



DEVELOPMENT SERVICES

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

HISTORIC PRESERVATION BOARD STAFF REPORT

150 Marine Way

Meeting	File No.	Application Type
October 7, 2020	2020-219	Certificate of Appropriateness

REQUEST

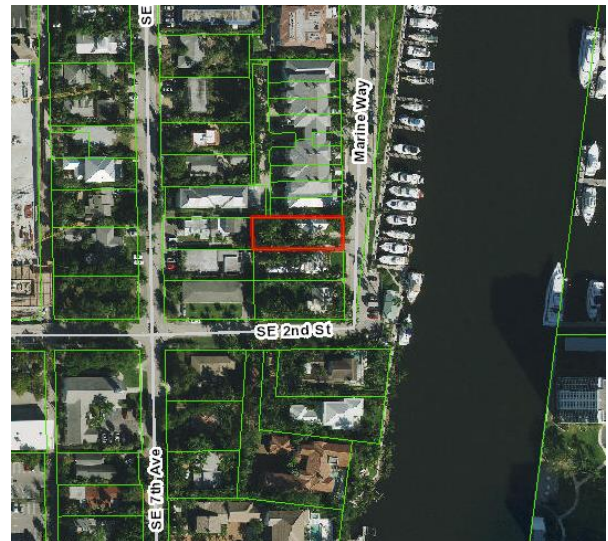
The item before the Board is in consideration of a Certificate of Appropriateness (2020-219) request associated with the demolition of an existing non-contributing residence and construction of a new 2-story single-family residence on the property located at **150 Marine Way, Marina Historic District**.

GENERAL DATA

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

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

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject 0.16-acre property is located on the east side of SE 7th Avenue between SE 1st Street and SE 2nd Street. The property is located within the Locally and Nationally Registered Marina Historic District and consists of Lot 13, Block 126, Town of Delray. The property contains a two-story, Modern Frame Vernacular style, non-contributing single-family, residence, which was built in 1996. On April 4, 1995, the City Commission granted approval of a waiver from the Land Development Regulation Section 4.1.4(C) "Use of Lots of Record" to allow the property owner to construct a single-family residence on the non-conforming lot. The code stated that when two or more adjoining lots of record are under the same ownership, they shall not be developed except in accordance with the minimum frontage and area requirements for the district. As the vacant lot was non-conforming with respect to lot width which at the time was required to be 60' where only 50' existed. At the March 15, 1995 meeting, the Historic Preservation Board (HPB) approved a request to construct a new single-family residence on the subject property.

Project Planner:

Project Planners: Katherina Paliwoda, Planner
PaliwodaK@mydelraybeach.com

Review Dates:

HPB: October 7, 2020

Attachments:

1. Plans
2. Justification Statements
3. Photographs
4. View Easement
5. Material selections

On August 27, 1997, a sight easement was granted for the site, which exists in the front yard of the property.

On January 15, 2020, the HPB reviewed COA 2019-271 for the demolition of the existing two-story, non-contributing single-family residence and the construction of a new two-story single-family residence on the subject property. The Board had concerns with respect to the massing, scale, character, and appropriateness of the structure to the Marina Historic District and moved to continue the request with direction to the March 4, 2020 HPB meeting. The applicant revised the proposal in response to the Board's direction and the board reviewed the revised request at the March 4, 2020 meeting. The Board still had concerns with the massing and appropriateness of the structure and ultimately denied the request.

On July 17, 2020, the applicant submitted a new COA request for demolition of the existing, two-story, non-contributing single-family residence and construction of a new two-story Vernacular style residence. In addition, the new two-story single-family residence will include a detached, 2-car garage with a second story cottage and swimming pool in the rear of the property. The COA is now before the board.

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 1.4 of the Historic Preservation 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 4.4.6(F)(1) – Medium Density Residential (RM) Development Standards: the provisions for R-1-A shall apply for the single-family detached dwellings.

Pursuant to LDR Section 4.3.4(K) - Development Standards: properties located within the R-1-A zoning district shall be developed according to the requirements noted in the chart below. The proposal is in compliance with the applicable requirements; therefore, positive findings are made.

