



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 145 NE 6th Avenue (2018-089)

Project Location: 145 NE 6th Avenue, Individually Listed to the Local Register of Historic Places

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

Request: Certificate of Appropriateness

Board: Historic Preservation Board

Meeting Date: July 1, 2020

Board Vote: Approved on a 5-1 vote (**Newman-Rocker dissenting and Turner stepped down**)

Board Actions:

Approved the Certificate of Appropriateness (2018-089) request associated with the demolition and reconstruction of the existing contributing garage.

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.

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.

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.

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.

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.

Appealable Item Report

On March 4, 2020, the board reviewed Certificate of Appropriateness (2018-089) request 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. The Board had concerns regarding the lack of maintenance on the structure that contributed to the significant deterioration of its interior. The Board moved to continue the request with direction as noted to the July 1, 2020 Historic Preservation Board meeting. The applicant has revised the proposal in response to the Board's direction.

Board Comments:

Majority of the members of the board were supportive of the proposal.

Public Comments:

There was one public comment, via call in, that was in support of the proposal.

Associated Actions:

N/A

Next Action:

The HPB action is final unless appealed by the City Commission



DEVELOPMENT SERVICES

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

HISTORIC PRESERVATION BOARD MEMORANDUM

145 NE 6th Avenue

GENERAL DATA

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.

On March 4, 2020, the Historic Preservation Board reviewed the Certificate of Appropriateness (2018-089) request 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. The Board had concerns regarding the lack of maintenance of the structure that may have contributed to the deterioration of its interior. There were also questions regarding the proposed new garage and what the differences were between the original garage and the proposed.

The Board moved to continue the request and asked that staff review the Land Development Regulations relating to Affirmative Maintenance and Demolition by Neglect and report to the HPB the requirements of the code. The requirements are listed below:

(9) *Maintenance Requirements for Historic Sites and Buildings; Penalties.*

- (a) Every owner of historic and archeological sites or owner of buildings, structures, improvements and appurtenances within historic districts shall keep in good repair and shall properly maintain both the exterior and site. The owner of a building or structure located within a historic district through the exercise of sufficient and reasonable care shall provide for the maintenance and upkeep of these sites and buildings to prevent destruction and decay as caused by either deterioration or other hazards.
- (b) In addition to the general standards and guidelines set forth at Sub-paragraph 4.5.1(E)(5) above, the owner shall preserve a historic structure against decay and deterioration through the correction of the following deficiencies:
 1. Facades which may fall and injure the subject or adjoining structure or building, or members of the public.
 2. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.
 3. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration.
 4. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.
 5. Presence of signs that would indicate rotting wood or termite infestation.
 6. Any fault or defect in the structure or building which renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight.

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

Owner: Allison Turner & 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)
- CBD (West)
- CBD (South)
- Multi-Family Residential (RM) (East)

Existing Land Use: Residential

Proposed Land Use: Residential

NOTE: This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance.

Memo Date: June 24, 2020

Meeting Date: July 1, 2020

- (c) In the sole discretion of the City, a violation of any of the provisions of sub-paragraph 4.5.1(E)(9) may be penalized either as set forth in the City of Delray Beach Operating Guidelines Manual for the Neighborhood and Community Services Department, as may be amended from time to time, or additionally by imposing the penalties provided for in Section 37.36 of the City Code of Ordinances which have been authorized pursuant to state law at Chapter 162, F.S.
- (d) Notwithstanding the penalties set forth at above sub-paragraph (c), and in addition to the penalties authorized by this section and the Code of Ordinances, a violation of these maintenance regulations which are determined by the City to be either a repeat violation, or a serious threat to the public health, safety and welfare; or if the violation is irreparable or irreversible in nature, then in any of these circumstances, the owner may also be subject to the following provisions:
1. Following the determination by the City of violations under one or more of the circumstances set forth above, no permit will be issued for any alteration or new construction affecting such property for a period of five years, other than permits necessary to correct the violation. However, upon presentation of evidence satisfactory to the Historic Preservation Board that the violation has been corrected, any remaining portion of the five-year prohibition on issuance of a permit may be waived. Notwithstanding this waiver, no other provision or penalty of Sub-paragraph 4.5.1(E)(9) may be waived by the Historic Preservation Board.
 2. As a condition for any new land use approval, the owner may be required to rebuild, reconstruct, restore or replicate the structure or object on the property in accordance with applicable standards and development procedures as set forth in Section 4.5.1.
 3. The ad valorem tax exemption provided for historic structures or properties under Section 4.5.1 and all historic preservation incentives will not apply to historically designated buildings, structures, landscape features, improvements or sites that are damaged, destroyed, or demolished through either action or inaction of the owner concerning maintenance regulation violations identified in sub-paragraph 4.5.1(E)(9)(b) herein.

The applicant has made minor modifications to the proposed elevation drawings to clarify the proposal by placing the existing and proposed elevations on the same page. There have been no substantive changes to the request.

The request is now before the board for review and action.



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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)

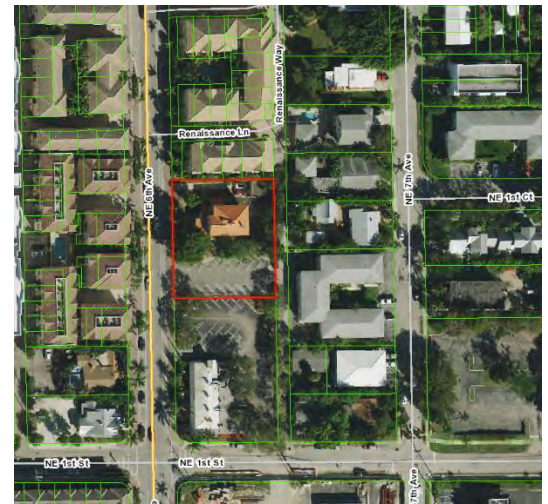
Historic District: Individually Designated

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.

INSPECTION REPORT

FOR

**145 NE 6TH AVE
DELRAY BEACH, FL 33483**



ENGINEERING PLUS

ENGINEERING AND CONSULTING SERVICES

19528 Sedgefield Terrace, Boca Raton, FL 33498

(561) 756 4106 * fax (561) 479 3743 * engplus@cs.com * C.A. # 26538

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ENGINEERING AND CONSULTING SERVICES

19528 Sedgefield Terrace, Boca Raton, FL 33498

(561) 756 4106 * fax (561) 479 3743 * engplus@cs.com * C.A. # 26538

June 5, 2017

145 NE 6th Ave
Delray Beach, FL 33483

REFERENCE:

Investigation and evaluation of existing one-story standing alone wood frame building structure with shallow foundation, at the aforementioned address

Gentlemen;

This letter summarizes our observations and conclusion after a walk-through visual survey conducted on May 31, 2017.

We examined the condition of existing structural roof rafters, exterior and interior load bearing wall systems and their connections and the foundation of the building.

1. OBSERVATIONS

The following general observations were noted during the inspection;

- i. Excessive moisture, stain, rotting, section loss and fully decayed wood members were encountered throughout roof and wall structure members
- ii. Moisture barrier underlayment on the exterior walls were totally eroded
- iii. Wood Beams and Headers were severely notched, cut and deteriorated
- iv. Exterior Wood Wall base plates and their connections were totally eroded
- v. Wood Header, Jams and Bucks around window and door openings were severely damaged from constant water intrusion.
- vi. Excessive Deflections observed at flat roof rafter.
- vii. There were no forms of fastening or nailing at wall to roof rafter and wall to foundation connections (typical at perimeter). There was no continuous load path from roof to foundation.

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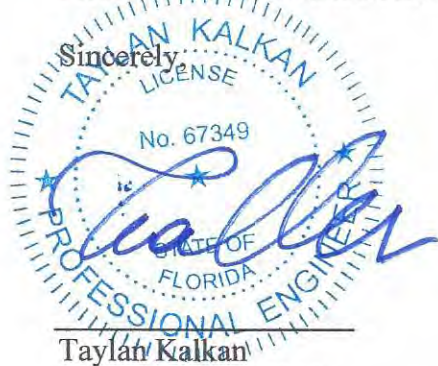
- viii. There were missing/eroded studs at exterior wood frame walls
 - i. Water damage was seemed active throughout the building
- ix. Lateral load resisting system of the overall roof and wall diaphragm system and sheathing did not exist. This condition weakens lateral stability of the members and minimize resistance to any wind event. Since overall bracing system is inadequate, buckling of roof joists and walls is certain during a large out of plane rotating force.
- x. Active cracks were visible at the concrete slab up to ½" wide. Crack pattern was continuous and interconnected throughout the building foundations. Separations in crack joints were major and consistent. Cracks showed signs of out of plane shift and characteristics of distress on structural integrity of foundation system.

2. CONCLUSION

One-story standing alone wood frame building with shallow foundation at "**145 NE 6th Ave Delray Beach**" is inspected in order to investigate overall structural condition and integrity of the building. As pointed out at observation section of the report, severe damage to wood members and concrete slab foundation are encountered. Overall condition of the structural members and their connections are totally compromised and their condition is below the level of basic safe environment for occupation. After the inspection, concern raised about the lateral stability and the performance of the building even under potentially low speed wind event. It is our conclusion that, life and service expectations of the building structure is beyond repair. It should be emphasized that any effort for retrofitting and strengthening will not be adequate enough to structurally utilize the existing conditions.

The observations and recommendations contained in this letter represent our professional opinions. Engineering Plus arrived these opinions in accordance with currently accepted engineering practices and applied current local building code at this time and for this location.

Please feel free to contact me with any questions or comments you may have concerning this report.

Sincerely,

Taylor Kalkan

Florida P.E. # 67349

C.A. # 26538

Enclosed: Sample photos at damaged locations (Total 13 photos)

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Exhibit 1. General view of Exterior of the Building through garage



Exhibit 2. Typical Rotted Wood Wall Studs

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Exhibit 3. Water damaged roof joist, decking and ledger board



Exhibit 4. Typical missing/eroded wood wall studs

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Exhibit 5. Typical Missing/eroded base plate of exterior wood frame walls



Exhibit 6. Typical rooted wood header/jamb at exterior openings

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Exhibit 7. Typical rotted wood header at interior load bearing walls



Exhibit 8. Typical Continuous Concrete slab cracks

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Exhibit 9. Typical Continuous Concrete slab cracks at garage area



Exhibit 10. Typical Continuous Concrete slab cracks

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Exhibit 11. Typical Continuous Concrete slab cracks at room



Exhibit 12. Typical Crack separation

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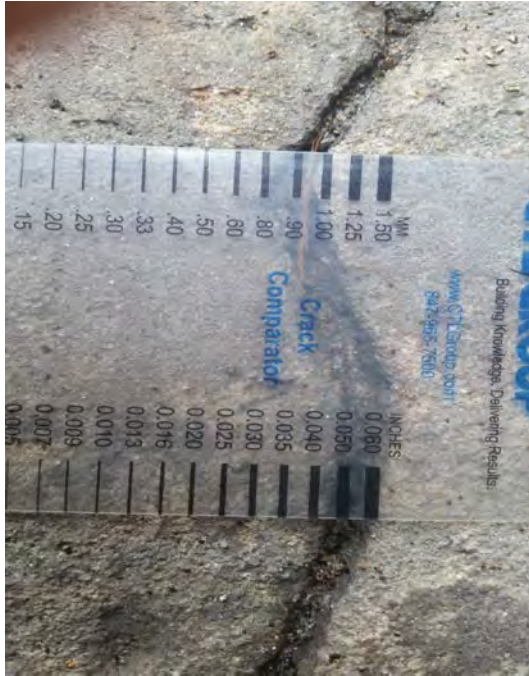


Exhibit 13. Typical Crack separation

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
Property Control Number	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
UNSAFE STRUCTURE CODE CASE	6/06/17	IN COMPLIANCE	1/18/18
12 43 46 16 01 115 0051			
145 NE 6TH AVE	JOE LUCARELLI	unsafe...garage only	
DELRAY BEACH FL 33483			

CASE DATA: DATE ORIGINAL NOTICE MAILED
DATE DEMOLITION TO BE DONE
APPROXIMATE COST OF DEMO

NARRATIVE: 06/06/2017 08:20 AM LUCARELLI ----- 6/06/17
Per engineer on record, he deemed the GARAGE ONLY to be 6/06/17
unsafe per his report. Pat will post the garage today with 6/06/17
UNSAFE under the direction of the building official Steve 6/06/17
Tobias. 6/06/17

NOTICE NAMES: TURNER CHARLES W OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/06/17	UNSAFE STRUCTURE INSPECTION	COMPLETED	6/06/17	JOE LUCARELLI	
		RQST TEXT: 06/06/2017 08:20 AM LUCARELLI -Per -----			6/06/17	
		Per engineer on record, he deemed the GARAGE ONLY to be			6/06/17	
		unsafe per his report. Pat will post the garage today with			6/06/17	
		UNSAFE under the direction of the building official Steve			6/06/17	
		Tobias.			6/06/17	
		RSLT TEXT: 06/06/2017 08:20 AM LUCARELLI -Per -----			5/02/18	
		Per engineer on record, he deemed the GARAGE ONLY to be			5/02/18	
		unsafe per his report. Pat will post the garage today with			5/02/18	
		UNSAFE under the direction of the building official Steve			5/02/18	
		Tobias. The work was halted, the garage was boarded up so I			5/02/18	
		closed the case because all work ceased and it was closed			5/02/18	
		up so no one could enter...JCL.			5/02/18	

TOTAL TIME:

STUART & SHELBY DEVELOPMENT- GENERAL CONTRACTORS

April 13, 2018

Delray Beach Planning and Zoning Department
100 NW 1st Avenue
Delray Beach, FL 33445
Attn: Michelle Hoyland

Re: Turner Residence Garage Cost Analysis

Ms. Hoyland;

At your request, we are providing the following cost analysis for your review

- 1) Demolition of existing structure and build new per plans by David Frank
Based on proposed plans for the new garage and including demolition, site prep and all work required to complete the new garage with anticipate this cost to be \$95,000 - \$105,000
- 2) Rebuild existing structure. This building received and engineers report that says it is an unsafe structure and the City of Delray Beach Building Official tagged the building. The slab/ foundation are broken and need to be replaced, the perimeter walls are rotten along with some of the roof structure. The only thing holding this building together is the stucco. As with the Historic Franklin house and Historic Waterhouse, attempts to save walls did not work. For the purpose of providing this cost analysis for us to try and support the roof while replacing the slab and rebuilding the perimeter walls, then rebuilding the roof structure as needed and completing the remaining restoration we anticipate this cost would be \$160,000- \$180,000 and in the end you would basically have a new building anyway

Please let us know if any more information is required

Chuck Halberg, President

From: B David Frank <adesign20013@aol.com>

To: Jamison <Jamison@browniecompanies.com>; chuckh <chuckh@stuartandshelby.com>; allison <allison@bcosf.com>

Subject: Fwd: Free Historic Structure

Date: Wed, Apr 10, 2019 11:25 am

Jamison,

Here are some pictures below.

The address is 145 ne 6th ave in delray beach.

Thanks

B. David Frank

Precision Drafting and Design

34 Vista Del Rio Boynton Beach, Fl. 33426

Office: 561-733-0669 Fax: 561-733-0669

adesign20013@aol.com

-----Original Message-----

From: Claudia Willis <claudia_willis@bellsouth.net>

To: Roger Cope <copearchitectsinc@gmail.com>; B David Frank <adesign20013@aol.com>; Bill Bathurst <bill@bathurstgroup.com>; Carolyn Patton <chempstead0853@aol.com>; DOROTHY PATTERSON <summerpatt@bellsouth.net>; JoAnn Peart <joannpeart@comcast.net>; Price Patton <pricepatton@aol.com>; Rhonda Sexton <sextonrhonda@gmail.com>; Roy Simon <roy@roysimonarchitect.com>; winnie edwards <winnie@delraybeachhistory.org>; Jim Chard <chardj@mydelraybeach.com>

Sent: Tue, Apr 9, 2019 8:54 pm

Subject: Re: Free Historic Structure

It looks like my little Mizner garage at 707 se 1st .. hope it finds home . There are some cute homes in Osceola perhaps that we could reach out to as it is the right architecture...I am including Jim Chard on this as that's his neighborhood

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 9, 2019, 5:28 PM, Roger Cope <copearchitectsinc@gmail.com> wrote:

Historic Preservation Community:

A wonderful circa 1920's 2-car Garage, located at 145 NE 6th Ave (Northbound US1) is free to anyone willing to carefully remove it, relocate it, then lovingly restore it - preferably to within one of our City's five (5) Historic Districts! It was designed by Sam Ogren! A set of his original permit drawings will be provided as part of the care package! It will make an amazing accessory structure for someone!

The City of Delray will expedite any necessary permitting required in an attempt to save the structure!

Please contact the Historic Preservation Staff in the Development Services Department and they will gladly put you in touch with the property Owner!

Please see photos attached!

Thank you for your consideration!







Thank you!



STUART & SHELBY DEVELOPMENT- GENERAL CONTRACTORS

November 15, 2019

City of Delray Beach Development Services
Historic Preservation Board
100 NW 1st Avenue
Delray Beach, FL 33444

RE: Turner Residence
145 NE 6th Avenue

To whom it may concern;

As a General Contractor building in Florida since 1980 I have built and renovated thousands of homes. Over the years I have worked on maybe 10 historic homes, some of which were built in the 1920's where there was no foundation and the lumber sat right on the ground. In each case we found that efforts to save the home failed as walls fell apart when trying to move them to put a foundation under them.

If the case of the detached garage that accompanies the main home, it was built on a slab and not a crawl space and the walls have sat at below grade for all these years with only stucco separating them from water seepage. The slab itself is actually broken, not just cracked and the bottom plate and walls are falling apart.

It is my personal opinion that any effort to try and move this structure will fail and it will fall down. We had a similar case with the historic Franklin Home in the West Settlers District and also the Historic Waterhouse, which we ultimately rebuilt both entire homes starting with a new foundation at the proper grade.

I may be reached at 561-809-1266 or chuckh@stuartandshelby.com if you should need any further information.

