



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 227 NE 1st Avenue
Project Location: 227 NE 1st Avenue, Old School Square Historic District
Request: Certificate of Appropriateness and Variance
Board: Historic Preservation Board
Meeting Date: July 18, 2018

Board Action:

Approved the Certificate of Appropriateness for renovations and additions to the property located at 227 NE 1st Avenue (6 to 0 vote, Patton was absent), subject to the following condition:

1. That the roof material be revised to dimensional asphalt shingle.

Approved the Variance to allow the proposed 93 square foot addition to encroach 2'-4' into the required 7'-6" side interior setback on the north side of the property (6 to 0 vote, Patton was absent).

Project Description:

The property is located within the Old School Square Historic Arts District (OSSHAD) zoning district along the east side of Banker's Row. The 0.17-acre lot measures 55.5' wide x 132.6' deep and contains a 1,740 square foot existing single-family residence. The historic frame vernacular style structure was built between 1937 and 1939 and is classified as contributing to the Old School Square Historic District (OSSHD).

The structures within the Banker's Row were built in two periods of economic growth and change, before and after the Great Depression. The subject block, originally established as residential was characterized by the presence of 2-story Mediterranean Revival residences on the west side of the street, and Traditional Cottages (known as the Mackle Cottages) on the east. The subject property is one of the Mackle Cottages, which were built in a frame vernacular style.

According to the City Property cards, the historic structure had a floor plan consisting of five rooms, gable and hip roof with shingle and composition roofing, wood frame construction, wood siding exterior walls, plaster interior finish, and hardwood, concrete and tile flooring.

In 2013, a Certificate of Appropriateness (2013-054) was administratively approved to replace the existing windows with impact-resistant aluminum windows.

The subject COA request for exterior renovations and additions to the residence includes:

1. Enclosure of existing 112 square foot front porch on the west side of the structure;
2. Construction of a new 90 square foot roofed front porch on the west side of the structure;
3. Construction of 93 square foot addition on the north side of the property to accommodate a new kitchen and living room configuration;
4. Construction of 401 square foot addition on the east side (rear) of the property to accommodate a new master bedroom suite;
5. Removal of exterior storage room on the north side of the structure;
6. Installation of crimp galvalume metal roof;
7. Installation of aluminum-framed windows and doors (white);
8. Installation of hardiplank siding for the additions;

9. Exterior color change to Sherwin Williams “Watery” siding, Sherwin Williams “Scanda” shutters, and Sherwin Williams “Drizzle” front door; and,
10. Reconfiguration of the existing parking area.

The subject request also included a variance to allow the proposed 93 square foot addition to encroach 2'-4' into the required 7'-6" side interior setback on the north side of the property.

Staff supported the Certificate of Appropriateness and Variance requests.

Board Comments:

The Board comments were supportive.

Public Comments:

One member of the public spoke in favor of the project.

Associated Actions:

All required actions were taken.

Next Action:

HPB action is final unless appealed by the City Commission.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: July 18, 2018

ITEM: 227 NE 1st Avenue, Old School Square Historic District – Certificate of Appropriateness (2017-253) for renovations and additions, and Variance (2017-254) to reduce the side interior setback from the required 7'-6" to 5'-2".

RECOMMENDATION: Approve the Certificate of Appropriateness and Variance

GENERAL DATA:

Owner/Applicant..... Michael Perlman

Agent:..... Dan Sloan, AIA, NCARB,
Sloan & Sloan, Inc.

Location:..... 227 NE 1st Avenue, between NE 1st
Avenue and NE 2nd Avenue

Property Size:..... 0.17 Acres

Historic District: Old School Square Historic District

Zoning:..... OSSHAD (Old School Square
Historic Arts District)

Adjacent Zoning:.....

North:	OSSHAD
East:	CBD
South:	OSSHAD
West:	OSSHAD

Existing Future Land
Use Designation:..... OMU (Other Mixed Use)

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 approval of a Certificate of Appropriateness (2017-253) and Variance (2017-254) requests associated with renovations and additions of the property located at **227 NE 1st Avenue, Old School Square Historic District**, pursuant to Land Development Regulation (LDR) Section 2.4.6(H) and 2.4.7(A).

BACKGROUND & PROJECT DESCRIPTION

The property is located within the Old School Square Historic Arts District (OSSHAD) zoning district along the east side of Banker's Row. The 0.17-acre lot measures 55.5' wide x 132.6' deep and contains a 1,740 square foot existing single-family residence. The historic frame vernacular style structure was built between 1937 and 1939 and is classified as contributing to the Old School Square Historic District (OSSHD).

The structures within the Banker's Row were built in two periods of economic growth and change, before and after the Great Depression. The subject block, originally established as residential was characterized by the presence of 2-story Mediterranean Revival residences on the West side of the street, and Traditional Cottages (known as the Mackle Cottages) on the East. The subject property is one of the Mackle Cottages, which were built in a frame vernacular style.

According to the City Property cards, the historic structure had a floorplan consisting of five rooms, gable and hip roof with shingle and composition roofing, wood frame construction, wood siding exterior walls, plaster interior finish, and hardwood, concrete and tile flooring.

In 2013, a Certificate of Appropriateness (2013-054) was administratively approved to replace the existing windows with impact-resistant aluminum windows.

The subject COA request for exterior renovations and additions to the residence includes:

1. Enclosure of existing 112 square foot front porch;
2. Construction of a new 90 square foot roofed front porch;
3. Construction of 93 square foot addition on the North side of the property to accommodate a new kitchen and living room configuration;
4. Construction of 401 square foot addition on the East side of the property to accommodate a new master bedroom suite;
5. Removal of exterior storage room on the North side of the structure;
6. Installation of crimp galvalume metal roof;
7. Installation of aluminum-framed windows and doors (white);
8. Installation of hardiplank siding for the additions;
9. Exterior color change to Sherwin Williams "Watery" siding, Sherwin Williams "Scanda" shutters, and Sherwin Williams 'Drizzle" front door; and,
10. Reconfiguration of the existing parking area.

The subject request also includes a variance to allow the proposed 93 square foot addition to encroach 2'-4' into the required 7'-6" side interior setback on the North side of the property. The COA and variance request are now before the Board for consideration.

ANALYSIS OF PROPOSAL

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 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.

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.

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 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 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.

The renovations include new aluminum framed (white) impact-resistant windows and doors, a new crimp galvalume metal roof, and reconfiguration of the parking area with a gravel stop 5' from the property line and wheel stops. A condition of approval has been added that the roof be replaced with a comparable material such as dimensional shingles rather than the requested metal roof. This is to ensure the Secretary of the Interior Standards for Rehabilitation (2, 5, 6 and 9) are met.

The additions include removal of the exterior storage room on the North side of the structure to accommodate a new 93 square foot addition for a new kitchen and living room configuration. Hardiplank siding is proposed for the additions to match the pattern of the wood siding on the original structure which will remain. The exterior color scheme will be changed to Sherwin Williams "Watery" painted siding, Sherwin Williams "Scanda" painted shutters, and Sherwin Williams "Drizzle" painted front door. The existing black fabric awning-covered front porch will be replaced with a new 90 square foot, metal roofed front porch. The existing 112 square foot front porch is being enclosed to accommodate a larger foyer within the residence. A 401 square foot addition on the East side of the property will be constructed to accommodate a new master bedroom suite.

Provided the conditions of approval are met, the proposed changes will not destroy historic features that characterize the structure and the proposal will meet the applicable standards noted above as well as their intent. Overall, the proposed changes ensure an appropriate renovation and addition to the existing historic structure while protecting the historic integrity of the existing structure and its environment by restoring an important resource within the Old School Square Historic District and Banker's Row utilizing durable materials.

Pursuant to LDR Section 4.5.1(E)(2)(b)(2) - Major Development.

The subject application is considered "Major Development" as it involves "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)(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). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

Applicable Visual Compatibility Standards

- (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.
- (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.
- (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.
- (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.**

The proposed renovations and additions to the single-family are appropriate and compatible with the Old School Square Historic District. The height of the additions does not exceed the highest element of the existing residence. The proposed alterations are compatible with the existing front façade (West Elevation). The new roofed front porch is in direct relationship with the height of the front elevation and creates a distinct entrance to the residence, this element was originally incorporated on adjacent cottages. The proportion of openings and the rhythm of solids to voids is retained with the new windows and doors. The exterior color scheme will change from yellow exterior walls and blue shutters to Sherwin Williams “Watery” (light green) siding, Sherwin Williams “Scanda” (dark blue) shutters, and Sherwin Williams “Drizzle” (dark green) front door.

A new crimp galvalume metal roof is proposed to replace the existing asphalt shingle roof, which is not appropriate for the existing cottage. The cottage is one of a collection of post-war cottages that represent a specific time period. A condition of approval has been added that the roof be replaced with a comparable material such as dimensional shingles rather than the requested metal roof.

Hardiplank siding is proposed for the additions to match the pattern of the wood siding on the original structure which will remain. In regards to fencing, the existing wood “shadowbox” and picket fences will remain. The scale of the building will not be substantially altered since the addition does not exceed the height of the existing structures. The proposed changes are compatible with the frame vernacular architecture of the structure and do not introduce a new architectural style.

Based upon the project’s location in the Banker’s Row area, the parking can be permitted as indicated in the Banker’s Row Master Development Plan and associated Neighborhood Plan/Site Plan. Pursuant to this Plan, when a new project comes through the City approval process the site plan as indicated in the Banker’s Row Neighborhood Plan/Site Plan (Plan) can be utilized as a vested situation for purposes of the number of parking spaces and location of such parking spaces. Thus, the gravel parking area located on the rear side of the property (East) is a vested situation.

Provided the condition of approval is met, the overall proposal maintains the frame vernacular style architectural details appropriate for the Old School Square Historic District and Banker’s Row. The proposal meets the intent of the review criteria above; thus, positive findings are made with respect to the sections indicated above.

VARIANCE ANALYSIS

Pursuant to LDR Section 4.3.4(K), required side setbacks within the RM District are 15’.

The subject request is a variance to allow construction of a 93 square foot addition to accommodate a new kitchen and living room configuration to encroach 2’-4” into the required 7’-6” side interior setback on the North side of the property.

Pursuant to LDR Section 2.2.6(D), the Historic Preservation Board (HPB) shall act on all variance requests within an historic district, or on a historic site, which otherwise would be acted upon by the Board of Adjustment.

Pursuant to LDR Section 2.4.7(A)(5) Variances, the following findings must be made prior to the approval of a variance:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning (The matter of economic hardship shall not constitute a basis for the granting of a variance);
- (b) That literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning;
- (c) That the special conditions and circumstances have not resulted from actions of the applicant;
- (d) That granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighborhood lands, structures, or buildings under the same zoning shall be considered grounds for the issuance of a variance;
- (e) That the reasons set forth in the variance petition justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and,
- (f) That the granting of the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The agent has submitted the following justification statement (attached).

“Dear Board Members;

We are requesting a 2'- 4"North Setback Reduction to allow for a reconfigured and dramatically improved open plan Living Room/Dining Room/Kitchen areas of a contributing home at 227 NE 1st Avenue.

This residence, while a charming example of a series of frame vernacular homes on this street, has a very small & nearly non-functional kitchen (with no full size refrigerator!). The adjacent Dining Room is even more diminutive.

Just to the East of the Dining Room is the Family Room with an abutting Storage Room on the north side. Just to the West is a Guest Bedroom/Bathroom suite. Both the Storage Room and Guest Bedroom/Bathroom encroach on the North Setback 2'- 4"feet. Only the approx. 5 1/2 foot wide north wall of the Dining Room does not encroach on the north setback line.

The Owner would like the home to have a much more usable, functional, and attractive “Open Plan” Living Room/Dining Room/Kitchen Space. In order to accomplish this with minimal disruption to the architectural fabric, we are proposing to renovate and incorporate the Storage Area into the open plan area and move the North Wall of the Current Dining Room 4' to the north, which would result in a minimal 13 added square feet of space encroaching on the setback area.

This Proposed 5'-4"x 2'- 4"area of encroachment will line up with the existing north walls of the home and is the smallest size that will fulfill the architectural objectives outlined above.

Certain findings are required to be made by this Board in order to support this variance request. So we will address these items individually;

“a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning...”

This historically significant structure is burdened with a very constrained floor plan with a barely functional Kitchen and Dining Area.

