



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1st AVENUE, DELRAY BEACH, FLORIDA 33444 | (561) 243-7040 | (561) 243-7221 (fax) | www.delraybeachfl.gov

FOR OFFICE USE ONLY	
FILE #:	
DATE SUBMITTED:	

HISTORIC PRESERVATION UNIVERSAL DEVELOPMENT APPLICATION

APPLICATION TYPE

- | | |
|--|---|
| <input type="checkbox"/> Certificate of Appropriateness (COA) (Single-family residential or duplex)
<input type="checkbox"/> COA - Color, Material & Architectural Changes
<input type="checkbox"/> COA - Demolition
<input type="checkbox"/> COA - Relocation
<input type="checkbox"/> COA - Sign
<input type="checkbox"/> COA & Class V Site Plan
<input type="checkbox"/> COA & Site Plan Modification (Choose One):
<input type="checkbox"/> Class I <input type="checkbox"/> Class II <input type="checkbox"/> Class III <input type="checkbox"/> Class IV | <input checked="" type="checkbox"/> Ad Valorem Historic Property Tax Exemption
<input type="checkbox"/> Relief Request (Select all that apply):
<input type="checkbox"/> Variance
<input type="checkbox"/> Waiver
<input type="checkbox"/> Internal Adjustment
<input type="checkbox"/> In-Lieu of Parking and Public Parking Fee Request
<input type="checkbox"/> Mural Permit
<input type="checkbox"/> Master Sign & Blanket Sign Program
<input type="checkbox"/> Other: |
|--|---|

Notes:

- This Application shall be submitted with the required items identified in the Application Checklist and Application Matrix.
- Separate applications must be submitted when multiple applications are associated with the same request.
- Contact Development Services at 561-243-7040, ext. 6055 to schedule an appointment for application submittal review.

PROJECT INFORMATION

PROJECT NAME 125 N. Dixie Boulevard
ADDRESS 125 N. Dixie Blvd., Delray Beach, FL 33444-3847
PROPERTY CONTROL NUMBER (PCN): 12 - 43 - 46 -09 - 29 - 004 - 0241

REQUEST IS A RESULT OF A CODE ENFORCEMENT ACTION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO CASE NUMBER:	BUILDING PERMIT WAS SUBMITTED FOR THIS REQUEST <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO PERMIT NUMBER:
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ONCE IMPROVEMENTS ARE COMPLETE, WILL YOU BE SEEKING A HISTORIC PROPERTY AD VALOREM TAX EXEMPTION? YES NO

EXISTING PROPERTY INFORMATION

ZONING DISTRICT R-1-AA Single Family	LAND USE DESIGNATION Single Family / Duplex	HISTORIC DISTRICT, INDIVIDUALLY DESIGNATED, OR OVERLAY DISTRICT (INDICATE IF LOCAL, NATIONAL OR BOTH) Del Ida Park / Historical District
DATE OF ORIGINAL CONSTRUCTION 1928		
EXISTING USE Residential: Single Family	SIZE OF PROPERTY 10,500 SQ. FT. .2411 ACRES	LOT DIMENSIONS 75 WIDTH 140 DEPTH 75 FRONTAGE 10,500 AREA

LEGAL DESCRIPTION (ATTACH SEPARATE SHEET IF NECESSARY IN A MS WORD FORMAT)

* See Included Separate Sheet

PROPOSED REQUEST INFORMATION

DESCRIBE IN DETAIL THE PROPOSED REQUEST AND PROVIDE RELEVANT INFORMATION PERTAINING TO THE EXISTING PROPERTY AND USE. A SEPARATE NARRATIVE MAY BE SUBMITTED AS AN ATTACHMENT.

[Identify the existing and proposed use (principal and accessory) and proposed changes including site and building modifications. For use conversions, site expansion and new development, please identify the proposed hours of operation, use activities and operations, number of units, square footage, parking spaces, and indicate if the proposal will be constructed in phases. Indicate if other applications, including waiver and variance requests, have been or will be submitted in conjunction with this request.]

