



DEVELOPMENT SERVICES

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

HISTORIC PRESERVATION BOARD MEMORANDUM

300 SE 7th Avenue

The item before the Board is in consideration of a Certificate of Appropriateness & Waiver (2020-209) request associated with the construction of a two-story addition and exterior alterations to an existing contributing residence on the property located at **300 SE 7th Avenue, Marina Historic District**.

GENERAL DATA

Agent: Steve Siebert Architecture

Owner: Robert Kubin

Location: 300 SE 7th Avenue

PCN: 12-43-46-16-A9-120-0230

Property Size: 0.33 Acres

Zoning: R-1-AA - Single-Family Residential

LUM Designation: LD (Low Density)

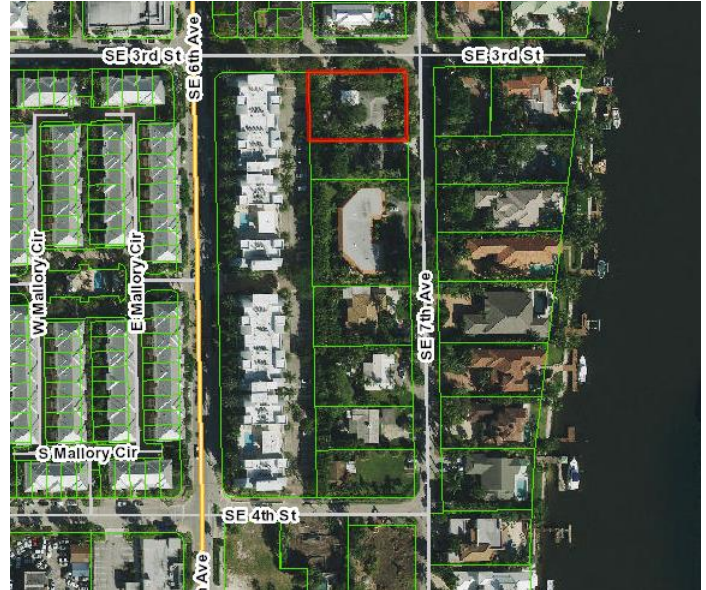
Historic District: Marina Historic District

Adjacent Zoning:

- R-1-AA - Single-Family Residential (North)
- CBD - Central Business District (West)
- R-1-AA - Single-Family Residential (South)
- R-1-AA - Single-Family Residential (East)

Existing Land Use: Residential

Proposed Land Use: Residential



REVIEW AND ANALYSIS OF UPDATED PROPOSAL

At its meeting of December 16, 2020, HPB the Board reviewed the proposal and expressed concerns with the height and massing of the proposed two-story addition. The applicant requested to postpone the item in order to allow time to revise the site plan addressing the board's concerns.

The applicant submitted revised plans which include the following changes:

- Change in roof material from asphalt shingle to a flat metal shingle roof;
- Removal of the decorative quoins on the existing structure and the proposed addition;
- Change in height, orientation, and size of the proposed two-story rear addition;
- Changes to the floorplan; and,
- Changes to the first-floor roofline surrounding the proposed rear addition.

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 size and massing of the proposed two-story addition. The applicant has revised the plans to address the board's concerns. Overall, the proposed

structure has been updated to reflect a more appropriate alteration to a residence that is a contributing resource to the Marina Historic District.

Below is a list of the proposed plan updates:

Site Plan Sheet SP-1: Site plan revised to depict the reduction of the size and placement of the proposed two-story addition. The plan also shows how the proposed structure has been reoriented towards the south side of the lot, which helps to reduce the massing of the addition from the front facade. The stairway has also been relocated from the northwest side of the existing structure and is now placed internal to the two-car garage, which also helps to reduce the overall massing and square footage of the addition. An external staircase and 2nd floor deck is also proposed.

The existing brick pavers to the rear of the existing structure have also been extended along the south side of the addition.

Elevation Plan Sheets A2.1, A2.2, & A3.1: The east elevation has been revised to correctly illustrate the trellis feature that exists on the front elevation; however, the north and south elevations do not indicate the trellis feature. An added site plan technical item is that the trellis feature on the east elevation be indicated on plan sheet A2.2.

The north side elevation has been revised to illustrate a 1st floor roofline that now extends from the original structure all the way to the face of the garage. This is to create the traditional look of a carport in front of the proposed garage. In addition, there are now two car doors rather than a single two-car garage door. There are new corner style windows proposed on the 2nd floor of the addition, which reflect the original style of the contributing structure.

The revised design of the south side elevation shows a balcony that extends from the original structure, which wraps around the second story. A new set of stairways are also proposed on the exterior of the south elevation of the proposed addition.

Previously, the proposal included the use of decorative quoins on the addition to match those that existed on the main structure. The quoins were not original to the structure. The revised elevation drawings have eliminated the use of quoins on both the existing structure as well as the addition. This design change helps to promote preservation and restoration of the existing structure.

