



# CITY OF DELRAY BEACH

## DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1<sup>ST</sup> AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



### HISTORIC PRESERVATION BOARD STAFF REPORT

#### 249 Royal Court

Meeting	File No.	Application Type
June 1, 2022	2022-142	Certificate of Appropriateness

#### REQUEST

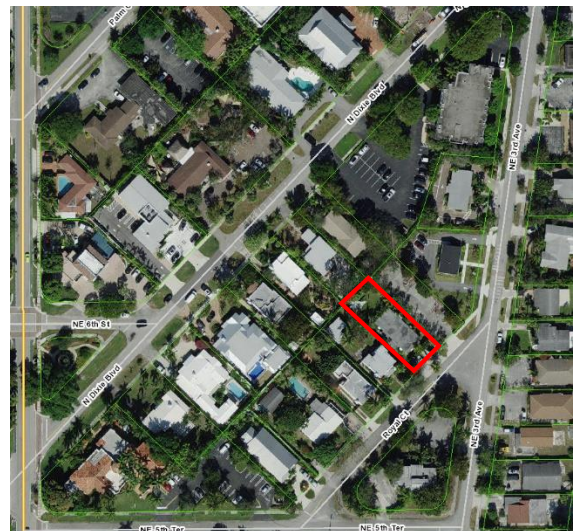
The item before the Board is consideration of a Certificate of Appropriateness (2022-142) for exterior modifications to a non-contributing duplex structure located at 249 Royal Court, **Del Ida Park Historic District**.

#### GENERAL DATA

**Owner:** Andrew and Brande Defilippis  
**Agent:** Steve Siebert Architecture, Inc.  
**Location:** 249 Royal Court  
**PCN:** 12-43-46-09-29-010-0230  
**Property Size:** 0.1607 acres  
**Zoning:** RO (Residential Office)  
**Historic District:** Del-Ida Park Historic District  
**Land Use:** Transitional (TRN)  
**Adjacent Zoning:**

- RO (North)
- RO (West)
- RO (South)
- RO (East)

**Existing Land Use:** Residential - Duplex  
**Proposed Land Use:** Residential - Duplex



#### BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of all of Lot 23, Block 10, Del-Ida Park. The property is located within the Locally Designated Del-Ida Park Historic District and currently contains a non-contributing, one-story Mid-Century Modern style duplex structure, constructed in 1956. With the recent 2020 Historic Resource Resurvey, this non-contributing structure has been recommended for reclassification as a contributing structure. The structure contains a flat roof comprised of composition roll with wide eaves, a stucco exterior, and one-over-one single hung aluminum windows with clam-shutter awnings.

In 2022, the structure was damaged by a fire, which affected the unit in the rear. Parts of the interior and the roof were affected the most. The subject request is a Certificate of Appropriateness (COA) for exterior modifications, specifically the following:

- Replacement of an existing damaged roof system with a new flat roof system
- Raising the roofline 18"
- Replacement of the windows and doors with impact glass, with no new openings proposed.

The COA request is now before the board.

<b>Project Planner:</b> Michelle Hewett, Planner, hewettm@mydelraybeach.com Michelle Hoyland, Principal Planner, hoylandm@mydelraybeach.com	<b>Review Dates:</b> HPB: June 1, 2022	<b>Attachments:</b> 1. Plans 2. Justification Statements 3. Photographs 4. Color and Materials
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## 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.

### **ZONING AND USE REVIEW**

**Pursuant to LDR Section 4.4.17(F)(1) – Residential Office (RO) Development Standards:**

The existing use is a duplex, and the proposed use will remain the same. This use is consistent with the Residential Office Zoning.

**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 subject request is for replacing the damaged roof, raising the existing roofline, and the replacement of windows and doors with impact glass on a duplex structure. The structure has been considered with respect to improvements.

### **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)(c)(4) – Minor Development.**

The subject application is considered "Minor Development" as it involves "the construction, reconstruction, or alteration of less than 25 percent of the existing floor area of the building and all appurtenances" to an existing, non-contributing duplex structure located within the Del Ida Park Historic District.

