



OHISTORIC PRESERVATION BOARD STAFF REPORT

Sundy Village – Block 61

Meeting	File No.	Application Type
November 6, 2024	2024-233	Level 1 Site Plan Modification and Certificate of Appropriateness

REQUEST

The item before the Board is consideration of a Level 1 Site Plan Modification and Certificate of Appropriateness (2024-233) request for exterior modifications to the existing historic structures within the **Block 61 portion of the Sundy Village project, Old School Square Historic District.**

GENERAL DATA

Owner: Sundy Village West, LLC
Agent: Covelli Design Associates, Inc.
Location: 25 SW 1st Avenue (yellow circle on aerial)
PCN: 12-43-46-16-Q6-001-0020
Project Name: Sundy Village
Project Size: 6.902 Acres
Project Zoning: OSSHAD, OSSHAD w/ CBD Overlay
LUM: HMU (Historic Mixed Use)
Historic District: Old School Square Historic District
Adjacent Zoning:

- North: OSSHAD, OSSHAD w/ CBD Overlay
- East: OSSHAD, CBD
- South: CF
- West: CF

Existing Land Use: Commercial
Proposed Land Use: Commercial



BACKGROUND AND PROJECT DESCRIPTION

The subject property includes all of Block 61, a portion of the Sundy and Cromer block, and portions of Blocks 69 & 70. The properties associated with the subject development proposal are zoned Old School Square Historic Arts District (OSSHAD) and are located within the locally and nationally designated Old School Square Historic District. That portion of the project that fronts on West Atlantic Avenue and the proposed hotels that front on SE 1st Avenue are subject to the development standards of the Central Business District (CBD). The Sundy House property contains several structures including the Sundy House, and several 2-story structures, the property is listed on the National Register of Historic Places. There are 7 contributing structures within Block 61 and several non-contributing structures, 4 contributing structures within Block 70, and a contributing structure and accessory building within Block 69.

In 1998, a conditional use request was approved by the City Commission for Sundy House (Lots 1-3, Sundy Estates Subdivision) and included 11 Residential-Type Inn units. The Class V Site Plan for the

Project Planner:	Review Dates:	Attachments:
Katherina Paliwoda, Senior Historic Planner, paliwodak@mydelraybeach.com Michelle Hoyland, Principal Planner, hoylandm@mydelraybeach.com	HPB: November 6, 2024	1. Plans 2. Photographs 3. Color and Materials

Sundy House and Inn was approved by the HPB on March 18, 1998. Also approved by HPB in 1998, was relocation of a 1948 brick structure from the Sundy House and Inn property to a lot along 131 NW 4th Avenue in the West Settlers Historic District. The structure is occupied by the Williams family, Mr. Williams was a carpenter who worked on its original construction in 1948.

At its April 4, 2007, meeting, HPB considered a conditional use request to expand the residential-type inn use within the Sundy House property located on Block 62 and establish the residential-type inn use within Blocks 61 and 70, located to the north and east, respectively. The request would have placed a total of 87 units within the development. The City Commission approved the request at its meeting of May 1, 2007. However, the units were never built, and the approval expired.

At their meeting of October 17, 2016, the Planning & Zoning Board recommended approval of Alley Abandonments (2016-080) within Block 61.

At their meeting of June 26 & 27, 2017, the Historic Preservation Board reviewed & approved a Conditional Use (2016-102) request to allow 39 additional Residential-type Inn units (11 existing associated with the Sundy House). The board denied the Class V Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, & Waivers (2016-073) for Swinton Commons that included: 35,049 square feet of retail; 22,525 square feet of restaurant; 21,872 square feet of office; 44 dwelling units; 39 residential-type inn units; and 109 hotel rooms. Specifically, the Waiver relief requests were to allow an increase in the 60' maximum building width fronting a street to 163', 135', and 71'. The project also included the relocation of seven of the existing contributing buildings, reconstruction of one existing building, and demolition of nine buildings. The board approved relocation of 3 structures (21 SW 1st Avenue; 44 S. Swinton Avenue - Bldg. G; and, 6 SE 1st Street - Building H) and approved demolition of 7 structures (52 W. Atlantic Avenue - Building T; 20 W. Atlantic Avenue - Building U; 35½ SW 1st Avenue - Building V; 14 SE 1st Street - Building W; 18 SE 1st Street - Building X; 18½ SE 1st Street - Building Y; and, 48 SE 1st Avenue - Building Z). The board denied relocation of 5 structures (14 S. Swinton Avenue - Building A; 20 W. Atlantic Avenue; 22 S. Swinton Avenue; 38 S. Swinton Avenue - Building E; and, 40 S. Swinton Avenue - Building F) and denied demolition of 2 structures (44 S. Swinton Avenue - Building G-ACC and 38½ S. Swinton Avenue - Building E1).

