



# DEVELOPMENT SERVICES

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

## HISTORIC PRESERVATION BOARD MEMORANDUM

### 150 Marine Way

The item before the Board is in consideration of a Certificate of Appropriateness (2019-271) request associated with the demolition of a two-story, non-contributing structure and construction of a new two-story single-family residence on the property located at **150 Marine Way, Marina Historic District**.

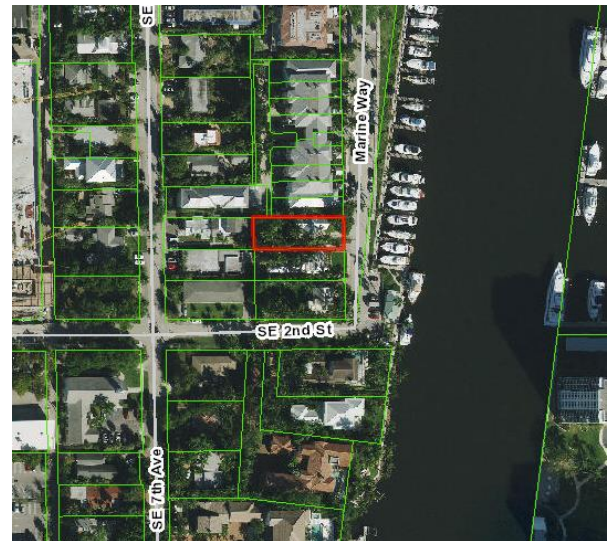
The request was originally reviewed by the Historic Preservation Board at their meeting of January 15, 2020. The Board had concerns with respect to the massing, scale, character, and appropriateness of the structure to the Marina Historic District. The Board moved to continue the request with direction as noted to the March 4, 2020 Historic Preservation Board meeting. The applicant has revised the proposal in response to the Board's direction and the request is now before the board for review and action.

## GENERAL DATA

**Agent:** Richard Jones, Richard Jones Architecture  
**Owner:** Azure 150 Marine, LLC  
**Location:** 150 Marine Way  
**PCN:** 12-43-46-16-01-126-0130  
**Property Size:** 0.16 Acres  
**Zoning:** RM (Multiple-Family Residential – Medium Density)  
**FLUM:** MD (Medium Density Residential)  
**Historic District:** Marina Historic District  
**Adjacent Zoning:**

- RM - Multiple-Family Residential (North)
- RM - Multiple-Family Residential (West)
- RM - Multiple-Family Residential (South)
- CF – Community Facility (East)

**Existing Land Use:** Residential  
**Proposed Land Use:** Residential



## REVIEW AND ANALYSIS OF UPDATED PROPOSAL

The applicant revised the proposal to reduce the square footage of the 2<sup>nd</sup> floor (third level) from 1,912 sq. ft. to 1,171 sq. ft, a total of 741 square feet. This square footage reduction also caused a reduction to the required 2<sup>nd</sup> floor building setbacks along the north and south sides of the building.

**Pursuant to LDR Section 4.5.1(E)(7)(j) – Scale of a Building, for buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line.**

The 2<sup>nd</sup> floor is no longer deeper than 50 percent of the lot depth; thus, there is no requirement for additional setbacks.

UPDATED SITE DATA TABLE		
BUILDING AREA	ORIGINAL	REVISED
Garage Level	1,230 sq. ft.	1,230 sq. ft.
Garage Level Foyer A/C	246 sq. ft.	246 sq. ft.
1 <sup>st</sup> Floor	2,581 sq. ft.	2,581 sq. ft.
2 <sup>nd</sup> Floor	1,912 sq. ft.	1,171 sq. ft.
<b>TOTAL BUILDING SQUARE FOOTAGE</b>	<b>5,969 sq. ft.</b>	<b>5,228 sq. ft.</b>
	<b>741 sq. ft. difference</b>	
BUILDING AREA	ORIGINAL	REVISED
Covered Patio	501 sq. ft.	501 sq. ft.
Covered Balcony	280 sq. ft.	280 sq. ft.
Open Balconies	436 sq. ft.	288 sq. ft.
Open Pool Deck	533 sq. ft.	533 sq. ft.
	<b>1,750 sq. ft.</b>	<b>1,602 sq. ft.</b>
	<b>148 sq. ft. difference</b>	
<b>TOTAL BUILDING SQ. FT. OVERALL</b>	<b>7,719 sq. ft.</b>	<b>6,830 sq. ft.</b>
	<b>889 sq. ft. difference overall</b>	

#### **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.

The Historic Preservation Board expressed concerns relating to the massing, scale, character, and appropriateness of the proposal to the Marina Historic District. The applicant has revised the plans to address the concerns relating to reducing the size and massing of the structure when viewed from the north and south interior sides of the residence. The primary change involves reduction of the 2<sup>nd</sup> floor square footage.