UPDATED SITE DATA TABLE		
BUILDING AREA	ORIGINAL	REVISED
Proposed Ground Floor A/C	2,021 sq. ft.	1,973 sq. ft.
2 nd Floor Addition A/C	996 sq. ft.	692 sq. ft.
TOTAL BUILDING SQUARE FOOTAGE	3,017 sq. ft.	2,665 sq. ft.
	352 sq. ft. difference	
OTHER BUILDING AREA	ORIGINAL	REVISED
Existing Covered Entry	40 sq. ft.	40 sq. ft.
New Garage	948 sq. ft.	692 sq. ft.
	988 sq. ft.	732 sq. ft.
	256 sq. ft. difference	

TOTAL BUILDING SQ. FT. OVERALL	4,005 sq. ft.	3,397 sq. ft.
	608 sq. ft. difference overall	
MAX BUILDING HEIGHT	ORIGINAL	REVISED
	22'-8"	18'-6"

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards

With regards to **Additions to contributing structures-** the requirements state that additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. The original request proposed a 2,186 square foot two story addition to the rear of the existing one-story structure. The revised addition was reduced in size to a total of 1,384 square feet. Although the proposed rear addition is still taller than the existing structure, the applicant has revised plans to shift the addition slightly south of the site to help obscure its massing from both the front of property facing SE 7th Avenue, as well as from the side view from SE 3rd Street. In addition, the height of the addition has also been lowered from its original proposed height of 22'-8" to 18'-6". It is noted that a waiver is still required for the design of the addition. The board will need to make findings that the waiver complies with the requirements of the code and the Secretary of the Interior Standards for Rehabilitation. Provided the requested waiver is approved, the proposal can be considered compliant with the intent of this standard.

Regarding the visual compatibility requirement of **Relationship of Materials, Texture, and Color-** The original request was for a new two-story addition to be constructed of CBS with textured stucco and decorative coral quoins added to match the appearance of an existing residence. It was noted that through Historic Building Permit research, the decorative quoin elements that were placed on the corners of the existing structure were not original to the structure. It was recommended that these features be removed from the design of the addition and the existing structure in order to return the structure to its original architectural design. The applicant has revised the request to eliminate the quoins from the design of the proposed addition as well as the existing structure in an effort to restore the original appearance of the one-story contributing structure.

Regarding **Roofs-** The original request included a dimensional asphalt shingle roof for the proposed rear addition to match the roof on the existing structure. As mentioned in the previous staff report, historic building permit research indicated that the original roof was a concrete tile material and that such material would be most appropriate for the existing structure and proposed addition. The applicant has revised the request to include a flat metal shingle style roof. This roof style can be considered to be more appropriate for the existing structure and proposed addition. Additionally, the revised proposal includes a new 1st floor roof that continues from the height of the roofline of the existing structure to the new addition over the front of the proposed garage doors. This features helps to soften the garage design and creates a covered design similar to a carport. It is noted that a carport was originally situated to the northwest side of the structure with vehicular access taken off of SE 3rd Street.

Overall, the revised proposal is now consistent with the requirements of this code section.

WAIVER ANALYSIS

The applicant has requested a waiver to the visual compatibility requirements, which are summarized below:

Pursuant to LDR Section 4.5.1(E) – Development Standards. Relief from Subsections (1) through (9) may be granted by seeking a waiver approvable by the Historic Preservation Board, unless otherwise stated.

Pursuant to LDR Section 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.

The subject waiver request is to permit the construction of two-story addition in the rear of a contributing one-story, single-family residence.

There is no change to the original waiver request. It is noted that the plans have been revised to reduce the massing and height of the addition. However, as the proposal consists of the construction of a two-story addition to the rear of the one-story contributing structure, the request for relief is still required since the proposed addition does not meet the secondary and subordinate standard.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Waiver (2020-209) requests for the property located at **300 SE 7th Avenue, 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 and Waiver (2020-209) requests for the property located at **300 SE 7th Avenue, 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. Should the property owner make a modification to the existing 6' high fencing, the fencing within the front and side street setbacks be reduced to 4' in height in order to comply with the requirements of the Land Development Regulations.

Site Plan Technical Items:

- 1. That the site data table be updated to accurately reflect the proposed square footage of the proposed structure;
 - 2. That the trellis feature on the east elevation be indicated on plan sheet A2.2.
- D. Deny Certificate of Appropriateness and Waiver (2020-209) requests for the property located at **300 SE 7th Avenue, 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

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| <input checked="" type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:
Marina Historic District Homeowners Association | <input checked="" type="checkbox"/> Public notice mailers are not required for this application.
<input checked="" type="checkbox"/> Agenda was posted on (1/27/21), 5 working days prior to meeting. |
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