



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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



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HISTORIC PRESERVATION BOARD STAFF REPORT

236 N. Dixie Boulevard

Meeting	File No.	Application Type
January 15, 2025	2024-236	Certificate of Appropriateness and Waiver

REQUEST

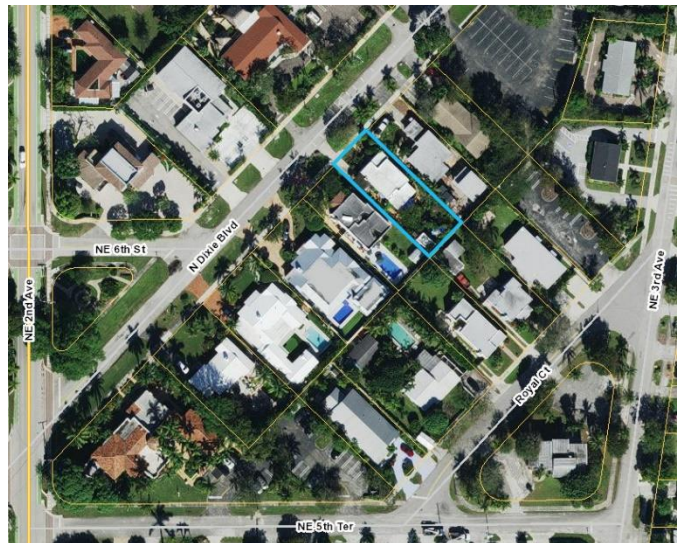
The item before the Board is consideration for a Certificate of Appropriateness and Waiver (2024-236) request for the construction of a two-story addition to the rear of an existing contributing one-story single-family residence on the property located at **236 N. Dixie Boulevard, Del Ida Park Historic District.**

GENERAL DATA

Owner: Anne M. Gannon
Agent: Kermit White, AIA
Location: 236 N. Dixie Boulevard
PCN: 12-43-46-09-29-010-0080
Property Size: 0.16 Acres
Zoning: RO (Residential Office)
LUM: TRN (Transitional)
Historic District: Del-Ida Park Historic District
Adjacent Zoning:

- RO (Residential Office) (North)
- RO (Residential Office) (East)
- RO (Residential Office) (South)
- RO (Residential Office) (West)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The 1925 Mission style structure contains approximately 1,700 square feet and is of wood-frame construction, clad with a textured stucco exterior. It is classified as a contributing structure within the Del-Ida Park Historic District and is currently zoned Residential Office (RO).

According to the 2020 Del-Ida Park Historic District Survey, “The Del-Ida Park Historic District is a 14-block suburban residential area just four blocks north of the heart of downtown Delray Beach. It consists of primarily single-family, one-story residences, and several duplex structures. The original 1923 Del-Ida Park plat was laid out in an interesting and unusual fashion, combining a rectangular grid with a series of diagonal streets. Most notable is Dixie Boulevard, which serves as the main concourse in the development, having been laid out 20 feet wider than the rest of the streets. The combination of rectangular and diagonal street design produces a series of unusual triangular blocks and lots with varying street frontage.”

<p>Project Planner: Katherina Paliwoda, Senior Planner, paliwodak@mydelraybeach.com Michelle Hewett, Planner, hewettm@mydelraybeach.com</p>	<p>Review Dates: January 15, 2025</p>	<p>Attachments:</p> <ol style="list-style-type: none"> 1. Plans, Survey, & Renderings 2. Photographs 3. Color & Materials 4. Justification Statements
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At its meeting of December 21, 2005, the Historic Preservation Board approved a Certificate of Appropriateness (COA) & Variance request for a trellis & wrought iron fence in the front yard of the existing property. The freestanding trellis was proposed to be located on the western side of the residence, providing an area of shade for an automobile parked in the driveway. The approved variance allowed for a 5' setback from the west interior setback, however the project was not initiated, and the approval expired.

On February 19, 2014, the Historic Preservation Board approved a COA & Variance request for construction of a freestanding pergola to the west side of the historic structure to be used to provide a covered parking area within the driveway. The variance approved was for the pergola to be set approximately 2' from the west side interior property line. The pergola was constructed and exists today.

The request before the board is a Certificate of Appropriateness and Waiver (2024-236) for the construction of a 1,122 square foot two-story addition to the rear of the existing one-story single-family residence, minor ground level modifications to the residence removal of the existing rear enclosed patio, and hardscaping around the area of the proposed addition. The waiver request is to the Secondary and Subordinate Visual Compatibility Standard for the proposed two-story addition in the rear of the home.

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 4.4.17(F)(1) – **Residential Office (RO) Development Standards:**

The existing use is a single-family residence and will remain the same, which is a permitted use within the RO residential zoning district.

Pursuant to LDR Section 4.3.4(K) - **Development Standards:** properties located within the RO zoning district shall be developed according to the requirements noted in the chart below.

The proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
OPEN SPACE	25%	58%	56%
SETBACKS (MINIMUM)		24'7" (existing Structure)	
FRONT (EAST)	25'		No change
SIDE INTERIOR (NORTH)	7'6"	5'4"	7'6" (2 nd story addition)
SIDE INTERIOR (SOUTH)	7'6"	13'5"	No change
REAR (WEST)	10'	60'8"	52'2"
HEIGHT	35'(MAX)	15'10" (to parapet)	24' (to parapet)

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 4.5.1E(2) – Major and Minor Development.

The subject application is considered "Major Development" as it involves "the alteration of an existing contributing structure within the RO zoning district."

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.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The site contains a 6' wooden fence that lines the sides and rear of the property. The proposal does not include any changes or modifications to existing appurtenances.

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 streetside 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 is an existing asphalt driveway in front of the property, taking access from Dixie Boulevard and where a singular car can park. There is a pergola on the west side of the structure, outside of the front setback, for an additional parking space. There are no modifications proposed to the existing parking configuration.

Pursuant to LDR Section 4.6.9(C)(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 subject property includes a driveway that enters from N. Dixie Boulevard; thus one required parking space is currently located in the front setback area. As the lot is less than 60' wide, one parking space is allowed within the front setback. There is a pergola outside of the front setback, for the second required parking space, to the west of the structure. Therefore the existing parking meets the requirements of these LDRs.

SECRETARY OF THE INTERIORS STANDARDS

Pursuant to LDR Section 4.5.11(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

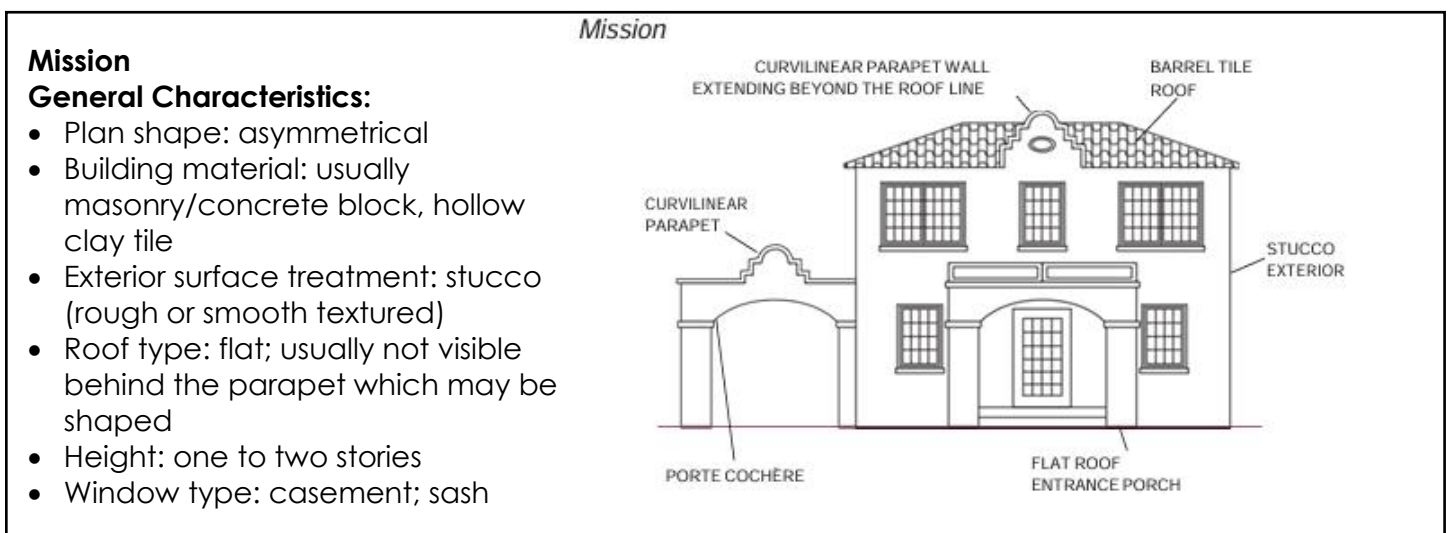
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of 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.

Standards 1, 2, 3, 5, 9, and 10 are applicable to this request. The proposal includes the removal of the existing enclosed porch, paver walkway, and wooden pergola that covers a patio in the rear of the home for the construction of a new two-story addition to the rear of the existing one-story structure. The request also includes the installation of paver stones to the north side of the property around the new addition. Regarding **Standards 1 and 5**, while the proposal includes removal of a rear porch addition, no modifications to the original/existing residential use are proposed as a result of the addition. The proposed materials and finishes will be compatible with the existing structure. The subject property was designed in the Mission architectural style, which is commonly seen throughout the Del-Ida Park Historic District, as well as other Delray Beach historic districts. Mission style houses typically contain a stucco exterior, flat roof with a parapet, a concrete foundation, and are typically one to two stories. Window types are commonly casement or single-hung. The Mission style, compared to the similar Mediterranean Revival, typically lacks elaborate surface ornamentation.

According to the **Delray Beach Historic Preservation Guidelines (pg. 25)**, one of the defining characteristics of a Mission structure is that they are typically between one and two-stories in height. Below is an illustration from the Guidelines:



Standards 2, 3, 9, & 10 note the importance of maintaining a historic structure's character, ensuring that changes that create a false sense of historical development not be undertaken, and that new construction not destroy historic materials that characterize the property. The rear screened porch, which was a later addition yet is considered contributing, is proposed to be removed to accommodate the new two-story addition. There are no other modifications proposed to the front and side interior facing portions of the structure. The proposal involves the use of the same materials as the existing structure including a textured stucco exterior and aluminum impact windows, with a similar parapet appearance as the main structure. There are no concerns with its architectural compatibility. There is concern regarding the proposed two-story addition as the existing structure was originally constructed as a one-story structure; thus, the proposal may contribute to creating a false sense of history for the original structure. It is important to note that while the existing structure does not currently contain a second story, it is not uncommon for this particular architectural style to be two-stories in height. With regard to the Secondary and Subordinate LDR Visual Compatibility Standard, the two-story addition is proposed to the rear of the existing structure and not on-top of the existing structure, which can be considered an appropriate design in that the addition could be removed in the future. While it will likely be visible from the public right-of-way, the addition is low in scale and set back on the property. This configuration can thus be considered an appropriate design and location and is not anticipated to have a negative effect upon the historic integrity of the home. The board will need to determine that the proposal meets the intent of the Secretary of the Interior's Standards.

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 proposal is for construction of a new two-story addition to the rear of the existing one-story contributing residence. Relative to the height of adjacent properties, other properties exist along Dixie Boulevard that are two-story or with rear two-story additions. The proposed addition is located in the rear of the main structure, which is anticipated to have less of an impact upon the front façade and overall massing. Furthermore, the addition is comparable in square footage to the existing structure, where the existing structure is 1,561 square feet and the proposed addition is 1,122 square feet. While square footage wise the sizes are similar, the building footprint of the addition is half at 561 square feet due to it being two stories. Regarding the **Front Façade**, the subject request does not include any modifications to the existing structures front façade, as the addition is to the rear. The second story addition is anticipated to be visible from the public right-of-way, although not substantially due to it being situated behind the main structure and not on-top of the existing structure. The board will need to make a determination as to whether or not the modification is appropriate for the contributing Mission style residence.

All new **Windows** are to be single hung, with aluminum white frames and dimensional muntins. The window and door schedule notes that window glass will be clear, with no tint, no low-e, and non-reflective. The only windows and doors proposed for modification are those associated with the new addition. The **Rhythm of solids to voids** is slightly altered along the sides and rear of the structure, however, there are no proposed modifications to the existing structures design configuration, and the addition does not appear to impact the rhythm of openings. Consideration could be given, however, to an opening being provided, such as a window, to the solid blank wall of the proposed second story facing the Dixie Boulevard.

Regarding the visual compatibility standard of **Relationship of Materials, Texture, and Color**, the exterior finish of the proposed two-story addition will be a textured stucco painted a pastel blue color to match existing. The proposed white window frames will also match those that exist. There is a black metal railing proposed on the addition, facing the rear of the property, the black will stand out on the lighter colors on the structure. There are no proposed modifications to the materials/colors on the existing structure, and the materials on the addition can be considered appropriate to the structure, it's architectural style, and the Del-Ida Park Historic District. The use of authentic materials guarantees the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district.

While, the second story addition is anticipated to be visible from the public right-of-way, its appearance can be considered compatible with the design of the existing Mission style structure and is proposed to be located on the least visible elevation. Its proposed height also reduces its visibility from the public right-of-way. Regarding **Architectural Style**, the existing structure is a Mission style, to which the proposed design of the addition can be considered visually compatible. As previously noted, there are concerns regarding the addition of a two-story, as the existing structure is a one-story residence and has existed as such. However, it is not uncommon for this particular architectural style to be constructed as a two-story and can be found within Delray Beach historic districts. The **Addition** itself is proposed on the rear of the structure, which is the least public side of the structure, but cannot be considered secondary and subordinate due to it being two-stories and visible from the public right-of-way. Thus, a waiver request was submitted for relief from this code requirement.

WAIVER ANALYSIS

Pursuant to LDR Section 4.5.1(E) – Development Standards. Relief from Subsections (1) through (9) may be granted by seeking a waiver approvable by the Historic Preservation Board, unless otherwise stated.

Pursuant to LDR Section 4.5.1(E)(7)(m)(6), Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

A waiver to allow for relief to the secondary and subordinate Visual Compatibility Standard for the proposed two-story addition.

The property owner has submitted justification statements for the waiver request (attached).

Pursuant to LDR Section 2.4.11(B)(5) – Findings: The following findings must be made prior to approval of a waiver:

(a) Shall not adversely affect the neighboring area:

The existing structure is a one-story Mission style, single-family residence. The proposal is not anticipated to have an adverse effect upon the neighboring area. As the historic streetscape of this particular street primarily contains one-story residences, some two-story structures exist as well as two-story rear additions. Overall, the Del-Ida Park Historic District, includes one and two-story residences, and the Visual Compatibility standards are designed to protect the historic integrity of structures and historic districts.

(b) Shall not significantly diminish the provision of public facilities;

The proposal is required to meet the standards for drainage, which will be reviewed at the time of building permit. The request is for a private residence and is not anticipated to significantly diminish the provision of public facilities.

(c) Shall not create an unsafe situation; and,

The request is not anticipated to create an unsafe situation.

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The minimum lot size within the RO zoning district is 80' x 100'. According to the survey, the lot size of the subject property is 50' x 140'. The existing historic structure is 1,551 square feet and takes up approximately 22% of the subject property. The site constraints which exist are that the home is situated on the lot with no room for meaningful expansion to the sides and expansion to the front façade is generally discouraged per the LDRs and the Secretary of the Interior's Standards for Rehabilitation. Room to expand the structure exists in the rear of the property, hence the location for the proposed addition. Architecturally, a second story addition is expected to allow the original building footprint to remain maintain a similar scale to its existing size. Further, the addition is proposed to the rear of the structure and not on-top of the one-story building. This is a best practice in that the addition is not expected to affect the historic integrity of the original Mission style residence.

Development pressure exists within the City of Delray Beach as requests for new building additions have increased. Such allows for larger homes, more bedrooms, bathrooms, larger kitchens, closets, etc. While very common, the method of the expansion must comply with the pertinent regulations and guidelines that contain massing controls and compatibility with the existing structure and district. It is noted that each request is considered by the board on a case-by-case basis. While a two-story addition is not typically considered an appropriate modification, the placement of this particular two-story addition is in the most compatible location, as it is to the rear of the property. It is also noted that the design and placement of the addition incorporates a shorter roofline and allows for the basic form of the one-story structure to remain intact should the addition ever be removed in the future; reducing concerns relating to the Secondary and Subordinate Visual Compatibility Standard.