Respectfully



Chuck Halberg, President
Stuart & Shelby Development
"Built with Integrity and Pride"
Delray Beach 2013-2014 Business of the Year
Delray Beach 2010-2011 Business Person of the Year
Ken Ellingsworth Community Service Award 2008, 2011, 2013

217 NE 4th Street • Delray Beach, FL 33444

Phone 561-637-7902 • Fax 561-637-7904 • www.stuartandshelby.com

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















APPRAISAL OF A DETACHED SINGLE FAMILY RESIDENCE



LOCATED AT

145 NE 6th St
Delray Beach, FL 33444

FOR

Ms. Allison Turner
2559 Webb Avenue, Suite 6
Delray Beach, FL 33444

OPINION OF VALUE

\$790,000 (As-Is); \$800,000 (Without Garage); \$850,000 (Value with Repaired Garage)

AS OF

03/26/2019 - "As-Is" Value

BY

Mr. Robert B. Banting & Ms. Amy J. Reid
Anderson Carr
521 South Olive Avenue
West Palm Beach, FL 33401
(561) 228-8472
rbanting@andersoncarr.com
andersoncarr.com

April 4, 2019

Business Consultants of South Florida
Attn: Ms. Allison Turner, CEO
2559 Webb Avenue
Suite 6
Delray Beach, FL 33444

Re: A Single-Family Residence
145 NE 6th Avenue
Delray Beach, FL 33444
Our File No. 2190109.000

Dear Ms. Turner:

At your request, we have appraised the above referenced property. The purpose of this appraisal was to estimate the market value for the subject “in its current condition”, “its value without the garage structure” and “market value with the garage as preserved and restored (replaced)”. Our analysis does not address the possible use of the subject property for alternate commercial or mixed-use purposes as per instructions from Michelle Hoyland, Planner at the City of Delray Beach.

The date of the property inspection was March 26, 2019, which is the date of the inspection and photographs, as well as the effective date of this appraisal. The intended use of this report is for building code requirements for garage replacement for submittal to the City of Delray Beach.

As a result of our analysis, we have developed the following opinion that the market value of the subject in its “**AS-IS**” condition (as defined in the report), subject to the definitions, certifications and limiting conditions set forth in the attached report, as of March 26, 2019 was:

SEVEN HUNDRED NINETY THOUSAND DOLLARS
(\$790,000)

As a result of our analysis, we have developed the following opinion that the market value of the subject **WITHOUT THE GARAGE STRUCTURE** (as defined in the report), subject to the definitions, certifications and limiting conditions set forth in the attached report, as of March 26, 2019 was:

EIGHT HUNDRED THOUSAND DOLLARS
(\$800,000)

As a result of our analysis, we have developed the following opinion that the market value of the subject with **the garage as preserved and restored (replaced)** (as defined in the report), subject to the definitions, certifications and limiting conditions set forth in the attached report, as of March 26, 2019 was:

EIGHT HUNDRED FIFTY THOUSAND DOLLARS
(\$850,000)

The following presents a summary appraisal report. This letter must remain attached to the report in order for the value opinion set forth to be considered valid. Your attention is directed to the Assumptions and Limiting Conditions within this report.

Respectfully submitted,

ANDERSON & CARR, INC.



Robert B. Banting
Cert. Gen. RZ4

Amy J. Reid
Cert. Res. RD8269

RBB/AJR:

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ANDERSON & CARR INC. • 521 S OLIVE AVE., W. PALM BEACH, FL 33401 • 561.833.1661 • ANDERSONCARR.COM



RESIDENTIAL APPRAISAL REPORT

File No.: Turner

SUBJECT

Property Address: 145 NE 6th StCity: Delray BeachState: FLZip Code: 33444

County: Palm BeachLegal Description: See attached addenda.

Assessor's Parcel #: 12-43-46-16-01-115-0051

Tax Year: 2018R.E. Taxes: \$ 10,256Special Assessments: \$ 0Borrower (if applicable): N/A

Current Owner of Record: Ms. Allison TurnerOccupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing

Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe)HOA: \$ 0 ☐ per year ☐ per month

Market Area Name: Delray BeachMap Reference: 43-46-16Census Tract: 0064.01

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: Develop an "As-Is" value, as well as the values using the Hypothetical Conditions that the garage had been razed and that the garage had been repaired, for building code requirements for garage replacement for submittal to the City of Delray Beach

Intended User(s) (by name or type): Building Consultants of South Florida, City of Delray Beach and/or otherwise specified in writing

Client: Ms. Allison TurnerAddress: 2559 Webb Avenue, Suite 6, Delray Beach, FL 33444

Appraiser: Amy J. ReidAddress: 521 South Olive Avenue, West Palm Beach, FL 33401

MARKET AREA DESCRIPTION

Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		PRICE \$(000)	AGE (yrs)	One-Unit	70 %	<input type="checkbox"/> Not Likely	
Growth rate:	<input checked="" type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner 80	605	Low 0	2-4 Unit	10 %	<input checked="" type="checkbox"/> Likely *	<input type="checkbox"/> In Process *
Property values:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Tenant 15	3,225	High 100	Multi-Unit	10 %	* To: Commercial	
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/> Vacant (0-5%)	1,159	Pred 75	Comm'l	10 %		
Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)						

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is located in an area bounded by Delray Beach to the north, Route 1 to the east, Hwy 806 to the south and I-95 to the west. This area was originally developed with single family dwellings during the 1920s, however the area has grown to be a popular tourist destination and as feasibility has been realized, most of the original structures have been razed and more maximally productive uses have been developed. Immediately surrounding the subject are several town home and multi-family developments. Due south of the subject is Atlantic Avenue, which is a popular tourism district with high-end and casual dining, shopping and entertainment venues. Walkability to Atlantic Avenue is a key feature that market participants are drawn to. The subject's residential market is a highly desirable location because it is within walking distance to Atlantic Avenue. Market conditions have remained strong and property values have continued to increase over the prior twelve months. Listing prices have also increased, median days on the market have decreased and the ratio of sales prices to listing prices has increased.

SITE DESCRIPTION

Dimensions: 131 X 151Site Area: 19,781 sf

Zoning Classification: CBDDescription: Central Business, City of Delray Beach

Zoning Compliance: ☐ Legal ☒ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Are CC&Rs applicable? ☐ Yes ☒ No ☐ UnknownHave the documents been reviewed? ☐ Yes ☒ NoGround Rent (if applicable) \$ /

Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) The Highest and Best Use of the subject property is for a mixed-use development.

Actual Use as of Effective Date: Single Family ResidenceUse as appraised in this report: Single Family Residence

Summary of Highest & Best Use: The subject's Highest and Best Use as improved is for a mixed-use development. The subject is zoned for commercial use, however the surrounding uses are predominately newer, residential developments with supporting commercial uses.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical for neighborhood
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Sidewalk	Brick Paver	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street Lights	Pole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	City Street, Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Alley	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☒ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ NoFEMA Flood Zone XFEMA Map # 12099C0979FFEMA Map Date 10/5/2017

Site Comments: The subject's site appears to conform to the zoning requirements for single family dwellings. The site is slightly irregular in shape and no adverse conditions or encroachments were noted during the inspection of the property.

DESCRIPTION OF THE IMPROVEMENTS

General Description	Exterior Description	Foundation	Basement	Heating	Fireplace
# of Units 1 <input type="checkbox"/> Acc.Unit	Foundation Concrete/Avg	Slab Concrete	Area Sq. Ft. 0	Type None	
# of Stories 2	Exterior Walls Stucco/Average	Crawl Space Partial	% Finished 0	Fuel None	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Barrel Tile/Avg	Basement None	Ceiling		
Design (Style) Mission	Gutters & Dwnspts. None/Typical	Sump Pump <input type="checkbox"/> N/A	Walls		Cooling Wall Units
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Single Pane/Avg	Dampness <input type="checkbox"/> N/A	Floor		Central
Actual Age (Yrs.) 94	Storm/Screens Vinyl Shutters/A	Settlement None noted	Outside Entry		Other
Effective Age (Yrs.) 25		Infestation None noted			
Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None	
Floors Hardwood/Average	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 1	Garage # of cars (1 Tot.)	
Walls Plaster/Average	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Woodstove(s) # 0	Attach. 0	
Trim/Finish Wood/Average	Disposal <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>		Detach. 1	
Bath Floor Tile/Average	Dishwasher <input type="checkbox"/>	Doorway <input type="checkbox"/>		Blt.-In 0	
Bath Wainscot FB, Tile/Fair-Average	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>		Carport 0	
Doors Original/Average	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>		Driveway 1	
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Surface Concrete	
Finished area above grade contains: 9 Rooms 5 Bedrooms 3.0 Bath(s) 3,655 Square Feet of Gross Living Area Above Grade					
Additional features: The subject has a detached garage which has been condemned. Additionally, the southern half of the subject's lot is a parking lot.					
Describe the condition of the property (including physical, functional and external obsolescence): The subject is in average overall condition with many original features. The subject's garage has been condemned. The interior improvements include hardwood oak and Dade County pine. The kitchen is largely original with a farm sink, wood and laminate counter tops, dated appliances and wood flooring. The master bathroom has been updated with a custom tile back splash, tile wainscot, tile flooring and upgraded fixtures. The downstairs bathroom has a damaged wainscot and the sink and fixtures are in poor condition. The quest bathroom has tile flooring, tile wainscot, a pedestal sink and standard fixtures. The house is cooled by individual wall units. There is some ceiling damage noted, which the owner indicated has been repaired.					

RESIDENTIAL APPRAISAL REPORT

File No.: Turner

[illegible]

Supplemental Addendum					File No. Turner		
Borrower	N/A						
Property Address	145 NE 6th St						
City	Delray Beach	County	Palm Beach	State	FL	Zip Code	33444
Lender/Client	Ms. Allison Turner						

• **GP Residential: Subject - Legal Description**
Lot 5, less the North 33.6' and less the West 5', Lot 6, less the West 5', and Lot 7, less the West 5' of Block 115 in the City of Delray Beach, according to the Plat of the Town of Linton now Delray Beach, in Plat Book 1, Page 3 of the Public Records of Palm Beach County, Florida.

Marketing and Exposure Times
Reasonable exposure time is the retrospective amount of time it would have taken the appraised property to sell in the market at the equivalent estimate of market value contained in this appraisal. Exposure time is inherent within the market sales utilized in the valuation. The subject is a large, custom dwelling and the data contained in the Sales Comparison Approach indicates exposure times for comparable properties were between 50-553 days, and a reasonable exposure time for the subject is 90-180 days.

We estimate a reasonable marketing time (the amount of time it would probably take to sell the appraised property at our estimate of market value if exposed for sale beginning on the date of this valuation) to be within 90-180 days.

Hypothetical Conditions
Hypothetical conditions are defined by the Uniform Standards of Professional Appraisal Practice as "...that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis."

We have also been asked to provide three (3) values for the subject: its value in its current condition, its value without the garage structure, and market value with garage as preserved and restored (replaced), all as currently used for single family residential purposes.

• **GP Residential: Sales Comparison Approach Analysis**
The subject is located in a highly desirable location because it is within walking distance of the Intracoastal Waterway and Atlantic Avenue. However, the subject has not been updated and is in average overall condition. The subject's garage has been condemned and the owner intends to raze it. Additionally considered is the subject's frontage along a busy city surface street.

In order to conclude on three types of value for the subject, we have included three sales grids, utilizing the same three comparables, but adjusting them under different contexts to employ the Hypothetical Conditions as outlined above. Comparables 1, 2 and 3 illustrate a probable value for the subject in its "As-Is" condition. These comparables are adjusted downward for the features they have, as well as an additional deduction for the cost of demolishing the garage structure. Comparables 4, 5 and 6 illustrate a probably value for the subject using the Hypothetical Condition that the subject's garage and living space had been razed. Comparables 7, 8 and 9 reflect a probable value for the subject utilizing the Hypothetical Condition that the garage and living area had been repaired to a condition consistent with market expectations for the area.

The following addresses the adjustments applied to the comparable sales before adjustments are made based on the garage and living area.

The first element of consideration which demands adjustment is time. Comparable 3 is a dated sale and is adjusted upward 1% per month to accommodate increasing market conditions.

Comparables 1 and 2 have a similar traffic influence, while Comparables 3 and 4 do not front a busy, city street. These comparables are adjusted \$50,000 to accurately depict market reaction to a residential dwelling fronting a busy street.

Comparables 2 and 4 are CBS construction and are adjusted downward \$10 per square foot for being a higher quality material.

There has been one sale in the prior two years of a similar dwelling in similar condition to the subject (617 SE 5th St, \$655,000) however this property was significantly smaller than the subject and the property was purchased for land value. The structure has since been razed. Therefore, there are no comparables which have sold in similar condition as the subject and all of the Comparables are adjusted downward \$20 per square foot for condition.

Following condition adjustments, utility and size adjustments are applied. Bedroom adjustments are applied at \$20,000 per bedroom. Comparables with more bathrooms than the subject are adjusted downward \$10,000 for half-bathrooms and \$20,000 for full-bathrooms. This adjustments is applied to Comparables 1, 2, 3 and 4. Size adjustments are applied at \$120 per square foot for Comparables which deviate from the subject's size by more than 100 square feet.

All of the Comparables are also adjusted because they have central air conditioning systems.

Comparable 1 has a larger garage than the subject and Comparable 2 does not have a garage. These comparables are adjusted \$10,000 for each additional garage bay.

All of the comparables also have pools and are adjusted downward \$25,000.

Supplemental Addendum						File No. Turner	
Borrower	N/A						
Property Address	145 NE 6th St						
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Lender/Client	Ms. Allison Turner						

Scenario 1: "As-Is" Value

In this scenario, the subject is valued in its "As-Is" condition, with a structure which is designed for use with a one-car garage and an additional 371 square feet of living area which has been condemned and is damaged beyond repair. It is appropriate to deduct the estimated cost to demolish this structure from the comparables. All of the comparables are adjusted downward \$10,000 for the cost to demolish the garage, and Comparable 3 is adjusted downward an additional \$40,000 because it has a 768 square foot guest cottage.

The resulting adjusted values range from \$708,800 to \$973,900. Given the subject's overall condition, a value toward the lower end of the range is appropriate and we conclude on an **"AS-IS" VALUE OF \$790,000.**

Scenario 2: No Garage

In the following line-item we are adjusting the comparables based on the Hypothetical Condition that the garage had been razed and no deduction for demolition is necessary. Under this scenario, only Comparable 6 is adjusted because it has a guest cottage.

The resulting adjusted values range from \$718,800 to \$983,900. Given the subject's overall condition, a value toward the lower end of the range is appropriate and we conclude on a **VALUE WITHOUT THE GARAGE OF \$800,000.**

Scenario 3: Repaired Garage

In this scenario, we employ the Hypothetical Condition that the garage had been repaired and brought to current code requirements and market expectations. We adjust the comparables based on the Hypothetical Condition that this structure contains a one-car garage and 371 square feet of living area, which could potentially be utilized as a guest house. In this case Comparables 1 and 2 are adjusted upward \$40,000, which is an appropriate contribution a guest house and garage would command in the subject's market. Comparable 3 is not adjusted because it also has a guest house.

The resulting adjusted values range from \$758,800 to \$1,023,900. In this situation, we assume that the garage and attached living area had been finished in a workman-like, quality manner consistent with current code requirements and market expectations for quality finishes. Given the subject's overall condition of the main house, and the assumed good condition of the guest house and associated garage, a value toward the lower end to middle of the range is appropriate and we conclude on a **VALUE WITH THE REPAIRED GARAGE AND LIVING AREA OF \$850,000.**

• GP Residential: Final Reconciliation

The purpose of reconciliation is to examine the strengths and weaknesses of each approach and determine which value estimate is most appropriate. Considering the nature of the appraised property, the availability of comparable data and the dollar amount of the indicated values, the range in value is acceptable. The Income Capitalization Approach is not applicable, nor necessary to produce credible results in this assignment as dwellings in the subject's market area are typically owner-occupied. The cost approach to value is also not applicable because the subject is an older dwelling and has not been developed.

The Sales Comparison Approach is considered a good indicator of value when there are recent sales of comparable properties available for analysis. In this instance, several sales were selected for analysis and they indicated a good range.

2018 ASSESSED VALUE AND TAXES:

Subject Property was assessed for a market value of \$714,025 with exemptions. The subject property has a gross real estate tax for 2018 of \$10,256.

CLIENT DISCLOSURE AND INTENDED USER:

This Appraisal Report is intended for use only by Business Consultants of South Florida and/or otherwise specified in writing. Use of this report by others is not intended by the appraiser.

PURPOSE OF REPORT:

The purpose of this Appraisal Report is to estimate the market value, fee simple estate of the subject property as of March 26, 2019 for building code requirements for garage replacement for submittal to the City of Delray Beach.

INTENDED USE OF THIS REPORT:

The intended use of this appraisal report is to provide the client with a supportable estimate of value for the subject property which can be utilized to establish a purchase or selling price. It may not be used or relied upon by any other party. Any party who uses or relies upon any information within this report, without the preparer's written consent, does so at their own risk.

SCOPE OF ASSIGNMENT:

Supplemental Addendum

File No. Turner

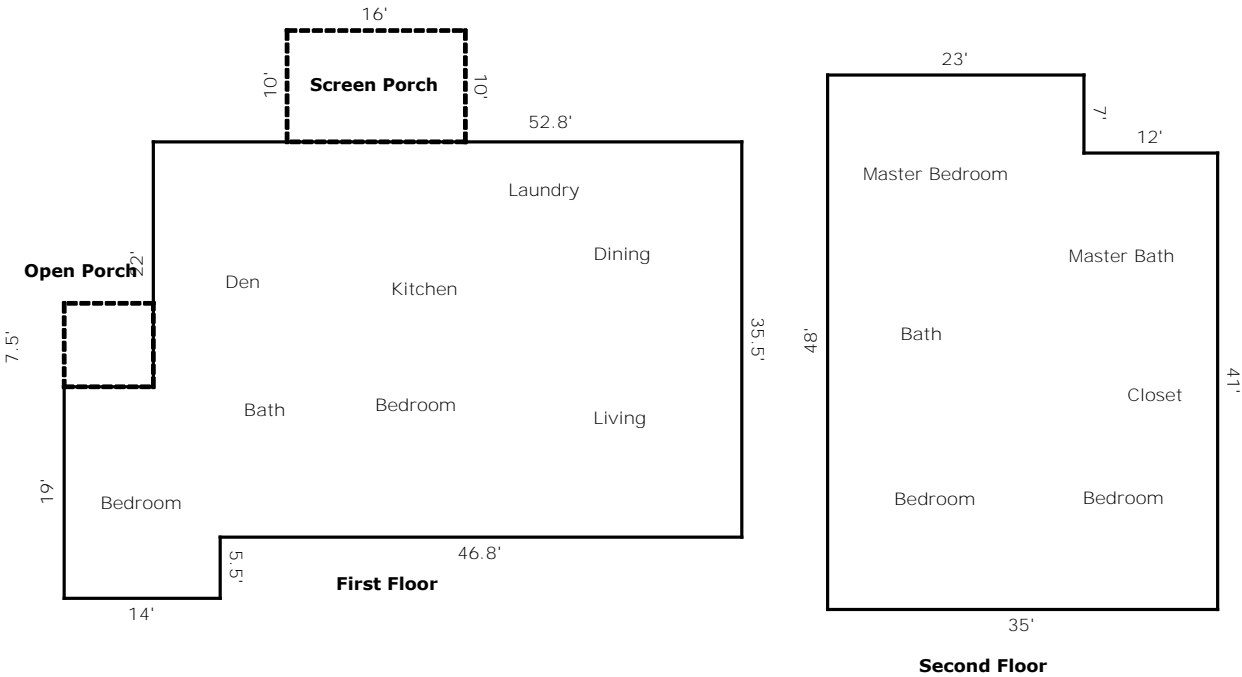
Borrower	N/A					
Property Address	145 NE 6th St					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33444
Lender/Client	Ms. Allison Turner					

The traditional appraisal approaches include the cost approach, the sales comparison approach, and the income capitalization approach. We have considered all three approaches in this assignment, and found only the sales comparison approaches to be applicable. In the process of gathering data for the sales comparison approach to value, we conducted a search of our appraisal files and public information services such as the Palm Beach County Property Appraisers public access system and the Palm Beach County Clerks Office, as well as subscription based information sources such as Regional Multiple Listing Service and RealQuest.com for comparable sales in the relevant market area. We searched for the most similar sales to the subject property. The sales ultimately selected for further analysis were the best comparable sales we were able to find in the Palm Beach market. We obtained and verified additional information on the comparable properties with a party to the transaction, or a broker or agent of the parties when possible. We inspected the interior and exterior of the subject property and the exterior of the comparables. Physical data pertaining to the subject property was obtained from personal inspection of the interior and exterior, plat and public information sources. We make no warranty as to the authenticity and reliability of representations made by those with whom we verified sales, rental and other information. We have taken due care in attempting to verify the data utilized in this analysis. We based our analysis and conclusions on overall patterns rather than on specific representations.

