

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: August 3, 2016

ITEM: 1029 Nassau Street, Nassau Park Historic District (2016-027) – Consideration of a Historic Property Ad Valorem Tax Exemption associated with approved additions and alterations to a contributing structure.

RECOMMENDATION: Recommend approval to the City Commission

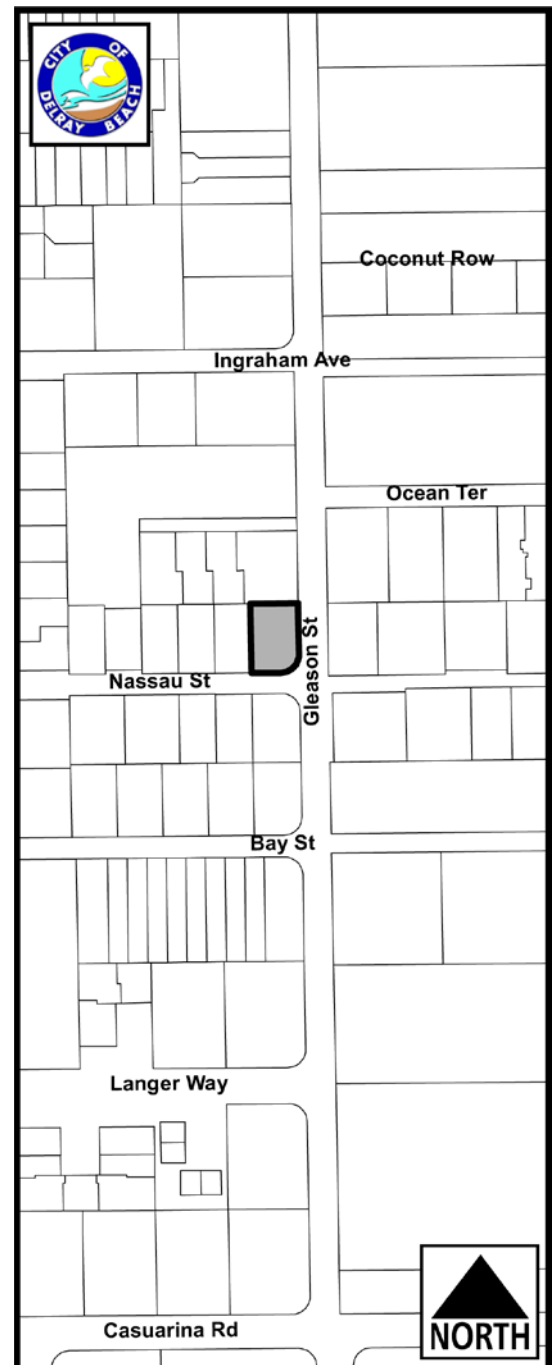
GENERAL DATA:

Owner/Applicant..... James Douglas

Location..... Northwest corner of Nassau Street and Gleason Street

Property Size..... 0.14 acres

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



ITEM BEFORE THE BOARD

The action requested of the Board is to approve a Historic Property Ad Valorem Tax Exemption Application for improvements to a contributing structure located at **1029 Nassau Street, Nassau Park Historic District**, pursuant to Land Development Regulations (LDR) Section 4.5.1(J).

BACKGROUND/PROJECT DESCRIPTION

The subject property measures approximately 5,584 square feet and consists of Lot 1, Wheatley's Subdivision, within the Nassau Park Historic District. The property, which is zoned R-1-A (Single-Family Residential), is located on the northwest corner of Nassau Street and Gleason Street. The existing, circa 1941 single family residence is classified as contributing to the historic district.

At its meeting of April 3, 2013, the Historic Preservation Board approved COA (2013-114) for the reconstruction and addition to the main historic residence, including a single-car garage, cabana, and a swimming pool.

It was stated that the improvements were to include a two story addition to the existing historic structure by providing additional living space along the north side of the dwelling. The existing, flat roof garage/storage area, which is not original to the structure, was demolished and the addition was constructed in its place. The stucco exterior of the historic structure will be maintained on the lower story; stucco simulated siding was proposed for the upper story. The hip roof style of the original structure will be included in the new addition, as well. The new windows were differentiated utilizing a varying light pattern. The original structure contains 6/6 sash windows, while the addition will consist of 6/1 and 2/1 windows. A variance was also approved to reduce the rear (north) setback to 4.2', whereas a 10' setback was required.

Based on State regulations, an Ad Valorem Tax Exemption can be approved for a project before, during, or after it has been undertaken. The applicant therefore requests consideration of the ad valorem tax exemption as the project has been completed.

The applicant is now before the Board to request review of the Tax Exemption Application for the aforementioned site and building improvements. Landscaping associated with this project is not permitted as a legitimate expenditure as it is not interpreted as a "site improvement," pursuant to the Florida Administrative Code 1A-38. (The attachments in this report include an architectural significance report, architectural drawings, and before and after photographs of the completed project).

AD VALOREM TAX EXEMPTION

Pursuant to **LDR Section 4.5.1(J), Tax Exemption for Historic Properties**, a tax exemption is available for improvements to qualifying contributing properties in a designated historic district or individually designated properties, as listed in Section 4.5.1(I). Qualifying properties shall be exempt from that portion of ad valorem taxation levied by the City of Delray Beach on one hundred percent (100%) of the increase in assessed value resulting from any HPB approved renovation, restoration, rehabilitation, or other improvements of the qualifying property made on or after the effective date of the original passing of Ordinance 50-96 on November 19, 1996.

Pursuant to **LDR Section 4.5.1(J)(1)**, the exemption does not apply to the following:

- (a) Taxes levied for payment of bonds;
- (b) Taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article 7 of the Florida Constitution; or
- (c) Personal property.

Pursuant to **LDR Section 4.5.1(J)(2)**, the exemption period shall be for ten (10) years, unless a lesser term is set by the City Commission.

- (a) The term of the exemption shall be specified in the resolution approving the exemption and shall continue regardless of any changes in the authority of the City to authorize such exemption or change in ownership of the property.
- (b) To retain an exemption, the historic character of the property and the improvements which qualified the property for an exemption must be maintained in their historic state over the period for which the exemption was authorized.

