



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD STAFF REPORT

3 NE 1st Street – Delray Beach Historical Society

Meeting	File No.	Application Type
November 2, 2022	2022-132	Certificate of Appropriateness & Class I Site Plan Modification

REQUEST

The item before the Board is in consideration of a Certificate of Appropriateness and Class I Site Plan Modification (2022-132) associated with the construction of an 80 square foot shed between two existing one-story contributing commercial structures on the property located at **3 NE 1st Street, Old School Square Historic District**.

GENERAL DATA

Agent: Jaime Mayo, HNM Architecture, Inc.

Applicant: Winnie Edwards, Delray Beach Historical Society

Owner: City of Delray Beach

Location: 3 NE 1st Street

PCN: 12-43-46-16-J3-001-0000

Property Size: 0.77 Acres

Zoning: OSSHAD (Old School Square Historic Arts District)

Historic District: Old School Square Historic District

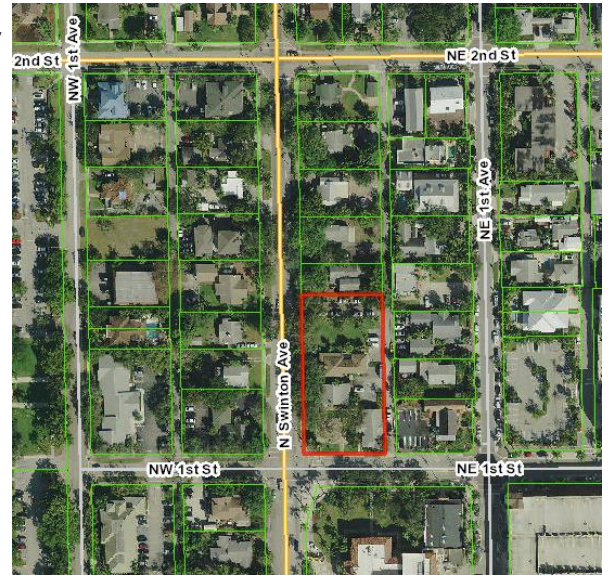
FLUM: OMU (Other Mixed Use)

Adjacent Zoning:

- OSSHAD (North)
- OSSHAD (East)
- OSSHAD (West)
- OSSHAD (South)

Existing Land Use: Commercial

Proposed Land Use: Commercial



BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject property is within the Locally and Nationally designated Old School Square Historic District and is home to the Delray Beach Historical Society. The subject property contains 3 historic structures including: the Cason Cottage Museum (1915), a 1925 Bungalow, a 1905 Frame Vernacular structure known as the Hunt House, associated parking, landscaping & hardscaping. Two of the structures were relocated to the subject property - the 1925 Bungalow in 2003 (formerly known as Lavender Shutters), which was originally located at 122 SE 6th Avenue; and, the 1905 Hunt House in 2007 from 124 NE 5th Avenue.

On October 2, 2019, HPB approved a Class II Site Plan Modification COA (2019-255) for a Landscape Plan modification to create an educational heritage garden.

Project Planners:	Review Dates:	Attachments:
Katherina Paliwoda, Planner, PaliwodaK@mydelraybeach.com	HPB: November 2, 2022	1. Plans 2. Photos 3. Justification Statement

The subject request is for the construction of an 80 square foot shed between the 1926 Bungalow and the 1905 Hunt House on the site of the Delray Beach Historical Society. The request is now before the board.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Historic Preservation Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), Architectural (appearance) elevations, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

Pursuant to Land Development Regulation (LDR) Section 2.4.5(G), Modifications to Site Plans. Class I. Approval of Architectural Elevations listed in Section 2.4.5(I)(1) such as but not limited to: walls, fences, slabs, dumpster enclosures, sheds, etc. which do not require Board action; and changes in architectural elevations which require Board action. Formal findings are not required for a Class I or II modification.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.24(C)(1) & (4) – OSSHAD Principal & Accessory Uses. Storage sheds are permitted as an accessory use within this zoning district.

