



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 20 Lake Court
Project Location: 20 Lake Court
Request: Certificate of Appropriateness
Board: Historic Preservation Board
Meeting Date: February 1, 2017

Board Action:

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

Project Description:

The subject property is located on the south side of Lake Court between Swinton Avenue and NE 6th Street within the Del-Ida Park Historic District. A circa 1952, 1,128 square foot, one-story, ranch style single-family residence exists on the 0.32 acre property which is zoned Single Family Residential (R-1-AA). The structure is classified as a contributing structure within the Del-Ida Park Historic District.

The subject request includes a 480 sq. ft. addition on the east side of the structure as well as repainting of the entire structure, reconfiguration of the existing driveway, adjustment of the existing fence, installation of a swimming pool and associated landscaping.

Staff supported the Certificate of Appropriateness, subject to four (4) minor conditions of approval.

Board Comments:

The Board comments were supportive. The Board added one (1) condition of approval that the applicant remove the note referencing P.V.C. fence from the site plan.

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---

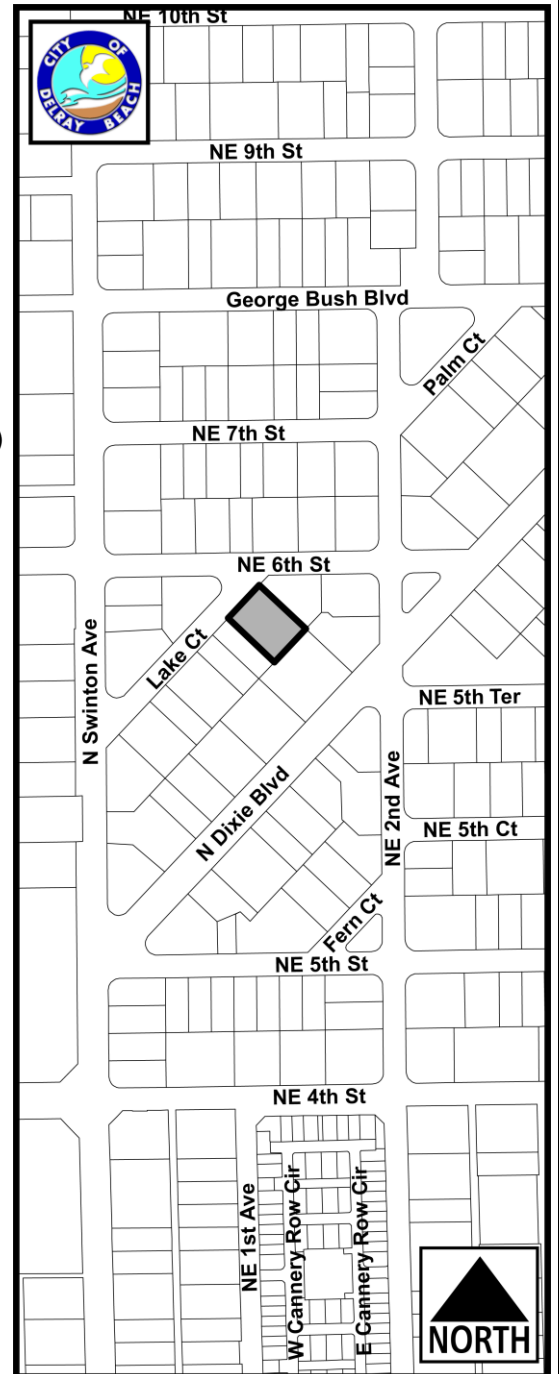
MEETING DATE: February 1, 2017

ITEM: 20 Lake Court, Del-Ida Historic District (2017-024) – Certificate of Appropriateness for an addition to a contributing structure.

RECOMMENDATION: Approve with conditions.

GENERAL DATA:

Owner/Applicant..... Helena Delu
Agent..... Helena Delu
Location..... South side of Lake Court between Swinton Avenue and NE 6th Street
Zoning District..... Single-Family Residential (R-1-AA)
Adjacent Zoning:
North: R-1-AA
East: R-1-AA
South: R-1-AA
West: R-1-AA



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) associated with alterations and additions to the contributing structure located at **20 Lake Court, Del Ida Park Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located on the south side of Lake Court between Swinton Avenue and NE 6th Street within the Del-Ida Park Historic District. A circa 1952, 1,128 square foot, one-story, ranch style single-family residence exists on the 0.32 acre property which is zoned Single Family Residential (R-1-AA). The structure is classified as a contributing structure within the Del-Ida Park Historic District.

In 2014, minor renovations to the structure and property included the installation of a new fence, replacement of windows and an interior alteration. All of which were individually approved by permit. Additionally, the structure was repainted from yellow to dark gray at this time.

The subject request includes a 480 sq. ft. addition on the east side of the structure as well as repainting of the entire structure, reconfiguration of the existing driveway, adjustment of the existing fence, installation of a swimming pool and associated landscaping.

The proposed 480 sq. ft. addition consists of a new bedroom and bathrooms and interior renovations are proposed to include reconfiguration of the existing bedrooms and bathroom to accommodate the new addition. The proposed windows are 8-light impact-resistant, aluminum casement windows. The addition features one set of new aluminum French doors which will provide access to the new pool area on the south side (rear) of the property. The French doors are proposed to match existing doors on the front and rear of the home. The new addition will feature a gray shingle roof to match the existing roof and the entire structure will be painted a pale whitish gray color known as Baby's Breath. The existing asphalt driveway and concrete walkway are proposed to be reconfigured and replaced with a new gray paver-brick driveway and walkway. Landscape installation will be reviewed by the Senior Landscape Planner in conjunction with the building permit.

ANALYSIS OF PROPOSAL

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.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the R-1-AA zoning district shall be developed according to the requirements noted in the chart below. As illustrated, the proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

	Required	Existing	Proposed
Open Space (Minimum, Non-Vehicular)	25%	---	77%
Setbacks:			
Front (North)	30'	35'	40' 1"
Side Interior (East)	10'	5'	10
Side Interior (South)	7' 6"	8' 7"	7' 6"
Rear (South)	10'	5'	69' 6"
Height (Maximum)	35'	12' 9½"	11' 8"

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.

The proposal meets the intent of the Standards noted above. The design of the proposed addition does not detract from the modest historic structure, rather it adds to the visual interest of the streetscape for Lake Court. Further, the addition is differentiated sufficiently to be in harmony with the historic structure while not overwhelming its existing scale.

It is noted that the development plans indicate removal of some of the original brick planters, the applicant/home owner has noted that such removal is not planned and they are to be retained. A condition of approval has been included to update the plans to indicate the brick planters. Otherwise, removal of the planters would question compliance with Standards 2, 9 and 10.

Based on the above, positive findings can be made with respect to compliance with the Standards.

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.

In consideration of the Visual Compatibility Standards, the proposed addition is generally appropriate and compatible while adding additional interest with slight detailing to an otherwise very simplistic structure.

The architectural style of the new addition differentiates from the original architecture in that the roofline and proposed gable of the new addition is lower than the existing roofline. Also, the addition is setback farther from the front setback of the existing structure providing rhythm and distinguishing it as an addition to the trained eye.

The applicant has indicated that the existing brick, planter boxes will not be removed and that the plans will be updated to reflect such; thus, the proposed addition will not conceal nor remove historic defining features. Overall, the proposed alterations are consistent with the guidelines noted above. The character defining features of the one-story structure have been maintained as long as the existing brick planter boxes are retained and such has been added as a condition of approval.

