



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
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HISTORIC PRESERVATION BOARD MEMORANDUM

223 NE 1st Avenue

The item before the Board is consideration of a Certificate of Appropriateness (2020-161) request for the construction of an addition and façade changes to a contributing property located at **223 NE 1st Avenue, Old School Square Historic District**.

The request was originally reviewed by the Historic Preservation Board at their meeting of August 5, 2020. The Board had concerns with respect to the proposed front porch on the original structure, clerestory windows on the south side of the addition, flat roof on the north side of the addition, and appropriateness of the structure to Banker's Row collection of homes within the Old School Square Historic District. The Board moved to continue the request with direction to the September 2, 2020 Historic Preservation Board meeting. The applicant has revised the proposal in response to the Board's direction and the request is now before the board for review and action.

GENERAL DATA

Agent: Roger Cope, Cope Architects, Inc.
Owner: Robin Marino
Location: 223 NE 1st Avenue
PCN: 12-43-46-16-01-074-0061
Property Size: 0.17 Acres
Zoning: OSSHAD (Old School Square Historic Arts District)
Historic District: Old School Square Historic District
FLUM: OMU (Other Mixed Use)
Adjacent Zoning:

- OSSHAD (North)
- OSSHAD (West)
- OSSHAD (South)
- Central Business District (CBD) (East)

Existing Land Use: Residence
Proposed Land Use: Residence



REVIEW AND ANALYSIS OF UPDATED PROPOSAL

The applicant revised the proposal as follows:

- Changed previously proposed clerestory windows on the south side of the proposed rear addition to single-hung and fixed windows;
- Revised the roof of the proposed rear addition from a flat roof to a pitched gable roof; and,
- Revised the design of the proposed front porch addition from a gable roof to a flat deck roof.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), **Development Standards**, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the **Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.**

The Historic Preservation Board expressed concerns relating to the proposed gable roof front porch addition, proportion of openings (windows and doors), roof shapes, and compatibility of the proposal with the Banker's Row area and the Old School Square Historic District. The applicant has revised the plans to address the Board's concerns as follows:

Plan Sheet A6.1: Depicts the east and west elevations, revisions to the elevations include a newly designed flat roof front porch to the front (west) elevation. Also, the plan change involves revision to the roof style of the rear addition from a flat deck roof to a gabled roof. The previous proposal for the front porch introduced new a gable pitch to the front (east) of the façade, where the original front porch is a recessed porch under the existing roof line.

Plan Sheet A7.1: Previously, the rear addition included a flat roof and the applicant indicated this was to allow for increased interior ceiling heights. The Board expressed concerns about the incompatibility of the flat roof with the structure's existing pitched roof. The revised plan sheet illustrates a new roof design that consists of a 12/5 pitched gable roof for the proposed rear addition. Overall, the building height for the addition is approximately 10" higher than the original roof line. The new roof design is proposed again to accommodate increased interior ceiling heights.

WINDOWS:

The proposal includes new bronze, aluminum framed windows for the entire structure, where white framed windows exist. The replacement windows on the original structure will incorporate a 6-over-6 and 9-over-9 dimensional muntin pattern to match existing. The original plan proposed use of clerestory windows on the north side of the new rear addition. The board expressed concern with the use of this window style as it was not traditionally used for Minimal Traditional style historic structures built in the 1930s. The revised plan sheet now proposes the use of 2 single-hung windows with transom windows and 2 fixed square windows on the south side elevation. It is noted that the design and/or reconfiguration of interior spaces should not be reflected on exterior changes such as window profiles.

Pursuant to LDR Section 4.5.1(E)(7)(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.

The proposed windows on the south side of the addition that were proposed as clerestory style have now been revised to include 2, single hung windows and 4 transom windows. The proposed single-hung windows are compatible with the existing, but the proposed transom windows and square fixed windows are not typical of the Minimal Traditional architectural style. Further, the placement of the fixed windows is indicative of the design of the structure's interior rather than having a focus on compatibility with the architectural style of the structure and surrounding Banker's Row cottages.

The Delray Beach Historic Preservation Design Guidelines note the following with respect to the Windows:

“Windows are a preeminent character-defining feature of a building. Their placement, design and materials serve to articulate and give definition to the design-specific styles and periods of time. For example, in Bungalows, there are usually multiple panes in the upper window sash and in Mediterranean Revival designs, windows are frequently arched (page 43).”

“New windows in additions or exposed party walls should be compatible with the overall design, but not necessarily duplicate the fenestration pattern and detailing of a character-defining elevation” (page 44).

A recommended approach to new construction includes “Window types and patterns, as well as their general placement, should be similar to surrounding buildings” (page 50).

Pursuant to “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings” (Guidelines):

WINDOWS

RECOMMENDED

Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.

NOT RECOMMENDED

Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic wood window trim with metal or other material.

Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.

The Guidelines do “not recommend removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.” The Guidelines also do “not recommend changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeable change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.” (pg. 102).

Bronze framed windows are not characteristic of this structure, nor to the other Mackle Cottages within Banker’s Row. The existing windows of all of the Mackle Cottages within Banker’s Row were designed to have white framed windows. To date, all of the Banker’s Row structures have white framed windows, whether wood or aluminum. Changing the appearance of the frame to utilize dark frames such as bronze frames is not a recommended approach. An added condition of approval is that the window frames be white, aluminum. The existing windows contain clear, non-reflective glass. The proposal notes the installation of Low-e glass, which has a light green tint and sometimes a reflectivity. As the Guidelines above note, changing the reflectivity and color of the glazing is not recommended. An added condition of approval is that all windows have clear glass with no tint or reflectivity.