SIGN REQUEST

Does signage presently exist on site? YES NO If yes, provide date of approval:

Quantity of signs:

Is request associated with a previously approved master sign/blanket sign program: YES NO

Location(s) of sign(s) on property/site/building:

Sign type(s) – include number of each sign if applying for more than one

Freestanding

Wall/Awning

Directory

Monument

Under Canopy

Projecting

CONTACT INFORMATION

PROPERTY OWNER

PROPERTY OWNER NAME: Gail B. Tifford

ADDRESS

125 N. Dixie Blvd.

CITY

Delray Beach

STATE

FL

ZIPCODE

33444-3847

TELEPHONE NUMBER

917-861-1162

EMAIL ADDRESS

gtifford@gmail.com

APPLICANT (IF DIFFERENT THAN OWNER)

APPLICANT NAME:

ADDRESS

CITY

STATE

ZIPCODE

TELEPHONE NUMBER

EMAIL ADDRESS

DESIGNATED AGENT

APPLICANT NAME:

ADDRESS

CITY

STATE

ZIPCODE

TELEPHONE NUMBER

EMAIL ADDRESS

HISTORIC JUSTIFICATION STATEMENTS

Attach a Justification Statement as a separate sheet that addresses the following code sections as applicable:

- SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**
- VISUAL COMPATABILITY STANDARDS** – LDR Section 4.5.1(E)(7)&(8)
- RELOCATION** – LDR Section 4.5.1(E)(6)(a) & (b)(1)
- DEMOLITION** – LDR Section 4.5.1(F) (see below)

RELOCATIONS: Indicate if the structure is proposed for relocation to another site or within the existing site:

The application submittal must also include items outlined in LDR Section 4.5.1(E)(6)(2) & (3).

DEMOLITION: Indicate how much of the structure is proposed for demolition:

The application submittal must also include items outlined in LDR Section 4.5.1(F)(5) & (10).

HISTORIC AD VALOREM TAX EXEMPTION

Project completion date (Certificate of Occupancy from Building Division): July 23, 2023

Project costs as indicated on Certificate of Occupancy: \$448,632.00

Total project costs (can attach separate sheet if necessary): \$1,742,838.82

Total project costs attributed solely to the historic structure: \$ 871,419.41

Use of property prior to improvements: Residential / Single Family

Use of property after improvements: Residential / Single Family

Date(s) of previous alterations: 2014 Window Replacements

Has the building/structure ever been moved or relocated? YES NO If yes, when and where?

STATEMENT OF HISTORIC SIGNIFICANCE (Attach Separate Sheet if necessary) - Summarize how the building contributes to the significance of the historic district/area. It should relate to the significance of the district (including the district's period of significance) as identified in the historic district designation documentation (i.e., is it similar to other buildings in the district in scale, building materials, style, and period of construction?). Note important persons from the past associated with the building, former uses of the property, and the name of the architect or builder, if known.

* See Included Separate Sheet

DESCRIPTION OF PHYSICAL APPEARANCE PRIOR TO IMPROVEMENTS (Attach Separate Sheet if necessary) - Provide information about the major exterior and interior features of the building. Describe the building in its existing condition. Note the architectural style, exterior construction materials (wood, brick, etc.), type of roof (flat, gable, hipped, etc.), number of stories, basic plan (rectangular, irregular, L-shaped, etc.), and distinguishing architectural features (placement and type of windows, chimneys, porches, decorative interior features or spaces). Describe any changes that have been made to the building since its original construction (i.e., additions, porch enclosures, new storefronts, relocation of doors and windows, and alterations to the interior). Other buildings on the property such as carriage houses, barns and sheds should also be described. Describe how the building relates to others in the historic district/area in terms of siting, scale, construction/materials, and date of construction.

* See Included Separate Sheet

OWNER'S CONSENT

I Gail B. Tifford (*Owner's Name as it appears on the recorded warranty deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

hereby petition to the City of Delray Beach for Historic Ad Valorem Tax Exemption (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. I consent inspections, photographing and placement of signs on the subject property by City Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

SIGNATURE - OWNER

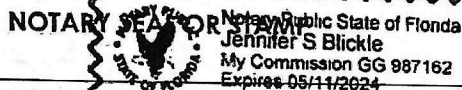
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this Sixth day of September, 2023, by Gail Brooke Tifford (name of person acknowledging), who has produced personally known as identification and/or is personally known to me.

Jennifer S. Blicke

PRINT NAME - NOTARY PUBLIC

SIGNATURE - NOTARY PUBLIC

My Commission Expires: 5/11/2024



OWNER'S DESIGNATION OF AGENCY

I _____ (*Owner's Name as it appears on the recorded warranty deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

hereby affirm that _____ (Agent's Name) is hereby designated to act as agent of my behalf to petition the City of Delray Beach for _____ (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____ (name of person acknowledging), who has produced _____ as identification and/or is personally known to me.