Pursuant to **LDR Section 4.5.1(J)(4)**, the parameters for qualifying properties and improvements. The subject property qualifies as it is listed on the Local Register of Historic Places. **LDR Section 4.5.1(J)(5)** requires that for an improvement to a historic property to qualify the property for an exemption, the improvement must:

- (a) be consistent with the United States Secretary of the Interior's Standards for Rehabilitation, as amended; and
- (b) be a constructed and/or installed improvement as approved by the Historic Preservation Board and as established in rules adopted by the Department of State, Division of Historical Resources, FAC 1A-38, as amended which defines real property improvements as changes in the condition of real property brought about by the expenditure of labor and money for the restoration, renovation, or rehabilitation of such property. Improvements shall include, but are not limited to: modifications, repairs, or additions to the principal contributing building and its associated accessory structures (i.e. a garage, cabana, guest cottage, storage/utility structures, swimming pools), whether existing or new. The exemption does not apply to improvements made to non-contributing principal buildings, existing non-contributing accessory structures, or undesignated structures and/or properties; and,
- (c) be consistent with Section 4.5.1(E), "Development Standards", of the City's Land Development Regulations; and
- (d) include, as part of the overall project, visible improvements to the exterior of the structure.

The project meets the above criteria through previous approval by the Board of the associated improvements outlined above which constitutes its compliance with the Secretary of the Interior's Standards for Rehabilitation, as well as the rules of Florida Administrative Code 1A-38, promulgated by the Florida Department of State, Division of Historical Resources. The development project meets criterion (c) per the COA approval which applied the LDR Development Standards in the assessment of the proposal. Finally, the project meets criterion (d) as the project encompasses visible improvements to the exterior of the building and related property.

Pursuant to **LDR Section 4.5.1(J)(7)**, any property owner, or the authorized agent of the owner, that desires an ad valorem tax exemption for the improvement of a historic property must submit a Historic Property Tax Exemption Application to the Planning and Zoning Department upon completion of the qualifying improvements.

- (a) The application shall indicate the estimated cost of the total project, the estimated cost attributed solely to the historic structure, and project completion date as determined by the Certificate of Occupancy issued by the Building Department.
- (b) The Historic Property Tax Exemption Application shall be accompanied by a copy of the most recent tax bill from the Palm Beach County Property Appraiser for the property; a new property survey illustrating the improvements; a copy of the building permit application indicating estimated project cost; a copy of the Certificate of Occupancy/Final Inspection; and photographs illustrating the before and after of each improvement, including both the interior, exterior, and all new construction. The photographs shall be identified with a date and description indicating the impact of the improvement.
- (c) The application must be submitted within three (3) months from the date of issuance of a Certificate of Occupancy.
- (d) The Historic Preservation Planner will inspect the completed work to verify such compliance prior to Historic Preservation Board review.

- a. If the Historic Preservation Board determines that the work is a qualifying improvement and is in compliance with the approved plans and the review standards contained in Section 4.5.1(E), the Board shall recommend that the City Commission grant the Historic Property Tax Exemption Application.
- b. Upon a recommendation of approval of a Historic Property Tax Exemption Application by the Historic Preservation Board, the application shall be placed by resolution on the agenda of the City Commission for approval. The resolution of the City Commission approving the application shall provide the name of the owner of the property, the property address and legal description, a recorded restrictive covenant in the official records of Palm Beach County as a condition of receiving the exemption, and the effective dates of the exemption, including the expiration date.
- c. If the Historic Preservation Board determines that the work as completed is either not consistent with the approved plans or is not in compliance with the review standards contained in Section 4.5.1(E), the applicant shall be advised that the request has been denied.

The qualifying improvements were completed and submitted on October 30, 2015, within three months of the Certificate of Occupancy which was issued on August 26, 2015. The tax exemption will be limited to the increase in assessed value (as determined by the Palm Beach County Property Appraiser) resulting from the subject improvements and provide an abatement of taxes on the City and County portions for a period of ten years from the date of approval.

Pursuant to **LDR Section 4.5.1(J)(8), Historic Preservation Exemption Covenant**, the covenant required in order to qualify for the exemption:

- (a) To qualify for an exemption, the applicant must sign and return the Historic Preservation Exemption Covenant with the Final Application/Request for Review of Completed Work. The covenant as established by the Department of State, Division of Historical Resources, shall be in a form approved by the City of Delray Beach City Attorney's Office and applicable for the term for which the exemption is granted and shall require the character of the property and qualifying improvements to be maintained during the period that the exemption is granted.
- (b) On or before the effective date of the exemption, the owner of the property shall have the covenant recorded in the official records of Palm Beach County, Florida, and shall cause a certified copy of the recorded covenant to be delivered to the City's Historic Preservation Planner. Such covenant shall be binding on the current property owner, transferees, and their heirs, assigns and successors. A violation of the covenant shall result in the property owner being subject to the payment of the differences between the total amount of the taxes which would have been due in March of each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in Sec. 212.12(3), Florida Statutes.

LDR Section 4.5.1(J)(10), Revocation Proceedings, provides guidelines to revocation of the tax exemption upon violation of the recorded covenant.

- (a) The Historic Preservation Board may initiate proceedings to revoke the ad valorem tax exemption provided herein, in the event the applicant, or subsequent owner or successors in interest to the property, fails to maintain the property according to the terms, conditions and standards of the Historic Preservation Exemption Covenant.
- (b) The Historic Preservation Planner shall provide notice to the current owner of record of the property and the Historic Preservation Board shall hold a revocation hearing in the same manner as in Section 4.5.1(M)(10), and make a recommendation to the City Commission.

- (c) The City Commission shall review the recommendation of the Historic Preservation Board and make a determination as to whether the tax exemption shall be revoked. Should the City Commission determine that the tax exemption shall be revoked, a written resolution revoking the exemption and notice of penalties as provided in Paragraph 8 of the covenant shall be provided to the owner, the Palm Beach County Property Appraiser, and filed in the official records of Palm Beach County.
- (d) Upon receipt of the resolution revoking the tax exemption, the Palm Beach County Property Appraiser shall discontinue the tax exemption on the property as of January 1st of the year following receipt of the notice of revocation.

The Sections noted above regarding the “Restrictive Covenant” and “Revocation Proceedings” are provided to demonstrate that the tax exemption is binding, and if violated, the property owner would have to comply with the consequences.

