



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** 127 SE 7<sup>th</sup> AVENUE  
**Project Location:** 127 SE 7<sup>th</sup> AVENUE  
**Request:** Certificate of Appropriateness  
**Board:** Historic Preservation Board  
**Meeting Date:** May 3, 2017

**Board Action:**

Approved Certificate of Appropriateness, on a 7 to 0 vote, subject to conditions.

**Project Description:**

The subject property consists of Lot 22 and the South 22 feet of lot 23, Block 126, Town of Delray, and is located within the Marina Historic District and the Multiple Family Residential (RM) zoning district. The property contains a four unit multiple-family apartment building constructed in 1951. The Masonry Vernacular style building is a contributing structure to the nationally designated Marina Historic District and was originally designed by well-known Palm Beach architect Bedford Shoumate.

It is noted that one of first buildings designed by Mr. Shoumate was an art deco/art modern residence situated in Palm Beach known as “The House of the Future” for which he won first prize in architecture at the 1939 World’s Fair. Mr. Shoumate had a love of ships and incorporated nautical elements into the design of the “House of the Future” such as porthole windows, swinging porthole doors, cabinetry fitted with ship’s hardware, pipe railings, and a looming curved deck that makes the most of its views.

Interestingly, the design of the subject apartment building at 127 SE 7<sup>th</sup> Avenue included nautical inspired elements such as a pole and rope detail around the edge of the roof along with copper and cypress wood details.

The request includes:

- Replacement of 24 existing aluminum windows with vinyl clad, impact-rated single hung and horizontal slider windows;
- Replacement of 8 existing doors with vinyl clad, impact-rated single pane glass doors; and,
- Repaint the building with the same yellow and white color scheme as currently exists.

Twenty-four 2/2 single hung aluminum windows of varying sizes exist and 4 of the larger windows on the west elevation have green Bahama shutters which are to remain (the shutters were not original to the building). There are 8 exterior doors, 4 divided French doors on the east elevation (rear) and 4 paneled colonial style doors on the west elevation (front). The 2 second floor units are accessed by individual exterior entry balconies with decorative brick guard rails that are served by a central staircase.

**Board Comments:**

The Board expressed concern of the use of vinyl windows and doors as such was not original to the contributing structure. The Board was supportive of staff’s recommendation for use of aluminum windows and doors.

**Public Comments:**

No members of the public spoke for or against the project.

**Associated Actions:** All required actions were taken.

**Next Action:** HPB action is final.

# HISTORIC PRESERVATION BOARD

## CITY OF DELRAY BEACH

## STAFF REPORT

**MEETING DATE:** May 3, 2017

**ITEM:** 127 SE 7<sup>th</sup> Avenue, Marina Historic District-Certificate of Appropriateness, (2017-126) for architectural elevation changes.

**Recommendation:** Approval with conditions

### GENERAL DATA:

Owner:..... 127 SE 7<sup>th</sup> Avenue, LLC

Agent:..... Wendy Griffin

Location:..... 127 SE 7<sup>th</sup> Avenue

Property Size:..... .24 Acres

Current Zoning:..... RM - (Multiple Family Residential Medium Density)

Adjacent Zoning:.....  
North: RM  
South: RM  
East: RM  
West: RM

Existing Future Land Use Designation:..... Medium Density Residential – 5-12 Units per Acre

Water Service:..... On site

Sewer Service:..... On site



## ITEM BEFORE THE BOARD

The action before the Board is consideration of Certificate of Appropriateness (COA) 2017-126 for the replacement of windows and doors on a contributing property located at **127 SE 7<sup>th</sup> Avenue, Marina Historic District**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H).

## BACKGROUND/PROJECT DESCRIPTION

The subject property consists of Lot 22 and the South 22 feet of lot 23, Block 126, Town of Delray, and is located within the Marina Historic District and the Multiple Family Residential (RM) zoning district. The property contains a four unit multiple-family apartment building constructed in 1951. The Masonry Vernacular style building is a contributing structure to the nationally designated Marina Historic District and was originally designed by well-known Palm Beach architect Bedford Shoumate.

It is noted that one of first buildings designed by Mr. Shoumate was an art deco/art modern residence situated in Palm Beach known as “The House of the Future” for which he won first prize in architecture at the 1939 World’s Fair. Mr. Shoumate had a love of ships and incorporated nautical elements into the design of the “House of the Future” such as porthole windows, swinging porthole doors, cabinetry fitted with ship’s hardware, pipe railings, and a looming curved deck that makes the most of its views.