Development Standards	Required	Existing	Proposed
Open Space (Minimum, Non-Vehicular)	25%	88.3%	40.7%
Setbacks (Minimum): Front (East)	25'	40'-2"	36'-4 1/2"
Side Interior (North)	7'6"	6'-11"	15' – 2 1/4" (principal) 7'-6" (accessory)
Side Interior (South)	7'6"	16'-2 1/2"	7'-6"(principal) 21'-2 1/4" (accessory)

	Rear (West)	10'	63'-7 1/2"	10'-2 1/2"
Height (Maximum)		35' Max.	23'	26'-1"

Pursuant to LDR Section 4.3.4(Q) Guest cottage.

1. Can only be used by members of the family occupying the principal dwelling, their nonpaying guests, (except in Bed and Breakfast Inns), or persons employed for service on the premises.
2. The guest cottage shall not occupy more than one-twentieth of the lot area and in no case shall exceed a floor area of 700 square feet.
3. The structure shall be located to observe the setback requirements as imposed for the principal structure.
4. When located on individually designated historic properties or within designated historic districts, the structure shall not exceed the height of the principal structure.

The proposed guest cottage meets the requirements of this code section in that it is proposed to contain 357 square feet, which represents one-twentieth of the lot area, it adheres to the required setbacks and will not be exceed the height of the principal structure.

Pursuant to LDR Section 4.6.15(G) Swimming Pool - Yard encroachment. Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

A swimming pool is proposed in the rear of the property and will meet the requirements of this code section. As an added condition of approval, is that the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet SP-1.

View Easement

It is noted that a "view easement" exists along the east side of the property, which was recorded with the Palm Beach County Clerk of the Court. The easement limits vertical improvements on the subject property to a height of no more than 4 feet. The proposal has been designed to comply with the easement.

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 "Major Development" as it involves "new construction within the RM zoning district."

Pursuant to LDR Section 4.5.1(E)(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The proposal includes a 4' masonry planter wall to be placed within the front setback of the property. The proposed wall is used as a screening method to balance visual compatibility of the finished floor height with the front grade elevation as well as a perimeter wall for the front terrace. Materials for gate are aluminum with aluminum rails over smooth stucco masonry walls.

Garages and Carports:

- a. Garages and carports are encouraged to be oriented so that they may be accessed from the side or rear and out of view from a public right of way.
- b. The orientation of garages and carports shall be consistent with the historic development pattern of structures of a similar architectural style within the district.
- c. The enclosure of carports is discouraged. When permitted, the enclosure of the carport should maintain the original details, associated with the carport, such as decorative posts, columns, roof planes, and other features.
- d. Garage doors shall be designed to be compatible with the architectural style of the principal structure and should include individual openings for vehicles rather than two car expanses of doors. Metal two car garage doors are discouraged; however, if options are limited and metal is proposed, the doors must include additional architectural detailing appropriate to the building.

The subject proposal meets with the intent of the requirements of this subject regulation as the proposed 2-car garage is situated in the rear of the property. The proposed garage doors will be white, insulated metal with applied painted cypress veneer.

Parking: Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.

f. Driveway type and design should convey the historic character of the district and the property.

The subject proposal complies with the requirements of this subject regulation, as all new parking will be situated within an enclosed garage on the north (rear) side of the proposed structure, which are accessible by a ribbon-strip, paver driveway path. The single point of access for the garage will be from the northeast corner of the subject property.

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 is proposed for demolition. The structure is not old enough to be considered for historic designation and has been considered with respect to 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, 5, 9, & 10 are applicable. The proposal includes the demolition of an existing non-contributing single-family residence that was constructed in 1996, which due to the age of the structure, is not eligible for designation as a historic structure. These circumstances can allow for the construction of a new residence without harming any aspect of historic materials on the property. The new structure will also have the same use as a residential property that the site and its surrounding environment was historically used. Regarding Standard 1, 5, and 9, the architectural style of the proposed structure is defined as a Florida Vernacular. Masonry Vernacular structures within the district are typically one to two-stories. Marine Way consists of a variety of styles ranging from one to two-story, including Vernacular and Mediterranean Revival styles of architecture. The proposed Masonry Vernacular style is compatible with the overall streetscape; however, is more closely relatable to styles seen on newer modern structures than the characteristic of actual historic styles within the district and along Marine Way. This is due to the use of the dark bronze standing seam metal roof and bronze, aluminum framed windows. With respect to the bronze framed windows, this window frame color was widely utilized in the 1980's and 1990's and not during the period of significance for the district. The use of white for wood framed windows or silver/mill finish for metal frame windows were utilized in the early 1900's in Delray Beach. There were instances, where wood framed windows were painted, but was not a common. Bronze color window frames have once again gained recent popularity in new construction, especially in Modern architectural styles. There is concern that their use represents a time-frame from the 1980's and 90's not the historic time frame of the district; thus, they represent an architectural feature that does not protect the historic integrity of the property and its environment. An added condition of approval is that the window frames be white or mill finish.

