



DEVELOPMENT SERVICES

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

HISTORIC PRESERVATION BOARD STAFF REPORT

131 SE 7th Avenue

Meeting	File No.	Application Type
February 5, 2020	2019-242	Certificate of Appropriateness

REQUEST

The item before the Board is in consideration of a Certificate of Appropriateness request associated with the exterior alteration to the existing contributing, single-family residence and demolition and reconstruction of the existing contributing garage for the property located at **131 SE 7th Avenue, Marina Historic District**.

GENERAL DATA

Agent: Steve Siebert

Owner: Robert and Stephanie Marchand

Location: 131 SE 7th Avenue

PCN: 12-43-46-16-01-126-0200

Property Size: 0.1636 Acres

Zoning: RM (Multiple-Family Residential)

FLUM: MD (Medium Density Residential)

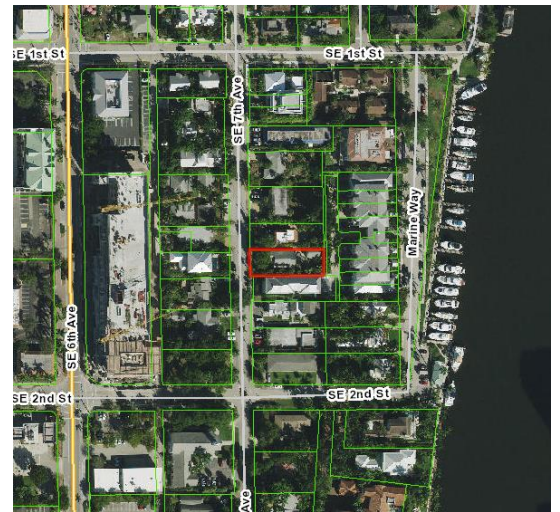
Historic District: Marina Historic District

Adjacent Zoning:

- Multiple-Family Residential (RM) (North)
- Multiple-Family Residential (RM) (West)
- Multiple-Family Residential (RM) (South)
- Multiple-Family Residential (RM) (East)

Existing Land Use: Residential

Proposed Land Use: Residential



BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject 0.16-acre property is located on the east side of SE 7th Avenue between SE 1st Street and SE 2nd Street. The property is located within the Locally and Nationally Registered Marina Historic District and consists of Lot 20, Block 126, Town of Delray. The property contains a 1-story, Craftsman Bungalow style single-family, residence, built in 1925 and is classified as contributing to the Marina Historic District. Also, a detached garage exists in the northeast corner of the lot behind the residence, which was constructed at the same time as the residence and is also classified as contributing. Both structures are evident on the 1926 & 1949 Sanborn Maps and city building yellow cards.

The subject residence has been modified over the years, with several additions to rear and side of the structure in the 1950s and 1960s. In 2018, an electrical fire caused damage spreading throughout the structure. The carport, utility room, kitchen and back porch suffered the most damage and the entire structure had extensive smoke damage. The structure was subsequently repaired.

The item before the board is for demolition of the existing 1-story contributing garage in the rear of the property and construction of a new 2-story masonry garage, addition of a new screened porch on the rear elevation, and restoration of window openings to the original window size.

Project Planner:

Project Planners: Katherina Paliwoda, Planner
PaliwodaK@mydelraybeach.com

Review Dates:

HPB: February 5, 2020

Attachments:

1. Architectural Plans
2. Justification Statements
3. Demolition Report
4. 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 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.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.6(F)(1) – Medium Density Residential (RM) Development Standards: the provisions for R-1-A shall apply for the single-family detached dwellings.

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.

