



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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



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HISTORIC PRESERVATION BOARD STAFF REPORT

Sundy House

Meeting

January 4, 2023

File No.

2023-015

Application Type

Certificate of Appropriateness

REQUEST

The item before the Board is consideration of a Certificate of Appropriateness (2023-015) for a color change and exterior modifications to the existing structure known as **Sundy House, Individually listed to the National Register of Historic Places**, at **106 South Swinton Avenue**, and located within the Old School Square Historic District.

GENERAL DATA

Owner: Sundy Village West, LLC

Agent: Covelli Design Associates, Inc.

Location: 106 S. Swinton Avenue (yellow circle on aerial)

PCN: 12-43-46-16-01-061-0090

Project Name: Sundy Village (outlined in red on aerial)

Project Size: 6.902 Acres

Project Zoning: OSSHAD, OSSHAD w/ CBD Overlay

LUM: HMU (Historic Mixed Use)

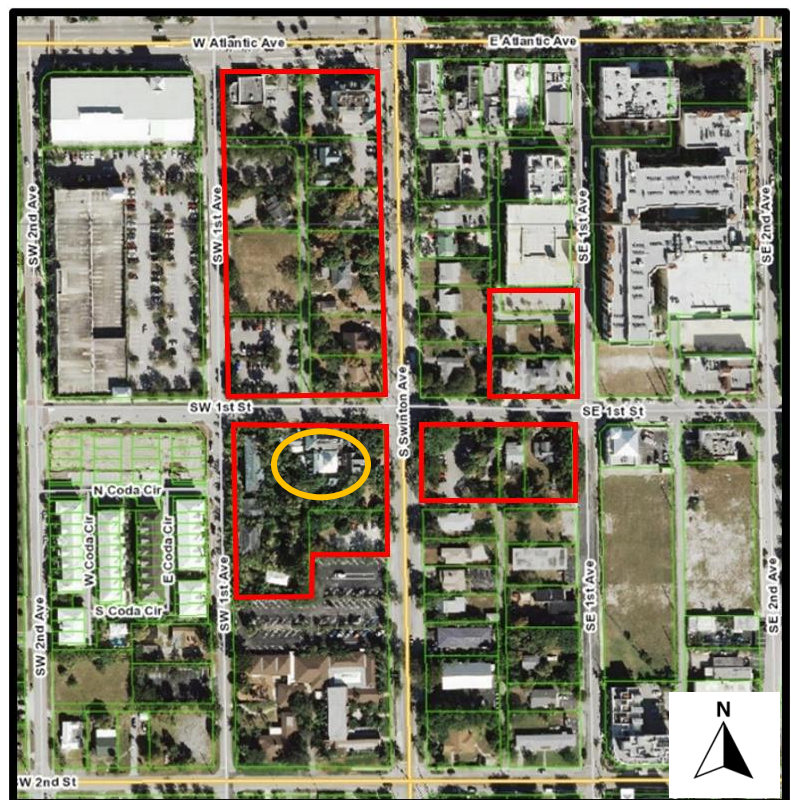
Historic District: Old School Square Historic District

Adjacent Zoning:

- North: OSSHAD, OSSHAD w/ CBD Overlay
- East: OSSHAD
- South: CF
- West: CBD and CF

Existing Land Use: Residential, Commercial, and Residential-type Inn

Proposed Land Use: Residential, Commercial, and Residential-type Inn



BACKGROUND AND PROJECT DESCRIPTION

The structure known as The Sundy House was constructed in 1902. The Sundy House, which was individually listed to the National Register of Historic Places in 1992, is located within the Old School Square Historic District. The wood framed Queen Anne style structure was constructed out of Dade County pine and was originally built as the city's first church, bank, and schoolhouse.

Project Planner:

Katherina Paliwoda, Historic Planner, paliwodak@mydelraybeach.com
Michelle Hoyland, Principal Planner, hoylandm@mydelraybeach.com

Review Dates:

HPB: January 4, 2023

Attachments:

1. Justification Statements
2. Photographs
3. Color and Materials

In 1998, a conditional use request was approved by the City Commission for Sundy House (Lots 1-3, Sundy Estates Subdivision) to allow for 11 Residential-Type Inn units. The Class V Site Plan for the Sundy House and Inn was approved by the HPB on March 18, 1998. The Sundy House property is now part of the larger mixed-use development known as Sundy Village, which spreads over 4 blocks to the north and west of the Sundy House.