Below is a list of the proposed plan updates:

**Plan Sheet SP-1:** Site data table revised to depict the reduction in square footage of the revised proposal compared to the original proposal (chart is also depicted above).

**Plan Sheet SP-2:** Sheet SP-2 from original plan set which illustrated Building Height Plane and Scale of a Building illustrations and was replaced with Sheet SP-3, which illustrates a revised Composite Overlay Plan and street view elevations of adjacent structures to the north and south of the subject property.

**Plan Sheet A-1:** Depicts the lower level and 1<sup>st</sup> floor, revisions to the layout include reconfiguration of space on the west side of the 1<sup>st</sup> floor.

**Plan Sheet A-2:** Depicts the 2<sup>nd</sup> floor and roof plan, revisions to the layout include reduction of the size of the 2<sup>nd</sup> floor. The 2<sup>nd</sup> floor now contains only a Master Suite. The roof plan changed to reflect the related changes to the floor plan.

**Plan Sheet A-3:** Depicts the north and east elevations, revisions to the elevations include the reduction of 2<sup>nd</sup> floor (third level) length (east to west) from 68'8" long to 37'8" of enclosed/air-conditioned space as well as revised window locations and sizes, which accommodates the revisions to the floor plan. The proposed east elevation depicts a minor change in door width and style. (This change is also reflected on the door schedule on Site Plan Sheet A-5). Overall the building height was reduced by two inches (proposed mean roof height = 31'5") and the building height to top of ridge reduced by 5.5 inches (proposed 34'6").

**Plan Sheet A-4:** Depicts south and west elevations, revisions to the elevations include the reduction of the 2<sup>nd</sup> floor (third level) length (east to west) from 68'8" long to 37'8" of enclosed/air-conditioned space as well as revised window locations and sizes, which accommodates the revisions to the floor plan.

**Plan Sheet A-6:** Depicts the streetscape plan, the revision includes the revised east elevation of the proposed structure. It is noted that the two historic properties on the ends of the street (110 Marine Way Villas and 170 Marine Way) are still not illustrated.

**Plan Sheet A-7:** This plan sheet is new to the set and depicts a building mass comparison for the 2<sup>nd</sup> floor (third level) plan. The comparisons show the original 1<sup>st</sup> and 2<sup>nd</sup> floor submittals, with the newly proposed 2<sup>nd</sup> floor plan. The illustrations include the study that was completed by the applicant in the development of the revised floor plan. In addition to the new 2<sup>nd</sup> floor proposal, the applicant also includes two other floor studies to show the Board other alternative configurations that can reduce the 2<sup>nd</sup> floor size and massing.

**Plan Sheet A-8:** This plan sheet is new to the set and depicts a side elevation mass comparison of the south elevation, the illustration includes a side by side comparison of the original south elevation and the revised south elevation. Building Height Plane is also depicted on this plan sheet.

**Plan Sheet A-9:** This plan sheet is new to the set and depicts another two versions of the newly proposed south side elevation that depict the side interior with and without landscape. The landscape depiction is helpful as it shows the Board how the proposed structure will look when screened with the proper vegetation.

**Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards**

Regarding the Scale of a Building that states 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. At the request of the board, the applicant has resubmitted a new design for the subject property that greatly reduces the massing of the building, which is most noticeable on the north and south side elevations.

**DEMOLITION ANALYSIS**

The January 15, 2020 HPB Staff Report includes an analysis relating to the proposed demolition. There have been no revisions to the plan relating to the proposed demolition; however it is noted that should the Board deny the request, the Board shall provide an explanation within the motion and a written supporting statement for the record describing the public interest that the Board seeks to preserve. An additional delay period has not been requested and is not anticipated to be necessary.

### OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-271), request for the property located at **150 Marine Way, 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 (2019-271), requests for the property located at **150 Marine Way, 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 conditions:
1. That the windows on the east elevation which overlook the covered loggia appear or function to be more like traditional windows, which include a base.

#### Site Plan Technical Item:

1. On Sheet SP-1 revise the Site Data Table/Area Calculations label for Ground Floor to depict 1<sup>st</sup> floor.
- D. Deny Certificate of Appropriateness (2019-271), requests for the property located at **150 Marine Way, 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 were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association

☒ Agenda was posted on (2/26/20), 5 working days prior to meeting.