



HISTORIC PRESERVATION BOARD STAFF REPORT

102 NE 7th Street		
Meeting	File No.	Application Type
July 1, 2026	HP-511-2026	Certificate of Appropriateness and Variance

REQUEST

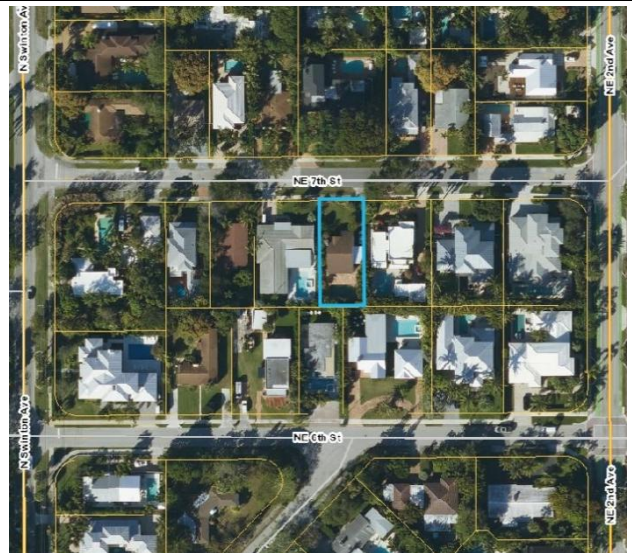
The item before the Board for consideration of a Certificate of Appropriateness (HP-511-2026), and Variance request for exterior modifications and an addition to the rear of the existing contributing structure for the property located at **102 NE 7th Street, Del-Ida Park Historic District.**

GENERAL DATA

Owner: Eric and Rose Gilbert
Applicant: William Villatoro
Location: 102 NE 7th Street
PCN: 12-43-46-09-29-002-0181
Property Size: 0.12 Acres
Zoning: Single Family Residential (R-1-AA)
LUM: Low Density Residential (LD)
Historic District: Del-Ida Park Historic District
Adjacent Zoning:

- R-1-AA – Single Family Residential (North)
- R-1-AA – Single Family Residential (East)
- R-1-AA – Single Family Residential (South)
- R-1-AA – Single Family Residential (West)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject 0.12-acre property is located within the Locally designated Del-Ida Park Historic District. The property contains a one-story contributing, Minimal Traditional style single-family residence. Originally constructed in 1952, the home contains 1,318 sq. ft. Architectural detailing includes a shingle roof with side gables and a small front-facing cross gable, both with wood scalloped detailing and vents in the gable face. The exterior walls of the home are smooth stucco and board-and-batten siding with a brick veneer base where a covered front porch exists. A stucco chimney with a banded top exists on the northwest side of the structure, awning windows have a colonial muntin pattern with decorative wood shutters, and a covered open-air porch/carport structure exists on the east side of the home.

The request before the board is for a new 180 sq. ft. addition with a 74 sq. ft. covered patio to the rear of the existing contributing structure. The request also includes a variance to reduce the west setback from the required 10 feet to a range of 9.39 feet to 9.7 feet for the addition.

Project Planner: Michelle Hewett, Senior Planner, hewettm@mydelraybeach.com	Review Dates: HPB: July 1, 2026	Attachments: 1. Plans 2. Justification Statements 3. Photographs 4. Building Color and Material
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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 4.4.3 – **Single Family Residential (RM) Development Standards**: The proposed use is single-family residential, which is a permitted use within the R-1-AA zoning district.

Pursuant to LDR Section 4.3.4(K) **Development Standards**: properties located within the R-1-AA zoning district shall be developed according to the requirements noted in the chart below.

A variance has been requested for the side interior (west) setback, which is analyzed later in the report. All other standards are in compliance with the applicable requirements; therefore, positive findings can be made.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
OPEN SPACE	25%	40.31%	40.31%
SETBACKS (MINIMUM)			
FRONT (NORTH)	30'	41.3' – 41.7'	41.3' – 41.7'
SIDE INTERIOR (EAST)	10'	12.2' – 12.5'	12.2' – 12.5'
SIDE INTERIOR (WEST)	10'	9.5' – 9.7'	9.39' – 9.7' *
REAR (SOUTH)	10'	38.2' – 38.6'	29.41' – 33.5'
HEIGHT	35'	11.5'	12.5'

* Variances are required for any new building area that encroaches into required setbacks, including ground floor building area proposed underneath the existing structure.

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 4.5.1E(2) – **Major and Minor Development**.