This request is not anticipated to result in the granting of a special privilege based upon the design of the proposal, the Mission architectural style of the contributing structure, and the placement of the addition to the rear of the existing structure rather than on-top of it.

The property owner has submitted justification statements for the request and it is attached.

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 Policy 1.4.1

Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.

The development proposal involves the construction of a two-story addition to the rear of a one-story single-family residence. The board will need to make a determination that the request can be found to be 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.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Waiver (2024-236), for the property located at **236 N. Dixie Boulevard, Del-Ida Park 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 Waiver (2024-236), for the property located at **236 N. Dixie Boulevard, Del-Ida Park 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 Waiver (2024-236), for the property located at **236 N. Dixie Boulevard, Del-Ida Park 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 were provided to the following, at least 5 working days prior to the meeting: Del-Ida Historic Neighborhood Association	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on 1/8/25, 5 working days prior to meeting.
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CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

BUILDING MATERIALS AND COLOR SAMPLE FORM	
NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS. ATTACH PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER	
ROOF	WALLS
Flat - Built Up Roof	Stucco to Match Existing
FASCIA	TRIM/OTHER
N/A	N/A
WINDOWS	SHUTTERS/AWNINGS
White Aluminum	N/A
RAILINGS	FENCE
Black Metal	N/A
COLUMNS	OTHER
N/A	N/A

236 N. Dixie Boulevard
Delray Beach, FL 33444

July 25, 2024

Historic Preservation Board

Re: 236 N Dixie Boulevard - Gannon Residence
Certificate of Appropriateness Application

Dear Sir or Madam,

The homeowner seeks to add an addition to the single family home located at 236 N Dixie Boulevard. The existing home is a one-story home originally constructed in 1925 and is a well preserved example of the Mission style architecture of the time. We underline that the proposed modifications are only sought after to bring the property to a state of utility and allow efficient contemporary use of the property without diminishing but rather continuing the historical prominent features of the residence. Within the enclosed application and supporting documents, we will layout our basis for issuance of the Certificate of Appropriateness for the addition to this historic home.

The house is within the Del-Ida Historic District, which is one of Delray's first planned developments platted in 1923. The home was originally built by Dorothy and James Lutzinger in 1925. Mr. Lutzinger put in a wood framed screen porch addition to home in 1961. Of the prominent Delray Beach architectural styles, this residence is one of the few remaining well-preserved examples of Mission Style Architecture within this district, featuring a front façade with minimal detailing, a textured stucco exterior, and a flat roof hidden behind a parapet with an elevated curved corner detail. With these characteristics in consideration, we offer our position on the following key elements of our proposed home:

Front Façade

In keeping with the Land Development Regulations (LDR) for contributing historic properties, namely LDR 4.5.1(E)(7)(b), we highlight that we are not modifying the front façade or proposing any modifications to the structure on the front building plane. This is of material importance as the original contributing structure will not be affected in any way by the proposed addition. The proposed two-story addition on the rear is not visible from eye level looking at the front elevation as illustrated in the attached renderings.

Addition

The proposed two-story addition has been designed in the rear of the property to reduce any impact of the new addition from the streetscape. While the original house, constructed in 1925, was only a one-story structure, by making the addition be two stories, we reduced the impact of the addition on the overall site. The current use of the rear yard includes extensive gardens that the owner did not want to impact. Although never practical, the addition could be removed in its entirety and the original structure would remain.

236 N. Dixie Boulevard
Delray Beach, FL 33444

Demolition of Contributing Structure

Part of our proposed plan includes removing an existing enclosed patio on the rear of the house. This patio was not part of the original structure built in 1925 and was built as a screen patio in 1961 and was later enclosed as living space. While this addition could be considered a contributing portion of the structure simply because of the date of construction, it is our opinion that this portion of the existing home, located in the rear of the property and not visible from the street, does not provide any significant value to the overall Mission Style of the original home.

We are proposing to take the porch located directly behind and attached to the main structure down completely and allow the new two-story addition to encompass this area. Our records search indicate that the porch was permitted to be constructed as an addition to the original structure as a screened porch in 1961 and later the residents enclosed the porch. In our research, we did not find the addition as part of a permit package to the City of Delray Beach. As the original structure is a well-preserved example of the prominent Mission Style architecture of the time, and the porch was constructed much later as a screen patio and does not enhance the architectural style of the original home, we feel the demolition of this enclosed porch does not detract from the historic nature of the original structure. This area is approximately 330 square feet and is not a particularly good example of the Mission Style Architecture or the original home.

The reasons for removing the structure are numerous but since this structure was originally built as a screen patio, it was not designed or intended to be enclosed habitable space, it would not be structurally feasible to construct a second-floor addition without literally removing the structure and the foundations. Based on the above information, we feel it is appropriate to permit the demolition of this area as it does not have any significant detail adding to the historic value of the original structure.

Garage

On the rear of the property is a small, detached garage structure built as part of the original home in 1925 and is not affected by the proposed addition.

Site

Over the driveway on the side of the home, is a trellis structure that was built and permitted by the current owner in 2013. The rear of the property contains a series of gardens and miscellaneous trellis structures and a 6'-0" high wood fence along three sides. The proposed addition will remove one of the trellis structures immediately adjacent to the enclosed porch. Our research didn't find any relevant building permits and this structure has no contributing historic value to the home, and was used to grow plants and vines as part of the various gardens in the rear yard.

236 N. Dixie Boulevard
Delray Beach, FL 33444

Roof Shapes and Material(s)

The original portion of the historic home has a flat roof hidden behind a parapet with curved corner detailing that is one of the significant characteristics of Mission style architecture. The proposed design includes a flat roof to minimize the height of the new two-story addition and maintain the historic characteristic flat roof design of the original structure. We have included the same curved parapet detailing in the new addition as on the original structure.

Visual Compatibility Standards: LDR's 4.5.1(E)(7)(a-m)

Below is a description of how the proposed addition is in compliance with the visual compatibility standards in LDR 4.5.1(E)(7)(a-m). Please note that this application includes a waiver request for relief as it relates to 4.5.1(E)(7)(m)6.

- a. The height of the proposed addition does not exceed the building height plane (BHP) or come near surpassing the BHP as the proposed addition. The second-floor addition has been designed to be at the rear of the existing structure, the closest point of the new addition is more than 66 feet away from the front property line. See submitted elevations for illustrated BHP. See attached renderings of the proposed addition taken from eye level from the street. This perspective illustrates that the proposed addition is not visible from the street view.
- b. The addition is considered a multi-story structure. The maximum height from finished floor elevation to finished floor elevation shall not exceed 12'-0". The Proposed second story elevation does not exceed the 12' limit but is actually being proposed at approximately 10'-6" to keep the second floor limited in overall height.
- c. As described in the section above regarding the front façade we are not proposing any modifications to the existing structure. The proposed addition is located at the rear of the existing structure.
- d. Proportion of openings (windows and doors) is being accomplished in the following ways:
 1. Rear and side facades of the proposed structure are keeping the same window style and in fact the same manufacturer as the windows on the existing home. Product to be white and similar style in painted aluminum to match the existing windows.
 2. The addition side and rear facades are utilizing the window sizes or proportions of the original window sizes to create the openings in the addition. We are using the same size pattern of muntins (or styles) as the original house. In the rear of the property, we are proposing glass french doors that match existing doors on the side of the existing home.
- e. Rhythm of buildings on the street is being maintained as we are not proposing structural modifications to the front façade. In addition, we are maintaining the Mission style of the original design in the proposed addition.
- f. Rhythm of entrance and / or porch projections are not modified within our proposal therefore we believe we meet the historic intent.
- g. Relationship of materials, texture, and color will be visually compatible to the Del-Ida Park Historic District as we are proposing to match the existing textured stucco walls and the color of the

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Delray Beach, FL 33444

addition is the match the existing house color. In brief summary, we offer the following for exterior façade colors and have samples in the submittal:

1. Walls: Light Blue, to match existing color.
 2. Roof: Flat built-up roof hidden behind a parapet, same as existing.
 3. Windows: White frames with muntins similar to existing. Glass to be non-reflective type hurricane impact with Low-E coating for energy conservation.
- h. Roof Shape will be a flat roof that is not visible. Flat roof is utilized to reduce overall height and maintain the same historic characteristics of the original home.
- i. Walls of continuity are not subject to any non-conformance in our submission. The walls are being proposed to meet the LDR's under 4.3.4, 4.5.1(C)(3)(a)(1), and 4.6.5. Front yard and side sections of the front yard do not have any proposed walls, fences, or landscape masses.
- j. With respects to the scale of the building, there are no proposed modifications to the front of the existing home therefore section 1 would not apply, and the total depth of the home with the proposed addition is not more than 50% of the lot depth so section 2 does not apply.
- k. The directional expression of the front elevation is not being compromised from the original design intent of 1925.
- l. The architectural style of the historic house is Mission, and the scope of the addition is being framed as such to follow this style. Techniques to achieve this include but are not limited to uniform stucco finish to match the existing, window sizes in line with those on the original structure with similar muntin pattern, hiding the flat roof behind a parapet and incorporating the same raised corner parapet detail.
- m. With respects to the addition, the visual compatibility is achieved in response to subparts 1 through 5: (Note that this application include a Waiver relief from subpart 6)
1. The addition has been designed to be located completely in the rear of the historic building.
 2. As noted in the previous subpart, the addition is not located in the established front wall plane rather located towards the rear of the property.
 3. Nothing within our proposal for this project destroys or obscures the original structure. The only demolition proposed occurs on subsequent additions to the property after the original structure was built and are located in the rear home with little historical significance. The porch was originally permitted as screened and was later enclosed with which we have not found being permitted.
 4. The addition meets the full intent of subpart 4 in the most literal way as if it was as simple as removing a current code designed structure the existing roof and walls would remain as constructed from 1925. The new addition is proposed to have its own foundation that is separate from the historic home so as not to add any additional load to the historic structure and allow the addition to be completely removed without any damage to the original historic home.
 5. As outlined above the addition is not introducing a new architectural style but rather the addition allows a flow through or around the house in scale, design, and proportion. As noted in subpart I (Architectural Style) the proposed addition is a continuation of the

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historic pattern and detailing of the contributing structure.

6. This application includes a waiver to this provision. While the property is large enough for a single-story addition, this property has been meticulously improved with various gardens, trees and other landscape material. We felt it was appropriate to maintain as much of the green space as possible, and believe that a two story addition to the historic one story home, while it may be larger in massing, is still appropriate in order to be able to preserve the extensive trees and landscaping that make the rear of the property a virtual oasis of green. Please see the attached Waiver justification for additional information.

To close, we hope the Historic Preservation Board will approve the Certificate of Appropriateness along with our Waiver application, to allow the owner the opportunity to enjoy this property, now and well into the future. As our intent is aligned with yours, we believe this residence can be an exemplary historic preservation project maintaining the core historic principles.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'K' followed by 'C' and a signature that appears to be 'Kermit C. White'.

Kermit C. White, AIA
Agent for the Owner
Principal Architect
Principal Design & Development Group, LLC

236 N. Dixie Boulevard
Delray Beach, FL 33444

July 25, 2024

Historic Preservation Board

Re: 236 N Dixie Boulevard - Gannon Residence
Certificate of Appropriateness Application

Dear Sir or Madam,

The homeowner seeks to add an addition to the single family home located at 236 N Dixie Boulevard. The existing home is a one-story home originally constructed in 1925 and is a well preserved example of the Mission style architecture of the time. Little has done to modify the original structure. Most of windows have been replaced over time with new impact resistant windows. The proposed modifications are only sought after to bring the property to a state of utility and allow efficient contemporary use of the property without diminishing but rather continuing the historical prominent features of the residence. Within the enclosed application and supporting documents, we will layout our basis for issuance of the Certificate of Appropriateness for the addition to this historic home.

The house is located within the Del-Ida Historic District, which is one of Delray's first planned developments platted in 1923. The home was originally built by Dorothy and James Lutzinger in 1925. Mr. Lutzinger put in a wood framed screen porch addition to home in 1961. Of the prominent Delray Beach architectural styles, this residence is one of the few remaining well-preserved examples of Mission Style Architecture within this district, featuring a front façade with minimal detailing, a textured stucco exterior, and a flat roof hidden behind a parapet with an elevated curved corner detail. With these characteristics in consideration, we offer our position on the following key elements of our proposed home:

Front Façade

In keeping with the Land Development Regulations (LDR) for contributing historic properties, namely LDR 4.5.1(E)(7)(b), we highlight that we are not modifying the front façade or proposing any modifications to the structure on the front building plane. This is of material importance as the original contributing structure will not be affected in any way by the proposed addition. The proposed two-story addition on the rear is not visible from eye level looking at the front elevation as illustrated in the attached renderings.

Addition

The proposed two-story addition has been designed in the rear of the property to reduce any impact of the new addition from the streetscape. While the original house, constructed in 1925, was only a one-story structure, by making the addition be two stories, we reduced the impact of the addition on the overall site. The current use of the rear yard includes extensive gardens that the owner did not want to impact. Although never practical, the addition could be removed in its entirety and the original structure would remain.

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Demolition of Contributing Structure

Part of our proposed plan includes removing an existing enclosed patio on the rear of the house. This patio was not part of the original structure built in 1925 and was built as a screen patio in 1961 and was later enclosed as living space. While this addition could be considered a contributing portion of the structure simply because of the date of construction, it is our opinion that this portion of the existing home, located in the rear of the property and not visible from the street, does not provide any significant value to the overall Mission Style of the original home.

We are proposing to take the porch located directly behind and attached to the main structure down completely and allow the new two-story addition to encompass this area. Our records search indicate that the porch was permitted to be constructed as an addition to the original structure as a screened porch in 1961 and later the residents enclosed the porch. In our research, we did not find the addition as part of a permit package to the City of Delray Beach. As the original structure is a well-preserved example of the prominent Mission Style architecture of the time, and the porch was constructed much later as a screen patio and does not enhance the architectural style of the original home, we feel the demolition of this enclosed porch does not detract from the historic nature of the original structure. This area is approximately 330 square feet and is not a particularly good example of the Mission Style Architecture or the original home. The 330 square foot porch represents less than 18% of the total historic structure,

The reasons for removing the structure are numerous but since this structure was originally built as screen patio, it was not designed or intended to be enclosed habitable space, it would not be structurally feasible to construct a second-floor addition without literally removing the structure and the foundations. Based on the above information, we feel it is appropriate to permit the demolition of this area as it does not have any significant detail adding to the historic value of the original structure.

Garage

On the rear of the property is a small, detached garage structure built as part of the original home in 1925 and is not affected by the proposed addition.

Site

Over the driveway on the side of the home, is a trellis structure that was built and permitted by the current owner in 2013. The rear of the property contains a series of gardens and miscellaneous trellis structures and a 6'-0" high wood fence along three sides. The proposed addition will remove one of the trellis structures immediately adjacent to the enclosed porch. Our research didn't find any relevant building permits and this structure has no contributing historic value to the home, and was used to grow plants and vines as part of the various gardens in the rear yard.

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Roof Shapes and Material(s)

The original portion of the historic home has a flat roof hidden behind a parapet with curved corner detailing that is one of the significant characteristics of Mission style architecture. The proposed design includes a flat roof to minimize the height of the new two-story addition and maintain the historic characteristic flat roof design of the original structure. We have included the same curved parapet detailing in the new addition as on the original structure.

Visual Compatibility Standards: LDR's 4.5.1(E)(7)(a-m)

Below is a description of how the proposed addition is in compliance with the visual compatibility standards in LDR 4.5.1(E)(7)(a-m). Please note that this application includes a waiver request for relief as it relates to 4.5.1(E)(7)(m)6.