The tax exemption request complies with the criteria contained in LDR Section 4.5.1(J) as the Historic Preservation Board approved the associated improvements by making positive findings with respect to the applicable LDR Sections and Secretary of the Interior's Standards for Rehabilitation. Therefore, positive findings can be made with respect to LDR Section 4.5.1(J).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Recommend approval to the City Commission of the complete Historic Property Ad Valorem Tax Exemption Application for improvements to the property at **1029 Nassau Street, Nassau Park Historic District**, based upon positive findings with respect to LDR Section 4.5.1(J).
- C. Recommend denial to the City Commission of the complete Historic Property Ad Valorem Tax Exemption Application for improvements to the property at **1029 Nassau Street, Nassau Park Historic District**, based upon a failure to make positive findings with respect to LDR Section 4.5.1(J).

RECOMMENDATION

Recommend approval to the City Commission of the Historic Property Ad Valorem Tax Exemption Application (2016-027) for improvements to the property at **1029 Nassau Street, Nassau Park Historic District**, based upon positive findings with respect to LDR Section 4.5.1(J).

HISTORIC PRESERVATION BOARD MEMORADUM STAFF REPORT

Applicant/

Property Owner: James & Janie Douglas

Authorized Agent: Steve Seibert

Property Address: 1029 Nassau Street, Nassau Park Historic District

HPB Meeting Date: April 3, 2013

File No.: 2013-114

ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) and Variance request associated with alterations and additions to the contributing structure located at **1029 Nassau Street, Nassau Park Historic District**, pursuant to LDR Section 2.4.6(H).

Pursuant to LDR Section 2.2.6(D)(6), the Historic Preservation Board (HPB) shall act on all variance requests within a historic district or on a historic site, which otherwise would be acted upon by the Board of Adjustment.

BACKGROUND & PROJECT DESCRIPTION

The subject property measures approximately 5,584 square feet and consists of Lot 1, Wheatley's Subdivision, within the Nassau Park Historic District. The property, which is zoned R-1-A (Single-Family Residential), is located on the northwest corner of Nassau Street and Gleason Street. The existing, circa 1941 single family residence is classified as contributing to the historic district.

There are no previous Certificates of Appropriateness on file.

The subject request is to add on to the existing historic structure by providing additional living space along the north side of the dwelling. The existing, flat roof garage/storage area, which is not original to the structure, will be demolished and a two-story addition will be constructed in its place. The existing wall plane sits approximately 15.8' from the east property line; this setback will be maintained with the new addition. However, the addition, which will have a larger footprint by approximately 247 square feet, will decrease the rear yard setback from 9.9' to 4.2'. The stucco exterior of the historic structure will be maintained on the lower story; stucco simulated siding is proposed for the upper story. The hip roof style of the original structure will be included in the new addition, as well. The windows, however, will provide additional differentiation by utilizing a varying light pattern. The original structure contains 6/6 sash windows, while the addition will consist of 6/1 and 2/1 windows.

The existing color scheme will remain as exists: Light green stucco walls, white fascia, doors, and windows, and black shutters.

A variance has been requested to reduce the rear (north) setback to 4.2', whereas 10' is required.

The COA and variance request are now before the Board for consideration.

ANALYSIS OF PROPOSAL

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

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-A zoning district shall be developed according to the requirements noted in the chart below.* As illustrated, the proposal is not in compliance with the applicable requirements, and therefore, a variance has been requested.

	Required	Existing	Proposed
Side Street Setback (East)	15'	15.8'	15.8'
Rear Setback (North)	10'	9.9'	4.2'-4.5'

STAFF COMMENT:

As illustrated in the chart above, the proposed improvements maintain the existing side street setback, while further encroachment into the rear setback is proposed. Therefore, a variance has been requested to further reduce the rear setback to 4.2'. A variance analysis is provided further in this report.

Article 4.5, Overlay and Environmental Management Districts

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. 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)(2), Major Development**, the subject application is considered "Major Development" as it is *"the construction, reconstruction, or alteration of a building in excess of twenty-five percent (25%) of the existing floor area, and all appurtenances, except for properties zoned CBD, CF, or OSSHAD, subject to Development Standards of Section 4.4.13(F). For the purposes of this section, all limitations and regulations shall be reviewed in a cumulative manner from the date of passage of this ordinance in 2008."*

STAFF COMMENT:

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

STAFF ANALYSIS:

In consideration of the applicable Standards noted above, the proposal appears to have taken them into consideration and meets their intent. The historic use of the property as a single family residence is being maintained, and expanded, with changes which will not alter those defining characteristics of the historic structure. The new additions and alterations do not compromise the property and are differentiated from the historic elements with slight deviations such as the materials and light patterns of the windows.

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

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 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, lot coverage, and square footage, and other criteria set forth elsewhere in Section 4.5.1.

STAFF ANALYSIS:

In consideration of the Visual Compatibility Standards, the proposed additions and alterations are in compliance with the technical requirements of "Height" and "Scale". Further, the materials, colors, and architectural style are appropriately designed, and the proposal also meets the intent of the rest of the Standards. Therefore, positive findings can be made with respect to the application of the subject Section.

4.6.9, Supplemental District Regulations

Pursuant to LDR Section 4.6.9(C)(2)(a), **Requirements for Residential Uses: Single Family Detached Residences, including Assisted Living Facilities**, *two spaces per dwelling unit. Tandem parking may be used provided that in the Single Family (R-1 District) or RL District, no required parking space may be located in a required front or street side setback.*

STAFF COMMENT:

The existing conditions provide parking for one vehicle in the concrete driveway which measures 15.8'. This measurement will be maintained with the proposed improvements. However, it is recommended that the driveway, which measures 12.6' wide, be widened by 4.9' to accommodate an additional vehicle on site. The recommended measurement of 4.9' will result in the maintenance of a 5' landscape buffer adjacent to the north property line. As an alternative, the property owner could opt to provide a concrete or paver ribbon drive adjacent to the existing driveway, so as to avoid additional hardscape. These suggestions have been added as a condition of approval.

Article 5.3, Dedication and Impact Requirements

Pursuant to LDR Section 5.3.1(D), **Right-of-Way Dimensions**, the required width for Gleason Street, a Local Residential Street without a curb and gutter, is 60'. The existing width of Gleason Street measures 40'. A determination was made to reduce the right of way width requirement and to maintain the existing 40' at the DSMG (Design Services Management Group) meeting of March 28, 2013. However, it was determined that a five foot (5') sidewalk easement would need to be provided along Gleason Street. This requirement, along with a request for deferred installation, has been added as a condition of approval.

Additionally, the right of way requirement for Nassau Street is also 60'. The existing width of Nassau Street measures 28.8'. The DSMG determined that the required width of Nassau Street could be reduced to 30', thereby requiring a .6' right of way dedication, as well as a 5' sidewalk easement along the property adjacent to Nassau Street. The request to defer installation of the sidewalk would also be required and supported.

