



DEVELOPMENT SERVICES

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

123 SE 7th Avenue

Meeting

September 1, 2021

File No.

2020-275

Application Type

Certificate of Appropriateness

REQUEST

The item before the Board is in consideration of a Certificate of Appropriateness (2020-275) request associated with the construction of a 1-story addition and exterior alterations to an existing contributing residence on the property located at **123 SE 7th Avenue, Marina Historic District**.

GENERAL DATA

Agent: Gareth Dunn, Archtelier Inc.

Owner: John and Karen Oerth

Location: 123 SE 7th Avenue

PCN: 12-43-46-16-01-126-0231

Property Size: 0.22 Acres

Zoning: RM - Multi-Family Residential
(using R-1-A - Single-Family Residential)

LUM Designation: LD (Low Density)

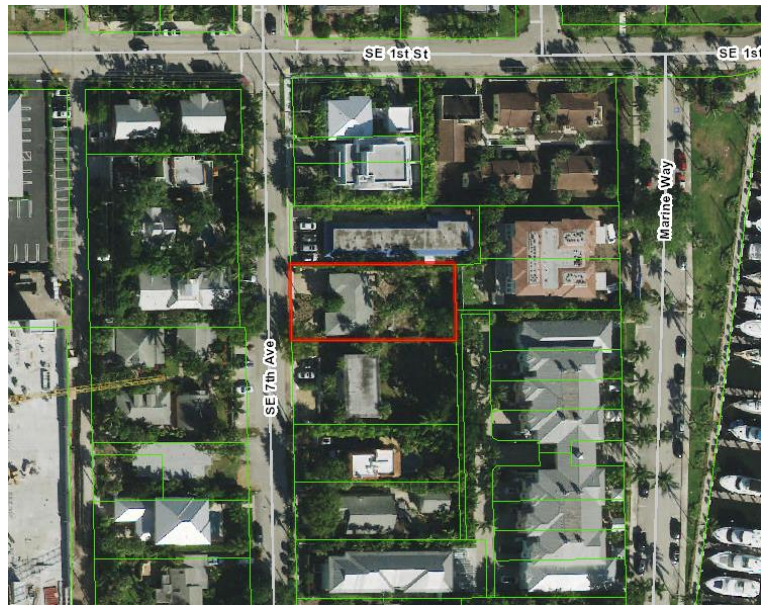
Historic District: Marina Historic District

Adjacent Zoning:

- RM - Multi-Family Residential (North)
- RM - Multi-Family Residential (West)
- RM - Multi-Family Residential (South)
- RM - Multi-Family Residential (East)

Existing Land Use: Residential

Proposed Land Use: Residential



BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject 0.22-acre property is located on the east side of SE 7th Avenue between SE 1st Street and SE 2nd Street. The property is located within the Locally and Nationally Registered Marina Historic District and consists of the north 23' of Lot 23, and all of Lot 24 of Block 126. The property contains a one-story, 1,500 square foot, Minimal Masonry style, contributing single-family, residence, which was built in 1953. An interesting design feature of the home is the asymmetrical placement of the garage door.

There have been minor modifications to the existing structure, which include removal of the colonial style shutters and installation of Bahama style shutters to the front elevation, replacement of the original tile roof with a shingle roof, and construction of a small, screened porch at the front entry.

The subject Certificate of Appropriateness (COA) request is for the construction of a 2,080 square foot, 1-story addition to the rear of the existing, contributing structure, elevation of the existing structure vertically in place, installation of a new pool on the north side of the property, and installation of planters to the front (west) façade of the existing structure. The COA is now before the board.

Project Planners:

Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com
Michelle Hoyland, Principal Planner HoylandM@mydelraybeach.com

Review Dates:

HPB: September 1, 2021

Attachments:

1. Plans
2. Justification Statements
3. Photographs

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 4.4.6(F)(1) – Medium Density Residential (RM) Development Standards: the provisions for R-1-A shall apply for the single-family detached dwellings.