With respect to the bronze standing seam metal roof, this is another proposed architectural feature that does not represent a characterization of historic structures within the Marina Historic District, which may not protect the historic integrity of the property and its environment. While there has been much debate over the use of metal roofing within the 5 Delray Beach historic districts, it is a material that is documented as being utilized in Delray Beach, both in standing seam and shingle styles. Recently, the HPB approved a Class II Site Plan and COA for improvements to the adjacent City Marina, and the board conditioned the approval upon the use of mill-finish or silver galvalume standing seam metal roofs for the proposed structures. When metal roofs are utilized in historic districts, whether on historic or new structures, the use of a mill-finish or silver finish roof is seen as appropriate and most visually compatible, as such material would have been available at the time of construction for the historic

structures. An added condition of approval is that the proposed standing seam metal roof be a mill finish or silver finish in order to ensure that Standards 1, 5, and 9 of the Secretary of the Interior's Standards for Rehabilitation are met.

It is anticipated that the change in the color of the roof and window frames to a color that protects the historic character of the district will also reduce the Modern interpretation of the proposed structures Masonry Vernacular style ensuring it will be visually compatible with the Marina Historic District, requiring minimal change to the surrounding historic environment, and will introducing a distinctive feature and finish that characterizes the district.

The Delray Beach historic regulations include massing controls such as Building Height Plane and Scale of a Building in order to encourage new construction and additions to be in harmony with the surrounding area. These massing controls help to create articulation and detail in the proposed structure. The massing of the proposed structure is considerably smaller compared to the original proposal that was recently denied by HPB. It can be considered to be compatible with the massing of existing two-story historic structures within the district and the surrounding streetscape. Provided the conditions of approval are addressed, it anticipated that in 50 years, this structure will be considered a future contributing resource to the Marina Historic District, ensuring the longevity and continued authenticity of the district.

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 architectural style of the proposed structure is defined by the architect as a Florida Vernacular. The structure is to be constructed of concrete block with a stucco first story and simulated stucco siding second story. Masonry Vernacular structures within the district are typically one to two-stories. Marine Way consists of a variety of styles ranging from one to two-story, including Vernacular and Mediterranean Revival styles of architecture.

The design of the proposed residence reduces the overall massing of the structure on Marine Way and the front elevation, meeting the requirements for Building Height Plane (BHP) as. The bulk of the structures' mass will be setback from the road. With respect to the BHP, it is noted that the while the proposal meets this visual compatibility requirement it also takes advantage of the BHP Incentive as noted in LDR Section 4.5.1(E)(8), as a 2nd floor open air balcony on the front elevation extends above the permitted BHP. This configuration is permitted.

A detached two-story garage is proposed in the rear. The first story of the two-story garage contains non-habitable space to be used for two-car parking and the second story will be utilized as a guest cottage. The first story is to be constructed below the required 7' Federal Emergency Management Association (FEMA) base flood elevation and in order to meet the Florida Building Code and FEMA requirements, the design will include flood vents to ensure the garage structure does not retain water during a flood event.

Regarding the visual compatibility requirement of **Relationship of Materials, Texture, and Color:** which requires **the relationship of materials, texture, and color of the facade of a building and/or hardscaping to be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district** - the exterior finish of the proposed residence includes a combination of smooth stucco on the first story and simulated stucco siding on the second story. Aluminum framed casement and fixed windows with dimensional muntins are proposed. Historically, the predominant materials used in and on historic structures within the Marina Historic District are authentic such as wood or metal. With new construction, typically aluminum is utilized for doors, windows and railings with wood elements being utilized for both decorative and structural elements such as shutters, railings, rafter tails, corbels etc.

