



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name:	201 NE 5th Court
Project Location:	201 NE 5th Court
Request:	Certificate of Appropriateness (COA)
Board:	Historic Preservation Board
Meeting Date:	February 6, 2019

Board Action:

Approved the Certificate of Appropriateness for Architectural Elevation Change to determine the style and color of the roof finish for the existing non-contributing structure and associated addition on the property located at 201 NE 5th Court, Del-Ida Park Historic District, on a 6 to 0 vote (Reeve Bright absent).

Project Description:

The subject property is located at the northeast corner of NE 2nd Avenue and NE 5th Court within the Del-Ida Park Historic District. The property contains a 1969 single-family residential structure built in the Masonry Vernacular architectural style. The 1-story 1,522 square foot single-family residence exists on the 0.30 acre property which is zoned Multiple Family Residential - Low Density (RL) and is a noncontributing structure within the Del-Ida Park Historic District.

At its meeting on November 07, 2018, the Historic Preservation Board approved the COA request for alterations to the existing single-family residence to include:

- Construction of 555 sq. ft. addition on the north side of the structure;
- Construction of a new 808 sq. ft. detached garage and guest house structure on the north side of the property;
- Construction of a new pergola/breezeway;
- Installation of new impact resistant, aluminum framed, windows and fiberglass doors;
- Painting the structure pale yellow “Lemon Souffle” with white “Palm Coast Pale” trim; and,
- Installation of new ribbon strips and driveway.

HPB’s approval required the applicant to return to the board to determine the style and the color of the roof finish.

Staff supported the Certificate of Appropriateness request.

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: February 6, 2019

ITEM: 201 NE 5th Court, Del-Ida Park Historic District – Architectural Elevation Change to determine the style and color of the roof finish for the existing non-contributing structure and associated addition.

RECOMMENDATION: Approve the Architectural Elevation Change

GENERAL DATA:

Owner/Applicant..... Rochelle Greenberg

Agent:..... Enterprise Contractors, Inc.

Location:..... Northeast corner of NE 2nd Avenue and NE 5th Court

Property Size:..... 0.30 Acres

Historic District: Del-Ida Park Historic District

Zoning:..... RL (Multiple Family Residential Low Density)

Adjacent Zoning:.....

North:	RL
East:	RL
South:	RL
West:	R-1-AA

Existing Future Land Use Designation:..... LD (Low Density Residential)

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 an Architectural Elevation Change (2018-209) to determine the style and color of the roof finish for the existing non-contributing structure and associated addition located at **201 NE 5th Court, Del-Ida Park Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located at the northeast corner of NE 2nd Avenue and NE 5th Court within the Del-Ida Park Historic District. The property contains a 1969 single-family residential structure built in the Masonry Vernacular architectural style. The 1-story 1,522 square foot single-family residence exists on the 0.30 acre property which is zoned Multiple Family Residential - Low Density (RL) and is a non-contributing structure within the Del-Ida Park Historic District.

At its meeting on November 07, 2018, the Historic Preservation Board approved the COA request for alterations to the existing single-family residence to include:

- Construction of 555 sq. ft. addition on the north side of the structure
- Construction of a new 808 sq. ft. detached garage and guest house structure on the north side of the property;
- Construction of a new pergola/breezeway;
- Installation of new impact resistant, aluminum framed, windows and fiberglass doors;
- Painting the structure pale yellow "Lemon Souffle" with white "Palm Coast Pale" trim; and,
- Installation of new ribbon strips and driveway.

HPB's approval required the applicant to return to the board to determine the style and the color of the roof finish for the proposal and is the action now before the board.

ANALYSIS OF PROPOSAL

The applicant is proposes the roofing to be Drexel Standing metal seam roof. The color of the proposed roof is Dove Gray. This color is similar to a galvalum or mill finish.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Architectural Elevation Change (2018-209) for **201 NE 5th Court, 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).
- C. Deny the Architectural Elevation Change (2018-209) for **201 NE 5th Court, 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 Architectural Elevation Change (2018-209) for **201 NE 5th Court, 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).

Attachments:

- Site Plan, Elevations, Approval Letter

Report Prepared By: Michelle Hoyland, Principal Planner



Enterprise Contractors Inc.

2559 Webb Avenue suite 2 Delray Beach, FL 33444 Ph: 561.279.0311 Fx: 561.279.0335

January 9, 2019

Katarina Stepanovic
City Planner
City of Delray Beach, Florida

RE: Approval Letter for 201 NE 5th Court – COA 2018 – 209

Ms Stepanovic,

May this letter help to clarify conditions on these plans.

1. The roofing will be Drexel Standing metal seam roof. Product approval is included in the package. Color will be Dove Gray.
2. The exterior metal structural columns will be clad with wood to match the structural Beam.

Hopefully this addresses the items still in question.

Any questions please call me or email me.
561-350-0765 / ron@eciwork.com



Ron Brito CGC047369
President



CITY OF DELRAY BEACH
DEVELOPMENT SERVICES DEPARTMENT



1993 • 2001 • 2017 100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444 • PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

November 15, 2018

Enterprise Contractors, Inc.
2559 Webb Avenue, #2
Delray Beach, FL 33444
eciwork@aol.com

RE: Approval Letter for 201 NE 5th Court –Certificate of Appropriateness (COA) 2018-209

To Whom it may concern:

At its meeting of November 8, 2018, the Historic Preservation Board (HPB) approved the Certificate of Appropriateness 2018-209, for the renovation of the existing structure, construction of a new 555 sq. ft. addition and new garage and guest house to the existing non-contributing structure for the property located at **201 NE 5th Court, 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. The applicant should return to the board to determine the style and the color of the roof finish.
2. That the porch columns should be metal or wood.

