



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 601 North Swinton Avenue
Project Location: 601 North Swinton Avenue
Request: Certificate of Appropriateness (COA)
Board: Historic Preservation Board
Meeting Date: July 19, 2017

Board Action:

Approved the COA for construction of a new single-family residential home, on a 6 to 0 vote (Harden Absent).

Project Description:

The 0.26 acre vacant property is situated at the northeast corner of North Swinton Avenue and NE 6th Street and is zoned Single Family Residential (R-1-AA).

The proposal includes construction of a new 5,658 sq. ft. two-story single-family residence with a 2-car and golf cart garage, associated pool, fencing and landscaping.

Staff supported the Certificate of Appropriateness request, subject to conditions.

Board Comments:

The Board comments were supportive.

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: July 19, 2017

ITEM: 601 North Swinton Avenue, Del-Ida Park Historic District-Certificate of Appropriateness, (2017-118) construction of a new single-family residence.

RECOMMENDATION: Approve the Certificate of Appropriateness

GENERAL DATA:

Owner:..... Jeffrey and Tamara Dierman

Agent:..... Carlos A. Linares, AIA
Randall Stofft Architects

Location:..... 601 N. Swinton Avenue

Property Size:..... .26 Acres

Historic District: Del-Ida Park Historic District

Current Zoning:..... R-1-AA (Single-Family Residential)

Adjacent Zoning:.....

North: R-1-AA (Single Family Residential)

South: R-1-AA (Single Family Residential)

East: R-1-AA (Single Family Residential)

West: R-1-AA (Single Family Residential)

Existing Future Land Use Designation:..... LD – Low Density Residential – 0-5 DU/Acre

Water Service:..... Public water service is provided on site.

Sewer Service:..... Public sewer service is provided on site.



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) associated with the construction of a new single-family residence to be located at **601 North Swinton Avenue, Del Ida Park Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The 0.26 acre vacant property is situated at the northeast corner of North Swinton Avenue and NE 6th Street and is zoned Single Family Residential (R-1-AA).

The proposal includes construction of a new 5,658 sq. ft. two-story single-family residence with a 2-car and golf cart garage, associated pool, fencing and landscaping.

ANALYSIS OF PROPOSAL

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.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the R-1-AA zoning district shall be developed according to the requirements noted in the chart below. As illustrated, the proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

Development Standards	Required	Proposed
Open Space (Minimum, Non-Vehicular)	25%	46%
Setbacks (Minimum):		
Front (West)	30'	30'
Side Interior (North)	10'	10'
Side Street (South)	15'	16'8"
Rear (East)	10'	10'
Height (Maximum)	35'	26'3"

SUPPLEMENTAL DISTRICT REGULATIONS

Pursuant to LDR Section 4.6.9(C)(2), Parking Requirements for Residential Uses: two parking spaces per dwelling unit. Tandem parking may be used provided that in the Single Family (R-1 District) or RL District, no required parking space may be located in a required front or street side setback.

Positive findings can be made with respect to this code regulation as the proposed structure includes a two-car garage which includes parking for two vehicles, ensuring required parking is provided for outside of the front or side street setback areas.

LDR SECTION 4.5.1 HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 2.4.6(H)(5), Certificate of Appropriateness Findings, 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), 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.

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.

The subject property is vacant and within an existing single-family residential area. Research of permit records as well as Sanborn maps show the property to have never been developed. As the proposal is for construction of a new single-family residence on the vacant lot, the property will be used for its historic purpose meeting this standard.

Pursuant to LDR Section 4.5.1(E)(2)(b)(3) - Major Development: the subject application is considered "Major Development" as it involves "new construction within the R-1-AA zoning district".

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(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.

The following criteria apply:

- (a) **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(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:
 - 1. 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:
 - 2. 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.

In consideration of the Visual Compatibility Standards, the proposed two-story, single-family residence is generally appropriate and compatible with the Del-Ida Park Historic District. The inclusion of both one and two story elements along with the orientation of the two-car garage from the secondary side of the property, reduces the overall massing of the structure on the front elevation and adjacent properties while meeting the requirements for Building Height Plane (BHP). With respect to the BHP, it is noted that the proposal takes advantage of the Building Height Plane Incentive as noted in LDR Section 4.5.1(E)(8), with a 2nd floor open air balcony on the west elevation as well as a maximum of the front elevation extending above the permitted BHP.