The subject application is considered “Minor Development” as it involves the modification of less than 25 percent of the existing contributing single-family residence within the R-1AA 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 subject site contains an existing 6' fence on the east, west, and south sides of the property and a small wood picket fence in the front of the property. All existing fencing is proposed to remain on the site. The proposal does not include any changes or modifications to existing appurtenances.

Garages and Carports:

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

There is an existing metal carport to the east side of the existing structure, which will remain with no modifications. It is noted that the support poles and roof of the existing carport structure encroach into the side interior setback, which is an existing non-conformity.

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

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

An asphalt driveway exists on the east side of the property along with a covered parking area. The driveway exists flush to the property line. While there are no proposed modifications to the existing parking area or driveway. Should alteration of the driveway occur in the future, it will need to meet setback requirements, which is 5' from the property line, per LDR Section 6.1.4(C)(3)(b)(2).

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

The existing driveway is accessed from NE 7th Street and extends to an existing carport; thus, one required parking space is currently located within the front setback area. As the lot is less than 60' wide and there is no alley access, one parking space is allowed within the front setback. Therefore, the existing parking configuration meets the requirements of these LDRs.

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.

Applicable development and preservation standards have been applied during the review of the proposal while also considering the original design of the contributing structure and its location within the locally designated Del-Ida Park Historic District.

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

SECRETARY OF THE INTERIOR'S STANDARDS

Standard 1

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

Standard 2

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

Standard 3

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

Standard 4

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

Standard 5

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

Standard 6

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

Standard 7

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

Standard 8

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

Standard 9

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

Standard 10

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

Standards 1, 2, 3, 5, 9, and 10 are applicable. The existing use of the existing structure is residential, and will remain as a residence, thus meeting the intent of **Standard 1**. Regarding **Standard 2, 3, & 5**, the proposal includes a new addition to the rear of the existing structure, along with exterior modifications to existing window and door openings, which is expanded upon in the Visual Compatibility analysis. The request includes the modification of some of the existing windows on the property to accommodate the interior layout, which is not a recommended approach. The windows that are proposed for replacement include a modification to the existing muntin pattern, which may not comply with **Standards 2 and 5**. The Secretary of the Interior's Standards recommend that **distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved**.

This particular structure contains several different muntin patterns throughout; thus, the continued use of the muntins is most appropriate, which is proposed. Consideration could be given to the utilization of a similar muntin pattern as exists. The existing shingle roof material is also typical of a Minimal Traditional style structure. The proposal involves changing the roof material to a mill finish, standing seam, metal roof, which is not commonly seen on this type of style, as indicated in the **Delray Beach Historic Preservation Guidelines (right)**:

Minimal Traditional (1935-1950)

- SHINGLE OR CONCRETE TILE ROOF
- LOW PITCHED ROOF LINE
- NO OVERHANG ON EAVES
- STUCCO EXTERIOR
- SHUTTERS
- SINGLE STORY

Minimal Traditional

The term Minimal Traditional was coined to describe the transition that occurs in residential design from the period just before World War II through the 1950s. As housing became affordable and new building technologies allowed for prefabrication and mass production, homes became simpler. The GI Bill enacted for returning servicemen enabled the middle classes to become homeowners, many for the first time.

One of these residential types, the Minimal Traditional, relied on the inspiration of the Tudor cottages that were so popular during the 1920s and 1930s. The Tudor inspiration is reflected in the dominant front gable of the main elevation, which frequently features a prominent chimney. The roof pitch has been lowered and ornament is omitted.

General Characteristics:

- Plan shape: symmetrical
- Building material: frame, masonry
- Exterior surface treatment: clapboard; stucco; sometimes with a partial facing of stone/rock/brick
- Roof type: low-pitched gable
- Height: one story
- Window type: wood frame sash; metal fixed; awning

Other

- Front-facing gable
- Garage bay attached to the residence
- Eaves are close, no overhangs
- ➔ **○ Roof material: shingles; concrete tile**
- Details: vents in gable end; shutters; cornerboards.

Minimal Traditional residence

Minimal Traditional residence

With regard to **Standards 9 and 10**, there is no concern with the proposed addition, as it is located to the rear and least public side of the site. It is also not visible from the adjacent NE 7th Street public right-of-way. The addition maintains the existing scale and appropriate massing for the existing structure and streetscape. To accommodate the addition, the rear wall and small upper portion of the rear roof will be removed, which is a common method utilized for expansions. The proposal will utilize the same stucco material and pattern as existing, retain the brick veneer, retain the wood scalloped detail and new, white frame, aluminum windows and doors are proposed. The board will need to make a determination that the proposal can be found in compliance with the Secretary of the Interior's Standards and Guidelines.