It is noted that the proposed windows are not true divided light windows and the plans do not delineate what type of muntins are to be utilized; thus, dimensional muntins must be applied to the exterior of the glass. Thus, this item has been added as a condition of approval.

Therefore, positive findings can be made subject to compliance with the recommended revisions.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2017-024) for **20 Lake Court, 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. Deny the Certificate of Appropriateness (2017-024) for **20 Lake Court, 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 does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

RECOMMENDATION

Approve the Certificate of Appropriateness (2017-024) for **20 Lake Court, 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), subject to the following:

1. That all existing brick planters be retained;
2. That the side setback for the new driveway be provided on all associated plans;
3. That dimensional muntins be provided on all new casement windows; and,
4. That additional revisions may be approved administratively and/or reviewed by the Board, per Staff's direction.

Report Prepared By: Michelle Hoyland, Historic Preservation Planner

SUPPLEMENTAL DISTRICT REGULATIONS

Pursuant to LDR Section 4.6.9(C)(2) - Parking Requirements for Residential Uses: two spaces per dwelling unit. Tandem parking may be used provided that in the Single Family (R-1 District) or RL District, no required parking space may be located in a required front or street side setback.

The existing structure includes a one-car garage and a single width driveway. One of the required parking spaces exists within the front setback, which is an existing non-conformity that is consistent with the residential nature of the property and the typical residential development pattern of surrounding area.

The proposed site plan includes a reconfigured driveway that includes a new apron, which in effect enlarges the driveway and allows for increased parking and vehicular maneuverability; thus, the proposed layout will reduce an existing non-conformity.

HISTORIC PRESERVATION DISTRICT AND SITES

Pursuant to LDR Section 4.5.1(E)(2)(b)(3) - Major Development: the subject application is considered "Major Development" as it involves a "modification of more than 25% to a contributing structure". The subject Sections also note that "all limitations and regulations shall be reviewed in a cumulative manner from the date of passage of this ordinance in 2008."

Based upon the above, the proposed improvements are considered "Major Development" in accordance with the LDR's.

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, which are noted to have been sensitively designed.

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:

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.

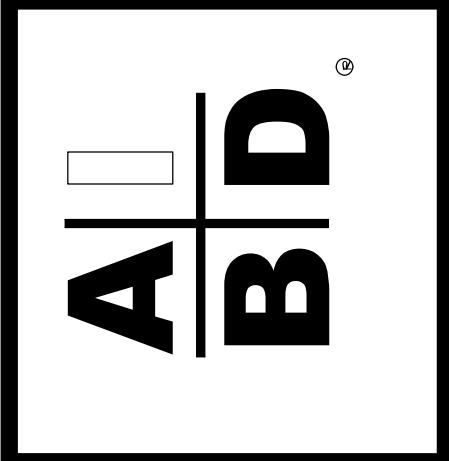
Standard 2

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 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

REVISIONS DATE	BY



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 SOUTH COUNTY (561) 278-3038
 AIA/CES CERTIFIED PROFESSIONAL BUILDING DESIGNER
 CONSTRUCTION DOCUMENTS FOR
 NEW HOMES - ADDITIONS - REMODELING
 OWNER / DESIGNER B. DAVID FRANK

PROPOSED ADDITION FOR:
 OLIVER TRUST, COOLEY,
 BARTON TR DELU HELENA TR
 20 LAKE DRIVE
 DELRAY BEACH, FLORIDA

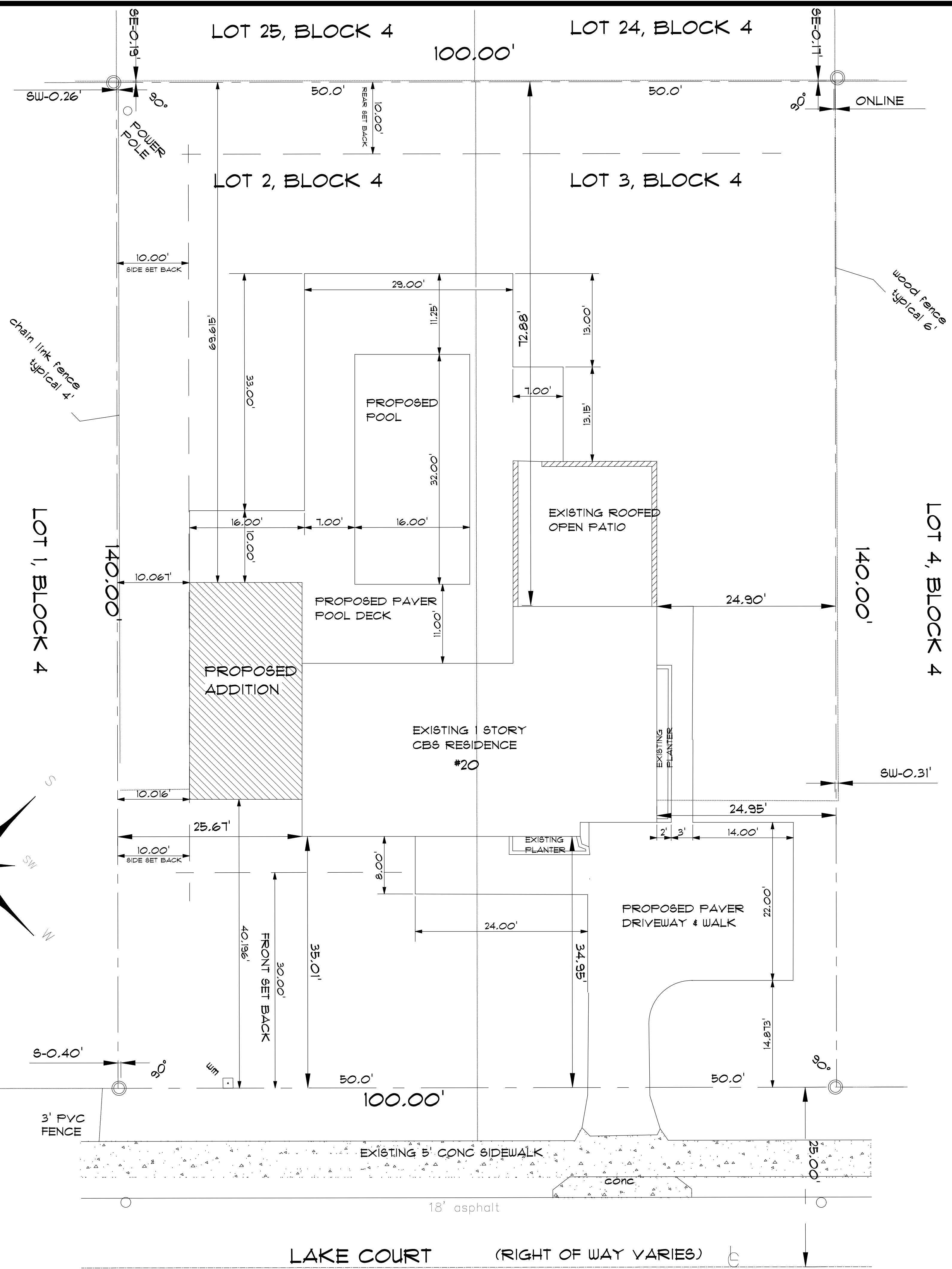
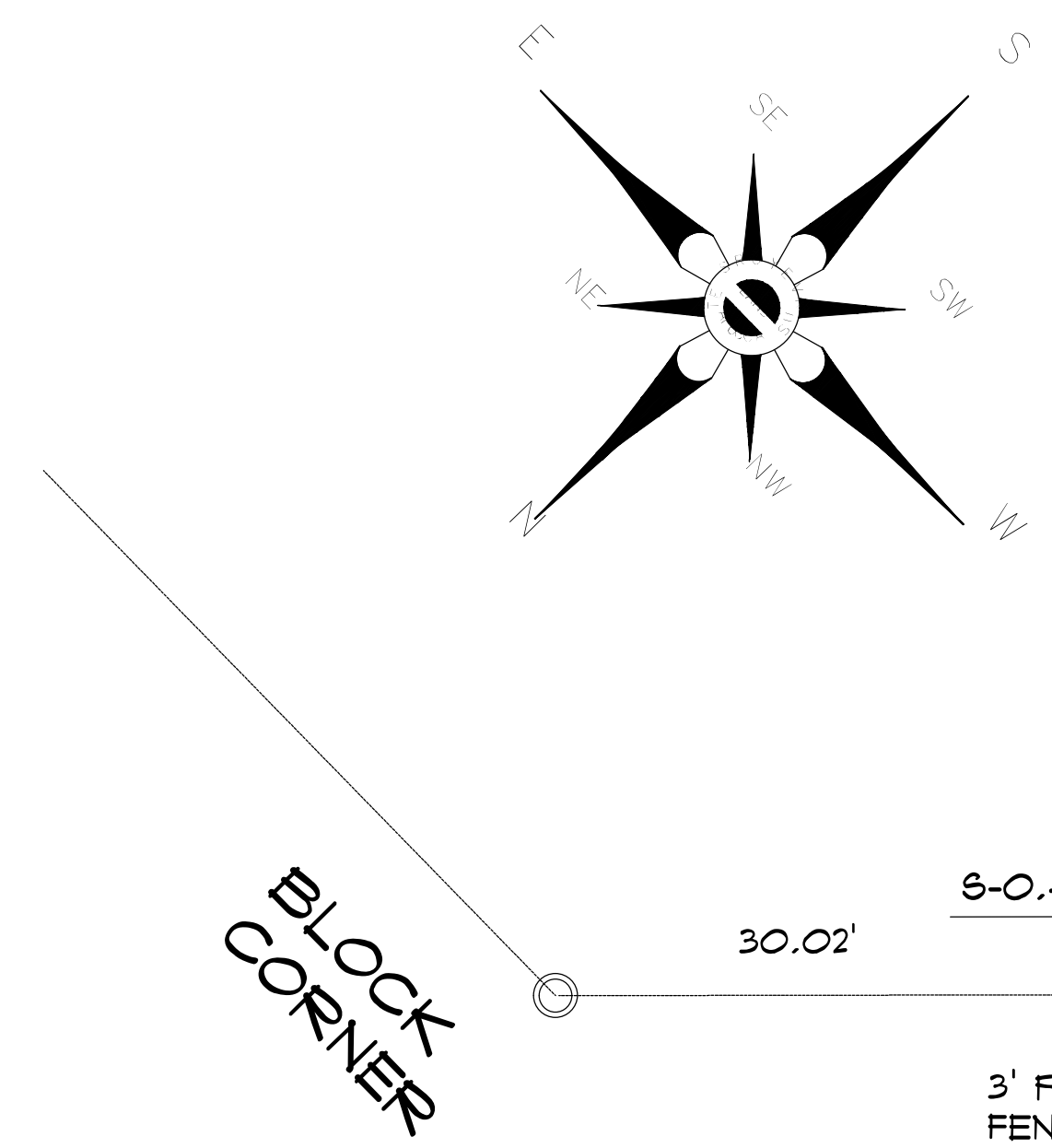
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CHECKED BY	
DATE	1-11-17
SCALE	AS NOTED
JOB NO.	14116.07
SHEET	1
OF	SHEETS