In order to meet the requirements for both Directional Expression of Front Elevation and Rhythm of Entrance and/or Porch Projections, the structure has been designed to have its front entrance appear to face N. Swinton Avenue, with glass entry doors, wall sconces and a pathway connecting the sidewalk along N. Swinton Avenue to the structure. It is noted that functionally, the front door is situated on the south side of the house facing NE 6th Street.

The exterior finish of the residence includes a combination of smooth stucco on the first story and hardiplank or beveled stucco siding on the second story. The proposed second floor balcony facing N. Swinton Avenue includes wood clad columns, aluminum railings and composite corbels. Faux Azek composite rafter tails and shutters are proposed along with a standing seam metal roof and the front

door which faces NE 6th Street is proposed to be wood. The Visual Compatibility Standard for Relationship of Materials, Texture, and Color states that 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. Typically, the predominant materials used in and on historic structures within the Del-Ida Park Historic District are authentic such as wood for shutters, rafter tails, corbels and doors. With new construction, typically aluminum is utilized for doors, windows and railings with wood elements being utilized for both decorative and structural elements such as shutters, railings, rafter tails, corbels etc. The use of authentic materials guarantees the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district. Based upon this ultimate goal, it is recommended that additional authentic materials be proposed for use with the structure, this item has been attached as a condition of approval.

Additionally, the applicant must specify between finishes rather than note "Or Approved Equal" on the elevation drawings. This item has been attached as a condition of approval.

The overall design maintains vernacular architectural details appropriate for the Del-Ida Park Historic District. The proposal meets the intent of the review criteria above as a generally appropriate new structure has been designed; thus, positive findings can be made with respect to the sections indicated above, subject to consideration of the conditions of approval.

