

109 DIXIE BOULEVARD

The following excerpt from the Staff Report provides additional information on the staff analysis of the demolition request.

The Proposed demolition of the 1960's carport at the rear of the historic house will allow for the construction of the proposed new addition behind the existing historic residence.

Pursuant to **LDR Section 4.5.1(F) with Demolition Ordinance 14-15 (adopted July 7, 2015)** [Restrictions on Demolitions], no structure within a Historic District or on a Historic Site shall be demolished without first receiving a Certificate of Appropriateness pursuant to Section 2.4.6(H). The Historic Preservation Board shall be guided by the following in considering such a request. Demolition of historic or archaeological sites, or buildings, structures, improvements and appurtenances within historic districts shall be regulated by the Historic Preservation Board and shall be subject to the following requirements:

- (1) No structure within a historic district or on a historic site shall be demolished before a Certificate of Appropriateness has been issued pursuant to Section 2.4.6(H).
- (2) The application for a Certificate of Appropriateness for demolition must be accompanied by an application for a Certificate of Appropriateness for alterations to the structure or the redevelopment of the property.
- (3) Demolition shall not occur until a building permit has been issued for the alterations or redevelopment as described in the applicable Certificate of Appropriateness.
- (4) All structures approved for demolition and awaiting issuance of a building permit for the alterations or redevelopment shall be maintained so as to remain in a condition similar to that which existed at time that the Certificate of Appropriateness for demolition was approved unless the Chief Building Official determines that an unsafe building condition exists in accordance with Section 4.5.1(G).
- (5) A Certificate of Appropriateness for demolition of 25% or more of a contributing or individually designated structure shall be subject to the following additional requirements:
 - (a) A demolition plan shall accompany the application for a Certificate of Appropriateness for demolition. The plan shall illustrate all portions of the existing structure that will be removed or altered.
 - (b) The Certificate of Appropriateness for demolition and the Certificate of Appropriateness for alteration or redevelopment shall meet the "Additional Public Notice" requirements of LDR Section 2.4.2(B)(1)(j).
- (6) The Board upon a request for demolition by a property owner, shall consider the following guidelines in evaluating applications for a Certificate of Appropriateness for demolition of designated historic sites, historic interiors, or buildings, structures, or appurtenances within designated historic districts;

- (a) Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.
 - (b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.
 - (c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.
 - (d) Whether retaining the structure would promote the general welfare of the city by providing an opportunity to study local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.
 - (e) Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.
- (7) No decision of the Board shall result in undue economic hardship for the property owner. The Board shall determine the existence of such hardship in accordance with the definition of undue economic hardship found in Section 4.5.1(H).
- (8) The Board's refusal to grant a Certificate of Appropriateness requested by a property owner for the purpose of demolition will be supported by a written statement describing the public interest that the Board seeks to preserve.
- (9) The Board may grant a certificate of appropriateness as requested by a property owner, for demolition which may provide for a delayed effective date. The effective date of the certificate will be determined by the Board based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The Board may delay the demolition of designated historic sites and contributing buildings within historic districts for up to six months while demolition of non-contributing buildings within the historic district may be delayed for up to three months.
- (10) Request for Demolition Justification Statement: A justification statement shall accompany the application for a Certificate of Appropriateness for demolition of any contributing structure in a historic district or individually designated historic structure. The justification statement must include the following:
- (a) A certified report from a registered architect or engineer which provides documentation explaining that the building is structurally unsound and is damaged beyond the ability to repair it at a reasonable cost. The report must include photographs to substantiate the damage.
 - (b) A certified report from an engineer, architect, general contractor, or other qualified professional which documents the projected cost of repairing the structure and returning it to a safe and habitable condition.
 - (c) An appraisal of the property in its current condition, its value as vacant land and its potential value as a preserved and restored historic property.

(d) Documentation that reasonable efforts have been made to find a suitable alternate location for the structure within the City of Delray Beach to which the contributing/ individually designated historic structure could be safely relocated.

(e) Documentation that the applicant or property owner has taken such steps as it deems necessary to preserve the structure requested for demolition including consultation with community groups, public agencies, and interested citizens, recommendations for acquisition of property by public or private bodies, or agencies, and exploration of the possibility of moving one or more structures or other features.

STAFF COMMENT:

The 1960's addition creates impractical conditions when separating the add-on construction from the original structure. The project architect has established that the construction and condition of the guest cottage/ garage and its slab on grade construction and framed wood walls prevents the cottage from being moved in a successful manner off its foundation. The owner has stated that they will faithfully reconstruct a comparable guest cottage with the original materials at the front of the property. New plans have been presented with this application. The justification letter, associated demolition drawing, and new construction drawings are attached to this report.

