



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
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HISTORIC PRESERVATION BOARD MEMORANDUM

18 NE 7th Street

The item before the Board is in consideration of a Certificate of Appropriateness & Variance (2020-208) request associated with the construction of a one-story addition and exterior alterations to an existing non-contributing residence on the property located at **18 NE 7th Street, Del-Ida Park Historic District**.

GENERAL DATA

Agent: Steve Siebert Architecture

Owner: Eric and Rosita Gilbert

Location: 18 NE 7th Street

PCN: 12-43-46-09-29-002-0191

Property Size: 0.21 Acres

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

LUM Designation: LD (Low Density)

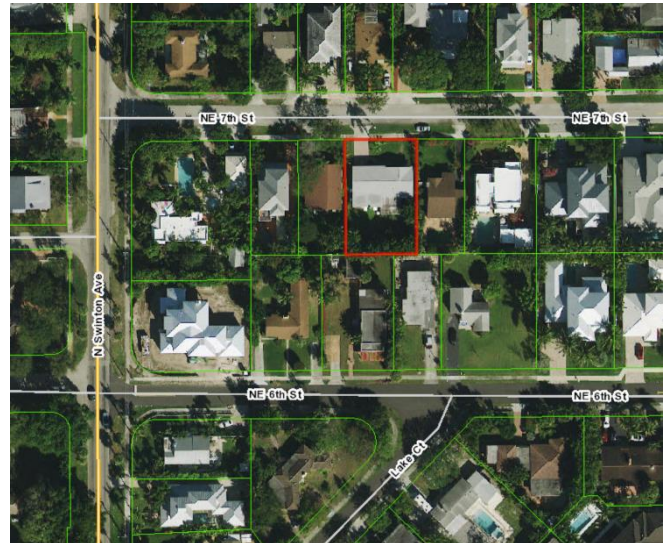
Historic District: Del-Ida Park Historic District

Adjacent Zoning:

- R-1-AA - Single-Family Residential (North)
- R-1-AA - Single-Family Residential (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 change in architectural style, redesign of the front facade and appropriateness of the proposal to the existing structure within the Del-Ida Park Historic District. Additionally, with the Historic Resource Survey that is currently in process, this non-contributing structure has been recommended for reclassification as a contributing structure. Based on this recommendation, modifications to or demolition of structures that are considered a future historic resource is a great concern as such action would represent a loss of historic integrity to the historic district. The applicant requested to postpone the item to a date certain for February 3, 2021 to allow time to revise the plans in order to address the board's concerns.

The applicant submitted revised plans which include the following changes:

- Change in roof material from standing seam metal to flat concrete tile;
- Restoration of the wood siding within the north facing front façade roof gable, which was an original design on the structure;
- Incorporate decorative brick on the north facing front façade where it is being removed;
- Incorporate new decorative brick planters on the front of the structure along the bottom of the north elevation to match proposed brick on front façade; and,
- Revised the proposed front porch by removing the pitched roof and incorporating a flat roof porch with smaller columns. The porch is still proposed to encroach 3'-10 ½" into the front setback, thus, the variance is still requested.

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 change in architectural style and appropriateness of alterations made to the front façade of the existing structure. The applicant has revised the plans to address the concerns relating to retaining the original Ranch architectural style and changes made to the roof style and front façade design. Overall, the proposed structure has been updated to reflect a more appropriate alteration to a residence that will qualify for reclassification as a contributing resource to the Del-Ida Park Historic District.

Below is a summary of the proposed plan updates:

Plan Sheet SP-1: Site plan revised to depict the reduction of the front porch width as it was originally 17'-7" and is now proposed as 15'-9". There is no change to the depth of the porch, which still encroaches 3'-10 ½" into the front setback. Therefore, the original requested variance will still be required.

Plan Sheet A4-1: Illustrates the redesign of the front elevation showing that the additional roof pitch on the original proposed front porch, has now been removed. In addition, the proposal includes restoration of the wood siding in the existing front/north facing gable. The original siding was horizontal T-11 Marine Plywood that was later removed. The proposed gable siding will be horizontal Hardie board siding, which can be considered an appropriate restoration to what was original to the structure.