ALTERNATIVE ACTIONS

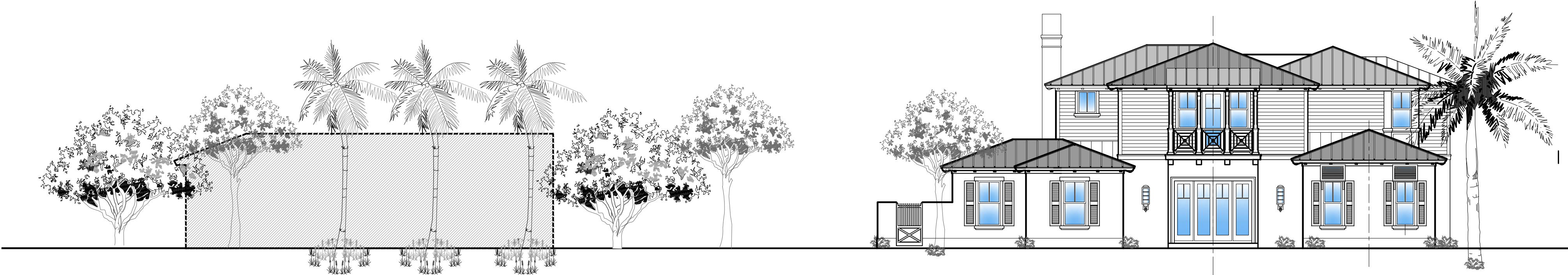
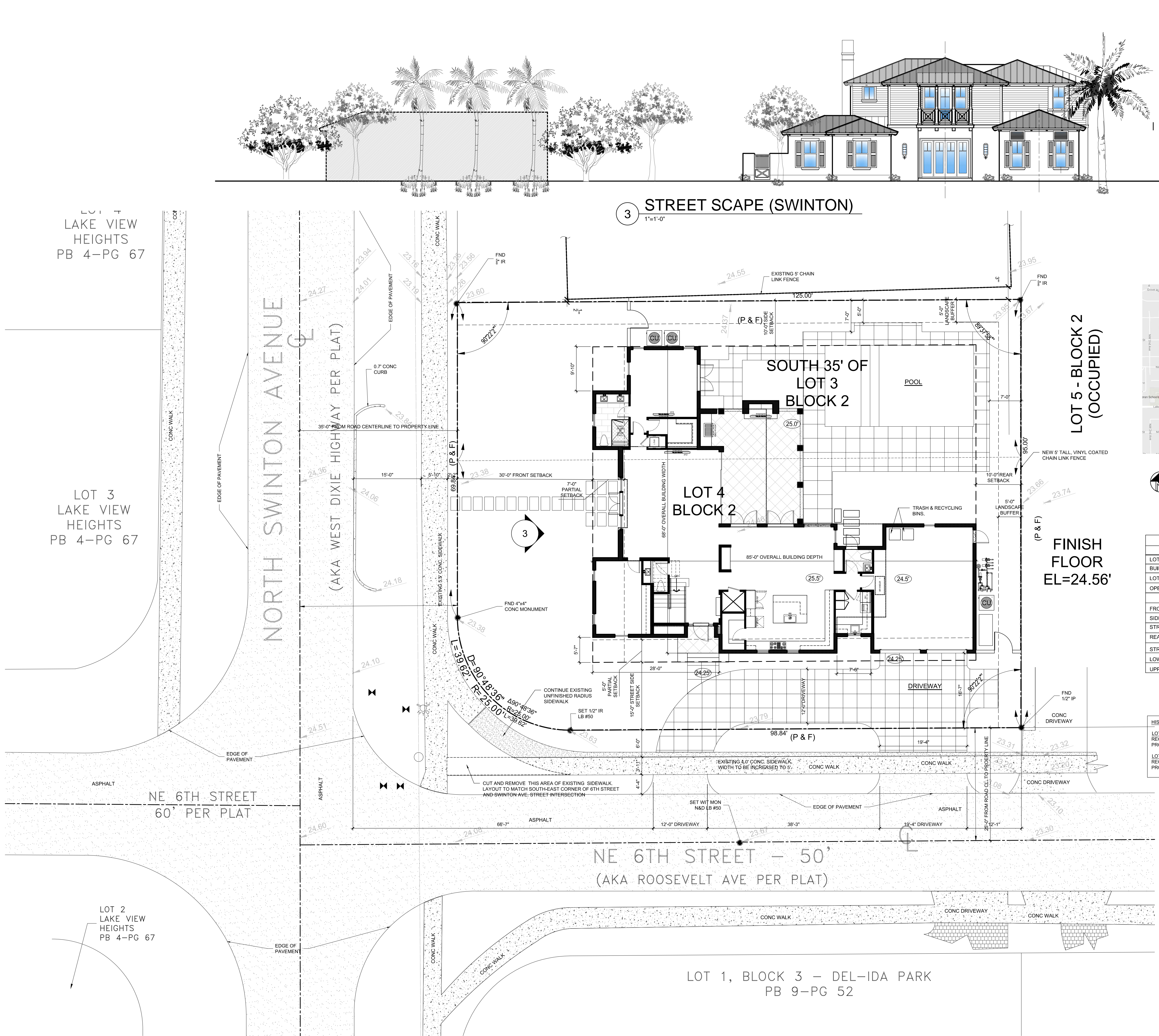
- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2017-118) for **601 North Swinton Avenue, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5), subject to conditions.
- C. Deny the Certificate of Appropriateness (2017-118) for **601 North Swinton Avenue, Del-Ida Park 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).