SQUARE FOOTAGE CALCULATIONS:

EXISTING AC	1128 SQ FT	
PROPOSED AC	480 SQ FT	
TOTAL AC	1608 SQ FT	
EXISTING GARAGE	198 SQ FT	
EXISTING COVERED PATIO	420 SQ FT	
TOTAL UNDER ROOF	2226 SQ FT	

LOT COVERAGE:

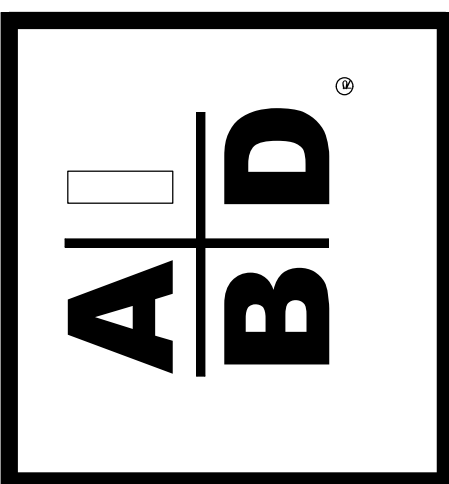
LOT AREA	14000 SQ FT	100%
AREA UNDER ROOF	2226 SQ FT	16%
POOL & POOL DECK	457 SQ FT	3.25%
DRIVEWAY & WALKS	290 SQ FT	2%
TOTAL	2973 SQ FT	21.25%
OPEN SPACE	10025.3 SQ FT	71.75%
REQUIRED	5600 SQ FT	40%



LAKE COURT (RIGHT OF WAY VARIES)

PROPOSED SITE PLAN 1/8" Sc.

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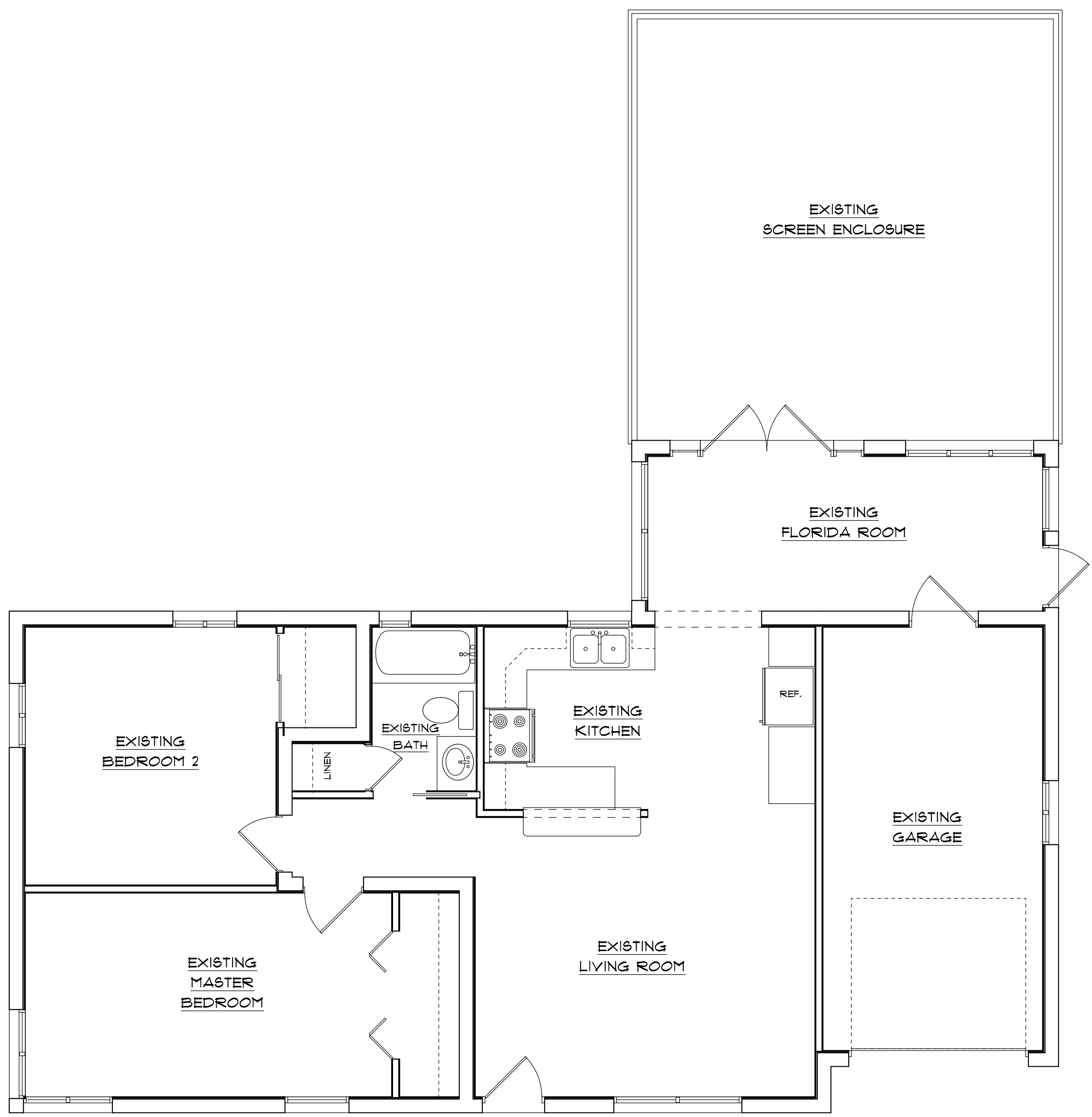
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SCALE	AS NOTED
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OF	SHEETS