While it not anticipated that a sidewalk would be installed by the City in the near future, it should be noted that other recent applications for additions to properties along Nassau Street have been required to provide the same dedications and easements.

VARIANCE ANALYSIS

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.

Article 2.4, General Procedures

Pursuant to LDR Section 2.4.7(A), **Procedures for Obtaining Relief From Compliance With Portions of the Land Development Regulations, Variances**, *a variance is a relaxation of the terms of these land development regulations where such variance will not be contrary to the public interest and where owing to the 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 2.4.7(A)(6), **Alternative Findings of the Historic Preservation Board**, *the Board may be guided by the following to make findings as an alternative:*

- (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.*
- (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.

- (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.*
- (d) *That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.*
- (e) *That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site:*

Pursuant to **LDR Section 4.3.4(K), Development Standards**, properties located within the R-1-A zoning district shall provide a rear setback of 10'.

STAFF ANALYSIS

As previously noted, the proposed addition encroaches farther into the required rear yard setback. The existing rear (north) setback, which is legally nonconforming, is 9.9', whereas 10' are required. The proposed rear setback is 4.2'.

In consideration of the criteria above, the aforementioned variance can be supported in that the variance will assist in maintaining the historic character of the property by permitting additional expansion of the structure in an appropriate manner. Further, special conditions and circumstances exist in that the property measures just 95' deep, thereby limiting the developable space available, while still maintaining sufficient space (4.2') between the building and property line for maintenance and access purposes. Additionally, the building is setback sufficiently from Nassau Street that, if it were not in a historic district, an addition could be placed on the front of the structure. However, this is not permitted on historic structures and therefore, the lot is further limited in its buildable spaces which are towards the back of the property. The provision of the requested variance will not diminish the character of the property, rather, it will further enhance the character by permitting the appropriate development and further use of the property for the needs of the property owner.

Given the above, Staff recommends approval on the variance request as positive findings can be made pursuant to LDR Section 4.5.1(J)(1).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2013-114) for **1029 Nassau Street, Nassau Park Historic District**, based on positive findings with respect to the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation subject to conditions.
- C. Deny the Certificate of Appropriateness (2013-114) for **1029 Nassau Street, Nassau Park Historic District**, based upon a failure to make positive findings with respect to the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation. (Motion to be phrased in the affirmative. See above.)

RECOMMENDATION

By Separate Motions

Approve the Certificate of Appropriateness (2013-114) for **1029 Nassau Street, Nassau Park Historic District**, based upon a failure to make positive findings with respect to the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation, subject to the following conditions:

1. That either the driveway is widened by 4.9' or that a ribbon drive is added to the north of the driveway;
2. That a 5' sidewalk easement be provided along the east side of the property, adjacent to Gleason Street;
3. That a .6' right of way dedication be provided along the south side of the property, adjacent to Nassau Street;
4. That a 5' sidewalk easement be provided along the south side of the property, adjacent to Nassau Street;
5. That sidewalk deferrals be requested and approved by the City Commission;
6. That all dedications and easements be accepted by the City Commission prior to the issuance of a Building Permit.

Approve the variance to **LDR Section 4.3.4(K)**, to reduce the rear (east) yard setback on the second story addition to 4.2', whereas 10' is required.

Report Prepared By: Amy E. Alvarez, Historic Preservation Planner

1029 Nassau Street
James & Janie Douglas

PHOTOGRAPHS

COA application
February 25, 2013



1029 Nassau Street
James & Janie Douglas

PHOTOGRAPHS

COA application
February 25, 2013



1029 Nassau Street
James & Janie Douglas

COA application
February 25, 2013

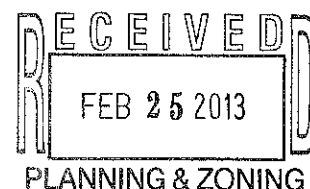
HISTORICAL INFORMATION:

In 1988, Nassau Park was designated Delray Beach's first Historic District. It spans 2 blocks along Nassau Street from South Ocean Blvd to Venetian. Nassau Street is approximately 3 blocks South of Atlantic Avenue.

Although specific information was not discovered about the Cottage at 1029, we did find a few details about Nassau Park. In 1935, a newspaper ad for Ray-Del Realty Co. described Nassau Park as "West Indian Charm along the Delray Shores." The Street was originally named Jo-Jo Avenue, then renamed Nassau Street by developer R.C. McNeil, who commissioned architect Sam Ogren, Sr. to design the first houses in 1935-1941. Sam Ogren was Delray's first registered architect. He was also a classical pianist & Sam designed the Delray High School in 1925. (Now part of Old School Square)

The cottages built in Nassau Park are in the Colonial Cape Cod Revival Style. This style incorporated architectural detailing from early wooden folk houses of Eastern Massachusetts. Although it is unknown if 1029 is one of the original 18 houses, it does share the dominant architectural elements like accentuated front doors, and carved wood details.

Nassau Street maintains and preserves a time in the 1930's when the "winter colony" relaxed in discreet, small scale cottages surrounded by natural beauty. "The district recalls the prosperity, pleasure, and style; the essence of the 1930 resort life in Delray." A vital element in the aesthetics of the historic streetscape is the natural topography that remains today.



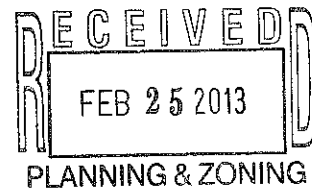
1029 Nassau Street
James & Janie Douglas

COA application
February 25, 2013

LANDSCAPE STATEMENT:

The existing property is heavily landscaped as evidenced in the attached photographs. As we are proposing to demolish an non-contributing structure, and replacing it with the proposed two-story home addition, we do NOT plan to add additional landscaping. In addition no existing landscaping will be removed by our demolition and construction.

If it the desire of this Board, we can prepare a survey of the existing landscaping for you inclusion in the final architectural plan submission.



1029 Nassau Street
James & Janie Douglas

COA application
February 25, 2013

DESCRIPTION OF PROPOSAL:

This application is a request to add an addition to the existing 1,132 square foot cottage located at 1029 Nassau Street. Located on the North West corner of Nassau and Gleason Streets, this property has two Street views. Our Proposal is to keep the original structure exactly as it is, including the current paint color. The new addition is designed to provide expanded living space for the occupancy of the current owner's family (married children), and occasional houseguests when they come to visit.

