



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD STAFF REPORT

145 NE 6th Avenue – The Turner House

Meeting	File No.	Application Type
March 4, 2020	2018-089	Certificate of Appropriateness

REQUEST

The item before the Board is in consideration of a Certificate of Appropriateness request associated with the demolition of the existing contributing garage and construction of a new garage for the property located at **145 NE 6th Avenue, Individually Listed on the Local Register of Historic Places.**

GENERAL DATA

Agent: Chuck Halberg, Stuart & Shelby Development, Inc.

Owner: Allison Tuner & Nancy Turner

Location: 145 NE 6th Avenue

PCN: 12-43-46-16-01-115-0051

Property Size: 0.45 Acres

Zoning: CBD (Central Business District)

FLUM: CC (Commercial Core)

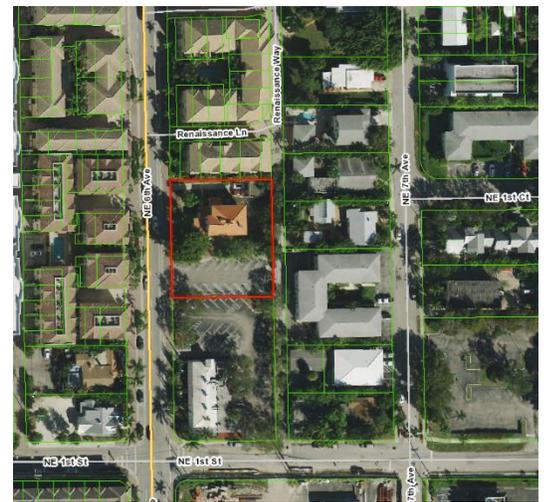
Historic District: Individually Designated

Adjacent Zoning:

- Central Business District (CBD) (North)
- Central Business District (CBD) (West)
- Central Business District (CBD) (South)
- Multi-Family Residential (RM) (East)

Existing Land Use: Residential

Proposed Land Use: Residential



BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject 0.45-acre property is located on the east side of NE 6th Avenue between NE 1st Street and NE 2nd Street. The property contains a two-story, Mediterranean Revival style single-family, residence with a one-story detached garage, built circa 1925. The property was added to the Local Register of Historic Places on November 18, 1997 via Ordinance 46-97 as an individually designated property to be known as The Turner House.

Dr. Ambrose A. Plotner commissioned Samuel Ogren to design the house in 1925, the commission was considered rather unusual in that Dr. Plotner was 83 years old at the time. Also, in 1925, Mr. and Mrs. Charles Turner moved to Delray from their home in Oklahoma, Charles and Ocie Turner met and became friends with Dr. Plotner and agreed to move into the house as caretakers. A world traveler, the doctor spent a great deal of time out of the country, the opportunity to have the Turners as custodians of the new house while he was abroad was a mutually congenial arrangement. Ambrose Plotner spent a part of each of the next seven years in Delray and died in 1932 at the age of 90. Upon his death the Turners purchased the house in 1932 from his estate. Charles and Ocie Turner remained in the house until their passing when their son, Charles inherited the property. Charles passed in 2008. Today, the property is owned by Allison and Nancy Turner, Charles's daughter and wife and they are considered a Legacy Family to the property given their involvement in the property's history.

Project Planner: Project Planners: Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com	Review Dates: HPB: March 4, 2020	Attachments: 1. Architectural Plans 2. Justification Statements 3. Demolition Report 4. Photographs
----------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------	------------------------------------------------------------------------------------------------------------------------

The residence and garage were designed by Delray Beach's first registered architect Samuel Ogren and are considered one of finest intact examples of Mediterranean Revival architecture in the City.

Samuel Ogren was Delray Beach's first and most prolific registered architect. Born in China in 1899 of Swedish missionary parents, Mr. Ogren had no formal architectural training. He was apprenticing in the West Palm Beach architectural firm of William Manley King in 1924 when he designed his first building in Delray, the Mediterranean Revival residence at 704 N. Swinton Avenue. City officials, impressed with the design, offered him the position of City Architect. Ogren went to Tallahassee, took, and passed the State's architectural examination, and moved his family to Delray in 1924. During the 1920's Mr. Ogren designed mostly in the Mediterranean Revival style and contributed to its popularity throughout the city. Noted for his beautifully executed designs, graceful facades, craftsmanship and attention to detail, Mr. Ogren was commissioned to design the Delray High School and Gymnasium in 1926, both buildings are listed in the National Register of Historic Places. Some of his other notable buildings in the Mediterranean Revival style are the Marine Villas, Casa Abriga, and the Arcade Tap Room. As the popularity of the Mediterranean Revival style waned at the onset of the Great Depression, Mr. Ogren's designs reflected the changing public taste in architecture. Colonial Revival, Monterey and Art Moderne styles are all to be found in his later work through the City. Ogren designed more than 250 buildings in the City between 1924 and his retirement in 1955.