This is an appraisal report in a form format.

Building Sketch (Page - 1)

Borrower	N/A					
Property Address	145 NE 6th St					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33444
Lender/Client	Ms. Allison Turner					

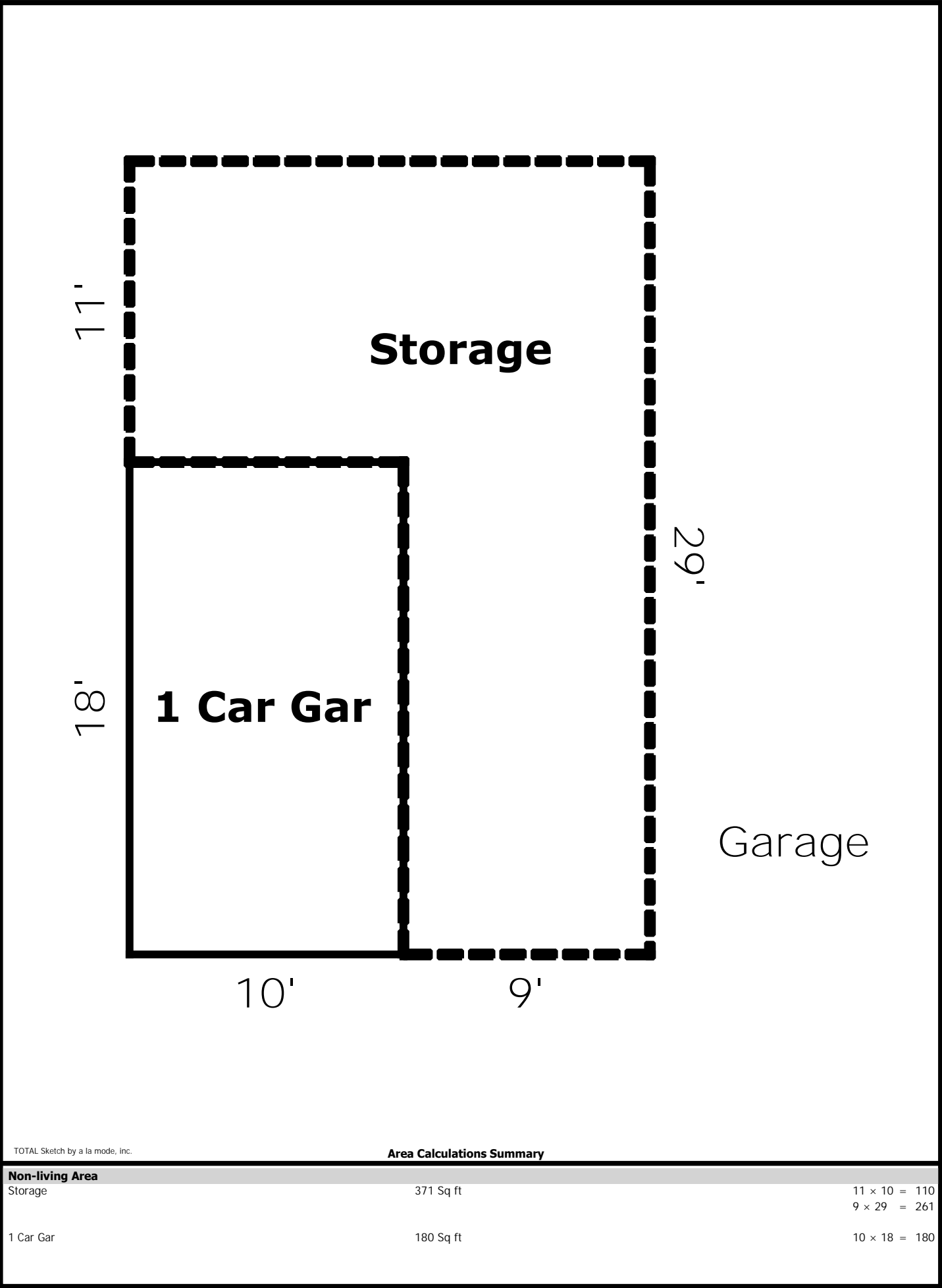


TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	2059.4 Sq ft	$35.5 \times 46.8 =$	1661.4
		$14 \times 19 =$	266
		$6 \times 22 =$	132
Second Floor	1596 Sq ft	$35 \times 41 =$	1435
		$7 \times 23 =$	161
Total Living Area (Rounded):		3655 Sq ft	
Non-living Area			
Open Porch	60 Sq ft	$8 \times 7.5 =$	60
Screen Porch	160 Sq ft	$16 \times 10 =$	160

Building Sketch (Page - 2)					
Borrower	N/A				
Property Address	145 NE 6th St				
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Lender/Client	Ms. Allison Turner				



Subject Photo Page

Borrower	N/A					
Property Address	145 NE 6th St					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33444
Lender/Client	Ms. Allison Turner					



Subject Front

145 NE 6th St	
Sales Price	
Gross Living Area	3,655
Total Rooms	9
Total Bedrooms	5
Total Bathrooms	3.0
Location	Average
View	City Street, Residential
Site	19,781 sf
Quality	Frame Stucco
Age	94



Subject Rear



Subject Side

Interior Photos

Borrower	N/A					
Property Address	145 NE 6th St					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33444
Lender/Client	Ms. Allison Turner					



Subject Side



NE 6th Ave, Northbound



NE 6th Ave, Southbound



Subject Garage Front



Subject Garage Side



Garage Interior

Interior Photos

Borrower	N/A				
Property Address	145 NE 6th St				
City	Delray Beach	County	Palm Beach	State	FL Zip Code 33444
Lender/Client	Ms. Allison Turner				



Crawlspace



Den



Downstairs Bath, View 1



Downstairs Bath, View 2



Bedroom



Living Room

Interior Photos

Borrower	N/A					
Property Address	145 NE 6th St					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33444
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Enclosed Porch



Kitchen, View 1



Kitchen, View 2



Dining Room



Bedroom



Upstairs Bath, View 1

Interior Photos

Borrower	N/A				
Property Address	145 NE 6th St				
City	Delray Beach	County	Palm Beach	State	FL Zip Code 33444
Lender/Client	Ms. Allison Turner				



Upstairs Bath, View 2



Bedroom



Bedroom



Sitting Room



Master Bathroom



Master Bedroom

Comparable Photo Page					
Borrower	N/A				
Property Address	145 NE 6th St				
City	Delray Beach	County	Palm Beach	State	FL Zip Code 33444
Lender/Client	Ms. Allison Turner				



Comparable 1

515 N Swinton Ave	
Prox. to Subject	0.61 miles NW
Sale Price	978,500
Gross Living Area	3,263
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	4.1
Location	Average
View	City Street, Residential
Site	13999 sf
Quality	Frame Stucco
Age	95



Comparable 2

802 N Swinton Ave	
Prox. to Subject	0.80 miles NW
Sale Price	1,020,000
Gross Living Area	3,064
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	4.0
Location	Average
View	City Street, Residential
Site	22,825 sf
Quality	CBS
Age	79



Comparable 3

11 NW 7th St	
Prox. to Subject	0.74 miles NW
Sale Price	810,000
Gross Living Area	3,590
Total Rooms	7
Total Bedrooms	5
Total Bathrooms	4.1
Location	Average
View	Residential
Site	15,500 sf
Quality	Frame Stucco
Age	91
	MLS Photo

Comparable Photo Page						
Borrower	N/A					
Property Address	145 NE 6th St					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33444
Lender/Client	Ms. Allison Turner					



Comparable 4

515 N Swinton Ave	
Prox. to Subject	0.61 miles NW
Sale Price	978,500
Gross Living Area	3,263
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	4.1
Location	Average
View	City Street, Residential
Site	13999 sf
Quality	Frame Stucco
Age	95



Comparable 5

802 N Swinton Ave	
Prox. to Subject	0.80 miles NW
Sale Price	1,020,000
Gross Living Area	3,064
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	4.0
Location	Average
View	City Street, Residential
Site	22,825 sf
Quality	CBS
Age	79



Comparable 6

11 NW 7th St	
Prox. to Subject	0.74 miles NW
Sale Price	810,000
Gross Living Area	3,590
Total Rooms	7
Total Bedrooms	5
Total Bathrooms	4.1
Location	Average
View	Residential
Site	15,500 sf
Quality	Frame Stucco
Age	91

Comparable Photo Page							
Borrower	N/A						
Property Address	145 NE 6th St						
City	Delray Beach	County	Palm Beach	State	FL	Zip Code	33444
Lender/Client	Ms. Allison Turner						



Comparable 7

515 N Swinton Ave	
Prox. to Subject	0.61 miles NW
Sale Price	978,500
Gross Living Area	3,263
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	4.1
Location	Average
View	City Street, Residential
Site	13999 sf
Quality	Frame Stucco
Age	95



Comparable 8

802 N Swinton Ave	
Prox. to Subject	0.80 miles NW
Sale Price	1,020,000
Gross Living Area	3,064
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	4.0
Location	Average
View	City Street, Residential
Site	22,825 sf
Quality	CBS
Age	79

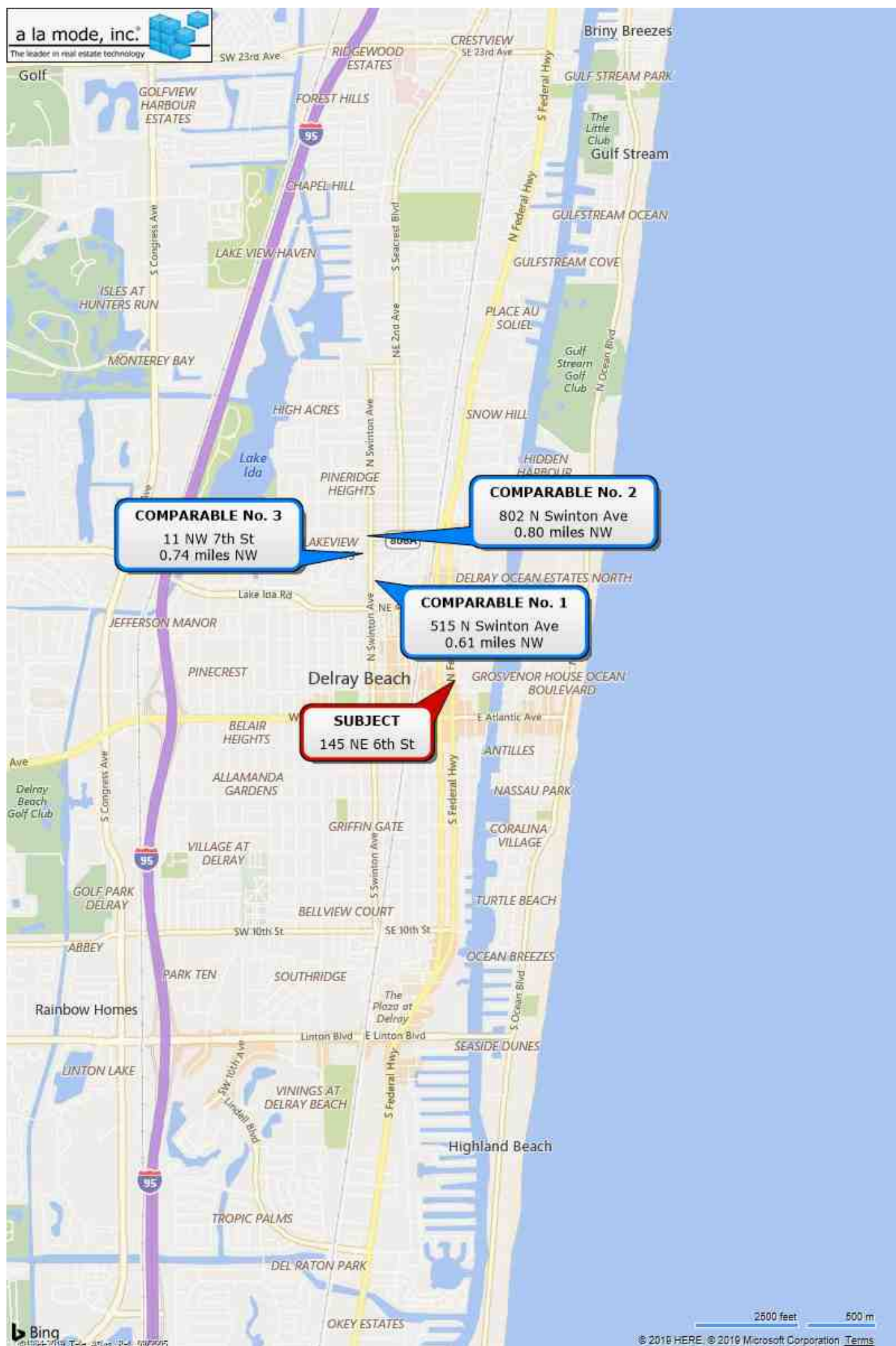


Comparable 9

11 NW 7th St	
Prox. to Subject	0.74 miles NW
Sale Price	810,000
Gross Living Area	3,590
Total Rooms	7
Total Bedrooms	5
Total Bathrooms	4.1
Location	Average
View	Residential
Site	15,500 sf
Quality	Frame Stucco
Age	91

Location Map

Borrower	N/A						
Property Address	145 NE 6th St						
City	Delray Beach	County	Palm Beach	State	FL	Zip Code	33444
Lender/Client	Ms. Allison Turner						



Aerial Map



Borrower	N/A						
Property Address	145 NE 6th St						
City	Delray Beach	County	Palm Beach	State	FL	Zip Code	33444
Lender/Client	Ms. Allison Turner						



Plat Map

Borrower	N/A				
Property Address	145 NE 6th St				
City	Delray Beach	County	Palm Beach	State	FL Zip Code 33444
Lender/Client	Ms. Allison Turner				





Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

REID, AMY

505 PALMETTO ST
WEST PALM BEACH FL 33405

LICENSE NUMBER: RD8269

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

QUALIFICATIONS OF APPRAISER
AMY J REID

GENERAL INFORMATION

State – Certified General Real Estate Appraiser RZ3316

EDUCATION AND SPECIAL TRAINING

Southern New Hampshire University
Areas of study - Accounting

Successfully completed and passed the following courses, among others:

USPAP (Uniform Standards of Professional Appraisal Practice) 14- & 7-hour, 2014, 2016 & 2018
Florida State Law for Real Estate Appraisers, 2016 & 2018
Post-licensing Education, 2016
Basic Appraisal Principles, 2016
Residential Report Writing, 2016
Income Approach, 2016
Advanced Residential Applications and Case Studies, 2017
Statistics, Modeling and Finance, 2017
Mastering Unique Properties, 2017
Residential Report Writing, 2017
Residential Site Valuation and Cost Approach, 2016
Market Analysis and Highest and Best Use, 2017
Residential Sales Comparison and Income Applications, 2017
Appraisal Subject Matter Electives, Environmental Concerns, 2018

Engaged in appraising real estate on a full time basis with:

Anderson & Carr, Inc., January 2019
West Palm Beach, Florida

Lighthouse Realty Services, Inc., 2014 – present
Palm Beach Gardens, Florida

Aucamp, Dellenback & Whitney, 2016-2017
Boca Raton, Florida

Alta Vista Appraisals, Inc., 2004-2009
Tucson, Arizona

TYPES OF PROPERTIES APPRAISED

Vacant Commercial Land
Commercial Buildings
Industrial Buildings
Single Family Residences
2-4 Unit Multi-Family Properties
Retail Stores
Automobile Dealerships

Vacant Residential Land
Office Buildings
Insurable Value Reports
High-end Single Family Residences
Apartment Complexes
Restaurants
CRA's



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

BANTING, ROBERT B

521 S OLIVE AVE
WEST PALM BEACH FL 33401

LICENSE NUMBER: RZ4

EXPIRATION DATE: NOVEMBER 30, 2020

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QUALIFICATIONS OF APPRAISER

ROBERT B. BANTING, MAI, SRA

PROFESSIONAL DESIGNATIONS - YEAR RECEIVED

MAI - Member Appraisal Institute - 1984

SRA - Senior Residential Appraiser, Appraisal Institute - 1977

SRPA - Senior Real Property Appraiser, Appraisal Institute - 1980

State-Certified General Real Estate Appraiser, State of Florida, License No. RZ4 - 1991

EDUCATION AND SPECIAL TRAINING

Licensed Real Estate Broker - #3748 - State of Florida

Graduate, University of Florida, College of Business Administration, BSBA (Major - Real Estate & Urban Land Studies) 1973

Successfully completed and passed the following Society of Real Estate Appraisers (SREA) and American Institute of Real Estate Appraisers (AIREA) courses and/or exams: Note: the SREA & AIREA merged in 1991 to form the Appraisal Institute.

