



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



HISTORIC PRESERVATION BOARD STAFF REPORT

53 Palm Square

Meeting	File No.	Application Type
February 7, 2024	2024-054	Certificate of Appropriateness & Variance

REQUEST

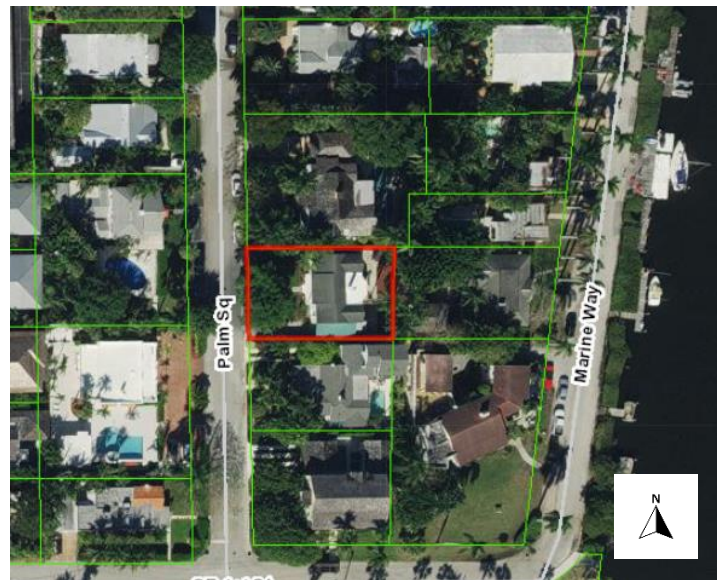
The item before the Board is consideration for a Certificate of Appropriateness (COA) & Variance (2024-054) requests for additions and exterior modifications to a contributing one-story single-family residence located at **53 Palm Square, Marina Historic District**.

GENERAL DATA

Owner: Shapland Realty LLC
Agent: Ames International Architecture
Location: 53 Palm Square
PCN: 12-43-46-16-11-000-0060
Property Size: 0.132 Acres
Zoning: RM (Medium Density Residential)
FLUM: HMU (Historic Mixed Use)
Historic District: Marina Historic District
Adjacent Zoning:

- RM (North)
- RM (West)
- RM (South)
- RM (East)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject 0.132-acre property consists of Lot F, Riker Square, and is located within the Locally and Nationally Registered Marina Historic District. The property contains a 1942, one-story Minimal Traditional style structure that is classified as contributing within the district. Distinguishing architectural features include a side facing gable with vent, a symmetrical façade, and inset porch. The main entrance includes a 6-panel entry door within the inset porch, flanked by 6/6 double hung wood sash windows.

The request before the board is a Certificate of Appropriateness and Variance (2024-054) for an addition and exterior modifications to the existing contributing structure as follows:

- Two additions totaling 102 square feet;
- Addition to the rear of the home;
- Installation of a pool and deck in the rear;

Project Planner: Katherina Paliwoda, Planner, paliwodak@mydelraybeach.com Michelle Hewett, Planner, hewettm@mydelraybeach.com	Review Dates: February 7, 2024	Attachments: <ol style="list-style-type: none">1. Plans, Survey, & Renderings2. Photographs3. Color & Materials4. Justification Statements5. Permits
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- Replacement of the existing carport awning;
- Replacement of the existing paving in the rear; and
- Variance to the minimum required south interior side setback.

The COA & Variance requests are now before the board.

REVIEW AND ANALYSIS

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 USE AND REVIEW

Pursuant to LDR Section 4.4.6(F) – Medium Density Residential (RM) Development Standards:

The provisions for the R-1-A zoning District shall apply for single family detached dwellings. existing use is residential, and the proposed use will remain the same, which is a permitted use within the RM zoning district.

Pursuant to LDR Section 4.3.4(K), Development Standards, single family residential properties located within RM zoning district shall be developed according to the requirements of the R-1-A zoning, noted in the chart below.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
SETBACKS (MINIMUM)			
FRONT (WEST)	25'	25'	No Change
SIDE INTERIOR (NORTH)	7'-6"	4'8 ³ / ₈ "**	No Change
SIDE INTERIOR (SOUTH)	7'-6"	5'9 ⁵ / ₈ "**	5'9 ⁵ / ₈ "***
REAR (EAST)	10'	22' ¹ / ₄ "	No Change
HEIGHT	35'(MAX)	14'-6 ³ / ₄ "	No Change

* Existing non-conformity

**Variance Requested.

Pursuant to LDR Section 4.6.15(G) Swimming Pool - Yard encroachment. Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

A swimming pool is proposed on the rear/east side of the property and will meet the requirements of this code section.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1I, 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)(2) – Major and Minor Development.