At their meeting of July 17, 2017, the Planning & Zoning Board recommended approval of the Conditional Use (2016-101) request for the addition of 39 Residential-type Inn units (50 total on-site including the 11 existing on the Sundy House portion of the site) subject to conditions and of the abandonment of an alley within Block 69, subject to conditions.

Then, at their meeting of December 19, 2017, the Historic Preservation Board reviewed and denied a modified request for a Class V Site Plan, COA, Landscape Plan, Elevations, Waiver, Demolitions, & Relocations for the project, which was renamed Midtown Delray. The proposal included includes 39,396 square feet of retail; 11,117 square feet of restaurant; 55,218 square feet of office; 45 dwelling units; and 39 residential-type inn units. The proposal includes the relocation of seven of the existing contributing buildings & reconstruction of one existing building and demolition of 2 structures. Finally, the request also included waivers, to allow a reduced rear setback for Building 1 and to allow an increase to the maximum width of a building fronting a street for several structures.

Following HPB's December 2017 denial of the Midtown Delray requests, the applicant appealed the denials to the City Commission. The request was heard at the February 6, 2018, City Commission meeting and following a lengthy meeting the applicant requested a postponement in order to make

modifications to the development proposal to address concerns including the elimination of requested waivers relating to building width and rear setbacks.

Then, at their meeting of March 6, 2018, the City Commission approved the modified Class V Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Demolitions, Relocations, Waivers, Conditional Use, and alley abandonments within Block 69 and Block 61, subject to conditions. Specifically, the approval included the following:

- Conditional Use request to allow an additional 24 Residential-type Inn units in association with the Sundy House (1 additional unit at the Sundy House, 9 new units on Block 61, and 14 new units on Block 70 – overall project total of 35 residential-type inn units including the 11 existing units at the Sundy House);
- Construction of 38,160 square feet of retail; 11,117 square feet of restaurant; 70,597 gross square feet of office (60,594 net sq. ft.); 45 condominium dwelling units; and 24 additional residential-type inn units. Also, included in the approval are underground parking garages, the largest within the Block 61 portion of the site and a smaller garage within the Block 69 portion of the site.
- Waivers to LDR Section 4.4.24(F)(4) to allow building widths of 71' 6", and 81' 4", where a maximum width of 60' is permitted in the Old School Square Historic Arts District (OSSHAD) for Building 3 and the Building 6/7 within Block 70 (southeast corner of S. Swinton Avenue & SE 1st Street).
- Relocation of 7 existing contributing structures, with 6 of the relocations within Block 61 (along Swinton Avenue) and the 7th structure being moved from Block 61 to the Sundy House property:
 - 14 S. Swinton Avenue – Building A “The Rectory”
 - 20 W. Atlantic Avenue – Building B
 - 22 S. Swinton Avenue – Building C
 - 21 SW 1st Avenue – Building D
 - 38 S. Swinton Avenue – Building E “Cathcart House”
 - 40 S. Swinton Avenue – Building F “Peach House”
 - 44 S. Swinton Avenue – Building G “Yellow House”
- Demolition of 9 structures, including the reconstruction of one structure from Block 70 on the Sundy House portion of the site to the west:
 - 38 1/2 S. Swinton Avenue – Building E-1
 - 44 1/2 S. Swinton Avenue – Building G-ACC
 - 10 SE 1st Street – Building H “White House” (Reconstruction)
 - 52 W. Atlantic Avenue – Building T
 - 20 W. Atlantic Avenue – Building U
 - 35 1/2 SW 1st Avenue – Building V
 - 14 SE 1st Street – Building W
 - 18 SE 1st Street – Building X
 - 18 1/2 SE 1st Street – Building Y
 - 48 SE 1st Avenue – Building Z
- Abandonment of an improved east/west alley within Block 69.
- Abandonment of an improved east/west and north/south alley in Block 61.
- Construction of a pedestrian plaza within Block 61, replacing the abandoned north/south alley.
- Construction of a vehicular drop-off area.
- Installation of new landscaping and hardscaping.