- a. The height of the proposed addition does not exceed the building height plane (BHP) or come near surpassing the BHP as the proposed addition. The second-floor addition has been designed to be at the rear of the existing structure, the closest point of the new addition is more than 66 feet away from the front property line. See submitted elevations for illustrated BHP. See attached renderings of the proposed addition taken from eye level from the street. This perspective illustrates that the proposed addition is not visible from the street view.
- b. The addition is considered a multi-story structure. The maximum height from finished floor elevation to finished floor elevation shall not exceed 12'-0". The Proposed second story elevation does not exceed the 12' limit but is actually being proposed at approximately 10'-6" to keep the second floor limited in overall height.
- c. As described in the section above regarding the front façade we are not proposing any modifications to the existing structure. The proposed addition is located at the rear of the existing structure.
- d. Proportion of openings (windows and doors) is being accomplished in the following ways:
 1. Rear and side facades of the proposed structure are keeping the same window style and in fact the same manufacturer as the windows on the existing home. Product to be white and similar style in painted aluminum to match the existing windows.
 2. The addition side and rear facades are utilizing the window sizes or proportions of the original window sizes to create the openings in the addition. We are using the same size pattern of muntins (or styles) as the original house. In the rear of the property, we are proposing glass french doors that match existing doors on the side of the existing home.
- e. Rhythm of buildings on the street is being maintained as we are not proposing structural modifications to the front façade. In addition, we are maintaining the Mission style of the original design in the proposed addition.
- f. Rhythm of entrance and / or porch projections are not modified within our proposal therefore we believe we meet the historic intent.
- g. Relationship of materials, texture, and color will be visually compatible to the Del-Ida Park Historic

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District as we are proposing to match the existing textured stucco walls and the color of the addition is the match the existing house color. In brief summary, we offer the following for exterior façade colors and have samples in the submittal:

1. Walls: Light Blue, to match existing color.
 2. Roof: Flat built-up roof hidden behind a parapet, same as existing.
 3. Windows: White frames with muntins similar to existing. Glass to be non-reflective type hurricane impact with Low-E coating for energy conservation.
- h. Roof Shape will be a flat roof that is not visible. Flat roof is utilized to reduce overall height and maintain the same historic characteristics of the original home.
- i. Walls of continuity are not subject to any non-conformance in our submission. The walls are being proposed to meet the LDR's under 4.3.4, 4.5.1(C)(3)(a)(1), and 4.6.5. Front yard and side sections of the front yard do not have any proposed walls, fences, or landscape masses.
- j. With respects to the scale of the building, there are no proposed modifications to the front of the existing home therefore section 1 would not apply, and the total depth of the home with the proposed addition is not more than 50% of the lot depth so section 2 does not apply.
- k. The directional expression of the front elevation is not being compromised from the original design intent of 1925.
- l. The architectural style of the historic house is Mission, and the scope of the addition is being framed as such to follow this style. Techniques to achieve this include but are not limited to uniform stucco finish to match the existing, window sizes in line with those on the original structure with similar muntin pattern, hiding the flat roof behind a parapet and incorporating the same raised corner parapet detail.
- m. With respects to the addition, the visual compatibility is achieved in response to subparts 1 through 5: (Note that this application include a Waiver relief from subpart 6)
1. The addition has been designed to be located completely in the rear of the historic building.
 2. As noted in the previous subpart, the addition is not located in the established front wall plane rather located towards the rear of the property.
 3. Nothing within our proposal for this project destroys or obscures the original structure. The only demolition proposed occurs on subsequent additions to the property after the original structure was built and are located in the rear home with little historical significance. The porch was originally permitted as screened and was later enclosed with which we have not found being permitted.
 4. The addition meets the full intent of subpart 4 in the most literal way as if it was as simple as removing a current code designed structure the existing roof and walls would remain as constructed from 1925. The new addition is proposed to have its own foundation that is separate from the historic home so as not to add any additional load to the historic structure and allow the addition to be completely removed without any damage to the original historic home.
 5. As outlined above the addition is not introducing a new architectural style but rather the addition allows a flow through or around the house in scale, design, and proportion. As

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noted in subpart I (Architectural Style) the proposed addition is a continuation of the historic pattern and detailing of the contributing structure.

6. This application includes a waiver to this provision. While the property is large enough for a single-story addition, this property has been meticulously improved with various gardens, trees and other landscape material. We felt it was appropriate to maintain as much of the green space as possible, and believe that a two story addition to the historic one story home, while it may be larger in massing, is still appropriate in order to be able to preserve the extensive trees and landscaping that make the rear of the property a virtual oasis of green. Please see the attached Waiver justification for additional information.

Secretary of the Interior's Standards for Rehabilitation

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.
 - The property was originally built as a single family home and has continued to be so, and will be after the proposed renovation.
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.
 - The original built structure of the home is unaffected by this proposed renovation. The addition is not visible from the street elevation. (See attached color elevations). The front Façade is not affected by the proposed renovations, and the new two story renovation incorporates the same exterior stucco material, matching windows, flat roof, and signature curved parapet detail.
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.
 - As mentioned above the original structure of the house is unaffected by the proposed renovation, and the proposed addition follows the same materials, style and characteristics of the original Mission style home.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - The original house has had very little changes to the structure over time and will be preserved in this renovation.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - Both the interior and exterior of the original stucco remain unaffected by the renovation.
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

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design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- The original historic structure has been well preserved and maintained over time and doesn't require any significant restoration or replacement of any of the historic elements.
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.
- As mentioned, the original historic structure is to be unaffected by this renovation.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- There are no proposed changes to the original structure and the original home will be protected and preserved.
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.
- The proposed addition is compatible with the architectural style and features of the original historic home. Our application includes a waiver to the compatible massing per the Visual Compatibility standards. (See above) The existing home is a simple one story structure to be preserved, and the proposed two story addition is located on the rear of the property, behind the original structure and is not visible from the street.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- The new two story addition will be totally structurally independent of the original historic structure and could be completely without causing any significant damage to the original home.

To close, we hope the Historic Preservation Board will approve the Certificate of Appropriateness along with our Waiver application, to allow the owner the opportunity to enjoy this property, now and well into the future. As our intent is aligned with yours, we believe this residence can be an exemplary historic preservation project maintaining the core historic principles.

Sincerely,



Kermit C. White, AIA
Agent for the Owner
Principal Architect
Principal Design & Development Group, LLC



Front



Rear



Left Side



Right Side

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
BD.	BOARD
B.O.B.	BOTTOM OF BEAM
CAB.	CABINET
CLG.	CEILING
CLOS.	CLOSET
CLR.	CLEAR
CMU.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CT.	CERAMIC TILE
DBL.	DOUBLE
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DWG.	DRAWING
DWR.	DRAWER
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXT.	EXTERIOR
FBD.	FIBER BOARD
FD.	FLOOR DRAIN
FE.	FIRE EXTINGUISHER
FIN.	FINISH
FLR.	FLOOR
FRP.	FIBERGLASS REINF. PLASTIC
F.V.	FIELD VERIFY
GA.	GAGE
GALV.	GALVANIZED
GC.	GENERAL CONTRACTOR
GL.	GLASS
GYP. BD.	GYP. BOARD
I.M.	ICE MAKER
INT.	INTERIOR
HC.	HANDICAP ACCESSIBLE
H.M.	HOLLOW METAL
HT.	HEIGHT
JST.	JOIST
LAM.	LAMINATED
LAV.	LAVATORY
LOC.	LOCATION
MANUF.	MANUFACTURED
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.D.	MOLDING
M.O.	MASONRY OPENING
M.T.	METAL THRESHOLD
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
NIC.	NOT IN CONTRACT
NTS.	NOT TO SCALE
O.C.	ON CENTER
OD.	OUTSIDE DIAMETER
OPNG.	OPENING
OPT.	OPTIONAL
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
P.O.S.	POINT OF SALE
PR.	PAIR
PREP.	PREPARATION
PTD.	PAINTED
QT.	QUARRY TILE
RA.	RETURN AIR
RAD.	RADIUS
RE.	REFERENCE
RECEPT.	RECEPTACLE
REINF.	REINFORCED
REQD.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
S.C.	SOLID CORE
SCHED.	SCHEDULE
SIM.	SIMILAR
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEMP.	TEMPERED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VLOJ.	VERIFY LOCATION ON JOB
W.	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WIN.	WINDOW
WSCT.	WAINSCOT
WT.	WEIGHT
WWF.	WELDED WIRE FABRIC

236 N Dixie Blvd

Addition

DELRAY BEACH, FLORIDA



HISTORIC PRESERVATION BOARD SUBMITTAL
JULY, 2024

PROJECT TEAM:

OWNER:
Anne Gannon
236 N. Dixie Boulevard
Delray Beach, Florida

ARCHITECT / AGENT:
Principle Design & Development Group, LLC
Kermit C. White, AIA
7211 Wilson Road
West Palm Beach, FL 33413

Ph: 561-247-6675
Fax: 561-828-0170

DRAWING LIST

TI TITLE SHEET

ARCHITECTURAL

- A-1.1 ARCHITECTURAL SITE PLAN
- A-1.2 COMPOSITE OVERLAY SITE PLAN
- A-2.1 DEMOLITION FLOOR PLAN
- A-2.2 PROPOSED FLOOR PLAN
- A-2.2 PROPOSED ROOF PLAN
- A-3.1 EXTERIOR ELEVATIONS
- A-3.2 EXTERIOR ELEVATION
- A-3.3 EXTERIOR ELEVATION



-Architecture-Interiors -
-Planning-Development-

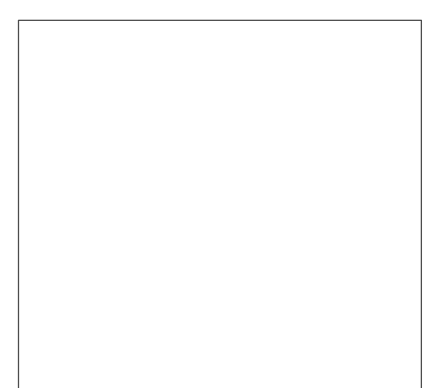
7211 Wilson Road
West Palm Beach, Florida 33413
Ph: 561-247-6675
Fax: 561-828-0170
Lic. # AA-26003299

RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 N. DIXIE BLVD
DELRAY BEACH, FLORIDA
COVER SHEET

Rev.	Description	Date
5		
4		
3		
2		
1		

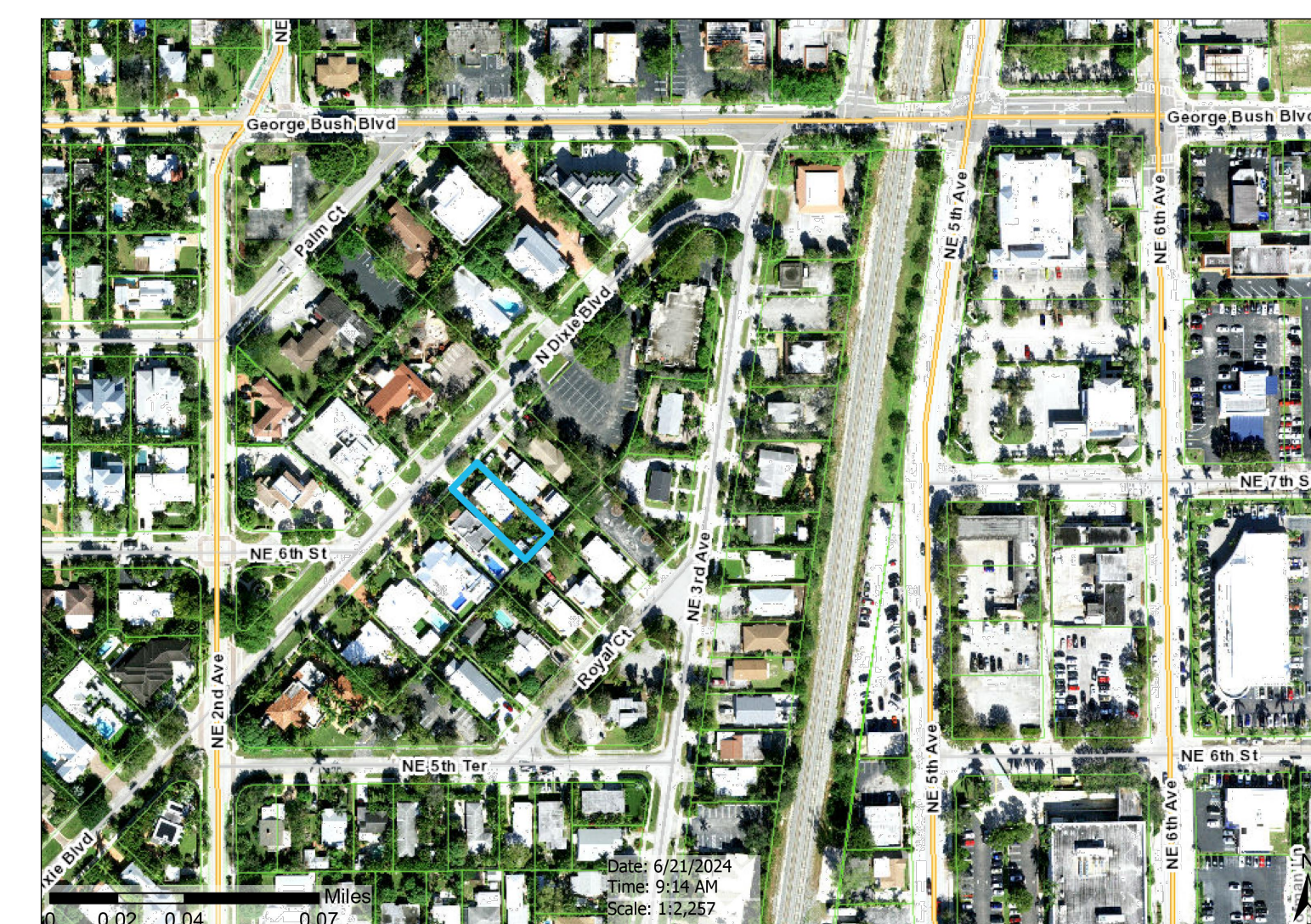
Status: CONCEPTUAL DESIGN

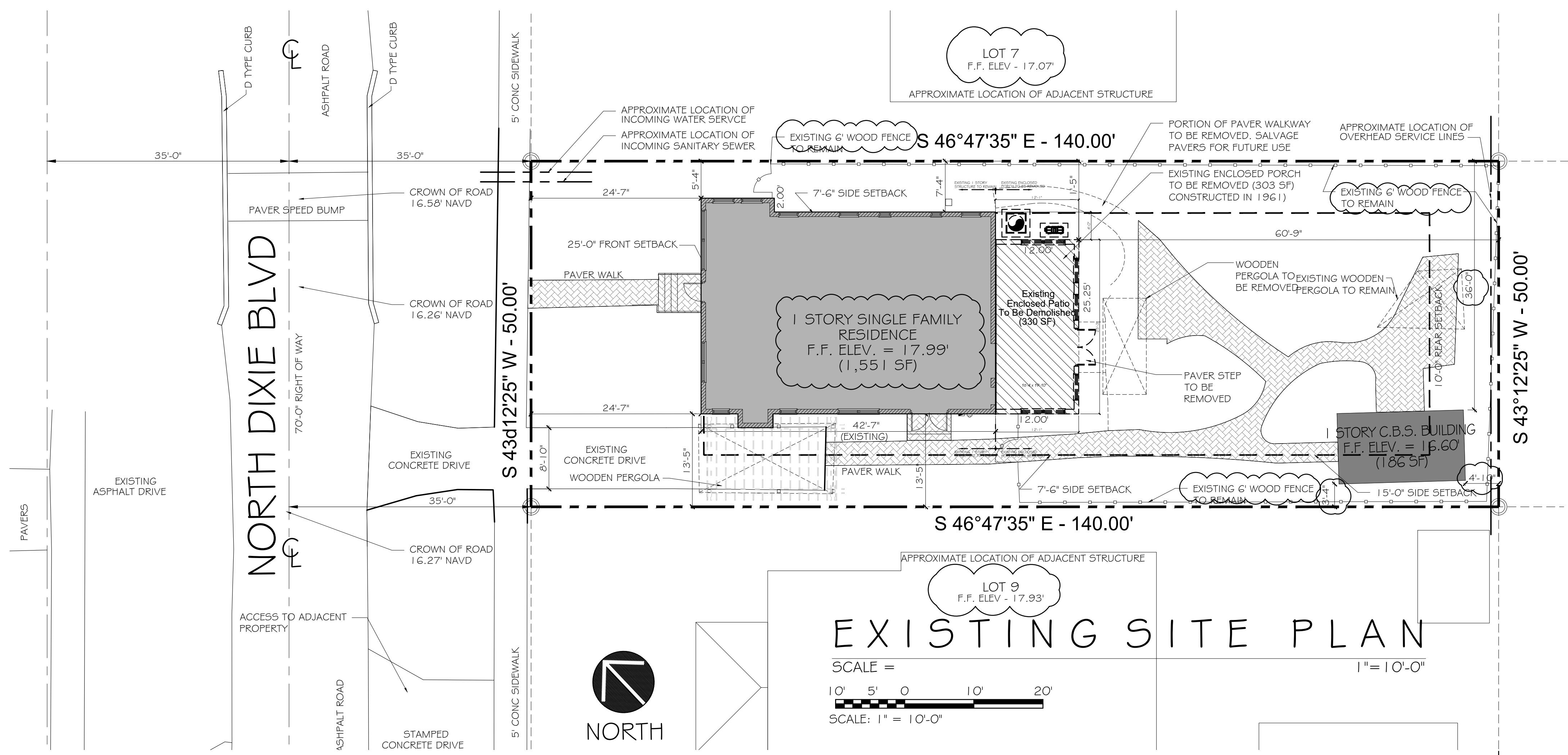
Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 4-11-24