The subject application is considered “Minor Development” as it involves the alteration of less than 25 percent of the existing floor area of a contributing single family residence.

Pursuant to LDR Section 4.5.1E(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:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

The existing concrete tile located in the rear is proposed to be replaced with pavers. There is no concern with the proposed material, as pavers are commonly utilized as a ground level improvement through Delray Beaches historic districts. A site plan technical item has been added to ensure the replaced pavers are meeting the required 5’ setback from the applicable property lines.

Garages and Carports:

- a. Garages and carports are encouraged to be oriented so that they may be accessed from the side or rear and out of view from a public right of way.
- b. The orientation of garages and carports shall be consistent with the historic development pattern of structures of a similar architectural style within the district.
- c. The enclosure of carports is discouraged. When permitted, the enclosure of the carport should maintain the original details, associated with the carport, such as decorative posts, columns, roof planes, and other features.
- d. Garage doors shall be designed to be compatible with the architectural style of the principal structure and should include individual openings for vehicles rather than two car expanses of doors. Metal two car garage doors are discouraged; however, if options are limited and metal is proposed, the doors must include additional architectural detailing appropriate to the building.

The subject proposal includes the removal of the existing canvas carport cover with replacement with the same material and green color. The carport encroaches into the required setback, but no alterations are proposed with its configuration. Staff cannot document the origins of the carport, however there is no concern given the improvement is solely related to replacement of the canvas material.

Parking: Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

There are no proposed changes to the parking orientation with the replacement of the carport awning. However, if a modification is proposed, any portion of the structure will need to comply with required setbacks, as the location of the existing carport is non-conforming, as well as the parking configuration.

This includes any potential alterations to the driveway as it is situated less than the required 5' from the adjacent property line.

Pursuant to LDR Section 4.6.9(I)(2)(a) – Parking requirements for residential uses. Single family detached residences. Two spaces per dwelling unit. Tandem parking may be used in the Single Family (R-1) Residential Districts or Low Density Residential (RL) District. Required parking spaces shall not be located in the front setback or side street setback areas. For lots that are less than 60 feet wide and do not have alley access, one parking space may be located in either the front setback area or the side street setback area, provided that no more than 50 percent of the front and side street setback area may be improved for parking purposes.

The existing driveway consists of two parking spaces: one under the carport and one behind in a tandem configuration, with access from Palm Square. The lot is less than 60' wide, so this configuration can be considered appropriate for the site.

Pursuant to LDR Section 6.1.4(C)(3)(b)(2) – No driveway shall be located within five feet of a property line except on the zero lot line side of a zero lot line development lot.

There are no proposed modifications to the existing driveway, however if any modifications are proposed, the driveway would need to comply with the requirements of this section. Any other hardscaped surfaces will also need to comply with this section, if modified.

Pursuant to LDR Section 4.5.1I(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 is for the construction of minor additions and improvements to the south side/rear of the existing one-story residence. The request also includes the installation of a pool, replacement of the existing carport canvas awning material, and replacement of existing windows/doors for impact. The existing structure, and its remaining original form, have been considered with respect to the proposed addition and site improvements.

SECRETARY OF THE INTERIORS STANDARDS

Pursuant to LDR Section 4.5.1I(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.

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.

Standard 1, 2, 3, 5, 6, 9, and 10 are applicable to this request. The proposal includes the construction of additions and improvements to the south side/rear of the existing one story, contributing structure. The proposal also includes the replacement of the existing carport awning material, installation of a new swimming pool and decking, exterior modifications to the existing structure including the replacement of windows and doors for impact glass. Along with the additions, a variance is requested to allow the new addition to be constructed to the same setback as exists. The use of the property will remain a single-family residence as it was traditionally used, so the property meets the intent of Standard 1, preserving its original historic purpose. Regarding Standard 2, 3, and 5 the historic character of the existing 1940s one-story Minimal Traditional style structure will be retained and preserved. Further, since the alterations are proposed to the rear and side of the structure, the front façade is protected, ensuring the longevity of the site and the Marina Historic District.

The largest of the additions/improvements is located at the rear of the property, which involves removal of the existing Bay window configuration of the rear of the home and construction of a new addition. Given that the addition occurs in the rear of the property it can be considered an appropriate alteration

of the structure. A small addition is proposed to the south side of the home, which will facilitate enlargement of the existing laundry room. While the addition is visible from the public right-of-way, it is setback significantly from the front façade as it is situated in the rear corner of the structure and it is located under the existing carport. The new materials, finishes, and features of the rear one-story addition to the existing structure are proposed to be compatible with the existing Minimal Traditional style of the home, including wood siding, single-hung windows, and asphalt shingle roofing. The proposed pool in the rear is to be surrounded by a paver brick deck, which is a compatible material for the site and district. With regard to any significant or distinctive finishes, features, and construction techniques, there are no proposed modifications to the front façade, existing front porch, chimney, nor building height. A new front door design is proposed and while the design of the door appears appropriate for the structure, the material has not been identified (this has been added as a site plan technical item). The existing shutters are proposed to be painted green. The proposed material alterations are minor meeting the intent of Standard 6.

