



DEVELOPMENT SERVICES

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

HISTORIC PRESERVATION BOARD STAFF REPORT

308 NW 2nd Street

Meeting	File No.	Application Type
January 15, 2020	2019-283	Certificate of Appropriateness

REQUEST

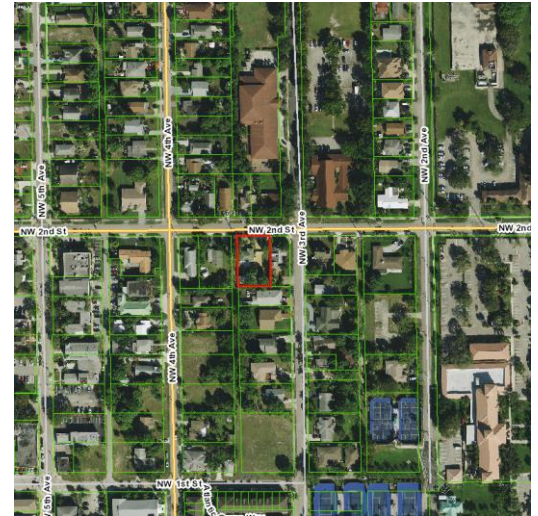
The item before the Board is consideration of a Certificate of Appropriateness requests associated with the installation of a shed on property located at **308 NW 2nd Street, West Settlers Historic District**.

GENERAL DATA

Agent: Peter Lynch
Owner: Peter Lynch
Location: 308 NW 2nd Street
PCN: 12-43-46-16-01-035-0092
Property Size: 0.256 Acres
Zoning: R-1-A (Single Family Residential)
FLUM: R-1-A (Single Family Residential)
Historic District: West Settlers Historic District
Adjacent Zoning:

- Single Family Residential (R-1-A) (North)
- Single Family Residential (R-1-A) (West)
- Single Family Residential (R-1-A) (South)
- Single Family Residential (R-1-A) (East)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject 0.256-acre property is located on the south side of NW 2nd Street between NW 3rd Avenue and NW 4th Avenue within the locally designated West Settlers Historic District. The property contains a 1-story masonry vernacular style residential structure, built in 1960 and is a non-contributing structure in West Settlers Historic District. The 1,165 sq. ft. structure was built as a single-family residence.

In April 2006, Certificate of Appropriateness (2006-264) was administratively approved for alterations to the non-contributing structure, which included the removal of original aluminum framed, awning windows and subsequent installation of aluminum framed, single-hung windows, re-stucco of exterior from smooth to textured, and exterior color changes.

The item before the Board is a Certificate of Appropriateness for the installation of an accessory structure on the property. It is noted that the structure was originally situated at 120 NW 4th Avenue, constructed as a shed on that property in 2013 and considered non-contributing to the historic district. The shed structure was placed in the northeast corner of the subject property in 2019 and is subject to a code enforcement violation as the owner did not receive permits for this new structure. Following the code enforcement violation, the owner submitted a permit on August 7, 2019, for the approval of the shed to be relocated onto his property. The permit was not approved as the shed is to be utilized as an accessory structure requiring review and approval by the Historic Preservation Board (HPB).

On August 29, 2019, applicant submitted the subject Certificate of Appropriateness (COA) application and the subject request is now before the board.

Project Planner:
Katherina Paliwoda, Planner
paliwodak@mydelraybeach.com

Review Dates:
HPB: January 15, 2020

Attachments:

1. Architectural Plans
2. Applicant Justifications
3. Photographs

**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.

Pursuant to LDR Section 2.4.5(I)(5), Architectural (appearance) elevations - Findings. At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.3(B) – Single Family Residential (R-1) Development Standards – conventionally sited single-family detached residences are a principal use and structure permitted in the R-1-A zoning district.

Pursuant to LDR Section 4.4.3(C) - Uses and structures normally associated with residences such as: bird aviaries, boat docks, dog houses and dog runs, garages, greenhouses, guest cottages, playhouses, pool houses and covers, pump houses, slat houses, storage sheds, tennis courts, swimming pools, and workshops are permitted as accessory uses and structures within the R-1-A zoning district.

