



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 415 North Swinton Avenue, Del Ida Park Historic District
Project Location: 415 North Swinton Avenue, Del Ida Park Historic District
Request: Certification of Appropriateness (COA) for additions and alterations to a contributing structure

Board: Historic Preservation Board
Meeting Date: August 3, 2016

Board Action: Approved, with conditions on a 5 to 0 vote (Bill Bathurst and Andrea Harden absent).

Project Description:

The subject property is located on the southeast corner of NE 5th Street and North Swinton Avenue, within the Del-Ida Park Historic District. The circa 1925, 1,660 square foot Mission style, single-family residence exists and is classified as contributing.

The COA is for the addition of a front porch on the west (front) elevation, a new chimney on the side street (north) elevation, and a small bay window on the north elevation with a barrel tile roof.

Board comments:

The Board comments were supportive, and they approved the request with the added condition that the light fixtures be added to the front, with specifications submitted to Staff.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

All required actions were taken.

Next Action:

HPB action is final unless appealed by the City Commission.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: August 3, 2016

ITEM: 415 North Swinton Avenue, Del-Ida Park Historic District (2016-191) – Consideration of additions and alterations to a contributing structure.

RECOMMENDATION: Approve with conditions.

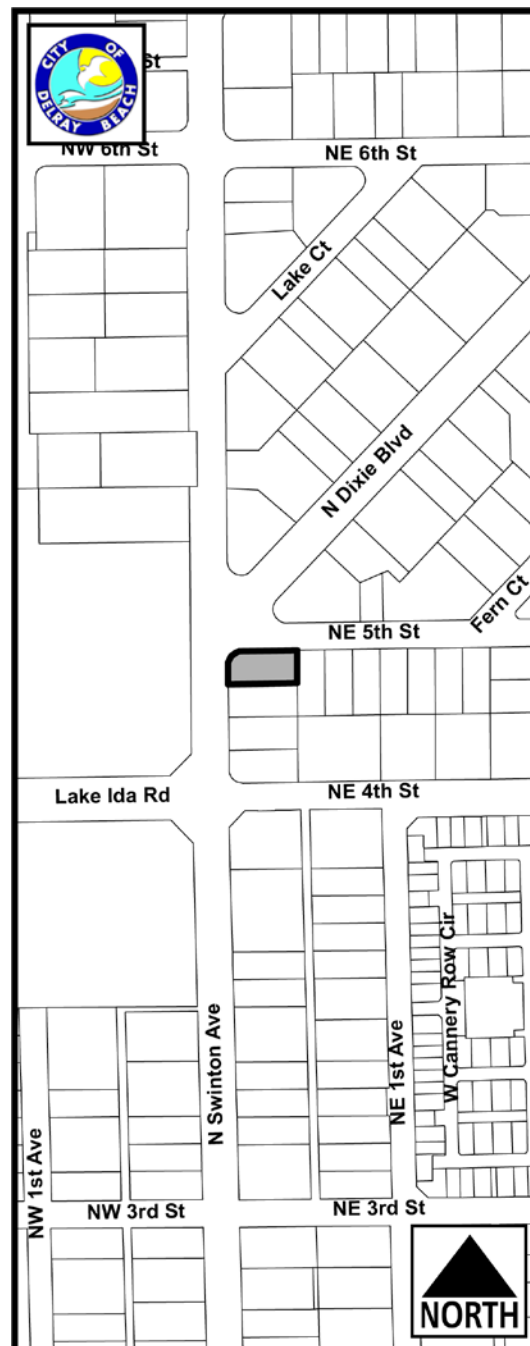
GENERAL DATA:

Owner/Applicant..... Kurt Steinhardt

Location..... Southeast corner of NE 5th Street and North Swinton Avenue

Property Size..... 0.17 acres

Zoning District..... R-1-AA (Single-Family Residential)



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) associated with alterations and additions to the contributing structure located at **415 North Swinton Avenue, Del-Ida Park Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located on the southeast corner of NE 5th Street and North Swinton Avenue, and consists of Lot 1, Block 6, Del-Ida Park. A circa 1925, 1,660 square foot Mission style, single-family residence exists on the property and is zoned R-1-AA (Single Family Residential). Located within the Del-Ida Park Historic District, the property is classified as contributing.

In 2011, a COA for the installation of new windows was administratively approved for the subject property.

