

Kubin Residence
300 SE 7th Avenue, Delray Beach, FL 33483

Historic Narrative & justification statement

The House:

The House at 300 SE 7th consists of a CBS, (stucco & coral rock quoins) located in the Marina Historic District. The district sits on the Intracoastal Waterway and was listed as a city historic district in 1988. The Marina was the first planned neighborhood in Delray Beach and homes were constructed here between 1924 and 1949. According to city records, 300 SE 7th was built in 19457. Originally the house was (2) separate smaller homes (on two lots). In 1960's, they were combined and a wood-frame roof was used to tie the (2) homes together & add the current front entrance. The Coral rock quoins were not original and probably added at this addition/remodel. It was assumed, without confirmation, that the original separate cottages had flat concrete tile as a roof finish. The center wood-structural "tie" is framed of lightweight wood members, and it appears that the concrete tiles were replaced with shingles to lighten the new roof load, preventing the current owners from "switching-back" without significant structural reinforcing.

Located in the Marker B section, the original homes were built on part of the former Blank Family nursery and several of the large shade trees remain on the property today. The original homes were most likely built in the 1940s – 1950s and are examples of South Florida Architecture. The record was not found for the combining of the structures, however the work is very noticeable from the interior, including the original exterior masonry walls, and a vaulted ceiling for the connection.

The proposed addition was purposefully placed to the rear for aesthetics and function. As a corner lot, the side street (SE 3rd Street) provides easy access for the proposed (2) car garage. The second story additional living space provides two additional bedrooms, bathrooms and a place to enjoy morning coffee with a view.

A second story was necessary for several reasons.

1. Only a block from the intercostal waterway, it provides a view of the water to the East between a single row of structures.
2. The addition provides an attractive back-drop to the contributing structure by complementing the design and screening the enormous (4) story townhomes immediately adjacent to the West.
3. The Vertical construction saves green area and preserves the large shade trees that remain from the former "Mike Bank Nurseries" &
4. The design allows the occupant the continued enjoyment of a large yard in the South West corner of his property for outdoor activities in a tree shaded space.

The proposed Structure is CBS and stucco in a texture to match and complement the existing structure. Similar style windows and corner locations to match w/ existing. The proposed garage doors are faux carriage style, and the roof slope shall match with the existing home, to compliment the architectural style. The new roof material shall be a metal roof with a tile slate look. An outdoor view deck is proposed to provide the intercostal view, while hidden from all streets.

End of Project narrative

Kubin Residence Addition.

LDR 4.5.1 (E)(7) Visual Compatibility Standards

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 following: [Amd. Ord. 38-07 2/5/08]

The height of the proposed addition is low (18'-6") two-story addition. The Marina district contains multiple two-story and three-story buildings throughout, and is completely compatible to the existing district.

b. **Front Façade 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. [Amd. Ord. 38-07 2/5/08]

There is NO proposed Change to the front façade of the existing structures, this application is for an addition to the rear of the project. Note proposed man's-eye-view on sheet A2.2

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. [Amd. Ord. 38-07 2/5/08]

The proposed addition windows are similar in scale and location(s) to the existing structure.

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. [Amd. Ord. 38-07 2/5/08]

The proposed addition is an attached garage with second floor living and bedroom space, the rhythm of solids to voids is similar and compatible with existing buildings and structures in the marina district.

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. [Amd. Ord. 38-07 2/5/08]

The addition is to rear of the existing structure, there is no change to the relationship between existing buildings. (The proposed two-story addition, will be adjacent to an existing four-story structure along the North Side, and actually becomes a nice transition to the historic one-story existing structure)

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. [Amd. Ord. 38-07 2/5/08]

Not applicable, as the addition is to the rear. Note, the side elevation is also a side-street, the garage door view to the street is softened with a second-floor balcony/porch that faces this view.

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. [Amd. Ord. 38-07 2/5/08]

All proposed materials, textures, and colors will match the existing.

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. [Amd. Ord. 38-07 2/5/08]

The roof shape, type, slope, etc. is designed to match the existing.

