

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: May 1, 2019

ITEM: 132 N Swinton Avenue, Old School Square Historic District – Certificate of Appropriateness (2019-136) and Class II Site Plan Application for exterior modifications to the existing structure and modification of the existing landscaping.

RECOMMENDATION: Approve the Certificate of Appropriateness and Landscape Plan.

GENERAL DATA:

Owner/Applicant..... A. Grant Thornbrough

Agent:..... Nathan Custodio

Location:..... West side of North Swinton Avenue,
between NW 1st Street and NW 2nd
Street

Property Size:..... 0.23 Acres

Historic District: Old School Square Historic District

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

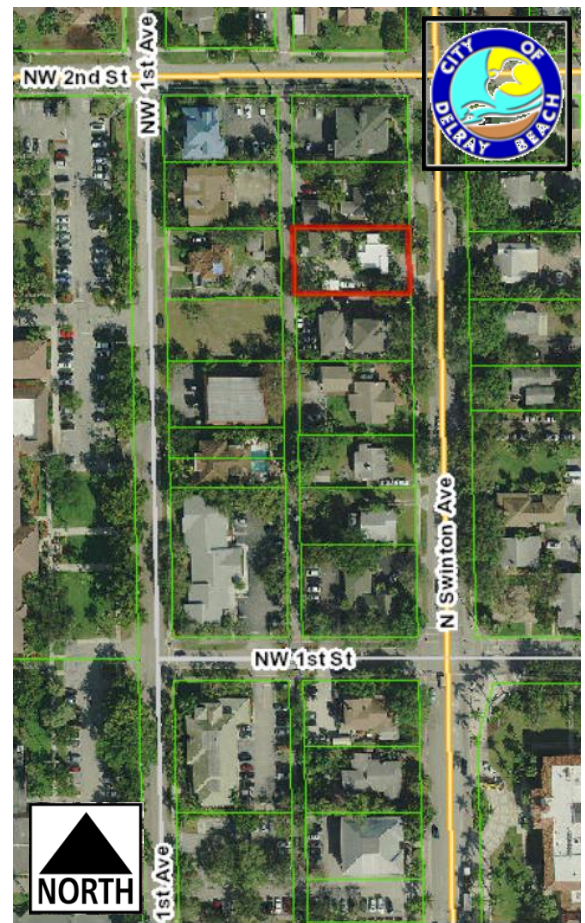
Adjacent Zoning:.....

| | |
|--------|---------------------------------|
| North: | OSSHAD |
| East: | CBD (Central Business District) |
| 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 (2019-136) and a Class II Site Plan Application for exterior modifications to the existing structure and modification of the existing landscaping for property located at **132 N Swinton Avenue, Old School Square Historic District**, pursuant to Land Development Regulation (LDR) Sections 2.4.6(H), 2.4.5(G)(5) and 2.4.5(H).

BACKGROUND & PROJECT DESCRIPTION

The subject 0.23 acre property is located on the west side of North Swinton Avenue between NE 1st Street and NE 2nd Street. The property is located within the Old School Square Historic Arts District (OSSHAD) zoning district, the Locally and Nationally Registered Old School Square Historic District (OSSHD) and consists of the south 3 feet of Lot 10 and Lot 11, less the south 4.5 feet, Block 59 City of Delray Beach, formerly the Town of Linton, Florida and is classified as contributing to the OSSHD. The property contains 3 structures, a 1,120 sq. ft. main structure built in the 1920's, a 460 sq. ft. accessory structure and single car garage both built in the late 1940's or 50's.

In 1989, a Class V Site Plan and Certificate of Appropriateness applications were approved for the conversion of the existing single-family residence, guest cottage and garage to office use for the O'Hare Professional Office. The approval also included "code waivers" to allow for: an alternative method of curbing; reduction of trees along the boundary of the project to require no additional trees; elimination of groundcover requirements on the west side of the garage; and, to allow pearock material as a surface parking material. The approval also included 3 variances granted by the Historic Preservation Board (HPB) on December 16, 1988 to allow for the reduction of one parking space in order to save a mature tree; reduction of the width of the entrance drive to 12 feet; and, deletion of striping for the unpaved parking spaces.

The subject request is for modification of the existing landscaping, site lighting and exterior elevation changes to include the cleaning and repairing of the existing stucco texture on the existing structures, painting the existing structures, a change to fabric color of the existing awnings and replacement of the existing windows and doors. The COA is now before the board for consideration.

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.

Article 4.6 - Supplemental District Regulations

Pursuant to LDR Section 4.6.8 – Lighting: All developments/redevelopments are encouraged to utilize energy efficiency lighting. The maximum height for luminaires on buildings and structures is 25' or eave overhang, whichever is lower, and 25' for a parking lot. All perimeter exterior lighting shall be full cutoff luminaires to minimize spillover on adjacent properties. In order to decrease urban glow, no luminaires shall be directed upwards.