We are proposing a two-story 538 square foot addition to the "rear" of the existing structure, adding a total of 1,076 square feet of living space. The proposed addition will take the place of an existing 290 square foot one-story garage structure, making the net site-impervious area increase, 247 additional square feet.

Minor interior alterations will be required to allow access to the addition. We will be 'opening' to closet structures to create a corridor access, and replacing one-of-those closets in a bedroom.

From Nassau Street the Proposed Structure will extend above the roof-line indicating a latter-period addition.

From the 1027 Nassau Street (the property immediately to the West) the 2-story addition will be partially blocked by the existing master-bath room on the first-floor and a later-period second story will be visible but only from this property. The existing (similar-sized) two-story addition to 1027 Nassau will "block" the view of our Proposed Addition from all other properties West.

From Gleason Street the Proposed Structure will be the most visible. A two-story painted stucco building will be added to take the place the current one-story garage building. This addition will appear to be a "taste-full" architectural addition to the original cottage. We have purposefully changed the window patterns and the second-floor wall material to indicate a "vertical" differentiation at the point of connection.

From the North this addition is completely hidden by landscape material. Although this is the only elevation where the proposed structure will "show-case" it-self, there is no angle whereby one can view this addition without cutting down the palm hedge that is planted on the North Property Line.

1029 Nassau Street
James & Janie Douglas

COA application
February 25, 2013

DEMOLITION:

With our application we are proposing the demolition of a 12.6' x 24.2' single story, flat-roof garage structure. (see photos)

This is a non-contributing flat-roof structure. The date this building was added is unknown, but construction details and evidence of "tie-in" to the existing cottage indicates that this is not an original structure.

We desire to demolish ONLY this structure. The original cottage will be protected and unaltered in the demolition process.

1029 NASSAU STREET
DELRAY BEACH, FLORIDA 33483

LOCATION MAP

C.S.1	COVER SHEET, ZONING, BUILDING, NOTES
A.1	FLOOR PLANS
A.2	ELEVATIONS
A.3	SECTIONS DETAILS
A.4	SCHEDULES NOTES
S.0	STRUCTURAL NOTES
S.1	FOUNDATION
S.3	SECOND FLOOR FRAMING
S.4	ROOF FRAMING
M.0	MECHANICAL NOTES
M.1	MECHANICAL PLANS & DETAILS
E.0	ELECTRICAL NOTES
E.1	POWER PLAN
E.2	LIGHTING PLAN
E.3	ELECTRICAL SCHEDULES DETAILS
P.0	PUMBINNG NOTES
P.1	PUMBINNG PLANS & SCHEDULES

1. MINOR INTERIOR REMODEL TO PROVIDE ACCESS TO THE GAME ROOM
2. A 2-STORY ADDITION ADDING 2-BEDROOMS AND A GAME/FAMILY ROOM
3. NEW CENTRAL/AC FOR THE ADDITION
4. NEW ELECTRIC SERVICE (FEEDING EXISTING PANELS)
5. PLUMBING TO ADD 1-FULL BATH, 1-1/2 BATH, & A BARKSCHENETTE

Zoning Info:

CITY OF DELRAY BEACH, FLORIDA
ZONING MAP DATE 1/2012, MAP #27
ZONE: R-1-A (SINGLE FAMILY RESIDENTIAL)
HASSAU STREET HISTORIC DISTRICT

LEGAL DESCRIPTION:

LOT 1, WHEATLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ZONING INFORMATION:

ZONE: R-1A (SINGLE FAMILY RESIDENTIAL)
 FLOOD ZONE:
 FLOOR ELEVATION: 7.32'
 SITE AREA: 5,404 sq ft
 EXISTING BUILDING AREA: (total) 1,592 sq ft
 existing house: 1,152 sq ft
 existing garage: 260 sq ft

PROPOSED BUILDING

proposed addition: 538 sq ft
demolished garage: (260) sq ft
IMPERVIOUS: [total: 1,304 sf]

Inventory: multiple fashion.

RATIOS:

total bids + improve:

percent imperv: (existing: 50% proposed: 55%)
PARKING PROVIDED: 2 off-street spaces

[illegible][illegible]

PROPOSED SITE PLAN
NOT TO SCALE

NOT TO SCALE

RECEIVED
FEB 25 2013

PLANNING & ZONING

PL 111-164 ARCO 17834
PL 111-164 ARCO 17834

FLORIDA:
16778 RIVERA PALMS DRIVE
JAY BEACH, FLORIDA 33444

NEW JERSEY:
26 SWEET OAK COURT
SOUTH HARBOR, NJ 08062

PH 201.462.7894

CONTACT: STEVE MURRAY

Steven W. Siebert
Architect

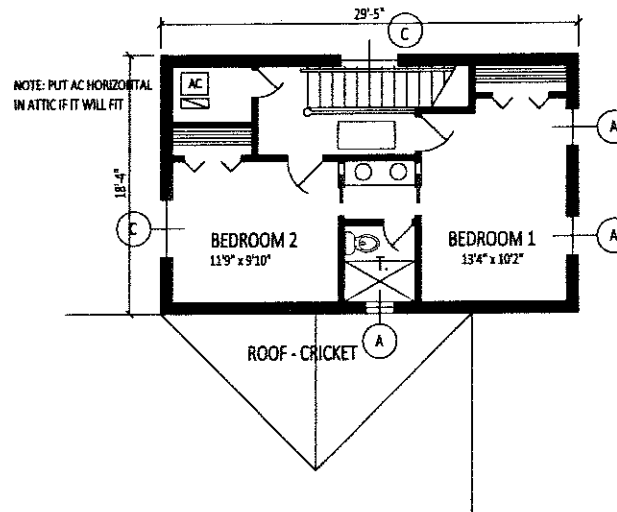
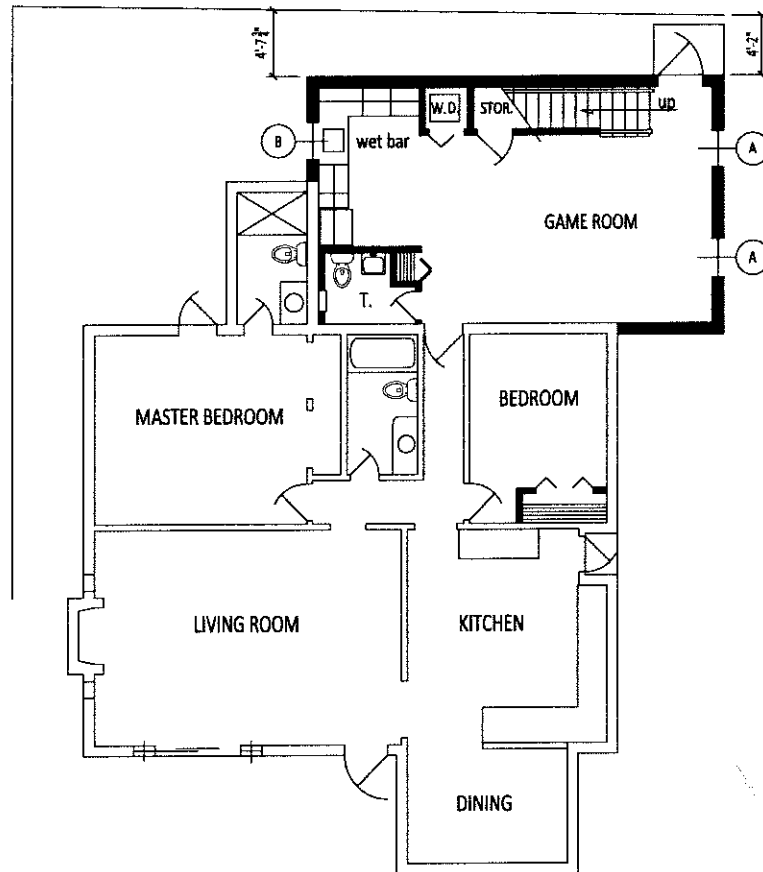
JIM & JANIE DOUGLAS
Owner & Contact