DOOR SCHEDULE

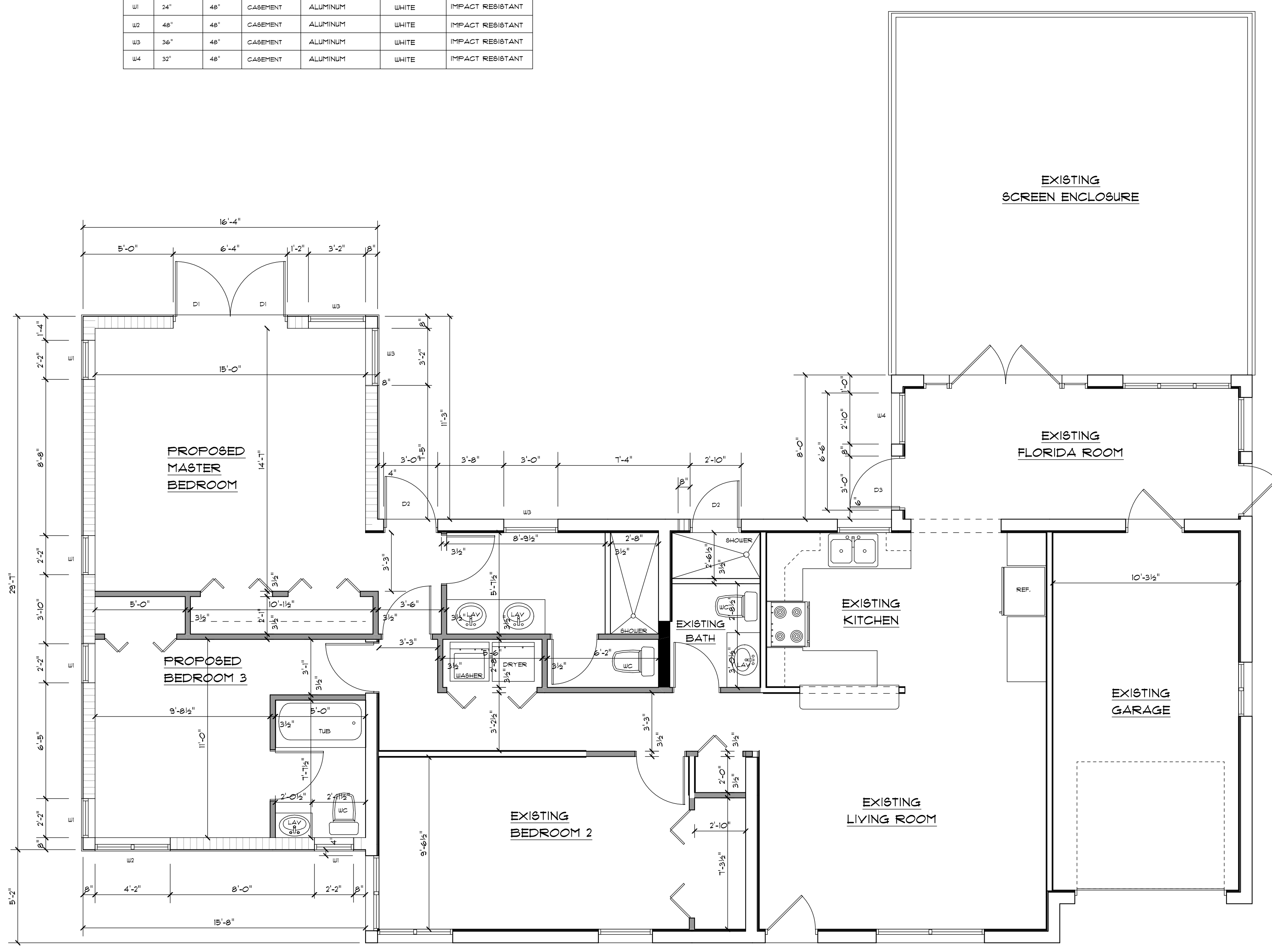
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	DOOR MATERIAL	DOOR COLOR	FRAME MATERIAL	FRAME COLOR	GLASS TINT	HURRICANE PROTECTION
D1	3'-0"	6'-8"	1 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	NONE	IMPACT RESISTANT
D2	2'-6"	6'-8"	1 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	NONE	IMPACT RESISTANT
D3	2'-8"	6'-8"	1 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	NONE	IMPACT RESISTANT

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION
W1	24"	48"	CASEMENT	ALUMINUM	WHITE	IMPACT RESISTANT
W2	48"	48"	CASEMENT	ALUMINUM	WHITE	IMPACT RESISTANT
W3	36"	48"	CASEMENT	ALUMINUM	WHITE	IMPACT RESISTANT
W4	32"	48"	CASEMENT	ALUMINUM	WHITE	IMPACT RESISTANT

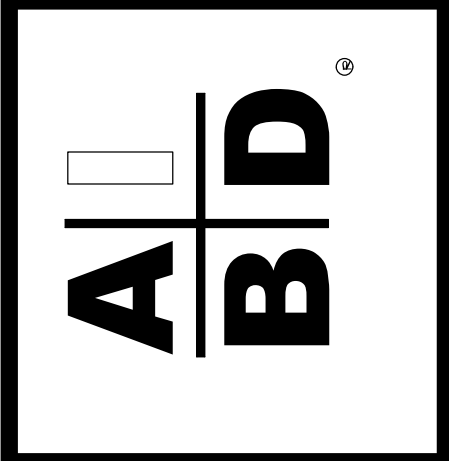


EXISTING FLOOR / DEMO PLAN 1/4" Sc.



PROPOSED FLOOR PLAN 1/4" Sc.