The proposal is in compliance with the applicable requirements; therefore, positive findings are made

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.	7,150 sq. ft.	no change
Minimum Lot Width & Frontage:	80'	50' [†]	no change
Minimum Lot Depth:	100'	143'	no change
PRINCIPAL STRUCTURE			
Required Setbacks: Front (West)	25'	38'4"	no change
Side Interior (North)	7'6"	12"	no change
Side Interior (South)	7'6"	10'1"	no change
Rear (East)	10'	52'	no change
Building Height:	35' Max.	14'1" (mean) 18'1" (overall)	no change
GARAGE			
Required Setbacks: Front (West)	25'	104'	104'
Side Interior (North)	7'6"	4'6"	7'6"
Side Interior (South)	7'6"	26'6"	24'6"
Rear (East)	10'	18'1"	18'1"
Building Height:	14'1" (no taller than principal structure)	10'1½" (mean) 12'11" (overall)	14'1" (mean) (18'1" overall)

[†] Existing Non-Conformity

It is noted that the height measurement for the principal structure is not correctly illustrated on plan sheet A2.1 as it is measured from the finished floor and not the average crown of road. Further, the height of the existing structure shall be noted within the site data sheet on plan sheet SP1.1. These items are attached as Site Plan Technical Items.

Pursuant to LDR Section 4.4.3(H)(1) Special regulations. The height of accessory structures shall not exceed the height of the associated principal structure. Screen enclosures without a solid roof are excluded from this limit.

The height of the accessory structure will not exceed the height of the principal structure.

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)(c)(4) – Major Development.

The subject application is considered "Minor Development" as it involves "alteration of less than 25 percent of the existing floor area of the building and all appurtenances."

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 garage 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.

Standard 1, 2, 3, 5, 9, & 10 are applicable. The proposal includes the demolition of the contributing detached garage located in the rear (east) side of the property and construction of a new 2-story masonry garage with 2nd floor. The applicant is requesting demolition of the contributing structure due to its low elevation on the property, which is resulting in a flooding issue that is causing ongoing damage to the structure. The applicant has indicated that the constant repairing of the structure following a rain or flood event is a maintenance issue.

The existing garage is simple and rectangular in form with a gable roof and 2-car garage door. It is believed the structure may have been altered from its original form due to the existing size of the 2-car garage door opening. The west (front) elevation will feature a single 9' wide cottage style garage door and a single man door in the same style. This style is complimentary to the main structure and more historically accurate to the original construction time period as it uses smaller openings. The proposed garage is similar in style to the existing stucco main residence. The new structure is proposed to be taller than the existing garage but will not exceed the overall height of the main structure; thus, the proposed 2-story structure will be secondary and subordinate to the main structure.

The roof of the proposed garage is a gable roof with a non-structural secondary gable. This design gives a shed style dormer feeling to the 2-story roof.

The existing garage does not conform to the required 7'6" setback on the north side of the property as the garage sits 4'6" from the north property line. The reconstructed garage will be built to meet the required 7'6" setback, therefore eliminating the existing setback non-conformity of the 1-story structure. The applicant also proposes to use framing materials from the demolished structure to be reused in the new construction of the second floor.

The modifications to the principal structure include a new screened-in porch on the east side (rear) of the main structure to be used as an outdoor seating area for the master bedroom. The double French door opening for the proposed porch will also match the style of the existing front door of the residence. The new porch addition

uses authentic wood materials and if it were ever to be removed in the future, it would not harm the historic integrity of the original contributing structure. Additionally, the proposal includes restoration of all window openings and replacement of the existing awning and 1-over-1 single-hung windows with aluminum framed, 9-over-1 single hung windows. A new picture window is proposed on the west elevation (front) of the structure where a blank wall exists. These improvements help to restore the original historic character to the structure.

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) below.

- 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 Visual Compatibility Standards require “Additions to be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building”. The proposed 2-story garage addition in relation to the existing 1-story structure is appropriate as the detached structure is located to the rear of the property behind the principal structure. The garage will be slightly visible from when viewed from the west but will not be taller than the main structure. The height of the structure is equal to that of the main residence.

The Texture and Color of the new garage will be visually compatible with the main structure as well as the district. Specifically, architectural elements to match the original house include the use of heavy stucco painted Sherwin Williams Regale Blue with Steely Gray fascia, and an asphalt shingle roof.

