



# CITY OF DELRAY BEACH

## DEPARTMENT OF DEVELOPMENT SERVICES

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### HISTORIC PRESERVATION BOARD STAFF REPORT

#### 229 Venetian Drive

#### Meeting

January 4, 2023

#### File No.

2023-006

#### Application Type

Certificate of Appropriateness

#### REQUEST

The item before the Board is consideration for a Certificate of Appropriateness (2023-006) associated with exterior modifications to the existing one-story, contributing duplex structure located at **229 Venetian Drive** within the Nassau Park Historic District.

#### GENERAL DATA

**Owner:** The Mark V. Holden Legacy Trust

**Agent:** Hillary McClain

**Location:** 229 Venetian Drive

**PCN:** 12-43-46-16-14-005-0042

**Property Size:** 0.1266 Acres

**Zoning:** RM (Multiple Family Residential)

**FLUM:** MD (Medium Density Residential)

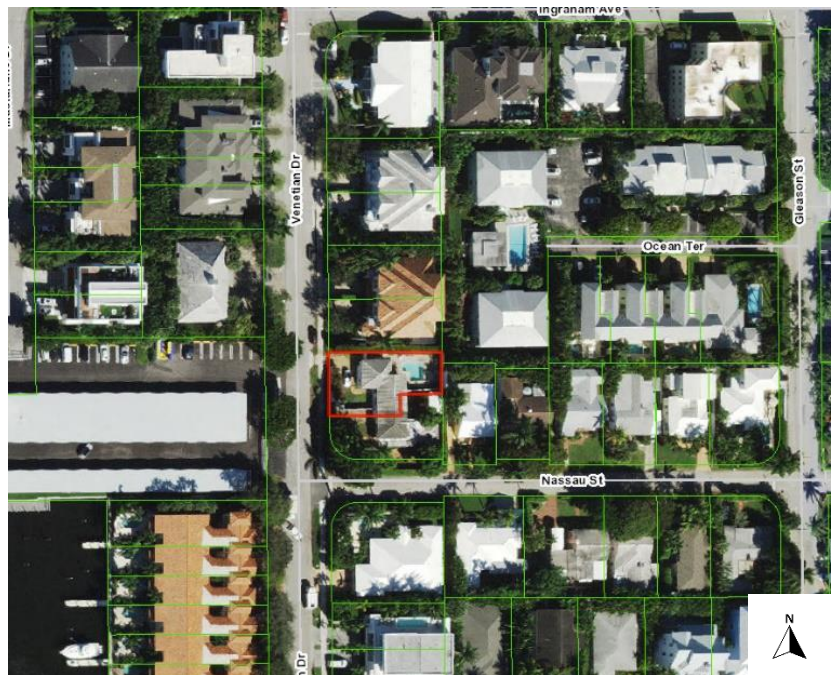
**Historic District:** Nassau Park Historic District

#### Adjacent Zoning:

- North, West, South: RM
- East: R-1-A - Single Family Residential

**Existing Land Use:** Residential

**Proposed Land Use:** Residential



#### BACKGROUND AND PROJECT DESCRIPTION

The 0.1266-acre subject property is located at the northwest corner of Venetian Drive and Nassau Street and contains a circa 1949 duplex structure constructed in the Minimal Masonry architectural style. Specifically, the structure features architectural details common in South Florida including a barrel tile roof, covered entryway, and a large, paned picture window. The structure is approximately 1298 sq. ft. and is considered a contributing structure within the Nassau Park Historic District. The subject unit, 229 Venetian Drive, is to the north of the second unit 231 Venetian Drive.

In 1958, a porch was added to the rear of the structure. In 1989, two permits were approved for the construction of a garage in the front of the property and pool/tiki hut at the rear of the property. The existing structure has a hipped barrel tile roof, with the existing porch located on the east side of the

#### Project Planner:

Michelle Hewett, Planner, hewettm@mydelraybeach.com  
Katherina Paliwoda, Planner, paliwodak@mydelraybeach.com

#### Review Dates:

January 4, 2023

#### Attachments:

1. Plans, Survey, & Renderings
2. Photographs
3. Color & Materials
4. Justification Statements

building under a flat roof which runs along the east elevation. The entrance is located on the east side of the building with 15-lite French doors.

