



HISTORIC PRESERVATION BOARD STAFF REPORT

125 NE 1st Avenue

Meeting	File No.	Application Type
February 7, 2024	2023-201	Certificate of Appropriateness

REQUEST

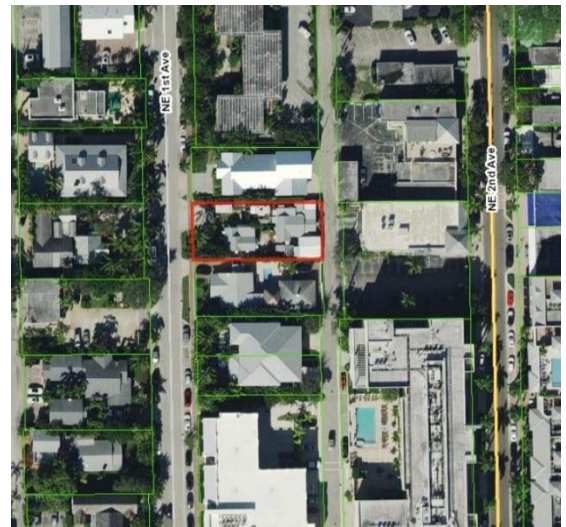
The item before the Board is consideration of a Certificate of Appropriateness (2023-201) for the construction of a porch, exterior modifications, and ground level improvements to two contributing, single-family residences located at **125 NE 1st Avenue, Old School Square Historic District**.

GENERAL DATA

Owner: 125 Delray, LLC
Location: 125 NE 1st Avenue
PCN: 12-43-46-16-01-075-0041
Property Size: 0.17 acres
Zoning: Old School Square Historic Arts District
Historic District: Old School Square Historic District
Land Use: Historic Mixed Use (HMU)
Adjacent Zoning:

- OSSHAD (North)
- OSSHAD (West)
- OSSHAD (South)
- CBD (East)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of the North 57.375 feet of Lot 4, Block 75, Town of Linton N/K/A City of Delray Beach. The property is located within the Locally & Nationally Designated Old School Square Historic District and currently contains two contributing, 1949 one-story Frame Vernacular style, single-family residences. City records indicate that the structure was remodeled and shifted on the site in 1952. The structures contains original wood casement windows on the main structure, enclosed side porch with aluminum awnings, two windows by the front door covered by screens. The original wood Frame Vernacular structure has been clad in vinyl siding, with the original windows remaining with louvered shutters, clamshell awnings, and a gable on the gable roof.

The subject structures were remodeled by Samuel Ogren Sr., who was Delray’s most prolific architect during the real estate boom. This included an entry to the south of the rear structure, an open-air porch to north of the rear structure, and a porch to the north of the front structure. It is also noted that the rear structure may have been the main residence, as its size is larger, and is labeled as “building #1” on floor plans.

<p>Project Planner: Michelle Hewett, Planner, hewettm@mydelraybeach.com Katherina Paliwoda, Historic Planner, paliwodak@mydelraybeach.com</p>	<p>Review Dates: February 7, 2024</p>	<p>Attachments:</p> <ol style="list-style-type: none"> 1. Plans 2. Justification Statements 3. Photographs 4. Color and Materials
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A series of modifications were made to the site and structures that were not permitted, including a series of sheds/covered storage areas, removal and reconfiguration of windows/doors, and installation of vinyl siding. The modifications on the site were removed, also without permit, and as a result, code enforcement violation was issued for the property (case #23-3715). The subject COA was submitted as a result of that violation and a building permit (#23-211893) was also submitted. The proposed alterations require a Certificate of Appropriateness application and review by the Historic Preservation Board.

The subject request is for the addition of a porch to the rear contributing structure, ground level improvements, replacement/reconfiguration of windows and exterior doors, and a new metal shingle roof in mill finish. The request is now before the board.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the 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(B) – Old School Square Historic Arts District (OSSHAD)
Principal Uses:

The existing use is a single-family residence, which is a permitted use within the OSSHAD zoning district. The proposed use will remain the same.