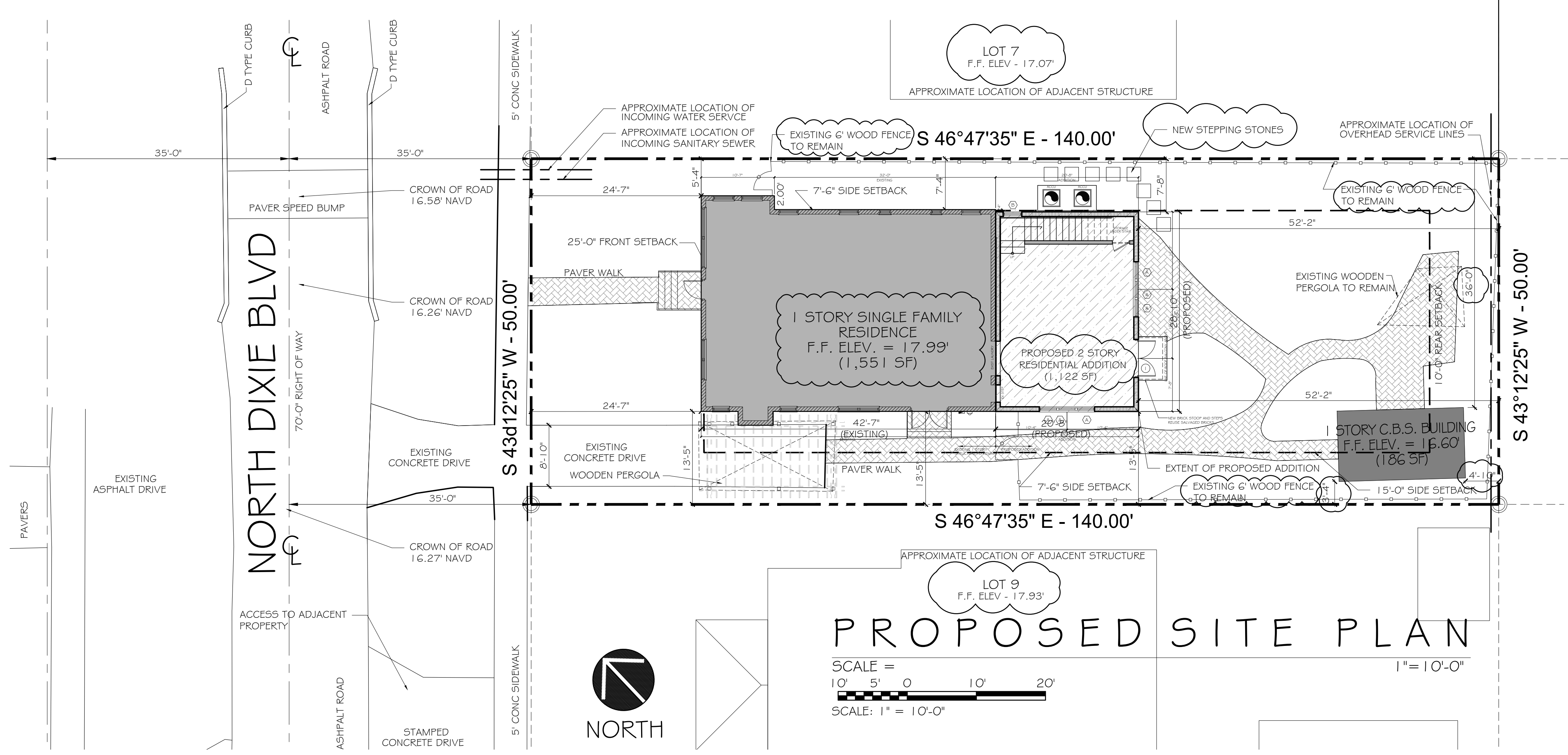
Kermit C. White, A.I.A.
Lic. # AR-00017761

Job No: 24-1162
Sheet No:





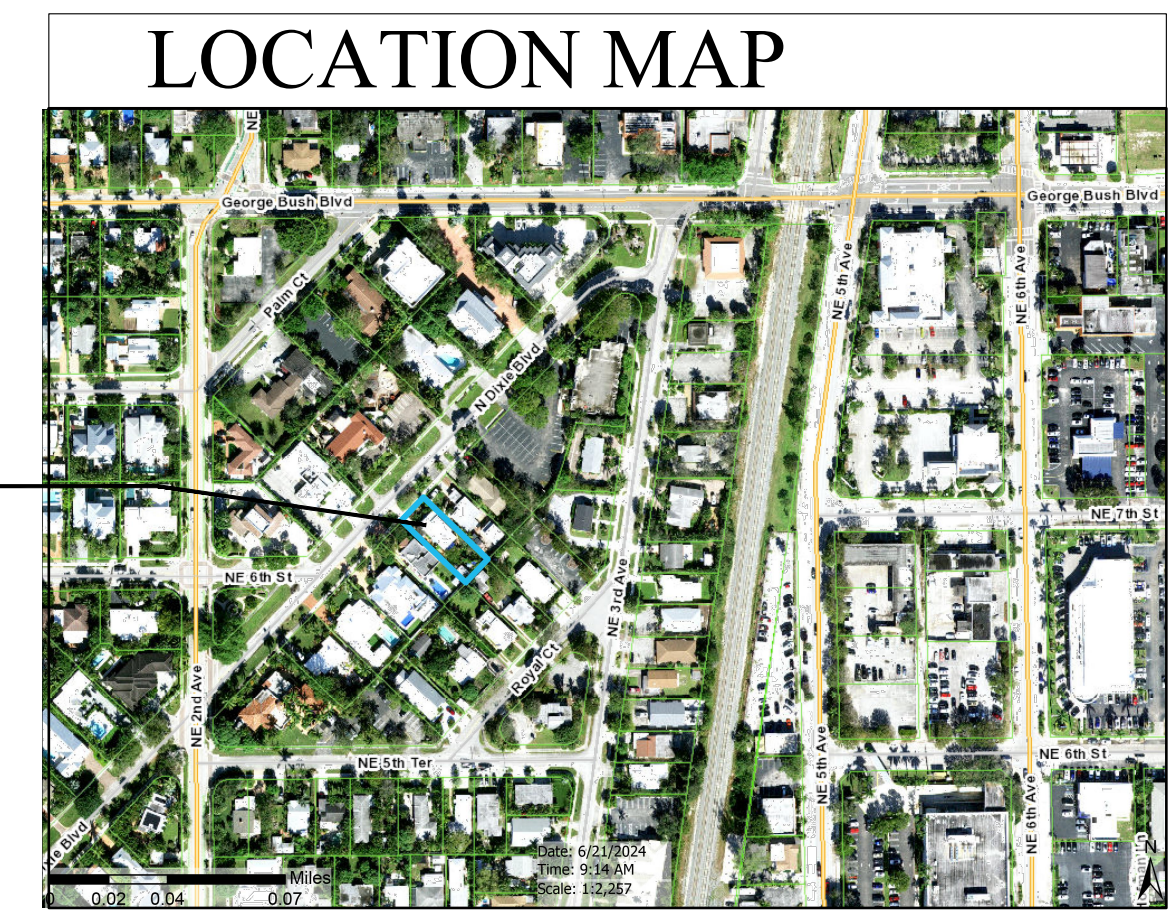
PROPERTY INFORMATION		LEGAL DESCRIPTION		
HISTORIC DISTRICT: DEL-IDA PARK CURRENT ZONING: RO - RESIDENTIAL OFFICE LOT SIZE: 7,000 S.F. (50'-0" X 140'-0") FLOOR ZONE: X - BASE FLOOR ELEVATION N/A		LOT 8, BLOCK 10 "DEL-IDA PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY		
ZONING INFORMATION				
PARAMETER	REQ	EXISTING	PROPOSED	REMARKS
LOT SIZE	8,000 SF	7,000 SF	7,000 SF	** NON CONFORMING LOT
LOT WIDTH	80 ft	50 ft	50 ft	** NON CONFORMING LOT
LOT DEPTH	100 ft	140 ft	140 ft	** NON CONFORMING LOT
LOT FRONTAGE	80 ft	50 ft	50 ft	** NON CONFORMING LOT
MAX LOT COVERAGE	40%	26.8%	31%	EXISTING: (1,881 / 7,000 S.F.) 26.8% PROPOSED: (2,174 / 7,000 S.F.) 31%
MIN FLOOR AREA	N/A	N/A	N/A	
SETBACKS				
FRONT	25 ft	24-7" ft	24-7" ft	
SIDE STREET	15 ft	N/A	N/A	
SIDE INTERIOR	7 1/2 ft	5.33 ft (NORTH) 13.43 ft (SOUTH)	7.5 ft (NORTH) 13.43 ft (SOUTH)	36'-0" ft (N - ACCESSORY BLDG) 3'-4" ft (S - ACCESSORY BLDG)
REAR	10 ft	60.76' ft	52'-2" ft (HOUSE)	4'-10" ft (ACCESSORY BLDG)
HEIGHT	35 ft	15'-10" (T.O. PARAPET)	24'-0" (T.O. PARAPET)	
AREA CALCULATIONS				
GROUND FLR EXISTING U/A _____ 1,881 S.F.				
ENCLOSED PORCH TO BE REMOVED _____ (-330) S.F. (17.5%)				
TOTAL EXISTING AREA (AFTER DEMO) _____ 1,551 S.F.				
NEW GROUND FLOOR U/A _____ 596 S.F.				
NEW SECOND FLOOR U/A _____ 526 S.F.				
TOTAL NEW AREA U/A _____ 2,673 S.F.				
*NON-CONFORMING LOT - ARTICLE 1.3 SECTION 1.3.5(1) ENLARGEMENT OR ALTERATION OF THE STRUCTURE IN A WAY THAT COMPLIES WITH APPLICABLE DIMENSIONAL STANDARDS AND DOES NOT CREATE ANY NEW NONCONFORMITY, OR ALTERATION OF THE STRUCTURE IN A WAY THAT DECREASES THE DEGREE OF NONCONFORMITY IS PERMITTED.				
PROJECT RELIEF				
THE PROJECT REQUEST RELIEF FROM LDR SECTION - 4.5.1(7)(2)(M)6 - THE VISUAL COMPATIBILITY STANDARDS				



FILE NUMBER: _____

PERVIOUS / IMPERVIOUS

TOTAL SITE AREA	7,000 S.F.
EXISTING PERVIOUS AREA	3,676 S.F. (52.5%)
EXISTING IMPERVIOUS AREA	3,324 S.F. (47.5%)
EXISTING OPEN SPACE	3,676 S.F. (52.5%)
PROPOSED PERVIOUS AREA	3,383 S.F. (48.3%)
PROPOSED IMPERVIOUS AREA	3,617 S.F. (51.7%)
PROPOSED OPEN SPACE	3,383 S.F. (48.3%)



-Architecture-Interiors -
-Planning-Development-

7211 Wilson Road
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Ph: 561-247-6675
Fax: 561-828-0170
Lic. # AA-26003299

RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
PROPOSED SITE PLAN

Rev.	Description	Date
5		
4		
3		
2		
1		

Status: HISTORIC PRESERVATION

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24

Kermit C. White, A.I.A.
Lic. # AR-00017761

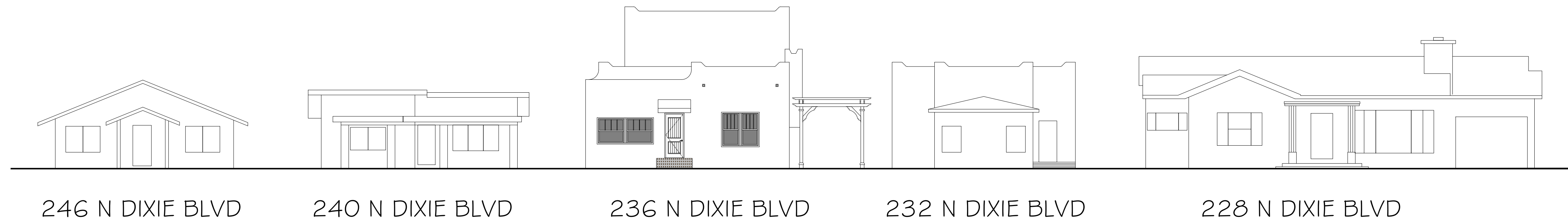
Job No: 24-1162
Sheet No:

A-1.1



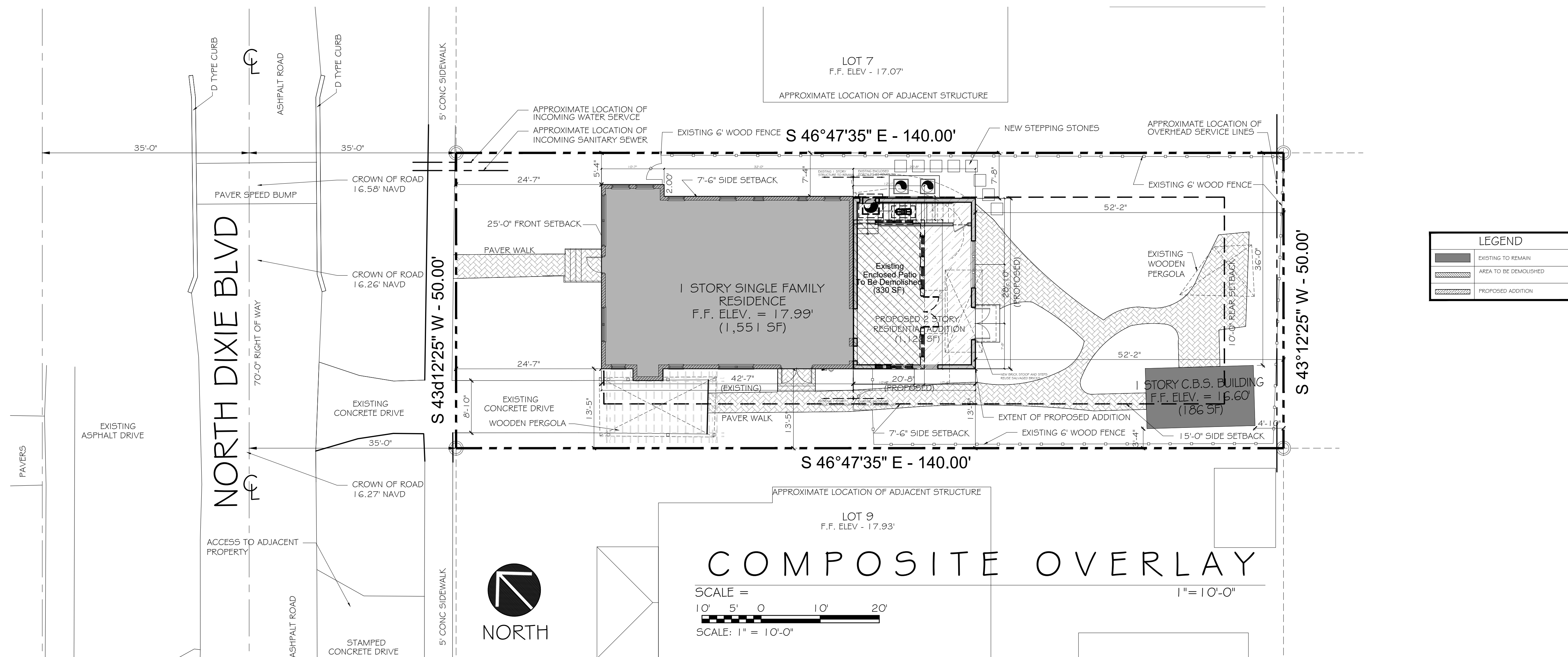
-Architecture-Interiors -
-Planning-Development-

7211 Wilson Road
West Palm Beach, Florida 33413
Ph: 561-247-6675
Fax: 561-828-0170
Lic. # AA-26003299



STREETSCAPE

SCALE = 1" = 10'-0"