In relation to the Proportion of Openings (windows and doors), the existing awning windows are also proposed to be replaced by single-hung, aluminum, impact-rated windows. As a contributing structure, it is an appropriate preservation practice to restore openings to their original size and style. The original style of the windows for this structure were not awning style, that change was made later along with modification of the size of the openings. The proposal includes restoration of the size of all window openings and a new picture window is proposed on the west elevation (front) of the structure where a blank wall exists. These improvements help to restore the original historic character to the structure.

Additionally, a new screened-in porch is proposed on the east side (rear) of the main structure to be used as an outdoor seating area for the master bedroom. The double French door opening for the proposed porch will also match the style of the existing front door of the residence. The new porch addition uses authentic wood materials and if it were ever to be removed in the future, it would not harm the historic integrity of the original contributing structure. The Rhythm of Entrance and/or Porch Projections for the new proposed screened-in porch is compatible with the original structure and uses authentic wood materials for construction.

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 proposed improvements to the exterior of the principal structure will help to restore some of the historic character of this Craftsman Bungalow style residence. The proposed accessory garage structure has been designed to be in harmony with the existing home and surrounding area.

The proposal presents design elements that 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.

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 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 development proposal involves demolition of an existing one-story garage to be replaced with a new two-story garage. The footprint of the proposed garage is the same size as the original but will be shifted slightly on the lot in order to conform to setback requirements. The proposal also includes the renovation of a contributing structure involving restoration of existing window styles and openings along with the addition of a porch on the rear of the property. Both the principal and accessory structures are contributing to the Marina Historic District. The improvements to the house and reconstruction of the garage will help to bolster the historic integrity of the home and the district. The proposal can be found to be consistent with the requirements of the Comprehensive Plan and the request can be considered consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

DEMOLITION ANALYSIS

Pursuant to LDR Section 4.5.1(F), Demolitions – Demolition of historic or archaeological sites, or buildings, structures, improvements and appurtenances within historic districts shall be regulated by the Historic Preservation Board and shall be subject to the following requirements:

1. No structure within a historic district or on a historic site shall be demolished before a Certificate of Appropriateness has been issued pursuant to Section 2.4.6(H).
2. The application for a Certificate of Appropriateness for demolition must be accompanied by an application for a Certificate of Appropriateness for alterations to the structure or the redevelopment of the property.

3. Demolition shall not occur until a building permit has been issued for the alterations or redevelopment as described in the applicable Certificate of Appropriateness.
4. All structures approved for demolition and awaiting issuance of a building permit for the alterations or redevelopment shall be maintained so as to remain in a condition similar to that which existed at time that the Certificate of Appropriateness for demolition was approved unless the Chief Building Official determines that an unsafe building condition exists in accordance with Section 4.5.3(G).
5. A Certificate of Appropriateness for demolition of 25 percent or more of contributing or individually designated structure shall be subject to the following additional requirements:
 1. A demolition plan shall accompany the application for a Certificate of Appropriateness for demolition. The plan shall illustrate all portions of the existing structure that will be removed or altered.
 2. The Certificate of Appropriateness for demolition and the Certificate of Appropriateness for alternation or redevelopment shall meet the "Additional Public Notice" requirements of LDR Section 2.4.2(B)(1)(j).
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.
 - (b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.
 - (c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.
 - (d) Whether retaining the structure would promote the general and value of a particular culture and heritage.
 - (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.
7. No decision of the Board shall result in undue economic hardship for the property owner. The Board shall determine the existence of such hardship in accordance with the definition of undue economic hardship found in Section 4.5.1(H).
8. The Board's refusal to grant a Certificate of Appropriateness requested by a property owner for the purpose of demolition will be supported by a written statement describing the public interest that the Board seeks to preserve.
9. The Board may grant a certificate of appropriateness as requested by a property owner, for demolition which may provide for a delayed effective date. The effective date of the certificate will be determined by the Board based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The Board may delay the demolition of designated historic sites and contributing buildings within historic districts for up to six months while demolition of non-contributing buildings within the historic district may be delayed for up to three months.
10. Request for demolition justification statement. A justification statement shall accompany the application for a Certificate of Appropriateness for demolition of any contributing structure in a historic district or individually designated historic structure. The justification statement must include the following:
 - (a) A certified report from a registered architect or engineer which provides documentation explaining that the building is structurally unsound and is damaged beyond the ability to repair it at a reasonable cost. The report must include photographs to substantiate the damage.