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%	76%	38%
Setbacks (Minimum): Front (West)	25'	25'-9"	No change
Side Interior (North)	7'-6"	9'-7"-10'-7 ½"	8'-1" – 10'-7 ½"
Side Interior (South)	7'-6"	9'-9"-10'-4 ½"	No change
Rear (West)	10'	80'	10'-4"
Height (Maximum)	35' Max.	12'-8"	15'

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)(c)(4) – Major Development.

The subject application is considered "Major Development" as it involves "modification of a Contributing Structure over 25% within the RM 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.

The subject proposal includes the installation of new 6' wood fencing to the north and south sides of the property. A 6' high PVC fencing exists on the north and east sides of the property that are situated on adjacent properties. It is noted that the locations of proposed gates have not been indicated on the site plan and will be required to enclose the yard as a new pool is proposed. An added site plan technical item has been included that the site plan be updated to illustrate the location and style of proposed gates.

Parking Requirements for residential uses, Pursuant to LDR Section 4.6.9(C)(2)(a), single-family detached residences are required to provide two parking spaces per dwelling unit. Required parking spaces shall not be located in the front setback or side street setback areas.

There is an existing 278 square foot, 1-car garage and a gravel driveway that will accommodate four (4) parking spaces; thus, this requirement has been met.

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 request includes replacement of the existing gravel driveway on the west side of the structure (front) with a new grey paver brick driveway; thus, the subject proposal complies with the requirements of this subject regulation.

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 the for the construction of a 1-story addition to the rear of the existing 1-story contributing structure. Also, the existing masonry structure is proposed to be elevated vertically in place to increase the minimum finished floor elevation. The proposed addition is attached to the main structure in the rear. The structure has been considered with respect to 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.

Standards 1, 2, 3, 5, 9, & 10 are applicable. The proposal includes the construction of new 1-story addition to the rear of the existing one-story, contributing structure that is proposed to be vertically elevated in place, increasing the minimum finished floor elevation. In addition, the proposal also includes

the installation of a swimming pool and water features to the rear of the existing structure, and new planters to be added to the front façade of the existing structure.

The proposal includes modification of the existing structure by elevating the entire original home from a finished floor elevation of 6'-11" to 8'. A new foundation will be poured underneath the existing structure. Also, proposed for modification is removal of the roof and truss system and construction of a new roof and truss system, increasing the height of the existing wall by 1' 1" (from an existing 11'-6" to 12'-7"). Alterations to the front façade, as a result of this change in height include additional steps to the front door that will accommodate the new change in height for the interior. A new brick veneer planter is proposed on the south side of the front façade to create continuity with the planter that exists adjacent to the front entry. The new planter will aid in concealing the structures proposed elevation change. Additionally, the existing screen enclosure at the front entry is being removed and the original decorative metal trellis feature adjacent to the front door will be recreated. With regards to any significant or distinctive finishes, features, and construction techniques, the most impactful modification involves the vertical elevation of the structure.

The use of the property will remain a single-family residence as it was traditionally used, so the property will be used as its original historic purpose meeting the intent of Standard 1. Regarding Standard 2, 3, and 5 the historic character of the property is that of a 1-story Minimal Masonry architectural style structure constructed in the 1953. The proposed 1-story addition to the rear of the existing contributing structure has been designed to be compatible with the existing style. The proposed addition meets the intent of Standards 9 & 10.

Regarding Standard 9, which states: **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 subject proposal is for the construction of a new 1-story addition to the rear of the existing 1-story existing, contributing residence. The original 1-story structure will be raised from its existing mean roof height of 10'4" to 11'4". The overall mean roof height of the new addition and the existing structure combined is proposed at 12'7". The finish floor elevation of the main residence exists at 6'-11" and is proposed to be raised 13" to 8'. The proposed ceiling heights will meet the minimum requirement of the Florida Building Code, which is 7'.

