



# DEVELOPMENT SERVICES

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

## HISTORIC PRESERVATION BOARD STAFF REPORT

### 125 Dixie Boulevard

Meeting	File No.	Application Type
October 7, 2020	2020-180	Certificate of Appropriateness & Variance

### REQUEST

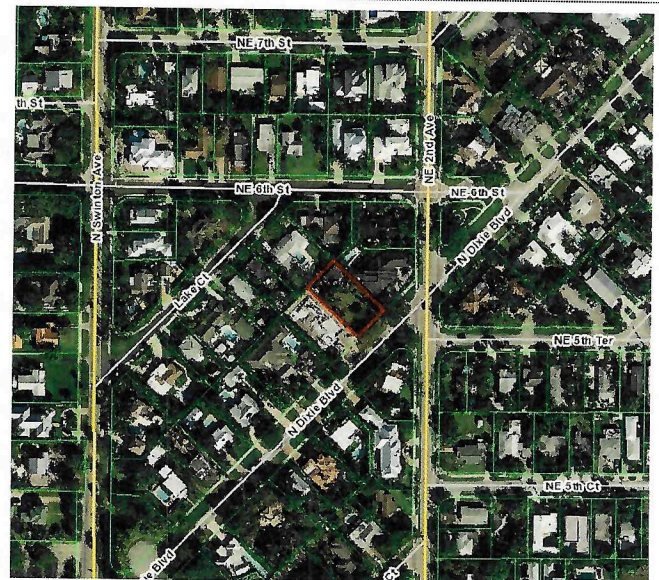
The item before the Board is consideration of a Certificate of Appropriateness (COA) and Variance (2020-180) requests for the construction of a 1-story addition and exterior modification to the existing contributing residence located at **125 Dixie Boulevard, Del-Ida Park Historic District**.

### GENERAL DATA

**Agent:** Roger Cope, Cope Architects, Inc.  
**Owner:** Craig and Gail Tifford  
**Location:** 125 Dixie Boulevard  
**PCN:** 12-43-46-09-29-004-0241  
**Property Size:** 0.2411 Acres  
**Zoning:** R-1-AA (Single family residential)  
**Historic District:** Del-Ida Park Historic District  
**LUM Designation:** LD (Low Density)  
**Adjacent Zoning:**

- R-1-AA (Single family residence) (North)
- R-1-AA (Single family residence) (West)
- R-1-AA (Single family residence) (South)
- R-1-AA (Single family residence) (East)

**Existing Land Use:** Residence  
**Proposed Land Use:** Residence



### BACKGROUND INFORMATION & ITEM DESCRIPTION

The subject property is located on the north side of Dixie Boulevard, between North Swinton Avenue and NE 2<sup>nd</sup> Avenue within the Locally designated Del-Ida Park Historic District and is zoned R-1-AA (Single Family Residential). The 0.2411-acre property contains a 1,668 square foot two-story, contributing, Mediterranean Revival style, single-family residence that was constructed in 1928. The property was once owned by the Link family, with Frederick H. Link and his daughter Catherine Link (Strong) listed as owners on Delray Beach Building Yellowcard records.

The Del-Ida Park Subdivision was the city's first platted subdivision, it was first recorded on September 18, 1923. Motivated by patriotic spirit and the optimism of Florida's land boom, Del-Ida Park originally contained streets named after six U.S. Presidents. Mr. J.C. Secord of Miami organized the Ocean City Development Company and purchased the 58-acre tract containing 300 lots and three pie-shaped public parks. Within days of its recording, it was reported that "Del-Ida Park is growing fast", as 58 lots had sold. Mr. Frederick Henry Link, a former craftsman at Addison Mizner Industries in West Palm

<b>Project Planner:</b> Katherina Paliwoda, Planner <a href="mailto:PaliwodaK@mydelraybeach.com">PaliwodaK@mydelraybeach.com</a>	<b>Review Dates:</b> HPB: October 7, 2020	<b>Attachments:</b> <ol style="list-style-type: none"> <li>1. Architectural Plans</li> <li>2. Justification Statements</li> <li>3. Photos</li> </ol>
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Beach, purchased several lots and served as the subdivisions general contractor. In 1923, he began construction of his own home at 524 NE 2nd Avenue. Built in the Mediterranean Revival style, the house started the trend for such designs which remained popular through 1930. Link's daughter, Catherine Link Strong, lived on Dixie Boulevard as an adult, and was Delray Beach's first woman mayor in 1954. Originally a rather elite development, the real estate bust left the area without much growth and development until the 1940's and later. The City of Delray Beach designated the Del-Ida Park Historic District in 1988.