COMPOSITE OVERLAY

SCALE = 1" = 10'-0"
10' 5' 0' 10' 20'
SCALE: 1" = 10'-0"

RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
COMPOSITE OVERLAY / STREETSCAPE

Rev.	Description	Date
5		
4		
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1		

Status: HISTORIC PRESERVATION

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24



Kermit C. White, A.I.A.
Lic. # AR-00017761

Job No: 24-1162
Sheet No:

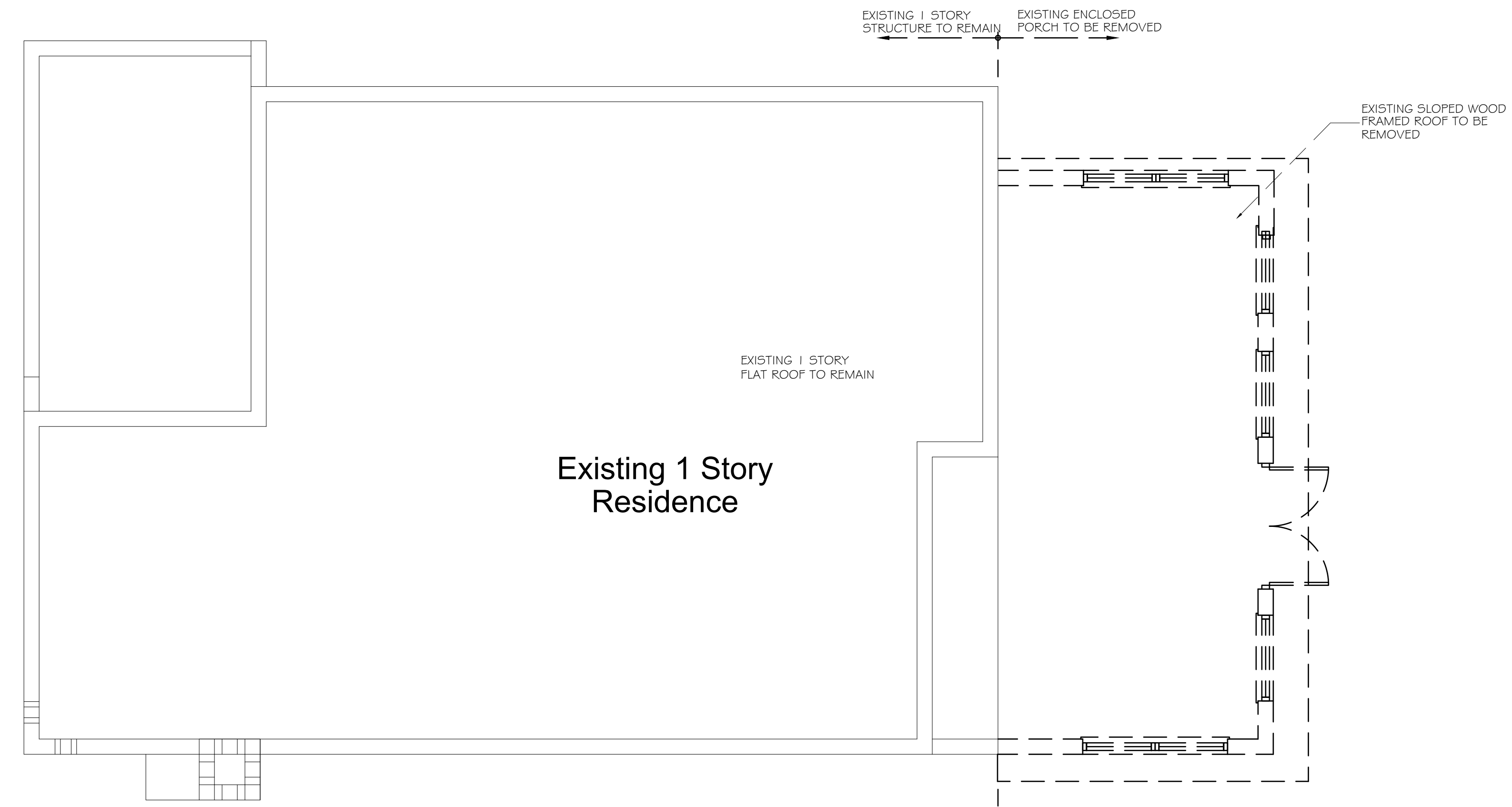
A-1.2



-Architecture-Interiors -
-Planning-Development-

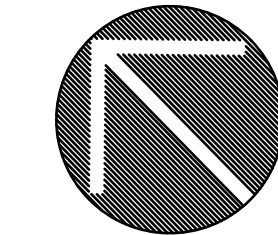
7211 Wilson Road
West Palm Beach, Florida 33413
Ph: 561-247-6675
Fax: 561-828-0170
Lic. # AA-26003299

RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
DEMOLITION FLOOR & ROOF PLANS

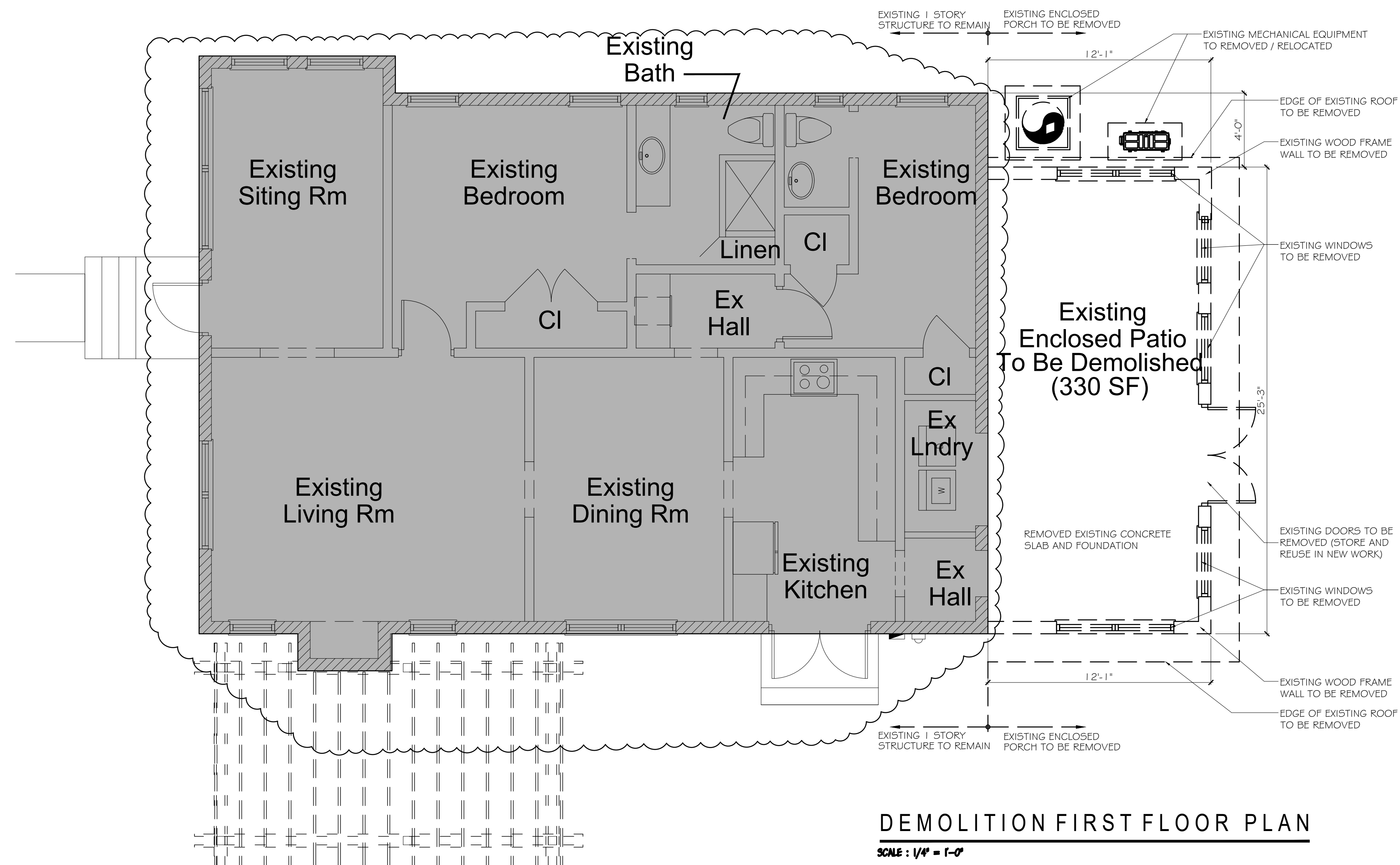


DEMOLITION ROOF PLAN

SCALE: 1/4" = 1'-0"

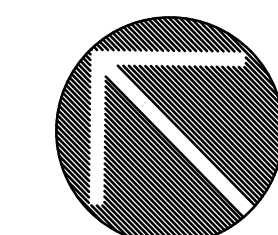


NORTH



DEMOLITION FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



NORTH

Rev.	Description	Date
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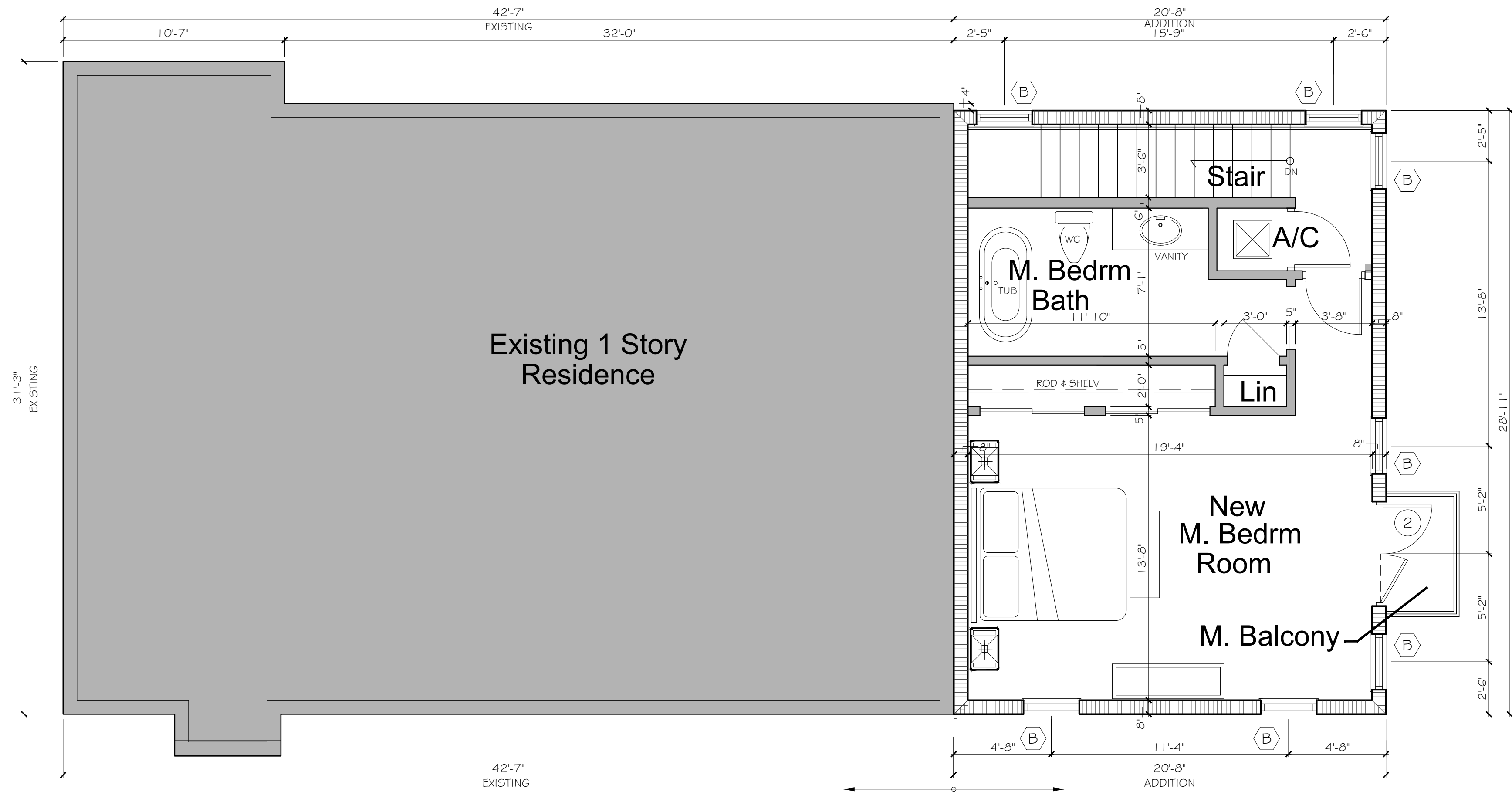
Status: HISTORIC PRESERVATION

Job No:	24-1162
Designed by:	KCW
Drawn By:	OQ
Checked By:	KCW
Date:	08-26-24

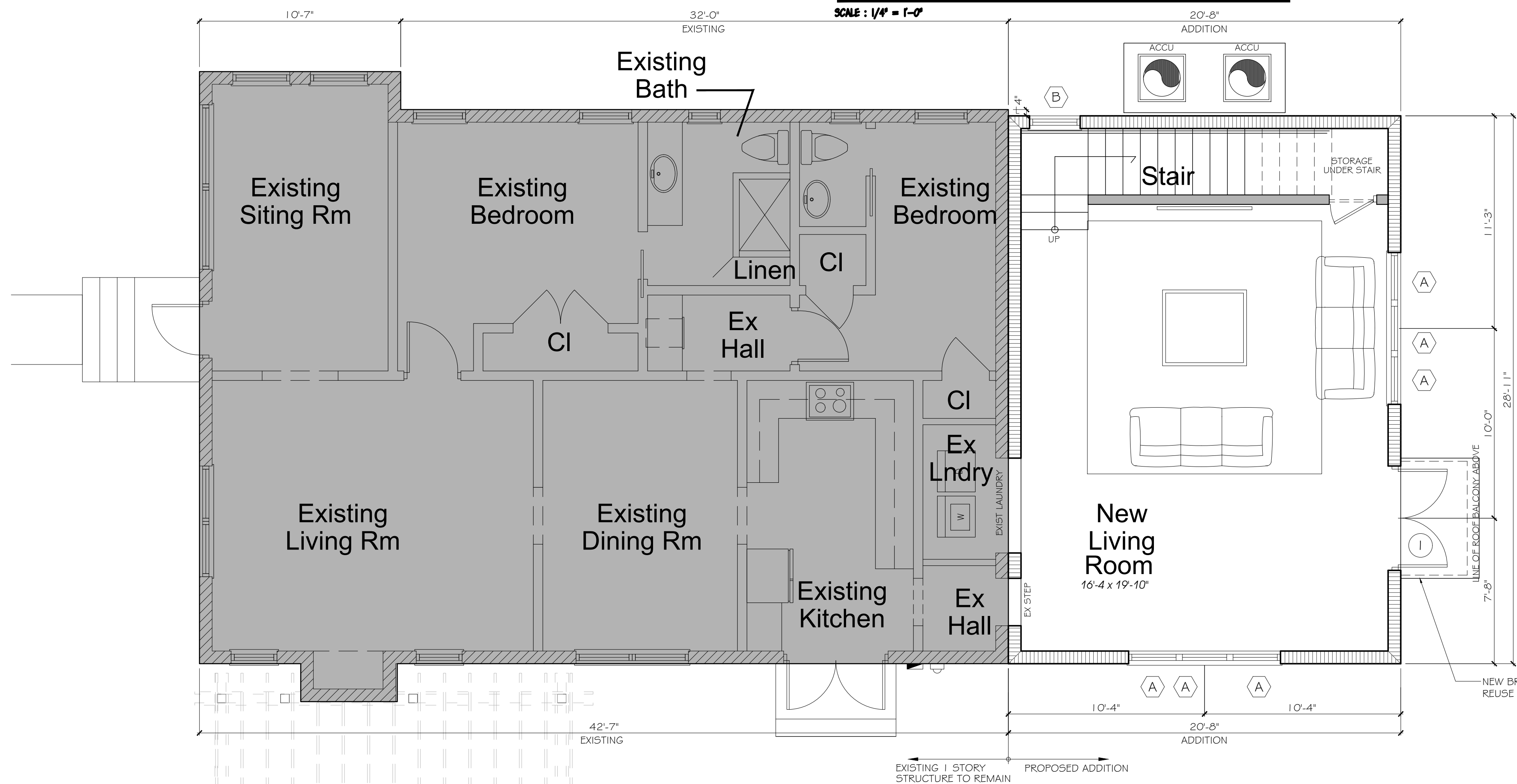
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Lic. # AR-00017761

Job No: 24-1162
Sheet No:

A-2.0



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS	
GROUND FLR UJA (EXISTING)	1,578 S.F.
REAR PORCH (DEMOLITION)	- 303 S.F.
GROUND FLR UJA (ADDITION)	445 S.F.
SECOND FLR UJA (ADDITION)	345 S.F.
TOTAL UNDER AIR	2,065 S.F.