It is also noted that the overall height to the peak of the new addition will be slightly higher than the original structure, however will be difficult to see from the adjacent SE 7th Avenue public right-of-way; thus, the addition can be considered as secondary and subordinate to the main structure.

The existing structure is covered in a smooth stucco finish and the new addition is proposed to have a similar stucco finish. The proposed fascia will match that of the existing structure. All windows are to be replaced with impact resistant in single hung or picture style. Window frames will be white aluminum with glass to be clear, non-reflective. Blue Bahama shutters are proposed to remain on the existing windows and added throughout the new addition. The existing gravel driveway is proposed to be replaced with light grey pavers in a similar layout to the existing driveway configuration. New walkways are also proposed utilizing the grey pavers.

The existing gray asphalt shingle roof is proposed to be replaced with a gray concrete roof tile to match the addition. It is noted that according to City of Delray Building Permit records, the original roof for the structure was concrete tile. Replacement of the shingle roof with concrete tile is a historically accurate improvement and this material can be considered appropriate; however, when the structure was constructed in 1953 the concrete roof tile was likely white. The board may wish to discuss the use of grey concrete roof tiles as such may represent a modification that is not historically accurate for the

structure and district. The Secretary of the Interior's Standards and Guidelines as well as the Delray Beach Historic Preservation Design Guidelines have been included below for guidance in relation to

ROOFS

RECOMMENDED

Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.

Replacing an incompatible roof covering or any deteriorated non-historic roof covering with historically-accurate roofing material, if known, or another material that is compatible with the historic character of the building.

NOT RECOMMENDED

Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic roof or roofing material that is repairable, then rebuilding it with new material to achieve a more uniform or "improved" appearance.

Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse).

Stripping the roof of sound historic material, such as slate, clay tile, wood, or metal.

Delray Beach Historic Preservation Design Guidelines

ROOFS

Because they have a limited useful life, many roofs have been replaced over time. Sometimes the materials used in the replacement are not original to the building. Every effort should be made to identify the original roofing material and to use that material in the event a non-historic roof is replaced.

roofs:

Recommended:

- Preserve the roof's shape, decorative features, and materials, as well as its patterning, color, and size.

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.

- 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.
- 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.
- 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.

With regards to **Height**, the combined overall mean roof height of the original structure and new addition is 12'7". As previously discussed, the existing historic structure will be raised vertically by increasing the finished floor elevation 1'1" resulting in a mean roof height change from 10'4" to 11'6". It is also important to note that the base finished floor elevation required by FEMA for this property which is within an AE Flood Zone, is 6' N.A.V.D. An additional 1' is required by the Florida Building Code, bringing the total required finished floor elevation to a minimum of 7'. The existing finished floor elevation for the original structure is at 6'11" N.A.V.D. The property owners have indicated that they have experienced flood events inside of the home and propose to elevate the structure in place to protect it from future damage. It is also noted that revisions are proposed to the current FEMA maps indicating that this area will likely be subject to an additional 1' increase in required FEMA finished floor elevations (8' would then be required for the subject property). The map revisions are expected to be adopted by the end of the year. The proposal includes a new finished floor elevation of 8', which would meet the anticipated FEMA increase. The base finished floor elevation for the new addition is also proposed at 8' N.A.V.D.

The National Park Service (NPS) recently introduced new guidelines relating to Flood Adaptation for the Rehabilitation of Historic Buildings. The goal of the **Guidelines on Flood Adaptation for Rehabilitating Historic Buildings** is to provide information about how to adapt historic buildings to be more resilient to flooding risk in a manner that will preserve their historic character and that will meet **The Secretary of the Interior's Standards for Rehabilitation**. The Flood Adaptation Guidelines should be used in conjunction with the Guidelines for Rehabilitating Historic Buildings that are part of **The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings**.

An introduction to the new guidelines was provided to the Historic Preservation Board at their August 4, 2021, meeting by city staff and staff advised the board that additional training is available via a virtual training seminar was available on the NPS website.

