



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

FOR OFFICE USE ONLY

FILE #:

DATE SUBMITTED:

100 NW 1st AVENUE, DELRAY BEACH, FLORIDA 33444 | (561) 243-7040 | (561) 243-7221 (fax) | www.delraybeachfl.gov

HISTORIC PRESERVATION UNIVERSAL DEVELOPMENT APPLICATION

APPLICATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Certificate of Appropriateness (COA) (Single-family residential or duplex)
<input type="checkbox"/> COA - Color, Material & Architectural Changes
<input type="checkbox"/> COA - Demolition
<input type="checkbox"/> COA - Relocation
<input type="checkbox"/> COA - Sign
<input type="checkbox"/> COA & Class V Site Plan
<input type="checkbox"/> COA & Site Plan Modification (Choose One):
<input type="checkbox"/> Class I <input type="checkbox"/> Class II <input type="checkbox"/> Class III <input type="checkbox"/> Class IV | <input type="checkbox"/> Ad Valorem Historic Property Tax Exemption
<input type="checkbox"/> Relief Request (Select all that apply):
<input type="checkbox"/> Variance
<input type="checkbox"/> Waiver
<input type="checkbox"/> Internal Adjustment
<input type="checkbox"/> In-Lieu of Parking and Public Parking Fee Request
<input type="checkbox"/> Mural Permit
<input type="checkbox"/> Master Sign & Blanket Sign Program
<input type="checkbox"/> Other: |
|--|--|

Notes:

- This Application shall be submitted with the required items identified in the Application Checklist and Application Matrix.
- Separate applications must be submitted when multiple applications are associated with the same request.
- Contact Development Services at 561-243-7040, ext. 6055 to schedule an appointment for application submittal review.

PROJECT INFORMATION

PROJECT NAME

ADDRESS

PROPERTY CONTROL NUMBER (PCN): _____

REQUEST IS A RESULT OF A CODE ENFORCEMENT ACTION

☐ YES ☐ NO CASE NUMBER:

BUILDING PERMIT WAS SUBMITTED FOR THIS REQUEST

☐ YES ☐ NO PERMIT NUMBER: **18-180173**

ONCE IMPROVEMENTS ARE COMPLETE, WILL YOU BE SEEKING A HISTORIC PROPERTY AD VALOREM TAX EXEMPTION? ☐ YES ☐ NO

EXISTING PROPERTY INFORMATION

ZONING DISTRICT	LAND USE DESIGNATION	HISTORIC DISTRICT, INDIVIDUALLY DESIGNATED, OR OVERLAY DISTRICT (INDICATE IF LOCAL, NATIONAL OR BOTH)
DATE OF ORIGINAL CONSTRUCTION		
EXISTING USE	SIZE OF PROPERTY ____ SQ. FT. ____ ACRES	LOT DIMENSIONS ____ WIDTH ____ DEPTH ____ FRONTAGE ____ AREA

LEGAL DESCRIPTION (ATTACH SEPARATE SHEET IF NECESSARY IN A MS WORD FORMAT)

PROPOSED REQUEST INFORMATION

DESCRIBE IN DETAIL THE PROPOSED REQUEST AND PROVIDE RELEVANT INFORMATION PERTAINING TO THE EXISTING PROPERTY AND USE. A SEPARATE NARRATIVE MAY BE SUBMITTED AS AN ATTACHMENT.

[Identify the existing and proposed use (principal and accessory) and proposed changes including site and building modifications. For use conversions, site expansion and new development, please identify the proposed hours of operation, use activities and operations, number of units, square footage, parking spaces, and indicate if the proposal will be constructed in phases. Indicate if other applications, including waiver and variance requests, have been or will be submitted in conjunction with this request.]