At its meeting of June 18, 2003, the Historic Preservation Board (HPB) approved COA (2003-280) request for material change of the two driveway aprons to Old Chicago brick.

At its meeting of June 16, 2004, the HPB approved COA (2004-278) request for the relocation of a wood gazebo from 211 NW 1<sup>st</sup> Avenue to the subject property.

At its meeting of January 15, 2014, the HPB approved COA (2003-280) request to replace the original wood, upper-story arched, single hung, 4-over-1 windows with aluminum impact-rated windows.

The property was formerly combined with the lots to the west, which is now known as 115 Dixie Boulevard. In 2017, the Planning, Zoning and Building Department and the City Engineer approved a subdivision plat exemption request associated with the recombination of the property into 2 individual lots (115 North Dixie Boulevard and 125 North Dixie Boulevard). Then, on July 18, 2018, the HPB approved Certificate of Appropriateness 2018-100 for construction of a new 1-story, courtyard style single-family residence with an attached 2-car garage on the existing vacant lot. The home has been constructed.

The request before the board is for construction of a 1-story addition, exterior modifications to the original structure, a new swimming pool, outdoor patio with terrace, new decorative landscape pavers, and new parking spaces to the front of the property. A variance is also requested to allow for the 1-story addition to encroach into the west side interior setback from the required 10' to 7.5'. The COA 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 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.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
SETBACKS (MINIMUM)			
FRONT (SOUTH)	30'	110'	77.83'
SIDE INTERIOR (WEST)	10'	31.88' - 31.95'	7.5'* (addition)
SIDE INTERIOR (EAST)	10'	5.25' - 5.43'	no change
REAR (NORTH)	10'	4.56' - 4.74'	no change
HEIGHT	35'(MAXIMUM)	22.3'	22.3'

\* Variance Requested

Pursuant to LDR Section 4.6.15(G) Swimming Pool - Yard encroachment. Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

A swimming pool is proposed in the front of the property and will meet the requirements of this code section. As an added condition of approval, is that the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet A2-0.

#### 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)(b)(2) – Major Development.

The subject application is considered "Major Development" as it involves "alteration of more than 25 percent of the existing floor area of the building and all appurtenances."

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 existing structure, and its remaining original form, has been considered with respect to the proposed addition and site improvements.

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.

Standard 1, 2, 3, 5, 9, & 10 are applicable. The proposed 860 sq. ft. addition is on the west side of the structure. It is noted that there is an existing non-conformity with respect to setbacks due to the structure's placement on the property in the far northeast corner of the site. , This configuration has driven the location of the proposed addition to be placed adjacent and forward of the principal residence. While the proposed addition is subordinate in height to the original structure, it is not considered to be secondary to the massing of the main residence given its placement forward of the

front façade plane. The requested variance will aid in placing the structure away from the front façade. The existing structure's placement combined with the 10' side interior setback allows for approximately 20' for new building on the west side of the property.

The new addition will have a stucco exterior with a gray clay tile roof. New bronze aluminum framed windows and doors are proposed for the entire structure. The entire structure will be painted white.

With respect to the bronze framed windows, this window frame color was widely utilized in the 1980's and 1990's and not during the period of significance for the district. The use of white for wood framed windows was original to the existing structure as well as other structures in the early to mid-1900's in Delray Beach. There were instances, where wood framed windows were painted a color other than white, but it was not common. Bronze color window frames have once again gained recent popularity in new construction, especially in Modern architectural styles. There is concern that their use represents a time-frame from the 1980's and 90's and does not represent the historic time frame of the district; thus, they represent an architectural feature that does not protect nor characterize the historic integrity of the property and its environment. Finally, the use of bronze framed windows imparts a modern interpretation on the Mediterranean Revival style of architecture. It is anticipated that the use of white framed windows (as was indicative of the original structure), will protect the historic character of the district will also reduce the Modern interpretation of the proposed addition, ensuring visual compatibility with the Del-Ida Park Historic District. This item is attached as a condition of approval. The addition of a new balcony, on the front façade is a design that is considered a conjectural feature and does not represent a protection of the historic integrity of the property as it is an exterior alteration that is not an original architectural feature to the existing structure (Standard 9). It is also noted that the proposal includes removal of the kitchen from the 2<sup>nd</sup> story of the original structure and placing it in the new addition. This improvement does not meet the intent of Standard 10, as should the addition be removed in the future, the original structure would no longer contain a kitchen. This could have a negative effect on the integrity of the original structure as the kitchen would be eliminated. A wooden deck with trellis is proposed on the southwest side of the new rear addition. A new swimming pool is also proposed on the front southwest side of the property. There are masonry walls and wood fence along the front and rear of the property to remain. New brick pavers and Chattahoochee gravel to be placed throughout the property.