Pursuant to LDR Section 4.3.4(K) – **Development Standards.**

Development Standards, properties located within the OSSHAD zoning district shall be developed according to the requirements noted in the chart below.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
SETBACKS (MINIMUM)			
FRONT (WEST)*	25'	35.8'	No Change
SIDE INTERIOR (NORTH)	7'6"	7'6"	No Change
SIDE INTERIOR (SOUTH)	7'6"	16.6'	11'
REAR (EAST)**	10'	6.1'*	No Change
HEIGHT	35' (MAX.)	12'7"	No Change

* existing non-conformity

Pursuant to LDR Section 4.6.14 – **Sight Visibility – Driveway intersecting street or alley. The are on both sides of a driveway formed by the intersection of a driveway and a street or alley with a length of ten fee along the driveway, a length of ten feet along the street or alley right-of-way and the third side being a line connecting the ends of the other two lines**

The existing rear wood fencing is proposed to be removed for the planting of a hedge along the rear. A sight plan technical item has been added that the hedging can be no taller than 3 feet to ensure the requirements of this code section are met.

Right-of-Way Dedication

Pursuant to LDR Section 5.3.1, Right-of-way dimensions and dedications, whether public or private, shall be consistent with Table MBL-1 “Street Network and Classification Improvements”

of the Mobility Element, providing for coordinate rights-of-way dedications with the Florida Department of Transportation and Palm Beach County. Pursuant to LDR Section 5.3.1 and the City Engineer, Alleys are required to be a 20' right-of-way.

A 5' dedication is required, along NE 1st Avenue. The dedication has been illustrated on the site plan, with all proposed modifications meeting the required setbacks. An added site plan technical item is that the right-of-way dedication be completed prior to issuance of a building permit. Preliminary engineering plans are pending review and approval from the city engineer, that also indicate the right-of-way dedication along with pertinent engineering information.

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 construction, reconstruction, or alteration of a building in excess of 25 percent of the existing floor area, 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:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

The existing front porch of the front structure includes widening of the steps to match the width of the concrete slab. The proposed porch on the rear structure will also have new steps. All porches are proposed to have 3'6" black aluminum railings. Neither of the steps are proposed to be within the front setback. There is no concern with either the location or appearance of the steps and railings proposed in relation to the existing structures.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.**
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.**
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.**
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.**
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.**

The existing rear wood fencing is proposed to be removed for the planting of a hedge. Along the existing steps and on the porch itself, for both structures, new 3'6" black aluminum railings are proposed.

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.**

Currently, a driveway exists in the front of the property and along the alley in the rear. The project proposes to replace the existing gravel and concrete parking spaces with paver bricks. Pavers are a material commonly used in historic districts and can be seen as an appropriate material. The orientation of the parking spaces includes one in the rear and one in the front. While parking should typically be located to the side or rear, the use is residential where parking in the front yard is more common. Additionally, the parking configuration is an existing configuration on the site.

Pursuant to LDR Section 4.6.9(D)(2)(b) When the parking is adjacent to an alley and the parking space and alley have a combined minimum depth of 42 feet and a minimum width of ten feet and the location of parked vehicles does not impair sight distance of pedestrians or vehicles utilizing the alley.

The proposed parking in the rear is to comply with the requirements of this section.

Pursuant to LDR Section 6.1.4(C)(3)(b) No driveway shall be located within five feet of a property line except on the zero lot line side of a zero lot line development lot.

The proposal includes the installation of pavers where the existing gravel driveways are located. The existing driveways do not meet the required 5' minimum setback from the property line, where the proposed driveway configuration will be in compliance with this requirement.

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 construction of a porch on the side of the rear structure, exterior modifications, and ground level improvements to contributing one-story residences. The original design of the existing structures has been considered with respect to improvements.

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, 5, 6, 9, and 10 are applicable. The subject proposal consists of the construction of a new porch on the south elevation of the rear contributing structure. Exterior modifications, and ground level

improvements are also proposed to the site. These include the installation of pavers where the existing gravel parking exists, widening of the existing porch steps of the front structure, the installation of railings along existing porches to both the front and rear structure, installation of a metal shingle roof on both structures, and replacement/reconfiguration of existing windows/doors on both structures. With regards to **Standards 1, 2, and 5**, the existing structure on the property was constructed in 1949 with two residential structures on the lot, therefore the historic use of the site will remain the same. Both structures are proposed to have 3'6" high aluminum railings installed on/around the porches. The rear structure is proposed to restore the appearance of an entry on the south elevation, as it was originally designed and constructed. The current configuration of the rear structure contains an enclosed porch to the north with an entry and stoop facing NE 1st Avenue. With the driveways and porch addition to the existing contributing structure, the original residence's façade, distinctive features, and design will be restored.