SIGN REQUEST

Does signage presently exist on site? ☐ YES ☐ NO If yes, provide date of approval:

Quantity of signs:

Is request associated with a previously approved master sign/blanket sign program: ☐ YES ☐ NO

Location(s) of sign(s) on property/site/building:

Sign type(s) – include number of each sign if applying for more than one

☐ Freestanding

☐ Wall/Awning

☐ Directory

☐ Monument

☐ Under Canopy

☐ Projecting

CONTACT INFORMATION

PROPERTY OWNER

PROPERTY OWNER NAME:

ADDRESS

CITY

STATE

ZIPCODE

TELEPHONE NUMBER

EMAIL ADDRESS

APPLICANT (IF DIFFERENT THAN OWNER)

APPLICANT NAME:

ADDRESS

CITY

STATE

ZIPCODE

TELEPHONE NUMBER

EMAIL ADDRESS

DESIGNATED AGENT

APPLICANT NAME:

ADDRESS

CITY

STATE

ZIPCODE

TELEPHONE NUMBER

EMAIL ADDRESS

HISTORIC JUSTIFICATION STATEMENTS

Attach a Justification Statement as a separate sheet that addresses the following code sections as applicable:

- ☐ **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**
- ☐ **VISUAL COMPATABILITY STANDARDS** – LDR Section 4.5.1 (E)(7) & (8)
- ☐ **RELOCATION** – LDR Section 4.5.1 (E)(6) (see below)
- ☐ **DEMOLITION** – LDR Section 4.5.1 (F) (see below)

RELOCATIONS: Indicate if the structure is proposed for relocation to another site or within the existing site:

DEMOLITION: Indicate how much of the structure is proposed for demolition:

- ☐ If more than 25% of a contributing or individually designated structure is proposed for demolition, include the following:
 - ☐ Proposed demolition plan
 - ☐ As built drawings
 - ☐ Photographs
 - ☐ History of code violations
 - ☐ Public Notice Requirements

HISTORIC AD VALOREM TAX EXEMPTION

Project completion date (Certificate of Occupancy from Building Division):

Project costs as indicated on Certificate of Occupancy:

Total project costs (can attach separate sheet if necessary):

Total project costs attributed solely to the historic structure:

Use of property prior to improvements:

Use of property after improvements:

Date(s) of previous alterations:

Has the building/structure ever been moved or relocated? ☐ YES ☐ NO If yes, when and where?

STATEMENT OF HISTORIC SIGNIFICANCE (Attach Separate Sheet) - Summarize how the building contributes to the significance of the historic district/area. It should relate to the significance of the district (including the district's period of significance) as identified in the historic district designation documentation (i.e., is it similar to other buildings in the district in scale, building materials, style, and period of construction?). Note important persons from the past associated with the building, former uses of the property, and the name of the architect or builder, if known.

DESCRIPTION OF PHYSICAL APPEARANCE PRIOR TO IMPROVEMENTS - Provide information about the major exterior and interior features of the building. Describe the building in its existing condition. Note the architectural style, exterior construction materials (wood, brick, etc.), type of roof (flat, gable, hipped, etc.), number of stories, basic plan (rectangular, irregular, L-shaped, etc.), and distinguishing architectural features (placement and type of windows, chimneys, porches, decorative interior features or spaces). Describe any changes that have been made to the building since its original construction (i.e., additions, porch enclosures, new storefronts, relocation of doors and windows, and alterations to the interior). Other buildings on the property such as carriage houses, barns and sheds should also be described. Describe how the building relates to others in the historic district/area in terms of siting, scale, construction/materials, and date of construction. (Attach separate sheet if necessary).

OWNER'S CONSENT

I Kenneth J. Fabel and Paola Fabel (*Owner's Name as it appears on the recorded warranty deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

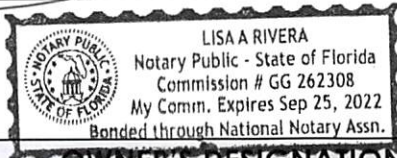
hereby petition to the City of Delray Beach for Ad Valorem Historic Property Tax Exemption (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. I consent inspections, photographing and placement of signs on the subject property by City Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.


SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 24 day of July, 2021, by _____ (name of person acknowledging), who has produced _____ as identification and/or is personally known to me.