Pursuant to LDR Section 4.3.4(k) – Development Standards.

The proposal involves the construction of an 80 square foot storage shed between two historic structures on the site of the Delray Beach Historical Society. The proposal can be found to be in compliance with the applicable standards; therefore, positive findings can be made.

DEVELOPMENT STANDARDS STORAGE SHED	REQUIRED	PROPOSED
SETBACKS (MINIMUM)		
FRONT (WEST)	25'	73' 1 5/16"
SIDE INTERIOR (NORTH)	7.5'	111' 5/16"
SIDE STREET (SOUTH)	15'	137' 1/16"
REAR (EAST)	10'	47' 10 1/4 "
HEIGHT	35' (MAX.)	9' 4 3/4 "

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(2) – Major Development.

The subject application is considered “Major Development” as it involves “new construction within the OSSHAD zoning district.”

SECRETARY OF THE INTERIORS STANDARDS

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

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

Standard 5

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

Standard 6

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

Standard 7

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

Standard 8

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

Standard 9

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

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards 1, 2, 5, 9, and 10 are applicable. The COA request is to allow for the construction of an 80 square foot shed on the west side of the property. The structure will be located between the existing bungalow and the Hunt House. Regarding **Standards 1, 2, and 5**, there are no proposed modifications to the three contributing structures, therefore their existing use as museum and archives for the Delray Beach Historical Society will remain. The exterior of the proposed shed will be made of wood with aluminum impact windows and doors, and a dimensional shingle roof. The materials and color (walls to be white with trim to be Green- PMS 627) are proposed to match the existing contributing 1926 Bungalow.

With regards to **Standards 9 and 10**, the storage shed is proposed as a detached structure and will be constructed to compliment the 1926 Bungalow that is adjacent to the new structure. The shed will be 80 square feet & 9' 4³/₄" tall, and although the structure will be visible from the public right-of-way when viewing the property from N. Swinton Avenue, it can be considered secondary and subordinated to all three existing structures on the property. In addition, if removed in the future, the proposed shed would not negatively affect any of the structures on the property.

VISUAL COMPATIBILITY STANDARDS

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(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.

Regarding the visual compatibility requirement for **Relationship of Materials, Texture, and Color**, the exterior surface of the shed will be wood painted white with green trim and an asphalt shingle roof. The materials and color are proposed to match the existing 1926 bungalow and therefore will be visually compatible with the property. The windows will also be white, aluminum framed with clear glass.

Regarding **Additions**, the shed can be considered secondary and subordinate to all three existing structures on the property, as the height and massing will not exceed that of the existing contributing buildings. If the shed were to be removed in the future, it would not harm any of the historic structures on site.

Typically, accessory structures such as storage sheds are situated in the rear of a property. Regarding the **Front Façade Proportion, Rhythm of Buildings on Streets, and Directional Expression of Front Elevation**, the proposed storage shed is setback approximately 41'10" from the front property line and 23' from the front façades of both the 1926 Bungalow and the Hunt House, which helps to mitigate its proposed location near the front of the property. The shed is situated within an area that is currently landscaped, 3'2" north of the 1926 Bungalow and 6' to the south of the Hunt House.

The proposed **Architectural Style** of the shed is utilitarian in nature and will be consistent with the existing structures on the property, which are all wood frame in design. The proposal can be found to meet the requirements of the visual compatibility standards in relation to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, and direction.

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 an 80 square foot storage shed. 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 residential and commercial uses. The board will need to make a determination that the proposal can be found to be 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".

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2022-132), requests for the property located at **3 NE 1st Street, Old School Square Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

Site Plan Technical Items:

- C. Approve Certificate of Appropriateness (2022-132), requests for the property located at **3 NE 1st Street, Old School Square Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations subject to the following conditions:

- D. Deny Certificate of Appropriateness (2022-132), requests for the property located at **3 NE 1st Street, Old School Square Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES	
<input checked="" type="checkbox"/> Courtesy Notices are not applicable to this request	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on 9/25/22, 5 working days prior to meeting.