



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

Cathcart Houe

Meeting	File No.	Application Type
November 1, 2023	2023-173	Certificate of Appropriateness and Relocation

REQUEST

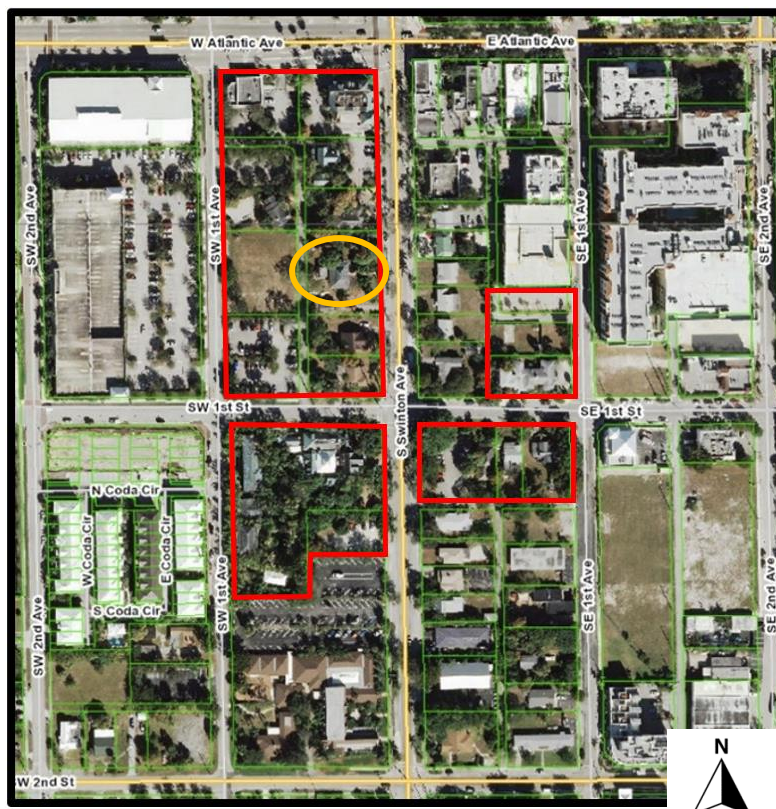
The item before the Board is consideration of a Certificate of Appropriateness and Relocation (2023-173) and Relocation for the temporary vertical elevation and exterior porch alterations to the existing commercial structure known as The Cathcart House, which is part of the Sundry Village Development, **Old School Square Historic District**.

GENERAL DATA

Owner: Sundry Village West, LLC
Agent: Covelli Design Associates, Inc.
Location: 38 S. Swinton Avenue (yellow circle on aerial)
PCN: 12-43-46-16-Q6-001-0020
Project Name: Sundry Village (outlined in red on aerial)
Project Size: 6.902 Acres
Property Size: Approx. 0.451 Acres
Project Zoning: OSSHAD, OSSHAD w/ CBD Overlay
LUM: HMU (Historic Mixed Use)
Historic District: Old School Square Historic District
Adjacent Zoning:

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

Existing Land Use: Commercial
Proposed Land Use: Commercial



BACKGROUND AND PROJECT DESCRIPTION

Built in 1902, the “Cathcart House” is a 2-story 3,112 SF wood frame, French Colonial architectural style building. Formerly addressed 38 SW Swinton Avenue, the structure is within the Sundry Village development, which is within Block 61, Town of Delray and is situated along S. Swinton Avenue between West Atlantic Avenue and SW 1st Street. The structure is classified as contributing to the Locally and Nationally Registered Old School Square Historic District (OSSHD). The structure was originally constructed as a residence and has remained a residence until present.

Project Planner: Katherina Paliwoda, Historic Planner, paliwodak@mydelraybeach.com Michelle Hoyland, Principal Planner, hoylandm@mydelraybeach.com	Review Dates: HPB: November 1, 2023	Attachments: 1. Justification Statements 2. Photographs 3. Color and Materials
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The Cathcart name is associated with the early pioneer family who lived in the house from 1902 to 1966. Subsequently, the Themines also a well-known family in Delray Beach lived there. Later, Virginia Snyder & family resided in the home, a reporter and a private investigator resided there. The Cathcart House is considered a “crown jewel” along South Swinton in the OSSHD. It has mostly a regular plan exhibiting a wide hipped roof extending over the 2nd floor veranda (galleries), a identifying feature of the French Colonial style.

The Cathcart House property is now part of the larger mixed-use development known as Sundy Village, which spans 4 blocks to the south, east, and west of the Cathcart House.

