is required. [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**2. For buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line: [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**a.To calculate how much of the building depth must comply with this provision, multiply the lot depth by 50 percent and subtract the required minimum front and rear setbacks. [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**b.Any part or parts of the side façades may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**c.See illustration below: [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**d.If the entire building is set back an additional five feet from the side, no offsets are required on that side. [Amd. Ord. 38-07 2/5/08]**

**Response:** Not applicable.

**3.Porches may be placed in the offset portion of the front or side façades, provided they are completely open except for supporting columns and/or railings. [Amd. Ord. 38-07 2/5/08]**

**Response:** No new porches are proposed.

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**(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. [Amd. Ord. 38-07 2/5/08]**

**Response:** The character of the front elevation is compatible with the district.

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**(l)Architectural style. All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. [Amd. Ord. 38-07 2/5/08]**

**Response:** The proposed improvements do not introduce a new architectural style.

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**(m)Additions to individually designated properties and contributing structures in all historic districts. Visual compatibility shall be accomplished as follows: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]**

**1.Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible. [Amd. Ord. 38-07 2/5/08]**

**Response:** No building addition is proposed, but improvements are located on the roof or least public-facing sides.

**2.Additions or accessory structures shall not be located in front of the established front wall plane of a historic building. [Amd. Ord. 38-07 2/5/08]**

**Response:** No additions or accessory structures are proposed.

**3.Characteristic features of the original building shall not be destroyed or obscured. [Amd. Ord. 38-07 2/5/08]**

**Response:** No character-defining features are removed 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. [Amd. Ord. 38-07 2/5/08]**

**Response:** All improvements are designed as such.

**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. [Amd. Ord. 38-07 2/5/08]**

**Response:** The design is coherent and compatible without replication.

**6.Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. [Amd. Ord. 38-07 2/5/08]**

**Response:** All improvements are secondary and subordinate.

### **Secretary of the Interior's Standards for Rehabilitation**

**Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.**

**Response:** The proposed improvements support continued use of the historic Rectory Building by accommodating tenant operational needs while requiring minimal changes to historic materials, features, and spatial relationships.

**Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

**Response:** No character-defining features are removed or altered. All proposed improvements are limited in scope and designed to preserve the historic character of the structure.

**Standard 3. Each property will 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 elements from other historic properties, will not be undertaken.**

**Response:** The proposed chimneys and screening elements are functional and contemporary in purpose, do not introduce conjectural historic elements, and do not create a false sense of historical development.

**Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

**Response:** No historically significant alterations or later features are removed or modified as part of this request.

**Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

**Response:** The proposed work does not impact distinctive materials or construction techniques. Screening elements are designed to be compatible with existing materials.

**Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

**Response:** No repair or replacement of historic features is proposed as part of this application.

**Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

**Response:** No chemical or physical treatments to historic materials are proposed.

**Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

**Response:** The proposed improvements do not involve disturbance beyond recently developed areas and do not impact known archeological resources.

**Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

**Response:** The proposed chimneys and screening elements are compatible in scale, proportion, and material, are clearly secondary to the historic structure, and do not destroy historic materials or spatial relationships.

**Standard 10. New additions and adjacent or related new construction will 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.**

**Response:** All proposed improvements are designed as such, ensuring that removal in the future would not impair the essential form or integrity of the historic structure.

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## **Proposed Signage**

The applicant proposes signage consisting of two freestanding signs affixed to existing monument sign structures and one under-canopy sign serving The Taco Stand tenant space within Sundry Village. The existing monument signs currently contain historic landmark plaques and are not being altered or replaced; the proposed signage will be mounted to these existing structures.

The proposed signage complies with the approved signage criteria for Sundry Village. Signage dimensions, materials, mounting details, and locations are provided in the application package for reference.

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## **Conclusion**

The proposed modifications are limited in scope and necessary to support the continued use of the historic Rectory Building while preserving its architectural character and integrity. The improvements maintain visual compatibility with the surrounding historic context and are consistent with the City of Delray Beach Land Development Regulations and the Secretary of the Interior's Standards for Rehabilitation.

Approval of the requested Level 1 Site Plan and Certificate of Appropriateness will allow the historic structure to remain active and functional while ensuring its long-term preservation within the Sundry Village development.

Sincerely,

A handwritten signature in black ink, appearing to read "M. West". The signature is fluid and cursive, with a large initial "M" and a trailing flourish.

**McKenna West, AICP**  
Principal