



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
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HISTORIC PRESERVATION BOARD STAFF REPORT

106 SE 7th Avenue

Meeting

August 7, 2019

File No.

2019-226

Application Type

Certificate of Appropriateness

REQUEST

The item before the Board is for consideration of a Certificate of Appropriateness request for a 2-story addition to an existing 1-story, non-contributing, 3-car garage associated with the existing single-family residence on the multi-family property located at **106 SE 7th Avenue, Marina Historic District**, pursuant to LDR Section 2.4.5(I)(5) and 2.4.6(H)(5).

GENERAL DATA

Agent: Dan Sloan Architecture

Owner: Dan and Donnamarie Sloan

Location: 106 SE 7th Avenue

PCN: 12-43-46-16-D7-000-0010

Property Size: 0.45 Acres

FLUM: MD (Medium Density Residential 5-12 DU/Acre)

Historic District: Marina Historic District

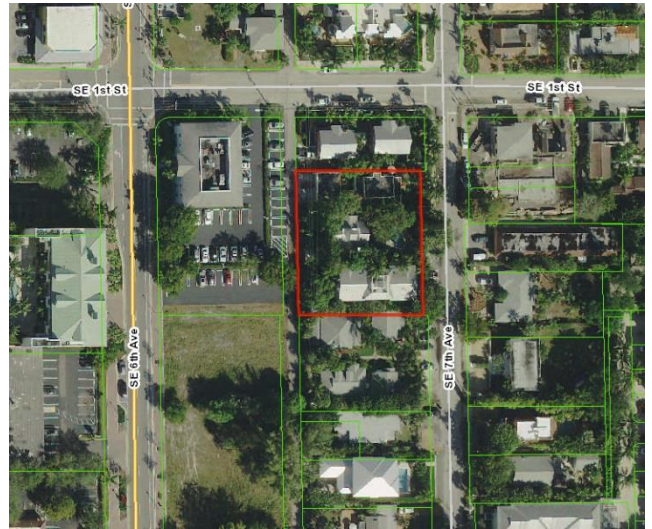
Zoning: RM (Multiple Family Residential)

Adjacent Zoning:

- RM (North)
- CBD (Central Business District) (West)
- RM (South)
- RM (East)

Existing Land Use: Single Family Residence

Proposed Land Use: Single Family Residence



BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of Unit 1, of Sloan Hammock, Land Condominium, and is located on the west side of SE 7th Avenue, approximately 75' south of SE 1st Street. The property, joined by a unity-of-title and executed condominium documents, currently contains four structures consisting of 5 total units (two 2-story structures, a 1-story structure, and a detached garage). The property is zoned Multiple-Family Residential-Medium Density (RM), has a maximum density of 5 dwelling units per acre, and is classified as contributing to the Marina Historic District. The structure involved with the subject request is a 1925 Mission Revival style structure that was constructed as a 1-story home. Subsequent renovations and additions have turned the structure into a 2-story home with a 1-story detached garage in the rear that was constructed in 1996.

In October, 1993, the Historic Preservation Board approved variances to reduce the required side and rear setbacks for a proposed 3-car garage, a variance request to reduce the distance between two residential buildings within the multi-family developments, a waiver to reduce the right-of-way width on SE 7th Avenue from 60' to 40', and the site plan, subject to conditions. The Board required that a sidewalk be installed along the west side of SE 7th Avenue from the north property line to the northernmost parking space. The Board also gave

Project Planner:

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Michelle Hoyland, Principal Planner
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Review Dates:

HPB: August 7, 2019

Attachments:

1. Architectural Plans
2. Photos

partial approval for the proposed architectural design elements. While the development approval expired, the variances remained as these run with the land.