-Architecture-Interiors -
-Planning-Development-

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RESIDENTIAL ADDITION FOR:

MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
FLOOR PLAN

Rev.	Description	Date
5		
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Status: HISTORIC PRESERVATION

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24

Kermit C. White, A.I.A.
Lic. # AR-00017761

Job No: 24-1162
Sheet No:

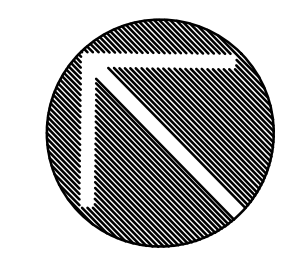
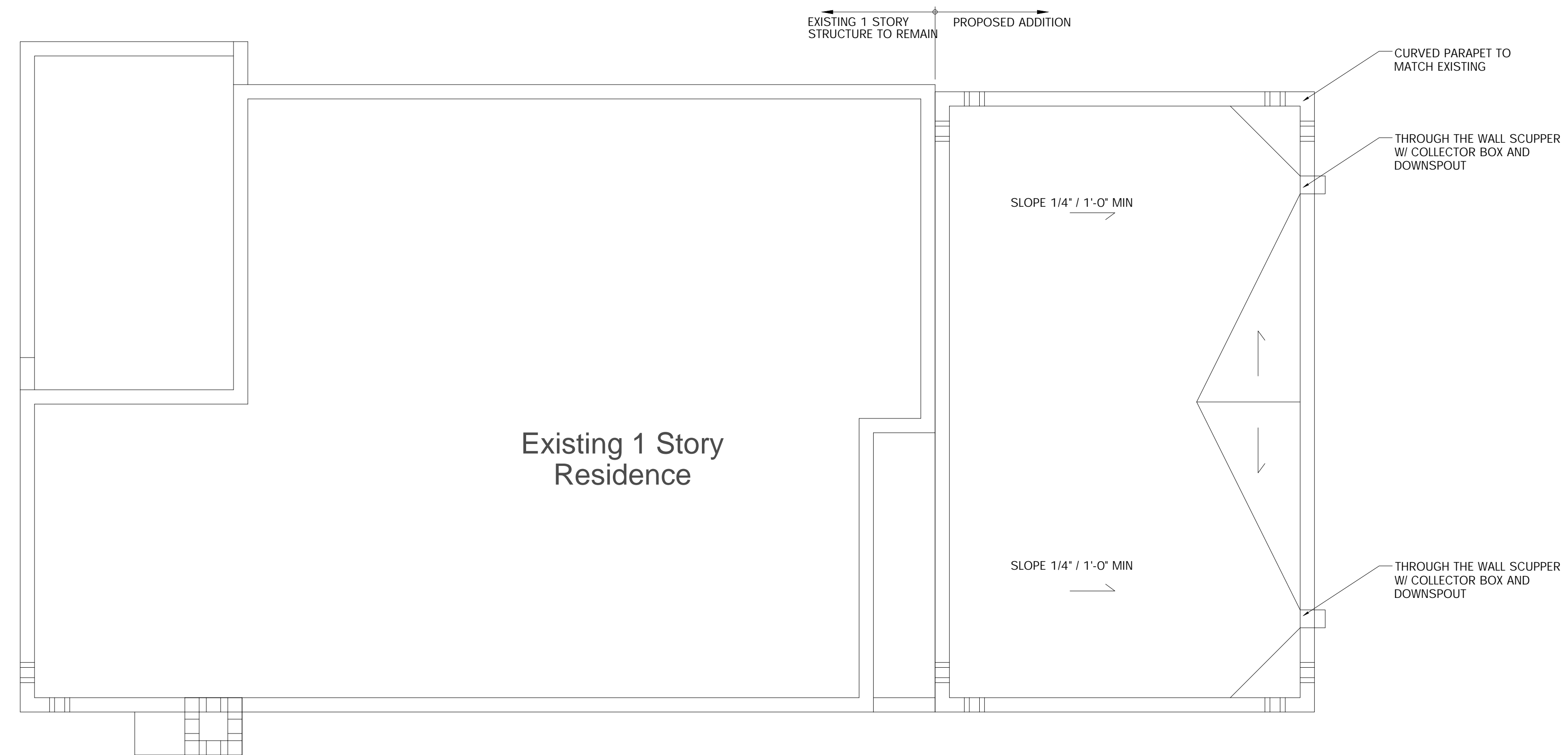
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-Architecture-Interiors -
-Planning-Development-

7211 Wilson Road
West Palm Beach, Florida 33413
Ph: 561-247-6675
Fax: 561-828-0170
Lic. # AA-26003299

RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 N. DIXIE BLVD
DELRAY BEACH, FLORIDA
PROPOSED ROOF PLAN



NORTH

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

Rev.	Description	Date
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Status: CONCEPTUAL DESIGN

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 4-11-24



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Job No: 24-1162
Sheet No:

A-2.2



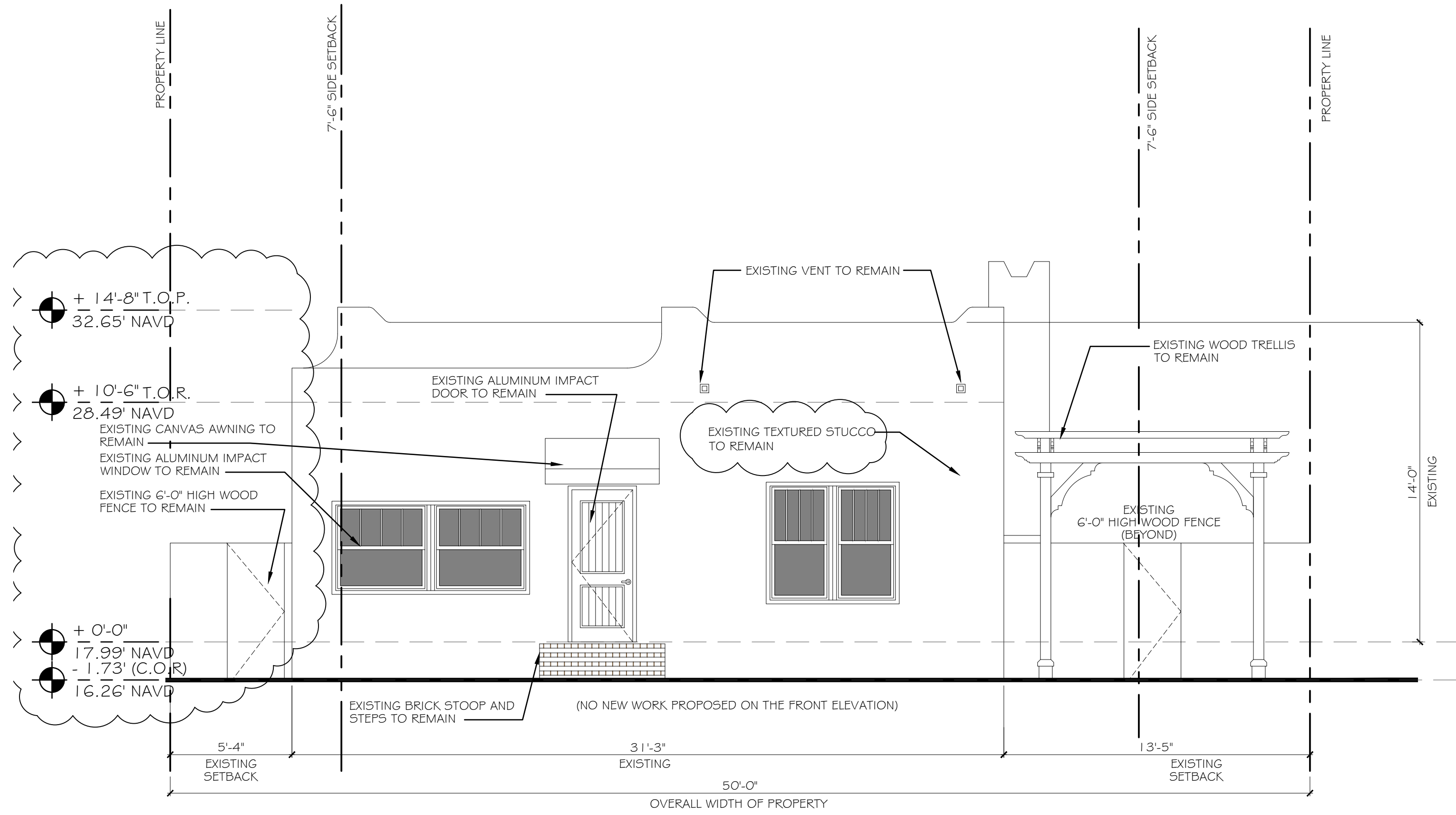
-Architecture-Interiors -
-Planning-Development-

7211 Wilson Road
West Palm Beach, Florida 33413
Ph: 561-247-6675
Fax: 561-828-0170
Lic. # AA-26003299

RESIDENTIAL ADDITION FOR:

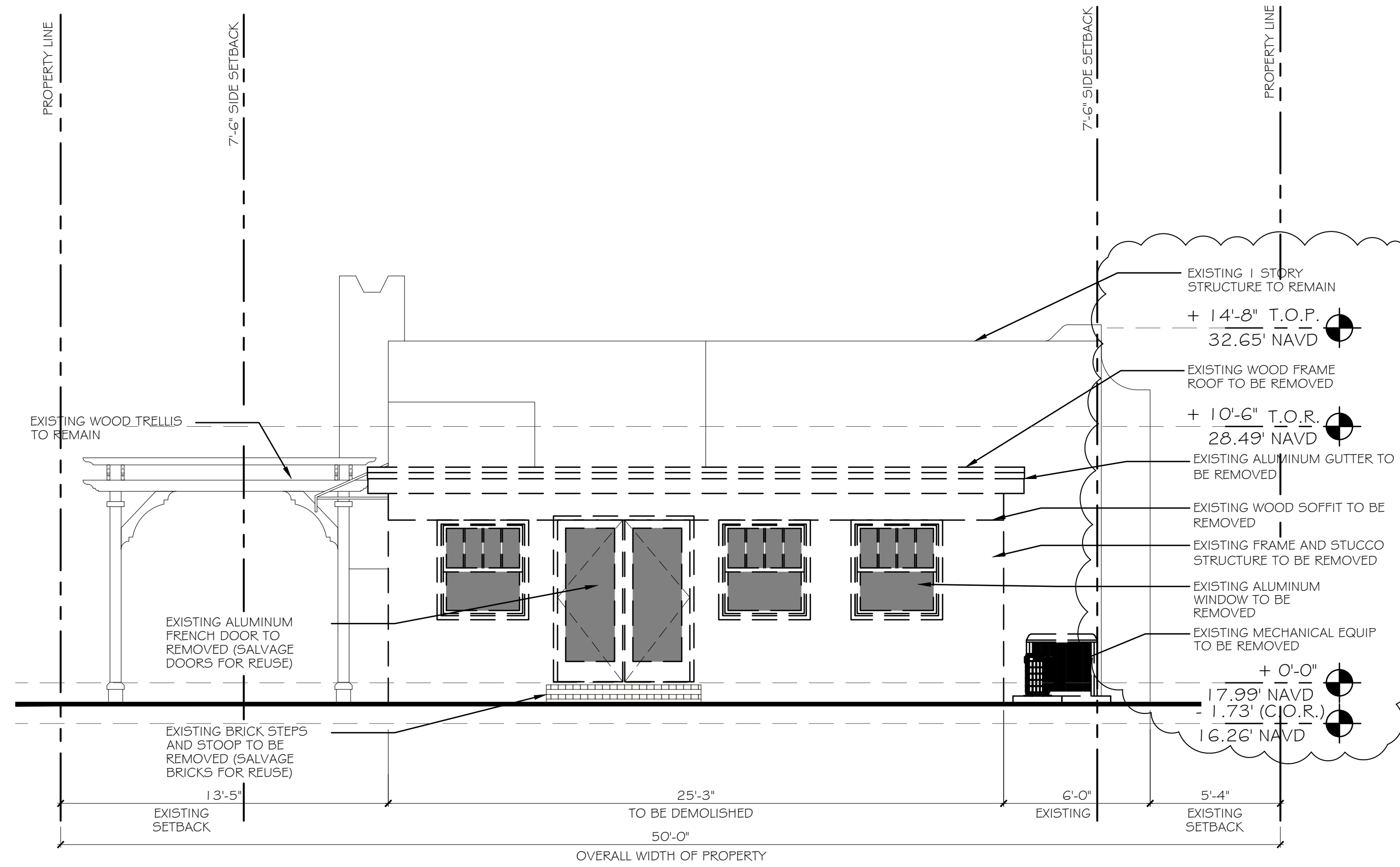
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444

EXISTING & PROPOSED ELEVATIONS



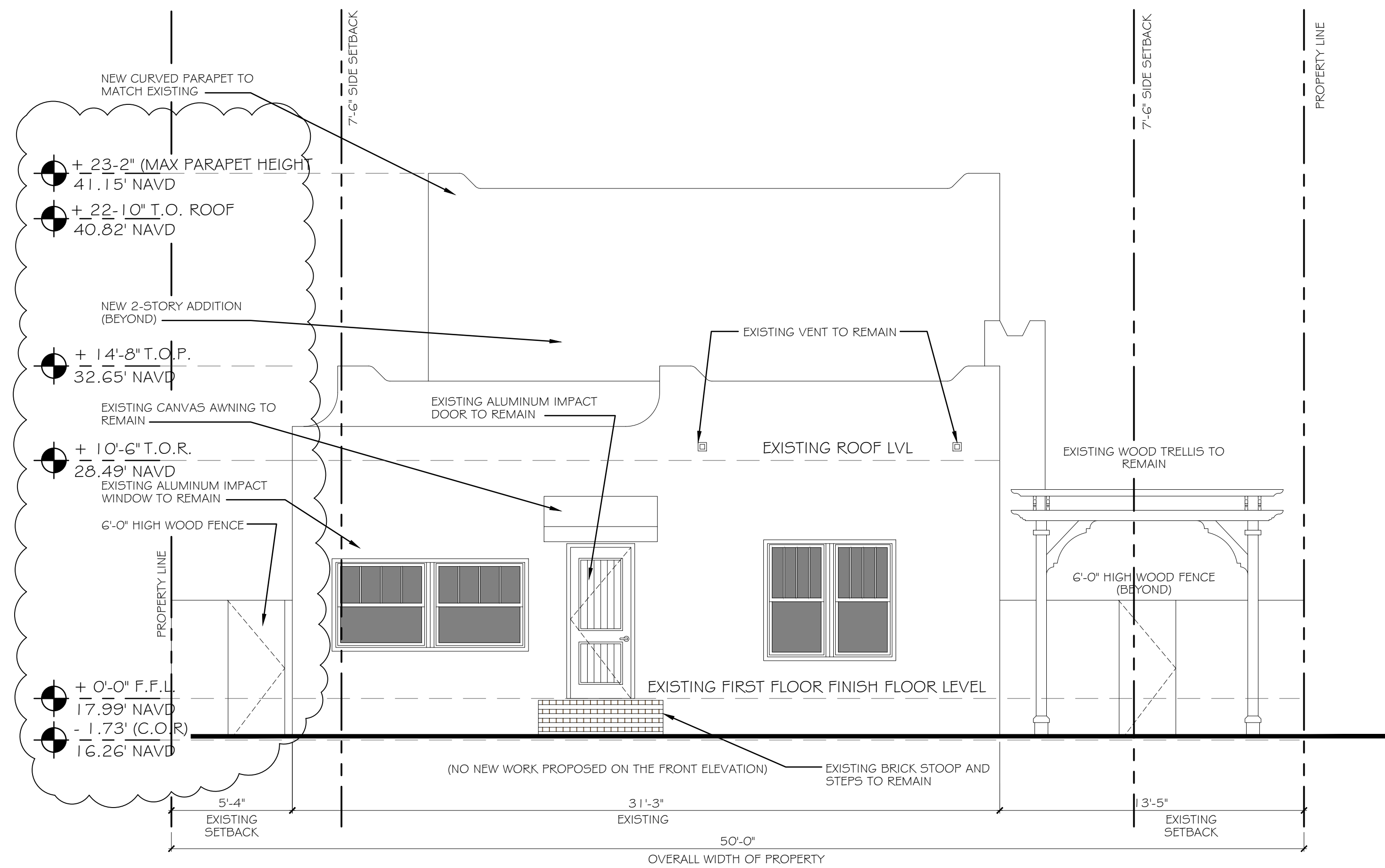
1 - EXISTING FRONT ELEVATION (WEST)

