

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: November 1, 2017

ITEM: 246 North Swinton Avenue, Old School Square Historic Arts District-Certificate of Appropriateness, (2017-221) addition and alterations to existing structures.

RECOMMENDATION: Approve the Certificate of Appropriateness

GENERAL DATA:

Owner:..... James H. Grabow

Agent:..... Jessica F. Dornblaser
The Everglades Architecture Group

Location:..... 246 N. Swinton Avenue

Property Size:..... 0.16 Acres

Historic District: OSSHAD (Old School Square
Historic Arts District)

Zoning:..... OSSHAD

Adjacent Zoning:.....

North:	OSSHAD
South:	OSSHAD
East:	OSSHAD
West:	OSSHAD

Future Land Use
Designation:..... OMU (Other Mixed Use)

Water Service:..... Public water service is provided
on site.

Sewer Service:..... Public sewer service is provided
on site.



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) 2017-221 associated with an addition and alteration to the existing historic structures for the property located at **246 N. Swinton Avenue, Old School Square Historic Arts District (OSSHAD)**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located at 246 N. Swinton Avenue, at the southwest corner of North Swinton Avenue and NW 3rd Street. The property is zoned OSSHAD. The property contains a 1,106 square foot principal residence and a 594 square foot garage. According to City property cards, the residence and associated garage were constructed in 1941. Improvements were made to the garage in 1954, expanding its size to the west and south.

On April 10, 2004, COA 2004-199 was administratively approved to allow the structure to be painted pale pink for the body of the building and with hunter green woodwork and trim. A door with fanlight was also approved for installation. At its meeting of October 4, 2006, the Historic Preservation Board (HPB) approved COA 2006-437 for the installation of as-built accordion shutters and an exterior color change. Then on April 18, 2007, COA 2007-117 was approved for a new retractable awning. Finally, on January 07, 2014, COA 2014-075 was approved for a color change to allow the structure to be repainted; although, the color change was not completed.

The subject request is a COA for alterations to the existing single family residence, conversion of the existing garage to a one-bedroom residential unit, construction of new covered carport/breezeway to connect the main residence to the new residential unit as well as a new pool, BBQ area, and a four foot high wall. It is noted that the garage was illegally converted to a residential unit previously. While the additional unit is permitted in the OSSHAD, it cannot be determined when this conversion took place; thus, the subject request also includes the conversion of the existing garage to a residential unit to establish the unit legally.

Finally, the proposed alterations include exterior façade renovations to include new paint, new concrete flat roof tile, decorative louvered shutters, new aluminum framed impact windows and doors, and awnings.

ANALYSIS OF PROPOSAL

Pursuant to LDR Section 2.4.6(H)(5) - **Certificate of Appropriateness Findings**: 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.

ZONING AND USE REVIEW

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

Development Standards	Requirement	Existing	Proposed
Lot Coverage (Maximum)	40%	23.16%	23.67%
Open Space (Minimum, Non-Vehicular)	25%	51.20%	33.76%
Setbacks:			
Front (East)	25'	25'	33'-4"
Side Exterior (North)	7'6"	15'	13'-4"
Side Interior (South)	7'6"	7'-6"	7'-3"
Rear (West)	10'	10'	4.75"

Development Standards	Requirement	Existing	Proposed
Height (Maximum)	35'	14'6" (to peak)	14'6" (to peak)

The existing structures are either in compliance with the applicable setback requirements or an existing non-conformity exists (west/rear setback and north/street side setback). The proposed covered carport/breezeway meets the setback requirements, with exception of one proposed support post on the west side of the property, which encroaches into the rear setback. A condition of approval is proposed requiring the drawings be revised to relocate the support pole to comply with the required 10 foot rear setback. Positive findings can be made with this condition of approval.

