



DEVELOPMENT SERVICES

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

HISTORIC PRESERVATION BOARD STAFF REPORT

105 NE 7th Street

Meeting	File No.	Application Type
April 7, 2021	2020-241	Certificate of Appropriateness

REQUEST

The item before the Board is in consideration of a Certificate of Appropriateness (2020-241) request associated with the construction of a two-car garage adjacent to the existing, contributing residence and a 143 square foot addition to the rear of the existing two-story non-contributing structure on the property located at **105 NE 7th Street, Del-Ida Park Historic District**.

GENERAL DATA

Agent: Ames International Architecture

Owner Alan and Ruth Baum

Location: 105 NE 7th Street

PCN: 12-43-46-09-29-001-0080

Property Size: 0.28 Acres

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

LUM Designation: LD (Low Density)

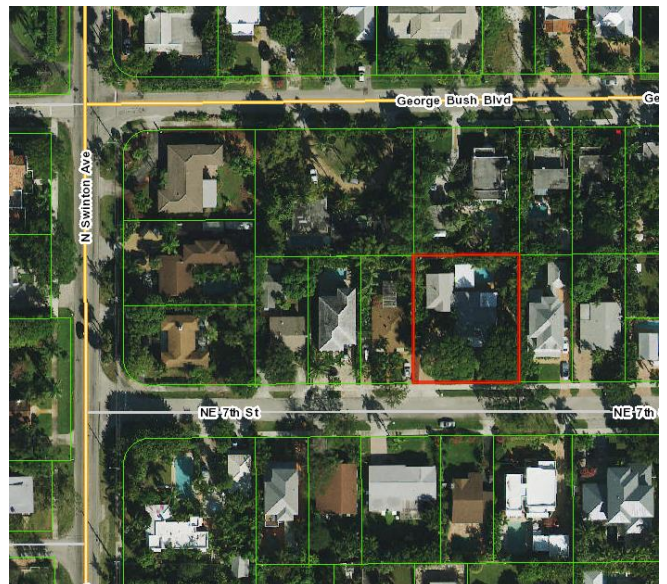
Historic District: Del-Ida Park Historic District

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



BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The residence at 105 NE 7th Street was constructed in 1941 and is considered a contributing building within the Del-Ida Park Historic District. The subject property is located on the north side of NE 7th Street, between North Swinton Avenue and NE 2nd Avenue, and is zoned R-1-AA (Single Family Residential). The property consists of two lots with a total frontage of 100' and a depth of 120'.

At its meeting of July 17, 2002, the Historic Preservation Board (HPB) approved a Certificate of Appropriateness (COA) application for demolition of the one-car garage that previously existed on the property, construction of a 2-story 1,583 sq. ft. addition (resulting in a 2,794 sq. ft. air-conditioned space), installation of a swimming pool, and various site improvements such as installation of Chicago brick paver walkways, deck, and driveway and installation of a fence and gate.

A Historic Property Ad Valorem Tax Exemption was later approved for the improvements noted above.

Project Planner:

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

Review Dates:

HPB: April 7, 2021

Attachments:

1. Plans
2. Justification Statements
3. Photographs

On September 10, 2020, staff administratively approved a COA for modification to the rear elevation to allow for installation of new exterior doors.

The subject request is for construction of a new 1-story, 2-car garage addition to the side (west side) of the existing contributing 1-story structure and forward of the existing non-contributing, 2-story addition. Also, proposed is a 1-story, 143 square foot addition to the rear (north side) of the 2-story non-contributing addition. Other exterior improvements include a trellis entryway feature to be constructed between the proposed garage and 1-story existing structure, and brick paver driveway. 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 4.4.3(B)(1) – A conventionally sited single-family detached residences is a Principal use and structure permitted.

The proposal meets the intent of this standard as the use is a single-family detached residence.

Pursuant to LDR Section 4.3.4(K) - Development Standards: properties located within the R-1-AA 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 can be made.