Pursuant to LDR Section 4.6.8(A)(3) – Illumination Standards: The applicable illumination standards are as follows:

| | FOOT CANDLES | | |
|------------------------|-------------------|-------------------|------------|
| | Maximum Permitted | Minimum Permitted | Provided |
| Commercial Parking Lot | 12 | 1.0 | 0.25 – 3.6 |

The proposal includes the installation of 4 new wall mounted decorative light fixtures on the office structures adjacent to the existing parking areas on the east side of each structure. The fixtures are residential in nature and are appropriate for the surrounding historic area. The submitted photometric

plan illustrates that the proposed light fixtures will meet the maximum permitted foot-candles. An added condition of approval is that the foot-candles for the 2 fixtures on the main building be reduced to minimize spillover onto adjacent properties to no more than 0.25. Provided the condition of approval is addressed, the photometric plan will be in compliance with the Illumination Standards listed above, and within an appropriate foot candle range given the surrounding mixed-use area.

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.

Pursuant to LDR Section 4.5.1(E)(2)(c)(4) - Minor Development.

The subject application is considered "Minor Development" as it involves "alteration of less than 25 percent of the existing floor area of the building and all appurtenances."

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.

The existing structure, and its remaining original form, have been considered with respect to the proposed elevation changes and landscape improvements, which are noted to have been appropriately designed.

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 materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 7

Chemical or physical treatments, such as sandblasting, that causes damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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 proposed exterior modifications are in relation to the maintenance of the existing structures. The proposal includes the cleaning and repairing of the existing exterior stucco finish. The body of each of the structures will be painted a grey color noted as "Flannel Pajamas" with "Super White" trim and the awnings will be dark grey. The awning frames will be preserved and reconditioned for continued use. The existing single-pane, plexiglass type windows will be replaced with aluminum framed single-hung

windows with a 3 over 1, dimensional muntin pattern and non-reflective, clear glass. New fiberglass doors with a woodgrain pattern will replace the existing exterior doors. Existing decorative features such as plaques on the west and south elevations; the medallions on the north and east elevations, vent openings & parapet barrel tile on the east elevation will be preserved. The proposal also includes removal and replacement of existing landscaping.

The improvements will provide for continued preservation of the exterior of the existing contributing structures while also protecting the historic integrity of the OSSHD and the surrounding area. The proposed modifications such as the installation of the new historically appropriate windows add appropriate historical interest the Mission style structure and to the adjacent streetscapes. The proposal is compliant with these standards. Based on the above, positive findings are made with respect to compliance with the Standards.

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.
- (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.

Replacement of the existing single-pane, plexiglass type windows with aluminum single-hung windows with a 3 over 1, dimensional muntin pattern returns appropriate visual interest to the Mission architectural style of the structures and to the adjacent streetscapes. The proposal includes the cleaning and repairing of the existing stucco on all structures. An added condition of approval is that the existing rough stucco texture of the each structure be preserved. This will ensure the proposal meets the Visual Compatibility Standard of Relationship of Materials, Texture and Color providing for visual compatibility with the predominant materials used in the historic buildings and structures within the OSSHD. Additionally, the proposal includes preservation of existing decorative features such as the plaques on the west and south elevations, the medallions on the north and east elevations, the vent openings & parapet barrel tile on the east elevation. Finally, the removal and replacement of existing landscaping allows for additional updating and maintenance of the site.

Provided the condition of approval is met, the proposal meets the intent of the Visual Compatibility Standards by providing for continued appropriate maintenance of the site and the existing structures. The improvements ensure the protection of the historic integrity of the OSSHD and the surrounding area. Based on the above, positive findings are made with respect to compliance with the Standards.

LANDSCAPING

Pursuant to LDR Section 4.6.16(A) – Landscape Regulations – The objective of this article is to improve the appearance of setback and yard areas in conjunction with the development of commercial, industrial, and residential properties, including off-street vehicular parking and open-lot sales and service areas in the City, and to protect and preserve the appearance, character and value of the surrounding neighborhoods and thereby promote the general welfare by providing minimum standards for the installation and maintenance of landscaping.

The proposal has been reviewed and determined to be in compliance with LDR Section 4.6.16. The landscape plan includes replacement of existing landscape material as well as installation of new landscaping to meet the requirements of the code; therefore, positive findings with this code section are made.

ASSESSMENT & CONCLUSION

The proposed landscape and architectural improvements to the site and the existing one-story buildings, respectively, are appropriate and compatible, and will have a positive impact on the surrounding area as well as the OSSHD. Based on the above, positive findings are made with respect to the Land Development Regulations.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2019-136), Class II Site Plan Application and Landscape Plan for **132 North Swinton Avenue, Old School Square Historic District 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 LDR Section 2.4.6(H)(5), 2.4.5(G)(5) and 2.4.5(H)(5).
- C. Deny the Certificate of Appropriateness (2019-136), Class II Site Plan Application and Landscape Plan for the property located at **415 N Swinton Avenue, Del Ida Park Historic District**, 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), 2.4.5(G)(5) and 2.4.5(H)(5).

RECOMMENDATIONS

Landscape Plan

Approve the Certificate of Appropriateness (2019-136), Class II Site Plan Application and Landscape Plan for **132 North Swinton Avenue, Old School Square Historic District 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 LDR Section 2.4.6(H)(5), 2.4.5(G)(5) and 2.4.5(H)(5), subject to the following conditions:

1. That the foot-candles for the 2 light fixtures on the main building be reduced to minimize spillover onto adjacent properties to no more than 0.25; and,
2. That the existing rough stucco texture be preserved.

Attachments:

- Site plan, Landscape Plan, Elevations, Pictures, and Survey

Report Prepared by: Michelle Hoyland, Principal Planner