SCALE : 1/4" = 1'-0"



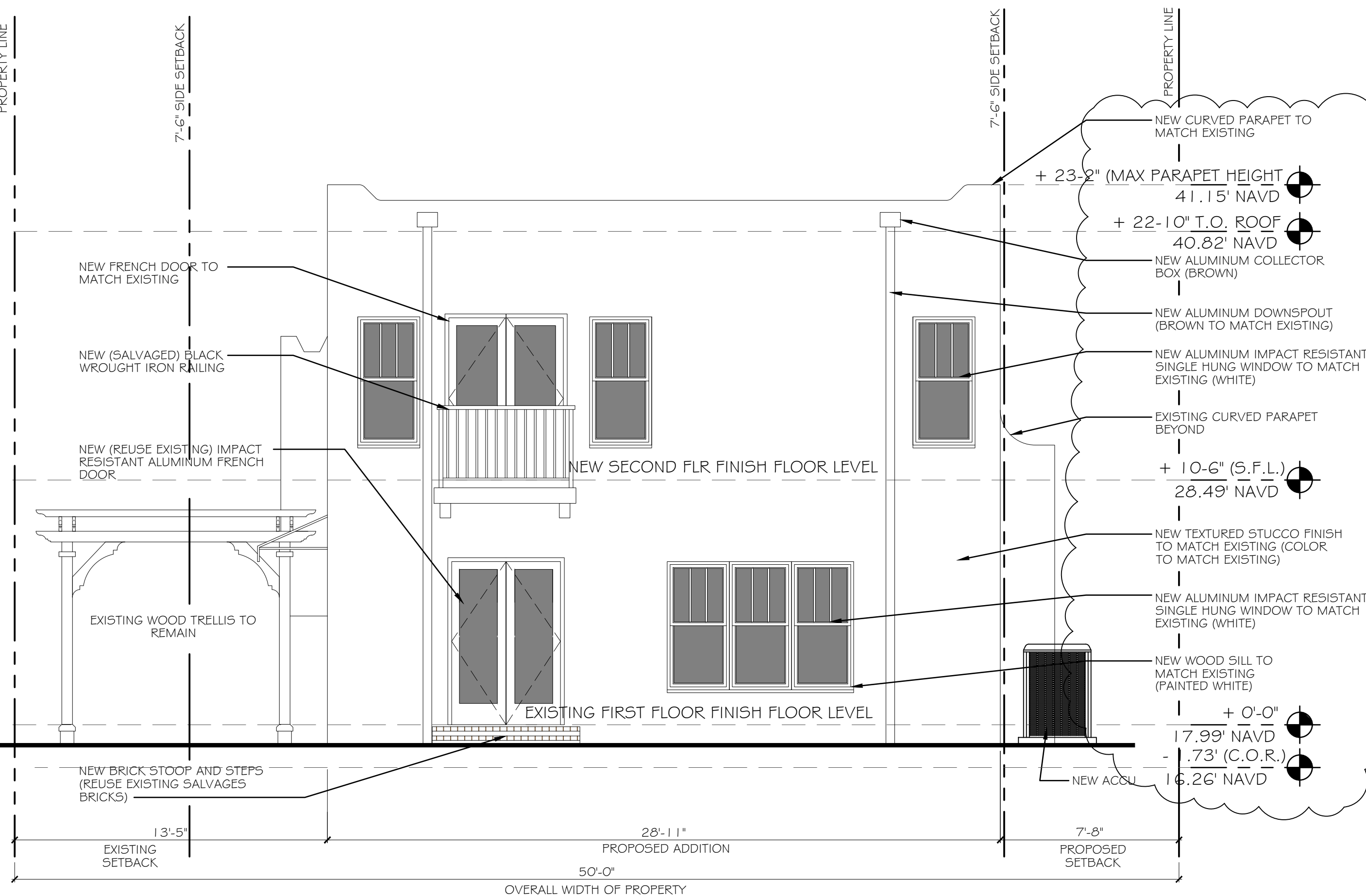
2 - EXISTING REAR ELEVATION (EAST)

SCALE : 1/4" = 1'-0"



3 - PROPOSED FRONT ELEVATION (WEST)

SCALE : 1/4" = 1'-0"



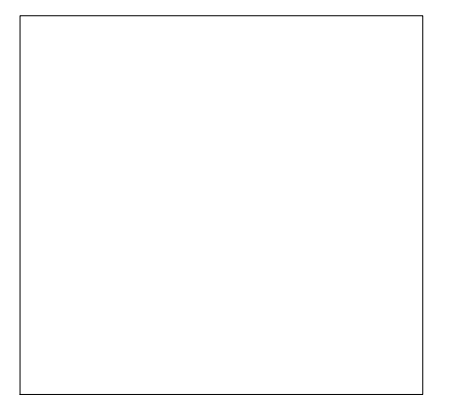
4 - PROPOSED REAR ELEVATION (EAST)

SCALE : 1/4" = 1'-0"

Rev.	Description	Date
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Status: HISTORIC PRESERVATION

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24



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Lic. # AR-00017761

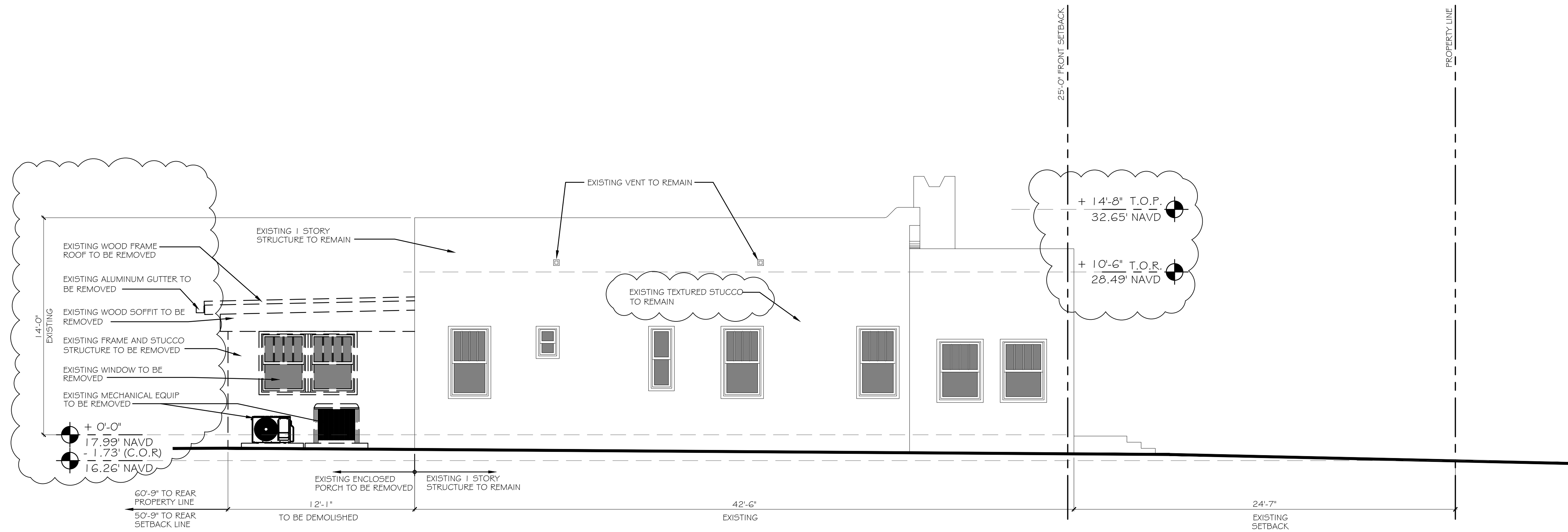
Job No: 24-1162
Sheet No:

A-3.1



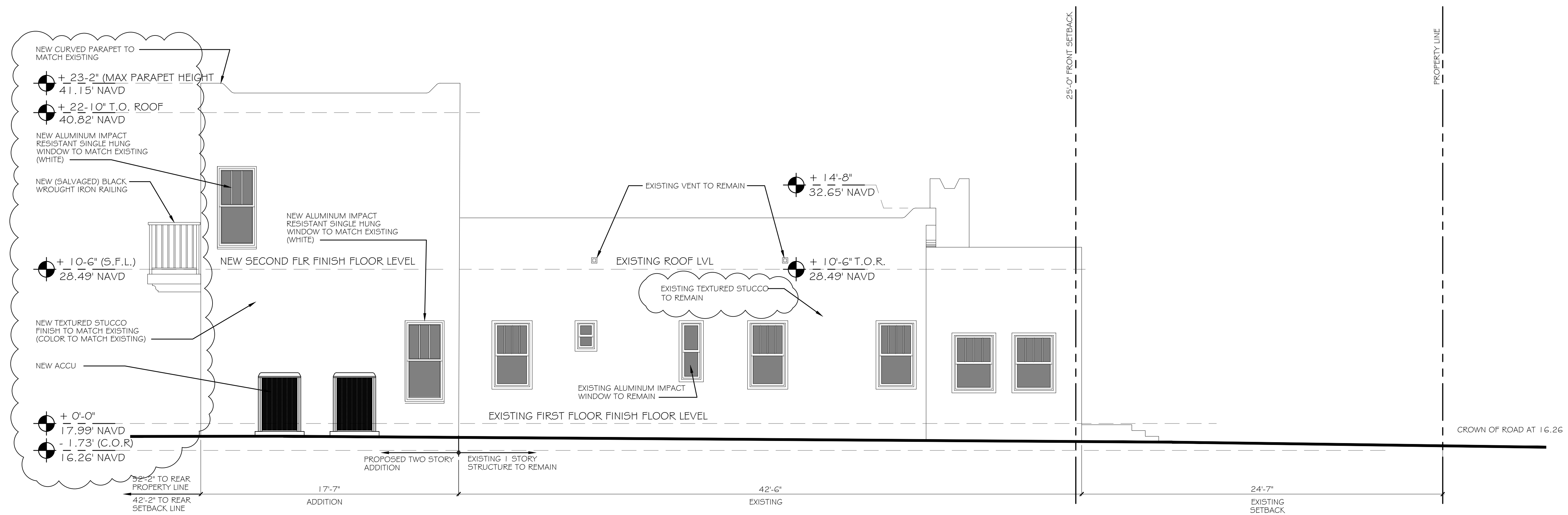
-Architecture-Interiors -
-Planning-Development-

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Lic. # AA-26003299



1 - EXISTING SIDE ELEVATION (NORTH)

SCALE : 1/4" = 1'-0"



2 - PROPOSED SIDE ELEVATION (NORTH)

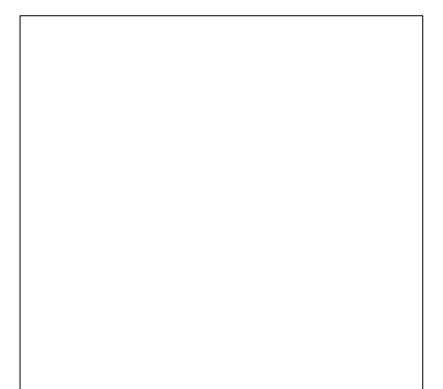
SCALE : 1/4" = 1'-0"

RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
EXISTING & PROPOSED ELEVATIONS

Rev.	Description	Date
5		
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1		

Status: HISTORIC PRESERVATION

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24



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Lic. # AR-00017761

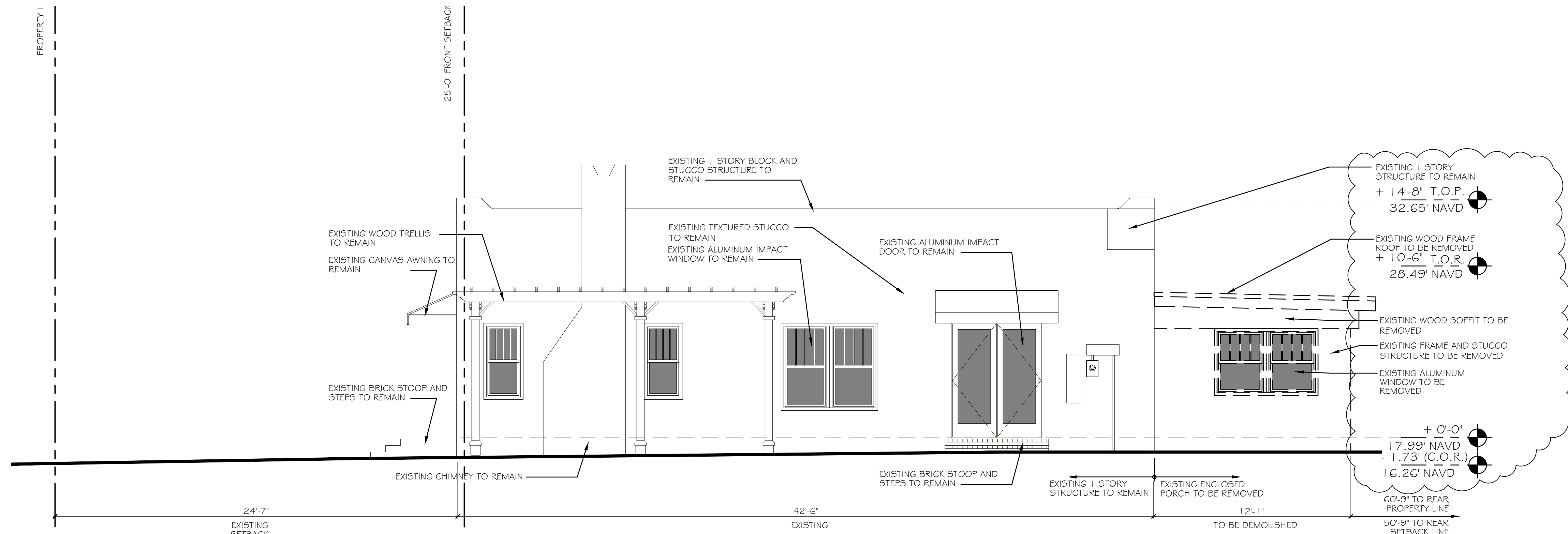
Job No: 24-1162
Sheet No:

A-3.2



-Architecture-Interiors -
-Planning-Development-

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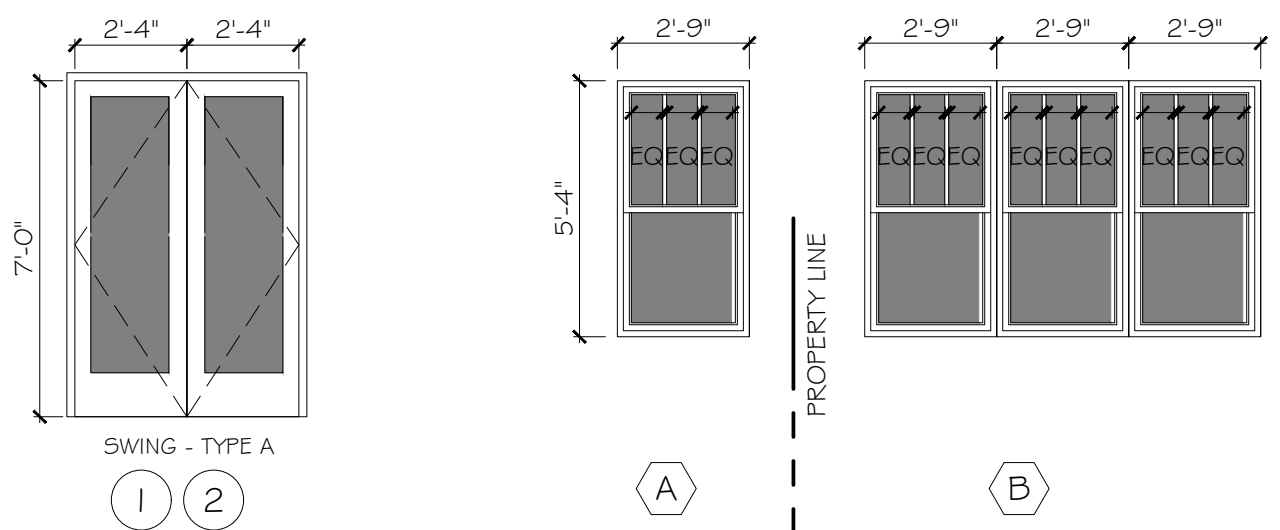