The Mediterranean 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 and property remained virtually unaltered. The garage is located at the northeast corner of the property adjacent to a north/south alley. The garage was originally constructed as a double garage with the house in 1925. It has a typical flat, pitched roof with decorative terra-cotta tile edging around the stepped parapet wall. The garage originally contained space for two cars, a half bath, laundry tubs and storage. The front elevation was modified by removing one of the original wood pair of garage doors. In their place a single entrance door and window were added. This created a single car garage and a small apartment space. The structure measures at 566.20 square feet. These alterations occurred in 1951 according to the City Property Cards. At a later point in time a small exterior lean-to type shed addition (made out of concrete block) was added to the back (east side) of the garage, which created a covered porch over the back door. The original drawings of the garage and home still exist, and the garage drawing is attached to this report.

In 1998, Charles Turner made extensive improvements to the residence. The foundations on the south and east elevations were failing and needed total reconstruction. The failing foundation had caused many of the wood windows and frames of the residence to crack and deteriorate. The replacement windows are historically correct reproductions of the originals. A new electrical system was installed as well as a new clay tile roof.

The current condition of the garage interior and exterior requires extensive repairs. The garage still retains many original features such as laundry and bathroom sinks and its Dade County Pine ceilings. Several of the original wood windows remain but require repair or replacement as well as the doors. On the north elevation of the garage a small area of the stucco finish has pulled away from the structural members on the interior. The rusted nails have pulled loose from the metal lathe. The foundation also appears to be cracked. Consequently, several of the interior structural members require repair with a Dutchman, sistered structural member, or complete replacement. It also appears the structure requires termite abatement. The later shed roof addition that was added to the back of the garage is in dilapidated condition.

At its meeting of August 5, 2015, the Historic Preservation Board considered COA 2015-198 for the demolition of the garage, as well as a waiver to allow the demolition to occur prior to the issuance of a building permit for the construction of a new accessory structure. The demolition and waiver requests were both denied.

Then, at its meeting of July 6, 2016 the Board considered COA 2016-163 for rehabilitation of the detached garage and partial demolition of the shed addition on the east side of the structure. The proposal involved utilization of the structure for habitable space rather than a garage. The request was approved subject to conditions. The owner submitted a building permit on January 23, 2017 to commence the approved interior

alterations. That permit was subsequently closed due to inactivity. The owner and the owner’s contractor met with city staff to advise of the poor condition of the structure. The owner then applied for a Certificate of Appropriateness to demolish the existing structure and reconstruct the structure in its original form on the site.

The request before the board is a Certificate of Appropriateness for demolition of the existing one-story contributing detached garage in the rear of the property and reconstruction of a new one-story masonry garage.

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 4.4.13(A)(1) – Central Business District (CBD) Development Standards: Central Core Sub-district. The Central Core Sub-district regulations are intended to result in development that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area evolve into a traditional, self-sufficient downtown. Residential development is permitted at a density which fosters compact, pedestrian oriented growth that will support downtown businesses.

Pursuant to LDR Section 4.4.13(C)(1)- Allowable Uses -Principal, accessory, and conditional uses. Table 4.4.13(A) identifies the allowable principal, accessory, and conditional uses for each area of the CBD.

A single-family dwelling (occupied by owner, proprietor, or employee of the principal use) is allowed as an Accessory Use within the Central Core Sub-District. The historic property currently exists as a single-family residence as the Primary Use and is an existing non-conformity within the district.

Article 4.4 Base Zoning District Regulations

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

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
Minimum Lot Size:	0 sq. ft.	19501 sq. ft.	no change
Minimum Lot Width & Frontage:	0'	150.08	no change
Minimum Lot Depth:	0'	130.00	no change
GARAGE			
Required Setbacks: Front (West)	10.0'	95.36'	91.88'
Left Side Interior (North)	0'	4.6' – 4.9'	3.18'- 3.59'
Rear (East)	10.0'	1.8'	10.0"
Building Height:	38'	12'3"	no change

† 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 4.4.13(D)(1)(b)(2) Configuration of buildings – Standards for CBD – building placement – Where development may build with no side setback, the following limitations also apply:

b. Buildings with openings, including doors, windows, and glass wall materials, facing an interior side property line must setback a minimum of five feet from the property line.