The request before the board is limited to modifications to the historic Sundy House. The specific requests are listed below:

- Removal of the existing non-contributing open-air gazebo, covered walkway, and reception area additions located on the front (east) elevation of the original structure.
- Change the material of the existing vinyl/canvas awning to steel and glass for the non-contributing addition to the rear of the original structure.

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.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.24(A)(1)- Provide for mixed uses of residential, office, and commercial activities, with an emphasis on the arts, that will encourage the restoration or preservation of historic structures and yet maintain and enhance the historic and pedestrian scale of the area.

The proposal meets the intent of this standard as the structure contains a mix of uses including residential-type inn, restaurant, and office.

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)(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 a color change and exterior modifications to the existing individually designated property.

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.

SECRETARY OF THE INTERIOR'S STANDARDS

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, 4, 5, and 10 are applicable. The subject proposal consists of a color change and exterior modifications to the existing individually designated structure. With regard to use, no changes are proposed. The removal of the additions to the front elevation will restore the original front façade of the historic Queen Anne structure. The removal of the non-contributing parts will not cause harm to the historic structure. The original front five-side porch is to be restored to the front of the structure. Original design characteristics are also to be repaired and replaced such as the horizontal wood lapped siding, decorative wood brackets on the gable peak, turn wood columns and cross wood brackets on the porch, and balustrade railings to match existing. Existing windows are to be replaced with impact glass with bronze aluminum frames. There are no changes to the size and style of the single and double hung windows. It is noted that the existing window frames on the historic structure are currently a blue hue. According to the Secretary of the Interior Standards for Rehabilitation, window frames that have originally been painted, should remain so. Bronze frames are not a historic finish type for the 1902 building, where the windows would have originally been wood and painted with a color not likely to be bronze. Therefore, the board must determine whether the change to bronze from blue is an appropriate window frame color for the historic structure. Otherwise, the proposal can be considered compatible within the historic district and the site.

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 **Relationship of Materials and Color** the proposal includes the color change of the walls to be OC-72 "Pink Damask", trim railings, and columns to be OC-76 "Old Country", shutters and awnings HC-79 "Greenbrier Beige", fascia to be 2053-10 "Mallard Green" and windows to be aluminum bronze. The proposal also includes the original front five-side porch to be restored on the front of the

structure. Original design characteristics are also to be repaired and replaced such as the horizontal wood lapped siding, decorative wood brackets on the gable peak, turn wood columns and cross wood brackets on the porch, and balustrade railings to match existing.

The change of materials from the existing canvas/awning covered structure located to the rear of the main historic structure to the use of steel and glass as an exterior material can be considered appropriate, as the fenestration pattern of the glass and **Roof Shape** is visually compatible with the lines and overall design of the existing structures. In addition, as the new door heights and size match the doors on the existing structures, the glass addition should use the same muntin pattern on the doors to create a more cohesive design and appropriate aesthetic on the historic building. The Board should consider whether this minor modification should be incorporated into the proposed revisions.

With regard to **Directional Expression of Front Elevation and Architectural Style**, the proposal to remove the additions to the front, elevation of the main structure will bring back the original front porch design and allow the entrance to the building to be more prominent, while also restoring an important feature that is common on Victorian, Queen Anne style architecture.

The request can be considered appropriate to the standards.

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 Policy 1.4.1 - Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines. The proposal includes color changes and exterior modifications to the historic structure. The proposed modification to the property can be 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".

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2023-015), for the property located at **Sundy House, Individually Listed to the National Register of Historic Resources**, 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 (2023-015), for the property located at **Sundy House, Individually Listed to the National Register of Historic Resources**, 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 conditions.
- D. Deny Certificate of Appropriateness (2023-015), for the property located at **Sundy House, Individually Listed to the National Register of Historic Resources**, 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	
<input checked="" type="checkbox"/> Courtesy Notices are not required for this request.	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on (12/27/22), 5 working days prior to the meeting.