SREA R2: Case Study of Single Family Residence
SREA 201: Principles of Income Property Appraising
SREA: Single Family Residence Demonstration Report
SREA: Income Property Demonstration Report
AIREA 1B: Capitalization Theory and Techniques
SREA 101: Introduction to Appraising Real Property
AIREA: Case Studies in Real Estate Valuation
AIREA: Standards of Professional Practice
AIREA: Introduction to Real Estate Investment Analysis
AIREA 2-2: Valuation Analysis and Report Writing
AIREA: Comprehensive Examination
AIREA: Litigation Valuation
AIREA: Standards of Professional Practice Part C

ATTENDED VARIOUS APPRAISAL SEMINARS AND COURSES, INCLUDING:

The Internet and Appraising	Golf Course Valuation	Discounting Condominiums & Subdivisions
Narrative Report Writing	Appraising for Condemnation	Condemnation: Legal Rules & Appraisal Practices
Condominium Appraisal	Reviewing Appraisals	Analyzing Commercial Lease Clauses
Eminent Domain Trials	Tax Considerations in Real Estate	Testing Reasonableness/Discounted Cash Flow
Mortgage Equity Analysis	Partnerships & Syndications	Hotel and Motel Valuation
Advanced Appraisal Techniques	Federal Appraisal Requirements	Analytic Uses of Computer in the Appraisal Shop
Valuation of Leases and Leaseholds	Valuation Litigation Mock Trial	Residential Construction From The Inside Out
Rates, Ratios, and Reasonableness	Analyzing Income Producing Properties	Development of Major/Large Residential Projects
Standards of Professional Practice	Regression Analysis In Appraisal Practice	Federal Appraisal Requirements

Engaged in appraising and consulting assignments including market research, rental studies, feasibility analysis, expert witness testimony, cash flow analysis, settlement conferences, and brokerage covering all types of real estate since 1972.

President of Anderson & Carr, Inc., Realtors and Appraisers, established 1947

Past President Palm Beach County Chapter, Society of Real Estate Appraisers (SREA)

Realtor Member of Central Palm Beach County Association of Realtors

Special Master for Palm Beach County Property Appraisal Adjustment Board

Qualified as an Expert Witness providing testimony in matters of condemnation, property disputes, bankruptcy court, foreclosures, and other issues of real property valuation.

Member of Admissions Committee, Appraisal Institute - South Florida Chapter

Member of Review and Counseling Committee, Appraisal Institute - South Florida Chapter

Approved appraiser for State of Florida, Department of Transportation and Department Natural Resources.

Instructor of seminars, sponsored by the West Palm Beach Board of Realtors.

Authored articles for The Palm Beach Post and Realtor newsletter.

Real Estate Advisory Board Member, University of Florida.

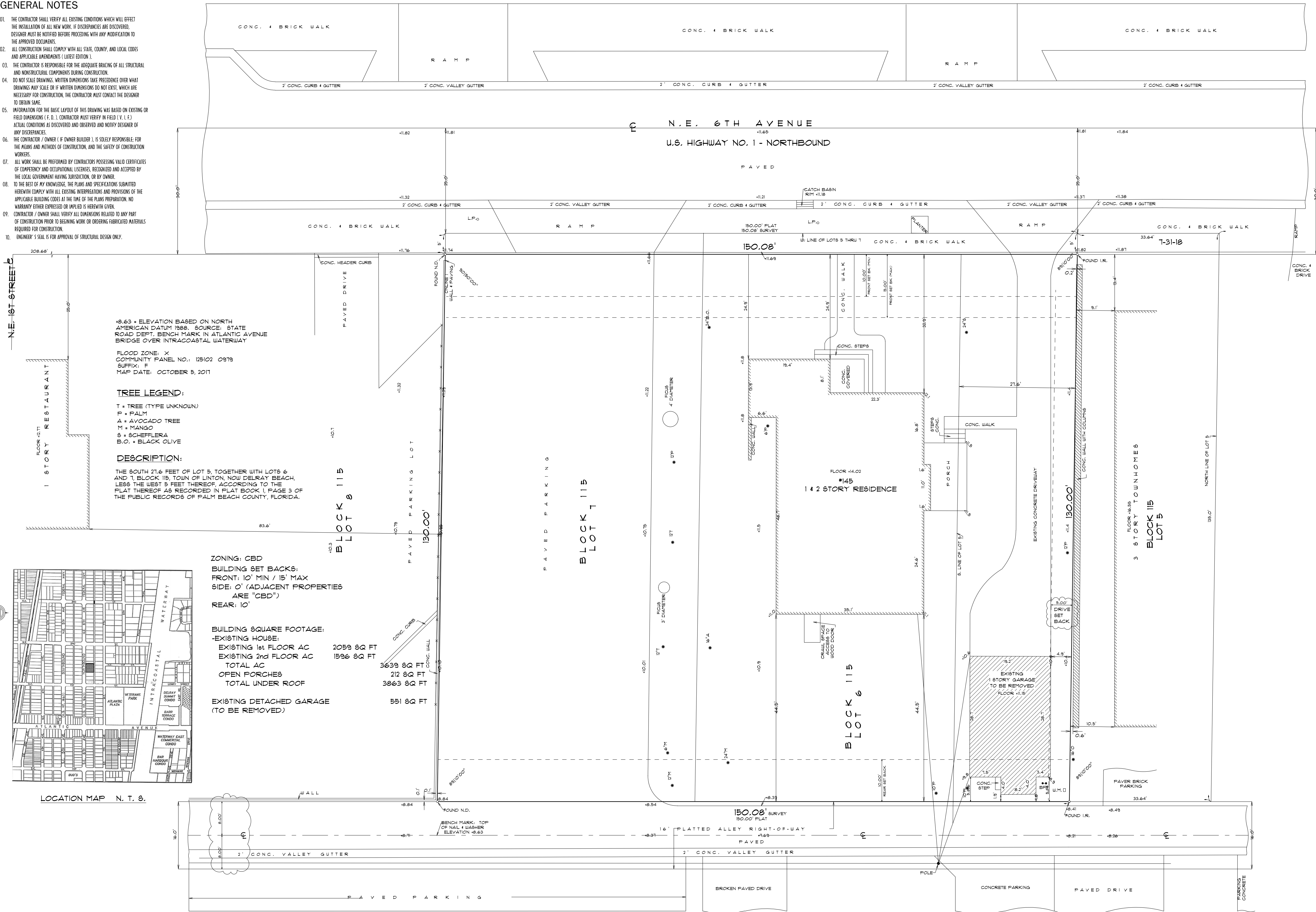
TYPES OF PROPERTY APPRAISED - PARTIAL LISTING

Air Rights	Medical Buildings	Apartment Buildings	Churches
Amusement Parks	Department Stores	Hotels - Motels	Marinas
Condominiums	Industrial Buildings	Office Buildings	Residences - All Types
Mobile Home Parks	Service Stations	Special Purpose Buildings	Restaurants
Auto Dealerships	Vacant Lots - Acreage	Residential Projects	Golf Courses
Shopping Centers	Leasehold Interests	Financial Institutions	Easements

"I am currently certified under the continuing education program of the Appraisal Institute."

GENERAL NOTES

01. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WHICH WILL EFFECT THE INSTALLATION OF ALL NEW WORK. IF DISCREPANCIES ARE DISCOVERED, DESIGNER MUST BE NOTIFIED BEFORE PROCEEDING WITH ANY MODIFICATION TO THE APPROVED DOCUMENTS.
02. ALL CONSTRUCTION SHALL COMPLY WITH ALL STATE, COUNTY, AND LOCAL CODES AND APPLICABLE AMENDMENTS (LATEST EDITION).
03. THE CONTRACTOR IS RESPONSIBLE FOR THE ADEQUATE BRACING OF ALL STRUCTURAL AND NONSTRUCTURAL COMPONENTS DURING CONSTRUCTION.
04. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER WHAT DRAWINGS MAY SCALE OR IF WRITTEN DIMENSIONS DO NOT EXIST, WHICH ARE NECESSARY FOR CONSTRUCTION, THE CONTRACTOR MUST CONTACT THE DESIGNER TO OBTAIN SAME.
05. INFORMATION FOR THE BASIC LAYOUT OF THIS DRAWING WAS BASED ON EXISTING OR FIELD DIMENSIONS (F. D.). CONTRACTOR MUST VERIFY IN FIELD (V. I. F.) ACTUAL CONDITIONS AS DISCOVERED AND OBSERVED AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
06. THE CONTRACTOR / OWNER (IF OWNER BUILDER), IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, AND THE SAFETY OF CONSTRUCTION WORKERS.
07. ALL WORK SHALL BE PERFORMED BY CONTRACTORS POSSESSING VALID CERTIFICATES OF COMPETENCY AND OCCUPATIONAL LICENSES, RECOGNIZED AND ACCEPTED BY THE LOCAL GOVERNMENT HAVING JURISDICTION, OR BY OWNER.
08. TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH ALL EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES AT THE TIME OF THE PLANS PREPARATION. NO WARRANTY EITHER EXPRESSED OR IMPLIED IS HEREWITH GIVEN.
09. CONTRACTOR / OWNER SHALL VERIFY ALL DIMENSIONS RELATED TO ANY PART OF CONSTRUCTION PRIOR TO BEGINNING WORK OR ORDERING FABRICATED MATERIALS REQUIRED FOR CONSTRUCTION.
10. ENGINEER'S SEAL IS FOR APPROVAL OF STRUCTURAL DESIGN ONLY.



+8.63 = ELEVATION BASED ON NORTH AMERICAN DATUM 1988. SOURCE: STATE ROAD DEPT. BENCH MARK IN ATLANTIC AVENUE BRIDGE OVER INTRACOASTAL WATERWAY

FLOOD ZONE: X
COMMUNITY PANEL NO.: 125102 0979
SUFFIX: F
MAP DATE: OCTOBER 5, 2017

TREE LEGEND:

- T = TREE (TYPE UNKNOWN)
P = PALM
A = AVOCADO TREE
M = MANGO
S = SCHEFFLERA
B.O. = BLACK OLIVE

DESCRIPTION:

THE SOUTH 21.6 FEET OF LOT 5, TOGETHER WITH LOTS 6 AND 7, BLOCK 115, TOWN OF LINTON, NOW DELRAY BEACH, LESS THE WEST 5 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ZONING: CBD

BUILDING SET BACKS:
FRONT: 10' MIN / 15' MAX
SIDE: 0' (ADJACENT PROPERTIES ARE "CBD")
REAR: 10'

BUILDING SQUARE FOOTAGE:

-EXISTING HOUSE:
EXISTING 1st FLOOR AC 2059 SQ FT
EXISTING 2nd FLOOR AC 1596 SQ FT
TOTAL AC 3659 SQ FT
OPEN PORCHES 212 SQ FT
TOTAL UNDER ROOF 3863 SQ FT

EXISTING DETACHED GARAGE 551 SQ FT
(TO BE REMOVED)

LOCATION MAP N. T. S.

EXISTING SITE PLAN
SCALE: 1" = 10'

REVISIONS DATE	BY
8-28-18	

A1.0
BID

LOCATION MAP
EXISTING SITE PLAN

PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO BOYTON BEACH FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 278-3038
AIBD CERTIFIED PROFESSIONAL BUILDING DESIGNER
CONSTRUCTION DOCUMENTS FOR
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

PROPOSED GARAGE FOR:
ALLISON TURNER
145 NORTHEAST 6th AVENUE
DELRAY BEACH, FLORIDA

DRAWN BY	BDF
CHECKED BY	
DATE	3-5-18
SCALE	AS NOTED
JOB NO.	17117.11

SHEET

A1.0

OF SHEETS

PROPOSED
SITE PLAN

PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 278-3038
AIED CERTIFIED PROFESSIONAL BUILDING DESIGNER
CONSTRUCTION DOCUMENTS FOR
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

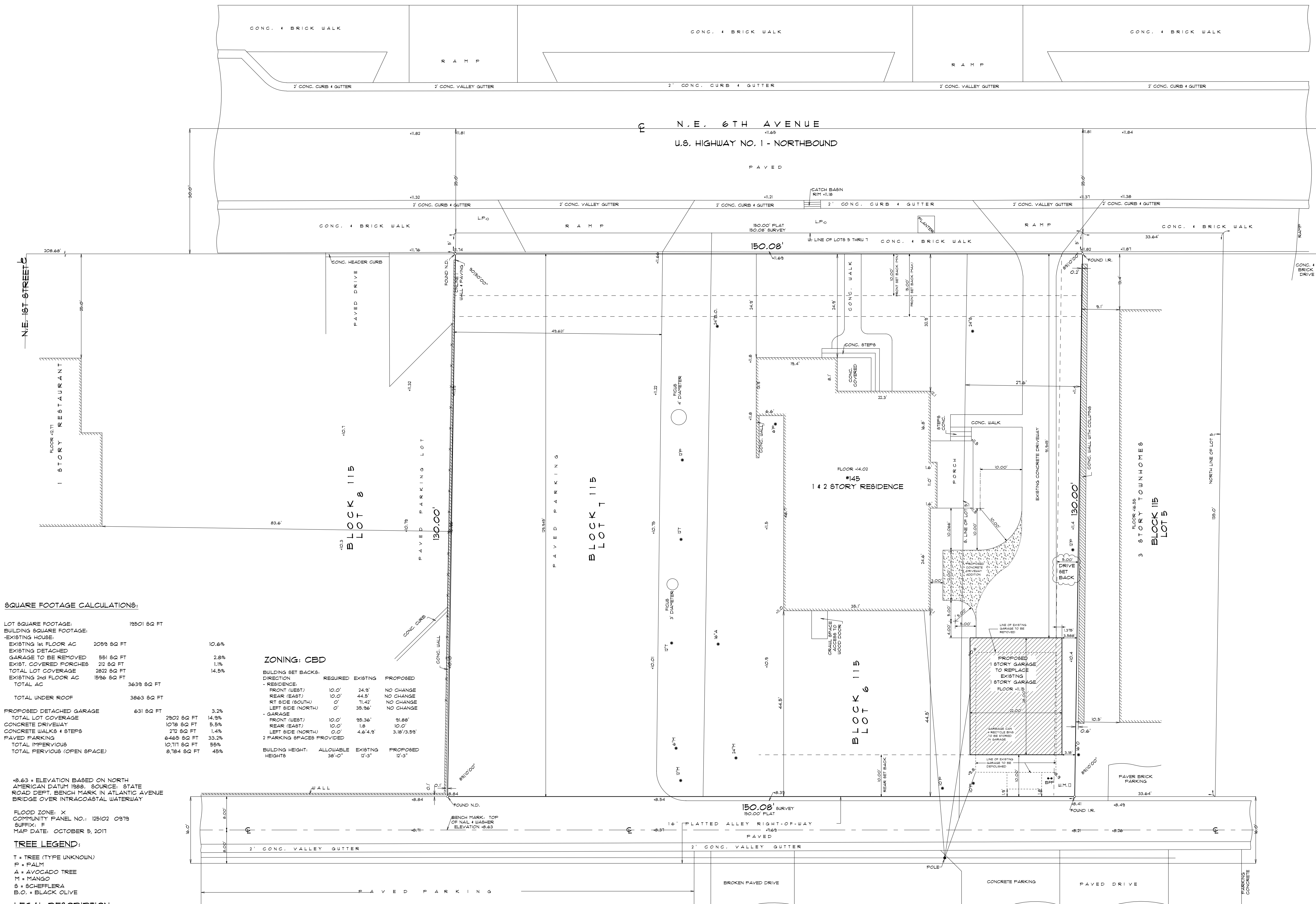
PROPOSED GARAGE FOR:
ALLISON TURNER
145 NORTHEAST 6th AVENUE
DELRAY BEACH, FLORIDA

DRAWN BY BDF
CHECKED BY
DATE 1-24-11
SCALE 1"=10'
JOB NO. 13110.08

SHEET

A2.0

OF SHEETS



SQUARE FOOTAGE CALCULATIONS:

LOT SQUARE FOOTAGE:	19501 SQ FT	
BUILDING SQUARE FOOTAGE:		
-EXISTING HOUSE		
EXISTING 1st FLOOR AC	2059 SQ FT	10.6%
EXISTING DETACHED GARAGE TO BE REMOVED	551 SQ FT	2.8%
EXIST. COVERED PORCHES	212 SQ FT	1.1%
TOTAL LOT COVERAGE	2822 SQ FT	14.5%
EXISTING 2nd FLOOR AC	1936 SQ FT	
TOTAL AC	3639 SQ FT	
TOTAL UNDER ROOF	3863 SQ FT	
PROPOSED DETACHED GARAGE	631 SQ FT	3.2%
TOTAL LOT COVERAGE	2302 SQ FT	14.9%
CONCRETE DRIVEWAY	1078 SQ FT	5.5%
CONCRETE WALKS & STEPS	272 SQ FT	1.4%
PAVED PARKING	6469 SQ FT	33.2%
TOTAL IMPERVIOUS	10,111 SQ FT	55%
TOTAL PERVIOUS (OPEN SPACE)	8,784 SQ FT	45%

+8.63 = ELEVATION BASED ON NORTH AMERICAN DATUM 1988. SOURCE: STATE ROAD DEPT. BENCH MARK IN ATLANTIC AVENUE BRIDGE OVER INTRACOASTAL WATERWAY

FLOOD ZONE: X
COMMUNITY PANEL NO.: 125102 0379
SUFFIX: F
MAP DATE: OCTOBER 5, 2011

TREE LEGEND:

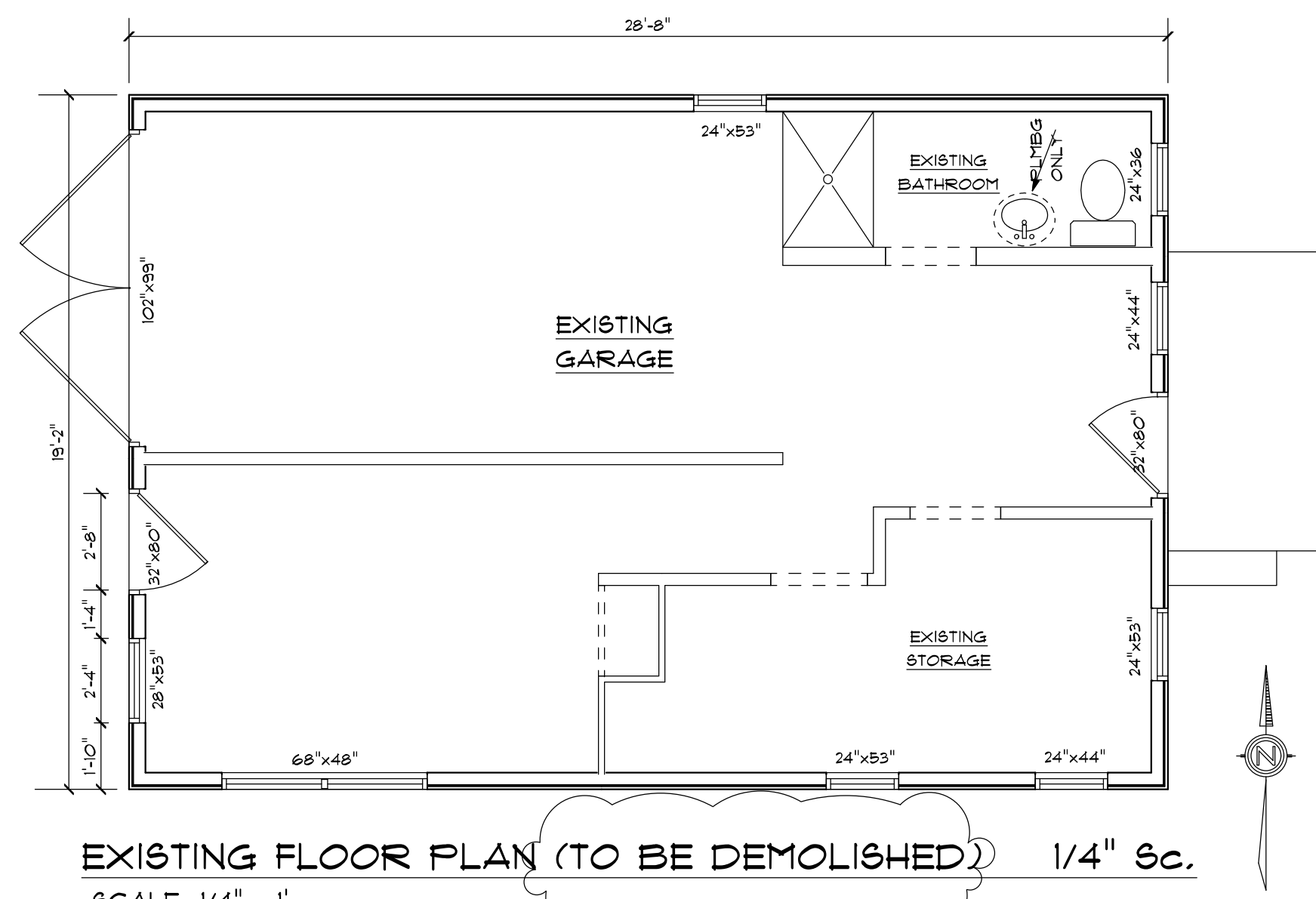
T = TREE (TYPE UNKNOWN)
P = PALM
A = AVOCADO TREE
M = MANGO
S = SCHEFFLERA
B.O. = BLACK OLIVE

LEGAL DESCRIPTION:

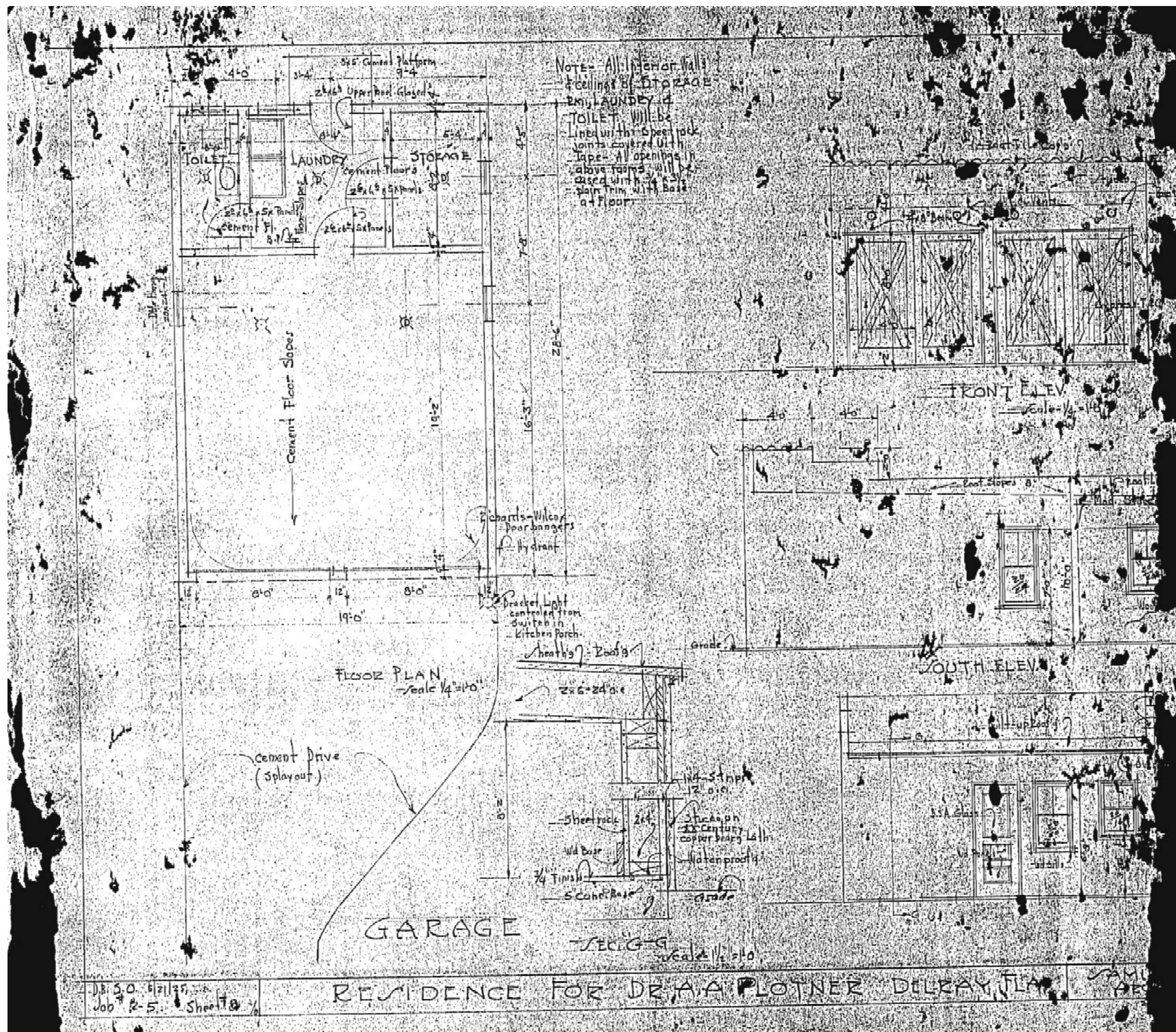
THE SOUTH 21.6 FEET OF LOT 5, TOGETHER WITH LOTS 6 AND 7, BLOCK 115, TOWN OF LINTON, NOW DELRAY BEACH, LESS THE WEST 5 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ZONING: CBD

DIRECTION	REQUIRED	EXISTING	PROPOSED
1. RESIDENCE:			
FRONT (WEST)	10.0'	24.3'	NO CHANGE
REAR (EAST)	10.0'	44.5'	NO CHANGE
RT SIDE (SOUTH)	0.0'	11.42'	NO CHANGE
LT SIDE (NORTH)	0.0'	35.56'	NO CHANGE
2. GARAGE:			
FRONT (WEST)	10.0'	95.36'	91.88'
REAR (EAST)	10.0'	1.8'	10.0'
LT SIDE (NORTH)	0.0'	4.6 4.9'	3.18/3.55'
2 PARKING SPACES PROVIDED			
BUILDING HEIGHT:	ALLOWABLE	EXISTING	PROPOSED
HEIGHTS	38'-0"	12'-3"	12'-3"



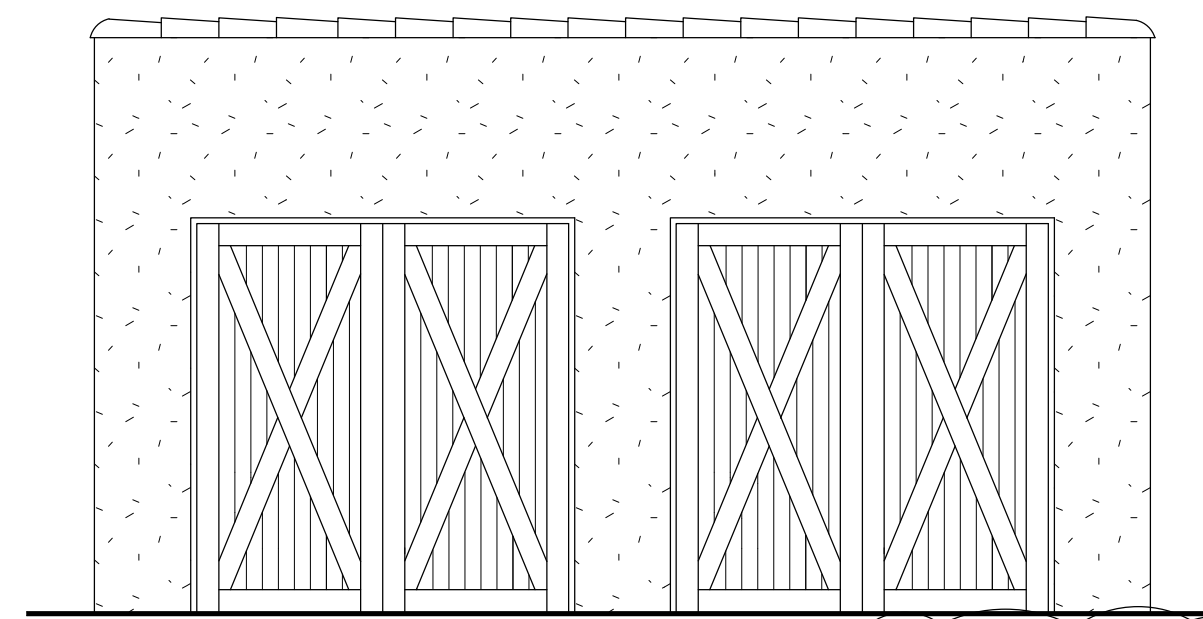
EXISTING FLOOR PLAN (TO BE DEMOLISHED) 1/4" Sc.
SCALE: 1/4" = 1'



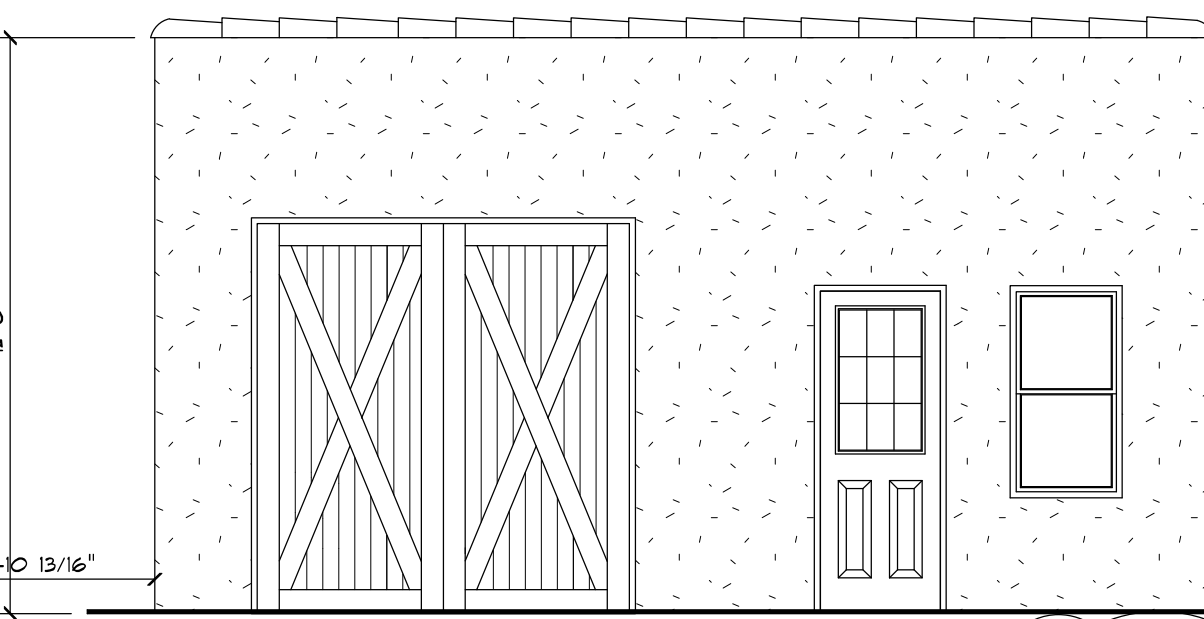
ORIGINAL PLAN

DEMOLITION NOTE

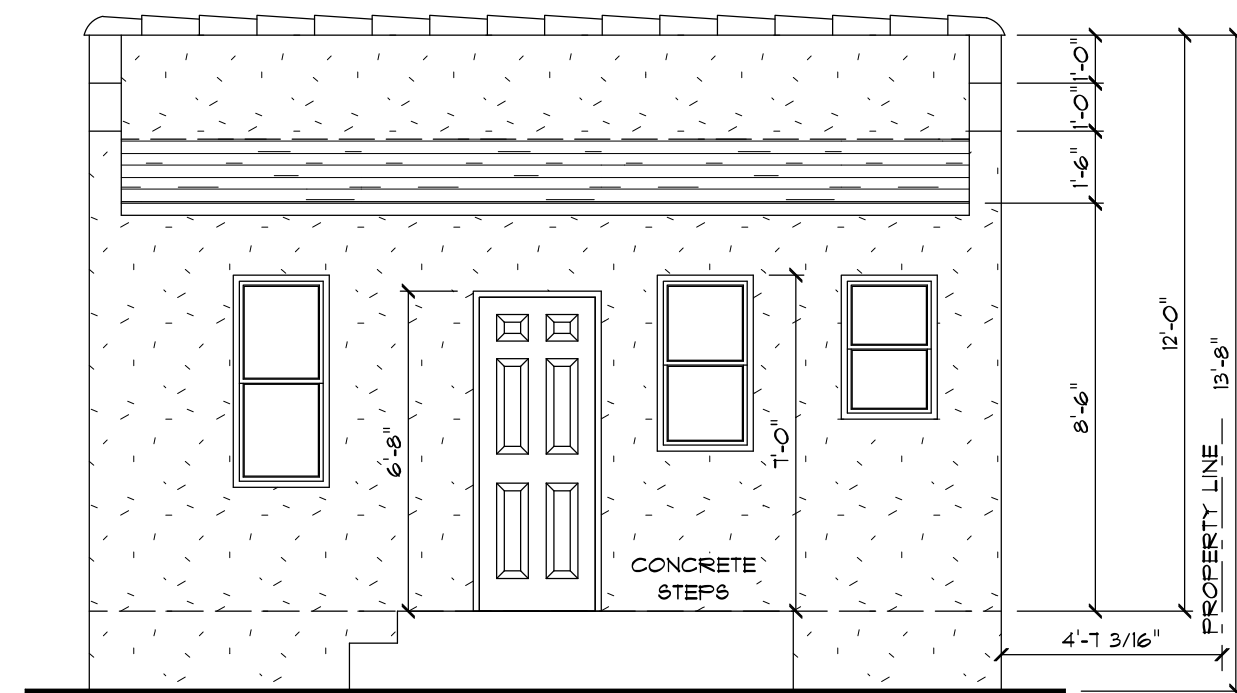
EXISTING GARAGE IS TO BE COMPLETELY DEMOLISHED TO MAKE ROOM FOR THE NEW GARAGE
THESE PLANS OF EXISTING GARAGE ARE FOR REFERENCE OF EXISTING STRUCTURE ONLY



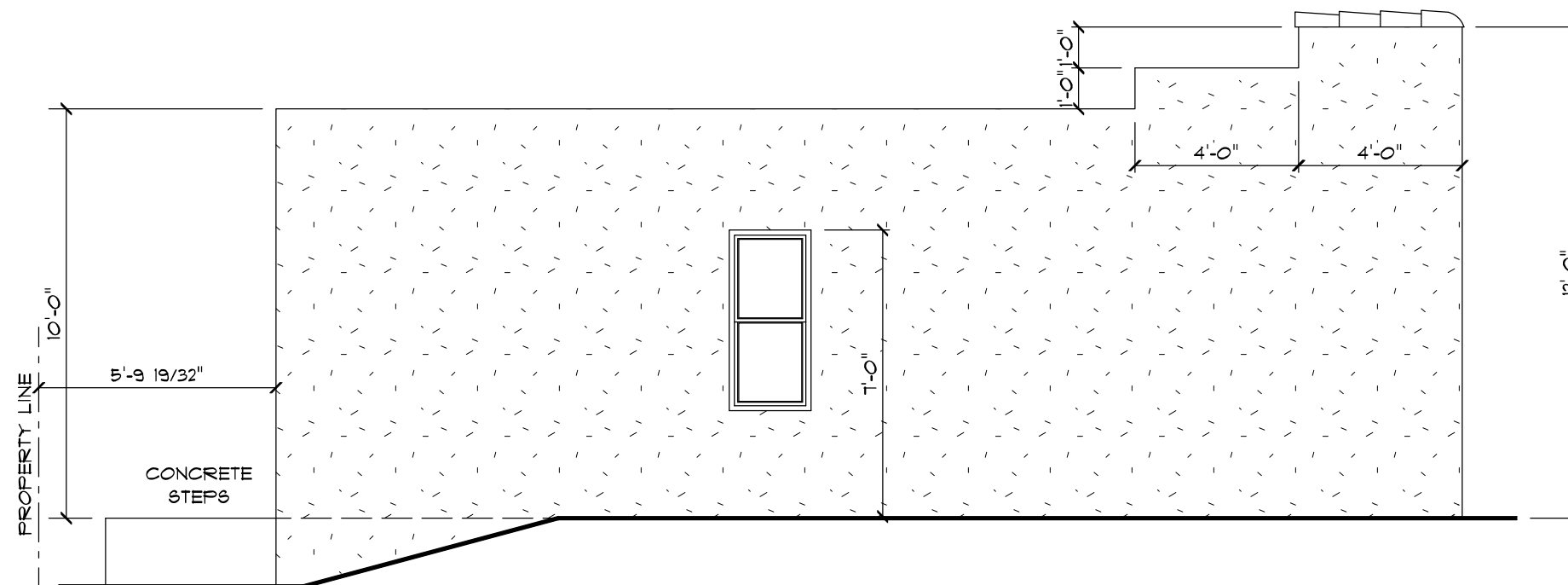
FRONT (WEST) ELEVATION (TO BE DEMOLISHED)
(BASED ON ORIGINAL PLANS)
SCALE: 1/4" = 1'