The approved/certified plan included conditions of approval:

1. That the locations of the generators are provided on the plans together with the source of fuel prior to certification of the site plan.

2. That the site plan be revised to correctly note the required parking of 379 parking spaces prior to certification of the site plan.
3. That the fourth floor of buildings #1 and #2 be eliminated, that the third floor can be moved forward 12 feet. The applicant may add a third floor to building #3.
4. That the applicant enter into a community benefits agreement with the City of Delray Beach that includes items such as a jobs program/fair, mentorship, and a \$100,000 grant for the historic preservation grant prior to issuance of the first vertical building permit.
5. That the applicant submit a restrictive covenant to commence construction within two years of approval for Block 61 to be approved by the City Attorney prior to issuance of the first building permit. That the restrictive covenant include a performance bond of \$1,000,000 for this requirement for Block 61, which is to be forfeited for failure to commence construction.
6. That the applicant provide significant evidence that the use operate as a residential-type inn.

At its January 5, 2022, meeting, the Historic Preservation Board (HPB) made a recommendation of approval to the Planning and Zoning Board for a Conditional Use request to allow 2,000 sq. ft. of outdoor dining at night for restaurants within Buildings 1 & 2 within Lots 1-4, Block 61 of the Sundy Village Project. The HPB also recommended approval to the City Commission of a Waiver request to CBD Frontage Type standards to allow the use of the Porch frontage type instead of a Storefront frontage type, along W. Atlantic Avenue, which is a required retail frontage street. At their January 24, 2022, meeting the Planning and Zoning Board recommended approval of the Conditional Use to City Commission.

The City Commission approved the Conditional Use (Resolution No. 03-22) and the Waiver to the CBD Frontage Type standards (Resolution No. 04-22) at their meeting of February 8, 2022. The City Commission also approved Resolution No. 25-22 which establishes a sequence of events in the development process to meet current conditions of approval for the approved/certified project in a workable framework. Specifically, relating to the construction of an alley, platting, and demolition of a structure within Block 69. The combination of conditions of approval and code direction did not allow for the plat to be recorded until the new alley in Block 69 is built, building the alley requires demolition of Building Z, Building Z cannot be demolished without a building permit for new construction, which cannot be issued without the plat being recorded. Resolution No. 25-22 resolved these conflicts.

At its meeting of March 2, 2022, HPB approved a Class III Site Plan Modification, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variances, & Relocations request as follows:

- Construction of 14,230 sq. ft. retail use, 21,375 sq. ft. restaurant use (2,000 sq. ft. - outdoor dining), 105,027 gross sq. ft. (69,850 net sq. ft.) office use, 45 residential condominium units, 15 Residential-type Inn units (26 units total - 12 within the Sundy House portion of the site and 14 within Building 6/7 located on Block 70), an underground parking garage (Block 61). The total project will contain 253,336 sq. ft. gross square foot of building area including existing structures and common areas/net square foot areas. Below is a table summarizing the approved and proposed use intensity/density changes:

USE	UNIT	APPROVED/CERTIFIED PLAN	PROPOSED	CHANGE
RETAIL	SF	38,160	14,230	(23,930)
RESTAURANT	SF	11,117	21,375	10,258
OFFICE	SF	70,597 Gross 60,694 Net	105,027 Gross 69,850 Net	34,465 Gross 9,156 Net
RESIDENTIAL	DU SF	45 80,990 SF	45 80,990 SF	NO CHANGE

RESIDENTIAL TYPE INN	UNITS SF	35 (24 New & 11 Existing) 46,444	26 (15 New & 11 Existing) 29,074	(9) (17,370)
MECH. BLDG. ELEVATORS	SF	UNKNOWN	2,640	UNKNOWN
TOTALS	SF	247,308 Gross 237,405 Net	253,336 Gross 218,159 Net	6,028 Gross (19,246) Net

- Modification of the approved architectural style of the new structures within Block 61.
- Construction of a 2,272 sq. ft. Mechanical Equipment Yard/Building and other accessory structures such as elevator service buildings.
- Modification of the approved relocations of Building A, C, E, & F
- Variances to reduce the front yard setbacks from 25' to 20' for Buildings C & F
- Modification of the approved landscaping and hardscaping.
- Construction of a pedestrian plaza within Block 61, replacing the abandoned north/south alley.
- Construction of a vehicular drop-off area.
- Construction of new on-street public parking spaces.