"b) That a literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning"

Few other homes in the OSSHAD or R-1-A Zoning Districts have such a constrained floor plan. The Owner wishes to have a reasonably sized Kitchen and Dining Room, similar to other homes in the same zoning, and we have designed a plan with the minimum of encroachment that will meet these objectives.

"c) That the special conditions and circumstances have not resulted from actions of the applicant"

This home was designed and constructed in its present location and configuration in the 1937 and the present owner has not altered the exterior or interior in any substantive way.

"d) That granting the variance does not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighboring lands, structures, or buildings under the same zoning shall be considering grounds for the issuance of a variance."

The architectural characteristics and situation of the building on the land are unique circumstances to this historically significant structure, and hence would not confer a special privilege on the applicant.

"e) That the reasons set forth in the variance petition justify the granting of the petition and that the variance is the minimum variance that will make possible reasonable use of the land, building, or structure, ..."

This proposed North Setback Encroachment is a very modest 5.3'x 2.5' and is the smallest size that will fulfill its architectural mission of creating a vibrant and dramatically improved Living/Dining/Kitchen area for this residence.

"f) That the granting of the variance will be in harmony with the general purpose, intent of existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare."

We believe this tiny encroachment will not be injurious to the neighborhood or detrimental to the public welfare. Quite the contrary, we hope this distinctive renovation/Addition to this historically significant home will continue the trend of sensitive additions and adaptive use projects in this neighborhood.

In closing we would request your support in the granting of this variance. We are hopeful that the Addition/Renovation enabled by this Variance, in conjunction with the planned Master Suite and New Entry Feature will dramatically improve the Architectural Quality of this home and make a fine addition to the neighborhood.

Sincerely,

Dan Sloan, AIA, Architect Agent for the Owner"

The Variance request is to reduce the side interior setback from the required 7'-6" to 5'-2" on the North side of the property for a 93 square foot addition.

Special conditions and circumstances exist due to the small size of the 55.5' wide property as well as the historic setting of the site within the Old School Square Historic District and Banker's Row. Further, the variance is the minimum necessary to preserve the historic character of the property. The existing storage room and guest bedroom encroach 2'-4" into the required setback. The variance will accommodate an addition that is in line with the front wall plane of the North side of the residence. The variance will not significantly diminish the historic character of the site or the district. Literal interpretation of the requirements of the code would alter the historic character and scale of the property as it is situated within the Old School Square Historic District and Banker's Row. The variance is necessary to accommodate an appropriate adaptive reuse of the historic structure and site. Finally, the variance is not contrary to the public interest, safety or welfare.

Note: As required by the LDRs, a notice regarding the subject variance request was sent to those property owners located within a 500' radius of the subject property.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve Certificate of Appropriateness (2017-253) and Variance requests (2017-254) for the property located at **227 NE 1st Avenue, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5), and 2.4.7(A)(5).
- C. Deny Certificate of Appropriateness (2017-253) and Variance requests (2017-254) for the property located at **227 NE 1st Avenue, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report, and by finding that the request and approval thereof is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.6(H)(5), and 2.4.7(A)(5).

RECOMMENDATIONS

(COA)

Approve the COA 2017-253 for **227 NE 1st Avenue, Old School Square 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 condition:

1. That the roof material be revised to dimensional asphalt shingle.

NOTE:

If the COA is approved, the following must be addressed prior to certification:

1. That the reference to R-1-A zoning be removed from the site tabulations (sheet A1.01b).
2. That the price and owner options for windows and doors be removed and the notes updated to correlate with the submitted Notice of Acceptance (sheet DD6 and DD.7).
3. That the option for pressure treated pine be removed and hardiplank siding be the only proposed siding material for the additions (sheet DD.3 and DD.6).
4. That the option for the metal crimp metal roof be removed and dimensional asphalt roof shingles be the only proposed roof material (sheet DD.6, DD.7, DD.8, and DD.9).
5. That a North arrow be provided on plan sheets (sheet DD.2, DD.3, DD.8, DD.10, DD.11, and DD.12).
6. That the mean elevation of the crown of the street along the lot frontage be provided on the elevations (sheet DD.4, DD.5, DD.6, and DD.7).

Variance

Approve the Variance to allow a reduction to the required 7'-6" side interior setback to 5'-2", based upon positive findings to LDR Section 2.4.7(A)(5).

Attachments:

- Applicant Justification Statement
- Site plan, elevations, and survey

Report Prepared by: Abraham Fogel, Assistant Planner

Variance Request Justification Letter

Property Address: 227 NE 1st Avenue, Delray Beach, FL. 33444

Owner: Mr. Michael Perlman

Agent: Dan Sloan, AIA, Architect of Record

Requested Variance: Reduction in the required North Setback from 7.5' to 4.94'.

Historic Preservation Board

City of Delray Beach

100 NW 1st Ave.

Delray Beach, FL

Re: Request for 2 1/2' +/- North Setback Reduction for reconfigured and dramatically improved open plan Living Room/Dining Room/Kitchen areas of a contributing single family home at 227 NE 1st Avenue, Delray Beach, FL. 33444

Dear Board Members;

We are requesting a 2 1/2' North Setback Reduction to allow for a reconfigured and dramatically improved open plan Living Room/Dining Room/Kitchen areas of a contributing home at 227 NE 1st Avenue.

This residence, while a charming example of a series of frame vernacular homes on this street, has a very small & nearly non-functional kitchen (with no full size refrigerator!). The adjacent Dining Room is even more diminutive.

Just to the East of the Dining Room is the Family Room with an abutting Storage Room on the north side. Just to the West is a Guest Bedroom/Bathroom suite. Both the Storage Room and Guest Bedroom/Bathroom encroach on the North Setback approx. 2.5 feet. Only the approx.. 5 1/2 foot wide north wall of the Dining Room does not encroach on the north setback line.

The Owner would like the home to have a much more usable, functional, and attractive "Open Plan" Living Room/Dining Room/Kitchen Space. In order to accomplish this with minimal disruption to the architectural fabric, we are proposing to renovate and incorporate the Storage Area into the open plan area and move the North Wall of the Current Dining Room 4' to the north, which would result in a minimal 13 added square feet of space encroaching on the setback area.

This Proposed 5' -4" x 2.5' area of encroachment will line up with the existing north walls of the home and is the smallest size that will fulfill the architectural objectives outlined above.

Certain findings are required to be made by this Board in order to support this variance request. So we will address these items individually;

“a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning...”

This historically significant structure is burdened with a very constrained floor plan with a barely functional Kitchen and Dining Area.

“b) That a literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning”

Few other homes in the R-1-A Zoning District have such a constrained floor plan. The Owner wishes to have a reasonably sized Kitchen and Dining Room, similar to other homes in the same zoning, and we have designed a plan with the minimum of encroachment that will meet these objectives.

“c) That the special conditions and circumstances have not resulted from actions of the applicant”

This home was designed and constructed in its present location and configuration in the 1937 and the present owner has not altered the exterior or interior in any substantive way.

“d) That granting the variance does not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning. neither the permitted, nor nonconforming use, of neighboring lands, structures, or buildings under the same zoning shall be considering grounds for the issuance of a variance.”

The architectural characteristics and situation of the building on the land are unique circumstances to this historically significant structure, and hence would not confer a special privilege on the applicant.

“e) That the reasons set forth in the variance petition justify the granting of the petition and that the variance is the minimum variance that will make possible reasonable use of the land, building, or structure, ...”

This proposed North Setback Encroachment is a very modest 5.3'x 2.5' and is the smallest size that will fulfill its architectural mission of creating a vibrant and dramatically improved Living/Dining/Kitchen area for this residence.

“f) That the granting of the variance will be in harmony with the general purpose, intent of existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the

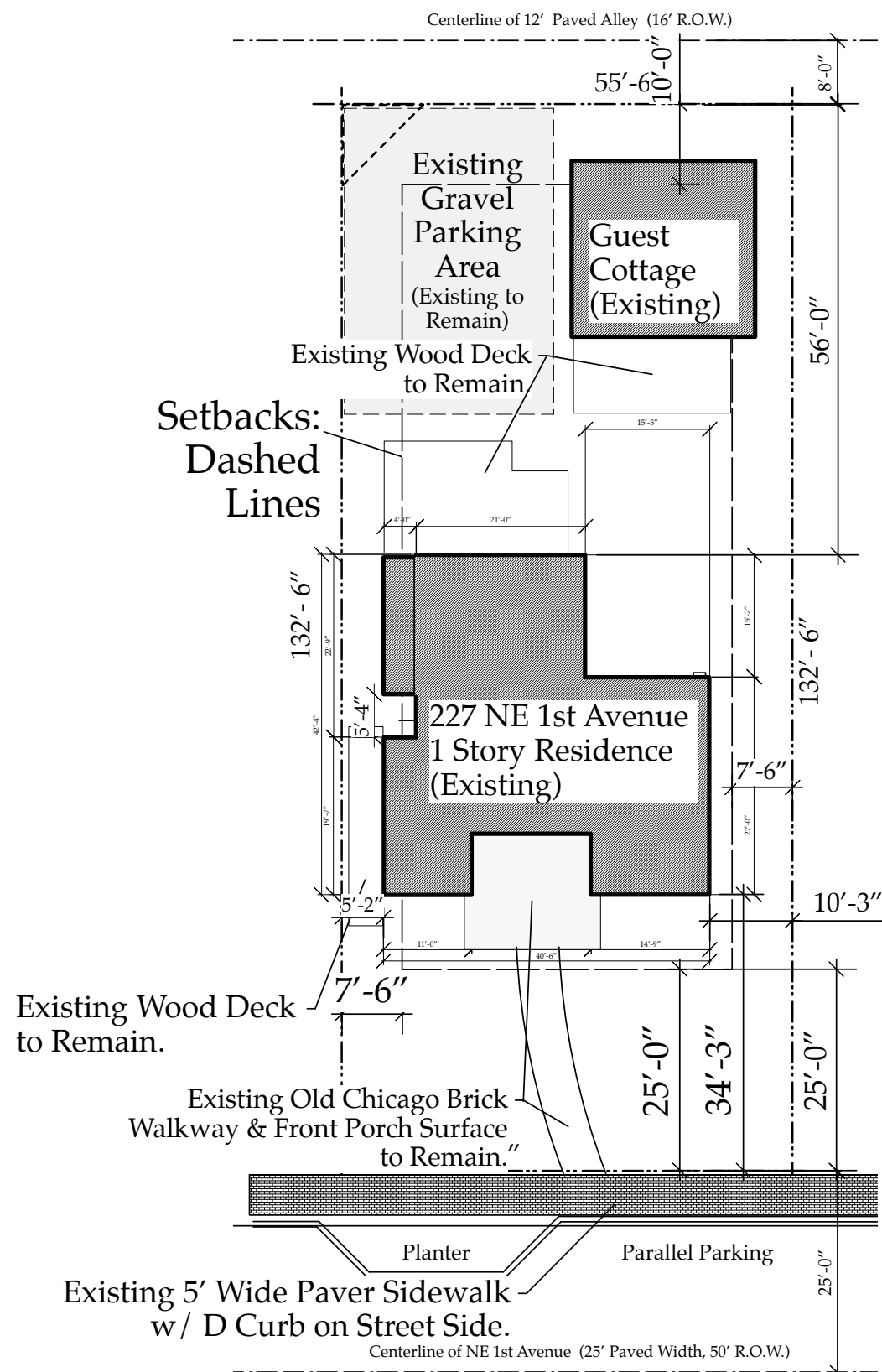
public welfare.”

We believe this tiny encroachment will not be injurious to the neighborhood or detrimental to the public welfare. Quite the contrary, we hope this distinctive renovation/Addition to this historically significant home will continue the trend of sensitive additions and adaptive use projects in this neighborhood.

In closing we would request your support in the granting of this variance. We are hopeful that the Addition/Renovation enabled by this Variance, in conjunction with the planned Master Suite and New Entry Feature will dramatically improve the Architectural Quality of this home and make a fine addition to the neighborhood.