Next Steps

Pursuant to the City of Delray Beach Land Development Regulation Section 2.4.7(E), you have the right to appeal the decision by the Board to the City Commission. Such an appeal must be filed within ten (10) working days of the Board action.

Please provide three (3) complete, full sized sets of plans, a final reduced set of plans, and an updated digital copy of the plans. Submitted items are required to be collated, folded and stapled. Subsequent to Site Plan Certification, you may submit a Building Permit application for the approved project.

Please be advised that the COA and site plan approval is valid for 24 months; thus, expiring on **November 7, 2020**. Prior to the expiration date of the COA and site plan, 25% of the cost of all improvements associated with the approved development must be constructed in order for this proposal to be considered established. Any request for an approval extension shall be filed 45 days prior to the previously noted expiration date.

If you have any questions, please contact me via email at hoylandm@mydelraybeach.com or by phone at (561) 243-7040, ext. 6221.

Regards,

Michelle Hoyland
Historic Preservation Planner

METAL ROOFING AND PERIMETER EDGE FINISHES

BONE WHITE

SR.66

REGAL WHITE

SR.65

SANDSTONE

SR.49

DREXLUME™

M

ALMOND

SR.54

SIERRA TAN

SR.29

BUCKSKIN

SR.38

CHAMPAGNE
premium

SR.35

MEDIUM BRONZE

SR.30

MANSARD BROWN

SR.27

DARK BRONZE

SR.29

METALLIC COPPER
premium

SR.42

BURGUNDY

SR.33

COLONIAL RED

SR.33

TERRA COTTA

SR.41

BRILLIANCE RED
premium

SR.41

HARTFORD GREEN

SR.27

FOREST GREEN

SR.30

HEMLOCK

SR.28

PREWEATHERED GALVALUME®
premium

SR.35

PATINA GREEN

SR.36

AGED COPPER

SR.45

TEAL BLUE

SR.29

BRIGHT SILVER
premium

SR.53

DEEP BLUE SEA

SR.29

PACIFIC BLUE

SR.29

SLATE BLUE

SR.32

DOVE GRAY

SR.31

MATTE BLACK

SR.30

CHARCOAL GRAY

SR.27

SLATE GRAY

SR.37

M = MILL FINISH

SR = SOLAR REFLECTANCE

// architects & designers // contractors // homeowners // custom fabrication

OUR PRODUCTS

COLOR CHARTS

RESOURCES

CONTACT US

ROOF GALLERY

Drexel Metals
Roofing Systems + Custom Fabrication

METAL ROOF AND WALL SYSTEMS

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Roof and Wall Systems

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Curved Metal Panels

Custom Cornice

Color Charts

Coils & Sheets

Materials

Metshield High Temp UDL

Metshield Synthetic UDL

Fasteners & Accessories

Color Charts

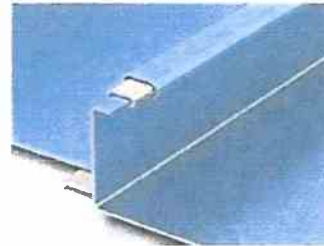
LEED and Sustainability

Snow Retention



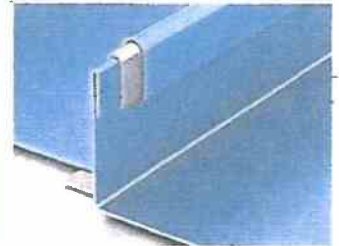
100SS Profile

Quality materials and more than 100 years of successful design application govern the construction of our DMC 100SS 1" mechanically seamed metal roof system.



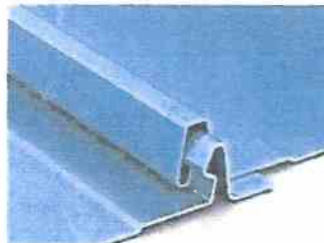
150SS Profile

Our DMC 150SS roof system will lend striking dimension to any architectural design.



200S Profile

The versatility of the DMC 200S roof system makes it an ideal choice for low to steep slope applications.



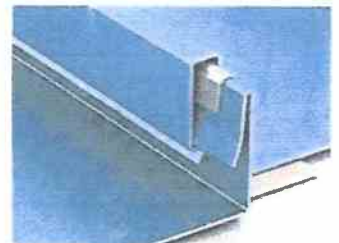
100NS Profile

Our DMC 100NS profile offers unlimited design potential with its sleek, crisp appearance and attractive shadow lines.



150SL Profile

Installation ease with impeccable results makes our DMC 150SL roof system a standout choice.



175S Profile

The DMC 175S is distinctive for its broad width seam, impressive structural capabilities and easy Snap Lock installation.



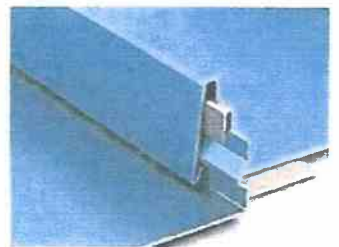
5V Profile

Featuring an authentic "Key West" aesthetic, this traditional roof system is a long-time favorite for its functionality and style.



450 Profile

Installation ease with impeccable results makes our DMC 450 roof system a standout choice.



450SL Profile

Installation ease with impeccable results makes our DMC 450SL roof system a standout choice.

