

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: February 6, 2019

ITEM: 201 NE 5th Court, Del-Ida Park Historic District – Architectural Elevation Change to determine the style and color of the roof finish for the existing non-contributing structure and associated addition.

RECOMMENDATION: Approve the Architectural Elevation Change

GENERAL DATA:

Owner/Applicant..... Rochelle Greenberg

Agent:..... Enterprise Contractors, Inc.

Location:..... Northeast corner of NE 2nd Avenue and NE 5th Court

Property Size:..... 0.30 Acres

Historic District: Del-Ida Park Historic District

Zoning:..... RL (Multiple Family Residential Low Density)

Adjacent Zoning:.....

North:	RL
East:	RL
South:	RL
West:	R-1-AA

Existing Future Land Use Designation:..... LD (Low Density Residential)

Water Service:..... Public water service is provided on site.

Sewer Service:..... Public sewer service is provided on site.



ITEM BEFORE THE BOARD

The item before the Board is the consideration of an Architectural Elevation Change (2018-209) to determine the style and color of the roof finish for the existing non-contributing structure and associated addition located at **201 NE 5th Court, Del-Ida Park Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located at the northeast corner of NE 2nd Avenue and NE 5th Court within the Del-Ida Park Historic District. The property contains a 1969 single-family residential structure built in the Masonry Vernacular architectural style. The 1-story 1,522 square foot single-family residence exists on the 0.30 acre property which is zoned Multiple Family Residential - Low Density (RL) and is a non-contributing structure within the Del-Ida Park Historic District.

At its meeting on November 07, 2018, the Historic Preservation Board approved the COA request for alterations to the existing single-family residence to include:

- Construction of 555 sq. ft. addition on the north side of the structure
- Construction of a new 808 sq. ft. detached garage and guest house structure on the north side of the property;
- Construction of a new pergola/breezeway;
- Installation of new impact resistant, aluminum framed, windows and fiberglass doors;
- Painting the structure pale yellow “Lemon Souffle” with white “Palm Coast Pale” trim; and,
- Installation of new ribbon strips and driveway.

HPB’s approval required the applicant to return to the board to determine the style and the color of the roof finish for the proposal and is the action now before the board.

ANALYSIS OF PROPOSAL

The applicant is proposes the roofing to be Drexel Standing metal seam roof. The color of the proposed roof is Dove Gray. This color is similar to a galvalum or mill finish.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Architectural Elevation Change (2018-209) for **201 NE 5th Court, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).
- C. Deny the Architectural Elevation Change (2018-209) for **201 NE 5th Court, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

RECOMMENDATION

Approve the Architectural Elevation Change (2018-209) for **201 NE 5th Court, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

Attachments:

- Site Plan, Elevations, Approval Letter

Report Prepared By: Michelle Hoyland, Principal Planner