Provided the conditions of approval are met the proposed addition will protect the historic integrity of the property & its environment and the proposal can be found to be compliant with these standards. Based on the above, positive findings can be made with respect to compliance with the 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.

- I. **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.

The proposed 860 sq. ft. addition on the west interior side of the structure. The proposal includes reconfiguration of interior spaces and does not involve the demolition. The proposal does however involve redesign of windows and openings. The proposed addition cannot be considered to be secondary & subordinate to the massing of the main residence. However, it is important to note the location of the existing structure is setback to the far northeast corner of the lot, leaving very little options for an addition to be constructed in a way that it wouldn't obscure the existing structure. If the situation on the property were to allow for this addition to be built behind the existing structure, it would be secondary and subordinate. The overall design of the addition has been designed in the same architectural style and uses the existing non-conformity of the site to allow for modernization of the principal structure without destroying its historic integrity.

The proposal includes stucco siding on the new addition with a gray barrel tile roof. New bronze aluminum framed windows and doors are proposed for the entire structure. The entire structure will be painted white.

#### **WINDOWS:**

Regarding the visual compatibility requirement of **Relationship of Materials, Texture, and Color:** which requires **the relationship of materials, texture, and color of the facade of a building and/or hardscaping to be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district** – there is concern with respect to the proposed bronze finish of the aluminum framed windows. Originally, the existing structure's window frames were white. Bronze window frames were widely utilized in the 1980's and 1990's and not during the period of significance for the Del-Ida Park Historic District. The use of white for wood framed windows or silver/mill finish for metal frame windows was typical in the early to mid-1900's in Delray Beach and there were instances where wood framed windows were painted. Bronze color window frames have once again gained recent popularity in new construction, especially in Modern architectural styles. The concern is that their use represents a timeframe from the 1980's and 90's not the historic time frame of the district and gives the appearance of a more modern interpretation of the Mediterranean Revival architectural style. Further, bronze finished window frames may not be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district. An added condition of approval is that the window frames be white or mill finish.

It is noted that, while the proposed addition is designed in the Mediterranean Revival style and can be deemed compatible with the overall streetscape and is a historic style that exists within the district, the proposed style is more closely relatable to styles seen on newer Modern style structures than the actual historic styles within the district and along Dixie Boulevard. This is due to the use of the dark bronze finished aluminum framed windows. It is anticipated that the change in the color of the window frames to a color that protects the historic character of the district will also reduce the Modern interpretation of the proposed structures' Mediterranean Revival style; thus, ensuring visual compatibility within the Del-Ida Park Historic District.

Additionally, the replacement windows on the original structure will incorporate a new design of windows on the front, east side, and rear elevations that alter both locations and window style. Proposed window styles for the existing structure and proposed addition uses bronze aluminum framed fixed casement, clerestory, and Palladian windows throughout.

Pursuant to “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings” (Guidelines):

WINDOWS	
RECOMMENDED	NOT RECOMMENDED
<p><b>Identifying, retaining, and preserving</b> windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.</p>	<p>Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.</p> <p>Obscuring historic wood window trim with metal or other material.</p> <p>Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.</p>

The Guidelines do “not recommend removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.” The Guidelines also do “not recommend changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeable change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.” (pg. 102).

The Delray Beach Historic Preservation Design Guidelines note the following with respect to the Windows:



**“Windows are a preeminent character-defining feature of a building. Their placement, design and materials serve to articulate and give definition to the design-specific styles and periods of time. For example, in Bungalows, there are usually multiple panes in the upper window sash and in Mediterranean Revival designs, windows are frequently arched (page 43).”**

The existing structure has arched windows that are a traditional feature seen on Mediterranean Revival architectural style. These windows are original to principal structure. The subject proposal shows five of the arched windows located on the front, 2<sup>nd</sup> story elevation and three located right side (east) elevation are to be eliminated and replaced with fixed windows. Altering this feature diminishes an important historic characteristic of the structure.