Regarding Standards 9 and 10, the addition/improvements include the removal of portions of the rear of the existing structure to accommodate the one-story addition. The additions on the south east corner of the structure are not proposed to be taller nor wider than the existing structure and can be considered minor, making up roughly 7% of the existing structure. The proposal involves window modifications proposed to accommodate the additions, however, they are located on the south side/rear and are not visible from the public right-of-way. Overall, the additions have been designed to be compatible with the original style of the home.

Pursuant to LDR Section 4.5.11(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 4.5.11(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 4.5.11(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.**

With regard to **Height and Scale**, the proposed modifications include a one-story addition to the rear of the home and small additions to the southeast corner of the existing structure. There are no proposed changes to the existing height of the structure. With respect to the **Front Façade Proportion**, modifications include the repainting of the existing shutters to dark green, to match the existing awning color new windows, replacement of the existing carport awning material, and a new front door that includes a glass window at the top of the door. These improvements can be seen as appropriate as they are minor in nature. A portion of the proposed addition on the southeast corner of the home will be visible from the public right-of-way, but it is significantly setback from the front façade and located underneath the existing carport.

Regarding the **Relationship of Materials, Texture, and Color**, the colors and materials are to match the existing including wood siding, green canvas carport awning, green Colonial style shutters, and a gray asphalt shingle roofing. With regard to **Windows and Doors**, all windows are proposed to be replaced with clear (a minimum visual light transmittance of 80% or 0.80), non-reflective, no tint, no Low-e glass, with white aluminum frames. The proposed window types include single hung or fixed with dimensional muntins. At the May 3, 2023, meeting, the HPB stated that windows utilized for contributing structures are to be clear, as they are exempt from meeting Energy Code requirements. In the rear of the home an existing door that accesses the laundry room is proposed for removal. Removal of the existing French doors in the rear of the home is proposed due to the new addition. It is noted that one set of the existing French doors will be utilized in the new addition, and fixed windows are proposed along the east elevation of the addition. There is some concern with these new windows as they appear more Modern in style given there are no muntins, however, they are located in the rear of the structure, not visible from the public right-of-way. Along the south side interior, the removal of the existing window adjacent to the laundry room is proposed in order to accommodate the new secondary addition. A new window will be added that is compatible with the existing window pattern and style of the structure.. Regarding **Roof Shapes**, the proposed rear addition will have a flat deck roof; thus, there are no proposed changes to the existing roof shape.

With regards to **Additions to Contributing Structures**, the requirement states that additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. Additions shall also be as inconspicuous as possible and to the least public side of a structure. The subject request proposes an addition to the rear of the existing one-story structure, along with an expansion of the laundry room for a walk-in closet/pool storage on the southeast corner of the home. The proposed additions are either not visible (in the rear) or have low visibility from the adjacent Palm Square public right-of-way (significantly recessed behind the front wall plane). The proposed additions can be seen as appropriate and modest improvement to the existing structure.

For ground level improvements/modifications, the existing tile decking is proposed to be replaced with pavers, which is appropriate for historic properties. A site plan technical item has been added that the proposed pavers meet the 5' setback LDR requirement. With regards to **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. As the architectural style of the existing contributing structure is Minimal Traditional, the proposed additions are designed in the same style as the original

structure with the exception of the proposed fixed glass windows in the rear of the home. Provided the board approves the request, the proposal can be considered compatible with the site and historic district.

VARIANCE ANALYSIS

The applicant has requested a variance to the side setback requirements, which is summarized below:

VARIANCE ANALYSIS: SIDE INTERIOR SETBACK

Pursuant to Section 4.3.4(K), required side interior setbacks within the RM District are 7'6" (R-1-A standards for single-family residential).

A variance to reduce the south side interior setback from the required 7'6" to 5'9⁵/₈" on the south side of the existing home to accommodate a new one-story addition. A portion of the south side of the structure is approximately 5'9⁵/₈" from the property line, which is an existing non-conformity.

Pursuant to LDR Section 2.1.9(E)(12)(d)(3), Board Actions. The Board hereby has the authority to take action on the following items associated with property, sites, and structures located within a Historic District or for Individually Designated Sites as listed on the Local Register of Historic Places in Section 4.5.1(I), pursuant to the procedures and standards of the LDR: Variances and appeals from the following: Supplemental District Regulations, Article 4.6, except where said authority is expressly prohibited, granted to others, or relief is available through another process.

