



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
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HISTORIC PRESERVATION BOARD STAFF REPORT

230 George Bush Boulevard

Meeting	File No.	Application Type
September 4, 2019	2019-268	Class II Site Plan and Certificate of Appropriateness

REQUEST

The item before the Board is in consideration of a Class II Site Plan Modification and Certificate of Appropriateness (2019-268) request for the addition of a 2-car garage to the southwest side of the property located at **230 George Bush Boulevard, Del-Ida Park Historic District**, pursuant to LDR Sections 2.4.5(G), 2.4.6(H), and 2.4.5(I)(5).

GENERAL DATA

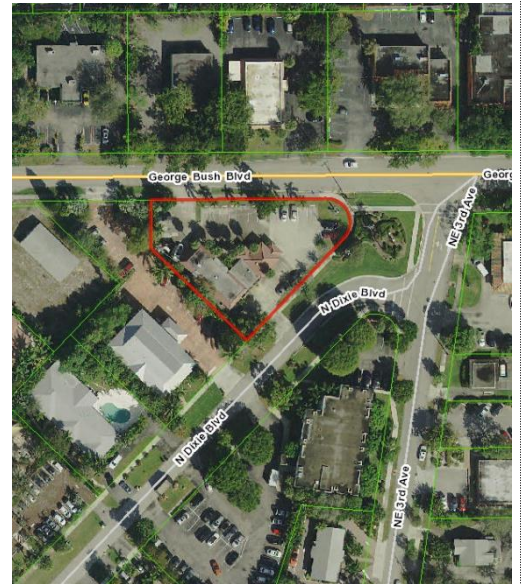
Agent: Gary Eliopoulos, AIA - GE Architecture, Inc.
Owner: S&E Holdings, Inc.
Location: 230 George Bush Boulevard
PCN: 12-43-46-09-34-29-011-0230
Property Size: 0.46Acres
Zoning: RO – Residential Office
Historic District: Del-Ida Park Historic District
FLUM: TRN - Transitional

Adjacent Zoning:

- RO – Residential Office (North)
- RO – Residential Office (West)
- RO – Residential Office (South)
- RO – Residential Office (East)

Existing Land Use: Residence

Proposed Land Use: Residence



BACKGROUND INFORMATION & ITEM DESCRIPTION

The subject 0.46-acre property is located on the south side of George Bush Boulevard, between NE 2nd Avenue and NE 5th Avenue (Federal Highway), consists of Lots 23 and 24, block 11, Del-Ida Park and contains a 3,837 sq. ft. office building. The property is located within the Del-Ida Park Historic District and the Residential Office (RO) zoning district.

The structure was built in 1959 as a residential duplex. In 1977, architect Charles E. Toth designed a major remodel of the structure which included a substantial addition that was built for conversion of the duplex to a dental office for Dr. A. Merlin Wuebbenhorst. Due to the major alteration of the original structure in 1977, it was deemed to be a non-contributing resource with the last district historic resource survey.

At its meeting of November 1, 2017, the Historic Preservation Board (HPB) approved the Class IV Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness (2017-155), for a new 3,427 square foot second-floor medical office addition to the existing 3,837 square foot, single-story medical office.

Project Planner: Project Planners: Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com	Review Dates: HPB: September 4, 2019	Attachments: 1. Architectural Plans 2. Photos
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At its meeting of December 5, 2018, the Historic Preservation Board (HPB) approved the COA request for change of the proposed use of the second-story addition from the previously approved (not constructed) medical office to a single-family dwelling unit, increase the overall building height, increase of window sizes, adjustment of second floor banding and lap siding, new roof deck and addition of a stair tower to access new roof deck on the structure. Then, at its meeting of March 6, 2019, the Historic Preservation Board (HPB) approved a COA to modify the elevation of the previously approved stair tower to now include an elevator shaft to access the roof deck.

The subject request is for the elimination of surface parking spaces and the addition of a 2-car garage to the west side of the structure. The COA is now before the board.

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 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 Land Development Regulation (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 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.

Items identified in the Land Development Regulations (LDRs) shall be specifically addressed by the body taking final action on the site and development proposal.

Pursuant to LDR Section 4.4.17(B) – Principal Uses and Structures: Within the RO zoning district Business, Professional and Medical Offices as well as Single-Family Detached Dwelling Units are listed as Permitted Uses.

Pursuant to LDR Section 4.4.17 (H) - Special Regulations:

- (1) All buildings and structures shall appear to be residential in character regardless of the actual use therein, shall be kept in a sound and attractive condition, and in established neighborhoods shall be generally compatible in architectural style and scale with the surrounding area.**

The existing structure is a non-contributing building within the northern most portion of the Del-Ida Park Historic District fronting on George Bush Boulevard. The proposal is for the elimination of surface parking spaces and the addition of a new 2-car garage. The structures on George Bush Boulevard between NE 2nd Avenue and the Florida East Coast Railway are predominantly commercial office buildings that are surrounded by a mix of residential uses and offices within converted residential structures. The addition of a 2-car garage will give the mixed-use building a residential appeal and will be generally compatible with the architectural style and scale of the surrounding area.