Article 4.4 Base Zoning District Regulations

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the R-1-A zoning district shall be developed according to the requirements noted in the chart below:

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
Minimum Lot Size:	8,000 sq. ft.	11,171 sq. ft.	no change
Minimum Lot Width & Frontage:	80'	85'7" [†]	no change
Minimum Lot Depth:	100'	130.6'	no change
PRINCIPAL STRUCTURE			
Required Setbacks: Front (North)	25'	28'8"	no change
Side Interior (East)	7'6"	44'4"	no change
Side Interior (West)	7'6"	6'9"	no change
Rear (South)	10'	56'9"	no change
Building Height:	35' Max.	19'	no change
ACCESSORY STRUCTURE			
Required Setbacks: Front (North)	25'	N/A	42'6"
Side Interior (East)	7'6"	N/A	10'
Side Interior (West)	7'6"	N/A	63'9"
Rear (South)	10'	N/A	64'1"
Building Height:	19' (no taller than principal structure)	N/A	11'4"

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.



Standards 2, 5, 9, & 10 are applicable to the proposed relocation of the accessory structure. The proposal includes relocation of the storage shed to the northeast corner of the property to be used as habitable space such as a workshop or guest cottage. The placement of the shed is detached from the main structure allowing no alteration to the original building. The essential form and integrity of the property and its environment would be unimpaired. The relocated storage shed complies with the Secretary of the Interior Standards as it does not destroy the potential historic nature of the existing structure nor the environment.

Pursuant to LDR Section 4.5.1(E)(8) - 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. 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:

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.
6. **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.
7. **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.
8. **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.
9. **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.

10. 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:

11. 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.

12. 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 shed does not exceed the height nor scale of the existing principle structure. The relationship of materials between the wood frame accessory structure and the stucco principal residence are compatible. The shed has been relocated behind the front setback of the existing structure. Materials and exterior color of the accessory shed compliment the main residence.

With respect to **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.** The applicant submitted a permit in 2017 for the installation of a white PVC fence, which was approved without having been reviewed by the Historic Preservation staff. PVC fences are not permitted within Historic Districts without the approval of HPB. The 6' PVC fence is behind the front setback of the main structure and is visible from the public right-of-way. As a condition of approval, landscaping be added to screen the materials.

It is noted that Historic Preservation staff worked with the Information Technology staff in 2018 to establish a new procedure to eliminate the frequency of errors with respect to the review of permits.

Architectural Elevations Analysis

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered by the Historic Preservation Board (HPB) in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:



1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The development proposal is also subject to the requirement for Visual Compatibility pursuant to LDR Section 4.5.1(E)(7), which provides for a specific analysis of the historic exterior of the proposal. The configuration of the existing site allows for an addition given that the house is situated to the west side of the lot leaving space on the east side of the structure. The proposed shed is appropriate as it complements the main residence. The existing structure is a non-contributing Masonry Vernacular style with a stucco siding, pitched shingle roof, and single hung style windows. Provided the conditions of approval are addressed, the proposed shed will contribute to the general area, will maintain the architectural harmony, compatibility, and quality of the neighborhood. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

Review by Others & Courtesy Notice:

This development proposal is not in a geographic area requiring review by others nor courtesy notices.

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

1. Move to continue with direction.
2. Approve Certificate of Appropriateness (2019-283), request associated with the relocation of shed property located at **308 NW 2nd Street, West Settlers Historic District**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. Approve Certificate of Appropriateness (2019-283), request associated with the relocation of shed on property located at **308 NW 2nd Street, West Settlers Historic District**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, subject to the following condition:
 1. That the existing PVC fence be landscaped to conceal material.
2. Deny Certificate of Appropriateness (2019-283), request associated with the relocation of shed on the property located at **308 NW 2nd Street, West Settlers Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.