At its meeting of March 6, 2018, the City Commission approved the relocation of the Cathcart House within the Sundy Village development site in association with a Class V Site Plan & COA for overall development known as Midtown Delray.

Then, at its meeting of March 2, 2022, the HPB on the board approved a Class III Site Plan Modification Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variances, & Relocation requests and as part of the approval, the Cathcart house was approved to remain in its existing position (instead of being relocated as approved with the 2018 approval). The approval also included removal/demolition of the existing one-story rear addition and 2nd story porch infill, which were not original to the structure.

The subject request for the Cathcart House is primarily for structure stability purposes, as follows:

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

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 AND USE REVIEW

Pursuant to LDR Section 4.4.24(A)(1)- Provide for mixed uses of residential, office, and commercial activities, with an emphasis on the arts, that will encourage the restoration or preservation of historic structures and yet maintain and enhance the historic and pedestrian scale of the area.

The proposal meets the intent of this standard as the overall site plan project contains a mix of uses including residential-type inn, restaurant, retail, and office, and the subject structure was approved for retail.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

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

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

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

The subject request includes the removal of the existing 1st floor concrete, wrap-around porch deck, construction of a new wood 1st floor porch deck and steps. This proposal is to accommodate necessary structural improvements and to return the porch to its original design.

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject request is for temporary vertical elevation of the existing structure along with removal and reconstruction of the existing first floor porch deck. The structure will be lowered into its original position onto a new concrete stem wall foundation with a joist system. The existing structure, and its remaining original form, have been considered with respect to the proposal.

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

SECRETARY OF THE INTERIOR'S STANDARDS

Standard 1

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

Standard 2

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

Standard 3

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

Standard 4

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

Standard 5

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

Standard 6

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

Standard 7

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

Standard 8

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

Standard 9

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

Standard 10

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

Standard 1, 2, 4, 5, 9 and 10 are applicable. The subject proposal consists of a 5' temporary vertical elevation of the existing structure in order to construct a new foundation. The proposal also includes removal of the existing 1st floor concrete wrap-around porch and construction of a new wood 1st floor wrap around porch. All exterior modifications on the structure have previously been approved, including the removal of a rear, one-story addition and porch infill which were not considered historic. The request is a result of a structural study, which requires repair of the existing foundation. With regard to use, it has changed over time, but with the recent 2020 site plan modification approval, the use is retail, and no use change is associated with this request.

There is no concern regarding removal of the 1st floor concrete, porch deck nor construction of the ground floor wood porch deck, new foundation, given the existing structure concerns. The proposal will ensure the structural stability of the building and ensure its longevity. Additionally, the porch deck is proposed to be reconstructed out of wood, which is the original material for this decking and an authentic material that is appropriate for this particular structure. The existing columns/support posts will remain. The proposed vertical elevation of the structure is not anticipated to affect the historic materials or integrity. A new foundation will ensure the structure is secure for the future.

Pursuant to LDR Section 4.5.1(E)(7) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic

Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(2)(a), shall also be determined through application of the Building Height Plane.
- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:

- a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
- b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.
 - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With respect to **Relationship of Materials and Color** the proposal does not include any modifications to the approved colors. All materials removed, including the decking, are to be constructed out of authentic materials, specifically the porch deck, which will be wood as was original to the structure. The foundation is to be poured concrete, which will have visible concrete piers and skirting. There is no concern with the use of a concrete foundation on this historic structure, as it is a ground level modification for the foundation. There are no proposed changes to the roof shape or other previously approved elements, as the structure is anticipated to be temporarily lifted in place for construction of a new foundation, then lowered back down into its original position. The reconstruction of the front porch after the new foundation is in place is integral to the historic character of this particular structure, as it will continue to allow the entrance of the building to be prominent, while also restoring an important feature that is common on Victorian, Queen Anne style architecture. The request can be considered appropriate to the standards.

RELOCATION ANALYSIS

Pursuant to LDR Section 4.5.1(E)(6)(b)(1), Relocation of Contributing or Individually Designated Structures, Criteria - when considering the relocation of a contributing structure from a historic district, or an individually designated structure from a site, the Board shall be guided by the following, as applicable:

- c. Whether the structure will be relocated within the same historic district, into a new historic district, or outside of a historic district;
- d. Whether the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;

- e. Whether the proposed relocation would have a negative or positive effect on other historic sites, buildings, or structures within the originating historic district, at the new site;**
- f. Whether the new surroundings of the relocated structure would be compatible with its architectural character; and,**
- g. Whether the proposed relocation is the only practicable means of saving the structure from demolition.**

The original structure is to be elevated 5' in place for construction of a new foundation, then the structure will be returned to its original location. The proposal will allow for a stronger foundation that will aid in structural stability of the Cathcart House. The structural concerns were discovered during the structural evaluations, which revealed an issue with support piers and rotting beams and joists in the floor supports. The existing concrete porch also had fractures that need to be remedied. The relocation is not anticipated to have a negative effect on the surrounding buildings/site, as it is to be located in its original position/siting. This relocation is temporary and can be considered appropriate as no change to the existing location is proposed. Without the new foundation and appropriate relocation method, it is likely to become structurally unsound and possibly suffer irreparable damage.