The proposal involves elevating a structure in place to reduce flooding risks and to promote the future preservation of the subject property. Specifically, the elevation involves pouring a new concrete foundation interior to the structure, increasing the height of the exterior walls, and replacement of the roof to match its existing form and design. Staff relied upon the review of the new Flood Adaptation Guidelines to ensure that the proposal met the requirements of the Secretary of the Interior's Standards for Rehabilitation. Below is an excerpt from the Flood Adaptation Guidelines relating to the method of "Elevating the Interior Structure":

PLANNING AND PREPARATION

RECOMMENDED

Identifying, retaining, and preserving materials and features of the building that are important in defining its overall historic character before elevating the interior structure of the building.

Documenting the building in photographs and/or graphics, particularly any features that may be lost or altered, prior to beginning work.

NOT RECOMMENDED

Elevating the interior structure in a manner that results in the destruction of the historic character of the building.

The proposed design of the alteration to the original structure retains the defining exterior characteristics of the structure as it maintains the low scale proportions of the Minimal Traditional style home. Also, the renovation to the original structure is modest in relation to the vertical elevation as it maintains similar interior ceiling heights as what originally

existed rather than altering the structure for the creation of volume/vaulted ceilings. It is noted though, that since the interior ceiling heights are at the lowest permitted by the Florida Building Code, the interior ceiling and exterior wall heights will need to be raised. The window openings are also proposed for

modifications with the size of the windows being retained but “slid” upward on the exterior walls, in effect changing the location of the original sills. The architect has chosen this design approach rather than elevating the entire structure on a new foundation as such method is difficult given the masonry construction (frame buildings are much easier to elevate on a new foundation). It is noted that flood vents will likely be required within the

garage as this space is allowed to remain at an elevation below the required FEMA and Florida Building Code finished floor elevation. This item is attached as a site plan technical item.

Regarding the Visual Compatibility requirement **Proportion of Openings (Windows and Doors)**, the subject request proposes to alter the windows on the front (west) and left (north) sides the existing structure as well as replacement of the middle window on the north elevation with a door. The alterations are facilitating the vertical elevation of the structure. Overall, the proportion of openings will be maintained although they will shift upward on the exterior walls.

Regarding the visual compatibility requirement **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 1-story addition is to be constructed of CBS with a smooth texture stucco similar to the existing structure. The exterior walls of the entire

EXTERIOR CONSIDERATIONS

RECOMMENDED	NOT RECOMMENDED
Retaining original windows on primary or highly visible facades, and protecting those windows that extend below the established flood risk level with temporary flood shields.	Removing or blocking historic windows on primary or highly visible facades with a new floor structure that abuts the windows.
Installing a new floor at a level below the sills of first-floor windows or storefronts, or holding back the new floor from exterior openings sufficient to minimize the visibility of the alteration.	Locating a new floor structure at a level above existing window sills or door thresholds, allowing it to be visible from the exterior or otherwise altering the building’s historic character.
Preserving the historic character of the building if creating access to parking or storage underneath the new floor level. For example, adding a new exterior service entrance on the back of a building or other less visible location.	Putting in new storage or garage doors that alter the rhythm of the fenestration pattern, features, and appearance of the historic building.

PLANNING AND PREPARATION

RECOMMENDED	NOT RECOMMENDED
Preserving character-defining spaces, features, and finishes when elevating the interior structure.	
Maintaining the historic character of entrances, while floodproofing the non-elevated access spaces.	Installing incompatible features and finishes to floodproof the non-elevated access spaces.
Adding interior ramps or stairs that are compatible with the historic character of the entrance while maintaining historic features such as lobby spaces or commercial storefront spaces.	Placing ramps or stairs in a location that disrupts the character and appearance of historic interior spaces and damages or removes historic interior materials and finishes.
Retaining historic materials and features such as original trim and reinstalling it at the new floor level.	Destroying historic features unnecessarily above the new elevated floor level.
	Destroying character-defining ceiling features and finishes if the new floor requires the ceiling to be elevated to maintain a useable floor height.
	Elevating the first-floor structure to a height that causes a ‘domino effect’ requiring removal and replacement of ceilings and floors above.