At its meeting of January 4, 2023, HPB approved a Certificate of Appropriateness (2023-015) request for exterior modifications to the Sundy House. The specific requests are listed below:

- Removal of the existing non-contributing open-air gazebo, covered walkway, and reception area additions.
- Change the material of the existing vinyl/canvas awning to steel and glass for the non-contributing addition to the rear of the original structure.

At its meeting of November 1, 2023, HPB approved a Certificate of Appropriateness and Relocation (2024-233) request for the Cathcart House, primarily for structure stability purposes, as follows:

- Temporary Relocation of the existing structure vertically by 5' in place in order to install a new stem wall foundation;
- Construction of a new foundation;
- Installation of new 1st floor support joists;
- Removal of the existing, non-original concrete wrap around first floor porch deck; and
- Construction of a new first-floor, wood wrap around porch deck.

On December 6, 2023, HPB approved architectural modifications to Buildings 9-North (9N), 9-South (9S), 8-North (8N), 8-West (8W), and 8-South (8S) located on Block 61. These included the following modifications:

Buildings 8N, 8W, and 8S

- Enlargement of buildings on the east/west sides from the approved 42'2" to 44'2".
- Removal of the two Juliette style balconies with awnings on the west side of Building 8W and the east sides of Buildings 8S and 8N to be replaced with shutters.
- Change to the exterior stair orientations on the west sides of Buildings 8N and 8S, and the east side of Building 8W to accommodate the required Fire Code distance between stairs.
- Double doors on the third floor replaced with a single door on the east elevations of Buildings 8S and 8N.
- Double doors replaced with a single door on the ground floor west elevations of Buildings 8N and 8S.

- Shutters are added to the third-floor windows and doors on the north and south elevations of Buildings 8N, 8W, and 8S to be consistent with the other elevations.
- All operable windows changed to fixed on all Buildings 8N, 8W, and 8S elevations.
- Landscape and hardscape modifications to the southwest sides of Building 8W along SW 1st Avenue and SW 1st Street.

Buildings 9N and 9S

- Grille removed from the ground floor stair exit doors on the north and south elevations of Building 9S.
- The arch design removed from the top of door on southwest elevation of Building 9S and the northeast elevation of Building 9N with an awning to match the door on the north elevation of Building 9S.
- Doors and windows on the ground floor of the north elevation of Building 9N to match changes with Building 9S.
- All operable windows changed to fixed on all Building 9N and 9S elevations.
- Landscape and hardscape modifications to the west side of Buildings 9N and 9S along SW 1st Avenue.

Mechanical Yard Building

- Increase the height and width of the overhead door on the west elevation of the mechanical yard building to accommodate enlargement of the trash compactor.
- Generator door on the south elevation of the mechanical yard building removed due to the relocation of the generator.
- Change in roof style on the south and east elevations of the mechanical yard building to accommodate the relocation of the generator and enlargement of the trash compactor.

At its meeting of January 31, 2024, HPB approved the Level 3 Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variance, and Waivers (2023-253) request for a change of use and exterior modifications to structures within Blocks 61, 69, and 70.

At its meeting of March 6, 2024, a temporary relocation was approved by HPB for the existing structure vertically elevated by 5' in place in order to install a new stem wall foundation, for the structure to then be lowered back onto the new foundation.

On May 1st, 2024, the HPB approved landscape modifications and a hardscape modification to the previously approved fountain/water feature located in the civic plaza located between Buildings 1 and 2 on Block 61 of the Sundy Village site.

At its meeting of September 4, 2024, the HPB approved the Certificate of Appropriateness (2024-162) request to establish a Master Sign Program. The proposed Master Sign Program included 20 free standing signs, at least 21 projecting signs, 9 directional signs, 2 directory, 9 historic signage, at least 32 nameplates, at least 18 wall signs, and at least 12 instructional signs, for the Sundy Village development. The program incorporated two different font types between those classified as historic signage and those not. The color and material palette included Cast Bronze, Flower White colors with Coquina/Coralina stone, stucco, and vinyl materials.

The item before the board is a Level 1 Site Plan Modification and COA request for the installation of new hood vents on all historic structures within Block 61, construction of ADA ramps in association with the historic structures within Block 61, an after-the-fact replacement of wood siding & removal of the

existing chimney on Building A, and repair and replacement of wood siding in association with the historic structures that are wood sided within the Block 61 portion of the site.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(a), formal findings are not required for Level 1 Site Plan applications.