JIM DOUGLAS
2425 SW 110TH WAY
DAVIE, FL 33125-5129
(954) 947-6811

New Addition to: DOUGLAS RESIDENCE
POB:
1029 NASSAU STREET
DELRAY BEACH, FLORIDA 33483

DISTRIBUTION:	DATE:
COA APPLICATION	2.25.2013
DRAWN BY:	S/S

DRAWING NAME
COVER SHEET
SHEET NUMBER
CS.1



WINDOW & DOOR SCHEDULE

- A PROPOSED WINDOWS ARE JEN-WELD ALUMINUM-CLAD
- B DOUBLE HUNG UNITS WITH NOA-IMPACT/INSULATED
- C GLASS AND DIVIDED LITE PATTERN AS SHOWN ON
- D ELEVATIONS (UNITS WILL BE FINISHED WHITE)

NEW EXTERIOR DOOR SHALL BE A FLORE-DOOR, SOLID WOOD
SIMILAR TO EXISTING DOORS (WITH NOA RATING FOR LARGE-MISSILE)

FLORIDA
JEN WELD ALUMINUM-CLAD
DELRAY BEACH, FLORIDA 33483
NEW PROJECT
34 HAWTHORNE STREET
SOUTH PALM BEACH, FLORIDA
33409
PH: 561.885.1111
CONTACT: STEVE BERGEL
E. ADAMSON
ARCHITECT

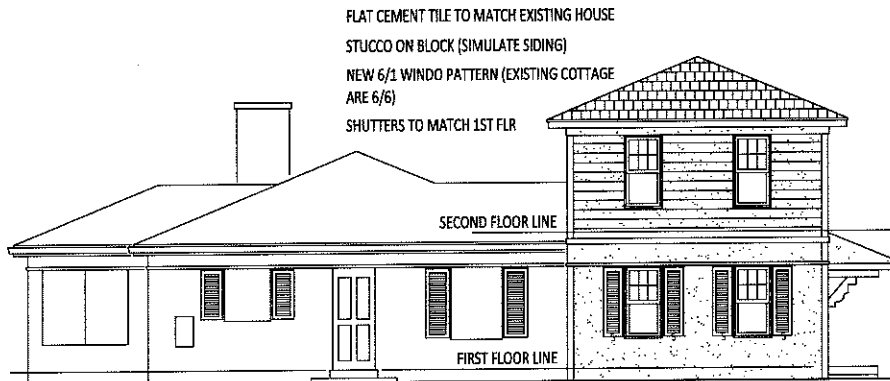
STEVEN W. BERGEL
ARCHITECT
1000 S. PALM BEACH AVENUE
SUITE 100
PALM BEACH, FLORIDA 33480
PH: 561.885.1111
CONTACT: STEVE BERGEL

JIM & JAMIE DOUGLAS
Owner & Contact
1000 S. PALM BEACH AVENUE
SUITE 100
PALM BEACH, FLORIDA 33480
PH: 561.885.1111

PROJECT
New Addition to: DOUGLAS RESIDENCE
P.M.
1029 NASSAU STREET
DELRAY BEACH, FLORIDA 33483

DESCRIPTION	DATE
CONSTRUCTION	12.20.2013

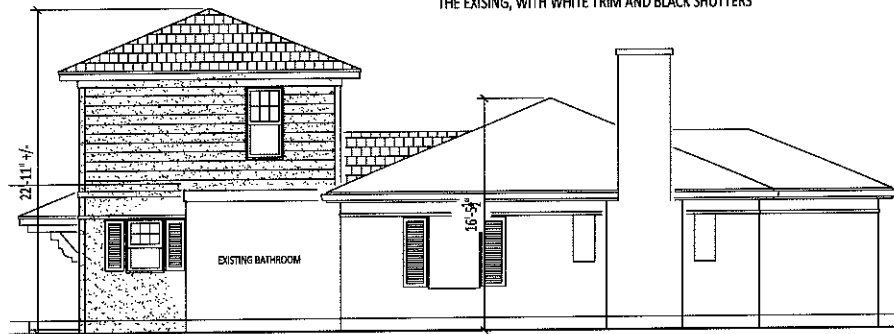
DRAWING NAME:
FLOOR PLANS
SHEET NUMBER:
A.1



PROPOSED EAST ELEVATION

1/4" = 1'-0"