structure will be painted light grey (SW 6254-Lazy Gray) and fascia will be painted white (SW 7006- Extra White). Windows and doors are proposed to be aluminum with white frames and clear, non-reflective glass. Window styles are to be single hung and a fixed picture style, which are appropriate for the Minimal Traditional style of the structure and compatible for structures within the historic district. Historically, the predominant materials used in and on historic structures within the Marina Historic District are authentic such as wood or metal. With new construction, typically aluminum is utilized for windows and railings with wood elements being utilized for both decorative and structural elements such as doors, shutters, railings, rafter tails, corbels, etc. Blue Bahama shutters (SW 6965- Hyper Blue) will remain on existing windows and added throughout the new addition. The original decorative metal trellis feature next to the front door will be recreated to match the original design. 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.

Regarding the visual compatibility requirement for **Roofs: 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**, the proposal includes the request to completely remove the existing roof and replace with a new truss system designed with a replica of the old fascia design. The alteration is being executed to allow for an increase in the finished floor elevation on the interior of the structure. There are no significant changes to the lines and shape of the original hipped roof design on the structure, however since the structure is contributing to the historic district, there is concern pertaining to the removal of large portions of the historic fabric of the structure.

In addition, the existing gray asphalt shingle roof is to be replaced with a concrete roof tile to match the addition. The asphalt shingle roof was widely utilized in the mid-2000's during the economic downturn as homeowners sought out affordable roofing options and asphalt shingle roofs began to replace cement tile roofs throughout the area at an alarming rate. The concern with the use of asphalt shingle material on a concrete block Masonry style structures is that it appears lighter than the existing construction. Although, it is a material that is documented as being utilized in such structures, the cement tile roof material has a prominence to it, as it appeared appropriate for concrete block structures. Utilizing a concrete tile roof restores original historical integrity to the structure as building permit records indicate that a concrete tile roof was original to the structure. However, the original concrete tile roof was likely white, so there is some concern regarding the proposed medium charcoal color of the roof tile.

Pursuant to “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings” (Guidelines) – Roofs:

ROOFS	
RECOMMENDED	NOT RECOMMENDED
<p>Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.</p>	<p>Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Removing a major portion of the historic roof or roofing material that is repairable, then rebuilding it with new material to achieve a more uniform or “improved” appearance.</p> <p>Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse).</p> <p>Stripping the roof of sound historic material, such as slate, clay tile, wood, or metal.</p>

With regards to **Architectural style**, the requirements state 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. As the architectural style of the existing contributing structure is Minimal Traditional (Masonry), the proposed addition is designed in the same style as the original structure. The style for the addition is the same as the main structure and is compatible with the overall streetscape as this historic style is common within the district.

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 subject request proposes a 1-story to the rear of the existing 1-story structure. The existing structure contains 1,500 square feet and the proposed structure contains 2,080 square feet. Along with the existing covered entry and a new covered patio, the total structure size is 4,037 square feet. The proposed addition is located to the rear of the existing structure and is not visible from the public right-of-way. Therefore, the request does comply with the Visual Compatibility standards.

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 addition to the rear of an existing one-story, contributing residence on the subject property. 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 this policy provided the conditions of approval are addressed.

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2020-275) requests for the property located at **123 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 (2020-275) requests for the property located at **123 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:

Site Plan Technical Items:

- 1. That the site plan be updated to illustrate the location and style of proposed gates; and,
- 2. That flood vents be installed within the garage if this space is to remain below the required finished floor elevation.

D. Deny Certificate of Appropriateness (2020-275) requests for the property located at **123 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

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association

☒ Public notice mailers are not required for this application.

☒ Agenda was posted on (8/25/21), 5 working days prior to meeting.