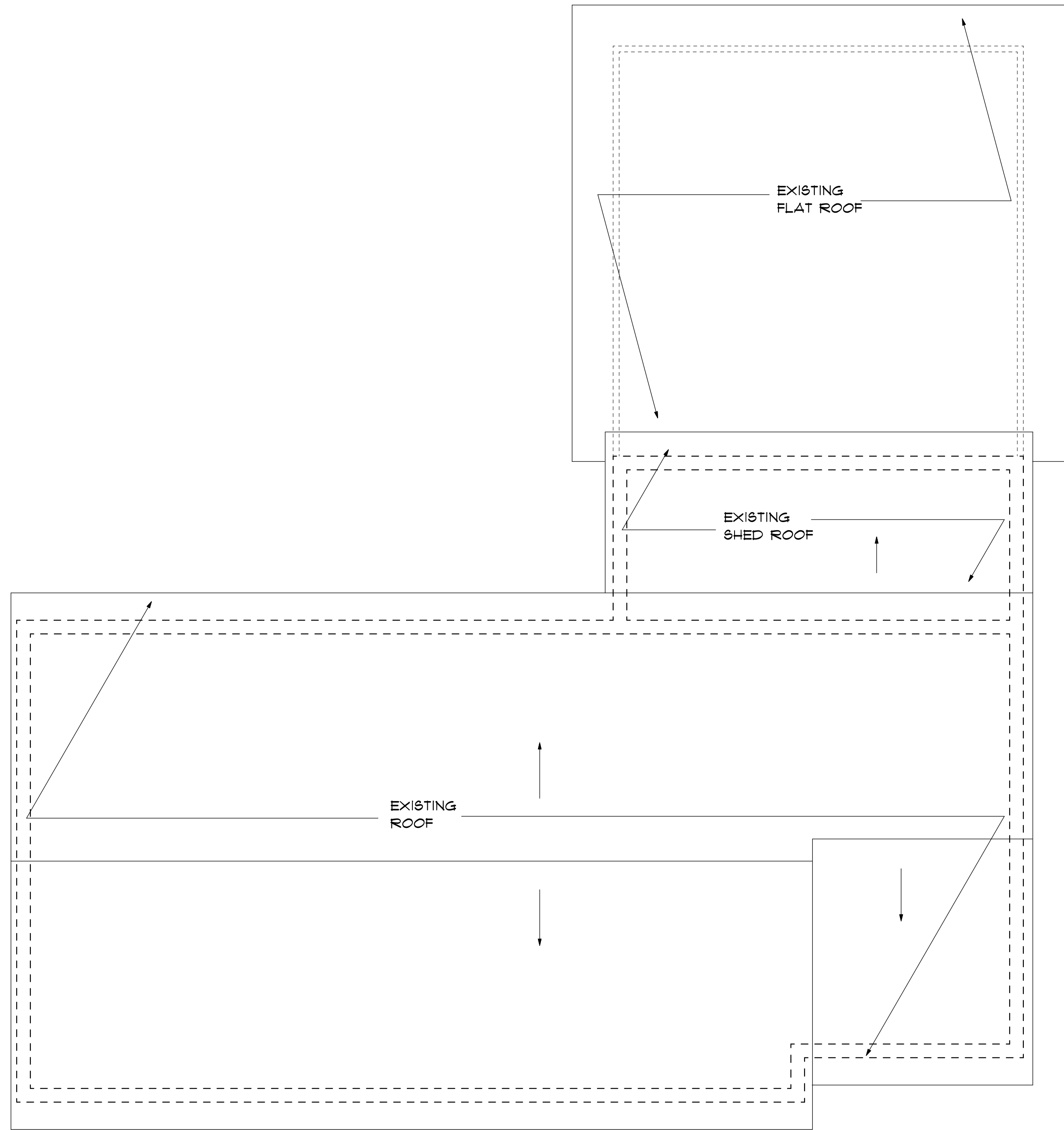
REVISIONS DATE	BY



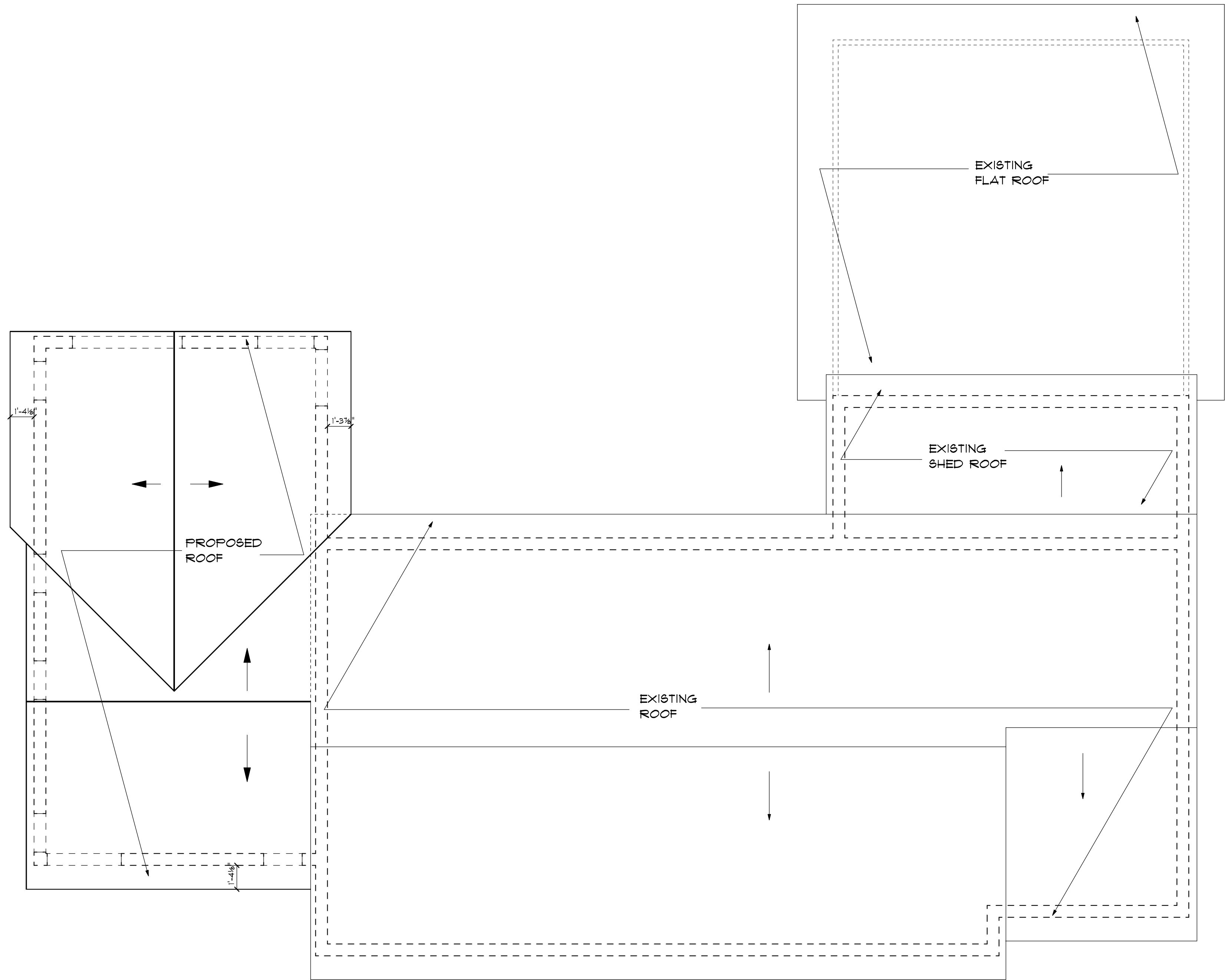
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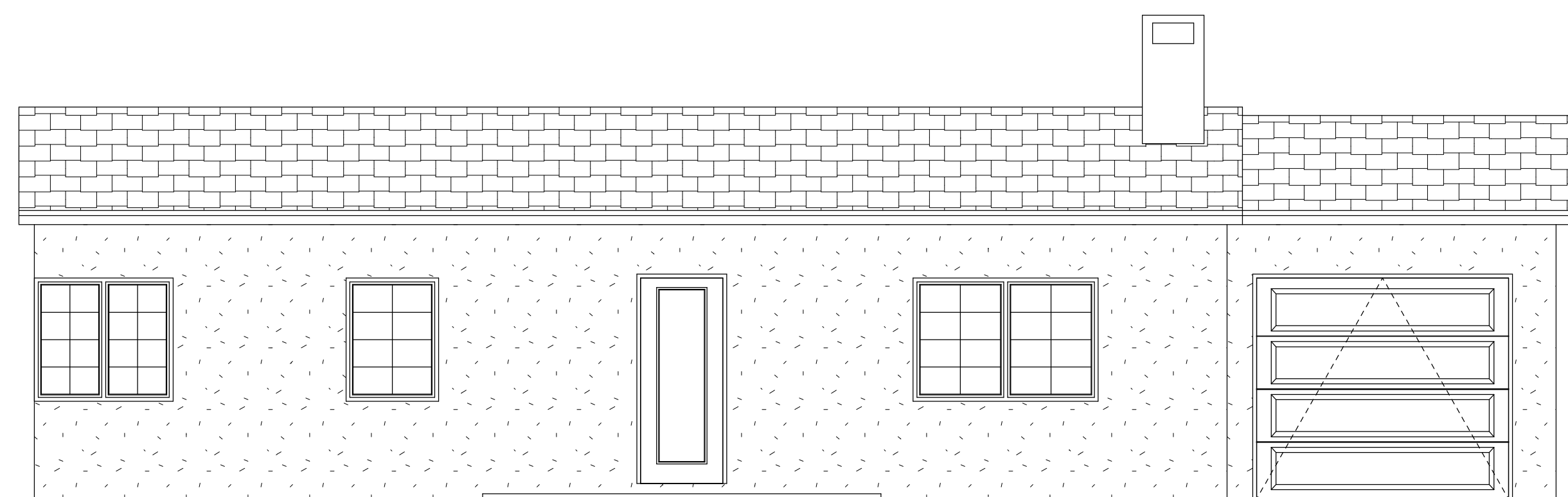