SIGNATURE - NOTARY PUBLIC

NOTARY SEAL OR STAMP



Lisa A Rivera
PRINT NAME - NOTARY PUBLIC

My Commission Expires: 9/25/22

OWNER'S DESIGNATION OF AGENCY

I _____ (*Owner's Name as it appears on the recorded warranty deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

hereby affirm that _____ (Agent's Name) is hereby designated to act as agent of my behalf to petition the City of Delray Beach for _____ (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____ (name of person acknowledging), who has produced _____ as identification and/or is personally known to me.

SIGNATURE - NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME - NOTARY PUBLIC

My Commission Expires: _____

*NOTE: When an application is executed on behalf of a corporation or business entity, documentation must be provided which demonstrates that the corporation's representative is authorized to act on behalf of the corporation; these forms are available on the website under Supplemental Forms.

APPLICATION ACKNOWLEDGEMENTS

Please read the following and acknowledge below:

- A pre-application meeting with a member of the Historic Preservation Division is strongly recommended and can be scheduled by appointment at 561-243-7040, ext. 6055, or pzmail@mydelraybeach.com.
- All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by the City of Delray Beach, Florida to process this application.
- Per Ordinance No. 20-15, a resubmittal fee of \$500 is applied to third and subsequent resubmittals.
- Project waivers identified during the technical review of the proposal that were not identified in the initial submittal are subject to an increased fee (\$2,500) per request in accordance with Ordinance No. 20-15.
- The applicant is responsible for postponement and additional advertising fees along with providing revised notice requirements when a request for postponement is submitted by the applicant or the item is delayed due to an Act of God or the representative's absence/tardiness to attend the meeting and present the item.
- Certain documents such as, mailing list, certificate of attorney or consent forms, might be required to be revised or updated if older than 6 months from the application submittal date.
- Applications that are inactive for a period over three months, which there has been no action in good faith to move forward with the request, will receive a notification of closure and be given a grace period of 30-days before the file is closed. When a file is closed, a new, complete application, including any required fees, will be required to initiate the review process once again.
- When the applicable board reaches a decision, the decision is presented to the City Commission as "Report of Appealable Land Use Items", under consent items in a City Commission agenda. At the City Commission's discretion, the acting Board's decision can be appealed. Therefore, a Board decision is NOT final until the item is listed on a City Commission agenda as part of an approved Consent Agenda item. Board decisions appealed by the City Commission are scheduled for a new hearing at a later time.
- When a final decision is made at a public meeting, and the appeal period has passed, the request is considered final. A new application, including any required fees and documents, is required to be submitted for consideration of new and redesigned proposals or additions and changes to previously acted on proposals.

The aforementioned is acknowledged by:


SIGNATURE - OWNER/APPLICANT

KENNETH FABEL
PRINT NAME - OWNER/APPLICANT

SIGNATURE - DESIGNATED AGENT

PRINT NAME - DESIGNATED AGENT

228 Dixie Boulevard
Delray Beach, FL 33444

July 28, 2021

Historic Preservation Board

**Re: 228 Dixie Boulevard - Fabel Residence
Ad Valorem Historic Property Tax Exemption**

Dear Sir or Madam,

After completion of the renovation and addition to our house at 228 Dixie Boulevard earlier this year we offer this letter to elaborate the “Statement of Historic Significance” and “Description of Physical Appearance Prior to Improvements” requested on page 3 of the Historic Preservation Universal Development Application. To support our request, we have also attached the seven-page letter dated May 28, 2018 attached to the Certificate of Appropriateness which demonstrates our in-depth analysis of the property before the work was permitted.

To begin with the Statement of Historic Significance, we present these bullet points which are further described in the attached letter form 2018:

- House was built permitted in 1946 for the Johnson Family which resided on the property for 71 years
- Architect was renowned Samuel Ogren and drafted by his son Samuel Ogren Jr.
- Residence shares many Florida Vernacular traits with characteristics of both masonry vernacular and minimal traditional.
- Additional details and information on the seven-page attachment from May 28, 2018.