The proposal still includes the relocation of the front door so that it will face towards the front of the structure, instead of its original off-set design. The original proposal included removal of the existing decorative brick design within the front porch area of the front façade. The area was proposed to be enlarged for additional interior space with a stucco exterior wall treatment instead of brick. An addition is still proposed in this area, but rather than replacing the brick with stucco, the proposal includes replacement of the brick veneer.

Additionally, new decorative brick planters are now proposed along the bottom of the front façade to match the brick design on the front façade.

Shutters are also proposed to the two front windows. The original building permit illustrated the use of shutters on the two front windows, and it is likely that they were later removed. The existing awning style windows are proposed to be replaced with single-hung, casement, and horizontal sliding style windows as was presented with the previous request.

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

With respect to the Architectural Style - The existing style of the structure is Ranch and the original request had proposed changing the style to Minimal Traditional. The applicant has revised the design to keep the original Ranch architectural style. Included in the revised request is the restoration of the wood gable detail on the front facade, which was a feature included on the original structure. In addition, the existing decorative brick element within the front porch will be replaced around the windows and in the area

surrounding the front porch. As the proposed changes no longer introduce a new architectural style, the request can be considered to be an appropriate alteration to the architectural style.

Regarding the **Proportion of Openings (Windows and Doors)** – There is no change from the initial proposal to the revised proposal. All new windows are to be single hung, casement, and horizontal sliders. As previously noted, the proposed window modifications on the front façade are compatible with openings exemplified by other historic styles within the Del-Ida Park Historic District. However, they are not compatible with the existing style (or proposed style) of the structure. The existing Ranch style structure has windows on the front façade that are slightly off set from center of the front opposing gable roof. This is a design feature that would have been typical of a mid-century Ranch style home. Also previous noted, that according to the Delray Beach Historic Preservation Guidelines, horizontal sliding windows are not permitted within an historic district without approval from the Historic Preservation Board. Therefore, this part of the proposal still does not meet the intent of this code requirement.

Regarding the **Rhythm of entrance and porch projections-** the existing front door which is situated within an existing front porch alcove is proposed for relocation to the north side facing wall. There is no change to this aspect of the proposal from the initial request. As previously noted, the Ranch style was known for its asymmetrical design, which is normal to see a front entry off centered. However, although front facing entrances are not uncommon with these styles, **the cutting of new entrances on a primary façade is not a recommended practice of historic preservation.**

Regarding **Roofs-** The proposal originally included a new standing seam metal roof to replace the existing asphalt shingle roof. It was recommended that although the metal roof could be approved by the board with the color to be in a mill finish, that utilizing a cement tile roof would be more appropriate for the ranch style structure as such roof was part of the original design. The applicant has revised the roof material to be a concrete tile roof in Boral Bermuda Smooth Natural Gray color, as way to restore the historic integrity back into the roof style.

Overall, the revised proposal can be considered consistent with the requirements of this code section.

VARIANCE ANALYSIS

The applicant has requested a variance to the setback requirements, which is summarized below:

Pursuant to Section 4.4.3(K), required side setbacks within the R-1-AA District are 10’.

A variance to allow a porch to encroach 3’- 10 ½” into the front setback.

Pursuant to LDR Section 2.2.6(D), the Historic Preservation Board (HPB) shall act on all variance requests within an historic district, or on a historic site, which otherwise would be acted upon by the Board of Adjustment.

While the design of the front porch has changed along with the size of the porch, it is still proposed to project 3’10½” into the front setback. It is noted that since the subject request was continued to a date certain, additional public notice mailer were not required.

ALTERNATIVE ACTIONS

A. Move to continue with direction.

B. Approve Certificate of Appropriateness and Variance (2020-208), requests for the property located at **18 NE 7th Street, Del-Ida Park 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 Variance (2020-208), requests for the property located at **18 NE 7th Street, Del-Ida Park 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:

Site Plan Technical Items:

- D. Deny Certificate of Appropriateness and Variance (2020-208), requests for the property located at **18 NE 7th Street, Del-Ida Park 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:

Del-Ida Park Neighborhood Association

☒ Public notice mailers were sent to all properties within a 500' radius of the subject property on (12/3/20). As the subject request was continued to a date certain, public notices were not required to be remailed.

☒ Agenda was posted on (1/27/21), 5 working days prior to meeting.