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(d), Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the 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 4.4.24(A)(1) - Provide for mixed uses of residential, office, and commercial activities, with an emphasis on the arts, that will encourage the restoration or preservation of historic structures and yet maintain and enhance the historic and pedestrian scale of the area.

The proposal meets the intent of this standard, the approved uses of residential-type inn, restaurant, retail, and office uses are not proposed to change as a result of the subject request.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

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.

Pursuant to LDR Section 4.5.1(E)(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

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 subject request includes exterior modifications to the historic structures located within Block 61. Specifically, hood vents and ADA ramps are proposed for each of the historic structures. It is noted that the applicant is proposing two (2) options of hood vents for each of the structures, one will be provided for air intake (the smaller vent) and the other for exhausting the hood. The subject request also includes the after-the-fact replacement of siding for Building A, (a.k.a. The Rectory building), removal of the

existing chimney on Building A, and repair and replacement of wood siding in association with the historic structures that are wood sided within the Block 61 portion of the site.

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.

SECRETARY OF THE INTERIOR'S STANDARDS

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 3

Each property shall 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 architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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 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.

Standards 1, 2, 5, and 9 are applicable to this request. The subject proposal consists of exterior modifications to the five existing historic structures located within the Block 61 portion of the site. With regards to Standards 1 and 2, the structures have been preserved on site and are approved for adaptive reuse as restaurants. With respect to Standards 5 and 9, all exterior modifications to the structures are minor as they include the construction of hood vents for potential restaurant use and ADA ramps for handicap accessibility throughout the site. Materials used for the hood screenings for the vents will utilize Hardiboard siding, which can be considered appropriate as the screening vents are not original to the structures. Stucco siding for the hood vent screen is proposed only for Building C to match the existing stucco siding of the building. The applicant has noted that two sizes of the hood vents are proposed for each structure; one will be provided for air intake (the smaller vent) and the other for exhausting the hood. The proposed hood vent enclosures were designed to obscure the mechanical equipment within wood looking features, in a manner that would appear to be compatible with the architectural detailing of the structure. The ADA ramps for the structures will be wood guardrails with aluminum handrails. The request also includes the repair and replacement of any wood siding on the historic structures within Block 61, as needed. The Secretary of the Interior’s Standards and Guidelines for Rehabilitation indicate the following approach for the repair and replacement of wood siding:

WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS	
RECOMMENDED	NOT RECOMMENDED
<p><i>Identifying, retaining and preserving</i> wood features that are important in defining the overall historic character of the building (such as siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes, and colors.</p>	<p>Removing or substantially changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Removing a major portion of the historic wood from a façade instead of repairing or replacing only the deteriorated wood, then reconstructing the façade with new material to achieve a uniform or “improved” appearance.</p>

WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS	
RECOMMENDED	NOT RECOMMENDED
<p><i>Repairing</i> wood by patching, splicing, consolidating, or otherwise reinforcing the wood using recognized conservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of wood features when there are surviving prototypes, such as brackets, molding, or sections of siding.</p>	<p>Removing wood that could be stabilized, repaired, and conserved, or using untested consolidants and unskilled personnel, potentially causing further damage to historic materials.</p> <p>Replacing an entire wood feature, such as a cornice or balustrade, when repair of the wood and limited replacement of deteriorated or missing components is feasible.</p>
<p><i>Replacing</i> in kind an entire wood feature that is too deteriorated to repair (if the overall form and detailing are still evident) using physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such wood features include a cornice, entablature, or a balustrade. If using wood is not feasible, then a compatible substitute material may be considered.</p>	<p>Removing a wood feature that is unrepairable and not replacing it, or replacing it with a new feature that does not match.</p> <p>Using substitute material for the replacement that does not convey the same appearance of the surviving components of the wood feature.</p>
<p>Replacing a deteriorated wood feature or wood siding on a <i>primary</i> or <i>other highly-visible</i> elevation with a new matching wood feature.</p>	<p>Replacing a deteriorated wood feature or wood siding on a <i>primary</i> or <i>other highly-visible</i> elevation with a composite substitute material.</p>

There is concern that removal of all existing wood siding could diminish the historic integrity and character of the historic structures. The proposal should only include removal of wood siding or wood features that are beyond repair. In order to ensure the appropriate approach is utilized, the applicant must submit photographs of damaged wood siding and wood areas to city staff in order to document the damage of exterior siding; and the applicant must work closely with city staff in the repair and replacement of all siding. This item is attached as a Site Plan Technical Item.