FRONT PORCH

Pursuant to LDR Section 4.5.1(E)(7)(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.

The previous proposal included a new front facing, gable roofed porch addition, which was a significant modification to the front facade. As the subject structure is the only structure within the Banker’s Row block that still retains its existing recessed porch and simple facade, it is vital that this architectural design be preserved. The revised proposal includes a flat roof porch with four columns projecting from the front façade of the building. This style porch would not have been typical of the Minimal Traditional style and represents a modification of the front façade that is not compatible with the collection of Banker’s Row, Minimal Traditional cottages.

Pursuant to LDR Section(E)(7)(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 proposed front porch addition is not proposed to be in the least public side of the building nor is it designed to be as inconspicuous as possible. It is proposed in front of the established front wall plane of the historic building, which will affect the characteristic features of the original building.

Pursuant to “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings” (Guidelines):

ENTRANCES AND PORCHES

RECOMMENDED	NOT RECOMMENDED
<p><i>Identifying, retaining, and preserving</i> entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.</p>	<p>Removing or substantially changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Cutting new entrances on a primary façade.</p> <p>Altering utilitarian or service entrances so they compete visually with the historic primary entrance; increasing their size so that they appear significantly more important; or adding decorative details that cannot be documented to the building or are incompatible with the building’s historic character.</p>

The Guidelines do “not recommend removing or substantially changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished” (pg. 110).

The subject property is the only structure within the block that has a recessed front porch with a façade facing hip roof rather than a front facing gable roof. This existing design represents the slight variation in style between the front elevation of the Mackle Cottage structures. While there are 2 other structures that have recessed porches, those structures have front facing gable roof facades. The proposed flat roof porch design is not an element that would have been designed for the Minimal Traditional Mackle Cottages within the Banker’s Row block. While the proposed roof profile is different than what was previously proposed, it still represents a redesign of the subject structure’s front elevation that will cause a loss of the character defining differentiation for the structure, having a negative effect in its historic integrity by diminishing the historic character of the building.

Therefore, the proposed front porch cannot be considered an appropriate alteration that meets the requirements of the LDRs. An added condition of approval is that the proposed front porch addition be deleted from the request or redesigned to meet the requirements of the LDRs, the Secretary of the Interiors Standards for Rehabilitation, and the Delray Beach Design Guidelines.

Pursuant to LDR Section 4.5.1(E)(7)(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. Previously, the proposed rear addition included a flat roof design. The revised proposal includes a pitched gable roof to match the pitch of the original structure. The proposed roof is similar in design to the existing roof, but is approximately 10” higher than the original roof in order to accommodate increased interior ceiling heights. The proposed gable roof could be reduced to be compatible with the architectural style of the existing historic structure.

Finally, It is noted that a Historic Resource Survey of all five historic districts is currently underway. The purpose of the survey is to analyze the historic integrity of all existing contributing structures and to identify new historic resources within the districts. The consultant’s preliminary analysis of the structures within the Banker’s Row historic district has identified that a front porch addition to one of the structures is not compatible with the existing Minimal Traditional architectural style and could cause the structure to be reclassified from a contributing resource to a non-contributing resource. This would result in a great loss in historic integrity for Banker’s Row as the 11 structures on the east side of the road are considered a collection of historic structures. Based upon this evaluation, there is concern with respect to the proposed front porch addition as it may affect the historic status of the structure.

Pursuant to the Historic Preservation 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:

Historic Preservation Element 1.4 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves an addition and maintenance of the existing contributing structure. There are no concerns with respect to soil, topographic or other physical considerations. With respect to

the adjacent land uses, the property is in an area surrounded by a mix of residential and commercial uses. The proposal can be considered consistent with the subject Objective.

Historic Preservation Element 1.4.1 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 structure is contributing to the Old School Square Historic District located on Bankers Row. The proposal represents an addition and renovation of a contributing structure involving a new 1,167 sq. ft. addition to the rear of the existing residence, installation of a wooden deck to the rear of the addition, and construction of a new front porch addition. Provided the conditions of approval are addressed, the proposal can be found to be consistent with the requirements of the Comprehensive Plan and the request can be considered to be 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”.

ALTERNATIVE ACTIONS

Move to continue with direction

Approve Certificate of Appropriateness (2020-161), for the property located at **223 NE 1st Avenue, Old School Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

Approve Certificate of Appropriateness (2020-161), for the property located at **223 NE 1st Avenue, Old School Square Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:

1. That all window frames be white, aluminum;
2. That all windows have clear glass with no tint or reflectivity;

Site Plan Technical Item

- That the existing floor square footage total on Sheets A3.1 and A4.1 be revised to reflect the correct calculations;
- Provide an existing site plan layout;
- Remove interior demolition Sheet A3.0 from plan sets;
- Setbacks on proposed project chart should reflect the same measurements shown on site plan (Sheet A2.0); and,
- New window schedule be submitted with the certified site plan set.

Deny Certificate of Appropriateness (2020-161), for the property located at **223 NE 1st Avenue, Old School Square Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

Courtesy Notices are not applicable to this request

Agenda was posted on (8/26/20), 5 working days prior to meeting.