The subject Certificate of Appropriateness (COA) request is for exterior modifications to the existing contributing structure, specifically as follows:

- Installation of a new open air front porch with trellis;
- Replacement of windows to impact resistant;
- Removal of the garage door for conversion to additional living space; and,
- Installation of a new pool, fountain, and hardscape modifications.

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 USE AND REVIEW

**Pursuant to LDR Section 4.4.6(F)(1) – Medium Density Residential (RM) Development Standards:**

The provisions for duplex shall apply. The proposed use will remain the same (residential duplex), which is a permitted used within the Medium Density Residential zoning district.

**Pursuant to LDR Section 4.3.4(K),** Development Standards, properties located within the RM zoning district shall be developed according to the requirements noted in the chart below.

DEVELOPMENT STANDARDS	REQ'D	EXISTING	PROPOSED
<b>SETBACKS (MINIMUM)</b>			
FRONT (WEST)	25'	25'	No Change
SIDE INTERIOR (SOUTH)	0'	0'	No Change
SIDE INTERIOR (NORTH)	7' 6"	9' 10"	No Change
REAR (EAST)	10'	41' 4"	No Change
HEIGHT	35' (MAX)	23' 2"	No Change

**Pursuant to LDR Section 4.3.4(H)(4)(c), Structures allowed in setbacks. Fish or lily ponds, not to exceed a depth of 24 inches.**

The request includes a small water feature on the front (west) side of the main structure that measures 12" deep. As the proposed water feature does not exceed 24", it is allowed within the setback.

**Pursuant to LDR Section 4.6.15(G) Swimming Pool - Yard encroachment. Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).**

A modification to an existing swimming pool is proposed in the rear (east) of the property, within the rear setback. The proposed pool modification is 10' from the rear property line and all hardscaping is

proposed to be 6'3" from the rear property line. The proposed modification meets the swimming pool requirements.

#### **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) – Major and Minor Development.**

The subject application is considered "Minor Development" as it involves "the alteration of less than 25 percent of the existing floor area of the building and all appurtenances".

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)(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 the installation of a 133 square foot trellis with a concrete slab to the front (west) of the existing structure. The proposal also includes replacement of windows, hardscape modifications, and exterior modifications. The original design of the existing historic structure has been considered with respect to the proposed modifications and site improvements.

**Parking:** Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

The property currently contains a driveway and one-car garage in the front of the structure. The subject proposal includes the conversion of the garage to additional living area. The existing parking area within the front yard is an existing non-conformity due to its width but will be maintained with the new request. The parking area will be finished with gravel contained by a brick paver border, which is appropriate for properties within historic districts. The existing masonry block wall along Venetian Drive will assist in screening the parking from the right-of-way, and the removal of the garage door will support the historic character of the property.

### **Pursuant to LDR Section 4.6.9 - Off-street parking regulations**

There are no proposed changes to the driveway location on the north side of the property, as there is an existing 6' concrete wall to remain, and the current driveway location is 5' from the property line. Duplexes are required to provide two off-street parking spaces per unit, which can also be in a tandem configuration provided the spaces do not impede parking for another unit.

### **SECRETARY OF THE INTERIORS STANDARDS**

**Pursuant to LDR Section 4.5.11(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 1, 2, 5, 9, and 10 are applicable to this request. The subject proposal consists of the construction of a 133-square foot trellis structure in the front (west) of the existing historic structure. Additional exterior modifications to the front of the property include a fountain, removal of the garage door for its conversion to additional living space, and removal of existing hardscape for new paver walkways and two new parking spaces. In the rear (east), a new pool with a paver deck is proposed. The proposal does not modify the defining characteristics of the historic structure meeting the intent of Standard 1. Additionally, the proposed use will remain as a duplex structure as it was traditionally, keeping its original historic purpose.