RECOMMENDATION

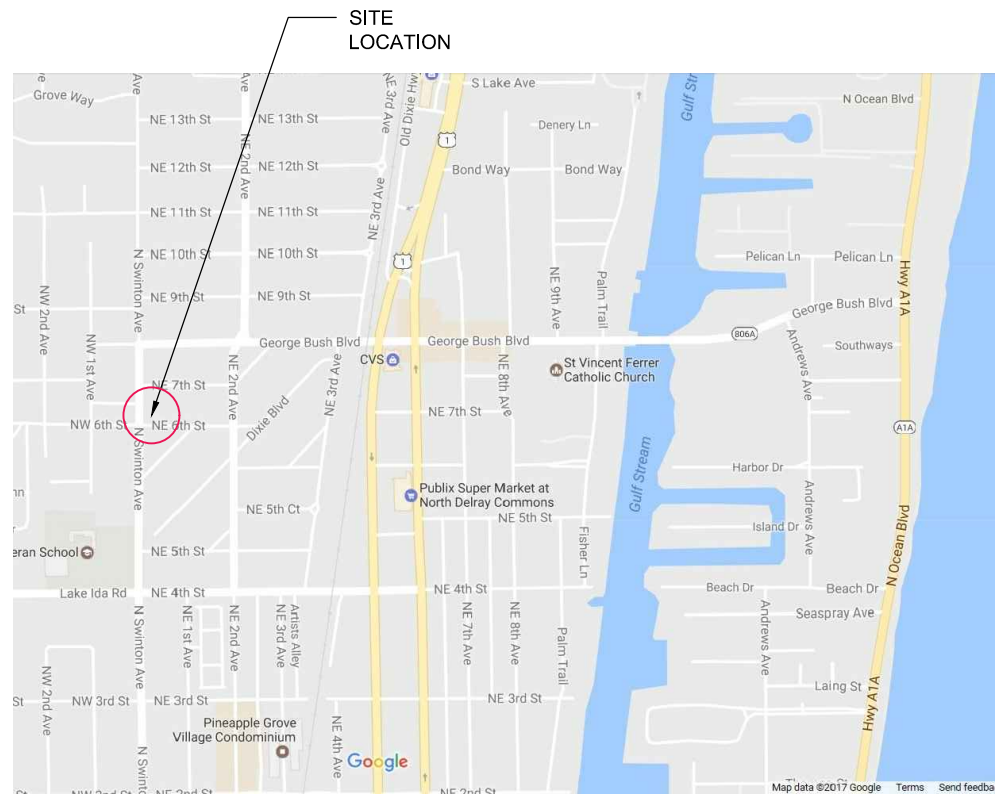
Approve the Certificate of Appropriateness (2017-118) for **601 North Swinton Avenue, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5), subject to the following conditions:

1. That authentic building materials be included such as wood shutters, shutter dogs, wood balcony railings, wood rafter tails and wood corbels; and,
2. That finishes be specified and the note relating to "Or approved equal" be removed from the elevation plans.

Report Prepared By: Michelle Hoyland, Historic Preservation Planner



3 STREET SCAPE (SWINTON)
1"=1'-0"



2 VICINITY MAP
NTS

ZONING R1-AA (HISTORIC DISTRICT)		
	REQUIRED	PROPOSED
LOT SIZE	N/A	11,739 SF. EXIST.
BUILDING	N/A	A/C 4,279SF / TOTAL 5,658SF
LOT COVERAGE	N/A	30.5%=3,579 SF.
OPEN SPACE	25% = 2,935SF	46%=5,400 SF.
FRONT SETBACK	30 FEET MIN.	30'-0"
SIDE SETBACK	10 FEET MIN.	10'-6" TO POOL / 10'-0" TO HOUSE
STREET SIDE SETBACK	15 FEET MIN.	16'-8"
REAR SETBACK	10 FEET MIN.	10'-6" TO POOL / 10'-0" TO HOUSE
STRUCTURE HEIGHT	35 FEET MAX.	26'-3"
LOWER MEAN ROOF HEIGHT	18 FEET MAX.	12'-10"
UPPER MEAN ROOF HEIGHT	-	23'-6"

HISTORIC DISTRICT SCALE OF BUILDING LDR4.5.1 (E) (B)(U)

LOT WIDTH
REQUIRED 7' PARTIAL SETBACK = 95' X .40 = 38' - (10+15) = 13'
PROPOSED = 9'-10" + 5'-7" = 15'-5"

LOT DEPTH
REQUIRED 5' PARTIAL SETBACK = 125' X .50 = 62'-6" - (30'+10')=22.5'
PROPOSED = 28'-0" + 7'-5" = 35'-5"

1 SITE PLAN
1"=1'-0"

HISTORIC PRESERVATION BOARD RE-SUBMISSION 06.23.17

REVISIONS	BY	DATE
△ PLANS & ELEV.	LK/CD	12.11.16
△ REV. PLANS & ELEV.	CD	12.21.16
△ REV. PLANS & ELEV.	CL	02.13.17
△ HPB SUBMISSION	CL	03.07.17
△ HPB RE-SUBMISSION	CL	03.22.17
△ HPB RE-SUBMISSION	JM/CL	06.23.17