Interestingly, the design of the subject apartment building at 127 SE 7<sup>th</sup> Avenue included nautical inspired elements such as a pole and rope detail around the edge of the roof along with copper and cypress wood details.

The current proposal includes:

- Replacement of 24 existing aluminum windows with vinyl clad, impact-rated single hung and horizontal slider windows;
- Replacement of 8 existing doors with vinyl clad, impact-rated single pane glass doors; and,
- Repaint the building with the same yellow and white color scheme as currently exists.

Twenty-four 2/2 single hung aluminum windows of varying sizes exist and 4 of the larger windows on the west elevation have green Bahama shutters which are to remain (the shutters were not original to the building).

There are 8 exterior doors, 4 divided French doors on the east elevation (rear) and 4 paneled colonial style doors on the west elevation (front). The 2 second floor units are accessed by individual exterior entry balconies with decorative brick guard rails that are served by a central staircase.

The COA for window & door replacement and painting is now before the Board for consideration.

## ANALYSIS

**Pursuant to 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 A-4 of the Land Use 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.**

**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.**

Building permit records indicate that the building was originally designed and constructed with all 8 entrance doors having jalousie window openings. The original windows were a combination of jalousie

style windows and fixed windows. Building permit records do not indicate the material of the window frames, however vinyl-clad framed windows were not introduced until the mid 1960's.

There have been several alterations to the original structure over the years, removing original architectural elements and detailing from the exterior of the building. For example, all windows were originally designed with cypress wood shutters; the east elevation featured a concrete cantilevered canopy over the 2<sup>nd</sup> floor entrances; there were copper weather proof vents on the east and west elevation and copper down spouts on the north and south elevations. None of these design elements exist today and it is unclear as to when they were removed. Further, the large roof overhang that exists today was not original to the design of the structure; rather, the roof featured a concrete cap with a pole and rope detail around the edge of the roof.

Based upon the above, further modification of original detailing to the building cannot be supported. It is noted, that the proposed single panel window style doors is similar in style to the original doors; however, proposed doors should be aluminum or wood as such material would have been original to the structure.

It is further recommended that the current request be modified to include 2/2 aluminum framed windows on the north, south and east elevations, this would involve adding dimensional muntins on each of the proposed windows. The proposed horizontal slider windows on the east side (rear) of the building could also be designed to replicate the style of the original window configuration with a single paned window flanked by 2/2 windows. This could be achieved by adding dimensional muntins to the windows. Such changes would restore some of the original architectural authenticity to the structure.

**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.**

The applicable Standards are noted below:

**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 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.**

Standards 2, 5 and 6 have not been met and as previously noted, there have been several alterations to the original structure over the years, removing important original architectural elements and detailing from the exterior of the building. Further modification of original details that characterize the contributing structure cannot be supported.

Changes that can be supported in addition to utilizing aluminum or wood framed windows and doors include: modifying the request to include a 2/2 style window on the side and rear elevations, this would involve adding dimensional muntins on each of the proposed windows. The proposed horizontal slider

windows on the rear of the property could also be designed to replicate the style of the original window configuration with a single paned window flanked by 2/2 windows (this could be achieved by adding dimensional muntins to said windows). Such changes would restore some of the original architectural authenticity to the structure.

The proposed window and door specifications are attached in addition to original building permit records and photos of the existing structure. Any changes that are permitted should clearly meet the intent of the regulations so as to not negatively impact the historic integrity.

**Pursuant to LDR Section 4.5.1(E)(8) - 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(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.**

Visual compatibility shall be determined in terms of the following criteria as applicable to the subject application:

**(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.**

The subject request as it does not comply with the intent of the applicable Standards, Guidelines, or Visual Compatibility Standards, as the historic character will be altered. Primarily, the proposal includes the use of vinyl, which is a material unable to replicate those character defining details found in historic wood windows and doors as well as associated frames.

It is noted that the use of vinyl products may be a more economical solution for a homeowner; however, these products should generally be discouraged due to the negative impact on the environment. Vinyl windows are affected by the heat as they expand and contract with temperature changes. This effect, particularly in South Florida, can cause the seal to fail, requiring a new window at a more frequent rate than if aluminum windows were used. This problem will become cyclical as the failed windows end up in a landfill, and new ones are produced.

Given the concerns noted above, positive findings with the LDRs cannot be made with respect to the subject request. Therefore, Staff recommends that the Board require revisions to the window and door material.

It should be noted that the use of impact-rated windows is appreciated and beneficial in that the exterior will be less affected where permanent hurricane protection will not be necessary.

