



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING  
100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444  
(561) 243-7040

## HISTORIC PRESERVATION BOARD STAFF REPORT

### 219 Dixie Boulevard

Meeting	File No.	Application Type
August 7, 2019	2019-258	Certificate of Appropriateness

### REQUEST

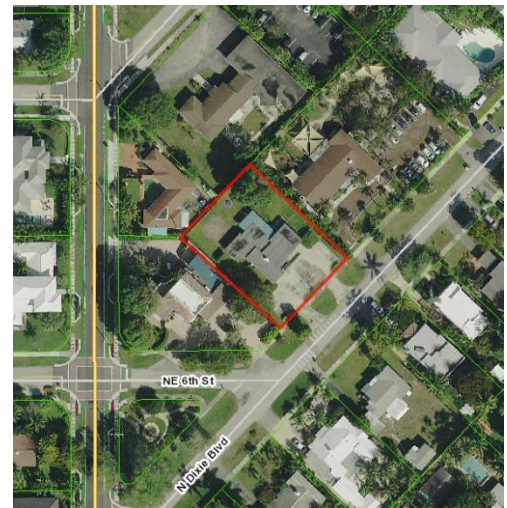
The item before the Board is for consideration of a Certificate of Appropriateness (2019-258) request for color changes to the existing contributing, office building located at **219 Dixie Boulevard, Del-Ida Park Historic District**, pursuant to LDR Section 2.4.6(H)(5).

### GENERAL DATA

**Agent:** Steve Mackey / 219 N Dixie LLC  
**Owner:** Steve Mackey / 219 N Dixie LLC  
**Location:** 219 Dixie Boulevard  
**PCN:** 12-43-46-09-29-011-0130  
**Property Size:** 0.32 Acres  
**Historic District:** Del-Ida Park Historic District  
**FLUM:** Low Density Residential (LD)  
**Zoning:** RO (Residential Office)  
**Adjacent Zoning:**

- RO (Residential Office)
- RO (Residential Office)
- RO (Residential Office)
- RO (Residential Office)

**Existing Land Use:** Office  
**Proposed Land Use:** Office



### BACKGROUND & PROJECT DESCRIPTION

The subject property consists of .32 acres (Lots 13 & 14, Block 11, Del-Ida Park) within the Residential Office (RO) zoning district. A circa 1950, one-story, ranch style structure is located on the property, and is classified as contributing in the Del-Ida Park Historic District. In 1987, the structure was converted to a Child Care Facility known as Kids World and an addition was added on to the north side (rear) of the structure.

On June 7, 2017, the Historic Preservation Board (HPB) approved a Class IV Site Plan Modification and COA for the renovation of the existing 2,138 sq. ft. structure including a 2,512 sq. ft. addition to convert the existing child care facility to an office. Associated site improvements included the reconfiguration of the existing parking area, installation of additional parking in the rear of the structure, landscaping and site lighting. Construction has commenced on the project and is nearing completion.

The subject COA request is to change the exterior paint color from the existing green to soft gray and white. The COA is now before the Board for consideration.

<b>Project Planner:</b> <b>Project Planners:</b> Katherina Paliwoda, Planner & Michelle Hoyland, Principal Planner <a href="mailto:PaliwodaK@mydelraybeach.com">PaliwodaK@mydelraybeach.com</a> <a href="mailto:HoylandM@mydelraybeach.com">HoylandM@mydelraybeach.com</a>	<b>Review Dates:</b> HPB: August 7, 2019	<b>Attachments:</b> <ol style="list-style-type: none"><li>1. Existing Color Elevations</li><li>2. Proposed Paint Samples</li><li>3. Photos</li></ol>
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## 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.

### 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)(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.

The proposal involves changing the color of the exterior of the building from "Mint Green" to SW 7057 Silver Strand which is a light grey color with white trim (SW 7006 Extra White).

In relation to Visual Compatibility Standard # 7 - "Relationship of Materials, Texture, and Color of building, façade shall be compatible with predominant materials used in historic buildings and structures within the district", the proposed color will be compatible with neighboring structures within the streetscape.

## ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-258) request for the property located at **219 Dixie Boulevard Del-Ida Park 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 2.4.6(H)(5) of the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2019-258) request for the property located at **219 Dixie Boulevard, Del-Ida Park 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 2.4.6(H)(5) of the Land Development Regulations, subject to the following condition(s):
- D. Deny Certificate of Appropriateness (2019-258) request for the property located at **219 Dixie Boulevard, Del-Ida Park Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.6(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:

**Del-Ida Park Neighborhood Association**

☒ Public Notices are not required for this request.

☒ Agenda was posted on (7/31/19), 5 working days prior to meeting.