



DEVELOPMENT SERVICES

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

HISTORIC PRESERVATION BOARD STAFF REPORT

3 NE 1st Street

Meeting	File No.	Application Type
September 4, 2019	2019-255	Certificate of Appropriateness (COA) & Class II Site Plan Modification

REQUEST

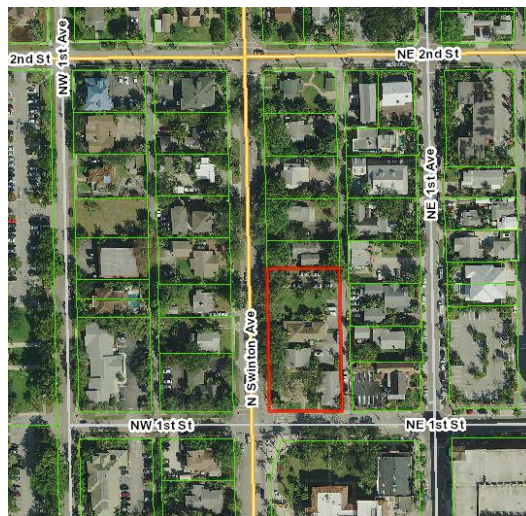
The action before the Board is approval of a Class II Site Plan Modification and Certificate of Appropriateness (2019-255) for a Landscape Plan modification to create an educational heritage garden associated with the site of the Delray Beach Historical Society located at **3 NE 1st Street, Old School Square Historic District**, pursuant to Land Development Regulations (LDR) Sections 2.4.5(G)(5), 2.4.5(H) and 2.4.6(H).

GENERAL DATA

Agent: Winnie Edwards, Delray Beach Historical Society
Owner/Applicant: City of Delray Beach
Location: 3 NE 1st Street
PCN: 12-43-46-16-J3-001-0000
Property Size: 0.77 Acres
Zoning: OSSHAD (Old School Square Historic Arts District)
Historic District: Old School Square Historic District
FLUM: OMU (Other Mixed Use)
Adjacent Zoning:

- OSSHAD (North)
- OSSHAD (East)
- OSSHAD (West)
- OSSHAD (South)

Existing Land Use: Commercial
Proposed Land Use: Commercial



BACKGROUND INFORMATION

The subject property is within the Locally and Nationally designated Old School Square Historic District and is home to the Delray Beach Historical Society. The subject property contains 3 historic structures including: the Cason Cottage Museum (1915), a 1925 Bungalow, a 1905 Frame Vernacular structure known as the Hunt House, associated parking, landscaping & hardscaping. Two of the structures were relocated to the subject property - the 1925 Bungalow in 2003 (formerly known as Lavender Shutters), which was relocated from 122 SE 6th Avenue; and, the 1905 Frame Vernacular structure known as the Hunt House in 2007 from 124 NE 5th Avenue.

The request before the board is for approval of a Landscape Plan modification to add a heritage educational garden and walkways on the north side of the property.

REVIEW AND ANALYSIS

Pursuant to LDR Section 2.4.5(G), **Modifications to site and development plans - Class II**. Approval of a modification to a site plan (other than Class I applications), which requires no review of Performance Standards found in Section 3.1.1, but which requires action by a Board.

Pursuant to LDR Section 2.4.5(G)(5), **Findings**. Formal findings are not required for a Class I or II modification.

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.

Future Land Use Element Objective A-4: The redevelopment of land and buildings shall provide for the preservation of historic resources. The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and the following policies:

Policy A-4.1: Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Historic Preservation Design Guidelines."

The proposal will feature a series of garden vignettes and each vignette will be themed around a story from local history or a demonstration of a particular natural habitat from pioneer days. The proposal will make an important statement about conservation and sustainability. The proposed Landscape Plan modification will be consistent with the Comprehensive Plan.

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)(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.

The proposal does not include modification to any of the existing historic structures and is a landscape improvement project that will make a change to the site environment. The proposal will be overseen by the Delray Beach Historical Society whose initiative as an organization is to preserve and educate the public on the history of Delray Beach, historic landscape interpretation is a vital part of preservation. The construction of an educational heritage garden will not harm nor cause the removal of any historic materials on site.

Standards 9&10: the construction of an historic heritage garden can be considered as new construction. The proposed plan is designed to complement the site and historic structure on the property. The new gardens are to be programed for educational purposes, providing a peek into what the first inhabitants of the area encountered, how the first settlers lived and built the town and how natural resources contributed to food sources, medicine, and the economy. If the educational heritage garden were to be removed in the future, it would not harm the structures on the site. Walkways are also proposed so visitors are not to disturb the landscape nor the structures.

LANDSCAPE PLAN ANALYSIS

Pursuant to LDR Section 2.4.5(H)(5) – **Landscape Plan Findings** - At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) Objectives of landscaping regulations Section 4.6.16;
(b) Site and landscape design standards pursuant to Section 4.6.16.

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

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 proposed landscape plan includes replacement of existing landscape material as well as installation of new landscaping and walkways to create an educational heritage garden with native plants and educational markers within 7 different garden vignettes throughout the campus. The DBHS will educate visitors about how native plants and Florida-friendly gardens can be a gateway to sustainability and are critical for protecting the coastline and inland developed areas. The proposal has been reviewed and determined to be in compliance with LDR Section 4.6.16.

ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve the Class II Site Plan Modification and Certificate of Appropriateness (2019-255) for property located at **3 NE 1st Street, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report and finding the request and approval thereof meets the criteria set forth in Land Development Regulations Sections 2.4.5(G)(5), 2.4.5(H), and 2.4.6(H).
- C. Approve the Class II Site Plan Modification, Landscape Plan, and Certificate of Appropriateness (2019-255) for property located at **3 NE 1st Street, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report and finding the request and approval thereof meets the criteria set forth in Land Development Regulations Sections 2.4.5(G)(5), 2.4.5(H), and 2.4.6(H), subject to conditions.
- D. Deny the Class II Site Plan Modification, Landscape Plan, and Certificate of Appropriateness (2019-255) for educational landscape improvement located at **3 NE 1st Street, Old School Square Historic District**, by finding the request and approval thereof does not meet the criteria set forth in Land Development Regulations Sections 2.4.5(G)(5), 2.4.5(H), and 2.4.6(H).

PUBLIC AND COURTESY NOTICES

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| <input checked="" type="checkbox"/> Courtesy Notices are not applicable to this request | <input checked="" type="checkbox"/> Public Notices are not required for this request. |
| <input type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting: | <input checked="" type="checkbox"/> Agenda was posted on (August 28, 2019), 5 working days prior to meeting. |