SUPPLEMENTAL DISTRICT REGULATIONS

Pursuant to LDR Section 4.4.24(G)(3) - All parking, except for single family homes and duplexes, shall be located in the side or rear yard or adjacent to a rear alley. No such parking shall be located in the area between any street and the closest building or structure. Where there are existing buildings or structures, the Historic Preservation Board may waive this requirement during the site plan review process, provided that it is determined that compliance is not feasible and that the character of the area will be maintained. If approved, such parking shall be substantially screened from off-premises view by a hedge or decorative fencing.

The proposal meets the requirements of this code section as the proposed use of the subject property is single family. Should the use of the property change in the future (i.e. conversion to commercial), then the required parking spaces would need to be rearranged or a waiver be required.

Pursuant to LDR Section 4.6.9(C)(2) - Parking Requirements for Residential Uses: two parking spaces per dwelling unit. Tandem parking may be used provided that in the Single Family (R-1 District) or RL District, no required parking space may be located in a required front or street side setback.

Positive findings can be made with respect to this code regulation as the proposal requires four parking spaces and four spaces are proposed. Two are existing parking spaces within the existing circular driveway on the east side of the property adjacent to North Swinton Avenue and two spaces are proposed on the north side of the property adjacent to NW 3rd Street.

Pursuant to LDR Section 4.6.15(G) - Swimming pool, whirlpools and spas – 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.

The proposed swimming pool is to be located between the structures and is setback 10 feet from the southern property line; therefore, this requirement has been met.

<p align="center">LDR SECTION 4.5.1 HISTORIC PRESERVATION - DESIGNATED DISTRICTS, SITES, AND BUILDINGS</p>
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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.

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.

The subject property includes two existing structures. The principal residence is approximately 1,100 square feet and a two-car garage situated to the rear of the property is to be converted to a residential unit. The improvements to the property meet the intent of this standard as the property will be used for its historic purpose and minimal changes will be made to the defining characteristics of the historic structures.

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.

The historic character of the property will be retained and preserved. The principal residence is listed on the Florida Master Site File as "Minimal Traditional". Throughout the history of this structure, several elements and or interventions have occurred which are not historical in context to this home or area. The proposal will eliminate the existing, non-original, "glass block" windows; one on the north elevation (existing restroom) and two on the north side of the house that flank the fireplace. The proposal includes projected out windows with three horizontally exterior applied ogee muntins. These elements can be seen in many advertisements of Minimal Traditional homes of that period. A front door will mimic this style as well with a four-panel glass look with "true horizontal muntins". There are also some gingerbread elements within the gable field area of the roofs, which are not consistent with Minimal Traditional architecture. These elements will be removed and repaired with stucco. The proposal eliminates all window openings on the south elevation of the principal residence, which can be interpreted that the original character of the structure is being modified. It is recommended as a condition of approval that a non-glass block window opening be retained on the south elevation and is attached. The historic character of the property will be maintained and preserved since only non-historic materials and features will be removed.

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.

The roof shape of the existing principal residence will remain the same with the exception of adding a proposed covered patio area, which will connect to the rear structure building and create a covered carport/breezeway. The asphalt shingle roof will be removed and replaced with concrete roof tile. Historical precedents show the use of a three-dimensional shingle similar to the proposed concrete roof tile.

The existing asymmetrical roof shape of the existing garage is being modified to correlate with the shape of the roof of the principal residence, a symmetrical gable. The detached garage was originally constructed as a one-car garage in 1941 (at the time the house was built). A substantial addition was built in 1954, wrapping the west and south sides of the garage structure making it a two-car garage. It is believed that the original roof was a traditional pitched roof with symmetrical gables at the north and south ends and that the asymmetrical gable was created at the time of the garage addition. Modification of the roof pitch would not be incompatible with the existing principal and accessory structures nor the surrounding historic district. This standard has been met.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Façade gingerbread elements will be removed and repaired with stucco to match the buildings intended original exterior; thus, meeting this requirement.

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.