**“New windows in additions or exposed party walls should be compatible with the overall design, but not necessarily duplicate the fenestration pattern and detailing of a character-defining elevation” (page 44).**

**A recommended approach to new construction includes “Window types and patterns, as well as their general placement, should be similar to surrounding buildings” (page 50).**

Clerestory windows are proposed on both the addition, as well as the principal structure. These are a modern style window, which was not a characteristic of the Mediterranean Revival style architecture. Further, the existing structure does not include Clerestory style window. It is noted that the design and/or reconfiguration of interior spaces should not reflect on exterior changes such as window profiles. An added condition of approval is that the Clerestory windows be replaced with windows that are visually compatible with the existing 6-over-6 window style.

As previously noted, bronze framed windows are not a characteristic of this structure nor other historic structures within the Del-Ida Park Historic District. The existing windows this structure and its architectural style were designed with have white framed windows. Changing the appearance of the frame to utilize dark frames such as bronze frames is not a recommended approach by the Secretary of the Interior’s Guidelines. An added condition of approval is that the window frames be white, aluminum.

**The Secretary of the Interior’s Standard for the Treatment of Historic Properties (pg. 157) recommends basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.**

In addition, there is concern with respect to **Proportion of Openings (Windows and Doors)** and **Rhythm of Solids to Voids** as the proposal consists of removal of windows on the principal structure. Three existing windows are to be eliminated and replaced with one on the side (east) elevation, and eight existing windows on the rear (north) side are to be eliminated and replaced with only two windows. The reconfiguration of interior spaces should not reflect on exterior elevation changes such as window profiles. The design of the proposed windows are not appropriate as they incorporate window profiles that are not visually compatible with the existing window pattern of the historic structure nor the structures within the district, and the window frames are proposed to be bronze aluminum where white framed windows exist.

The existing windows contain clear, non-reflective glass. The proposal notes the installation of Low-e glass, which has a light green tint and sometimes a reflectivity. As the Guidelines above note, changing the reflectivity and color of the glazing is not recommended. An added condition of approval is that all windows have clear glass with no tint or reflectivity.

**Pursuant to “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings” (Guidelines):**

**ENTRANCES AND PORCHES**

**RECOMMENDED**

*Identifying, retaining, and preserving* entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

**NOT RECOMMENDED**

Removing or substantially changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Cutting new entrances on a primary façade.

Altering utilitarian or service entrances so they compete visually with the historic primary entrance; increasing their size so that they appear significantly more important; or adding decorative details that cannot be documented to the building or are incompatible with the building’s historic character.

**The Guidelines do “not recommend cutting new entrances on a primary facade” (pg. 110).**

The subject request proposes a new balcony to be constructed on the front façade of the 2<sup>nd</sup> story of the existing contributing structure. In addition to the creation of new opening for windows and doors, the addition of a balcony to the original façade creates a conjectural feature to the original historic structure; therefore, modification of this design will likely have a negative effect on the historic character of the building .

This alteration cannot be considered an appropriate change that meets the requirements of the LDRs. An added condition of approval is that the proposed 2<sup>nd</sup> story balcony addition to the existing front elevation be deleted from the request or redesigned to meet the requirements of the LDRs, the Secretary of the Interiors Standards for Rehabilitation, and the Delray Beach Design Guidelines.

Provided the conditions of approval are addressed, the improvements can represent an appropriate modification to the historic structure and will contribute to the historic integrity of the Del-Ida Park Historic District.

**VARIANCE ANALYSIS**

The applicant has requested a variance to the setback requirements, which are summarized below:

**Pursuant to Section 4.4.3(K), required side setbacks within the R-1-AA District are 10’.**

A variance to reduce the side interior setback from the required 10’ to 7.5’ on the west side of the property for the construction of a 1-story addition.

**Pursuant to LDR Section 2.2.6(D), the Historic Preservation Board (HPB) shall act on all variance requests within an historic district, or on a historic site, which otherwise would be acted upon by the Board of Adjustment.**

**Pursuant to LDR Section 2.4.7(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.**

Staff Analysis

The variance request is not anticipated to be contrary to the public interest, safety, or welfare. Due to the existing non-conformity of the structure on the lot, the variance is anticipated to help accommodate the placement of the addition so as not to affect the historic character of the structure and its location on the property.

**(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.**

Staff Analysis

Due to the existing structure's historic setting on the site, special conditions and circumstances exist that are not applicable to other historic lands or structures. The existing siting of the residence on the property is situated to the rear of the lot making it difficult to allow for construction of an addition within the rear of the property.