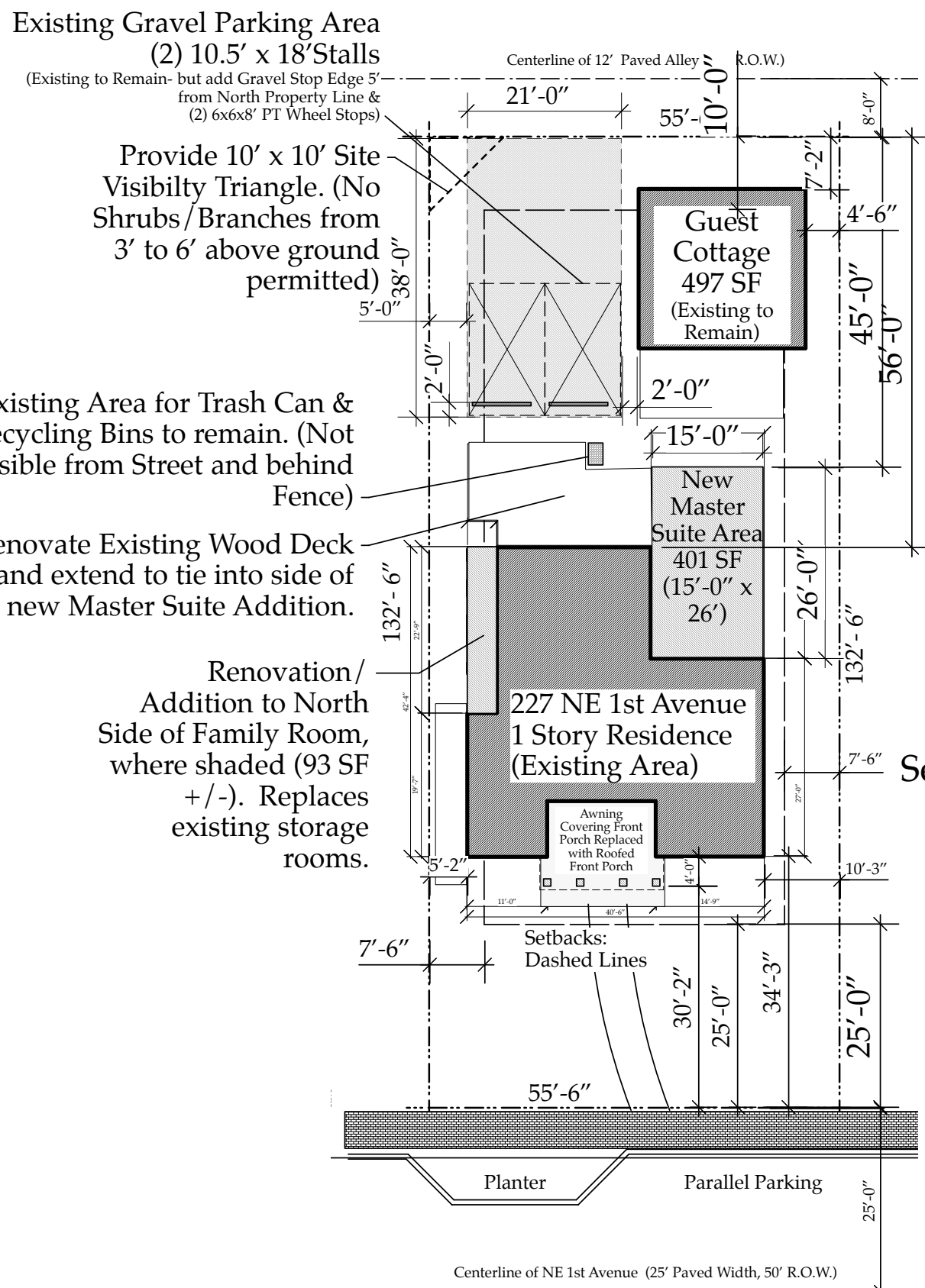
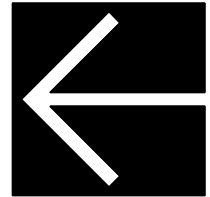
Sincerely,

Dan Sloan, AIA, Architect
Agent for the Owner



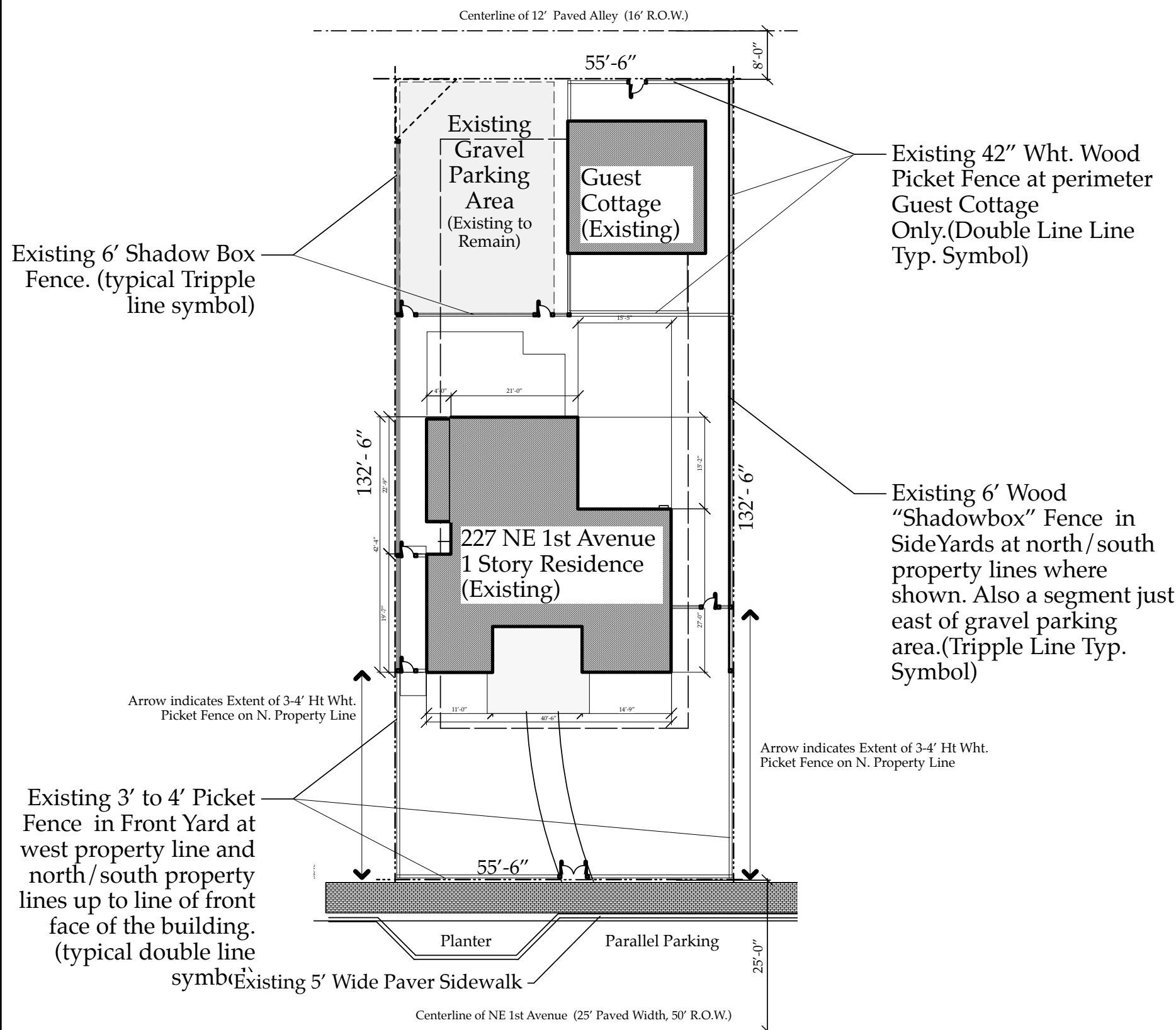
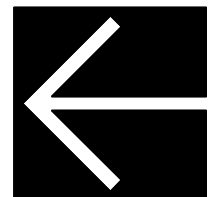
EXISTING SITE PLAN

Scale: 1" = 20 ft



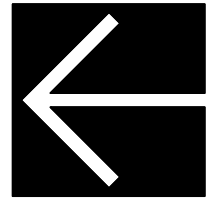
NEW SITE PLAN

Scale: 1" = 20 ft



EXISTING FENCE PLAN

Scale: 1" = 20 ft



Aerial View of Home



Street Facade showing 3' to 4' ht. white picket fence



View From NW showing 6' Shadowbox Fence

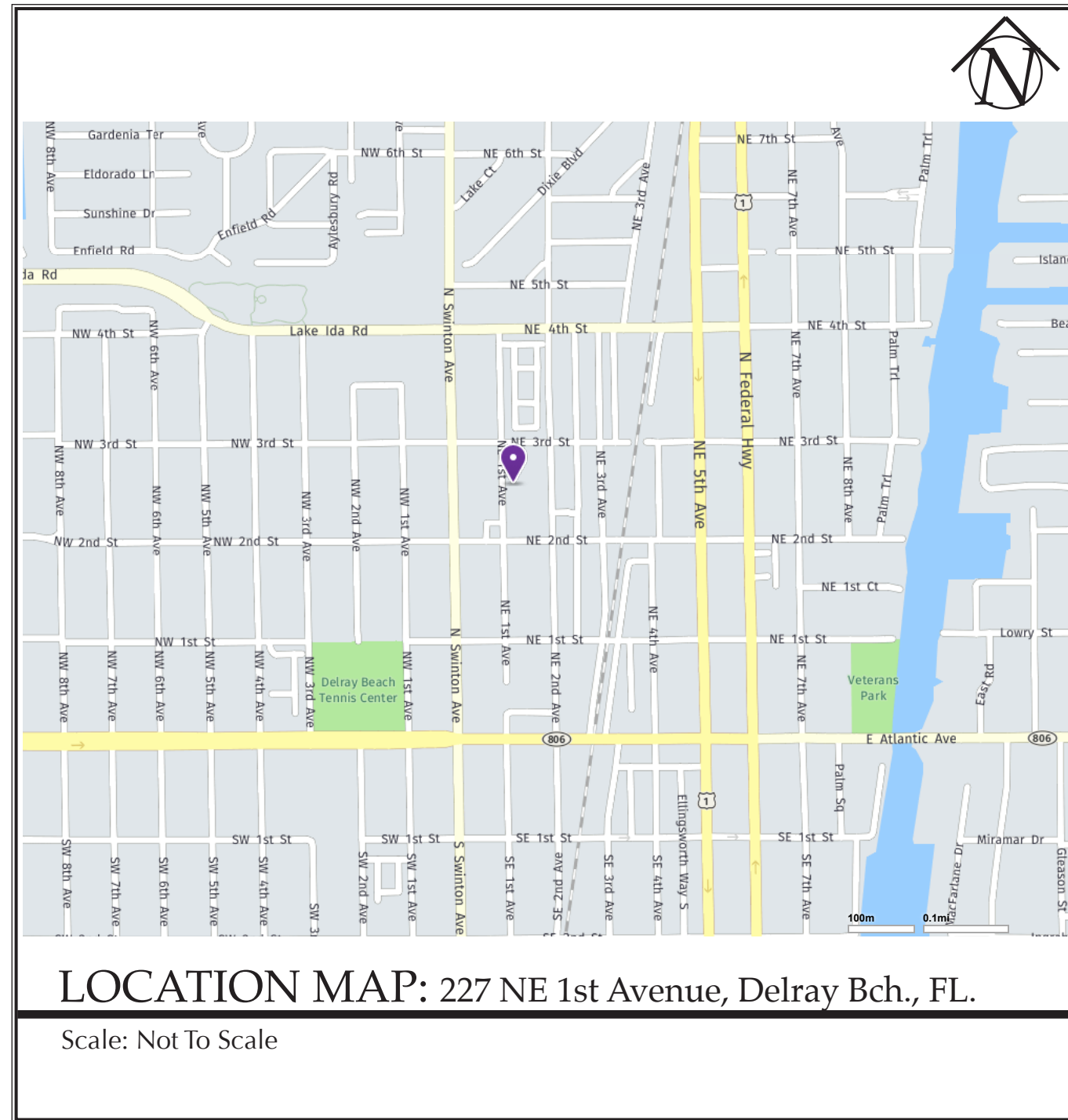
Perlman Residence
227 NE 1st Avenue, Delray Beach, FL
Site Tabulations- revised 6/20/2018
Zoning: Single Family-OSSHAD (Use R-1-A Criteria)
File: Perlman_SiteTabulationParameters.xls