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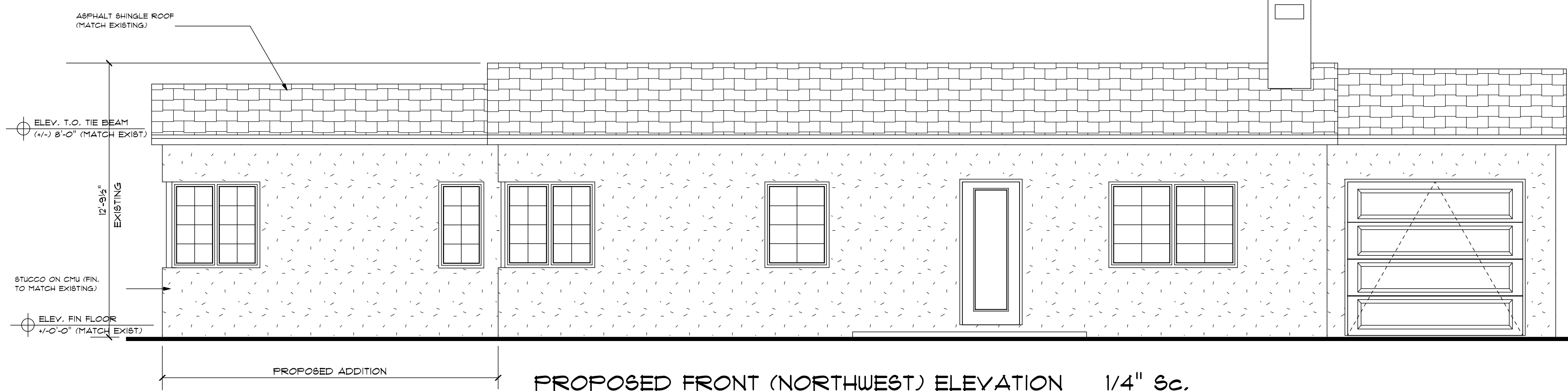
EXISTING ROOF PLAN 1/4" Sc.



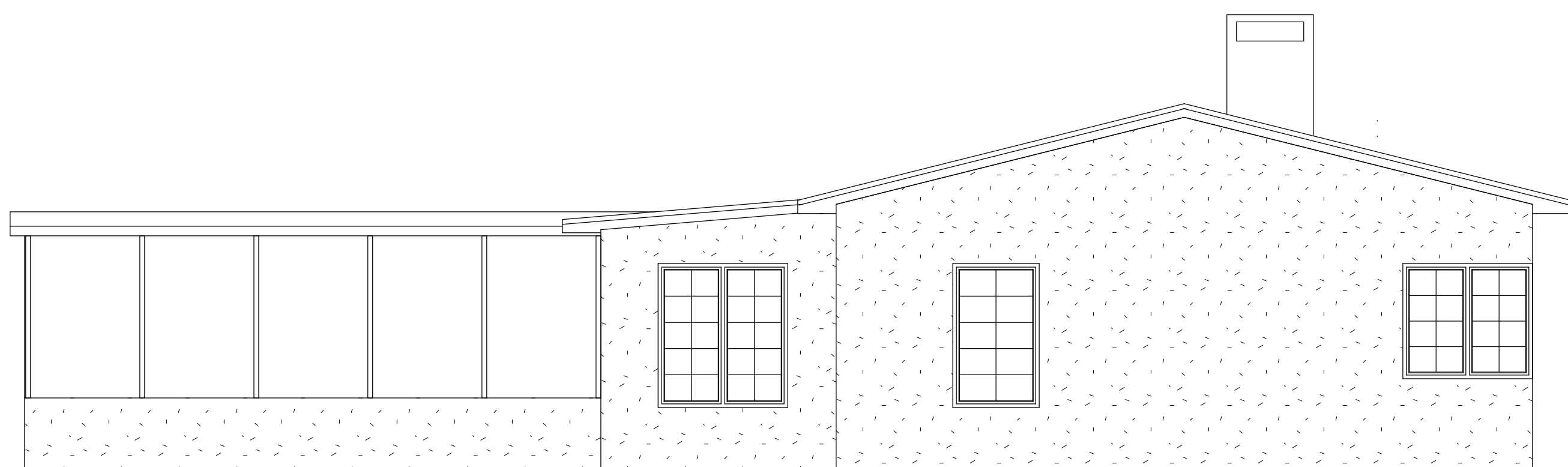
PROPOSED ROOF PLAN 1/4" Sc.