The window on the north elevation shall be eliminated given the proposed structure is proposed at less than five feet from the north property line. This item is attached as a site plan technical item.

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 stucco over wood frame garage located in the rear (northeast) side of the property and reconstruction of a new one-story masonry garage. The applicant is requesting demolition of the contributing structure due to its deteriorated condition, which would require a severe amount of repair to its interior, exterior, and foundation in order to continue use as an adequate parking area for the residence.

The existing garage is simple and rectangular in form with a flat barrel tile roof, one 8' garage door on the front (west) elevation, entry doors located on the front (west) and rear (east) facades, and 5 single hung windows. The proposed front (west) elevation will feature two 8' x 8' overhead garage doors designed to match the façade as it was originally constructed. This style is complimentary to the main structure and will be historically similar to the original construction of the garage. The proposed garage is similar in style to the existing stucco main residence. The reconstructed structure is proposed to be the same height as the existing garage, which does not currently exceed the overall height of the main structure.

The roof of the proposed garage is a flat roof with barrel tile accents around the edges of the parapet, which will be a reconstruction of the style of the original garage. This design will preserve the visual integrity of the historic site.

The existing garage currently does not conform to the required 10' rear setback on the east side of the property as it sits 1.8' from the east property line. The reconstructed garage will be built to meet the required 10' rear

setback, therefore eliminating the existing setback non-conformity of the one-story structure. The proposed garage will be built in the same general location as the original but will add an additional 80 sq. ft. to the north and west sides of the structure in order for the structure to accommodate modern size vehicles.

The accessory garage has sustained a large amount of deterioration throughout the entire structure that has continued into further decline over the years. The attached documentation describes the condition of the structure as beyond repair. The proposed reconstruction of the one-story garage is not anticipated to harm the historic integrity of the site as it will consist of the same Mediterranean Revival architectural style, materials such as barrel tile roof, stucco façade, as well the same design features as the original. The reconstruction of the garage can help to revitalize the site and bring it out of its current deteriorated state. The reconstructed one-story garage can be considered compatible with the two-story main structure on the property.

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 one-story garage addition will be reconstructed in the same location to the rear of the property behind the principal structure. The garage will be slightly visible from the street and is proposed to be a one-story structure where the principal structure is a two-story structure. The height of the structure is equal to that of the original garage proposed for demolition. Thus, the proposed one-story structure will be secondary and subordinate to the main structure.

The Texture and Color of the new garage will be visually compatible with the main structure as well as the district. Specifically, the proposal includes similar exterior architectural elements such as the use of heavy stucco, barrel roof tiles, overhead garage doors with a barn door appearance, and the structure will be painted in an off-white color with a light brown trim to match the principle structure.

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 reconstruction of the accessory structure will help to keep the same historic character of the Mediterranean Revival style property. The proposed garage has been designed to be a reconstruction of the original, which will 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 reconstruction of the original one-story garage. The footprint of the proposed garage will be 80 sq. ft. larger in size as the original and will be shifted slightly on the lot in order to conform to the 10' rear setback requirement. The reconstruction of the garage will help to strengthen and maintain 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.

A structural Engineer report for the property shows extensive moisture, rotting, and deterioration of wood throughout the roof and interior walls. The report also notes active cracking of the concrete slab foundation. Photographs to substantiate these comments are also included. It was determined by the report that "life and service expectations of the building structure is beyond repair" and that efforts to preserve the existing garage is not structurally feasible in its current condition.

The applicant has also included documentation of efforts made to find another suitable location for the structure. Unfortunately, there were no responses accepting the garage. The documentation (report from Stuart & Shelby Development, Inc. and photographs) submitted indicates that relocation of the structure would be unlikely given the deteriorated state of the structure and that it might not be stable enough to endure the process of a move. The cost analysis of the proposed demolition and reconstruction of the detached garage was determined to be the cost-effective solution instead of repairing the structure.

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2018-089), request for the property located at **145 NE 6th Avenue, Individually Listed to the Local Register of Historic Places**, 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.

Site Plan Technical Items:

- 1. That the window on the north elevation of the garage be eliminated.
 - 2. That the height measurement for the principal structure is correctly illustrated on plan sheet A2.1 to be measured from the average crown of road.
 - 3. That the height of the existing structure shall be noted within the site data sheet on plan sheet SP1.1.
- C. Deny Certificate of Appropriateness (2018-089), requests for the property located at **145 NE 6th Avenue, Individually Listed to the Local Register of Historic Places**, 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:

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

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

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

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