DIERMAN RESIDENCE
601 N. SWINTON AVENUE
DELRAY BEACH, FL

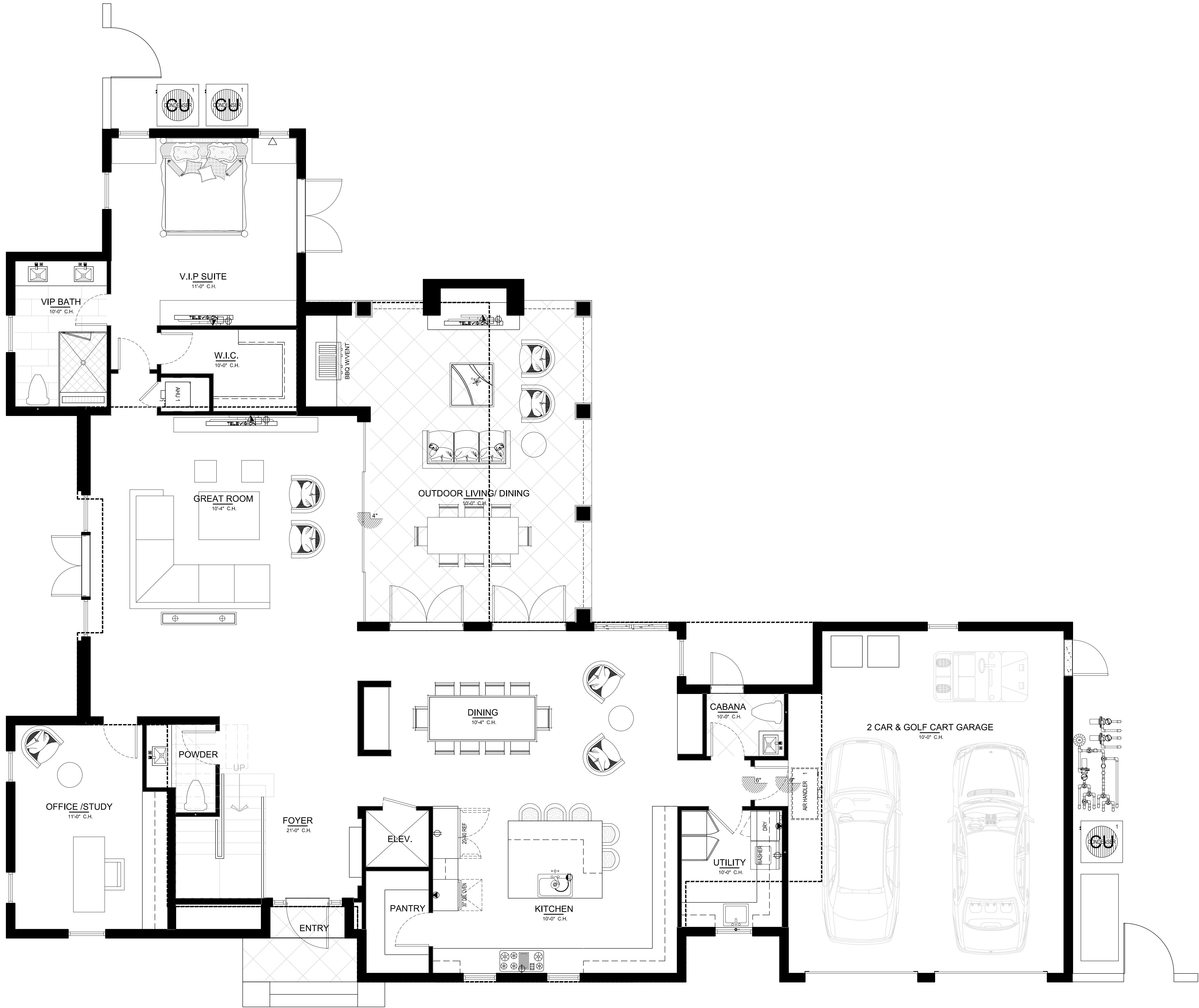
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SITE PLAN

A101



A/C AREA TABULATION	
A/C - 1ST FLOOR	2377 SF
A/C - 2ND FLOOR	1902 SF
	4279 SF

NON A/C AREA TABULATION	
ENTRY	36 SF
FRONT BALCONY	53 SF
GARAGE (2 CAR)	662 SF
OUTDOOR LIVING	504 SF
REAR BALCONY	124 SF
	1379 SF

LOT COVERAGE	
A/C - 1ST FLOOR	2377 SF
ENTRY	36 SF
GARAGE (2 CAR)	662 SF
OUTDOOR LIVING	504 SF
	3579 SF

1 1st FLOOR DIMENSION PLAN
1/4"=1'-0"