ENTRANCES AND PORCHES	
RECOMMENDED	NOT RECOMMENDED
<i>The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.</i>	
Designing the Replacement for Missing Historic Features	
Designing and installing a new entrance or porch when the historic feature is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic entrance or porch to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating an inaccurate appearance because the replacement for the missing entrance or porch is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.
Alterations and Additions for a New Use	
Enclosing historic porches on secondary elevations only, when required by a new use, in a manner that preserves the historic character of the building (e.g., using large sheets of glass and recessing the enclosure wall behind existing posts and balustrades).	Enclosing porches in a manner that results in a diminution or loss of historic character by using solid materials rather than clear glazing, or by placing the enclosure in front of, rather than behind, the historic features.
Designing and constructing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the building (i.e., ensuring that the new entrance or porch is clearly subordinate to historic primary entrances or porches).	Constructing secondary or service entrances and porches that are incompatible in size and scale or detailing with the historic building or that obscure, damage, or destroy character-defining features.

Regarding **Standard 6**, a series of inappropriate and unpermitted modifications were made over the years including vinyl siding, cutting and deleting window openings, and shed additions. The sheds were removed (without a permit), which exposed the early deterioration in the siding. The proposal includes the removal of the added siding, expose the wood siding and repair and replace as needed.

WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS	
RECOMMENDED	NOT RECOMMENDED
Repairing wood by patching, splicing, consolidating, or otherwise reinforcing the wood using recognized conservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of wood features when there are surviving prototypes, such as brackets, molding, or sections of siding.	Removing wood that could be stabilized, repaired, and conserved, or using untested consolidants and unskilled personnel, potentially causing further damage to historic materials. Replacing an entire wood feature, such as a cornice or balustrade, when repair of the wood and limited replacement of deteriorated or missing components is feasible.
Replacing in kind an entire wood feature that is too deteriorated to repair (if the overall form and detailing are still evident) using physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such wood features include a cornice, entablature, or a balustrade. If using wood is not feasible, then a compatible substitute material may be considered.	Removing a wood feature that is unreparable and not replacing it, or replacing it with a new feature that does not match. Using substitute material for the replacement that does not convey the same appearance of the surviving components of the wood feature.
Replacing a deteriorated wood feature or wood siding on a <i>primary</i> or other <i>highly-visible</i> elevation with a new matching wood feature.	Replacing a deteriorated wood feature or wood siding on a <i>primary</i> or other <i>highly-visible</i> elevation with a composite substitute material.

The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.

Designing the Replacement for Missing Historic Features

Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating an inaccurate appearance because the replacement for the missing window is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.

Installing replacement windows made from other materials that are not the same as the material of the original windows if they would have a noticeably different appearance from the remaining historic windows.

With regards to **Standards 9 and 10**, the proposed porch is to be complimentary in style, massing, size, and scale to the Frame Vernacular style of the main residence. No portion of the proposed rear porch addition will be visible from the NE 1st Avenue right-of-way. Should the porch be removed, it is not expected to harm nor destroy any of the structures' characteristics that qualify it for contributing status. There are concerns with some of the proposed window modifications, as modifying existing window openings is not recommended when visible from public rights-of-way. The porch improvement, along with the railings, roof change, and driveways can be considered an appropriate modification to the structure and are not expected to have a negative effect on the historic integrity of Old School Square Historic District.

WINDOWS

RECOMMENDED

Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.

NOT RECOMMENDED

Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic wood window trim with metal or other material.

Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.

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 4.5.11(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** and **Roof Shapes**, the proposed rear structure porch will be lower than the existing roof of the original structure. No other porches on either the front or rear structure are proposed to have a change in height. The proposed metal shingle roofing on both structures is not anticipated to affect the roof shape and can be considered an appropriate alteration. Regarding **Front Façade Proportions**, and **Porch Projections**, the front structure proposes minor modifications to the existing porch. The steps leading up to the front porch are proposed to be extended to match the width of the existing concrete pad, along with the addition of black aluminum railings. There is an existing porch on the west elevation of the rear structure, which is to have black aluminum railings installed as well.