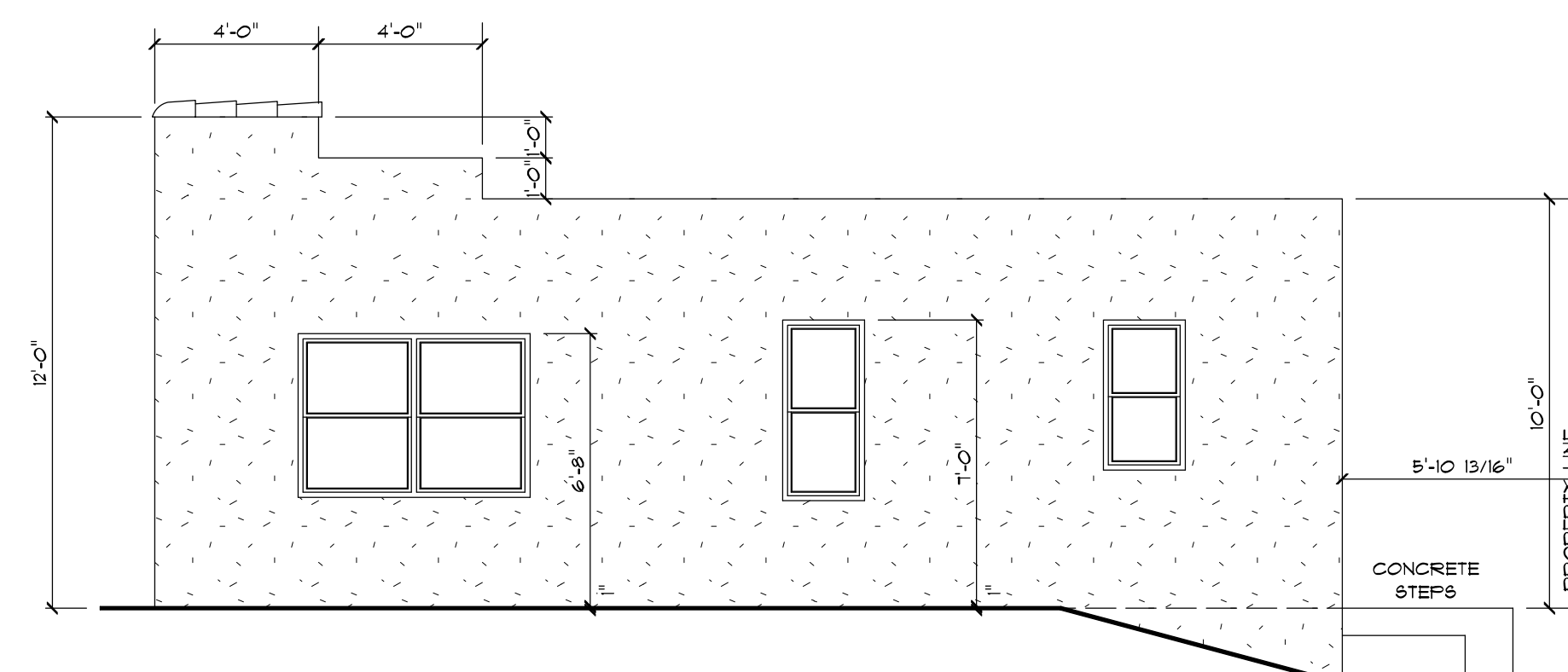
EXISTING FRONT (WEST) ELEVATION (TO BE DEMOLISHED)
(AS EXISTS CURRENTLY)
SCALE: 1/4" = 1'



EXISTING REAR (EAST) ELEVATION (TO BE DEMOLISHED)
SCALE: 1/4" = 1'



EXISTING LEFT SIDE (NORTH) ELEVATION (TO BE DEMOLISHED)
SCALE: 1/4" = 1'



EXISTING RIGHT SIDE (SOUTH) ELEVATION (TO BE DEMOLISHED)
SCALE: 1/4" = 1'



EXISTING FRONT (WEST) ELEVATION



EXISTING REAR (EAST) ELEVATION



EXISTING LEFT SIDE (SOUTH) ELEVATION



EXISTING LEFT SIDE/REAR (NORTHEAST) ELEVATION

REVISIONS	BY
DATE	
8-28-18	

A/B/D

ORIGINAL CONST. DOCS.
EXISTING FLOOR PLAN
& ELEVATIONS
PICTURES OF EXISTING

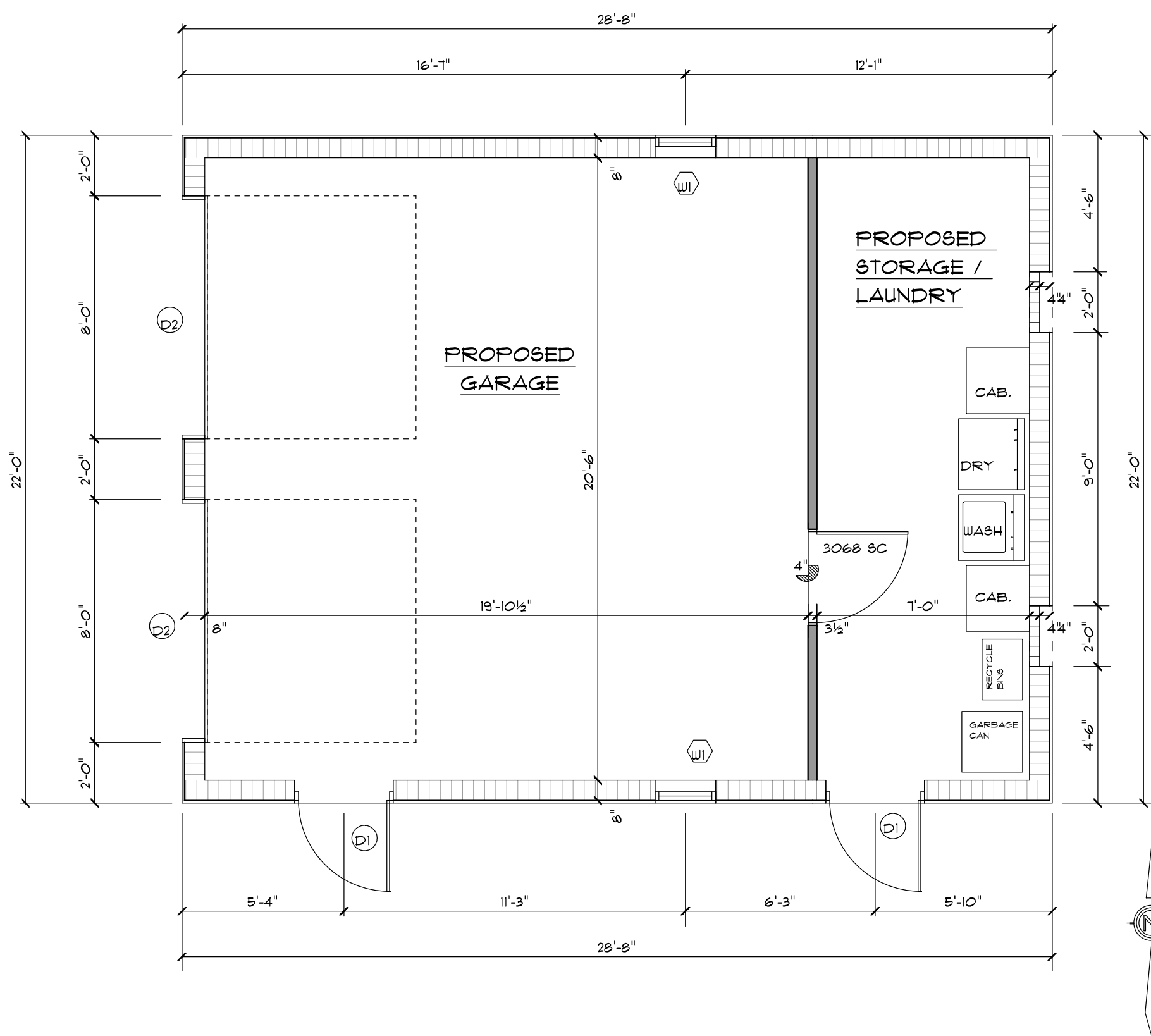
PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYTON BEACH, FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 278-3038
AIA/CES CERTIFIED PROFESSIONAL BUILDING DESIGNER
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

PROPOSED GARAGE FOR:
ALLISON TURNER
145 NORTHEAST 6th AVENUE
DELRAY BEACH, FLORIDA

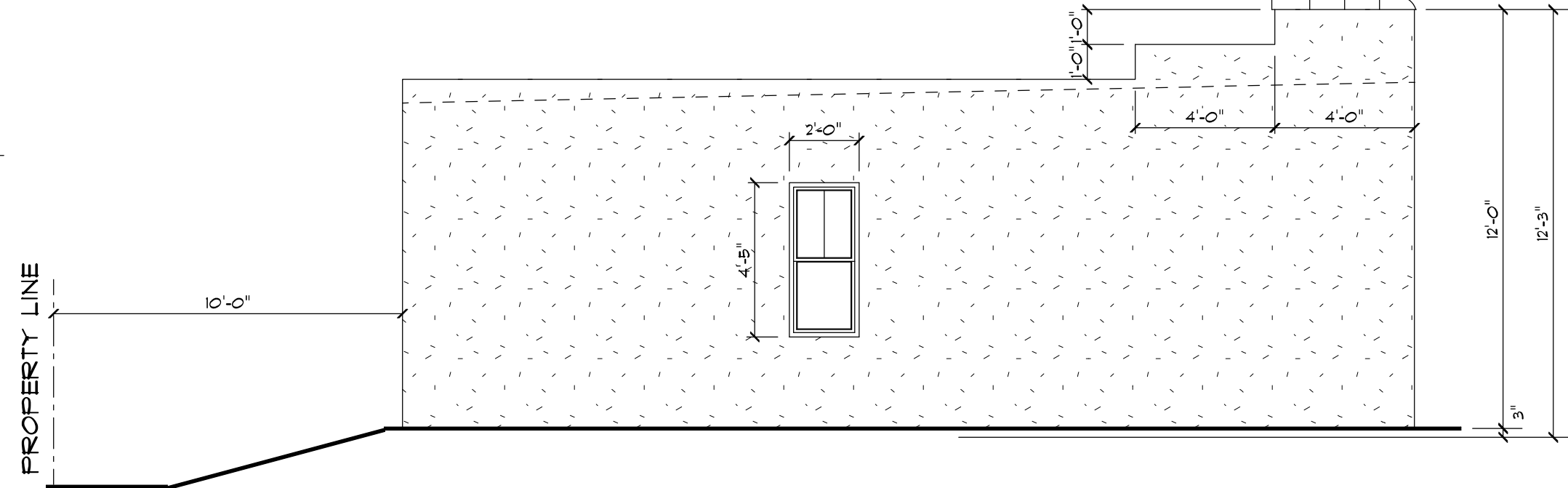
DRAWN BY	BDF
CHECKED BY	
DATE	3-5-18
SCALE	AS NOTED
JOB NO.	17117.11

SHEET

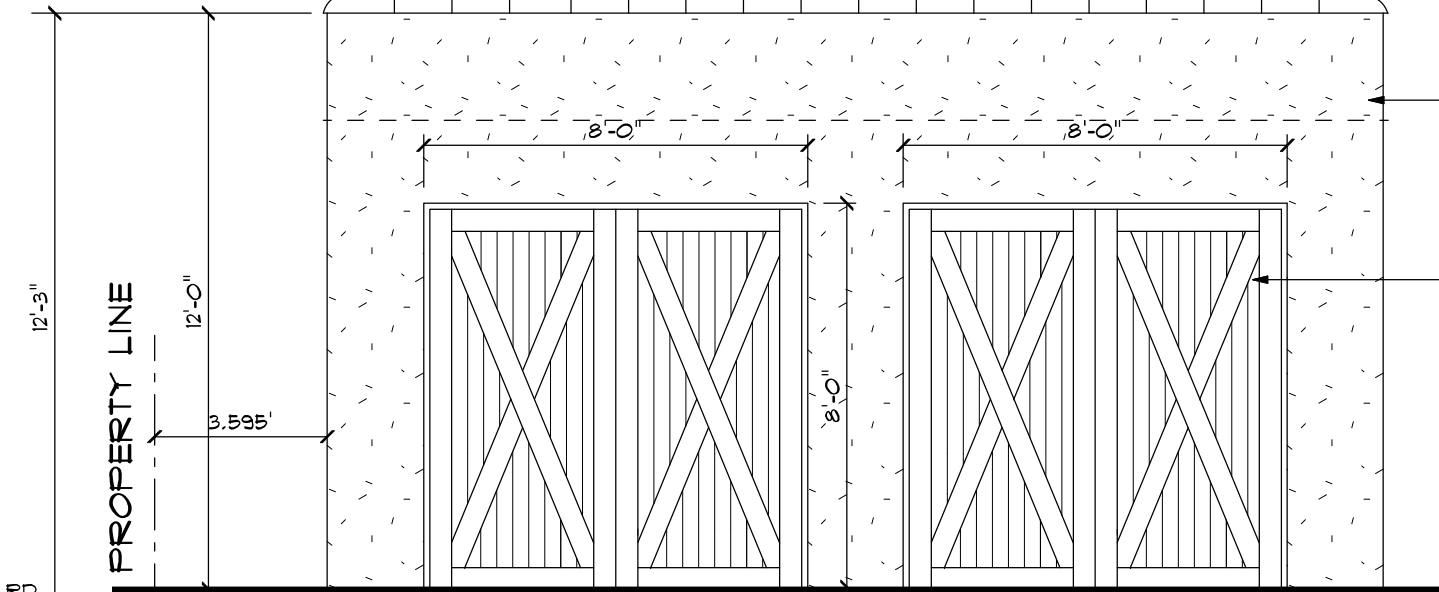
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OF SHEETS



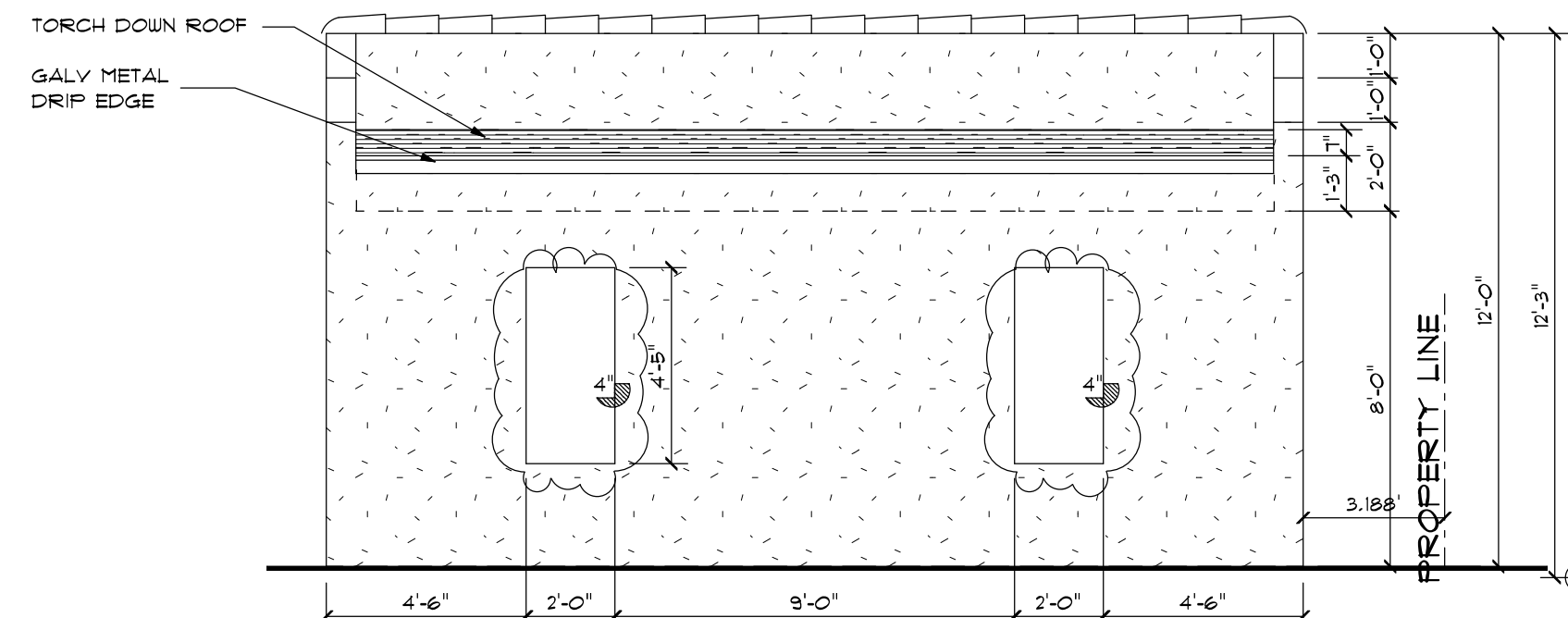
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'



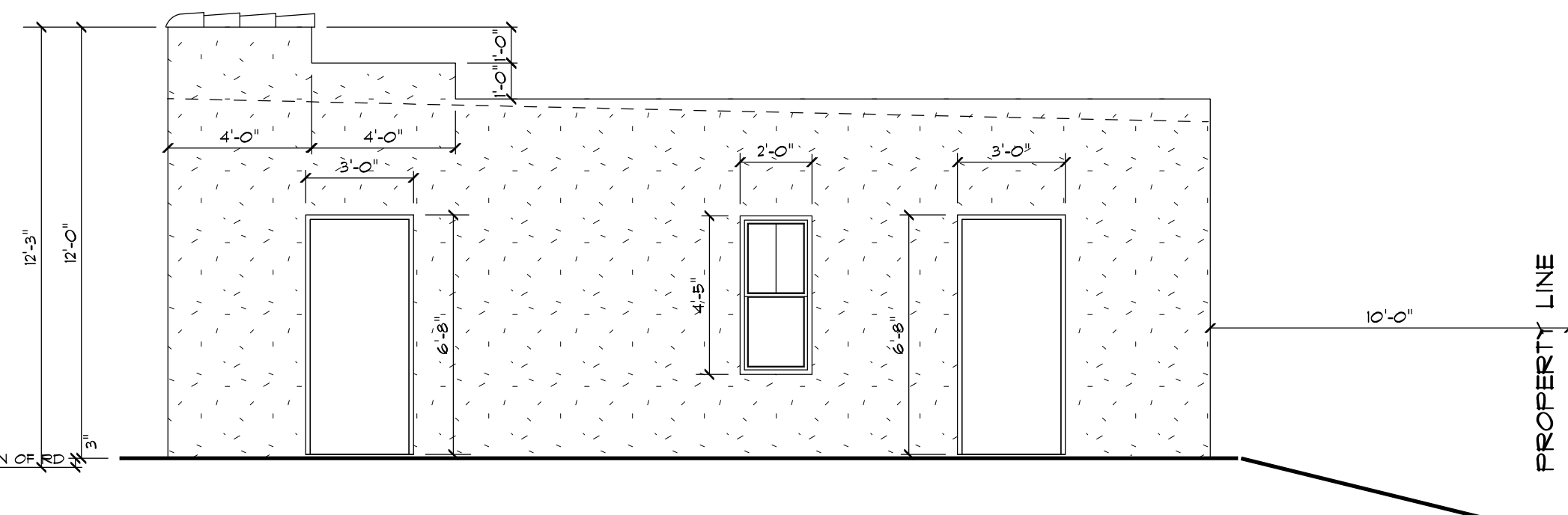
PROPOSED LEFT (NORTH) ELEVATION
SCALE: 1/4" = 1'