HISTORIC PRESERVATION BOARD RE-SUBMISSION 06.23.17

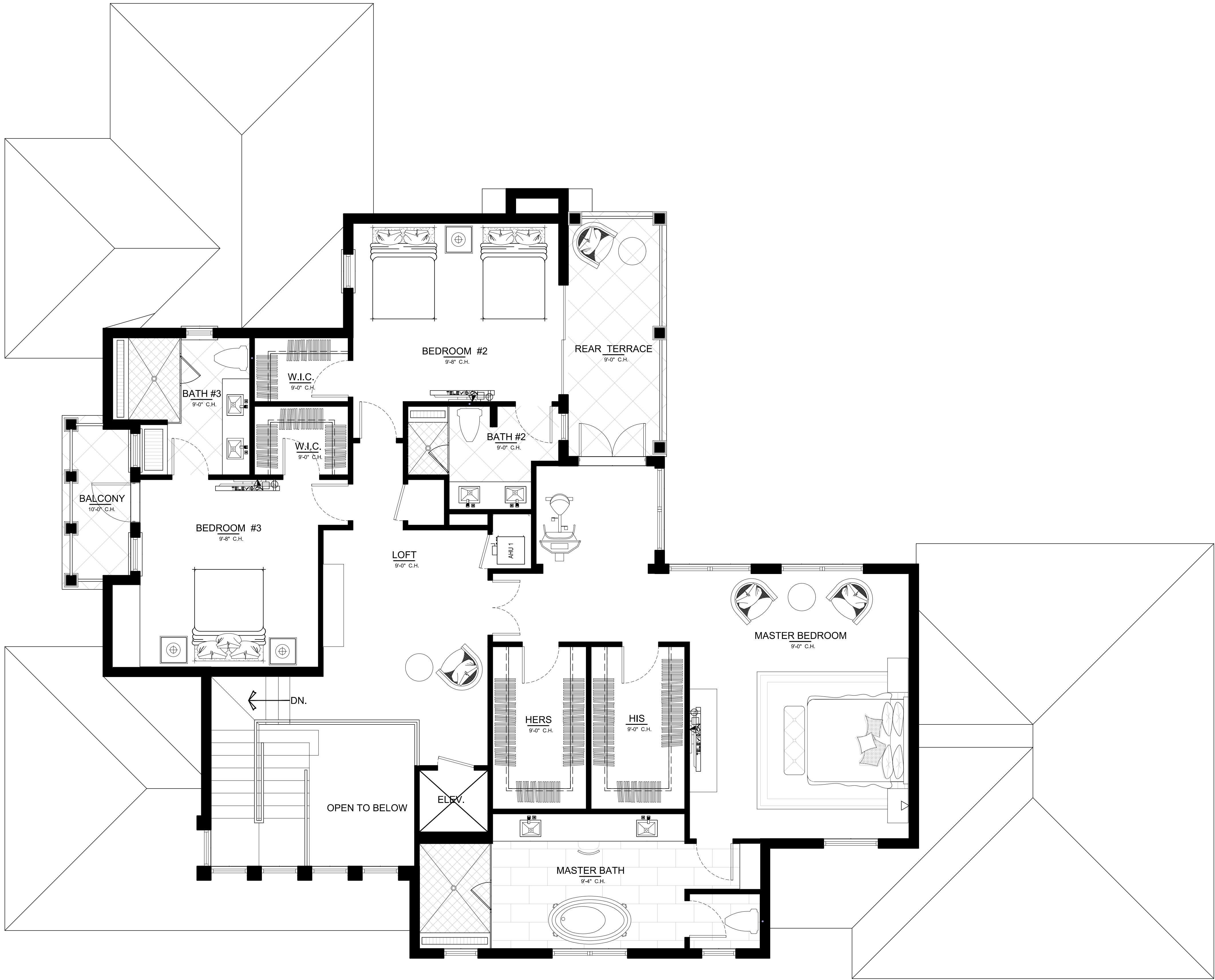
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△ HPB RE-SUBMISSION	JM/CL	06.23.17

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1 2nd FLOOR DIMENSION PLAN
1/4"=1'-0"

HISTORIC PRESERVATION BOARD RE-SUBMISSION 06.23.17

REVISIONS	BY	DATE
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BUILDING ELEVATIONS