**(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.**

Staff Analysis

Literal interpretation of the code could alter the historic character of the site to an extent that it would not be feasible to preserve the historic character of the site and district. The variance request to reduce the required setback for the addition is supportable given the nature of the improvement as well the zoning. It is important to note that the Del-Ida Park Historic District has three different zoning districts; Single Family Residential (R-1-AA), Residential Office (RO), and Low Density Residential (RL). Within the RO and RL zoning districts, single family residences follow zoning regulations that pertain to R-1-A. The regulations for this zoning district allow for side setbacks to be 7.5' from the property line, as opposed to the properties located in R-1-AA where side interior setbacks are required to be 10. Therefore, if the subject property were located within the adjacent RO or RL zoning to the east across NE 2<sup>nd</sup> Avenue, the proposed setback would be at the required measurement, and would not need to seek relief.

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

Staff Analysis

The requested variance is not anticipated to significantly diminish the historic character of the historic site nor the historic district. The proposed 1-story addition is a minor alteration that works to accommodate the non-conformity of the existing conditions on the site.

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

**Staff Analysis**

The requested variance will allow for the modernization of the site, while also protecting the existing contributing residence. The 1-story addition is will be used as part of the existing residence therefore, allowing for adaptive reuse of the existing structure.

**The property owner has submitted justification statements for each of the requests (attached).**

Note: As required by the LDRs, a notice regarding the subject variance request was sent to those property owners located within a 500' radius of the subject property.

**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:

**Historic Preservation Element 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 an addition and maintenance of the existing contributing structure. 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 residential and commercial uses. The proposal can be considered consistent with the subject Objective.

**Historic Preservation Element 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 structure is contributing to the Del-Ida Park Historic District. Provided the conditions of approval are addressed, the proposal can be found to be consistent with the requirements of the Comprehensive Plan and the request can be considered to be 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".

The proposal represents an addition and renovation of a contributing structure involving a new 860 sq. ft. addition to the southwest front and side of the existing residence, installation of a wooden balcony to the front of the addition, a new parking area to the front (southeast) corner, new landscape pavers throughout the site, and construction of a new swimming pool. This property is significant to the Del-Ida Park Historic District given the fact that it is a contributing structure within the district and was associated with the Link family. Provided the conditions of approval are addressed, the proposal can be deemed to be consistent with the subject Objective and Policies.

**ALTERNATIVE ACTIONS**

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2020-180) & Variance, for the property located at **125 Dixie Boulevard, Del-Ida 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 (2020-180) & Variance, for the property located at **125 Dixie Boulevard, Del-Ida 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:
  - 1. That the proposed Clerestory windows be replaced with windows that are visually compatible with the existing 6-over-6 window style;
  - 2. That all window frames be white or mill finish, aluminum;
  - 3. That all windows have clear glass with no tint or reflectivity;
  - 4. That the proposed 2<sup>nd</sup> story balcony addition to the existing front elevation be deleted from the request or redesigned to meet the requirements of the LDRs, the Secretary of the Interiors Standards for Rehabilitation, and the Delray Beach Design Guidelines

**Site Plan Technical Item**

- that the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet A2-0
- That the existing floor square footage total on Sheets A3.1 and A4.1 be revised to reflect the correct calculations.
- Provide an existing site plan layout and a composite overlay layout; these can be on the same plan sheet.
- Remove the word “demo” from the title Sheet A3.0 & A3.1 from plan sets
- Provide setback ranges for proposed plan (Sheet A2.0)

- D. Deny Certificate of Appropriateness (2020-180) & Variance, for the property located at **125 Dixie Boulevard, Del-Ida 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**

Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Del-Ida Park Neighborhood Association

Public notice mailers were sent to all properties within a 500' radius of the subject property on (9/24/20)

Agenda was posted on (9/30/20), 5 working days prior to meeting.

First line of handwritten text, starting with a date or location.

Second line of handwritten text, continuing the narrative.

Third line of handwritten text, providing further details.

Fourth line of handwritten text, describing an event or action.

Fifth line of handwritten text, mentioning names or specific locations.

Sixth line of handwritten text, detailing a process or method.

Seventh line of handwritten text, discussing results or observations.

Eighth line of handwritten text, possibly a conclusion or summary.

Ninth line of handwritten text, providing a final note or signature.

Tenth line of handwritten text, likely the end of the entry.

Eleventh line of handwritten text, possibly a postscript.