PROPOSED FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'



PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4" = 1'



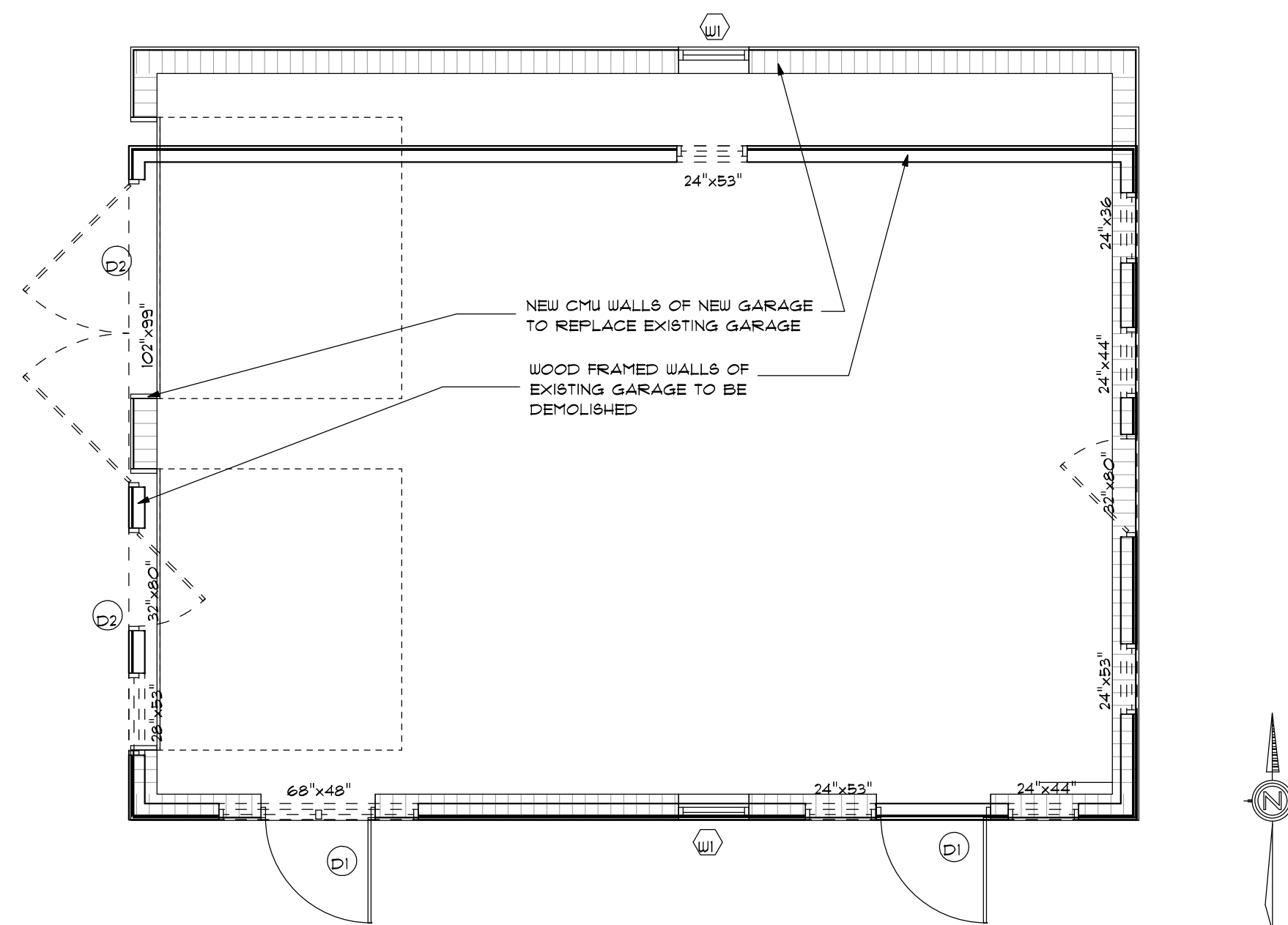
PROPOSED RIGHT (SOUTH) ELEVATION
SCALE: 1/4" = 1'

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION	TINT	MUNTINS	MFG
(W)	24"	53"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	NONE / CLEAR	2 OVER 1	PGT

DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	DOOR COLOR	FRAME MATERIAL	FRAME COLOR	GLASS TINT	HURRICANE PROTECTION	MUNTINS	MFG
(D)	36"	80"	SWING	FLAT PANEL SOLID CORE ALUMINUM	WHITE	ALUMINUM	WHITE	NA	IMPACT RESISTANT	NA	THERMA TRU
(D)	8'-0"	8'-0"	CHD	METAL W/ APPLIED WOOD VENEER	WHITE	NA	NA	NA	IMPACT RESISTANT		AMARR



PROPOSED / EXISTING FLOOR PLAN 1/4" Sc.
SCALE: 1/4" = 1'

REVISIONS DATE	BY
8-28-18	

A/B/D

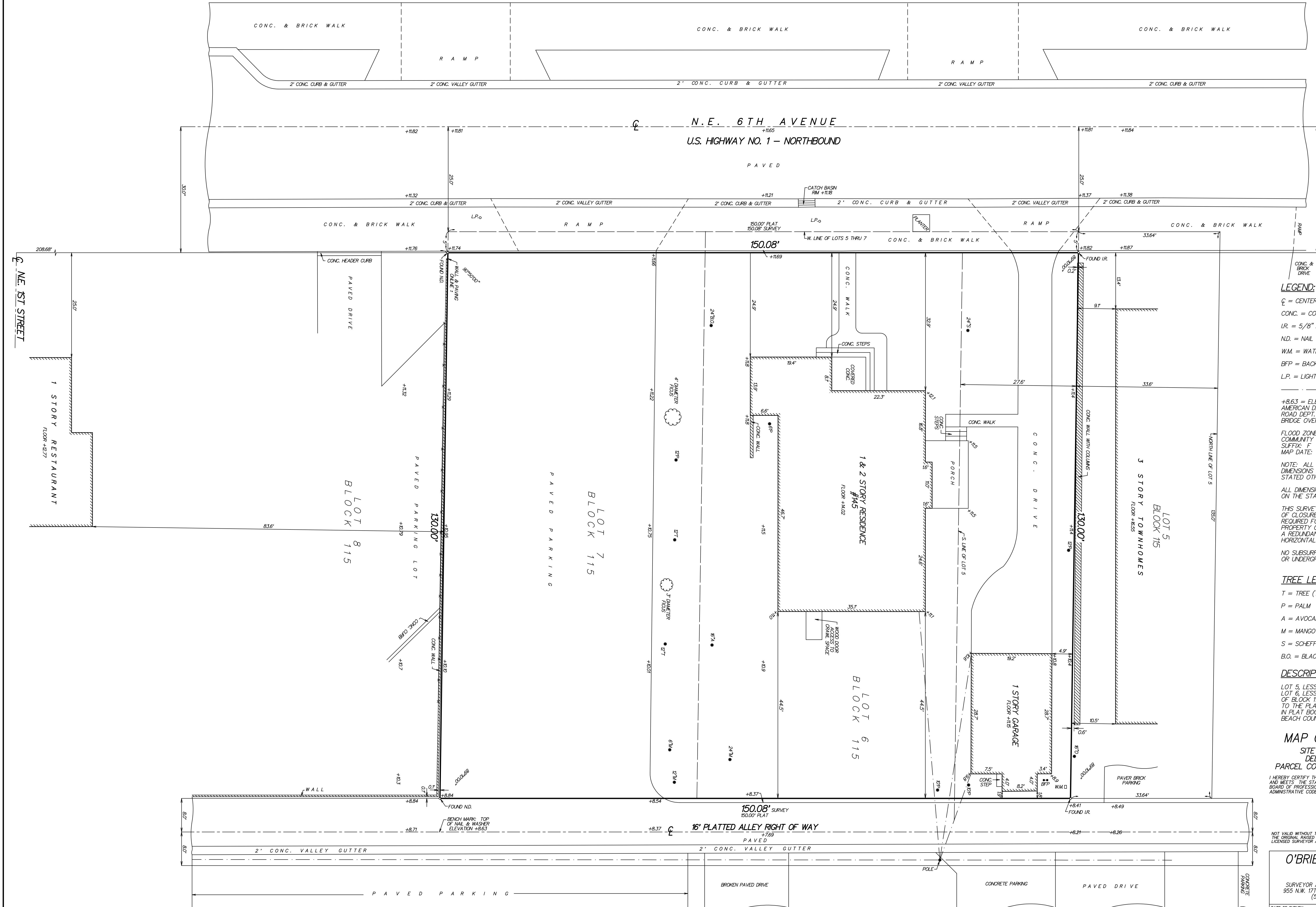
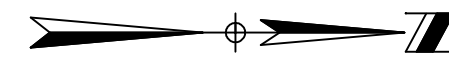
PROPOSED FLOOR PLAN
PROPOSED ELEVATIONS
WINDOW & DOOR SCHEDULES

PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 278-3038
AIA/CES CERTIFIED PROFESSIONAL BUILDING DESIGNER
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

PROPOSED GARAGE FOR:
ALLISON TURNER
145 NORTHEAST 6th AVENUE
DELRAY BEACH, FLORIDA

DRAWN BY	BDF
CHECKED BY	
DATE	3-5-18
SCALE	AS NOTED
JOB NO.	17117.11

SHEET
A2.1
OF SHEETS



LEGEND:

- CL = CENTERLINE
CONC. = CONCRETE
I.R. = 5/8" IRON ROD WITH CAP #LB 353
N.D. = NAIL & DISK #LB 353
W.M. = WATER METER
BFP = BACKFLOW PREVENTER
L.P. = LIGHT POLE
— — — — — = OVERHEAD UTILITY LINES

+8.63 = ELEVATION BASED ON NORTH AMERICAN DATUM 1988. SOURCE: STATE ROAD DEPT. BENCH MARK IN ATLANTIC AVENUE BRIDGE OVER INTRACOASTAL WATERWAY

FLOOD ZONE: X
COMMUNITY PANEL NO.: 125102 0979
SUFFIX: F
MAP DATE: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

TREE LEGEND:

- T = TREE (TYPE UNKNOWN)
P = PALM
A = AVOCADO TREE
M = MANGO
S = SCHEFFLERA
B.O. = BLACK OLIVE

DESCRIPTION:

LOT 5, LESS THE NORTH 33.6' AND LESS THE WEST 5'; LOT 6, LESS THE WEST 5'; AND LOT 7, LESS THE WEST 5' OF BLOCK 115 IN THE CITY OF DELRAY BEACH, ACCORDING TO THE PLAT OF THE TOWN OF LINTON, NOW DELRAY BEACH, IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

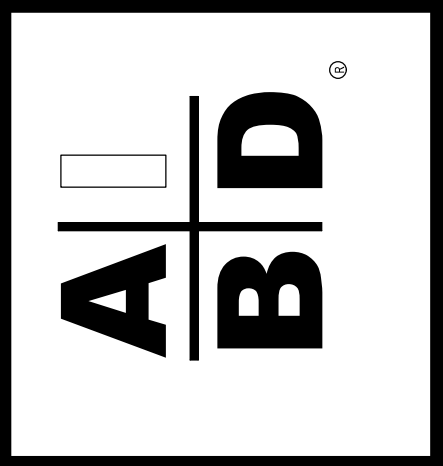
MAP OF BOUNDARY SURVEY
SITE ADDRESS 145 N.E. 6TH AVENUE
DELRAY BEACH, FLORIDA 33483
PARCEL CONTROL NO. 12-43-46-16-01-115-0051

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle
PAUL D. ENGLE
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.			
O'BRIEN, SUITER & O'BRIEN, INC. LAND SURVEYORS			
CERTIFICATE OF AUTHORIZATION #LB353 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501 732-3279 FAX 276-2390			
DATE OF SURVEY OCTOBER 4, 2019	REVISED: 01/14/20 - CORRECTED LEGAL DESCRIPTION & ADDED PARCEL CONTROL NO.	REVISION: 11/19/19 - CORRECT LEGAL DESCRIPTION	SCALE: 1" = 10'
FIELD BOOK D.260	PAGE NO. 45	ORDER NO.: 01-123db	

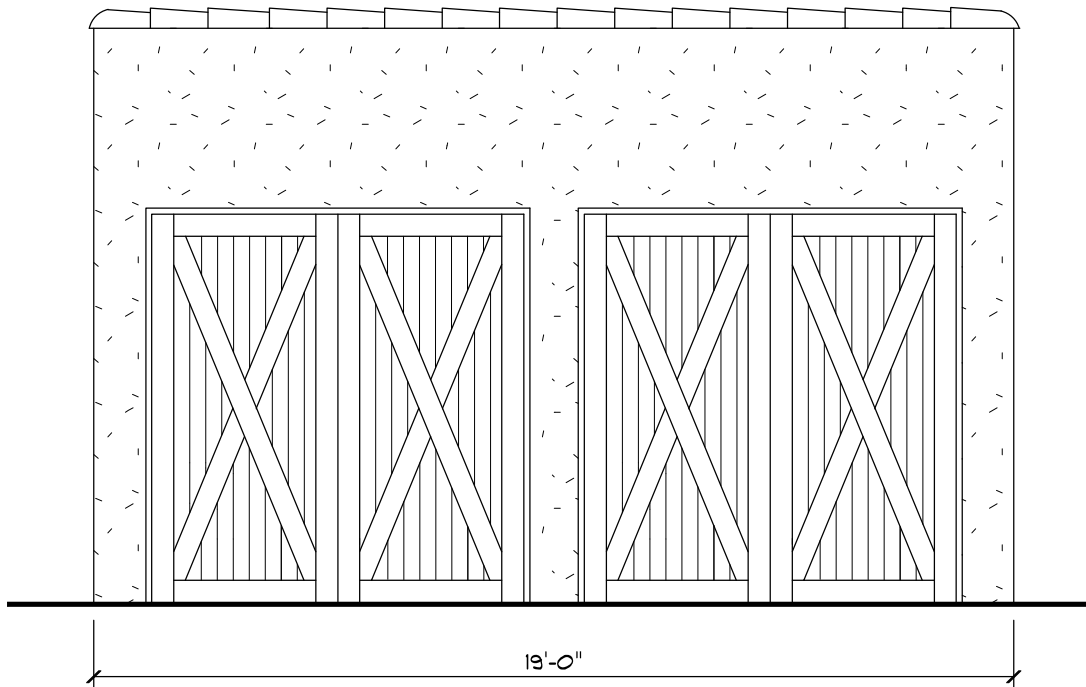
REVISIONS DATE	BY
5-26-20	



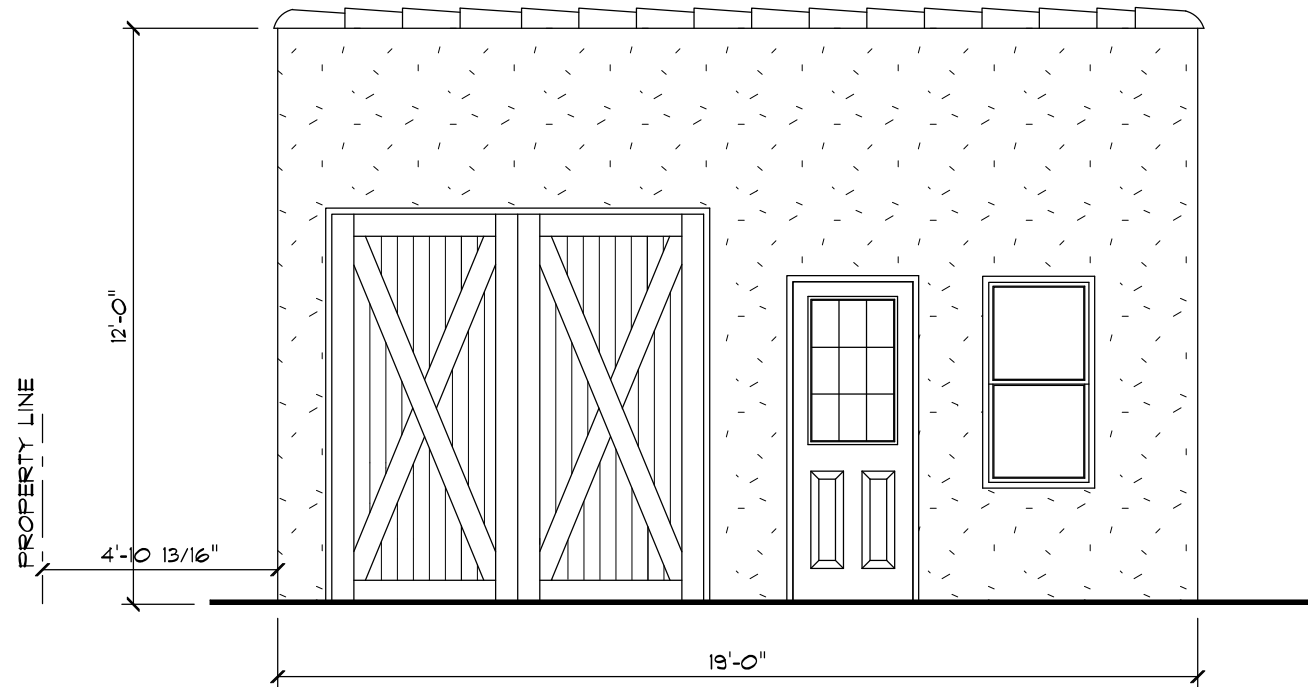
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AIA/CES CERTIFIED PROFESSIONAL DESIGNER
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