SIGNATURE - NOTARY PUBLIC

PRINT NAME - NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires: _____

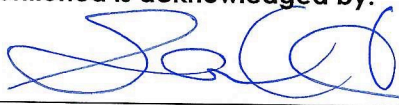
*NOTE: When an application is executed on behalf of a corporation or business entity, documentation must be provided which demonstrates that the corporation's representative is authorized to act on behalf of the corporation; these forms are available on the website under Supplemental Forms.

APPLICATION ACKNOWLEDGEMENTS

Please read the following and acknowledge below:

- A pre-application meeting with a member of the Historic Preservation Division is strongly recommended and can be scheduled by appointment at 561-243-7040, ext. 6055, or pzmail@mydelraybeach.com.
- All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by the City of Delray Beach, Florida to process this application.
- Per Resolution No. 133-20, a resubmittal fee for the higher of \$250 or 25% of original application fee is applied to third and subsequent resubmittals.
- Project waivers identified during the technical review of the proposal that were not identified in the initial submittal are subject to an increased fee (\$2,750) per request in accordance with Resolution No. 133-20.
- The applicant is responsible for postponement and additional advertising fees along with providing revised notice requirements when a request for postponement is submitted by the applicant or the item is delayed due to an Act of God or the representative's absence/tardiness to attend the meeting and present the item.
- Certain documents such as, mailing list, certificate of attorney or consent forms, might be required to be revised or updated if older than 6 months from the application submittal date.
- Applications that are inactive for a period over three months, which there has been no action in good faith to move forward with the request, will receive a notification of closure and be given a grace period of 30-days before the file is closed. When a file is closed, a new, complete application, including any required fees, will be required to initiate the review process once again.
- When the applicable board reaches a decision, the decision is presented to the City Commission as "Report of Appealable Land Use Items", under consent items in a City Commission agenda. At the City Commission's discretion, the acting Board's decision can be appealed. Therefore, a Board decision is NOT final until the item is listed on a City Commission agenda as part of an approved Consent Agenda item. Board decisions appealed by the City Commission are scheduled for a new hearing at a later time.
- When a final decision is made at a public meeting, and the appeal period has passed, the request is considered final. A new application, including any required fees and documents, is required to be submitted for consideration of new and redesigned proposals or additions and changes to previously acted on proposals.

The aforementioned is acknowledged by:



SIGNATURE - OWNER/APPLICANT

Gail B. Tifford

PRINT NAME - OWNER/APPLICANT

SIGNATURE - DESIGNATED AGENT

PRINT NAME - DESIGNATED AGENT

LEGAL DESCRIPTION

Lot 24, less the Southerly 25 feet thereof, and Lot 25, Block 4, Del-Ida Park, according to the map or plat thereof recorded in Plat Book 9, Page 52, Public Records of Palm Beach County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing same.

Grantor hereby affirms that the subject property is not Grantor's homestead.
Parcel Street Address: 125 N. Dixie Blvd., Delray Beach, FL 33444.

Statement of Historic Significance

The subject property is located on the north side of Dixie Boulevard, between North Swinton Avenue and NE 2nd Avenue within the Locally designated Del-Ida Park Historic District and is zoned R-1-AA (Single Family Residential). The 0.2411-acre property contains a 1,668 square foot two-story contributing, Mediterranean Revival style, single-family residence that was constructed in 1928. The property was once owned by the Link family, with Frederick H. Link and his daughter Catherine Link (Strong) listed as owners on Delray Beach Building Yellow card records.

The Del-Ida Park Subdivision was the city's first platted subdivision, it was first recorded on September 18, 1923. Motivated by patriotic spirit and the optimism of Florida's land boom, Del-Ida Park originally contained streets named after six U.S. Presidents. Mr. J.C. Secord of Miami organized the Ocean City Development Company and purchased the 58-acre tract containing 300 lots and three pie-shaped public parks. Within days of its recording, it was reported that "Del-Ida Park is growing fast", as 58 lots had sold. Mr. Frederick Henry Link, a former craftsman at Addison Mizner Industries in West Palm Beach, purchased several lots and served as the subdivisions general contractor. In 1923, he began construction of his own home at 524 NE 2nd Avenue. Built in the Mediterranean Revival style, the house started the trend for such designs which remained popular through 1930. Link's daughter, Catherine Link Strong, lived on Dixie Boulevard as an adult, and was Delray Beach's first woman mayor in 1954. Originally a rather elite development, the real estate bust left the area without much growth and development until the 1940's and later. The City of Delray Beach designated the Del-Ida Park Historic District in 1988.