- (b) A certified report from an engineer, architect, general contractor, or other qualified professional which documents the projected cost of repairing the structure and returning it to a safe and habitable condition.
- (c) An appraisal of the property in its current condition, its value as vacant land and its potential value as a preserved and restored historic property.
- (d) Documentation that reasonable efforts have been made to find a suitable alternate location for the structure within the City of Delray Beach to which the contributing/individually designated historic structure could be safely relocated.
- (e) Documentation that the applicant or property owner has taken such steps as it deems necessary to preserve the structure requested for demolition including consultation with community groups, public agencies, and interested citizens, recommendations for acquisition of property by public or private bodies, or agencies and exploration of the possibility of moving one or more structures or other features.

11. Salvage and recordation of historic structures.

- (a) The property owner shall contact the Delray Beach Historical Society for the purpose of salvaging and preserving specified classes of building materials, architectural details and ornaments, fixtures, and the like for reuse in the restoration of the other historic properties. Confirmation of such efforts shall be provided in a written statement and submitted with the other demolition application prior to consideration by the Historic Preservation Board.
- (b) The Board may, with the consent of the property owner, request that the Delray Beach Historical Society, or the owner, at the owner's expense, record the architectural details for archival purposes prior to demolition.
 - i. The recording may include, but shall not be limited to photographs, documents and scaled architectural drawings to include elevations and floor plans.
 - ii. One copy of the recording shall be submitted to the City's Planning and Zoning Department, and one copy shall be submitted to the Delray Beach Historical Society for archiving purposes.

The applicant has provided reports and documentation regarding the present condition of the structure, the economic feasibility to maintain the structure, and an appraisal of the property. This information is included in the attachments. It is noted that the documentation does not permit the demolition to occur, but it permits a demolition request of a contributing structure to be considered by the Historic Preservation Board.

The demolition justification statement and photographs outline the ongoing maintenance issue occurring due to low finished floor elevation of the garage (2.5' which is below the FEMA approved base floor elevation) along with flood events causing damage to the structure. Although, the included photographs do not document long-term damage sustained by the garage - the demolition justification statement written by applicant's architect and appraiser describe the structure's series of several repairs, replacement of materials, and finishes in an attempt to maintain the appearance of durable building. In addition, the report states that although the structure is a contributing accessory structure to the site, the continuous years of the repairs has altered the original integrity of the structure significantly. The proposed demolition and reconstruction of the garage was determined to be the most cost-effective solution for future maintenance of the structure.

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-242), request for the property located at **131 SE 7th Street, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2019-242), requests for the property located at **131 SE 7th Street, Marina Historic District** by finding that the request and approval thereof is consistent with the

Comprehensive Plan and meets the criteria set forth in the Land Development Regulations subject to the following items:

Site Plan Technical Items:

1. That the height measurement for the principal structure be illustrated on plan sheet A2.1 to be measured from average crown or road and not finished floor elevation.
2. That the height of the existing structure shall be noted within the site data sheet on plan sheet SP1.1.

D. Deny Certificate of Appropriateness (2019-242), requests for the property located at **131 SE 7th Street, Marina Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

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:

Marina Historic Homeowners Association

☒ Public Notice was mailed to property owners within a 500' radius on (1/2/20), 10 days prior to the meeting.

☒ Public Notice was posted to the City's website on (1/2/20), 10 calendar days prior to the meeting.

☒ Public Notice was posted in the main lobby at City Hall on (1/2/20), 10 working days prior to the meeting.

☒ Agenda was posted on (1/29/20), 5 working days prior to meeting.