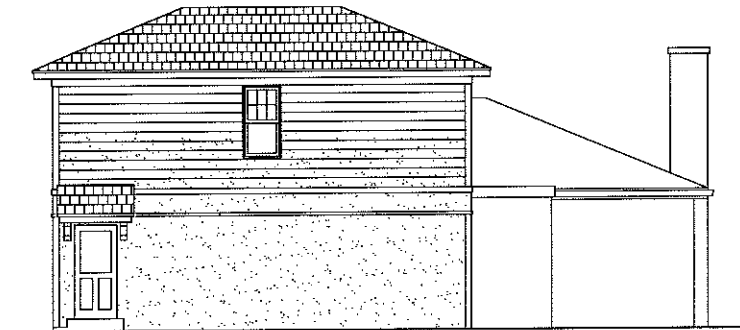
- NOTE:
- 1 WE PROPOSE TO CONSTRUCT THE FIRST FLOOR OF CONCRETE BLOCK AND FINISH WITH SMOOTH STUCCO (SIMILAR TO THE EXISTING)
 - 2 WE PROPOSE TO CONSTRUCT THE SECOND FLOOR OF CONCRETE BLOCK AND FINISH WITH SMOOTH STUCCO TO RESEMBLE SIDING.
 - 3 THE ADDITION WILL BE PAINTED THE SAME (BLUE/GREEN) COLORS AS THE EXISING, WITH WHITE TRIM AND BLACK SHUTTERS



PROPOSED EAST ELEVATION

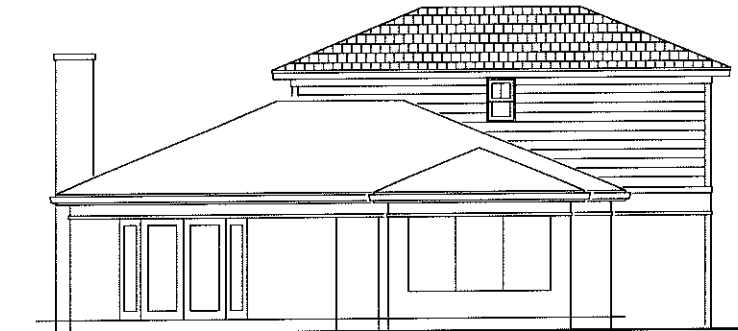
1/4" = 1'-0"

- 4 WINDOWS SHALL BE ALUMINUM CLAD WOOD WITH LARGE-MISSLE IMPACT GLASS AND (SIX OVER ONE) DIVIDERS AS SHOWN
- 5 WE PROPOSE TO INSTALL PAINTED WOOD SHUTTERS TO MATCH THE EXISTING COTTAGE ON THE GROUND FLOOR ONLY.
- 6 PROPOSED ROOFING MATERIALS SHALL BE FLAT CEMENT TILE TO RESEMBLE THE EXISTING HOUSE.



PROPOSED NORTH ELEVATION

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

FL. 10001796
N.C. 10001796

FLORIDA
JIM DOUGLAS ARCHITECTS, P.A.
1029 NASSAU STREET
DELRAY BEACH, FLORIDA 33483
NEW DELRAY
35 SWIFT ROAD, SUITE 100
SOUTH PALM BEACH, FLORIDA 33409
734.311.8074
CONTACT: STEVE BISHOP

Steven W. Support
Architect
Corporate
Kemper - Kuchert

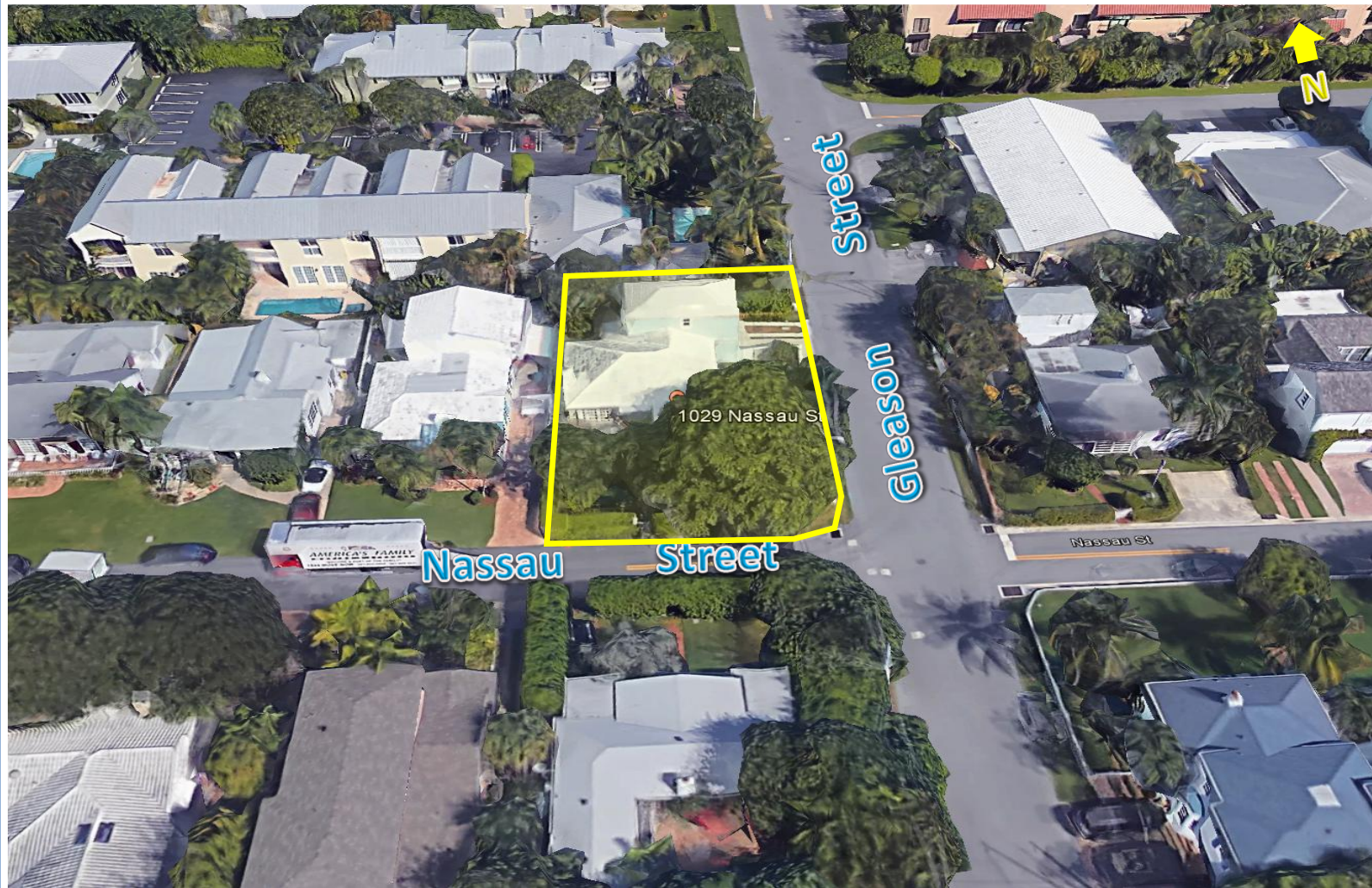
JIM & JANIE DOUGLAS
Owner & Contact
JIM DOUGLAS
2015 SW 15TH AVE
SUITE 100
FORT LAUDERDALE
(954) 674-1111