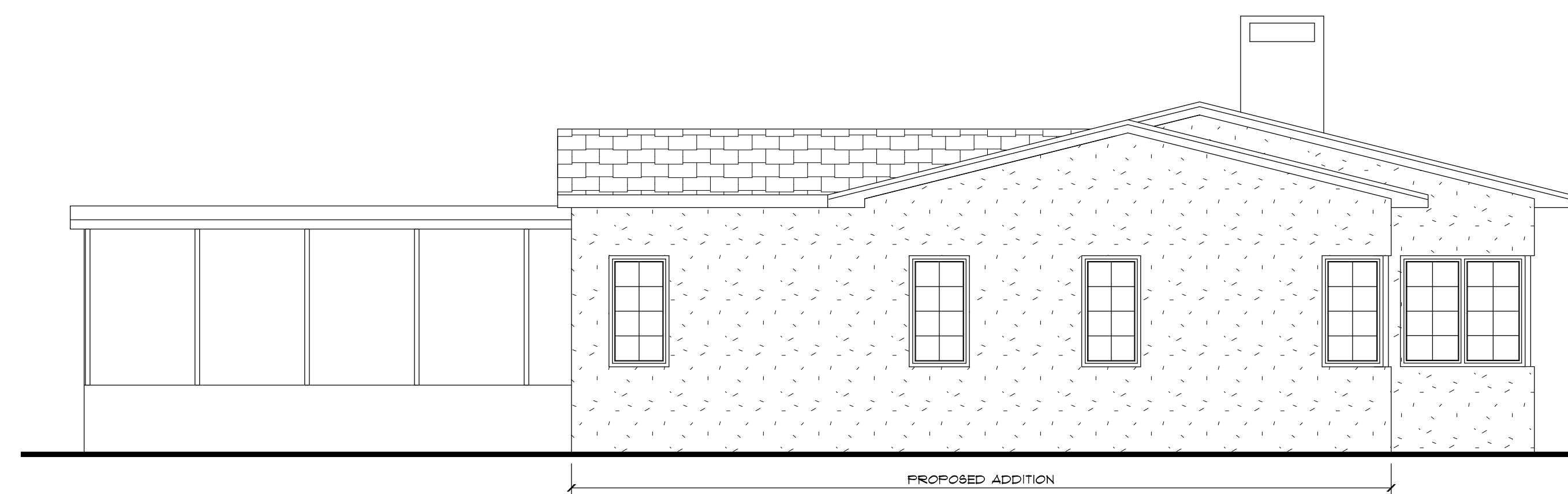
EXISTING FRONT (NORTHWEST) ELEVATION 1/4" Sc.



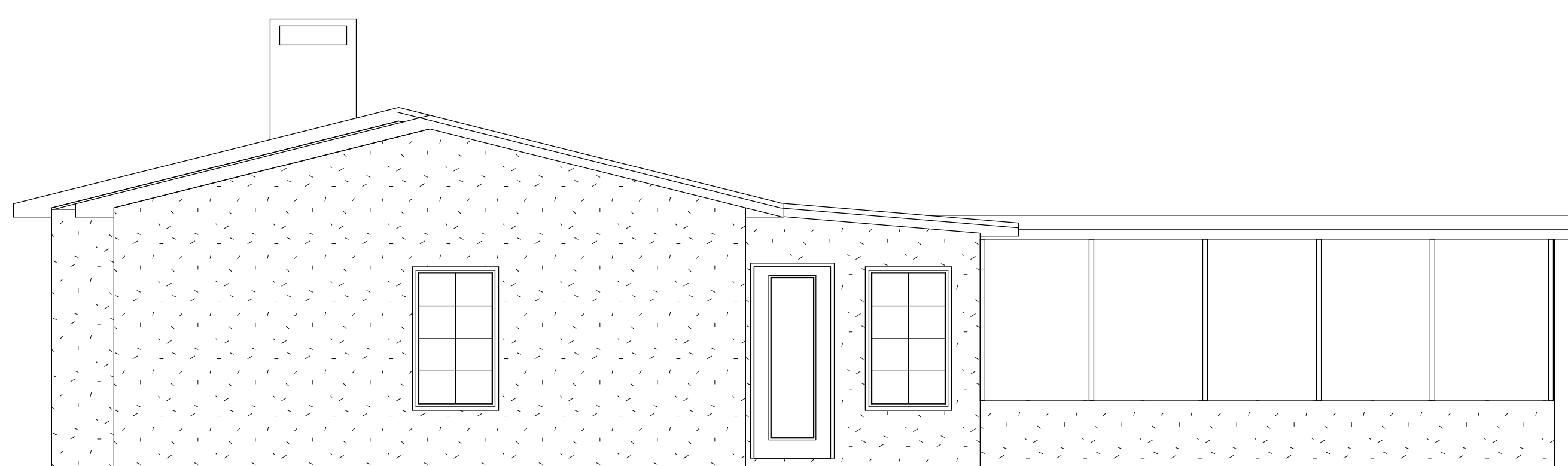
PROPOSED FRONT (NORTHWEST) ELEVATION 1/4" Sc.



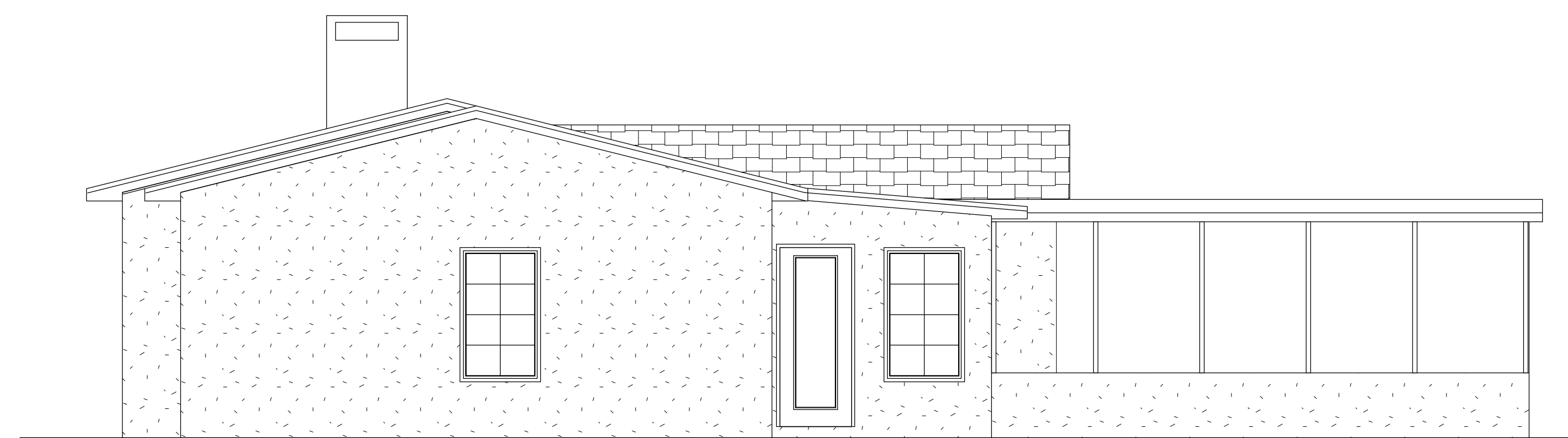
EXISTING LEFT (SOUTHEAST) ELEVATION 1/4" Sc.



PROPOSED LEFT (SOUTHEAST) ELEVATION 1/4" Sc.