Development Standards	Required	Existing	Proposed
Open Space (Minimum, Non-Vehicular)	25%	54%	50%
Setbacks (Minimum): Front (South)	30'	31' (Main Structure) 71' (2 nd Story)	50' (Garage) 46' (Trellis)
Side Interior (West)	10'	39' (Main Structure) 10'-4 1/8" (2 nd Story)	10'-1 5/8" (Garage) 10'-4 1/8" (Addition)
Side Interior (East)	10'	24 1/4' (Main Structure) 66' (2 nd Story)	No Change
Rear (North)	10'	33 1/2' (Main Structure) 18 1/2' (2 nd Story)	10'- 8 3/8" (Addition)
Height (Maximum)	35' Max.	17'-1 3/8" (Main Structure) 24'-5 3/4" (2 nd Story)	14'-8 5/16" (Garage & 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.

Pursuant to LDR Section 4.5.1(E)(2) – Major Development.

The subject application is considered "Major Development" as it involves "over a 25% modification to a contributing structure within the R-1-AA 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.

A 4' chain link fence exists that encompasses the rear (north) and sides (east and west) of the property behind the front wall plane of the main 1-story contributing structure. The fence is screened with shrubs to the rear of property and additional landscaping screens the side fences, so they are not visible from the public right of way. A 3' high wood picket fence exists on the south, east and west sides of the property within the front setback. A 5' PVC fence is also currently existing on site which are located on the west side of the existing structure behind the front wall plane. It is important to note that PVC is not a permitted material for use within an historic district, however, permit # 02-80452 documents that the existing fence on this property was approved and is an existing non-conformity. Finally, an added site plan technical item is that the existing wood picket fence on the south property line be illustrated on the site plan.

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 includes the construction of a 2-car garage, which faces NE 7th Street. The property originally contained a 1-story detached garage that was located on the west side of the property. While garages are encouraged to be oriented from the side or rear, such orientation would require the new garage addition to be constructed forward of the existing front wall plane of the historic structure. The proposed configuration sets the garage back behind the front façade plane ensuring the Secretary of the Interior's Standards and the Delray Beach Visual Compatibility Standards can be met. As a garage once existed on the subject property facing the front of the property, the proposed garage addition can be considered an appropriate modification to the property.

The design of the proposed garage includes two individual, steel garage doors within individual door openings. Pursuant to the code requirements, the garage door should include individual openings for vehicles rather than two car expanses of doors; thus, the proposal can be considered in compliance with this code requirement. Additionally, the code also states that if metal garage doors are to be used, that additional architectural detailing be included appropriate to the building. The proposed metal, single garage doors have a decorative composite wood overlay to ensure a residential appearance. These features can be considered in compliance with this code requirement.

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 there is an existing brick paver driveway that complies with residential parking. The proposal includes construction of a new garage, which will provide parking for two cars.

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 subject request is for the construction of 2-car garage to the front (southwest) corner of the property, adjacent to the west side of the existing 1-story, contributing structure and directly in front the existing non-contributing 2-story addition. A 143 square foot addition to the rear of the 2-story addition is also proposed. The original design of the structure has been considered with respect to the proposed 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 is for the construction of a 2-car garage adjacent to the west side of the existing contributing 1-story structure, and placed directly in front of the existing non-contributing, 2-story addition. A 1-story 143 square foot addition is proposed to the rear of the 2-story non-contributing structure. Like the existing structure, the proposed garage and rear addition will have the same residential use as is existing on the property and to which its surrounding environment was historically used. Regarding Standard 1, 5, and 9, the architectural style of the proposed garage and rear addition are defined as a Minimal Traditional, which is compatible with the existing Minimal Traditional residence. It is also a style that is very common within the Del-Ida Park Historic District. Regarding Standard 2, both the garage and rear addition have been designed so that they do not alter the appearance of the original contributing 1-story structure, ensuring that the historic integrity of the residence will not be harmed. There is, however, concern with respect to the proposed change of the window on the west side of the existing structure. An added condition of approval is that the existing window placement be retained. Other than the window change, there are minimal alterations proposed to the main structure. Therefore, provided the condition of approval is address, the historic character of the property can be considered retained and preserved.