Pursuant to LDR Section 4.5.1(E)(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(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- 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(2)(a), shall also be determined through application of the Building Height Plane.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- 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:
 - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- 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.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 3. Characteristic features of the original building shall not be destroyed 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.
 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.
 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

The subject request includes the exterior modifications of constructing hood vents with screens on the roofs of all historic structures that require them for restaurant purposes. It is noted that the request includes all five (5) historic structures on Block 61 of the Sundy Village site, however they will only be added if required to accommodate the prospective tenants for the buildings. The hood vents and ADA ramps were originally submitted through building permit, however are exterior alterations that require review and approval by the HPB.

As for **Roof Shapes**, there are no proposed changes to the roof shapes for the subject structures, however it is noted that two hood vents will be placed on the roof to the rear (west) sides of the building, where they will be the least visible from the public right-of-way and so as to not interfere with the historic integrity of the front façade. Their designs are to appear like chimneys. With regard to Building A – The Rectory, staff had already been previously notified that the chimney was to be removed from the structure. However, as the certified elevations did not show this change, the elevations have now been revised to depict the structure as it currently exists with the chimney removed.

With respect to **Relationship of Materials and Color** the proposal includes the repair and replacement of wood siding on all historic structures within Block 61. An Site Plan Technical Item is added to ensure the appropriate method for replacement for siding. The request for the siding replacement for Building A, The Rectory building is after-the-fact alteration, as the structure has already been repaired and painted (see images below). The proposal also involves removal of the chimney on Building A, which has already been completed. As previously noted, the proposed hood vent screening covers will be Hardiboard on all historic structures, except Building C, which proposes stucco siding to match the building's exterior. The proposed ADA ramps will be constructed of wood guardrails and aluminum handrails, both are considered appropriate materials.



Siding was repaired and replaced on Building A- The Rectory



Buildings C and E-The Cathcart House existing on site.

ARCHITECTURAL ELEVATIONS

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(d), Findings. Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

Pursuant to LDR Section 4.6.18(A), Minimum requirements.

- (1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.**
- (2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.**

Pursuant to LDR Section 4.6.18(E), Criteria for board action. The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.**
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.**
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.**

The proposal for hood vents and ADA ramps are intended accommodate an adaptive reuse modification to the historic structures within the Sundy Village site. The proposal can be considered to be designed with good taste and is not expected to cause any harm with regards to the nature of the local environment nor its evolving environment to depreciate in value. The proposal can be considered in harmony with other properties in the general area and within the Old School Square Historic District.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, architectural design guidelines through the following policies:

HPE Objective 1.4 - Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves the exterior modifications of the historic structures within the Sundy Village development. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a mix

of uses including residential, office, restaurant, church, and retail uses. The proposal can be considered to be consistent with the subject Objective.

HPE Policy 1.4.1 - Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the “Delray Beach Design Guidelines”.

The proposal includes the exterior modifications to existing historic structures within Block 61 of the Sundy Village property. It is important that the alterations made to the property are found consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the Secretary of the Interior’s Standards and the “Delray Beach Historic Preservation Design Guidelines”.

SITE PLAN TECHNICAL ITEMS

- 1. That the applicant submit photographs of damaged wood siding and wood areas to city staff in order to document the damage of exterior siding; and, that the applicant work closely with city staff in the repair and replacement of all siding.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve the Level 1 Site Plan Modification and Certificate of Appropriateness (2024-233), for the property located at **Sundy Village – Block 61, Old Schol Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve the Level 1 Site Plan Modification and Certificate of Appropriateness (2024-233), for the property located at **Sundy Village – Block 61, Old Schol Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to conditions.
- D. Deny the Level 1 Site Plan Modification and Certificate of Appropriateness (2024-233), for the property located at **Sundy Village – Block 61, Old Schol Square Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

<input checked="" type="checkbox"/> Courtesy Notices are not required for this request.	<input checked="" type="checkbox"/> Public notice mailers were not required for this request. <input checked="" type="checkbox"/> Agenda was posted on (10/30/24), 5 working days prior to the meeting.
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