The proposal meets this standard as the new additions and related new construction will not destroy historic materials that characterize the property. The proposed exterior alterations to the existing structure are predominantly restorative in nature and the new covered carport/breezeway will not

introduce a new architectural style, nor does it mimic style or replicate what is existing. Construction of the new covered carport/breezeway will be to the rear of the principal residence, ensuring compatibility with the scale of the existing structure. The new work is differentiated from the old and will 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.

The proposed addition and covered carport/breezeway is situated to the rear of the existing home and designed in a manner that if removed in the future, the essential form and integrity of the property and its environment would be unimpaired; thus, this requirement has been met.

Pursuant to LDR Section 4.5.1(E)(2)(c)(4) - Minor 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)(3)(a)(1)(c) - Fences and walls: Fences and walls over four feet shall not be allowed in front or side street setbacks.

The proposed concrete wall and gates which surround the structure on the east and north sides are within the front and side street setbacks and meet this requirement as they are proposed at four feet tall.

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. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

The following criteria apply:

- (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:
 - 1. 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:
 - 2. 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.

The agent/architect-of-record has provided the following statement regarding the project and its compatibility with the requirements of this code section:

The height of the new improvements does not exceed the height of the main roof peak. There are no improvements other than eliminating the gingerbread, switching out the doors and windows, reroofing (maintenance purposes) and repainting to the front façade of the main house. With the exception of the south elevation and the west "alley way" elevation which has blank walls the proportion of openings is either existing or consistent with the architecture of that time. Glass block windows will be eliminated. There is a nice rhythm of solids to voids throughout the whole project. Structures that exist are irregular in shape and the addition of the patio and breezeway help to emphasize that with its articulation in plan. Much of the materials prescribed herein can be found throughout the historical district. Striped awnings (project out), contrasting shutters, flat roof tile, and expressions in bold colors are embraced throughout the district. Roof shapes remain the same, the main structure will remain untouched except for the addition in the rear and the connection to the breezeway. The rear structure which is not historic will be altered; but the overall shape remains the same. Site walls will have cohesive continuity with the main structures. The scale of the building remains the same.

Additions are located in the rear of the building and are made to be inconspicuous. Characteristic features will not be destroyed or obscured with the addition. The addition does not introduce a new architectural style, nor does it mimic its style or replicate. It's a simple structure to provide protection from the elements for occupants to easily traverse back and forth to the rear structure.

In consideration of the Visual Compatibility Standards, the proposed exterior alterations to the existing principal residence are predominantly restorative in nature. The proposed addition of a new covered carport/breezeway, a new pool, BBQ area, and addition of a site wall are generally appropriate and compatible with the property and surrounding development pattern.

The overall design maintains architectural details appropriate for the existing Minimal Traditional structure. The proposal eliminates all window openings on the south elevation of the main structure. One window opening is a single hung window and two are glass block and may not have been original to the structure; thus, their removal can be justified. The code requires the relationship of solids to voids of a structure be visually compatible with existing historic buildings in the district. The condition of approval to retain a non-glass block window opening on the south elevation would ensure compatibility with this requirement.

The proposal meets the intent of the review criteria above; thus, positive findings can be made with respect to the sections indicated above, subject to the conditions of approval.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2017-221) for **246 North Swinton Avenue, Old School Square Historic Arts District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5), subject to conditions.
- C. Deny the Certificate of Appropriateness (2017-221) for **246 North Swinton Avenue, Old School Square Historic Arts District**, by finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

RECOMMENDATION

Certificate of Approval (COA)

Approve the COA (2017-221) for **246 North Swinton Avenue, Old School Square Historic Arts District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5), subject to the conditions of approval:

1. That the drawings be revised to relocate the support pole to comply with the required 10' rear setback prior to COA certification; and,
2. That a non-glass block window opening be retained on the south elevation.

Attachments:

- Site Plan, Floorplans, Elevations, Pictures

Report Prepared By: Michelle Hoyland, Historic Preservation Planner