#	ITEM	EXISTING Measurement or Quantity	AREA (SF)	%'s	(PROPOSED Measurement or Quantity)	AREA (SF)	%'s
1	Total Air Conditioned SF - Existing Residence	1243	SF		1243	SF	
2	Total Existing Guest Cottage SF	497	SF		497	SF	
3	Total Proposed new MASTER SUITE SF	0	SF		401	SF	
GRAND TOTAL AREA UNDER ROOF:			1740			2141	
4	Area of Existing Gravel Parking Ignored as is Permeable Area (Approx 83.2 of Gravel Parking Area: 29' x 28')	0	calculated		0	calculated	
5	Area of Wood Decking is Ignored as is Permeable area	0	calculated		0	calculated	
6	Area of Front Porch (brick over concrete)	171	calculated		175	calculated	
7	Area of Front Walkway (brick)	124	calculated		124	calculated	
8	Total Estimated Area of Hardscape (only SF within property line)	295			299		
9	TOTAL LOT SIZE	7359 SF	100%		7359.3 SF	100%	
10	Total Proposed Home + Guest Cottage, Bldg (Under Roof)	1740 SF	24%		2141 SF	29%	
11	Total Proposed Area of Pavers, Pool, Gazebo	295 SF	4%		299 SF	4%	
12	Total GREENSPACE PROVIDED	5325 SF	72%		4919 SF	67%	
13	TOTAL LOT COVERAGE RATIO (Grass Bldg Area vs. Lot Area) MAX LOT COVERAGE RATIO = N/A (NO MAX LOT COVERAGE RATIO)	23.64%			29.09%		

SETBACKS: OSSHAD zoning	(REQUIRED Measurement or Quantity)	(EXISTING Measurement or Quantity)	(PROPOSED Measurement or Quantity)
Front (one story).....	25 ft	34.20 ft	34.20 ft (to porch column)
Side (interior lot: one story).....	7.5 ft	10.26 ft (South)	10.26 ft
Side (interior lot: one story).....	7.5 ft	5.15 ft (North)	5.15 ft (VARIANCE REQUESTED)
Rear.....	10 ft	56.15 ft	45.32 ft
Min Non Vehicular Open Space	25 %	72.35% %	66.85% %
Min. Greenspace %.....	No Min	No Min	No Min
Max. Ht. from Crown of Rd. to midpoint of Roof (Range of Roof Height: 6.83' minimum to 13.5' above FFL.)	35 ft	13.29 ft	13.29 ft
Max Size of Guest Cottage 700 SF or 1/20 lot	368 SF	497 SF (Actual)	497 (Actual SF of Guest Cottage)
Max Size of Guest Cottage = 40% of Main House	497 SF	497 SF (Actual)	497 (Actual SF of Guest Cottage)

PARKING CALCULATIONS	REQUIRED	PROVIDED	PROPOSED (No Changes)
Per LDR Section 4.6.9(a) Single Family Residential Units Shall Provide 2 Spaces/Residence.	2 Parking Spaces	2 Parking Spaces	2 Parking Spaces

SETBACKS: Old School Square Historic Arts District (OSSHAD) zoning



LOCATION MAP: 227 NE 1st Avenue, Delray Bch., FL.

Scale: Not To Scale

SPECIAL NOTE: The Landscape Improvements (foundation plantings around base of new Master Suite Addition) will cost Less than \$1000 and therefore do not require a Landscape Plan.

Site Plans at Scale to Match Survey
A1.01b

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).



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ID 0002725 & AR95577
AA2600208



No.	Date	Appr	Revision Notes
1	6/5/18		Changed Scale to 1" = 20' per City Staff Requirement. Added Existing Fence Plan & Photos of Fencing per Staff Requirement.
2	3/15/18		Changed Scale to Engineering Scale, added Site Visibility Triangle & Parking Area configuration
3	6/20/18		Added Boxes to show Parking Stalls more clearly, updated Zoning Data Table.

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Perlman Residence
Renovations & Additions

A	5/16/09	Issue Note	
No.	Date	Issue Notes	
			Daniel Sloan, AR95577 Date:
Design Firm	Sloan & Sloan- Architecture + I.D. 106 SE 7th Avenue, Ste. B Delray Bch, FL 33483 (561) 243-8755		
Consultant			
Project Title	Perlman Residence Renovations & Additions 227 NE 1st Avenue		
Drawing Title	Site Plan-Existing Conditions & New Proposed Additions		
Project Manager	D. Sloan	Project ID	Perlman Residence Project
Drawn By	D. Sloan	Scale	As Noted
Reviewed By	D. Sloan	Drawing No.	A1.01b
Date	6/20/2018		of
CAD File Name	Perlman_Reno_ExtgBldg.vrx		Total Sheets

PERLMAN RESIDENCE RENOVATIONS & ADDITIONS

227 NE 1st Ave., Delray Beach, Florida
Submitted for Review pursuant to
Certificate of Appropriateness (COA) 2017-253 & Variance 2017-254



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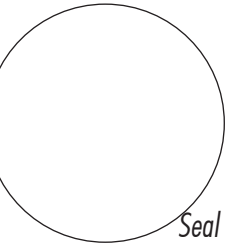
Consultant:

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David Sloan AR95577 or Donna Sloan ID0002725



Revisions:

C.O.	Date	Item
--	8/27/17	Issued
--	3/15/18	Mod Front & Rear Elevations
--	6/5/18	Mod Elevn Markers & Add Windows/Door Ints

Com:

Drw: D. Sloan

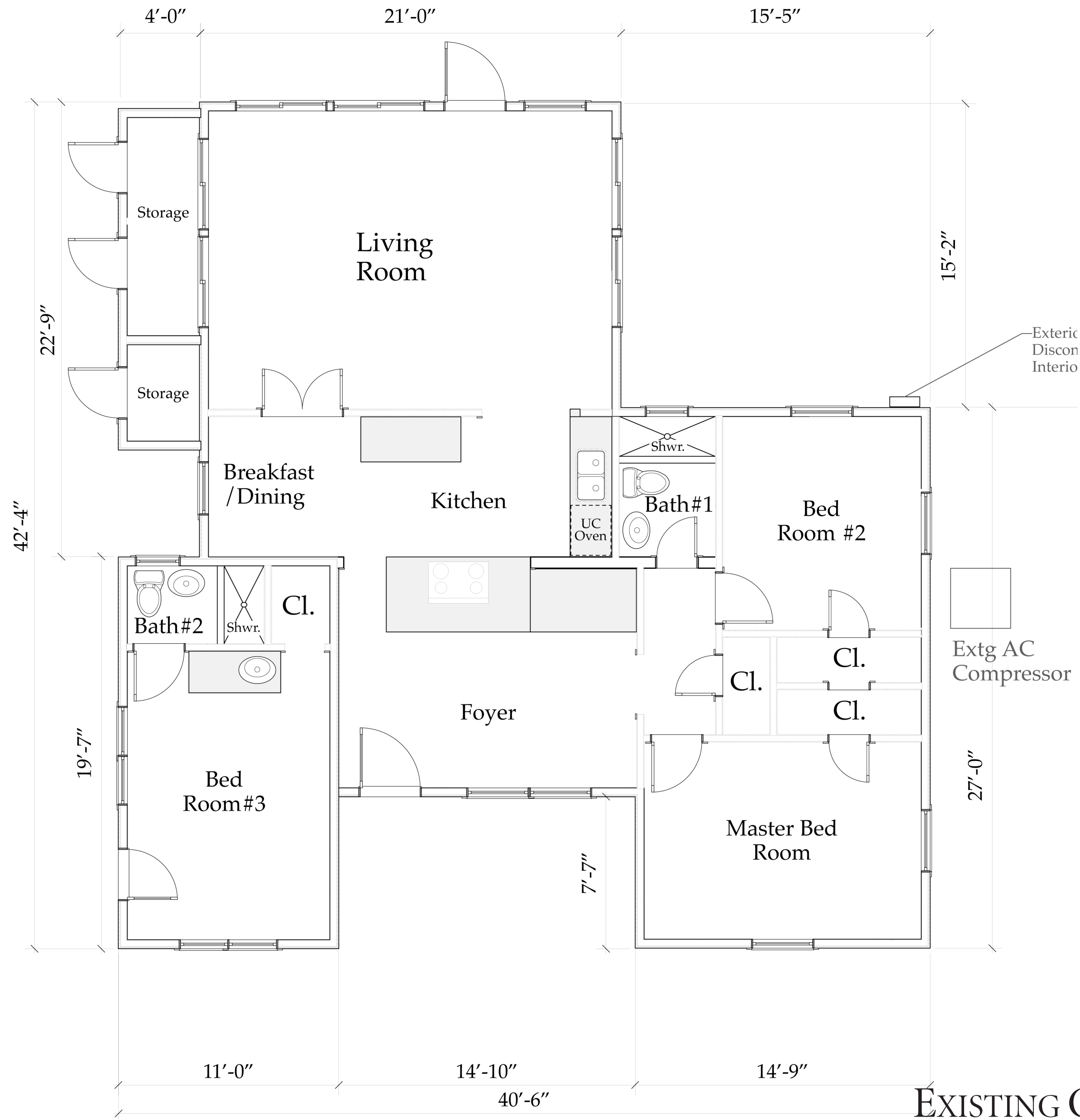
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Date: June 5, 2018

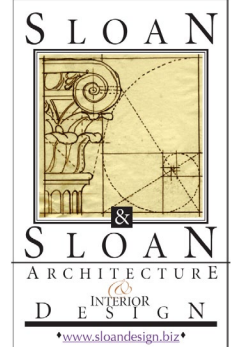
Cad File:

Sheet: DD.1
of: _

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EXISTING CONDITIONS PLAN
Scale: Scale 1/4" = 1'-0"



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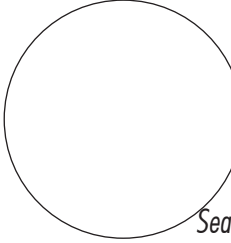
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Drawn: Sloan AR95577 or Donna Sloan: ID0002725



Revisions:

C.O.	Date	Item
--	8/27/17	Issued
--	3/15/18	Mod Front & Rear Elevations
--	6/5/18	Mod Elevations Markers & Add Windows to base plan

Com: _____

Drw: D. Sloan

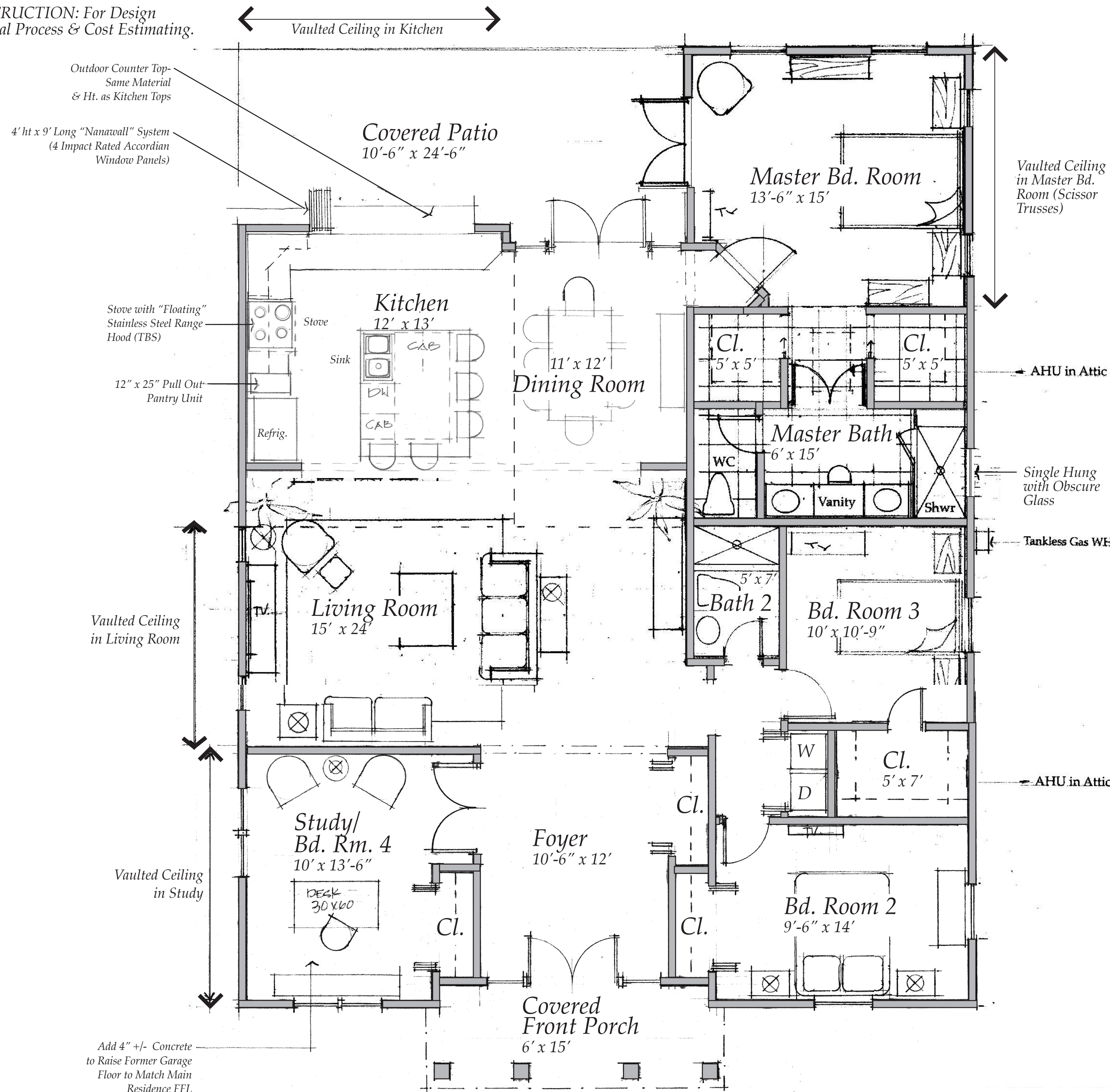
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Date: June 5, 2018