In December 1995, the Historic Preservation Board approved the restoration of the historic dwelling, expansion and upgrading of the existing one-story triplex to two stories, construction of a second-story on the existing single-family residence, construction of a three-car garage, construction of a swimming pool, and the installation of fences, walkways, and decking, subject to conditions. One condition was that a unity-of-title and condominium documentation be recorded as the development proposal contained three individually platted lots. Once these documents were recorded, the triplex became a three-unit condominium unit, the two-story, single family residence became a single-unit condominium, and the one-story, contributing structure became a single-unit condominium with an associated attached garage.

On June 21, 2006, the Historic Preservation Board approved a COA for a 2nd story addition to the 1-story, single-family, Mission style residence and a 2nd story addition to the existing 3-car garage. The addition to the garage included a pitched “pyramid” style roof which was not approved. The board added a condition of approval requiring the roof of the 2nd floor garage addition to be similar in height and appearance to that of the 2nd floor addition of the main residence.

Then at its June 1, 2016 meeting, the Historic Preservation Board approved a COA and Class II Site Plan Modification consisting of additions and alterations to the 1-story, 1925 Mission style structure, as follows:

- Addition to the south elevation with French doors facing south;
- Screened porch over existing patio on the south elevation with simulated coral rock columns and decorative trellis supporting new awning above;
- 2nd story addition to main structure consisting of 910 square feet;
- New shed style, fabric awnings on residence (Sunbrella, Forest Green Tweed);
- Extension of chimney to second story on north elevation;
- New single French door on west elevation of residence;
- New Weathershield PGT aluminum clad wood windows and doors in medium walnut finish; and,
- Alterations to the detached garage that included a new flat, single-panel door on the north elevation and new shed style fabric awnings (Sunbrella, Forest Green/Beige Blvd. stripe).

Construction of these improvements was completed in 2019. Then, at its meeting of December 11, 2018, the City Commission approved a Historic Preservation Tax Exemption Application for the aforementioned site and building improvements. The Palm Beach County Board of County Commissioners approved the Tax Exemption at their meeting of April 2, 2019.

The subject COA request is for the construction of a 712 sq. ft. 2nd story addition over existing non-contributing garage, with an additional 57 sq. ft. bridge that will connect the recently completed 2nd floor master bedroom suite addition. The COA and is now before the Board for consideration.

REVIEW AND ANALYSIS

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.

Pursuant to LDR Section 2.4.5(I)(5), Architectural (appearance) elevations, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve, approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

Pursuant to LDR Section. 4.4.6. - **Medium Density Residential (RM) District** - provides a residential zoning district with flexible densities having a base of six units per acre and a maximum of 12 units per acre, except within the Southwest Neighborhood Overlay District and the Carver Estates Overlay District where the maximum density is 24 units per acre, and within the Infill Workforce Housing Area, where the maximum density is 18 units per acre. The property contains a total of 5 units which equates to 5 units per acre (0.45 acres x 12 units = 5 units). The proposed addition is not considered a separate unit from the existing main residence; therefore, the maximum density for the property will not be exceeded by the subject request.

Pursuant to LDR Section 4.4.6(H)(4) – Special Regulations – The height of accessory structures shall not exceed the height of the associated principal structure.

The pitched roof of the 2nd floor garage addition exceeds the height of the flat deck roof of the single-family residence. A condition of approval is added requiring the roof of the proposed 2nd floor garage addition not exceed the height of the existing single-family residence and that roof height dimensions be provided on the elevation plans for both the garage and single-family residence structures illustrating height from average crown of road.

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.

Pursuant to LDR Section 4.5.1(E)(2)(c)(4) – Major 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, has been considered with respect to the proposed addition and site improvements.

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.

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.