<b>ALTERNATIVE ACTIONS</b>
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- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2017-126) for **127 SE 7<sup>th</sup> Avenue, Marina Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).
- C. Deny the Certificate of Appropriateness (2017-126) for **127 SE 7<sup>th</sup> Avenue, Marina Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

<b>RECOMMENDATION</b>
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Approve Certificate of Appropriateness 2017-126 for **127 SE 7<sup>th</sup> Avenue, Marina Historic District**, with the following conditions:

- 1. That the applicant/owner submit window and door specifications and details for a non-vinyl window product;
- 2. That a 2/2 style windows be proposed on the north, south and east elevations;
- 3. That dimensional muntins be utilized to achieve the 2/2 style windows; and,
- 4. That the proposed horizontal slider windows on the rear of the property be designed to replicate the style of the original window configuration with a single paned window flanked by 2/2 windows.

**Report Prepared By:** Michelle Hoyland, Historic Preservation Planner





Dedicated to preserving the architectural and cultural heritage and the unique scenic quality of the Town of Palm Beach

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April 20, 2017

Historic Preservation Board  
City of Delray Beach  
100 NW 1<sup>st</sup> Ave  
Delray Beach, Florida 33444


Dear Boardmembers:

It has come to my attention that an apartment building located at 127 SE 7<sup>th</sup> Ave is requesting to replace their current awning and single-hung windows with vinyl-clad windows. Vinyl is not a historically appropriate material for such a historically significant structure. As the stewards of the Belford Shoumate Architectural Collection, I urge you to consider denial of this application or approval with the condition that an appropriate material be used.

This apartment building was designed by famed architect, Belford Shoumate, one of Palm Beach's most significant architects who promoted the Art Deco style in Palm Beach County. His buildings have been protected by many municipal historic preservation ordinances in Palm Beach County; including Landmark Protection for his streamline moderne home on N. Lake Trail in Palm Beach.

In historic preservation, repair is considered first then if repair is not possible replacement in-kind is appropriate. The original windows were made of aluminum. Because aluminum is readily available as a replacement window material it is the most appropriate replacement option rather than vinyl. The windows can be replaced in an appropriate manner so that this building does not lose its historic character. Please consider this as you make your decision.

Sincerely,

  
Amanda Skier  
Executive Director





# WINDOWS



Single Hung



Double Hung

## Single Hung (SH5500) and Double Hung (DH5560)

### Constant force balance system

- Provides smooth, easy opening and closing

### Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

### SecureConnect integrated corner keys

- For added sash strength

### SnapLock auto lock

- Proprietary design includes multiple locking points and prevents intruders from unlocking window from exterior
- Provides peace-of-mind that lock is engaged when window is closed
- Low-profile design for minimal visual interruption

### Tilt sash design

- For easy exterior cleaning

### Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

### Stylish ComfortLift handles

- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

### Beveled meeting rail

- Enhances visual appeal of profile

### Configuration Options



Single Hung  
Radius Top  
with Equal Sash



Single Hung  
Arch Top  
with Proview/Oriel Sash

Cottage & custom sash configurations available

## Horizontal Roller (HR5510)

Available in 2- and 3-lite configurations

### SecureConnect integrated corner keys with wheel housing

- For added sash stability and strength
- Provides smooth, durable operation

### Ball bearing wheel

- Provides smooth, durable operation and allows for larger sash sizes

### SecureConnect integrated corner keys at lock rail

- Includes weather strip to prevent air infiltration

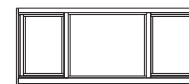
### Removable sash design

- For easy exterior cleaning

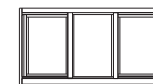
### Concealed egress option

- Meets egress requirement of 1 operation to unlock window
- Sleek proprietary design and innovative operation