Cad File: _____

Sheet: DD.2
of: _

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CONSTRUCTION NOTES

Design Development Sketch Plans

1. Exterior and Interior Bearing Walls to be 2x4 PT (Ecolife Brand from 84 Lumber or etc.) w/ Dbl. Top Plate w/ Simpons SP4 stud plate ties & 1/2' PT Plywood sheathing. All nails HDG or SS. Cover with Toyek Drain-wrap and Wood Siding Milled from 1x "Ecolife" Stock to match profile and expose of existing. Owners option to use Hardiplank siding with matching exposure.

2. Interior Non-Bearing Walls to be 4 5/8" Metal Stud at 24" o.c. w/ 1/2" GWB each side. Sound Insulate new Interior Walls.

3. Interior Floor Finishes: Provide \$/SF Allowance for Ceramic Tile over Denshield (Kitchens and Bathrooms) and Provide \$/SF Allowance for Prefinished Wood Flooring over Peel and Stick Underlayment in Other Areas. Covered Front Porch to be Old Chicago Brick to match existing (patch/add on to existing if practical)

PROJECT PHASING

1. The Replacement of Existing Fabric Awing at the Front Porch with new Roofed Entry Feature & Removal of Swing Door on North Facade Shall be the First Phase of the Work
2. The Balance of the Work shall be undertaken in Phase 2 under separate Building Permit.



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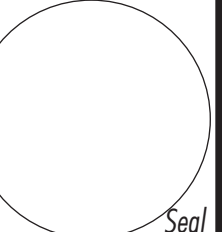
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--	3/15/18	Mod Front & Rear Elevations
--	6/5/18	Mod Elevn Markers & Add Windows to front entry

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Drw: D. Sloan

Ck:

Date: June 5, 2018

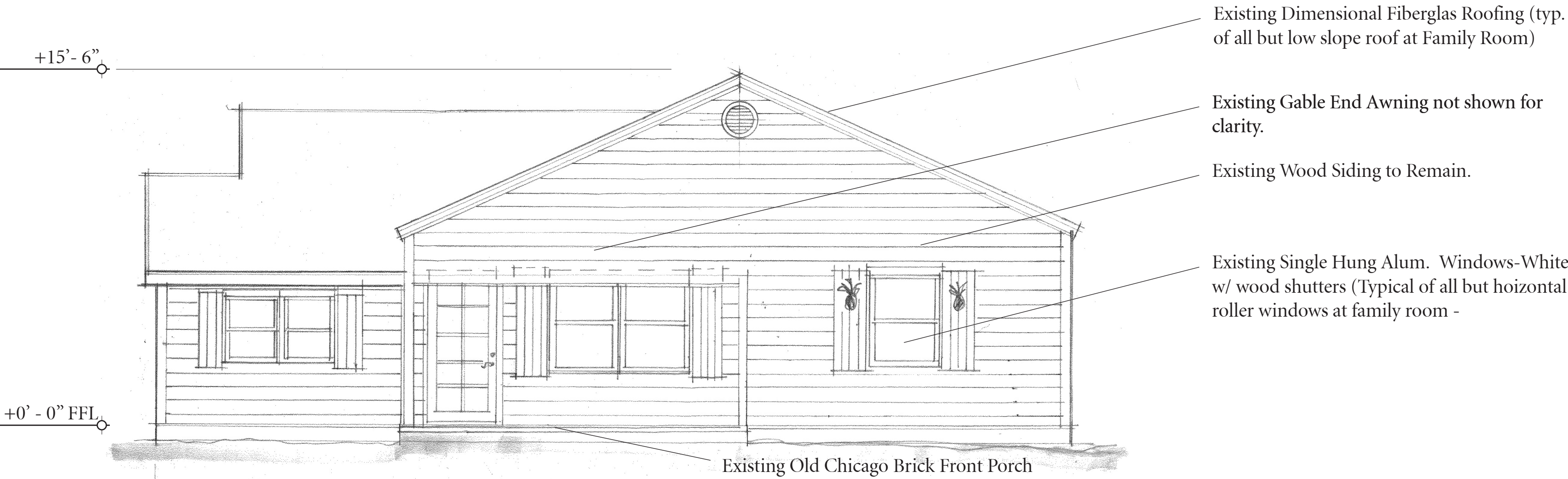
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of: _

PROPOSED NEW FLOOR PLAN

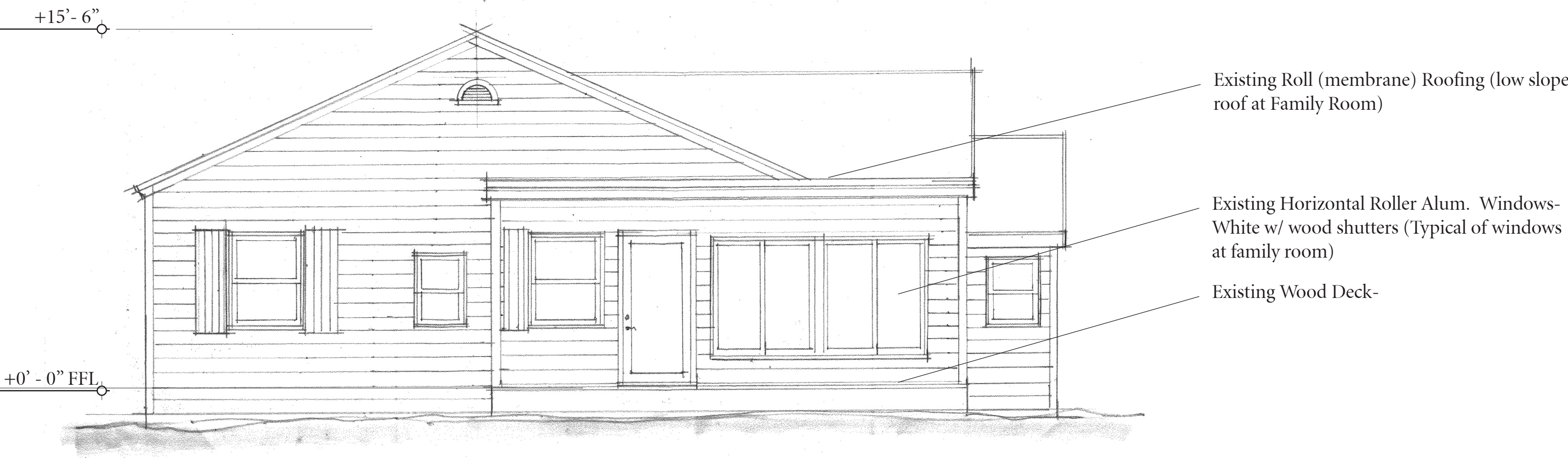
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ELEVATION “A”:: Existing West Elevation (Street Facade)

Scale: Scale 1/4” = 1’-0”

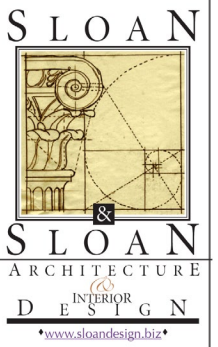


ELEVATION “B”:: Existing East Elevation (Alley Facade)

Scale: Scale 1/4” = 1’-0”

EXISTING ELEVATIONS

Scale: Scale 1/4” = 1’-0”



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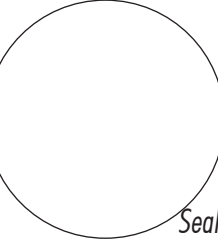
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Shawn Sloan AR95577 or Donna Sloan ID0002725



Revisions:

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--	6/5/18	Mod Elevtn Markers & Add Windows to base text

Com:

Drw: D. Sloan

Ck:

Date: June 5, 2018

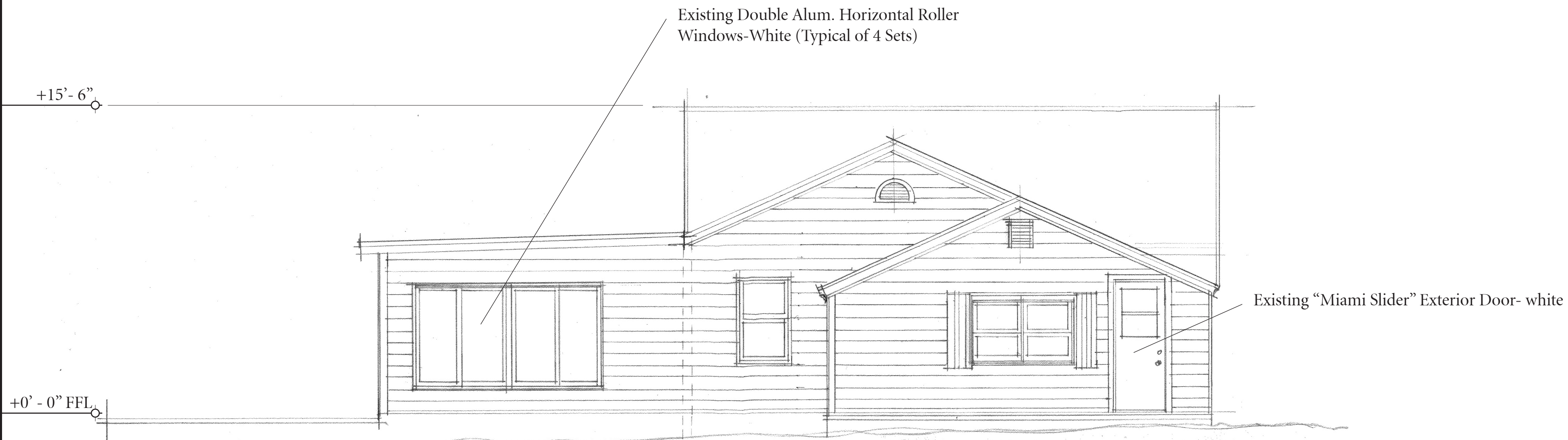
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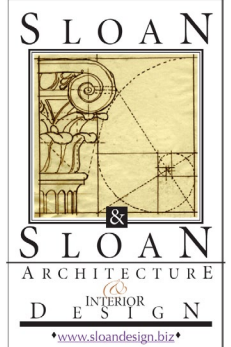


ELEVATION “C”:: Existing South Elevation
Scale: Scale 1/4” = 1’-0”



ELEVATION “D”:: Existing North Elevation
Scale: Scale 1/4” = 1’-0”

EXISTING ELEVATIONS
Scale: Scale 1/4” = 1’-0”



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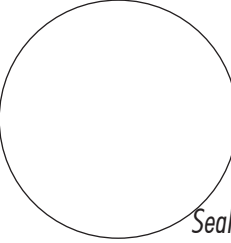
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Seal



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--	3/15/18	Mod Front & Rear Elevations
--	6/5/18	Mod Elevations Markers & Add Windows to door info

Com:

Drw: D. Sloan

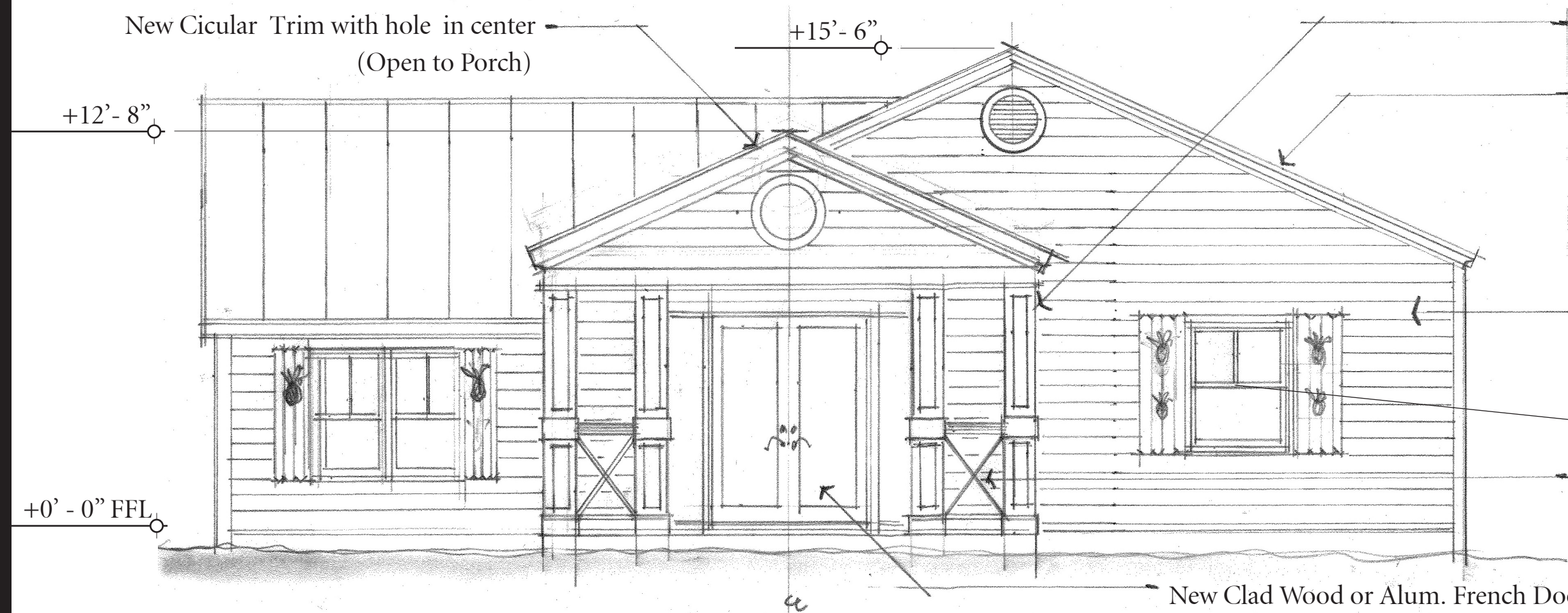
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New Covered Porch w/ (4) Columns- Trim to be Wood Composite 1x Boards (Miritek Brand- Trim White, Inset Panels to be Yellow to Match Siding).

New Roofing- 5v Crimp - Natural Galvalume Color
Option #2- New Dimensional Fiberglass Roofing in light grey color similar to existing (GAF Timberline in “Cool Slate”)

Existing Wood Siding to Remain- New Additions to match pattern/exposure ::
Option #1 - duplicate pattern of existing siding in “Ecolife” Pressure Treated Pine
Option #2- HardiPlank Siding with same exposre & similar profile

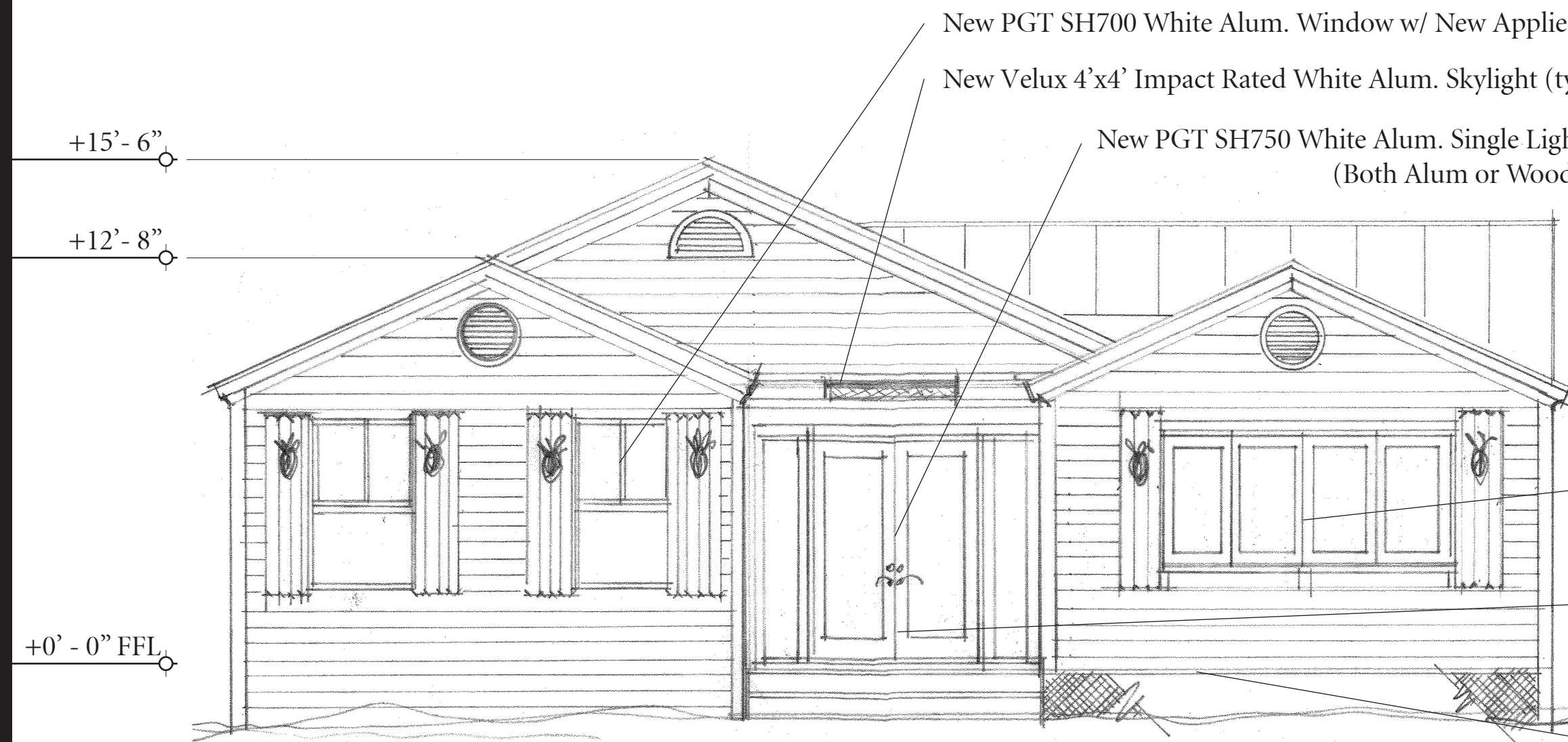
Existing Alum. Window w/ New Applied Dimensional Mul to create “2/1” Pattern (typ)

New Wood or Alum. Rail with Round/Oval Ipe Cap

New Clad Wood or Alum. French Doors with Matching Sidelights :: Base Price PGT FD750 - “Eterna” Finish in Walnut
Price Option :: Weathershield Clad Wood Impact Rated - Color TBS. APPLY Sherwin Williams “Drizzle” #SW6479 to Exterior.
(Both Options to be same size: dbl 2668 with flanking 2068 Sidelights)

ELEVATION “A”:: New West Elevation (Street Facade)

Scale: Scale 1/4” = 1’-0”



New Clad Wood or Alum. “Nanawall” Accordion Folding Window :: 4’ ht x 9’ long - White
Price Option :: (2) Sets Double Casement Windows PGT Alum. Impact Rated- White

New Clad Wood or Alum. French Doors with Matching Sidelights :: Base Price PGT - White
Price Option :: Weathershield Clad Wood Impact Rated - Color White

New Wood Decking- 2x6 “Tropical Deck” or 5/4 x 6 Ipe (Price Option) w/ SS Screws.
Extend Framing approx 2’ to south to abut new maser suite addition.

ELEVATION “B”:: New East Elevation (Alley Facade)

Scale: Scale 1/4” = 1’-0”

NEW ELEVATIONS

Scale: Scale 1/4” = 1’-0”



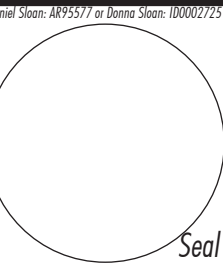
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--	6/5/18	Mod Elevn Markers & Add Windows to base info

Com:

Drw: D. Sloan

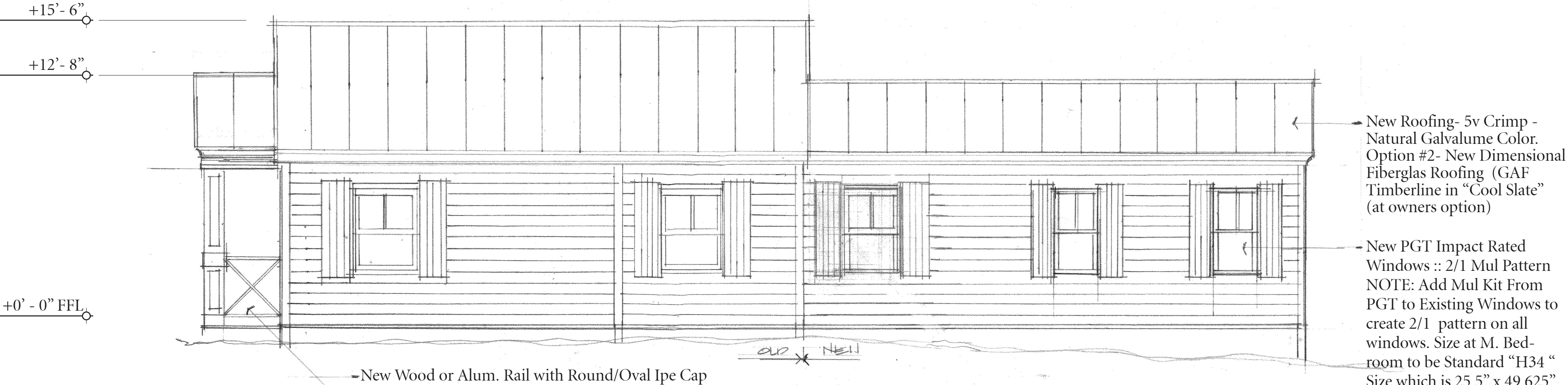
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Date: June 5, 2018

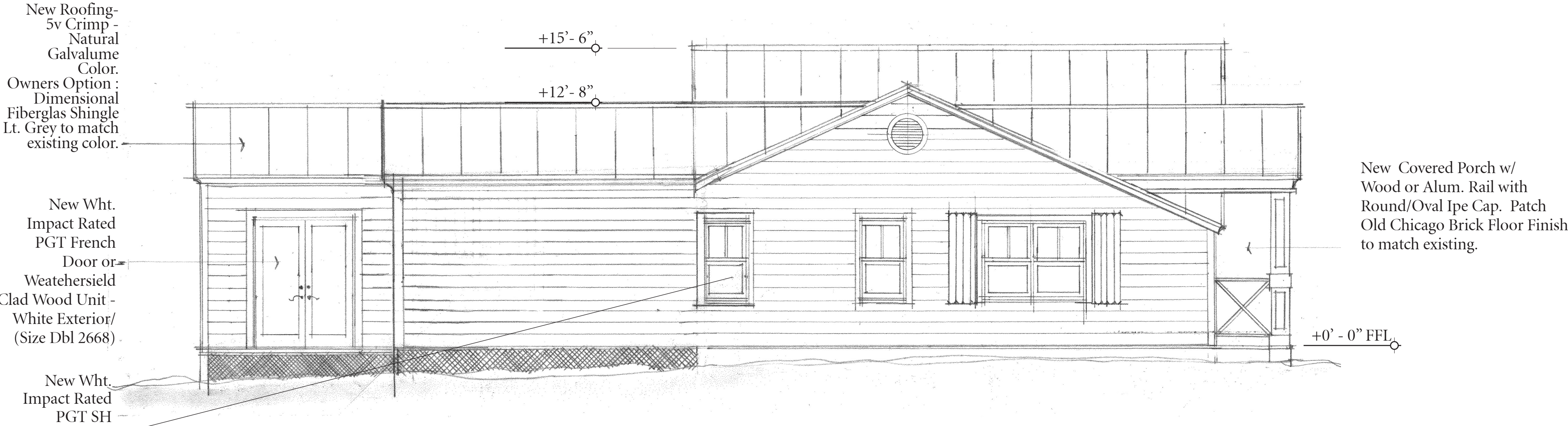
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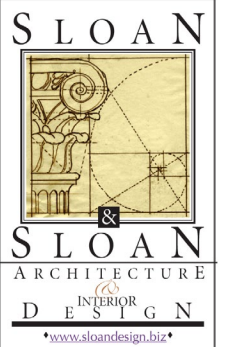