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.

Regarding the visual compatibility requirement for **Proportion of Openings (Windows and Doors)** it states that **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. In addition, The Secretary of the Interior's Standard for the Treatment of Historic Properties (pg. 102) do not recommend changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.**

There is a proposed relocation of a window on the west side of the main contributing structure to be shifted slightly forward 2' on its existing wall with the purpose of aligning with the new interior space. It is important to note that the reconfiguration of interior spaces should not reflect on exterior elevation changes such as window profiles, as this is not an appropriate alteration for a contributing structure. An added condition of approval is that the original window configuration be retained.

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 accessory structure includes wood siding (painted Benjamin Moore Moonlight White 2143-60) to match the existing residence. Vertical board and baton wood siding on the gable, wood colonial shutters painted black will be added to new windows, and the wood fascia will be painted Benjamin Moore Super White OC152, railings, and columns will also match what is existing. The roof of the garage and rear addition will both be gray 3-dimensional asphalt shingle to match the existing structure. The garage doors will be painted black (Sherwin Williams 6990 Caviar). Proposed windows will be white framed aluminum with clear, non-reflective glass. Additionally, a wooden trellis entryway is also proposed. Historically, the predominant materials used in and on historic structures within the Del-Ida Park Historic District are authentic such as wood or metal. It is noted that there are two clerestory windows proposed to rear of the new 1-story addition. Clerestory windows are considered a modern style and is not window style that currently exists on the existing structure. However, the design of these two windows have been given dimensional muntins and shutters to match what is existing on the residence and as the clerestory windows are proposed within a later addition that is out of view from the public right of way. The approval for use of clerestory windows is at the discretion of the Historic Preservation Board.

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.

With regards to **Architectural Style**, it states that all major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. The architectural style is Minimal Traditional, and the proposed garage and rear addition are also proposed in the Minimal Traditional style; thus, are compatible with the existing contributing structure, as well as the overall streetscape as it is an historic style that exists within the Del-Ida Park Historic District.

With regards to **Additions**, it states that additions shall be located to the rear or least public side of a building and be as inconspicuous as possible. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building. The subject request is for the construction of a 1-story, 2-car garage adjacent to the west side of the existing 1-story contributing structure, and 143 square foot addition to the rear of the existing non-contributing 2-story addition. As previously mentioned, the proposed garage will be constructed behind the front wall plane of the existing 1-story contributing structure. It is noted the double lot size of the subject being 100' x 120' is larger than the minimum requirement for the zoning; thus, placing the addition adjacent to the existing structure would be an appropriate use of the large lot size. Also, the proposed rear addition is 1-story and will be placed to the rear of the 2-story addition which is not visible from the public right of way. Therefore, the accessory garage and rear addition both can be considered as meeting the secondary and subordinate 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 construction of a 1-story 2-car garage adjacent to the west side of the existing 1-story, contributing residence and forward of the existing 2-story non-contributing addition. In addition, a 143 square foot addition is proposed to the rear (north side) of the existing 2-story non-contributing addition. A wooden trellis is also proposed within the front walkway of the proposed garage and existing 1-story structure. 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.

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2020-241), request for the property located at **105 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 (2020-241), requests for the property located at **105 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:
1. That the original window configuration on the west side of the contributing structure be retained.

Site Plan Technical Items

1. That the site plan be revised to match the scale of the survey, which is 1"-10'.
 2. That setbacks for all existing structures be added to the site data table and illustrated on the site plan.
 3. That the existing wood picket fence on the south property line be illustrated on the site plan.
 4. That the proposed setbacks for the garage and master closet addition be included on the site data table and illustrated on the site plan.
 5. That the existing and proposed percentage for open space be included on the site data table.
 6. That the height the existing and proposed structures be included on the site data table and illustrated on the elevation drawings.
- D. Deny Certificate of Appropriateness (2020-241), requests for the property located at **105 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

☒ Agenda was posted on (3/31/21), 5 working days prior to meeting.