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) through (m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

- 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.

There is no concern with the **Height** nor **Scale** of the proposed addition as it is appropriate in size, is lower in height than the existing contributing Minimal Traditional structure and is in the rear of the home. Furthermore, the proposed addition (180 sq ft) and covered patio (74 sq ft) is a fraction of the square footage compared to the existing structure (1,318 sq ft). Regarding the **Front Façade**, the subject request includes the retaining the existing board and batten siding, brick veneer, shutters, & scalloped gable details with replacement of the existing front door and replacement of the existing window. There is concern with the change in the muntin pattern of the new on the front of the home window, as the existing window contains a nine by seven grid, and the proposed reduces the amount of muntins. While the retention of some of the dimensional muntins is more compatible than none, it would be most

appropriate for the window to add muntins as close as possible to existing to maintain the historic character of the front façade. The same analysis applies to other windows on the homes non-primary elevations. The board will need to make a determination as to whether or not the modification is appropriate for the contributing Minimal Traditional style residence.

The window and door schedule notes that windows will be white frame aluminum with clear non-reflective, no tint, no low-e glass. The following **window and door** modifications are proposed on the structure and addition:

- Front (North) – Replacement of the existing nine by three muntin window, with two two-over-two single hung windows
- Side Interior (East) – Replacement of the existing four by three and two by three windows, with two two-over-two single hung windows. Removal of a four by three window in the rear for two two-over-two single hung windows;
- Side Interior (West) – Replacement of the existing four by three window with a three-over-three single-hung window. Removal of a three by three and six by three window for four two-over-two single hung windows.
- Rear (South) – Removal of all openings to accommodate the addition. Two sliding glass doors are proposed where two sliding glass doors were existing.

As previously mentioned, there is concern with the removal of the existing muntins and modification of the existing **proportion of openings**, although the proposal does retain some muntin pattern. Existing window opening should be retained where possible when accommodating additions. It is noted however that some of the window openings along the side of the home are not visible from the public right-of-way. The existing window size, scale and orientation are horizontal, where there are new windows openings that are more vertical in nature and orientation.

Consideration should be given to retaining existing window openings and the use of dimensional muntins that are as close as possible to the existing window pattern. Additional modifications to the windows include the removal of all of the existing shutters, except for two on the front (north) elevation. While shutters are commonly seen on Minimal Traditional style structures, the shutters currently existing on the structure do not appear functional as most are not half the width of the window, overlap with each other, lack the use of shutter dogs, and look more modern in style. The removal of the shutters in the front could be deemed appropriate, as they do not appear functional due to their size.

Regarding the visual compatibility standard of Relationship of Materials, Texture, and Color, the exterior finish of the proposed addition is to be stucco to match existing with no modifications to the existing brick and wood scalloped gable end features. The brick veneer and board and batten detailing on the front of the structure is to be retained. The proposed windows are to be white aluminum, and the walls are proposed to be painted a creamy white (Benjamin Moore “Chantilly Lace”), the trim, fascia, and shutters are to be painted a soft green (Sherwin Williams “Breaktime”).

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. There is concern with the use of a standing seam metal roof, as the existing structure contains asphalt shingle which was original and is the most appropriate material for the Minimal Traditional architectural style. Consideration could be given to the utilization of metal shingle which would have less impact on the **roof shape** and architectural appearance and provide a “context clue” to the trained eye, that the home originally had a shingle roof. While the board has approved the use of standing seam metal roofs for other projects, they are typically more appropriate for wood frame structures that have horizontal or vertical siding rather than a masonry type structure.

As mentioned previously, there is no concern with the proposed addition as its location is in the rear of the home and has been designed in an appropriate scale for the existing home. It is noted, however, that the addition is proposed to be in-line with the existing structure which has a non-conforming side interior setback (west). The applicant has requested a variance to construct the addition at the same reduced setback. Regarding **Architectural Style**, the existing structure is Minimal Traditional, to which the proposed design of the addition can be considered visually compatible, however, the proposed standing seam metal roofing and lack of muntins may not be considered appropriate for this architectural style. The board will have to make a determination that the proposal is compliant with the Visual Compatibility Standards.

VARIANCE ANALYSIS

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

Pursuant to LDR Section 2.1.9(E)(12)(d)(1)&(3), Board Actions. The Board hereby has the authority to take action on Variances from LDR Section 4.3.4 - Base district development standards and LDR Section 4.6 - Supplemental District Regulations associated with property, sites, and structures located within a Historic District or for Individually Designated Sites as listed on the Local Register of Historic Places in Section 4.5.1(I), pursuant to the procedures and standards of the LDR.