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)(b)2 – Major and Minor development: The subject proposal is classified as Minor Development as it is “The construction, reconstruction, or alteration of any part of the front façade of an existing noncontributing residential or non-residential structures and all appurtenance.”

In accordance with the above, the subject proposal has been reviewed as a Minor Development.

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 9, & 10 are applicable. While the structure is not designated contributing, the proposed improvements contribute to the environment, protecting the historic integrity of the Del-Ida Park Historic District. The proposed garage addition of the existing structure has been designed to ensure that the essential form and integrity of the historic property and its environment will be unimpaired while also maintaining a well-known medical business in town. This is an important contribution to the fabric of the surrounding community may spur restoration and improvement of other properties in the district.

Pursuant to LDR Section 4.5.1(E)(3)(a)(2.)- Garages and carports.

- a. Garages and carports are encouraged to be oriented so that they may be accessed from the side or rear and out of view from a public right-of-way.
- b. The orientation of garages and carports shall be consistent with the historic development pattern of structures of a similar architectural style within the district.
- c. The enclosure of carports is discouraged. When permitted, the enclosure of the carport should maintain the original details, associated with the carport, such as decorative posts, columns, roof planes, and other features.
- d. Garage doors shall be designed to be compatible with the architectural style of the principal structure and should include individual openings for vehicles rather than two car expanses of doors. Metal two car garage doors are discouraged; however, if options are limited and metal is proposed, the doors must include additional architectural detailing appropriate to the building.

The proposal is for construction of a new single story, 2-car garage. Given the existing site layout on the corner of 3 rights-of-way (George Bush Boulevard, SE 3rd Street, and Dixie Boulevard, locating the garage on a side of the building where it would be out of view from a public right-of-way was not possible. The garage has been oriented to be on the least conspicuous side of the building where access is most efficient. Individual garage doors are proposed and have been designed to be compatible with the architectural style of the structure with a faux wood grain.

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 regarding 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). 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 subject request is for the addition of a 1-story, 2-car garage. The modifications to the non-contributing structure have been designed to address the Visual Compatibility Standards while allowing for the continued use of the structure as a mixed-use. Based upon the above, the proposal is compliant with the requirements for Visual Compatibility.

COMPREHENSIVE PLAN

Pursuant to the 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, where applicable, to architectural design guidelines through the following policies:

Future Land Use Objective A-1 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves an addition to the west side of the existing structure within the subject property. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a residential uses. The proposal is consistent with the subject Objective.

Future Land Use 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 Design Guidelines".

The structure is non-contributing to the Del-Ida Park Historic District. The proposal can be found to be consistent with the requirements of the Comprehensive Plan and the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

The proposed changes to the approved addition are appropriate and compatible, and will have a positive impact on the surrounding area as well as the Del-Ida Park Historic District. The property is surrounded by a variety of established professional office uses and residential structures. As a result, the proposal can be deemed to be consistent with the subject Objective and Policies.

ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-268), for the property located at **230 George Bush 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 2.4.5(G), 2.4.6(H)(5), and 2.4.5(I)(5).
- C. Approve Certificate of Appropriateness (2019-268), for the property located at **230 George Bush 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 2.4.5(G), 2.4.6(H)(5), and 2.4.5(I)(5) subject to the following conditions:

Site Plan Technical Item

1. Add details and elevation drawings for refuse area to site plan and elevation sheets;
2. Depict and illustrate proposed charging station location on site plans; and,
3. Provide a Notice of Acceptance for the garage doors.

D. Deny Certificate of Appropriateness (2019-268), for the property located at **230 George Bush 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 2.4.5(G), 2.4.6(H)(5), and 2.4.5(I)(5).

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 Historic District Homeowners Association

☒ Public Notices are not required for this request.

☐ Public Notice was posted at the property on (insert date), 7 calendar days prior to the meeting.

☐ Public Notice was mailed to property owners within a 500' radius on (8/22/2019), 10 days prior to the meeting.

☐ Public Notice was mailed to the adjacent property owners on (insert date), 20 days prior to the meeting.

☐ Public Notice was published in the (insert publication) on (insert date), 10 calendar days prior to the meeting.

☐ Public Notice was posted to the City's website on (8/22/19), 10 calendar days prior to the meeting.

☐ Public Notice was posted in the main lobby at City Hall on (8/22/19), 10 working days prior to the meeting.

☒ Agenda was posted on (8/28/19), 5 working days prior to meeting.