At its meeting of February 15, 2012, the Board approved a COA (2012-039) for the addition of a front porch on the west (front) elevation and a new chimney on the side street (north) elevation. The improvements were described as follows:

The proposed front porch, which is inset 1'4" from each side of the front wall, measures 11' deep, and spans 21'9" across the front elevation. The porch height (12") is lower than the original building and the proposed parapet (9") mirrors that of the original building. Two arched opening are located on each side of the porch, and a set of two arched openings flank the entryway. All arched openings are located above a 3' high knee wall and measure approximately 6' in height. The arched entry contains an arched wood door with beveled panels and is accented by a decorative tiled border. Three steps provide access to the porch. The proposed chimney will be located on the side street (north) elevation, facing NE 5th Street, centered between two pairs of existing windows. Both the porch and chimney will be finished in stucco.

While a building permit was submitted for the approved improvements, the approval expired prior to issuance of the building permit.

The subject proposal is similar to the previously approved COA with respect to the front porch addition and new fireplace and chimney. New to the proposal is a small bay window addition on the north elevation with a barrel tile roof. The windows are 2/1 on the smaller angled walls, and 4/1 on the central wall. The windows will be impact rated aluminum, and contain dimensional muntins. The noted stucco pattern is to match the existing historic structure.

The COA is now before the Board for consideration.

ANALYSIS OF PROPOSAL

Pursuant to **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 A-4 of the Land Use 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.

Zoning and Use Review

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. As illustrated, the proposed additions are in compliance with the applicable requirements.

	Required	Existing	Proposed
Front Setback (West)	30'	39'7"	30'1"
Side Interior Setback (South)	15'	11'6"	15'3"

As illustrated in the chart above, the proposed additions meet the required front and side street setbacks.

Historic Preservation District and Sites

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. Relief from Subsections (1) through (9) below may be granted by seeking a waiver approvable by the Historic Preservation Board, unless otherwise stated.

Pursuant to **LDR Section 4.5.1(E)(2)(b)(3), Major Development**, the subject application is considered "Major Development" as it is "the construction, reconstruction, or alteration of any part of the front façade of an existing contributing residential or non-residential structure and all appurtenances." The subject Sections also note that "all limitations and regulations shall be reviewed in a cumulative manner from the date of passage of this ordinance in 2008."

The proposed improvements are therefore considered "Major Development" in accordance with the LDR noted above.

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.

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.

The applicable Standards are noted below:

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 1

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 2

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 9

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 10

In consideration of the applicable Standards noted above, the proposal appears to have taken them into consideration and meets their intent. While it is discouraged to add onto the front of a historic building, the design of the proposed porch does not detract from the modest historic structure. Further, details such as the porch inset on each side, introduction of arched openings, and a differing stucco pattern, recommended by Staff, differentiate the new addition from the original and will not compromise the historic integrity. The chimney is also appropriately designed and placed in a manner which, if removed, would not impair the historic integrity of the structure. The bay window, however, should be revised to be a squared off addition, as bay windows are not typically found on Mission style structures. The barrel tile is a newly introduced element, but is not inappropriate.

Based on the above, positive findings can be made with respect to compliance with the subject Section, subject to the recommended revisions. .

Pursuant to **LDR Section 4.5.1(E)(8), 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. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

In consideration of the Visual Compatibility Standards, the proposed additions are generally appropriate and compatible while adding additional interest with slight detailing to an otherwise very simplistic structure. However, as previously noted, the bay window should be revised to a side addition, with a slight revision to the angled wall planes. The front door specification needs to be provided which matches the elevation; the window specifications should also be provided to ensure appropriate windows with dimensional muntins and no mirrored or tinted glass finishes.

Positive findings can be made subject to specification of a front entry door, window specifications, indication of a differing stucco pattern on the additions, utilization of a true barrel tile, and submittal of the tile design.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2016-191) for **415 North Swinton Avenue, Del-Ida Park Historic District**, based on positive findings with respect to the Land Development Regulations Section 2.4.6(H)(5).

- C. Deny the Certificate of Appropriateness (2016-191) for **415 North Swinton Avenue, Del-Ida Park Historic District**, based upon a failure to make positive findings with respect to the Land Development Regulations Section 2.4.6(H)(5).