**Pursuant to LDR Section 4.5.1(E)(3) – Buildings, Structures, Appurtenances and Parking:** Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

**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.

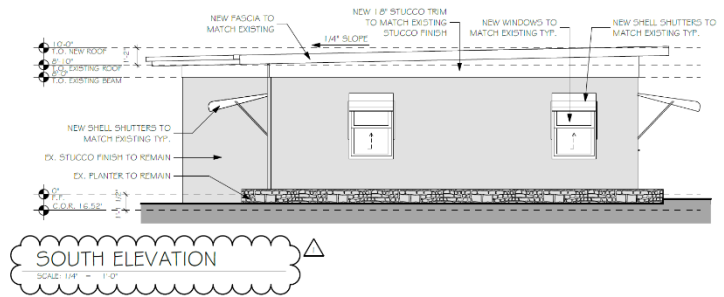
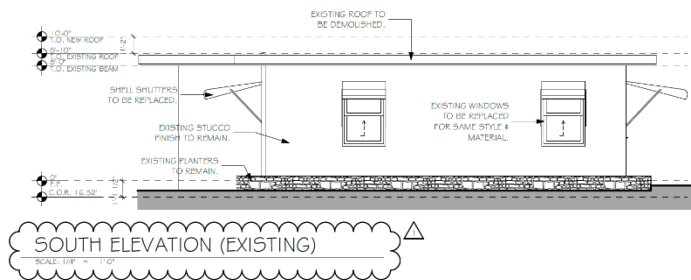
**Standard 10**

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 2, 5, and 9 are applicable. As the current roof system was damaged by a fire, a new roof system is to be applied.

The proposed alteration places a 10"-18" cap on top of the existing structure, providing for a new asymmetrical roof design, in a Mid-century Modern design. The proposed alteration to the non-contributing structure is minor in nature and is not anticipated to have a negative effect on the structures ability to qualify as a contributor, should it be reclassified in the future. All Historic materials are proposed to be restored and replaced. Additionally, raising of the roof is meant to prevent pooling of

water on top of the roof. The additional material needed for the raised roofline is to match the existing structure (i.e. wood trim & stucco patterns).



In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

ROOFS	
RECOMMENDED	NOT RECOMMENDED
<p><b>Replacing</b> in kind an entire roof covering or feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such a feature could include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not feasible, then a compatible substitute material may be considered.</p>	<p>Removing a feature of the roof that is unreparable and not replacing it, or replacing it with a new roof feature that does not match.</p>
<p>Replacing only missing or damaged roofing tiles or slates rather than replacing the entire roof covering.</p>	<p>Using a substitute material for the replacement that does not convey the same appearance of the roof covering or the surviving components of the roof feature or that is physically or chemically incompatible.</p>
<p>Replacing an incompatible roof covering or any deteriorated non-historic roof covering with historically-accurate roofing material, if known, or another material that is compatible with the historic character of the building.</p>	<p>Failing to reuse intact slate or tile in good condition when only the roofing substrate or fasteners need replacement.</p>

For the proposed replacement of the existing windows to impact glass, no new openings will be created and white aluminum frames with clear, no tint, non-reflective glass will be utilized. These are considered compatible materials within the historic district and match the existing structure.

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(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(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.
- l. **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.

With respect to **Height, Relationship of Materials and Color, Proportion of Openings (Windows and Doors)**, and **Roof Shapes**, the proposed roof modification is slightly higher than the original structure and compatible with roof heights and design of other Mid-century Modern style structures within the district. The proposed alteration to the roof shape, particularly the slope can be determined to be visually compatible for the Mid-century Modern style non-contributing structure. The materials for both the windows and roof modification will not introduce inappropriate materials nor inappropriate exterior colors to the existing structure. For the windows and doors, no new openings are proposed so they will remain visually compatible with the structure and district. As the property is proposed to be reclassified to contributing, it is important that materials and alterations made to the property be compatible with the existing structure and Historic District.

**Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), Architectural (appearance) elevations, Findings.** At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18.

An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.

**Pursuant to LDR Section 4.6.18(A), Minimum requirements.**

- (1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.**
- (2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.**

**Pursuant to LDR Section 4.6.18(E), Criteria for board action. The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.**

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.**
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.**
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.**

The proposal can be considered to be designed with good taste and is not expected to cause any harm with regards to the nature of the local environment or it's evolving environment to deprecate in value. The proposal can be considered in harmony with other proposed developments in the general area and within the historic district.

## **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:

**HPE Objective 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 the exterior modifications to an existing structure, including a new roof system, raised roofline, and replacement of windows and doors. 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 Residential Office type uses. The proposal is consistent with the subject Objective.

**HPE Policy 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 proposal includes a series of exterior modifications to a non-contributing structure. As the property is proposed for reclassification, it is important that the alterations made to the property are found 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", which they are.

<b>ALTERNATIVE ACTIONS</b>
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- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2022-142), for the property located at **249 Royal Court, Del Ida Park 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 (2022-142), for the property located at **249 Royal Court, Del Ida Park 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:
- D. Deny Certificate of Appropriateness (2022-142), for the property located at **249 Royal Court, 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.

<b>PUBLIC AND COURTESY NOTICES</b>	
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<input checked="" type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on (05/25/22), 5 working days prior to the meeting.
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Del-Ida Park Homeowners Association