PROPOSED GARAGE FOR:
ALLISON TURNER
145 NORTHEAST 6th AVENUE
DELRAY BEACH, FLORIDA

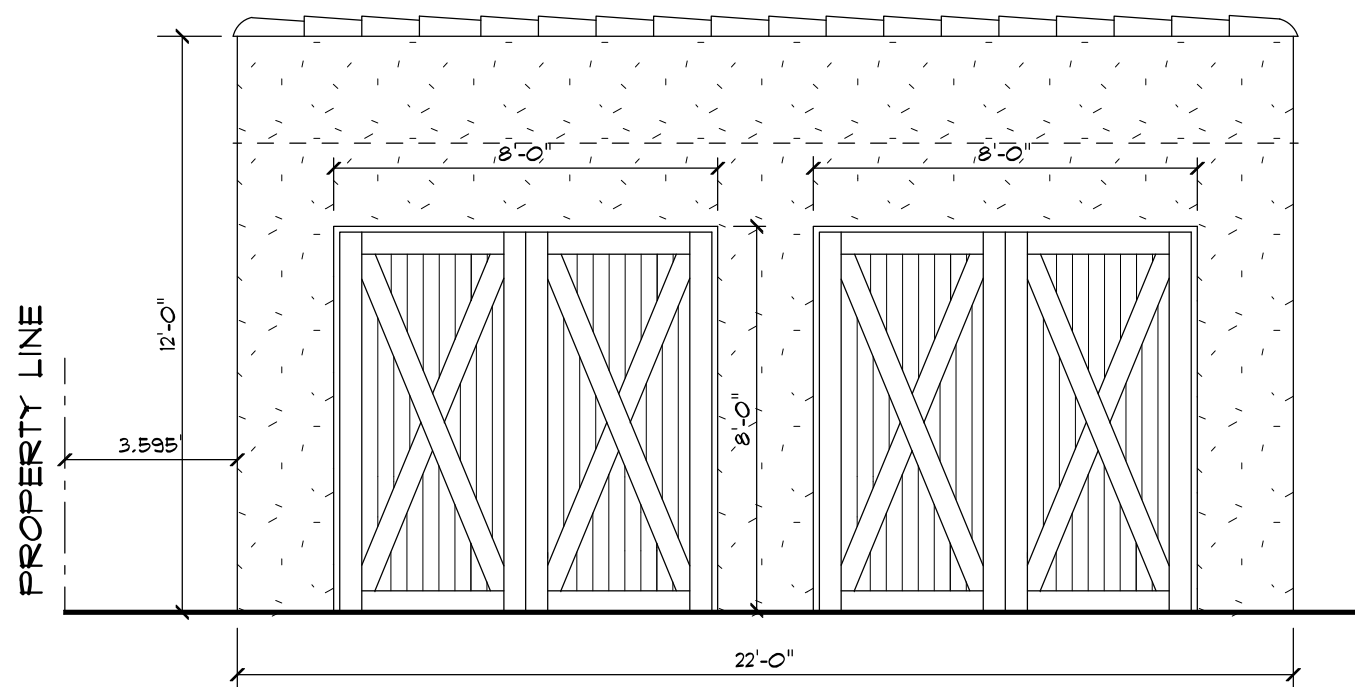
DRAWN BY	BDF
CHECKED BY	
DATE	3-5-18
SCALE	AS NOTED
JOB NO.	17117.11
SHEET	
OF	5 SHEETS



FRONT (WEST) ELEVATION (TO BE DEMOLISHED)
(BASED ON ORIGINAL PLANS)
SCALE: 1/4" = 1'



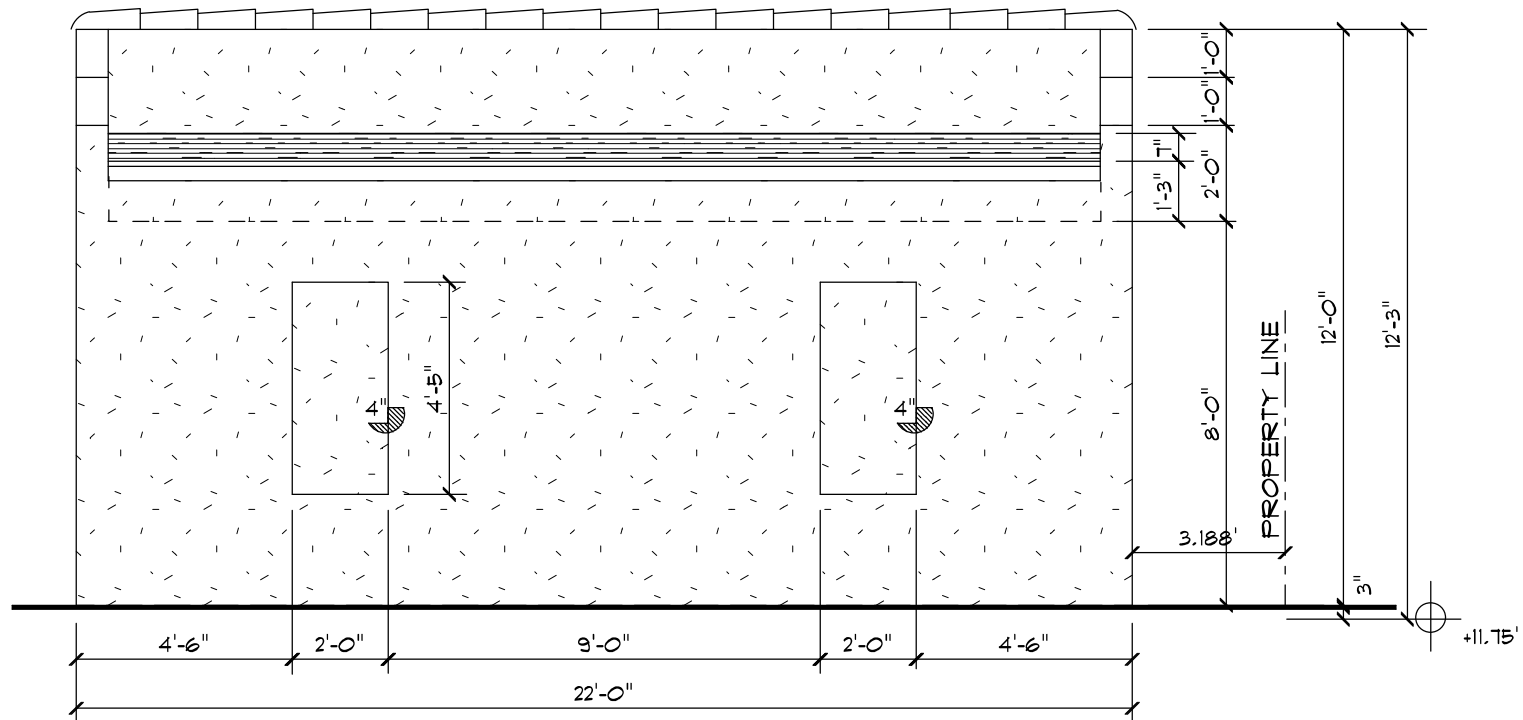
EXISTING FRONT (WEST) ELEVATION (TO BE DEMOLISHED)
(AS EXISTS CURRENTLY)
SCALE: 1/4" = 1'



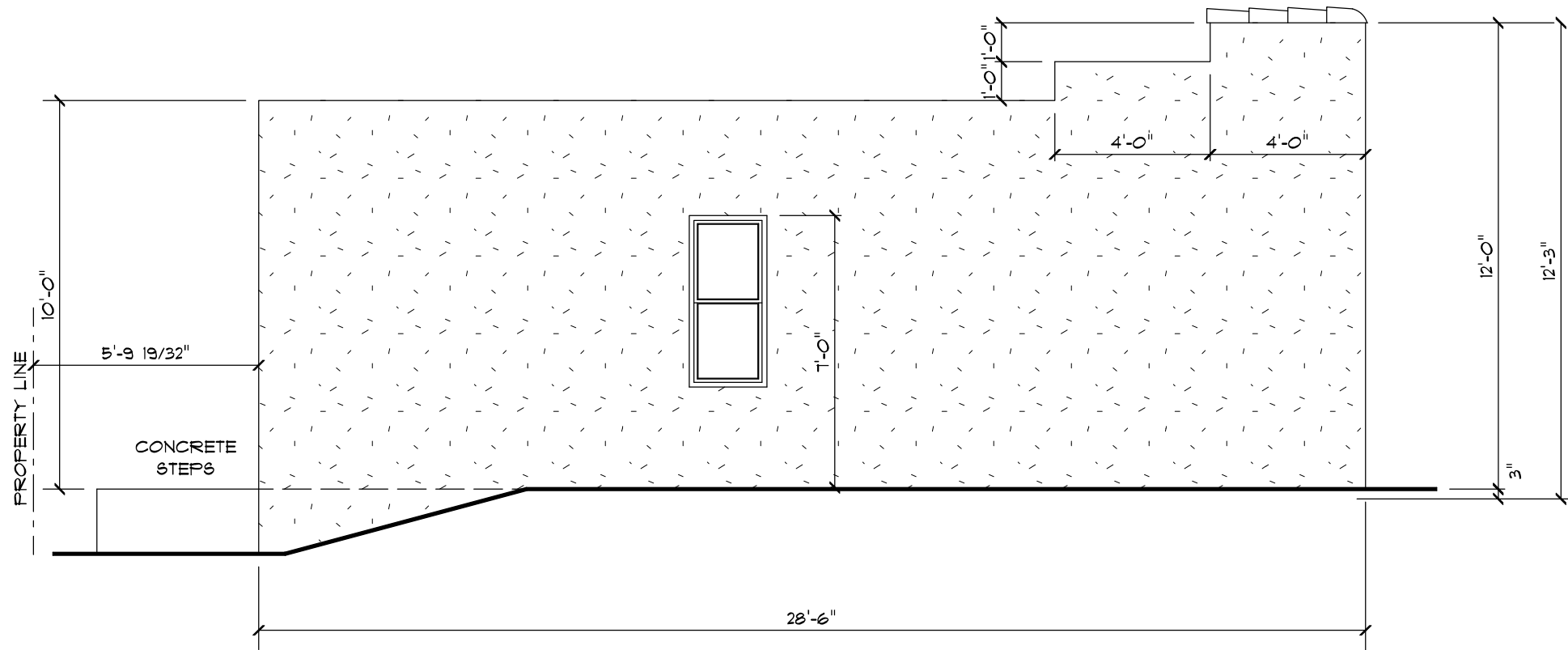
PROPOSED FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'



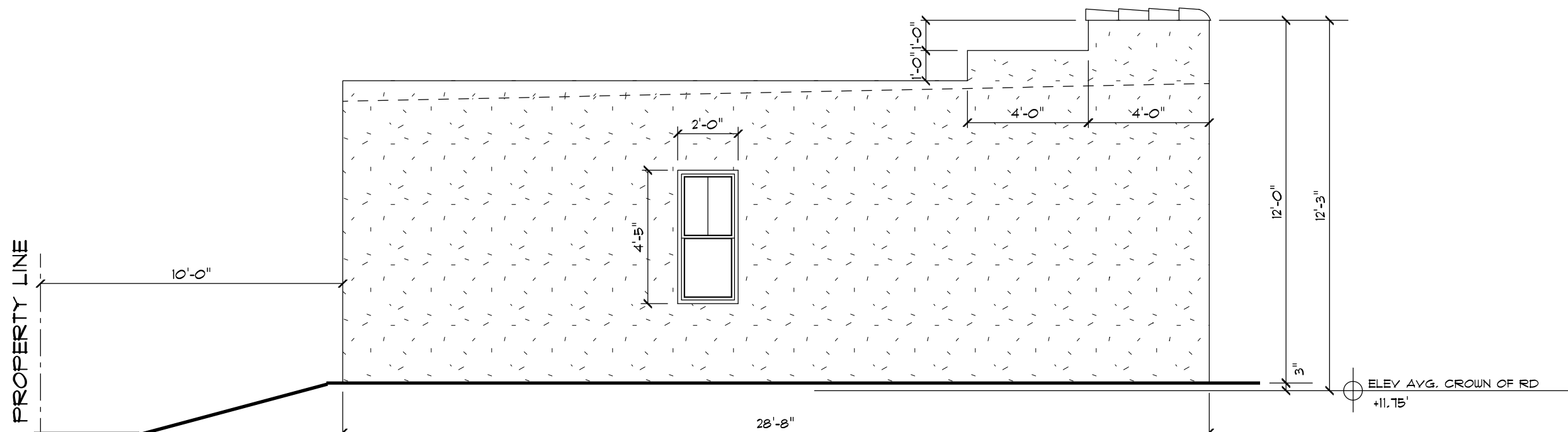
EXISTING REAR (EAST) ELEVATION (TO BE DEMOLISHED)
SCALE: 1/4" = 1'



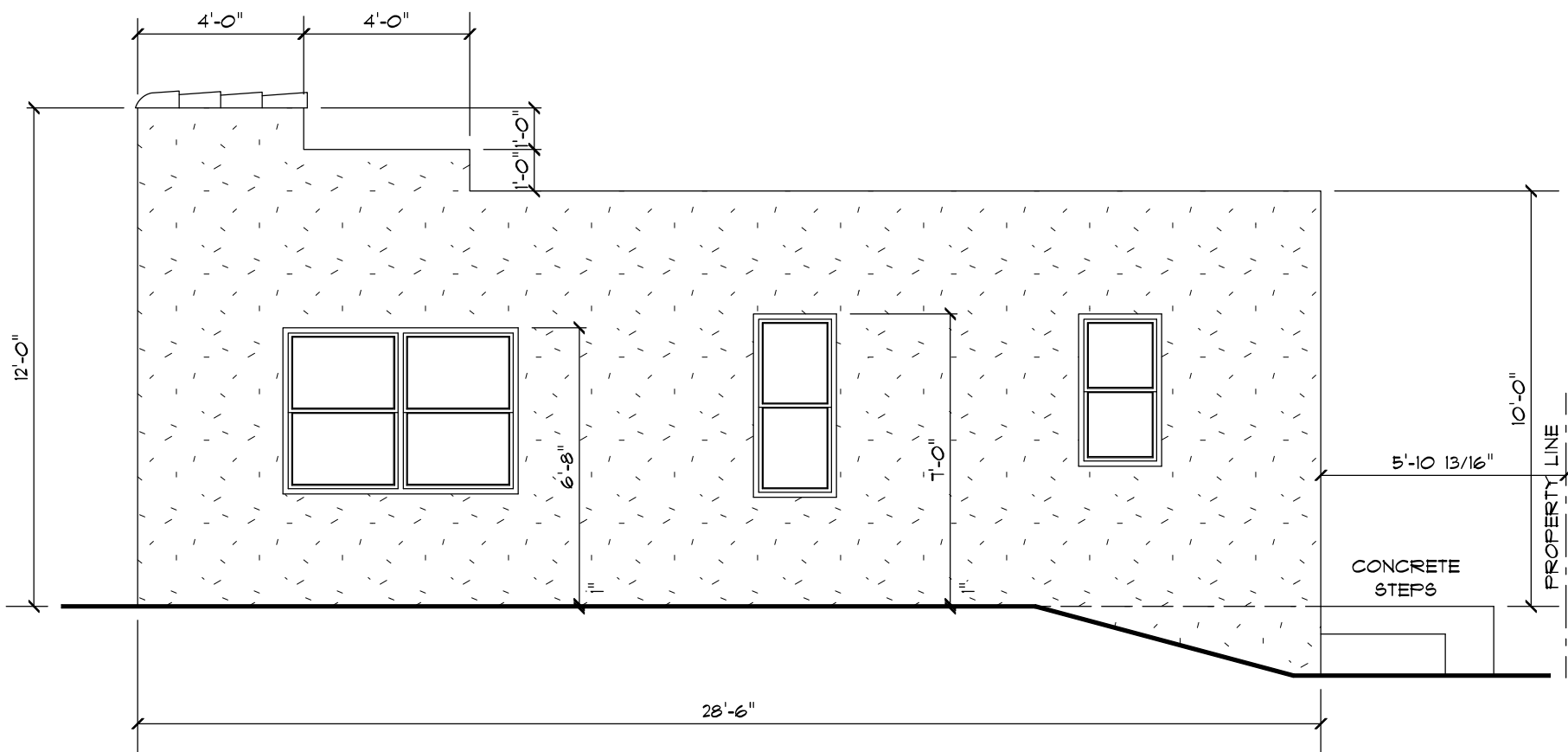
PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4" = 1'



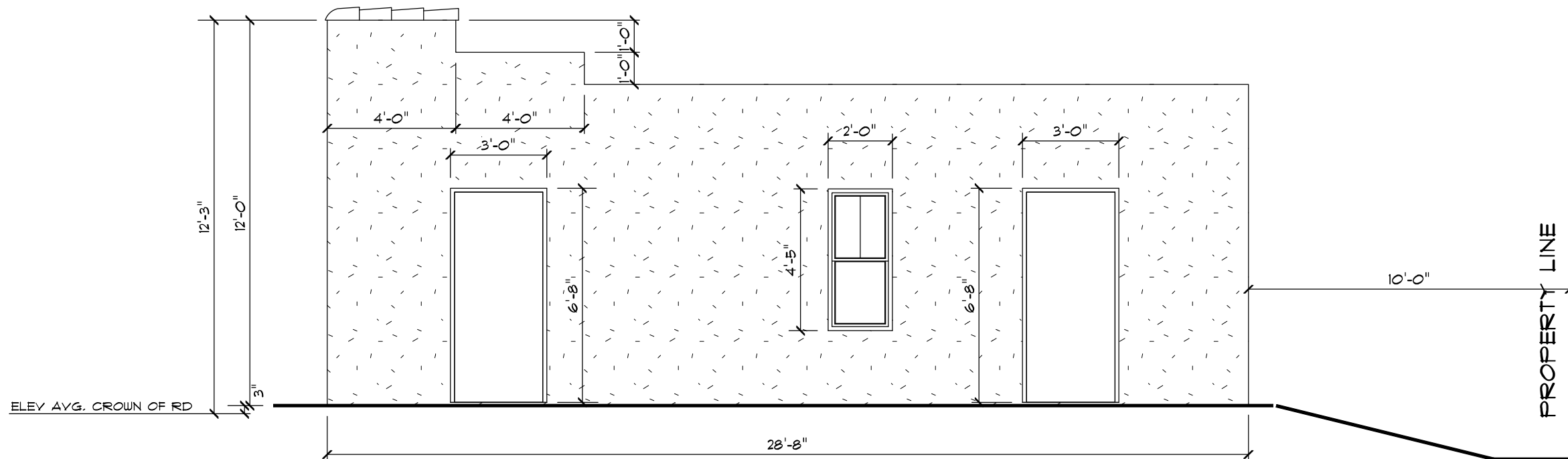
EXISTING LEFT SIDE (NORTH) ELEVATION (TO BE DEMOLISHED)
SCALE: 1/4" = 1'



PROPOSED LEFT (NORTH) ELEVATION
SCALE: 1/4" = 1'



EXISTING RIGHT SIDE (SOUTH) ELEVATION (TO BE DEMOLISHED)
SCALE: 1/4" = 1'



PROPOSED RIGHT (SOUTH) ELEVATION
SCALE: 1/4" = 1'