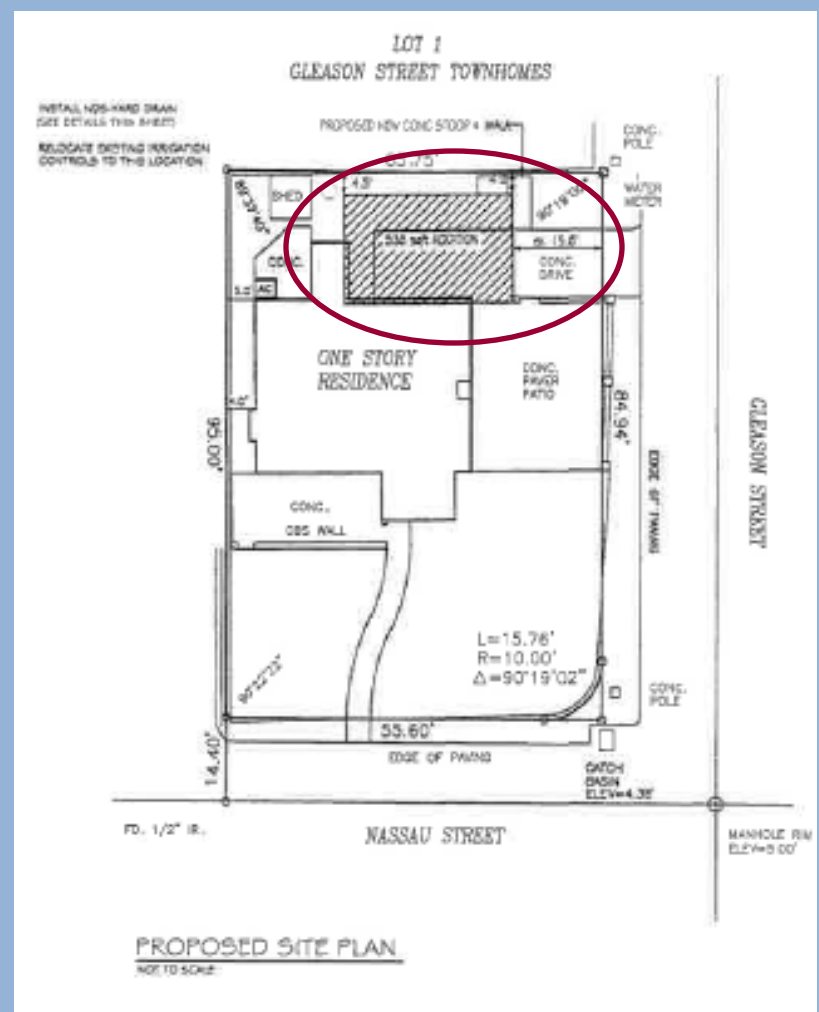
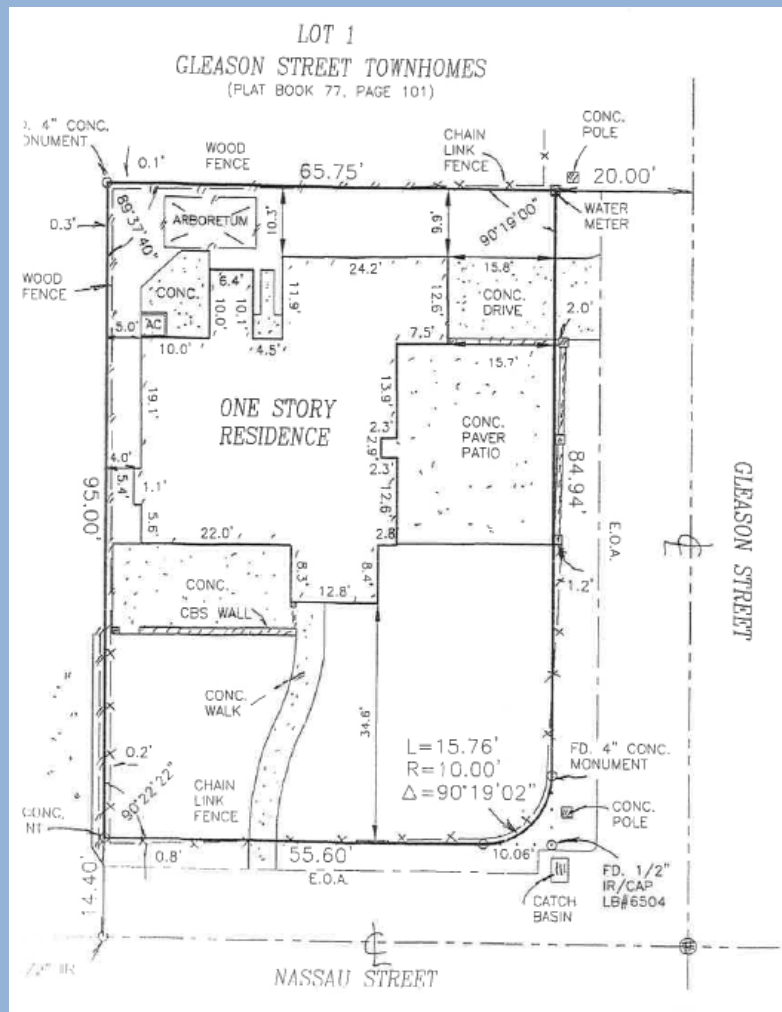
PROJECT
New Addition to: DOUGLAS RESIDENCE
FOR
1029 NASSAU STREET
DELRAY BEACH, FLORIDA 33483

DISTURBANCE:	DATE:
COA APPLICATION:	2.25.2013
DRAWN BY:	SW5

DRAWING NAME:
ELEVATIONS
SHEET NUMBER:
A.2

1029 Nassau Street, Nassau Historic District





1029 Nassau Street, Nassau Historic District

1029 Nassau Street
James & Janie Douglas

PHOTOGRAPHS

COA application
February 25, 2013





1029 Nassau Street, Nassau Historic District



1029 Nassau Street, Nassau Historic District