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. [Amd. Ord. 38-07 2/5/08]

The 4-sty. Oversized non-contributing apartments to the west and two 3- sty. To the North was not considered in the design. However, when adding a 2-sty. It does help with a smooth building scale transition. Refer to SP.1 elevations

j. Scale of 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: [Amd. Ord. 38-07 2/5/08]

The Scale of the building is within the guidelines allowed for the property and meets the criteria of this condition.

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. [Amd. Ord. 38-07 2/5/08] Complies with the condition.

l. Architectural Style: All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. [Amd. Ord. 38-07 2/5/08] The proposed Architectural Style and elements shall match the existing structure.

m. Additions to individually designated properties and contributing structures in all historic districts: Visual compatibility shall be accomplished as follows: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible. [Amd. Ord. 38-07 2/5/08] The new addition is located in the rear of the building.

2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building. [Amd. Ord. 38-07 2/5/08] [The new addition is located in the rear of the building.](#)
3. Characteristic features of the original building shall not be destroyed or obscured. [Amd. Ord. 38-07 2/5/08] [Not applicable, all characteristic features shall remain. Refer to proposed elevations.](#)
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. [Amd. Ord. 38-07 2/5/08] [If the new addition was every to be demo. The existing structure will remain intact. Refer to proposed elevations.](#)
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. [Amd. Ord. 38-07 2/5/08] [Per pre-app meeting on May 12th. There was a comment to mimic the new house addition with the existing home. Refer to proposed elevations.](#)
6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. [Amd. Ord. 38-07 2/5/08] [The addition is secondary by adding to the rear yard, the structure is an allowed garage with an allowed second story. It is subordinate to the main mass by way of location and attachment. Between the Historic original structure and the proposed functional addition is an existing \(1\) story enclosed carport – which clearly identifies the Contributing connection to the Proposed addition, it is subordinate in both function & location.](#)

[Not related to \(m\)\(6\) is the fact, that this 2-sty structure provides a scaled-transition between the 1-story historic & the 4-story building immediately adjacent \(see sheet SP.1 for “street elevation diagram”](#)

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Justification Statement for relief from LDR 4.5.1 (E) (7) (m.6) : Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building [Amd. Ord. 38-07 2/5/08]

While the proposed addition meets all criteria for LDR 4.5.1 conditions (a.) through (n.) and all conditions of (m.) (1.) through (5.) we are seeking a waiver for condition (m.)(6.) for the “secondary and subordinate to the main mass”.

The justification for this relief is multi-faceted and includes the following:

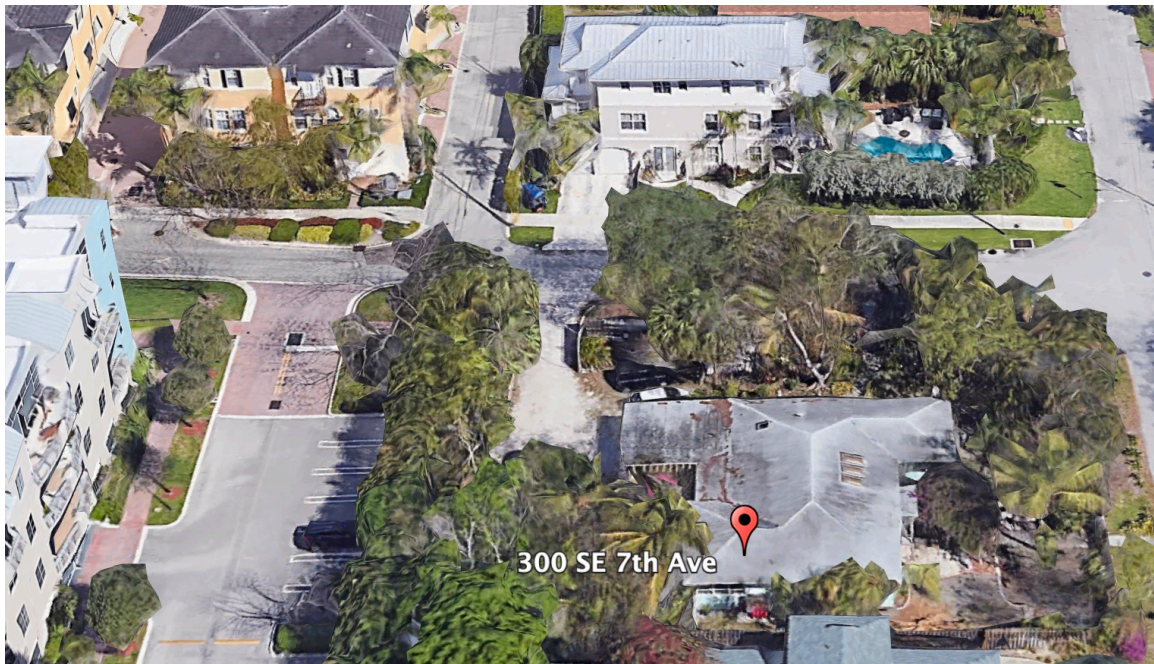
1. The Owner’s 18yr and counting commitment to this historic homestead.
2. The Owner’s desire to keep, preserve, and maintain the historic structure(s)
3. The Owner’s desire to preserve the story of the Historic Blank Family nursery and preserve original trees from that nursery on this property.
4. The “Consideration” (non-consideration) of the deteriorating current historic district that allows for a 3-story non-contributing structure immediately North.
5. The “Consideration” (non-consideration) of the overwhelming (4-story) structure adjacent/attached to the West.
6. The simple fact that this one-restriction could reason this long-term Historic property owner to not-enjoy simple amenities that his neighbors relish and potentially harm the future value of his investment.

The Kubin family has owned, preserved and maintained the home at; 300 SE 7th for eighteen continuous years. They have looked forward for many years to the eventual addition of an enclosed garage & 2-bedroom (modernized addition). This is the time in their life when they are ready and have thought long about the simplest way to meet their needs and yet not impact the original building, lot, or community. This is their best solution as it checks all the items from their wish list.

It is the Families desire to “save the historic stock” in their community. Having witnessed many local properties deteriorate to the point of (permitted demolition), the Kubin’s do not have that mindset. They like their home, and like the fact that it’s historic and offers significance to the community. They also understand the value of the amenities they wish to add, and sought the best way to increase their value while preserving their historic significance.

The property is part of the original Blank family nursery, part of Delray’s history. There are several trees on the lot that are part of that history. In an attempt to preserve as many trees as possible, the 2-sty addition became the best solution. The addition provides the minimum impact to the green site and preserves the desired trees, The proposed solution also provides for the largest yard for outdoor-activities at the end of the project.

The proposed addition is a corner lot with the benefit of a side street. The addition was placed behind the historic structure to conceal it and to meet other requirements of the City Land Development Regulations (LDR). The proposed driveway will be directly opposite another driveway in the historic Marina District. If you turn North into the other drive, you are confronted by an overpowering 3-story home (non-contributing), The propose (much lower) 2-story structure will be opposite the 3-story structure and it will NOT diminish or subordinate the preserved structure to the East. The areal photo included in this justification later, helps to understand this point.



This same photo, also shows the West adjoining structure (outside the Marina District). The overwhelming 4-story multi-family residence looks down on this property. Today, it is the “backdrop” that subordinates the existing structure. After the construction the proposed 2-sty compatible structure, the view from 7th Avenue (the front) will be improved. The proposed addition provides a smaller, softer, compatible backdrop, that while larger and not “in-compliance with 4.5.1 (E)(7)(M.6.)” it is a BETTER alternative to the current subordinating structure.

As proposed, the project meets all zoning requirements, set-backs, height-restricting, impervious-coverage’s, etc.. In all other districts, the Kubin family would be permitted to complete the work as shown. The existing historic home is in a desirable and relatively upscale neighborhood. The proposed project helps this homeowner to justify his value, meet basic functional desires, and gives him the amenities most other property owners in this neighborhood currently enjoy.

Thank you considering the waivers to this ‘single’ condition of the LDR