At its meeting of June 18, 2003, the Historic Preservation Board (HPB) approved COA (2003-280) request for material change of the two driveway aprons to Old Chicago brick.

At its meeting of June 16, 2004, the HPB approved COA (2004-278) request for the relocation of a wood gazebo from 211 NW 1st Avenue to the subject property.

At its meeting of January 15, 2014, the HPB approved COA (2003-280) request to replace the original wood, upper-story arched, single hung, 4-over-1 windows with aluminum impact-rated windows.

The property was formerly combined with the lots to the west, which is now known as 115 Dixie Boulevard. In 2017, the Planning, Zoning and Building Department and the City Engineer approved a subdivision plat exemption request associated with the recombination of the property into 2 individual lots (115 North Dixie Boulevard and 125 North Dixie Boulevard). Then, on July 18, 2018, the HPB approved Certificate of Appropriateness 2018-100 for construction of a new 1-story, courtyard style single-family residence with an attached 2-car garage on the existing vacant lot. The home has been constructed.

September 06, 2023

City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444

Attn.: Michelle Hoyland – Senior Historic Preservation Planner, Development Services

Re: Tifford Residence – 125 N. Dixie Blvd.; Existing, Ad Valorem Tax Abatement Application

Mrs. Hoyland:

I hope all is well. As the Architect Of Record (& Agent) for Gail Tifford please accept this letter to seek City approval regarding the Ad Valorem Tax Abatement application and for the complete and total renovation of the existing historic, contributing structure located at 125 North Dixie Blvd., located within the Del Ida Historic District.

The purpose of this letter is to give testimony as to the “physical appearance” of the structure prior to our improvements. It was a 2-story “Carriage” house with the ground floor very utilitarian and the upper floor barely trimmed out for basic human habitation. It was, essentially a “Barn” that had been modified to resemble a residence.

The roof was (nearly) flat, sloped to the North but had many low spots and much structural (wood) damage. The upper floor had several makeshift bedrooms and baths, a galley kitchen and a small living space with a very strange steel fabricated stair leading down. It had an original indoor/outdoor stair along its entire West side.

The lower level was a series of chopped up spaces (all with very low ceilings) that appeared to be rental apartment setups. The previous Owner was local Mr. Harold Jonas.

The entire structure was wood framed (2x4 walls), had much wood rot and damage, had no vapor barrier, had 6x6 wire mech & stucco finish on the exterior and a menagerie of door and window types, shapes and sizes.

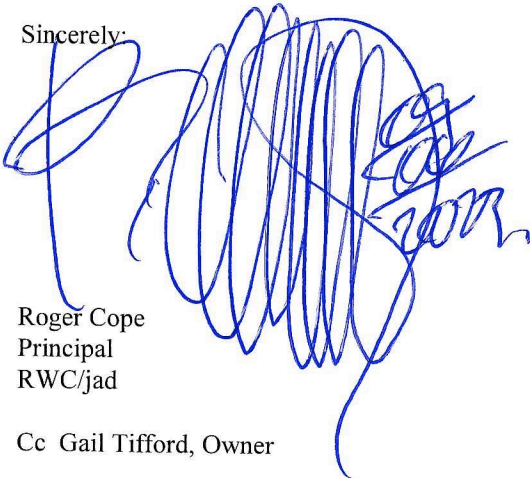
It was a very crude residence.

The plan of the existing structure was rectilinear. Its “style” was of no pure style but had hints of Mediterranean influence. All was very minimal. There was a remote tool shed and a hot tub also on the property. It did not appear to have any “major” additions or alterations to it over its lifespan.

In conclusion, the “physical appearance” of the structure was ripe for proper, dedicated and well intentioned historic renovation as it’s final finished version today will extend it/s life span into perpetuity. It is a cared for, well maintained structure today – a world class, custom single family home that preserved it’s original architectural heritage as best it could.

Please do not hesitate to call should you require anything else. I look forward to the support, the approval process and the Historic Preservation Board hearing in the very near future.

Sincerely:



Roger Cope
Principal
RWC/jad

Cc Gail Tifford, Owner