Additionally, a new porch is proposed to the south side of the rear structure. The proposed porch to the south can be considered appropriate, as it to the side of the structure, and is not visible from the public right-of-way. The porch will emulate the same use that was part of the original building layout, which according to building permit records was the front of the structure, even though it faced the interior (south side) of the lot.

Regarding the **Relationship of Materials and Color**, the existing structures were subject to unpermitted modifications over the years that included the use aluminum and vinyl lap siding over the original wood siding as well as alteration of window and door openings. The proposal is to remove the existing non-authentic siding and restore and replace the original wood siding as needed. As wood is considered an authentic material, there are no concerns with this method. It is noted, that the siding is to be repaired and only replaced where it cannot be repaired. All windows are proposed to be replaced/installed for clear (a minimum visual light transmittance of 80% or 0.80), non-reflective, no tint, non Low-e glass, with white aluminum frames. The window type proposed is single hung with dimensional muntins. At the May 3, 2023, meeting, the HPB stated that windows utilized for contributing structures are to be clear, as they are exempt from meeting Energy Code requirements. All proposed porches, along with their steps are to be concrete, with aluminum black picket railings. All roofing is proposed to be mill finish metal shingle. The proposed roof material change from asphalt shingle, to mill finish metal shingle, can be considered an appropriate alteration as its style appears similar to the existing shingle roofing while ensuring longevity of the roof's lifespan. The existing and proposed siding are to be painted white to match the existing structure. Finally, the existing gravel

driveway is to be replaced with pavers, which are an appropriate material for the site and historic district.

The **existing windows and doors** are proposed to be single-hung with impact resistant glass. In order to accommodate the interior renovations, a series of windows and doors are proposed to be modified. On the front structure, one door and one window are proposed to be removed from the west elevation (front) of the front structure, with one window proposed to be modified on the north (side interior) elevation. On the south (side interior) elevation, a small picture window is proposed to be removed.

On the rear structure, the removal of three windows and installation of two new windows are proposed on the east (rear) elevation. And one window is proposed to be removed from the north (side interior) elevation and one window is proposed to be modified. On the west (front) elevation, a window is proposed to be removed, and another to be modified. There is concern with the removal/modification of existing windows, as some of the profiles are visible from the public right-of-way, specifically on the north (side interior) elevation on the front structure, and the west (front) elevation on the rear structure. It is important to note however, that there were unpermitted modifications which occurred, including the enclosure of an open air porch and window opening alterations by a previous owner.

Regarding **Additions**, there are no proposed modifications to the interior square footage. A new porch is proposed on the south side of the rear structure, which is not visible from the NE 1st Avenue public right-of-way. This porch will aid in returning the integrity of the front entry to the structure, as building permit documentation indicates that the front door faced the interior of the lot. There are also proposed modifications to the existing porch/stoops, such as the widening of steps on the front structure, and the installation of railings for safety on both structures. The proposed alterations are to be constructed in the same architectural style as the existing structures. The proposal includes the use of appropriate materials, which can be considered visually compatible with the existing structure. If the porch addition and porch modifications were to be removed in the future, they are not expected to harm the historic integrity of the original residence.

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 is for exterior modifications and ground level improvements to the two existing residential structures. With respect to the adjacent land uses, the property is in an area surrounded by a mix of residential and commercial uses. 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 the NE 1st Avenue right-way dedication is completed prior to issuance of building permit;
2. Labels must be provided for parking on the plans that indicate one car instead of two;
3. Any hedging proposed can be no taller than 3 feet within the required sight visibility triangles;
and
4. Preliminary engineering plans must be provided prior to site plan certification.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2023-201), for the property located at **125 NE 1st Avenue, Old School Square 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 (2023-201), for the property located at **125 NE 1st Avenue, Old School Square 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 (2023-201), for the property located at **125 NE 1st Avenue, Old School Square 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 (1/31/24), 5 working days prior to the meeting.
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