Pursuant to LDR Section 4.5.1(E)(6)(b)(2), Relocation of Contributing or Individually Designated Structures, Relocation Plan - when considering the relocation of a contributing or individually designated structure, the Board shall require a Relocation Plan that includes the following:

- a. A detailed explanation of the relocation method including the type of machinery and equipment to be utilized;**
- b. A demolition plan illustrating any parts of the structure to be removed or modified to facilitate the relocation;**
- c. An illustration of locations where the building will be split, as applicable;**
- d. The name of the Florida Licensed Building Mover who will relocate the structure(s) and the following support materials, if available:**
 - i. A description of the Florida Licensed Building Mover's past experience in moving historic buildings of a similar construction technique.**
 - ii. Photographs of prior relocation projects completed by the Florida Licensed Building Mover taken before and after the relocation, if applicable.**
- e. A certified engineering report which includes:**
 - i. A relocation feasibility study with an assessment of the building's structural condition to determine any damage that might occur during the move.**
 - ii. Details and a description of the historic structure's construction type including technique and materials and current condition of materials.**
 - iii. Identification of any areas of concern, and how these areas will be addressed prior to the relocation.**

Brownie Companies, LLC is the proposed Relocation Contractor (Mover) who is a Florida Licensed Contractor. The Mover has indicated that they have elevated over 5,000 buildings since 1922 and with four generations of service. They were founded in New York and moved to Florida in 1982. The Mover will utilize "hydraulic crib jacks and a unified hydraulic jacking system" to elevate and then lower the building. A temporary steel I-Beam lifting platform will be installed throughout the structure with ledgers for additional support during the elevation. While elevated the joists and beams are to be inspected and repaired or replaced as necessary before being lowered. Plans have been provided, which illustrate the existing foundation and how the new foundation and wrap-around porch will be constructed. A certified engineer's report has been provided that details the structure's construction type as well as the structure's current condition and recommendations on how to proceed with repairs.

Pursuant to LDR Section 4.5.1(E)(6)(b)(3), Relocation of Contributing or Individually Designated Structures, Supplemental Documentation - The following information shall be provided with the

application for a Certificate of Appropriateness for relocation of a contributing or individually designated structure prior to Board consideration:

- a. As built drawings of the building as it exists on its originating site before undertaking the move, particularly if the move will require substantial reconstruction, including but not limited to floor plans, elevations, and architectural details and profiles;
- b. Photographs of the site and the interior and exterior of the building, including but not limited to all elevations and exterior details.
- c. History of any code violations applied to the structure and property, along with an explanation of any pending violations or structure violations which have been issued within five (5) years of the application request.

Architectural drawings documenting the existing conditions of the structure have been provided as well as interior and exterior photographs of the structure.

Pursuant to LDR Section 4.5.1(E)(6)(b)(4), Relocation, Relocation of Contributing or Individually Designated Structures, Concurrent New Development Review - Applications for a Certificate of Appropriateness for relocation shall be submitted concurrently with the application for a Certificate of Appropriateness for the new development on the originating site.

A COA was approved in 2020, which details the full development plan for the development site. The Relocation request has been submitted with the required COA.

Pursuant to LDR Section 4.5.1(E)(6)(b)(5), Relocation, Relocation of Contributing or Individually Designated Structures, Site Maintenance - If the originating site is to remain vacant and construction of the new development will not commence for more than 90 days following the relocation, the lot shall be sodded and maintained in a manner consistent with other open space in the historic district.

The proposal involves relocation of the existing structure within the site; thus, this requirement is not applicable.

Pursuant to LDR Section 4.5.1(E)(6)(b)(6), Relocation, Relocation of Contributing or Individually Designated Structures, Successful or Unsuccessful Relocation - The relocation of a historic structure is deemed successful when either no damage occurs during or as a result of the relocation or minimal damage occurs which is not deemed to compromise the integrity (structurally and architecturally) of the structure, and when the relocation is completed in accordance with the approved Certificate of Appropriateness, including the associated Relocation Plan.