Pursuant to LDR Section 2.4.11(A) A variance is a departure from the dimensional or numeric requirements of these land development regulations where such variance will not be contrary to the public interest and where, owing to the existing conditions peculiar to the property and not the result of the actions of the landowner, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Pursuant to LDR Section 2.4.11(A)(6) – Alternative Findings of the Historic Preservation Board: The Board may be guided by the following to make findings as an alternative to the variance standard criteria:

(a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

The variance request to reduce the south side interior setback for the proposed one-story addition is not anticipated to be contrary to the public interest, safety, or welfare. The reduced setbacks will allow the proposed addition to be positioned consistently with the existing structure's location on the site. The addition will accommodate additional living space. In addition, this portion of the historic structure is setback significantly from the front façade, is under an existing carport awning, and is small in size relative to the overall size of the home; thus the proposed addition will appear nearly the same as what is currently there. Finally, research has been completed by city staff to determine if the existing setback non-conformity was original to the structure, but such cannot be determined. The city building Yellowcards illustrate the current building footprint, yet the Sanborn maps do not.

(b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same

zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

Due to the structure being contributing, there are special conditions and circumstances exist that are not applicable to other properties not located within a historic district or not subject to the requirements of a historic property.

- (c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.**

The variance request for the one-story addition will maintain a similar siting of the house on the lot. It is noted however, that portions of the addition could have been situated to the rear of the existing laundry room, meeting setback requirements. With that said, the configuration of the existing laundry room is that it is only accessible from outside of the home (there is no interior access). The proposed addition allows for conversion of an existing window opening to an interior door, not requiring any new door openings to be cut into the existing home. Finally, variances, can be seen as “tools” in assisting and incentivizing historic preservation efforts.

- (d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.**

The requested variance for the side interior setback is not anticipated to diminish the historic character of the historic site nor the historic district. Rather, it will facilitate an interior connection to the former laundry area to be utilized as a walk-in closet for the primary bedroom. The addition is proposed to the side and rear of the structure, which is significantly recessed behind the structures’ front wall plane. There is no concern regarding negative impacts to the historic integrity of the site nor visual compatibility requirements.

- (e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.**

The requested variance will allow for the modernization of the site allowing for continued use of the structure while maintaining the historic front setback and front facade. The Board will need to make a determination that the variance request to reduce the required side interior setback for the new addition is supportable.

The property owner has submitted justification statements for each of the requests (attached).

Note: As required by the LDR, a notice regarding the subject variance request was sent to those property owners located within a 500’ radius of the subject property.

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, to 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 additions, and exterior modifications to the existing contributing structure as well as ground level improvements to the site. 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 residential uses. The proposal can be considered to be consistent with the subject Objective.

Historic Preservation Element 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 development proposal involves additions, exterior modifications, and ground level improvements to a contributing 1-story single-family residence. It is important that the alterations are found consistent with the requirements of the Comprehensive Plan, and the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the “Delray Beach Historic Preservation Design Guidelines”.

SITE PLAN TECHNICAL ITEMS

1. Revise the 1931 date of construction note on plan sheet A03.1 (and any related plan sheets) to 1940 or provide documentation substantiating the 1931 date;
2. Reduce the line weight of hatched areas on plan sheets A02 and A05.1;
3. Label all proposed materials and colors on all elevations;
4. Ensure the scale of the chimney is accurate on all elevations;
5. Include the canvas awning for the carport on all elevations that it is visible, including existing elevation drawings;
6. All pavers must be shown at a minimum of 5' from the property line; and
7. Include a note on plan sheet A09 (window & door schedule) that the glass color will be clear (a minimum visual light transmittance of 80% or 0.80), no tint, non-reflective, and no Low-e.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Variance (2024-054), for the property located at **53 Palm Square, Marina 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 Certificate of Appropriateness and Variance (2024-054), for the property located at **53 Palm Square, Marina 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 the following conditions:
- D. Deny Certificate of Appropriateness and Variance (2024-054), for the property located at **53 Palm Square, Marina 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

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| <input checked="" type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting: | <input checked="" type="checkbox"/> Public Notice was mailed to property owners within a 500' radius on 1/26/24, 10 days prior to the meeting. |
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Marina Historic District Homeowners Association	<div><input checked="" type="checkbox"/> Agenda was posted on 1/31/24, 5 working days prior to meeting.</div> <div><input checked="" type="checkbox"/> The site was posted on 1/31/24, 7 calendar days prior to the meeting.</div>
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