1 - EXISTING SIDE ELEVATION (SOUTH)

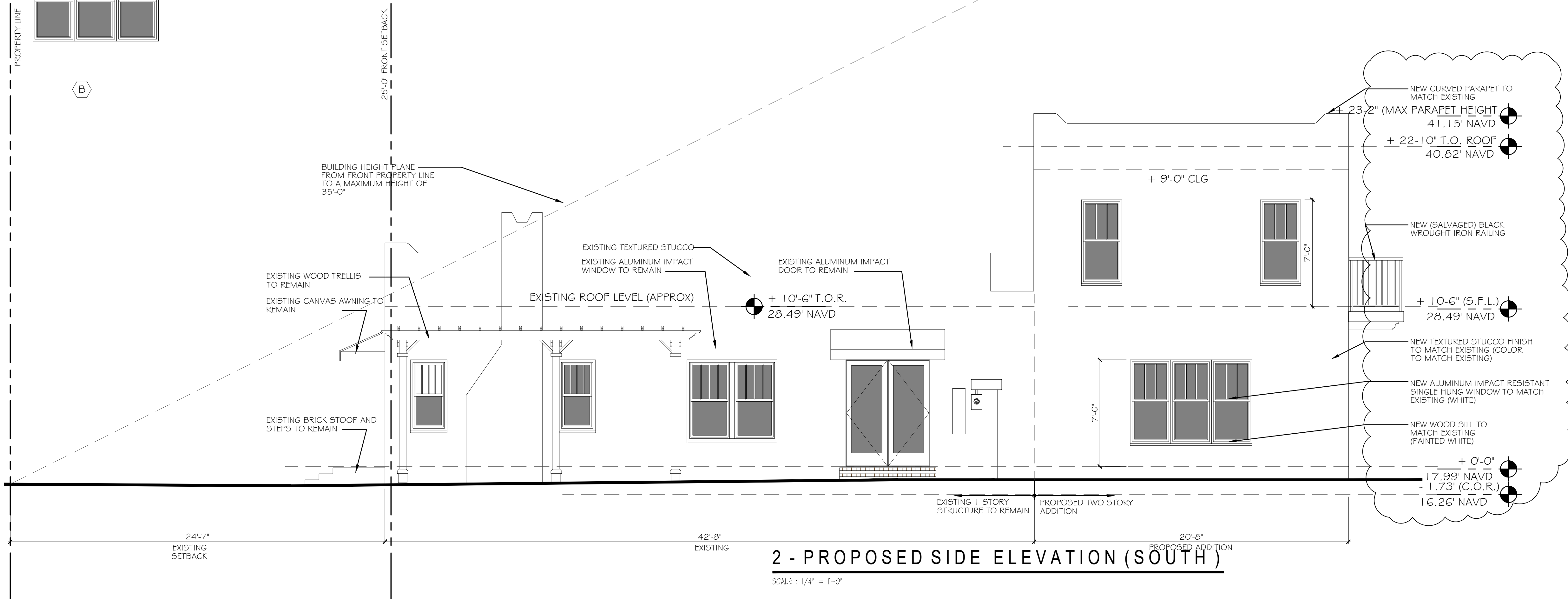
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE										APPROVED: PSF		ACTUAL: PSF	
TAG	SIZE (W X H)	TYPE	HD HEIGHT	MATERIAL	FINISH	MANUFACTURER	REMARKS	FL PROD #	+ POS	- NEG	+ POS	- NEG	
A	2'-9" X 5'-4"	SINGLE HUNG	7'-0"	ALUMINUM	WHITE	MARVIN COASTLINE S.H. 124	SEE GLAZING NOTE	FL-33620	+70.0	-70.0	+50.7	+55.3	
B	(3) 2'-9" X 5'-4"	SINGLE HUNG	7'-0"	ALUMINUM	WHITE	MARVIN COASTLINE S.H. 124	SEE GLAZING NOTE	FL-33620	+70.0	-70.0	+50.7	+55.3	

DOOR SCHEDULE - GARAGE NORTH										APPROVED: PSF		ACTUAL: PSF	
NO.	SIZE (WDxHGTxTHK)	MATERIAL	FINISH	TYPE	FRAME	FR. FIN	MANUFACTURER / MODEL	REMARKS	FL PROD #	+ POS	- NEG	+ POS	- NEG
1	5'-0" X 7'-0" X 1 3/4"	ALUMINUM	KYNAR - PAINT	TYPE A - OUTSWING	ALUM	WHITE	MARVIN - COASTLINE	MATCH EXISTING	FL 33689	+50.0	-60	+29	-32.5
2	5'-0" X 7'-0" X 1 3/4"	ALUMINUM	KYNAR - PAINT	TYPE A - OUTSWING	ALUM	WHITE	MARVIN - COASTLINE	MATCH EXISTING	FL 33689	+50.0	-60	+29	-32.5



GLAZING:
ALL GLASS TO BE CLEAR (NO LOW-E, NO TINT, NON REFLECTIVE)



2 - PROPOSED SIDE ELEVATION (SOUTH)

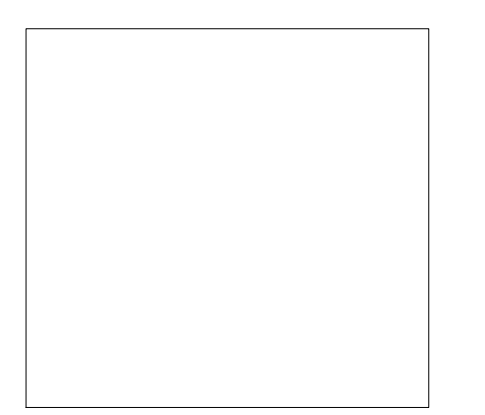
SCALE: 1/4" = 1'-0"

RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
EXISTING & PROPOSED ELEVATIONS

Rev.	Description	Date
5		
4		
3		
2		
1		

Status: HISTORIC PRESERVATION

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24



Kermit C. White, A.I.A.
Lic. # AR-00017761

Job No: 24-1162
Sheet No:

A-3.3

LEGAL DESCRIPTION

LOT 8, BLOCK 10, "DEL IDA PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

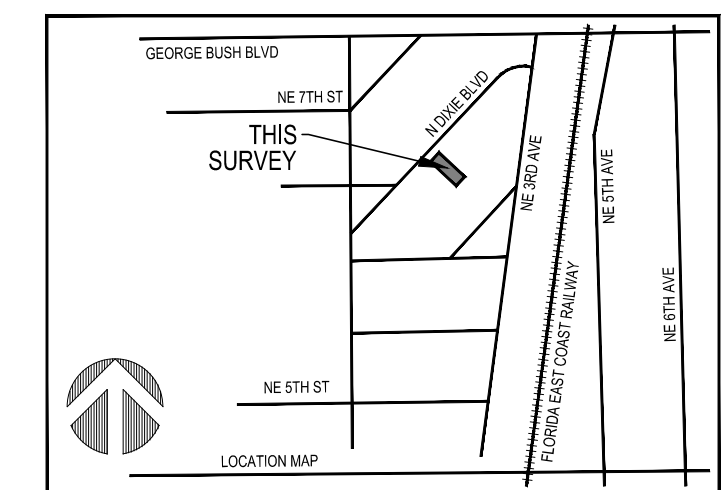
SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 7,000 SQUARE FEET, MORE OR LESS.

NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF N DIXIE HWY HAVING AN ASSUMED BEARING OF SOUTH 43°12'25" WEST.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM PALM BEACH COUNTY BENCHMARK "CHEROKEE BLONDE" ELEVATION: 21.763'.
- PROPERTY ADDRESS: 236 DIXIE BLVD, DELRAY BEACH, FL 33444
- FLOOD INFORMATION IS AS FOLLOWS:
 COMMUNITY NUMBER : 125102
 PANEL NUMBER : 12099C0977F
 DATE OF FIRM INDEX : 10-5-2017
 ZONE : X
 BASE FLOOD ELEVATION : N/A

TREE LIST

- 180 POINCIANA-12"
- 181 POINCIANA-12"
- 182 PALM-10"
- 183 CLUSIA-4"
- 184 BAMBOO-24"
- 185 BAMBOO-24"
- 187 PALM-4"(X2)
- 285 UNKNOWN-6"
- 286 GUMBO LIMBO-12"
- 287 PLUMERIA-10"
- 288 PALM-2X4"
- 289 UNKNOWN-6"
- 290 UNKNOWN-6"
- 291 PALM-6"
- 292 UNKNOWN-6"



LOCATION MAP
NOT TO SCALE

ABBREVIATIONS

- AC = AIR CONDITIONER
- ALF. = ALUMINUM FENCE
- C.B.S. = CONCRETE BLOCK & STUCCO
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- Δ = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- GAR. = GARAGE
- G.E. = GRATE ELEVATION
- I.E. = INVERT ELEVATION
- IP. = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- L = ARC LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MON. = MONUMENT
- N/D = NAIL AND DISC
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PC = PAGE
- PROP. = PROPOSED
- R = RADIUS
- R.E. = RIM ELEVATION
- R/W = RIGHT-OF-WAY
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

LEGEND

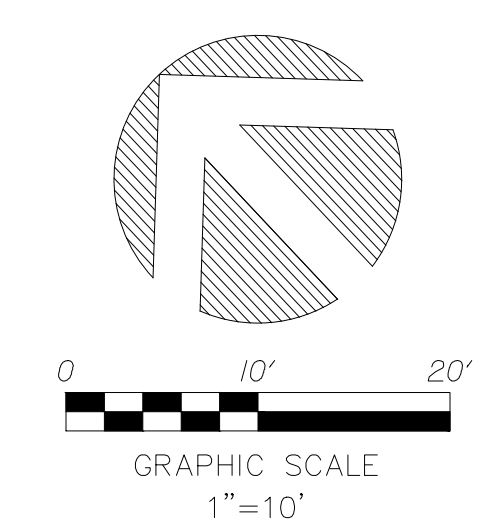
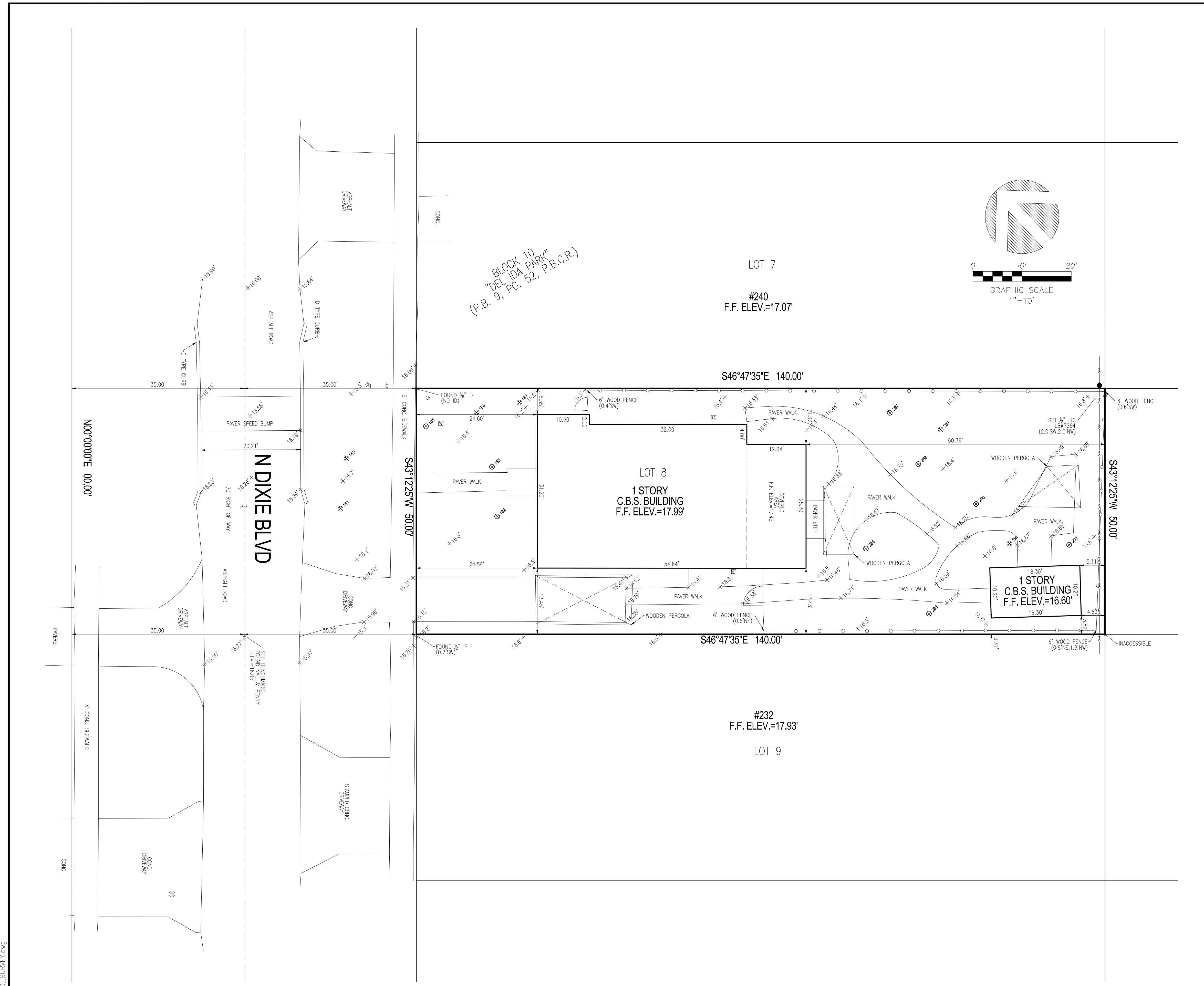
- ☐ WATER SERVICE
- ☐ ELECTRIC SERVICE
- ☐ TELEPHONE BOX
- ☐ CABLE TV BOX
- ⊙ DRAINAGE MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE
- ⊙ SIGN
- ⊙ FIRE HYDRANT
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ WOOD UTILITY POLE
- ⊙ CONCRETE UTILITY POLE
- ⊙ CLEAN OUT
- ⊙ CENTERLINE
- ⊙ EXISTING ELEVATION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HOODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

DATE OF LAST FIELD WORK: JULY 8, 2024



PERIMETER
 SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 947 Clint Moore Road
 Boca Raton, FL 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
 236 DIXIE BLVD, DELRAY BEACH, FL 33444

NO.	DATE	BY	CK'D	REVISION
1	3/25/2024	AJR	JSH	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
2	7/8/2024	AJR	JSH	ADD NEIGHBORING DRIVEWAYS & F.F. ELEV.

JOB NO.	24123
SCALE	1" = 10'
DRAWN	AJR
CHECKED	JSH
SEAL	
SHEET	1 OF 1

C:\Projects\2024\24123\PSW\24123_SURVEY.dwg



CONCEPTUAL REAR RENDERING



CONCEPTUAL FRONT RENDERING



-Architecture-Interiors -
-Planning-Development-

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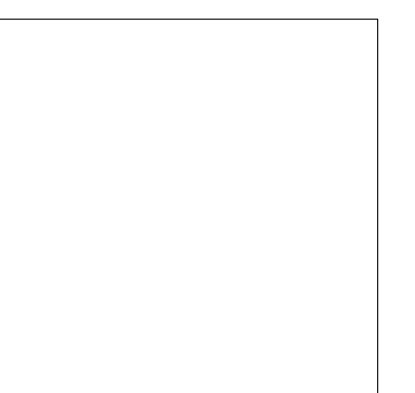
RESIDENTIAL ADDITION FOR:

MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
CONCEPTUAL RENDERINGS

Rev.	Description	Date
5		
4		
3		
2		
1		

Status: HISTORIC PRESERVATION

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24



Kermit C. White, A.I.A.
Lic. # AR-00017761

Job No: 24-1162
Sheet No: