

# HISTORIC PRESERVATION BOARD

## CITY OF DELRAY BEACH

## STAFF REPORT

**MEETING DATE:** March 6, 2019

**ITEM:** 230 George Bush Boulevard, Del-Ida Park Historic District – Certificate of Appropriateness (2019-107) for modification of elevations of previously approved stair tower to now include elevator shaft.

**RECOMMENDATION:** Approve the Certificate of Appropriateness

### GENERAL DATA:

Owner/Applicant..... S&E Holdings, Inc.

Agent:..... Gary Eliopoulos, AIA  
GE Architecture, Inc.

Location:..... South side of George Bush  
Boulevard, at the intersection with  
N. Dixie Boulevard

Property Size:..... 0.46 Acres

Historic District: ..... Del-Ida Park Historic District

Zoning:..... RO (Residential Office)

Adjacent Zoning:.....  
North: RO  
East: RO  
South: RO  
West: RO

Existing Future Land  
Use Designation:..... TRN (Transitional)

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 consideration of approval of a Certificate of Appropriateness (COA) (2019-107) for modification of elevations of previously approved stair tower to now include elevator shaft on the structure located at **230 George Bush Boulevard, Del-Ida Park Historic District**, pursuant to Land Development Regulation (LDR) Section 2.4.6(H).

## BACKGROUND & PROJECT DESCRIPTION

The subject 0.46 acre property is located on the south side of George Bush Boulevard, between NE 2<sup>nd</sup> Avenue and NE 5<sup>th</sup> Avenue (Federal Highway), consists of Lots 23 and 24, block 11, Del-Ida Park and contains a 3,837 sq. ft. office building. The property is located within the Del-Ida Park Historic District and the Residential Office (RO) zoning district.

The structure was built in 1959 as a residential duplex. In 1977, architect Charles E. Toth designed a major remodel of the structure which included a substantial addition that was built for conversion of the duplex to a dental office for Dr. A. Merlin Wuebbenhorst. Due to the major alteration of the original structure in 1977, it was deemed to be a non-contributing resource with the last district survey.

At its meeting of November 1, 2017, the Historic Preservation Board (HPB) approved the Class IV Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness (2017-155), for a new 3,427 square foot second-floor medical office addition to the existing 3,837 square foot, single-story medical office.

At its meeting of December 5, 2018, the Historic Preservation Board (HPB) approved the COA request for change of the proposed use of the second-story addition from the previously approved (not constructed) medical office to a single-family dwelling unit, increase the overall building height, increase of window sizes, adjustment of second floor banding and lap siding, new roof deck and addition of a stair tower to access new roof deck on the structure.

The subject request is for a COA to modify the elevation of the previously approved stair tower to now include elevator shaft to access the roof deck.

## SITE PLAN ANALYSIS

Items identified in the Land Development Regulations (LDRs) shall be specifically addressed by the body taking final action on the site and development proposal.

### **Pursuant to LDR Section 4.4.17 (H) - Special Regulations:**

- (1) All buildings and structures shall appear to be residential in character regardless of the actual use therein, shall be kept in a sound and attractive condition, and in established neighborhoods shall be generally compatible in architectural style and scale with the surrounding area.**

The existing structure is a non-contributing building within the northern most portion of the Del-Ida Park Historic District fronting on George Bush Boulevard. The proposal is for modification of previously approved stair tower to include elevator shaft.

## SECTION 4.5.1 HISTORIC PRESERVATION DISTRICTS AND SITES

**Pursuant to LDR Section 2.4.6(H)(5), Procedures for Obtaining Permits and Approvals, Certificate of Appropriateness for Individually Designated Historic Structures and all Properties Located within Historic Districts, Findings, 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.**

In accordance with the above, the previously noted criteria have been analyzed throughout this report.

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.

In accordance with the above, the previously noted criteria have been analyzed throughout this report.

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 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.

The subject request is for modification of previously approved stair tower to now include elevator shaft. While the structure is not designated contributing, the proposed improvements contribute to the environment, protecting the historic integrity of the Del-Ida Park Historic District. The proposed modification of the stair tower has been designed to ensure that the essential form and integrity of the historic property and its environment will be unimpaired.

Pursuant to LDR Section 4.5.1(E)(8)(a-l) – 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 in (a)-(l).

The subject request is for modification of previously approved stair tower to include elevator shaft. The modifications to the original approval have been designed to address the Visual Compatibility Standards while allowing for the continued use of the structure as a mixed-use. Based upon the above, the proposal is compliant with the requirements for Visual Compatibility.

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| <b>ASSESSMENT &amp; CONCLUSION</b> |
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The proposed modification to the approved addition is appropriate and compatible with the surrounding area as well as the Del-Ida Park Historic District. Based on the above, positive findings are made with respect to the Land Development Regulations.

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| <b>ALTERNATIVE ACTIONS</b> |
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- A. Continue with direction.
- B. Move approval of the Certificate of Appropriateness (2019-107) for **230 George Bush Boulevard, 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 is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations Section 2.4.6(H).
- C. Move denial of the Certificate of Appropriateness (2019-107) for **230 George Bush Boulevard, 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 Section 2.4.6(H).

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| <b>RECOMMENDATION</b> |
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Approve Certificate of Appropriateness (2019-107) for **230 George Bush Boulevard, 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 is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.6(H).

Attachments:

- Site Plan and Proposed Elevations

**Report prepared by:** Michelle Hoyland, Principal Planner