Below are the Variance requests for the subject property:

LDR Section	Requirement	Existing	Proposed
<u>Variance Request: Side Interior (West) Setback</u> 4.3.4(K) Structure Setback (Minimum)	10'	9.5' – 9.7'	9.39' – 9.7' *

Variance Request

Pursuant to Section 4.3.4(K), Development Standards Matrix, the required side interior setback is 10' for the R-1-AA zoning requirements. The request is to reduce the minimum required side interior (west) setback, from 10 feet to a range of 9.5 feet – 9.7 feet for a new rear addition to the existing contributing structure.

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

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

The request includes a 180 sq. ft. addition and 74 sq. ft. covered porch proposed to rear of the existing structure. As existing, the structure does not currently conform to the requirements of the code, and the addition is proposed to continue the reduced setback. The variance is not necessarily imperative to maintain the historic character, however, it would assist with facilitating an appropriate addition to the rear of the existing structure given the small size of the lot and

orientation of the home on the property. There is no concern that the granting of the variance would be contrary to the public interest, safety, or welfare.

- (b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.**

The subject property is approximately 50 feet wide and 120 feet deep and the existing contributing residence encroaches into the side interior (west) setback at 9.5' – 9.7'. As the site is smaller than the required R-1-AA zoning regulations permit, the site's reduced size and existing non-conformity could be considered a special condition or circumstance that currently exists. Additionally, it should be noted that the Del-Ida Park Historic District is comprised of three different zoning districts as follows: Residential Office (RO), Low Density Residential (RL), and Single Family Residential (R-1-AA). Both RO and RL utilized R-1-A standards when a single-family residential structure is developed or altered. The R-1-A zoning district setbacks and lot requirements have smaller setback requirements compared to R-1-AA. Many of the lots in Del-Ida Park located within the R-1-AA zoning are substandard in width, making compliance with the setback requirements difficult and substantially constraining for development.

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

Literal interpretation of the code would result in a smaller addition. Or be situated on a more primary and visible elevation, which could have a negative effect upon the historic character of the structure. Since, there are limited locations for an addition on this property, given the overall reduced size of the property, siting of the structure on the lot and the location of the swimming pool in the rear of the home, the variance could be deemed supportable.

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

There is no concern that the variance request would significantly diminish the historic character of the site or historic district. The variance request, if approved, would allow for a rear addition to the existing structure to allow for interior expansion to accommodate modern needs.

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

The property has historically been utilized for residential use and is proposed for residential use. The variance is to allow for a 180 sq. ft. rear addition with a 74 sq ft. covered porch. The request would accommodate 9 additional feet along the west elevation that already exists at this distance. While not necessary to accommodate an appropriate adaptive reuse, its method can be seen as appropriate for this structure's configuration, while also allowing for a minor modernization of a modestly sized structure.

COMPREHENSIVE PLAN

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

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

HPE 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 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.

SITE PLAN TECHNICAL ITEMS

1. Show the location of the existing ROW cleanout and sewer lateral on the site plan;
2. The meter size, if only 3/4" is upsized to a minimum 1".
3. Provide call-out for all fencing on site plan.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (HP-511-2026) and Variance request, for the property located at **102 NE 7th Street, 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 (HP-511-2026) and Variance request, for the property located at **102 NE 7th Street, 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 (HP-511-2026) and Variance request, for the property located at **102 NE 7th Street, 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 Park Homeowners Association	<input checked="" type="checkbox"/> Public Notice was mailed to property owners within a 500’ radius on 6/18/26, 10 days prior to the meeting. <input checked="" type="checkbox"/> Public Notice was posted at the property on 6/24/26, 7 calendar days prior to the meeting. <input checked="" type="checkbox"/> Public Notice was posted in the main lobby at City Hall on 6/18/26, 10 working days prior to the meeting. <input checked="" type="checkbox"/> Public Notice was posted to the City’s website on 6/18/26, 10 calendar days prior to the meeting. <input checked="" type="checkbox"/> Agenda was posted on 6/24/26, 5 working days prior to meeting.
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TAC Timeline Table			
Review No.	Submittal Date	TAC Comments Transmitted	Board Meeting Date
1	03/27/2026	04/15/2026	N/A
2.	6/5/2026	Determined Board Ready 6/16/2026	Scheduled for July 1 HPB Meeting