ELEVATION “C”:: New South Elevation
Scale: Scale 1/4” = 1’-0”



ELEVATION “D”:: New North Elevation
Scale: Scale 1/4” = 1’-0”

NEW ELEVATIONS
Scale: Scale 1/4” = 1’-0”



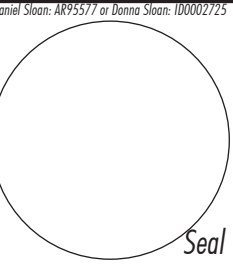
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Revisions:

C.O.	Date	Item
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--	3/15/18	Mod Front & Rear Elevations
--	6/5/18	Mod Elevn Markers & Add Windows to floor plan

Com:

Drw: D. Sloan

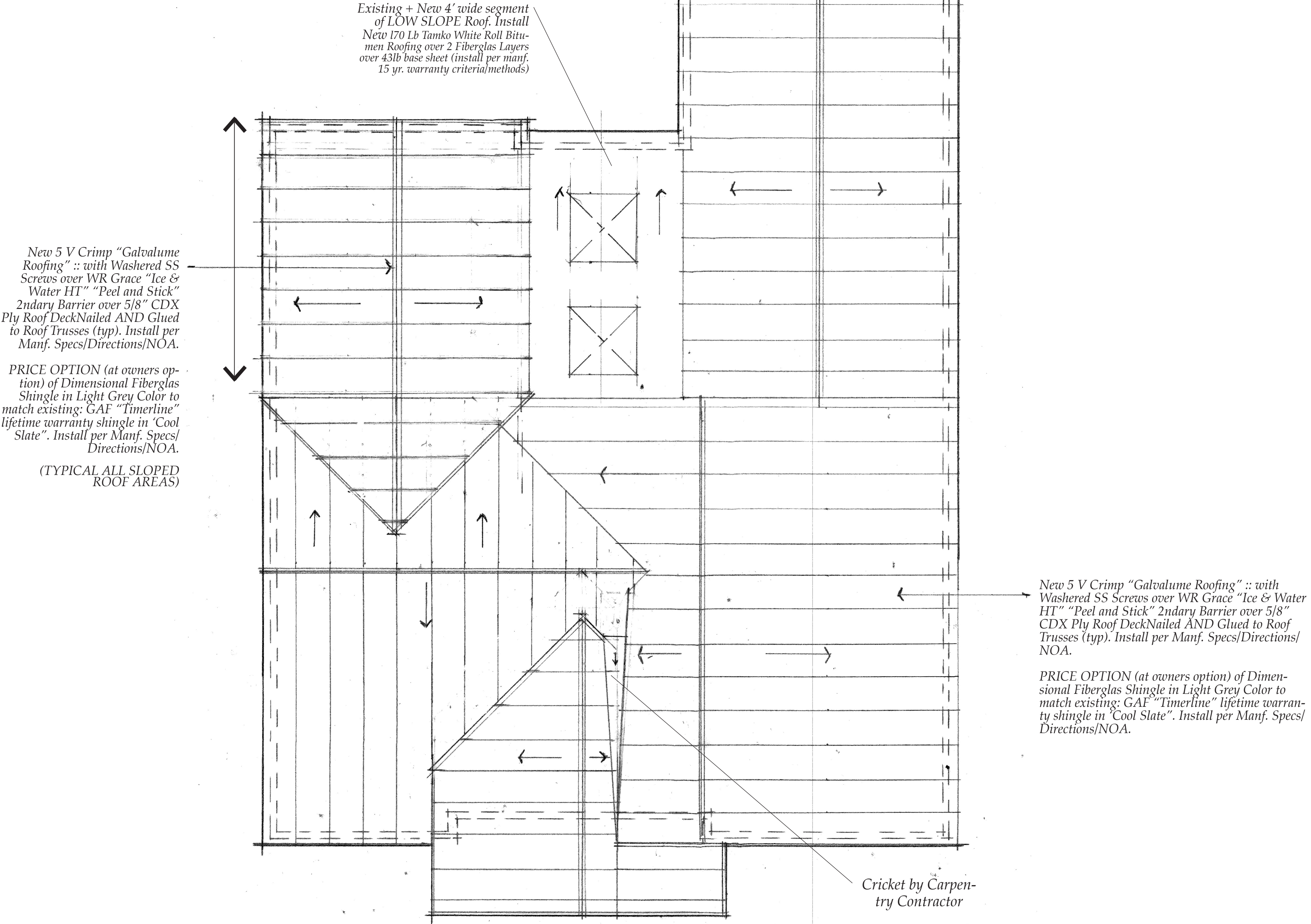
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Date: June 5, 2018

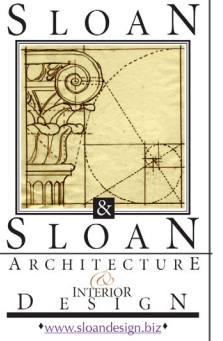
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Sheet: DD.7
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PROPOSED NEW ROOF PLAN
Scale: Scale 1/4" = 1'-0"



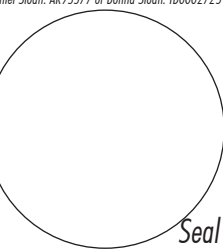
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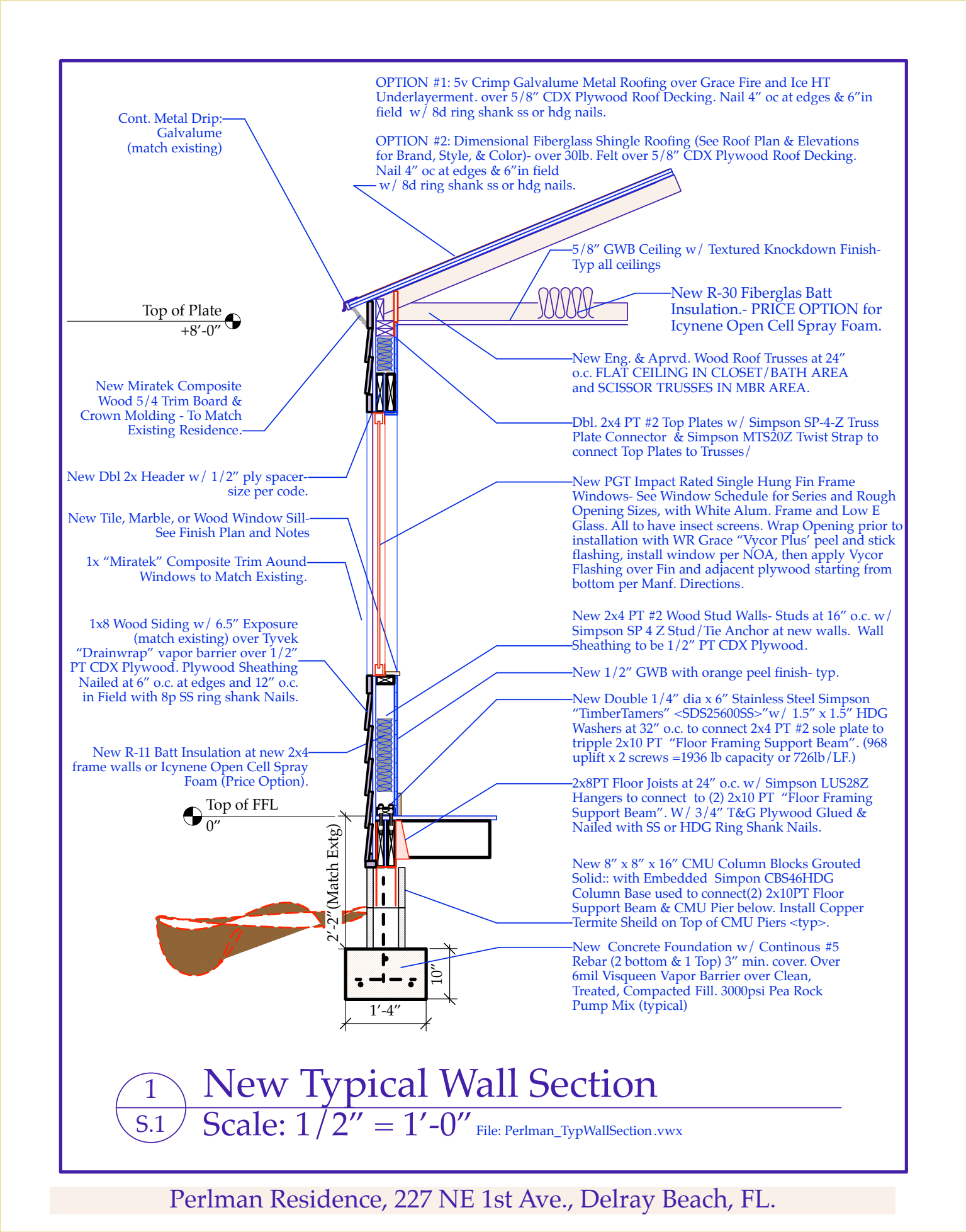
Revisions:

C.O.	Date	Item
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--	3/15/18	Mod Front & Rear Elevations
--	6/5/18	Mod Elevn Markers & Add Windows/door info

Com: _____
Drw: D. Sloan
Ck: _____
Date: June 5, 2018
Cad File: _____

Sheet: DD.8
of: _

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- NEW PAINT COLORS**
1. Front Door - Sherwin Williams
"Drizzle" (SW 6479)
 2. Shutters - Sherwin Williams
"Scanda" (SW 6529)
 3. Siding SherwinWilliams
"Watery" (SW 6478)
 4. Cornerboards, Window & Door
Surrounds- Sherwin Williams
"Pure White" (SW7005)



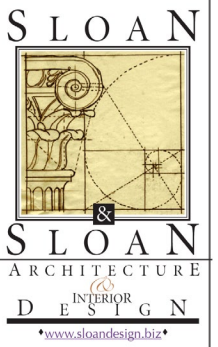
TO LEFT: Detail View of Trim Board and Crown
Molding at Fascia (Typical all Areas)



TO RIGHT: Detail View of Trim
Board and Crown Molding at Fascia
& Outside Corner Boards
(Typical all Areas)

PROPOSED TYPICAL WALL SECTION & FASCIA TRIM

Scale: Scale 1/4" = 1'-0"



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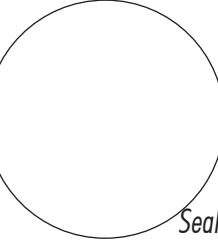
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Revisions:

C.O.	Date	Item
--	8/27/17	Issued
--	3/15/18	Mod Front & Rear Elevations
--	6/5/18	Mod Elevations Markers & Add Window/door info