There is concern with the proposed bronze finish of the metal roof as well as the bronze finish of the aluminum framed windows as they relate to the **Relationship of Materials, Texture, and Color**. When metal roofs are utilized in historic districts, whether on historic or new structures, the use of a mill-finish or silver finish roof is deemed appropriate and visually compatible. Such material would have been available at the time of construction of historic structures, but painted metal roofs were not a material available during the Period of Significance for the district. Therefore, a painted metal roof does not represent a predominant style of material used in historic buildings and structures within the district. While there has been much debate over the use of metal roofing within Delray Beach's five historic districts, it is a material that is documented as being utilized in Delray Beach, both in standing seam and shingle styles. It is noted, that the HPB approved a Class II Site Plan and COA for improvements to the adjacent City Marina, and the board conditioned the approval upon the use of mill-finish or silver galvalume standing seam metal roofs for the proposed structures in order to ensure authenticity and visual compatibility with predominant materials used in the district. An added condition of approval is that the proposed standing seam metal roof be mill finish or silver finish in order to ensure the visual compatibility requirements relating to Relationship of Materials, Texture, and Color are met.

With respect to the bronze framed windows, this window frame color was widely utilized in the 1980's and 1990's and not during the period of significance for the Marina Historic district. The use of white for wood framed windows or silver/mill finish for metal frame windows was typical in the early 1900's

in Delray Beach. There were instances where wood framed windows were painted. Bronze color window frames have once again gained recent popularity in new construction, especially in Modern architectural styles. There is concern that their use represents a time-frame from the 1980's and 90's not the historic time frame of the district; thus, they may not be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district. An added condition of approval is that the window frames be white or mill finish.

It is noted that, while the proposed Masonry Vernacular style is compatible with the overall streetscape and is a historic style that exists within the district, the proposed style is more closely relatable to styles seen on newer Modern style structures than the actual historic styles within the district and along Marine Way. This is due to the use of the dark bronze finished standing seam metal roof and bronze finished aluminum framed windows. It is anticipated that the change in the color of the roof and window frames to a color that protects the historic character of the district will also reduce the Modern interpretation of the proposed structures' Masonry Vernacular style; thus, ensuring visual compatibility within the Marina Historic District.

Overall, the use of authentic materials guarantees the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district. Provided the conditions of approval are addressed, the proposal can be considered compliant with the intent of this standard.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

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:

HPE Policy 1.4.1

Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.

The development proposal involves the demolition of an existing two-story, non-contributing residence to be replaced with the construction of new two-story residence within the subject property. 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 single-family and multi-family residential uses. The proposal can be found to be consistent with the requirements of the Comprehensive Plan and provided the conditions of approval are addressed, the request will 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".

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:
 - a. 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.
 - b. 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).

The proposal is for the demolition of the existing non-contributing two-story residence as it was constructed in 1996, outside of the period of significance for the Marina Historic District. According to the applicant's demolition report, the current condition of the existing structure is not suitable for sustained living conditions due to the deteriorated structural conditions. The applicant has provided a request for demolition via the subject application for COA. The proposed demolition is not proposed to occur until a building permit has been issued for construction of the new structure. It is noted that the existing structure is to be maintained so as to remain in a condition similar to that which existed at the time of the application for the COA. The applicant has not claimed undue economic hardship with respect to the subject COA request. Should the Board deny the request, the Board shall provide an explanation within the motion and a written supporting statement for the record describing the public interest that the Board seeks to preserve. An additional delay period has not been requested and is not anticipated to be necessary.

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2020-219), request for the property located at **150 Marine Way, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2020-219), requests for the property located at **150 Marine Way, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations subject to the following conditions:
 1. That the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet SP-1.
 2. That the proposed standing seam metal roof be mill finish or silver finish; and,
 3. That the window frames be white or mill finish.

D. Deny Certificate of Appropriateness (2020-219), requests for the property located at **150 Marine Way, Marina Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association

☒ Agenda was posted on (9/30/20), 5 working days prior to meeting.