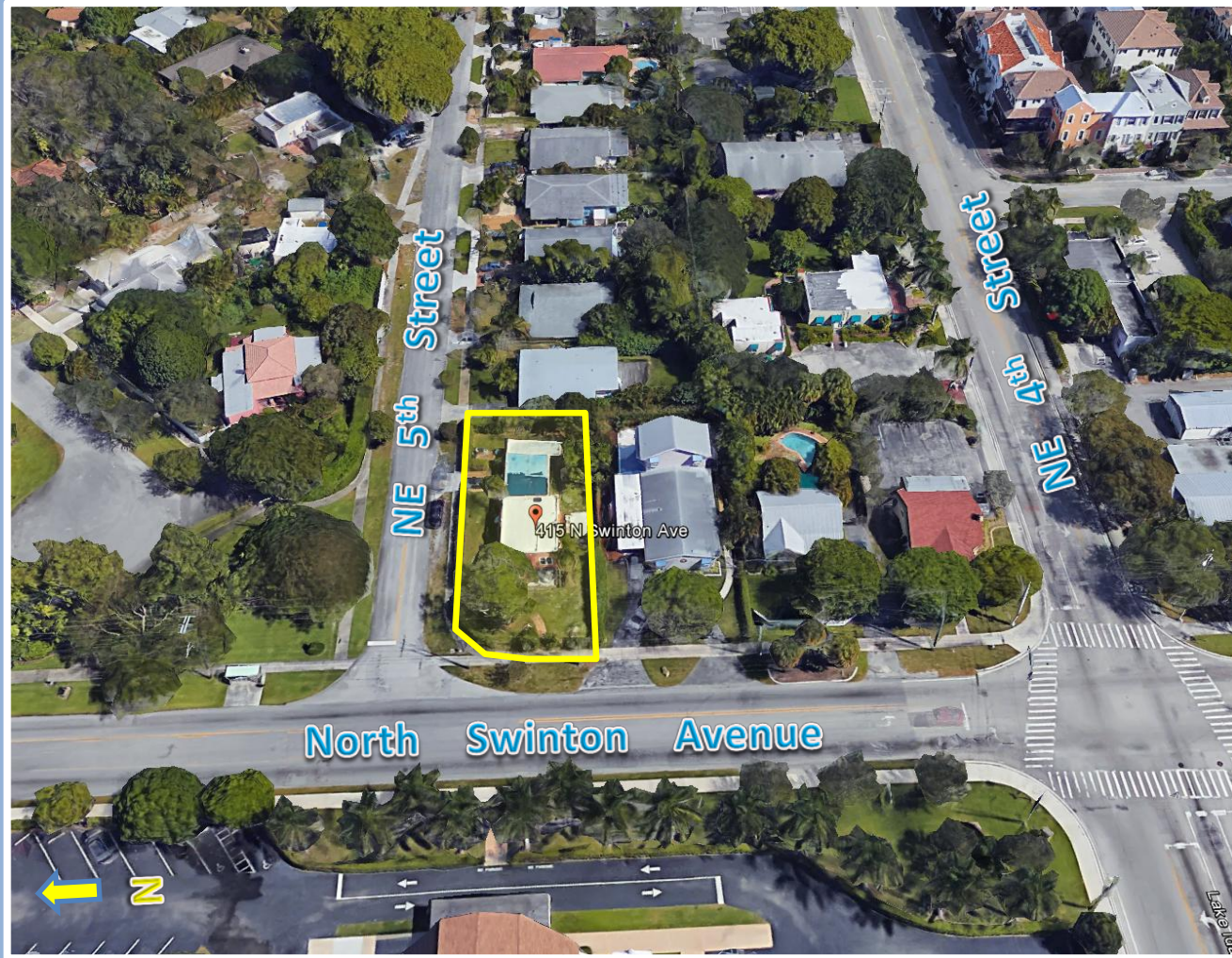
RECOMMENDATION

Approve the Certificate of Appropriateness (2016-191) for **415 North Swinton Avenue, Del-Ida Park Historic District**, based upon positive findings with respect to the Land Development Regulations Section 2.4.6(H)(5), subject to the following direction:

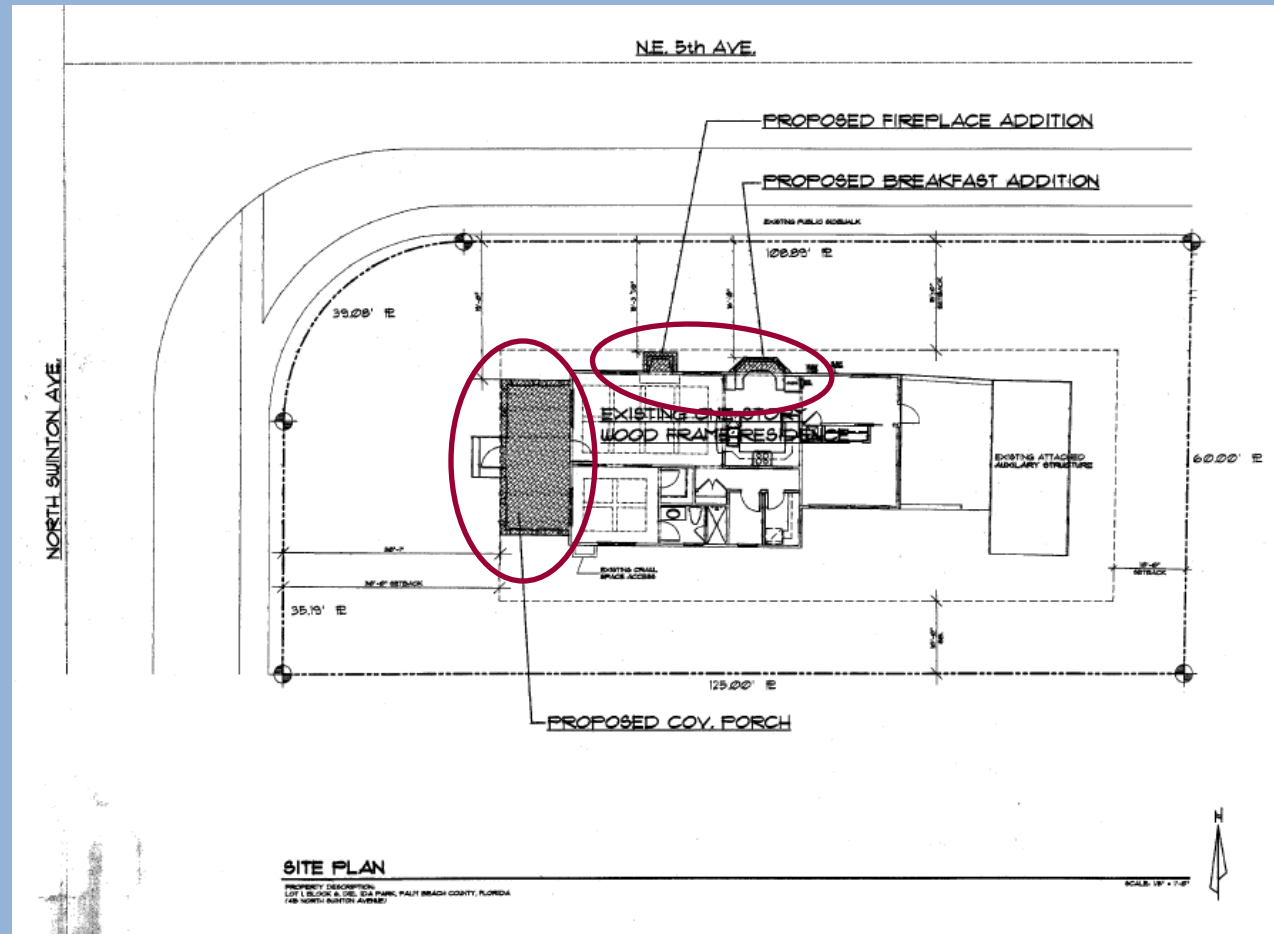
1. That true barrel tiles be utilized, as opposed to "S" tiles;
2. That the stucco pattern for the porch, chimney, and bay window differ from that of the existing stucco pattern;
3. That the bay window be revised to a squared off side addition;
4. That window specifications be submitted which illustrate dimensional muntins, and indicate that no mirrored or tinted glass will be utilized;
5. That the tile design around the entry be submitted; and,
6. That a specification for the new entry door be submitted.

Report Prepared By: Amy E. Alvarez, AICP, Senior Planner

415 North Swinton Avenue, Del-Ida Park Historic District



C.M. = CONCRETE MONUMENT



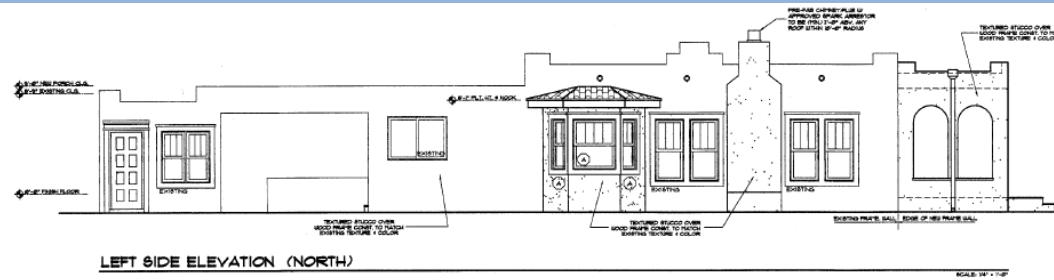
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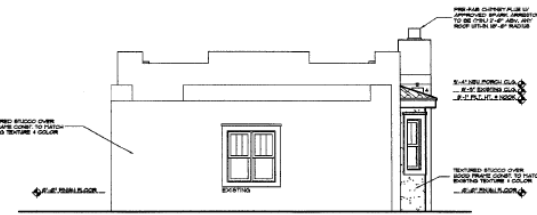
415 North Swinton Avenue, Del-Ida Park Historic District



LEFT SIDE ELEVATION (NORTH)



FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)



RIGHT SIDE ELEVATION (SOUTH)

B. L. Schiller