- a. If damage occurs during the relocation, then the property owner, applicant and/or Licensed Building Mover shall notify the Historic Preservation Planner and Chief Building Official within 24 hours of completion of the move to determine if the damage has compromised the integrity of the structure, thereby deeming the relocation as unsuccessful.
- b. If a relocation is not successful, then the property owner and/or applicant shall notify the Historic Preservation Planner and Chief Building Official within 24 hours of the failed relocation, or before the close of business on the next business day.
- c. Failure of any degree to successfully relocate the historic structure may result in the revocation of any site development relief (waivers, variances, internal adjustments, or other relief) associated with the relocation that has been granted by the Board or the City Commission, as required by the Planning and Zoning Director.
- d. The applicant or property owner may submit a written request for the reconsideration of any previously approved site development relief associated with the unsuccessfully relocated structure in accordance with the following:

- i. The reconsideration request shall be submitted to the Planning and Zoning Director within five business days of notification of the unsuccessful relocation. The reconsideration will be placed on the next available agenda of the recommending or approving body as appropriate.
- ii. Requests for reconsideration shall include a statement regarding the relocation, documentation of the relocation, an explanation of the relocation failure, and how the relocation failed to meet the Relocation Plan of the approved Certificate of Appropriateness and the corrective actions to address issues caused by failed relocation.

The Applicant shall comply with this code section should there be damage that compromises the integrity of the structure, and if relocation is deemed unsuccessful.

Pursuant to LDR Section 4.5.1(E)(6)(b)(7), Relocation, Relocation of Contributing or Individually Designated Structures, Public Notice - All applications for a Certificate of Appropriateness for the relocation of a contributing structure or an individually designated structure shall meet the “Additional Public Notice” requirements of LDR Section 2.4.2(B)(f)(j).

A notice of the Relocation was posted on the City’s website at least ten days prior to the scheduled hearing, sent to surrounding property owners within a 500’ radius of the subject property, and the notice was also posted at City Hall.

Pursuant to LDR Section 4.5.1(E)(6)(d), Relocation, Supplemental Requirements, all buildings and structures approved for relocation shall comply with the following:

1. The building to be relocated shall be secured from vandalism and potential weather damage before and after its move, in a manner as approved by the Chief Building Official.
2. All structures approved for relocation and awaiting issuance of a building permit for the new development on the originating site shall be maintained so as to remain in a condition similar to that which existed at the time of the application.
3. All structures to be relocated pursuant to this Section shall comply with the requirements of Section 7.10.11, “Moving of Building: Historic Structures”.

The Applicant shall meet all requirements of this code section. It is noted that the development is currently under construction and the property owner & contractor have been proactive in working with staff throughout the construction process. Staff has completed on-site inspections of the site & the historic structures and have advised the contractor of best practices to secure existing historic structures.

ARCHITECTURAL ELEVATIONS

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

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

- (1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.**

- (2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.

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

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

The proposal is intended to protect the historic structure and restore the existing porch elements. The proposal can be considered to be designed with good taste and is not expected to cause any harm with regards to the nature of the local environment nor its evolving environment to depreciate in value. The proposal can be considered in harmony with other properties in the general area and within the Old School Square Historic District.

COMPREHENSIVE PLAN

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

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

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

The development proposal involves the temporary 5' vertical elevation of the Cathcart House and removal of the existing 1st floor, concrete, wrap-around porch, and construction of a new 1st floor, wood, wrap-around porch. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a mix of uses including residential, office, restaurant, church, and retail uses. The proposal can be considered to be consistent with the subject Objective.

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

The proposal includes the temporary relocation of the existing structure for structural stability purposes, along with a porch restoration. It is important that the alterations made to the property are found

consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the “Delray Beach Historic Preservation Design Guidelines”.

SITE PLAN TECHNICAL ITEMS

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| 1. Callout all existing and proposed materials on the elevations. |
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ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Relocation (2023-173), for the property located at **Cathcart Houe, Old Schol Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness and Relocation (2023-173), for the property located at **Cathcart Houe, Old Schol Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to conditions.
- D. Deny Certificate of Appropriateness and Relocation (2023-173), for the property located at **Cathcart Houe, Old Schol Square Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES	
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| ☒ Courtesy Notices are not required for this request. | ☒ Public notice mailers were sent to all properties within a 500' radius of the subject property on (10/20/23)
☒ Public notice was posted on the city's website.
☒ Public notice was posted at City Hall
☒ Agenda was posted on (10/25/23), 5 working days prior to the meeting. |
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