

Marchand Residence
131 SE 7th Avenue, Delray Beach, FL 33483

Historic Narrative & project objective

The House:

The House at 131 SE 7th consists of a wood frame home and detached garage located in the Marina Historic District. The district sits on the Intracoastal Waterway and was listed as a city historic district in 1988. The Marina was the first planned neighborhood in Delray Beach and homes were constructed here between 1924 and 1949. 131 SE 7th was built in 1925 according to city records and the brass plaque located on the front (West) wall.

The Architectural style is a combination of minimal-traditional and frame-vernacular with a wood floor elevated above grade on piers, which is typical for this style. The core of the home is a rectangular structure with gables on the Front (West) and Rear (East). The front porch is an enclosed gable structure off-center on the left and is original to the home. The rear porch is a flat-roof structure off-center on the left and was enclosed sometime later to increase the interior living space. All exterior walls consist of a heavy stucco texture over the wood frame and the masonry chimney on the north side of the home. The current roof is asphalt shingles on a 6/12 pitch structure. (The rear porch roof is built-up asphalt on a 1/2" in 12" sloped structure.)

When the rear porch was enclosed, standard single hung windows were used. They are dark bronze with 6 to 9 divided lites in the top and bottom sash (different than the rest of the home) The balance of the windows are a three-sash, single hung, white aluminum window that was added post original. In addition, the majority of the window openings were reduced in size (both width and height) to accommodate these "newer" aluminum windows. (a single fixed window was added to the front elevation, living room, just inside the porch.) note: no windows are impact rated, and there are no shutters on the house.

Our proposed "adjustments" to the home are minor. The owner would like add the security and protection of impact rated windows and doors. The attached and submitted plans indicate replacing all windows with a new, white, PGT, impact rated (2-sash) single-hung window unit, with (9) lites in the top sash over a single lite in the operable sash. In addition, they would like to restore the openings to the original size.

The Front living room window will be replaced with a single large fixed window to match the size and style of the current window. Doors will be replaced with full-glass or half-glass with divided lites to match the current doors.

For functional purposes only, the Owner would like to add a 6-foot by 15-foot screened porch on the rear (East) side of the house for a sitting area off the master-bedroom. To connect the bedroom to the porch, we propose a double French door (full divided lite) that matches the style of the existing front door. Please review the attached drawings.

The Garage:

The garage is a 20'-2" deep by 18'-3" wide wood frame structure behind the house on the North side of the lot. Research indicates the building was also constructed in 1926. It is a wood frame building on a concrete slab. Grade slopes down from the crown of road (4.72') to the garage floor (2.4') approximately 2.3'. The garage is approximately 4' below the house first floor (6.3') and is subject to flooding annually. The front wall of the garage is currently a large 16' x 7' aluminum over-head door, assumed, not original.

For functional and sustainable purposes the Owner would like to replace the wood frame structure with an 8" concrete block building (with required flood vents). To minimize the impact of full-replacement, we are proposing keeping the location and size the same. For functional and aesthetic purposes, we would like to change the front elevation to include a cottage style single 9' wide garage door with a man door to match the style on the house. A "short-second floor" would be added to elevate and provide storage above the flood level for the Owner's possessions. See proposed elevations. If acceptable to the contractor, framing material taken from the original structure can be reused in the second-floor frame construction of the elevated portion, for sustainable and emotional purposes.

The proposed ridge height is equal-to the ridge height of the existing house. The exterior finishes would match those of the existing house in style, texture, and color. Please review the proposed drawings included and attached.

End-of-narrative

Historic Review Board Document
LDR Section 4.5.1(F) paragraph 6

Subject Property:

131 SE 7th Avenue
GARAGE – Accessory Structure (located in the rear-yard)

(6) The Board upon a request for demolition by a property owner, shall consider the following guidelines in evaluating applications for a Certificate of Appropriateness for demolition of designated historic sites, historic interiors, or buildings, structures, or appurtenances within designated historic districts;

(a) Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.

The small (368sf) garage is simple in design with little contributing detail. Over the years, due-to maintenance and function, the garage door was replaced with a steel OH door, over 30% of the roof sheeting replaced when new asphalt shingles were installed, and most of the ground-floor wall studs have been replaced to "sustain-the-structure". We do not recommend listing on the national register for this building.

(b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.

There are no significant details, materials, or craftsmanship in this building (see photos)

(c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.

While I am sure there are not many small "back-yard-garages" remaining (due to weak construction, and lack of craftsmanship and/or environmental damage) We would like to replace the structure with another of improved function, craftsmanship, and detailing to add to the value of the remaining HISTORIC HOME on the property. (see proposed plan)

(d) Whether retaining the structure would promote the general and value of a particular culture and heritage.

This structure is Overly simple – and does not add or take-away from the Existing Home with it's removal (or replacement)

(e) Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.

YES – the attached proposed plan will meet the owner's needs with a structurally sound, water-proof building that serves the garage function. The proposed design enhances function without over-powering scale by the addition of a ½-second floor to provide "dry-protected" storage for the owner. (The ground floor will continue to flood; but without damage to the structure, the upper level will remain dry and meet the storage needs of the current and future occupants)

End-of-response