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Drw: D. Sloan

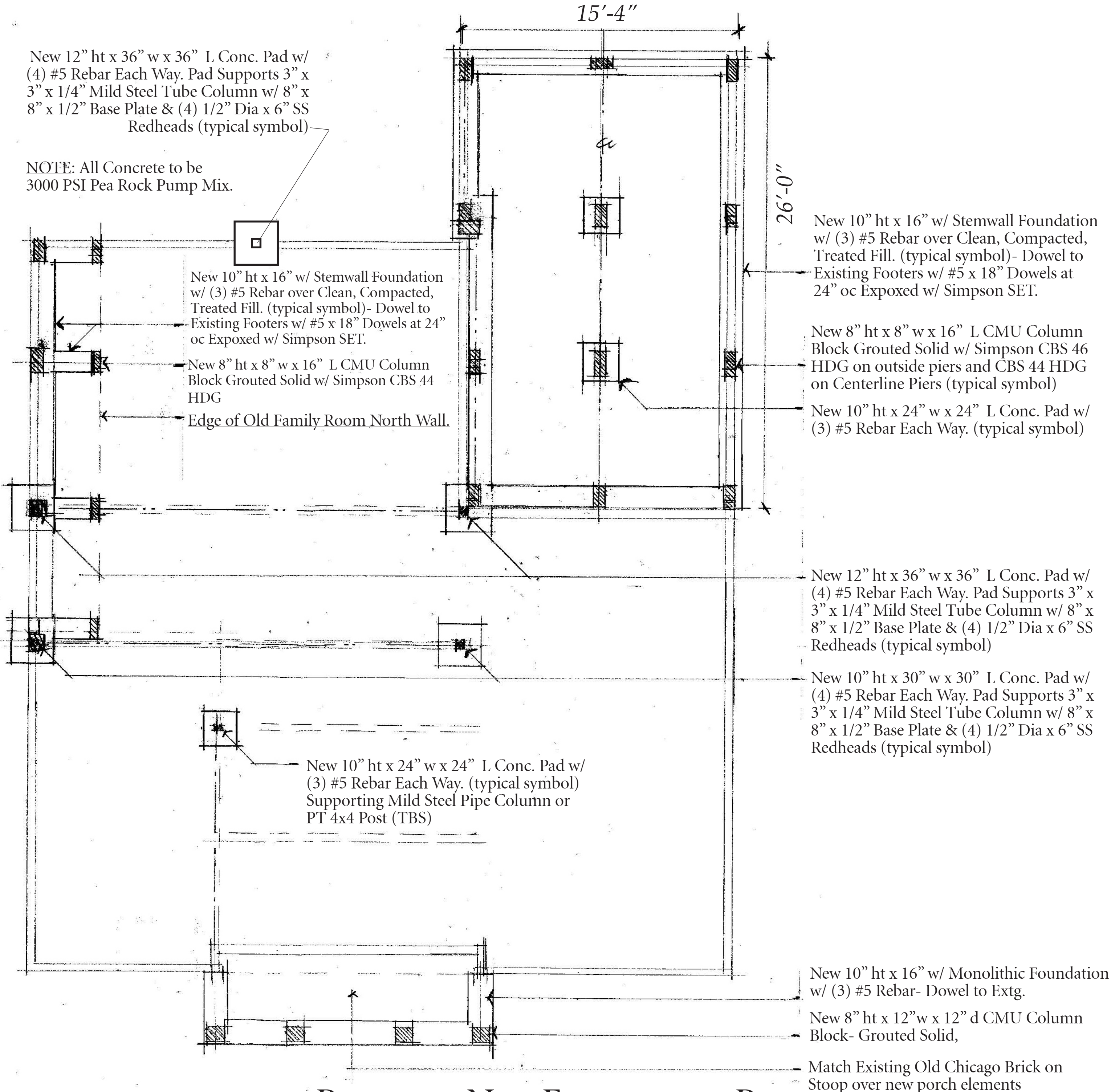
Ck:

Date: June 5, 2018

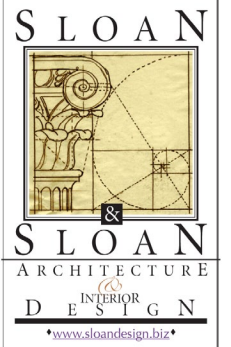
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PROPOSED NEW FOUNDATION PLAN
Scale: Scale 1/4" = 1'-0"



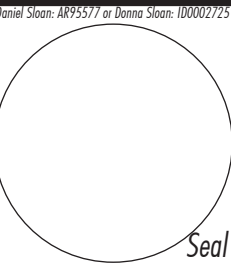
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Drw: D. Sloan

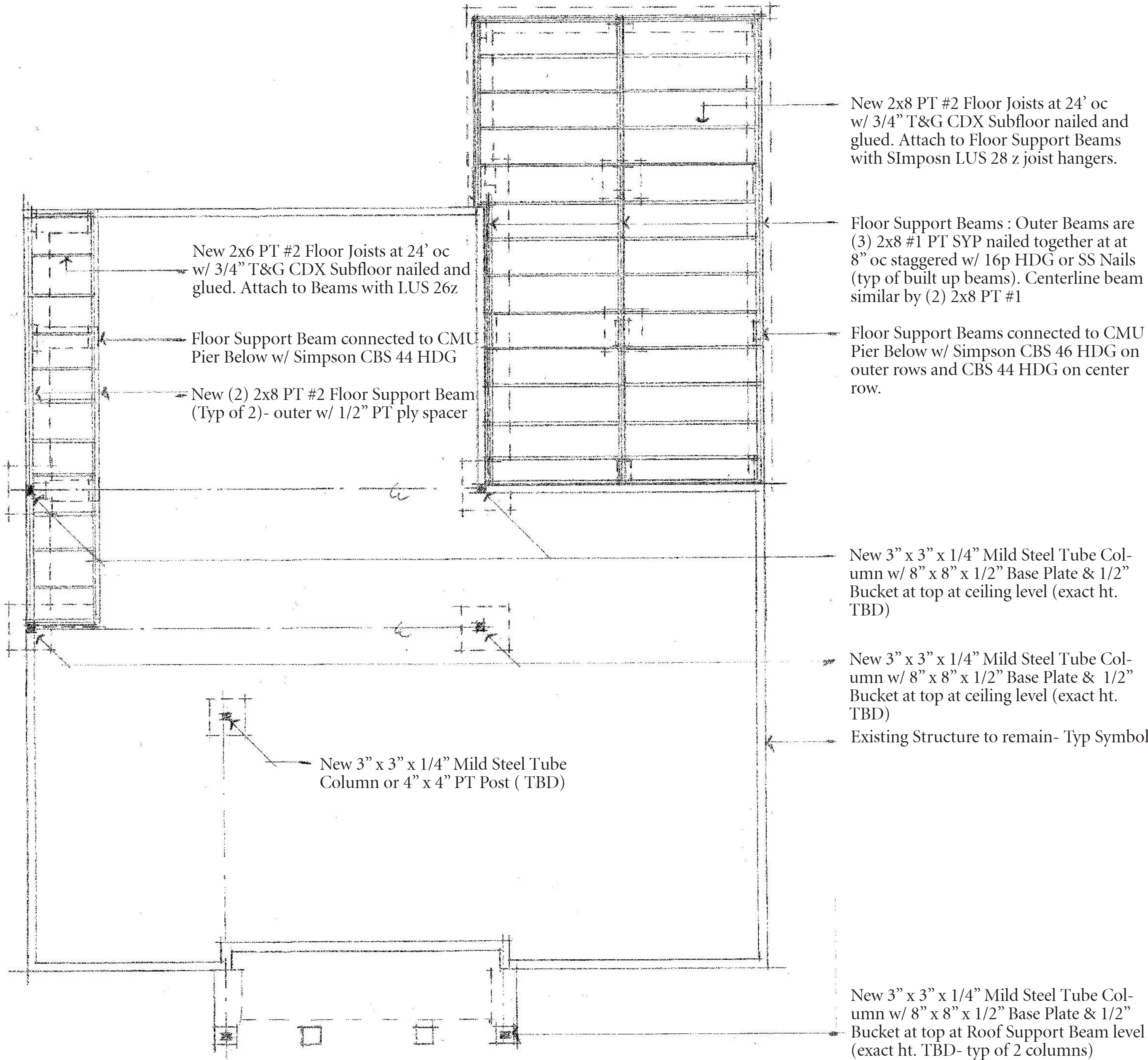
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Date: June 5, 2018

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PROPOSED NEW FLOOR FRAMING PLAN
Scale: Scale 1/4" = 1'-0"



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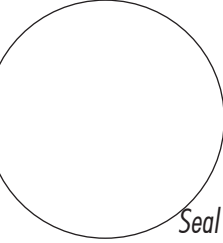
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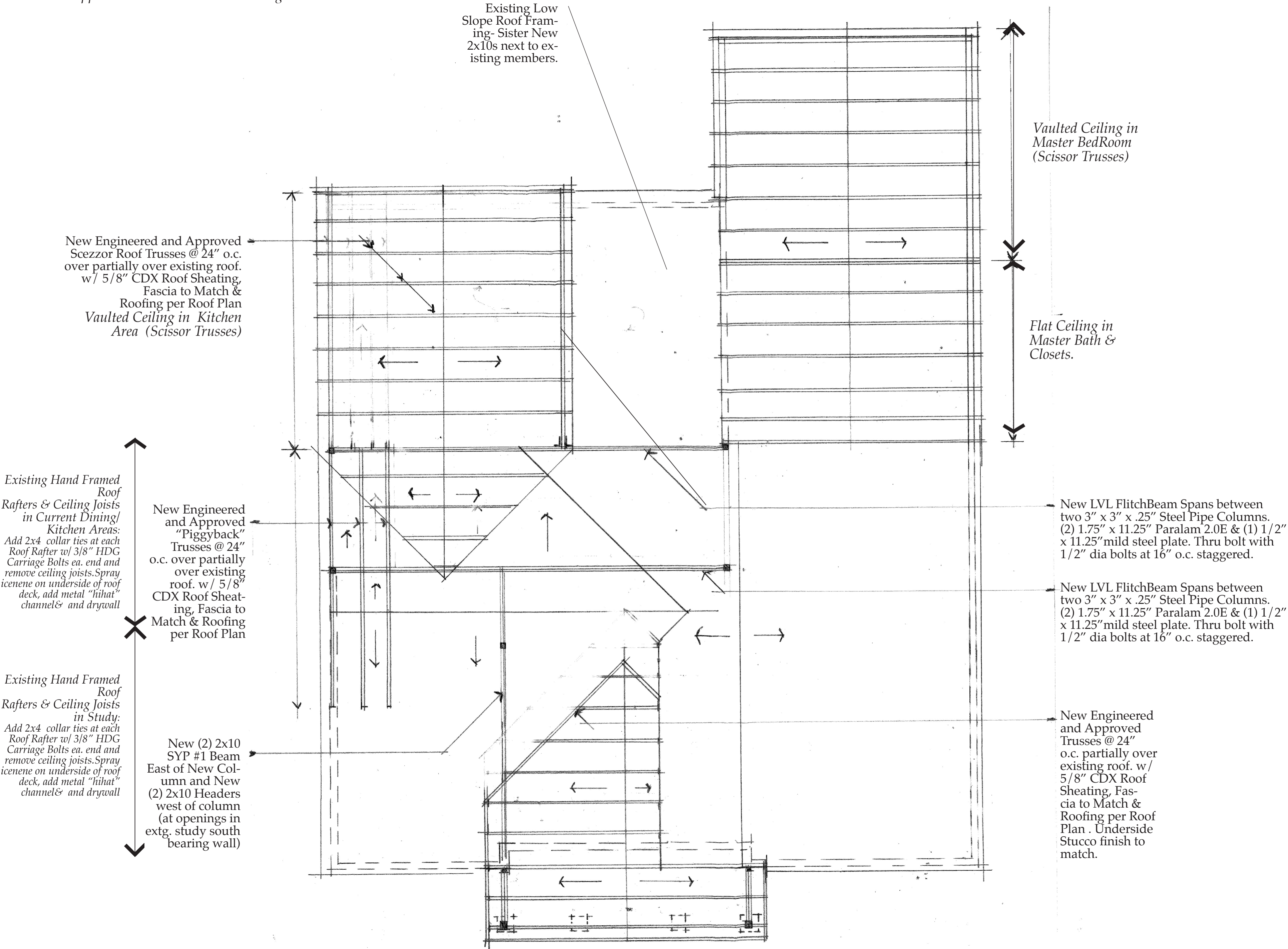
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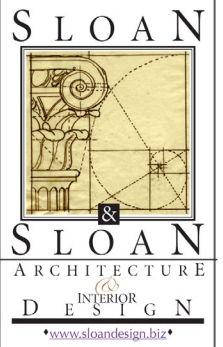
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PROPOSED NEW ROOF FRAMING PLAN
Scale: Scale 1/4" = 1'-0"



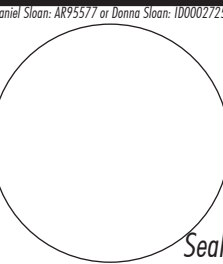
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Drw: D. Sloan

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