### Configuration Options



Unequal Lite



Equal Lite

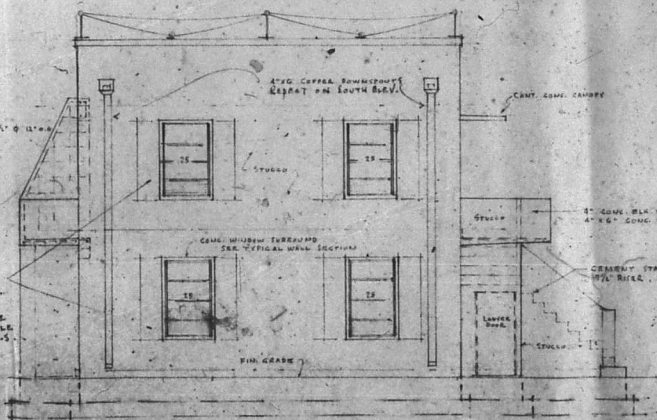
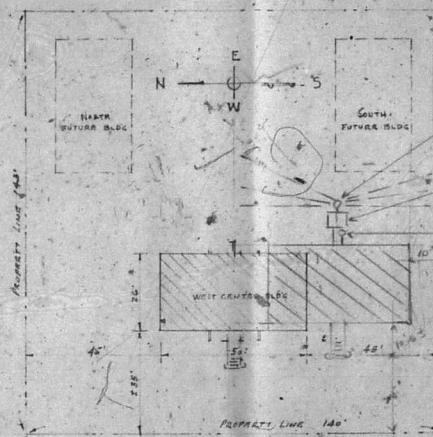
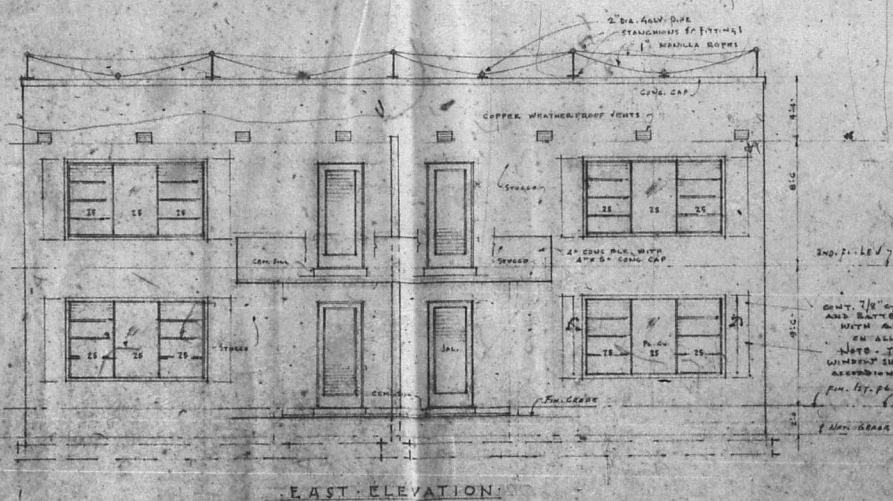
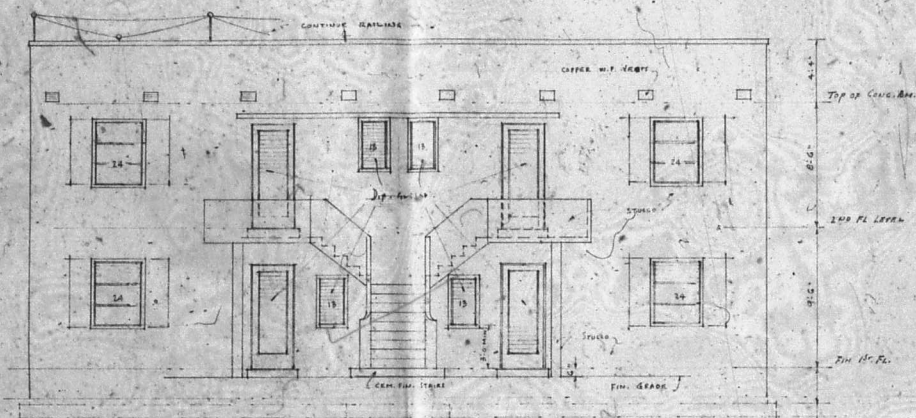


Horizontal Roller (2-Lite)



Horizontal Roller XOX (3-Lite)





NORTH ELEVATION  
SCALE 1/4"=1'-0"  
REVERSE FOR SOUTH ELEV.

APPROVED  
Date Feb 28-57 Permit No. 1868  
R.O. Hughes



MOORINGS, INC. DELRAY BEACH, FLORIDA		DATE
<i>Ref. returned - A.D.</i>		MAR. 2, 1961
BELFORD SHOOMATE -- ARCHITECT 222 Miles Plaza Tel. 7960 Palm Beach		700 5-51 2

CONTINUE RAILROAD

CAPPER W.P. VENTS

Top of CONC. BM.

8'-6"

2ND FL LEVEL

9'-6"

FIN 1ST FL.

CEM. FIN. STAIR

FIN. GRADE

WEST ELEVATION

24

24

15

15

24

24

15

15

Discharge

STUCCO

STUCCO

5'-0" MIN