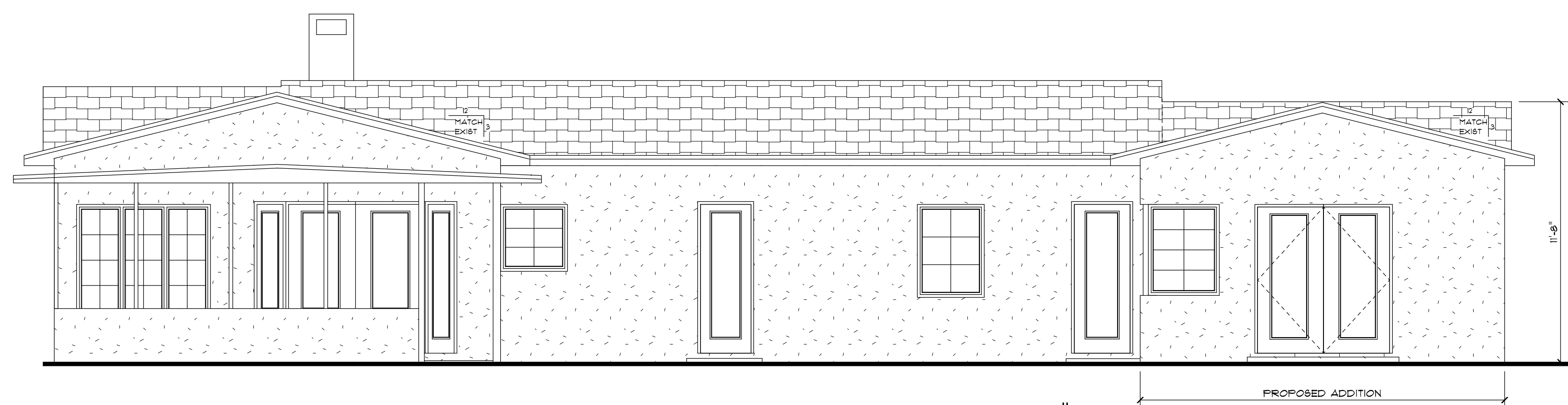
EXISTING RIGHT (SOUTHWEST) ELEVATION 1/4" Sc.



PROPOSED RIGHT (SOUTHWEST) ELEVATION 1/4" Sc.

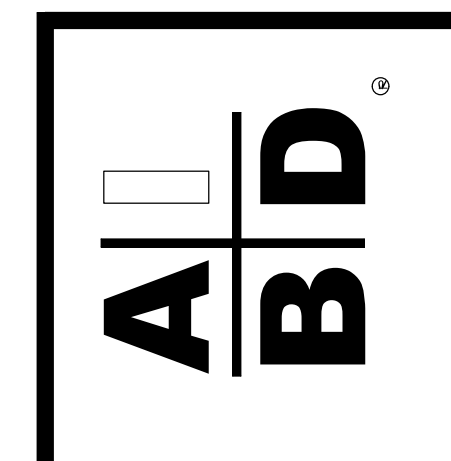


EXISTING REAR (NORTHEAST) ELEVATION 1/4" Sc.



PROPOSED REAR (NORTHEAST) ELEVATION 1/4" Sc.

REVISIONS DATE	BY

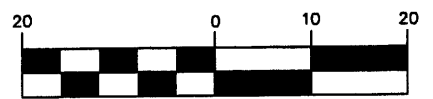
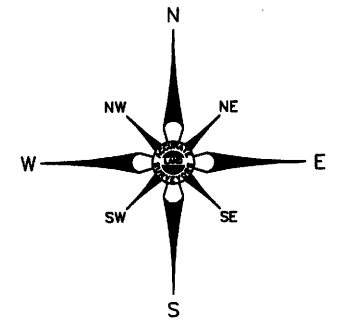


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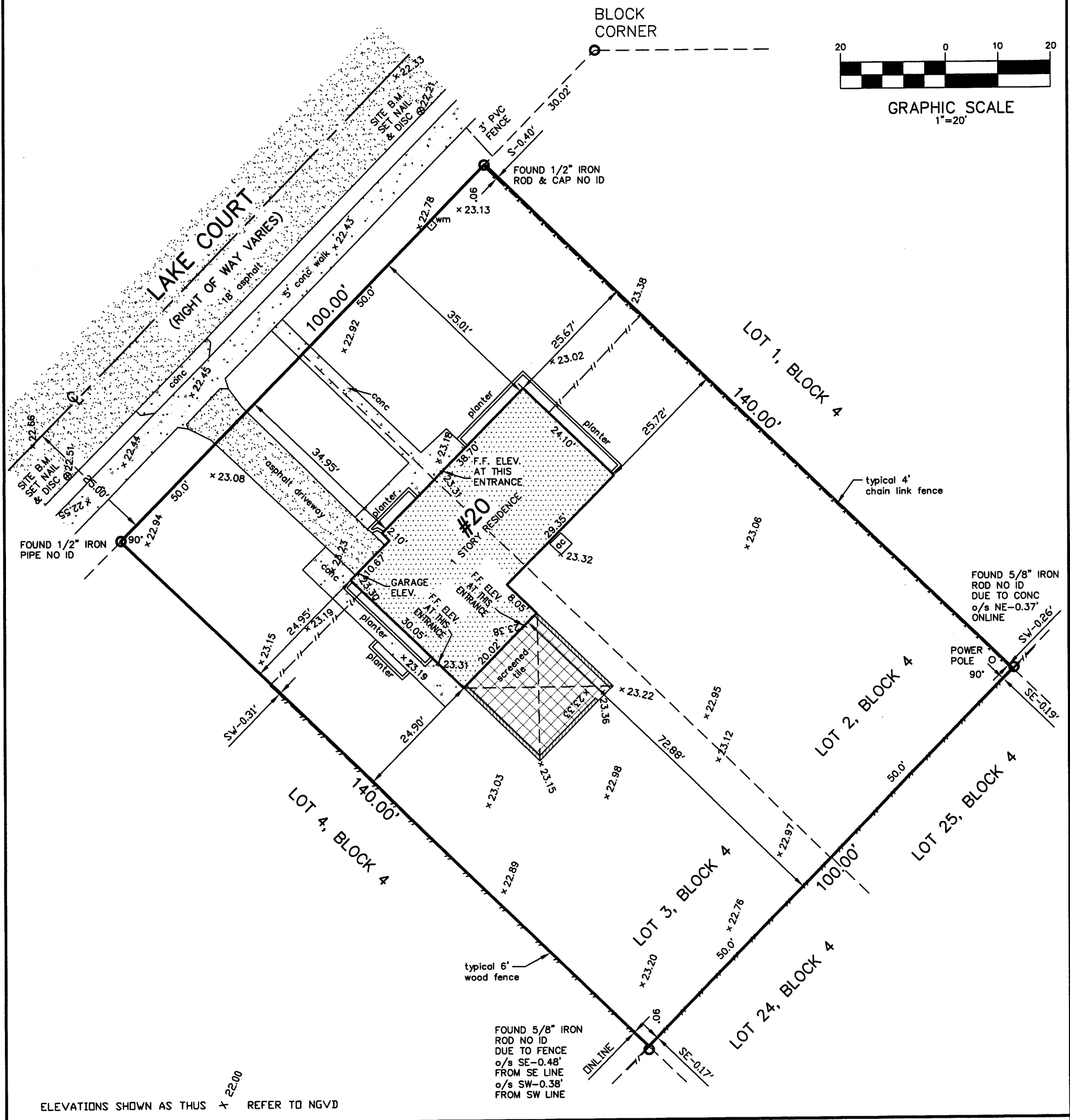
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DRAWN BY	BDF
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DATE	1-11-17
SCALE	AS NOTED
JOB NO.	14116.08

SHEET
4
 OF SHEETS



GRAPHIC SCALE
1"=20'




ELEVATIONS SHOWN AS THIS REFER TO NGVD

NOTES:
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 2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
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CERTIFICATION:
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REVISIONS	DATE	BY
UPDATE/TOPO SURVEY SU-16-2565	07/25/16	AL/JMS
DATE OF SURVEY 07-08-2016	DRAWN BY ER	CHECKED BY JMS


ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No.3889 - STATE OF FLORIDA
 SCALE 1"=20'
 SKETCH NUMBER SU-16-2363





