

DARACK RESIDENCE COA APPLICATION 4.5.1 ANALYSIS

235 NE 1st Avenue..... Prepared by Dan Sloan, AIA

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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.

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 features, finishes, and construction techniques or examples of craftsmanship that characterize a 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 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 renovations include replacement of non impact aluminum framed (white) windows and doors with impact-resistant units of the same size, a new section of dimensional shingle roof above the proposed 42 SF Master Bath Addition, and reconfiguration of the parking area with a gravel stop 5' from the property line and a wheel stop. Additionally the Front Driveway is being replaced with Sim. Keystone Pavers w/ Sim. Grass Strips between each unit, and a small swimming pool with matching pool deck is proposed for the back yard.

The additions include removal of the North exterior wall of the current dining room side of the structure to accommodate a new 42 square foot addition, which will be incorporated into a new Master Bathroom. Hardiplank siding is proposed for the additions to match the pattern of the wood siding on the original structure, which will remain.

Darack Residence Renovations & Additions : 235 NE 1st Avenue COA Application

The exterior color scheme will be changed to Benjamin Moore “Alabaster OC-129” painted siding, window surrounds, & Cornerboards, Benjamin Moore “Blue Danube 2062-30” painted shutters & Attic Vents, and a “Medium Fir” Factory Finished front door. The existing Periwinkle fabric awning-covered front porch will be replaced with a new 58 square foot, projected front porch Roof Element with exposed, natural stained 3” x 3” Roof Rafters & Fiberglas Shingle Roof to match the balance of the home. The existing Concrete Stoop/Porch is being enlarged to a 4’x 15’-6” size.

Provided the conditions of approval are met, the proposed changes will not destroy historic features that characterize the structure and the proposal will meet the applicable standards noted above as well as their intent. Overall, the proposed changes ensure an appropriate renovation and addition to the existing historic structure while protecting the historic integrity of the existing structure and its environment by restoring an important resource within the Old School Square Historic District and Banker’s Row utilizing durable materials.

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

The subject application is considered “Minor Development” as it involves “alteration of a building in Less than 25% of percent of the existing floor area, and all appurtenances.”

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). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

Applicable Visual Compatibility Standards

(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.

Darack Residence Renovations & Additions : 235 NE 1st Avenue COA Application

(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.

(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.

(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 renovations and additions to this single-family home are appropriate and compatible with the Old School Square Historic District. The height of the additions does not exceed the highest element of the existing residence. The proposed alterations are compatible with the existing front façade (West Elevation). The new simple projection front porch roof provides needed protection from rain & sun, while not obscuring the distinctive diagonally scored central facade element. The proportion of openings and the rhythm of solids to voids is retained with the new windows and doors.

The exterior color scheme will change from bright pink exterior walls and periwinkle shutters to Benjamin Moore “Alabaster OC-129” <off white> painted siding, window surrounds, & Cornerboards, Benjamin Moore “Blue Danube 2062-30” <Darker Blue/Grey> painted shutters & Attic Vents, and a “Medium Fir” Factory Finished front door. The Existing Light Grey Fiberglass Roof is in good condition and will remain. The New Roof over the 42 SF Master Bath Addition will be of the same style and color as the balance of the existing roof.

Darack Residence Renovations & Additions : 235 NE 1st Avenue COA Application

Hardiplank siding is proposed for the Master Bath addition to match the pattern of the wood siding on the original structure, which will remain. In regards to fencing, the existing wood “shadowbox” and picket fences will remain, but Self Closing Gates will be installed as per the Pool Code. The scale of

the building will not be substantially altered since the addition does not exceed the height of the existing structures. The proposed changes are compatible with the frame vernacular architecture of the structure and do not introduce a new architectural style.

Based upon the project's location in the Banker's Row area, the parking can be permitted as indicated in the Banker's Row Master Development Plan and associated Neighborhood Plan/Site Plan. Pursuant to this Plan, when a new project comes through the City approval process the site plan as indicated in the Banker's Row Neighborhood Plan/Site Plan (Plan) can be utilized as a vested situation for purposes of the number of parking spaces and location of such parking spaces. Thus, the gravel parking area located on the rear side of the property (East) is a vested situation.

Provided the conditions of approval is met, the overall proposal maintains the frame vernacular style architectural details appropriate for the Old School Square Historic District and Banker's Row. The proposal meets the intent of the review criteria above; thus, positive findings are made with respect to the sections indicated above.