A301





1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

HISTORIC PRESERVATION BOARD RE-SUBMISSION 06.23.17

REVISIONS	BY	DATE
△ PLANS & ELEV.	LK/CD	12.11.16
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BUILDING ELEVATIONS

A302

ALUMINUM
WINDOWS

ALUMINUM
RAILING

HARDI SIDING

DECORATIVE
COMPOSITE
LOUVERED SHUTTERS

COMPOSITE
CORBELS

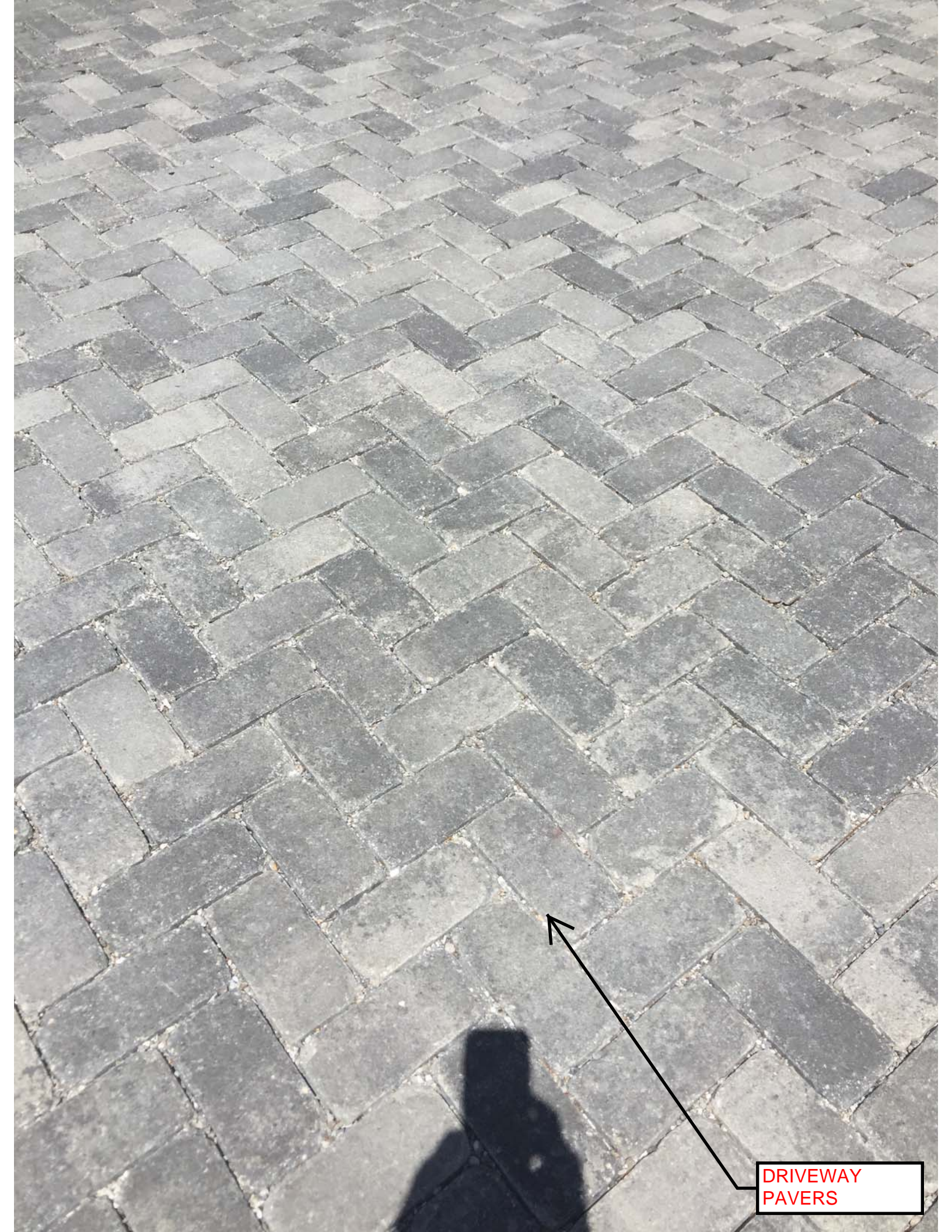




COLUMNS



GARAGE DOORS



DRIVEWAY
PAVERS



EXTERIOR LIGHT
SCONCE