

November 18, 2019
City of Delray Beach
Michelle Hoyland

Justification Statement

The current request is for the demolition of the individually designated, contributing detached garage. We have developed plans to rebuild the two-car garage

The Turner Home was added to the Delray Beach Local Register of Historic Places, a listing and a means by which to identify, classify, and recognize buildings, sites, structures, objects and districts that are architecturally and archeologically significant. Charles W. Turner, (the current owner's father), had the historic residence individually designated on the Delray Beach Local Register of Historic Places in 1997, as he was concerned with the escalating development in the area. In his letter dated August 24, 1997 to the City's Preservation Planner he stated he wanted "to rehabilitate the property so that it remain a part of Delray's future."

The Turner family has been associated with the home since they purchased it in 1932. The circa 1925 residence and garage were designed by Delray Beach's first registered architect Samuel Ogren. It is considered one of finest intact examples of Mediterranean Revival architecture in the City. The style is characterized by one and two story structures with stucco finish, wood, stone and concrete decorative accents. The facades are usually asymmetrical in design with multi-level roofs. At the time of the designation, the house remained virtually unaltered but the garage had been altered in 1951 according to the City Property Cards. The front elevation was modified by removing one of the original wood bi-fold pair of garage doors. In their place a single door and window were added. This created a single car garage and small apartment space.

As described in the (adopted) two-page designation report, "A double garage, with a flat roof and terra-cotta tile trim on top of the parapet, was constructed with the house in 1925 and is located on the northeast corner of the property. The garage contained space for two cars, a half bath and laundry tubs. The garage has been modified by the removal of one set of garage doors." The front elevation was modified by removing one of the original wood bi-fold pair of garage doors. In their place a single door and window were added. This created a single car garage and small apartment space. The garage

measures at 566.20 square feet of a total of 4,439 square feet of the main house and garage combined.

In 2015, when we started this process, we felt that due to the fact that the garage sits on the ground with no crawl space (unlike the main house), the building was more affected by weather and conditions than the main house. Upon asking for demolition at that point, we were denied due to not having a plan for the property. We returned with plans to renovate the garage hoping for the best with the structure but when our General Contractor, Stuart and Shelby, started to open up the walls and more importantly rip the flooring out of the apartment, we realized that the foundation was severely damaged and attempting to fix it was going to be a financial hardship and potentially couldn't be salvaged.

We have attached the following statements to include with the justification statement for demolition pursuant to LDR 4.5.1(F):

- 1) Structural Engineer Report from 6/5/17
- 2) The City of Delray Beach Code Enforcement Report on Tagging the building unsafe on 6/6/17
- 3) Certified report from Stuart & Shelby, a General Contractor, detailing a projected cost to repair the building.
- 4) Appraisal of the property in its current condition, its value as a vacant land and potential value as a preserved and restored historic property
- 5) Documentation that we attempted to find another location
- 6) Certified Letter from a General Contractor, Stuart & Shelby, stating that the building will fall apart if the move is attempted

We have plans to rebuild the garage using much of the same architectural features of the original structure. We plan to be in line with the Delray Beach Historic Preservation Design Guidelines.

Sincerely,

Allison E Turner
Co-Owner of Property