Regarding Standard 2, the modifications are not proposed to remove or alter the existing structure. All materials are proposed to match existing or use an appropriate material for structures in historic districts. These materials can be considered appropriate for the architectural style. Regarding Standards 5, 9, and 10, the minimal masonry architectural style is not proposed to change as most modifications are ground level improvements. The trellis is proposed in the front of the structure including a slab; however, it is not attached and can be removed in the future, so the integrity of the historic property would be unimpaired. The garage conversion involves the removal of a non-original garage door, and the proposed replacement of the single hung window can be seen as appropriate to the structure. The historic integrity of the historic structure is not anticipated to be harmed with the proposed alterations.

**Pursuant to LDR Section 4.5.1I(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 4.5.1I(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 4.5.1I(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 regards to **Height**, the proposed trellis feature is to be located on the south of the front façade. It is proposed to be lower than the roof overhang, both the trellis and slab combined. An existing site wall is proposed to be removed and relocated more south for the proposed trellis. While this is visible from the public right-of-way, it is not an enclosed structure and not attached the existing structure. Additionally, it located on the front façade though not forward of the entire existing residence. A fountain is proposed in the front setback and will not overwhelm the existing structure due to its proposed height of 4'-10" and its location along the south property line. All other proposed features are ground level improvements. Regarding **Rhythm of entrance and/or porch projections**, there are porch features throughout the district that this proposed trellis emulates, as it is positioned over the front entrance. The trellis can be considered visually compatible with the minimal masonry style structure and for the historic district.

Regarding **Relationship of Materials and Color**, the proposed trellis is specified to be white aluminum, which is a typical color and material for historic districts/structures. The exterior of the structure is proposed to be painted "Swiss coffee", a "muted" color and generally appropriate for the structure. Brick pavers are proposed for all walkways in the front of the property, gravel is proposed for the driveway and stone pavers are proposed for the area around the fountain. The fountain itself is to be detailed with tile and a cast stone surround. In the rear, the proposed decking for the pool is cast stone pavers in the color "Mizner". For the roof, gray barrel tile is proposed to match the existing roof, as well as the adjacent residence to the south. The proposed materials can be considered to be appropriate for the historic structure. All **windows and doors** are proposed to match the existing in color and material, as they will be white aluminum frames with clear glass. The windows are proposed to be changed from horizontal roller to single hung, which is considered appropriate to the district and structure, where horizontal roller would not be. The sliding glass doors in the rear are proposed to be replaced with French doors with white aluminum frames. Shutters and a pedestrian gate are proposed to be aluminum and painted "Woodlawn blue". The front door is proposed to be replaced with stained wood as the material for the new door.

The **roof** profile is not proposed to change with the replacement of the barrel tile. With respect to **rhythm of solids to voids**, the existing front facing garage door is proposed to be removed and replaced with a single hung window for additional living space. Where a large expanse of blank wall would be after removal, the placement of a window ensures adequate rhythm of solids to voids along the front (west) elevation. The proposed window pattern can be considered appropriate to the architectural style, existing structure, and 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 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 development proposal involves exterior modifications to the existing structure on the subject property. With respect to the adjacent land uses, the property is in an area surrounded by a mix of residential uses including single-family residential homes, duplexes, and multi-family structures. The proposal can be found to be consistent with the requirements of the Comprehensive Plan, and the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

## SITE PLAN TECHNICAL ITEMS

1. That all existing and proposed hardscaping materials are labeled on the site plan.
2. That the parking space dimensions indicate a width of 9 feet, whereas 8 feet six inches is specified.

## ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2023-006), for the property located at **229 Venetian Drive, Nassau 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 (2023-006), for the property located at **229 Venetian Drive, Nassau 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 conditions.
- D. Deny Certificate of Appropriateness (2023-006), for the property located at **229 Venetian Drive, Nassau 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.

## PUBLIC AND COURTESY NOTICES

<input checked="" type="checkbox"/> Courtesy Notices are not applicable to 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 meeting.
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