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 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

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

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards 2, 5, 9, & 10 are applicable to the proposed addition. As it pertains to Standard 2 and 5 the proposed 2nd floor addition has been designed in the Mission style of architecture. The proposal includes a barrel tile pitched or "pyramid" style roof, which gives the addition a Mediterranean Revival style that is not compatible with the existing Mission style of the 2-story residence to the east. The roof represents an exterior alteration that changes the Mission style and character of the property, which is in conflict with Standard 9. Further, the pitched roof is taller than the existing flat roof of the Mission style residence, which is not compatible with the massing, size, scale and architectural features of the property and would have a negative effect on the historic integrity of the property and its environment. This item was also identified in 2006, when a COA was approved for the 2nd floor addition to the 3-car garage. A condition of approval was added requiring the roof to be compatible with the main residence. The improvements were never constructed as the COA expired. A condition of approval is added that the roof of the 2nd floor garage addition be similar in height and appearance to that of the 2-story Mission style structure to the east.

A kitchen is proposed within the new addition removing it from the main structure and replacing it with a Butler's kitchen. There is concern with removing the kitchen function from the 1st floor of the main residence and placing it in an addition over the garage as it could conflict with Standard 10. It is noted that the area where the original kitchen exists will remain as a "Butlers Kitchen" which ensures that the new addition and construction can be undertaken in such a manner that if removed in the future, the integrity of the historic property would be

unimpaired. A condition of approval is attached requiring the “Butlers Kitchen” to remain within the 1st floor of the main structure.

Provided the condition of approval is met the proposed addition will protect the historic integrity of the property & its environment and the proposal can be found to be compliant with these standards. Based on the above, positive findings can be made with respect to compliance with the Standards.

Pursuant to LDR Section 4.5.1(E)(8) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

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:
 - a.** 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:
 - b.** 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.

The proposed modifications to the structure do not change the defining characteristics of the historic building and its environment. In relation to the Roof Shape Visual Compatibility Standard, including type and slope, the roof of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. Further, additions shall not introduce a new architectural style and roof shape shall be consistent with the architectural style of the building. Per the COA approval conditions in 2006, the roof of the 2nd floor garage was required to be similar in height and appearance to that of the 2-story Mission style single-family residence. A pitched "pyramid" style roof does not have the appropriate slope and visual compatibility as the flat deck roof of the original structure. A condition of approval is added that the roof of the 2nd floor garage addition be similar in height and appearance to that of the 2-story Mission style structure to the east.

The 2nd floor addition to the 3-car garage is proposed in the rear of the property and is visible from the alley and SE 6th Avenue to the west. The proposed materials, texture and colors will visually compatible with the materials used in the district and on the subject property. There is a concern that the proposal is not in compliance with the Proportion of Openings and Rhythm of Solids to Voids visual compatibility standards given a blank wall is proposed on the north elevation of the garage. A condition of approval is attached that the proposal include at least 2 openings on the north elevation of the 2nd floor addition in order to achieve compliance with this standard.

Provided the conditions of approval are met the proposal will meet the intent of the review criteria above and positive findings can be made.

ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-192) Site Plan Modification request for the property located at **106 SE 7th Avenue, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.5(I)(5) and 2.4.6(H)(5) of the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2019-192) Site Plan Modification request for the property located at **106 SE 7th Avenue, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.5(I)(5) and 2.4.6(H)(5) of the Land Development Regulations, subject to the following condition:
1. That the roof of the proposed 2nd floor garage addition not exceed the height of the existing single-family residence and that roof height dimensions be provided on the elevation plans for both the garage and single-family residence structures illustrating height from average crown of road;
 2. That the roof of the 2nd floor garage addition be similar in height and style to that of the 2-story Mission style structure to the east;
 3. That the "Butlers Kitchen" remain within the 1st floor of the main structure; and,
 4. That the proposal include at least 2 openings on the north elevation of the 2nd floor addition.
- D. Deny Certificate of Appropriateness (2019-192) Site Plan Modification request for the property located at **106 SE 7th Avenue, Marina Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.5(I)(5) and 2.4.6(H)(5) of the Land Development Regulations.

Public and Courtesy Notices

☐ Courtesy Notices are not applicable to this request

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association

☒ Public Notices are not required for this request.

☒ Agenda was posted on (07/31/19), 5 working days prior to meeting.