The licensed architect has demonstrated in his certified demolition justification letter that demolition is appropriate for the subject structure, per LDR Section 4.5.1(F)(7) and Demolition Ordinance 14-15 as follows:

"The agent is requesting to remove the existing carport and the 1-story guesthouse. The guesthouse was originally a shed/garage that was reconfigured into its current guesthouse in the 1960's. The carport was added at that time as well. The plan is to re-use the guest house materials, where possible, to build a modern, code compliant guesthouse on the front of the property in a complimentary style to the main historic house on the property.

Per LDR 4.5.1 (F) (1) The board shall consider the following guidelines on requests for demolition:

- (a) The guesthouse structure is not of such interest or quality as it was redone in the 1960's into its current configuration. It was originally a shed/garage, enclosed in 1960's and converted to a guesthouse. The entry door into the space is just over 6' tall, it is slab on grade construction at garage level and is better suited as a children's playhouse by today's standards than a livable guesthouse. The carport is not original, was added in the 60's and has no historic significance.*
- (b) The structure could easily be duplicated and is not of any outstanding craftsmanship. It was constructed as a garage in 1948, enclosed in the 1960's and converted to a guest house. Nothing about its construction is special. Its doors are just over 6' tall and part of it is a shed.*
- (c) The structure is not one of the last remaining examples of its kind and its architectural details just copy those of the main historic house.*
- (d) Retaining the guesthouse structure would not promote the general welfare of the city or provide opportunity to study local history. That would pertain to the main cottage that is being preserved not the garage/guesthouse which was changed during the 1960's. In fact, removing the guesthouse allows a modern-day addition to be added to the rear of the historic main house and keeps the historic main house as the focal point on the property.*

There are proposed plans for the subject property in conjunction with this demolition request.

Looking at the feasibility of moving the guest house, the following is our opinion:

-It was originally built as a garage and is a slab-on-grade structure. Slab-on-grade houses are moved by installing beams under the slab and lifting the entire house and slab. Since this was built as a garage, it has a 2" slab which will almost certainly crumble during the move. It will require a new foundation, at the minimum, as well as putting the structure at risk to completely fall apart.

-The structure has significant exterior siding that is rotted underneath the paint (bulging, cracking, softness to touch).

-The doors are not even 6'-8" tall, the structure needs to be raised up to allow minimum 6'-8" doors.

-The structure has been tented for termites already, a bond is in place and termites again were found & treated during the most recent inspection.

- The orientation of the guest house does not work when you move it to the front. It would need to be rotated to orient correctly in the new location thus putting the less desirable sides to the front and front walk. Those sides would need to be changed to adapt to the new orientation.

- The site has a great deal of mature vegetation and wooden fencing at the sidewalk. All the vegetation behind the existing main house & on the eastern vacant lot would need to be removed in order to allow the moving equipment access to the guest house structure in order to install the beams underneath and then move it to the new location."

Staff is in agreement with the architects feasibility statements listed in his letter that relocation for the garage/guesthouse is not an option. The demolition and reconstruction of the garage/guest house at the front of the property presents the best proposed solution in retaining the main historic residence, with the new addition being located behind the historic residence. The reasons are;

1. Since relocation is not a sound option due to multiple issues such as extensive termite damage, rotted siding, garage structure sitting on a substandard size slab that would not hold house when lifted (per the architect), non-compliant sized architectural components (doors and shed areas) and the destruction of mature vegetation on the site. Staff agrees that reconstruction will result in any case because of the items listed above and most importantly the owners need to have a safe, code compliant structure to live in.

2. Reconstruction is an alternative that preserves the intent of the guest cottage while allowing for modern expansion behind the main historic residence. The reconstructed cottage will be comparable in character and design complimenting the main historic residence. The proposal retains not only the historic residence in its entirety but also retains the essential form and integrity of the historic property, with its environment being mainly unimpaired.

Pursuant to LDR Section 4.5.1(F) and Demolition Ordinance 14-15, positive findings can be made. Staff is recommending approval of the request to remove the non-original carport feature at the rear of the existing structure. In addition to disassemble and reconstruct the rear garage/ guest house and locate it at the front corner of the property, creating an overall sensitive design to the historic main residence.

The Board approved on a 6 to 0 vote 9, Andrea Sherman absent the Certificate of Appropriateness and the associated requests to remove the non-original carport feature at the rear of the existing structure and to deconstruct and reconstruct the rear garage/guest house subject to the following conditions:

1. That the distinctive architectural features and details be maintained on the existing main historic structure; and,
2. That the distinctive architectural details such as sills, stools, aprons, heads, hood molds, decorative jambs, and moldings on the existing garage/guesthouse be salvaged for reuse on the reconstructed guest cottage; and,
3. That per each phase of the project, all exterior finishes on the main historic structure be maintained in good condition; and,
4. That the window and door glass is not mirrored, reflective or opaque.
5. That the applicant provide an alternate roof material to the proposed standing seam metal roof material on the new construction and the requested the new material to be a Cement Shake Roof.