With respects to the Description of Physical Appearance Prior to Improvements, we outline the following:

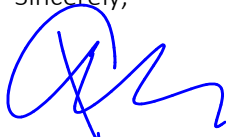
- Exterior features:
 - Masonry walls with stucco finish
 - Pitched roof with asphalt shingle roof
 - Flat roof over the porch and carport
- Architectural style:
 - Residence shares many Florida Vernacular traits with characteristics of both masonry vernacular and minimal traditional.
 - Single story building with detached utility room (which was structurally deteriorated)
- Distinguishable features:
 - Windows with mullions and muttins
 - Glass block at southwest corner of the property
 - Chimney
 - Small entry porch

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Delray Beach, FL 33444

- Additional existing conditions:
 - Violation of setback requirements
 - Non-compliance of structural, electrical, plumbing, roofing, and other building codes.
 - Overhead power service from pole across neighboring properties
 - Interior of main structure had no recognizable renovations since original construction
 - Termites
 - Single lane driveway in conflict with adjacent property and city ordinances for required setback.
 - Carport built partially onto adjacent property
 - Additional details and information on the seven-page attachment from May 28, 2018.

We understand that we had an extensive renovation and addition however in the spirit of the historic preservation guidelines and requirements we accomplished the work with minimal to no visual impact from the original structure to the current completed home.

Sincerely,



Ken Fabel

228 Dixie Boulevard
Delray Beach, FL 33444

May 28, 2018

Historic Preservation Board

**Re: 228 Dixie Boulevard - Fabel Residence
Certificate of Appropriateness Application**

Dear Sir or Madam,

My family and I write this overview to support our position for the renovation and addition to residential structure at 228 Dixie Boulevard located in the historic Del-Ida Park District. We underline that the proposed modifications are only sought after to bring the property to a state of utility and allow efficient contemporary use of the property without diminishing but rather restoring the historical prominent features of the residence. Through extensive planning and coordination with local architect Shane Ames, of Ames International, we believe we offer an astounding solution to meet the requirements of the Historic Preservation Board (HPB) and our family's household needs while our proposed addition does not adversely affect any neighboring area or create any special privilege to us the applicant. Within the enclosed application and supporting documents we will layout our basis for issuance of the Certificate of Appropriateness for our future home.

To offer a backdrop on the property, James and Peppy Johnson constructed the home after Lt. James Johnson completed his service in WWII in 1946 where they raised their children and resided until our family purchased the home in 2017. The property was originally 214 Dixie Boulevard when permit No. 167 was issued on May 6, 1946 for the original structure. The original residence was drawn by Delray Beach's renowned Architect, Samuel Ogren and drafted by his son Samuel Ogren Jr. When the original house was constructed the property was at least 3' wider and 5' deeper which is shown on Samuel Ogren's Sheet No. 1 on the original permitted drawings. Consequently, on the documents recovered from the City of Delray Beach the Johnson's permitted a framed screen porch on the rear of the original house on May 6, 1952 and it is this permit (No. 2353) that shows hand modifications to state 72' by 140' not the original 75' by 145'. It is evident that the 3' on the carport side was allotted to the southeast property (220 Dixie Boulevard) and the rear was reduced by 5' to the rear abutting properties on or before 1952 as indicated on this permit card. Also on this 1952 permit card the property address was amended to 228 Dixie Boulevard and the framed porch was constructed without an architect. Furthermore, on June 18, 1964 the Johnson's permitted the Utility and Rec. Room in the rear of the property without an Architect, and at this time the property was only listed as 228 Dixie Boulevard. For 71 years the Johnson's with their two sons resided at this residence and Peppy continued to make her famous "Mrs. Johnson's Banana Bread" into her 90's and decided to move to assisted living last year. Also, over the past 10 years my parents neighbored Mrs. Johnson (220 Dixie Blvd.) developing an ongoing relationship that allowed the Johnson Family to offer my wife and two young boys this home that we plan on remaining at for the foreseeable future.

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Of the prominent Delray Beach architectural styles this residence shares many Florida Vernacular traits with characteristics of both masonry vernacular and minimal traditional. With these characteristics in consideration we offer our position on the following key elements of our proposed home:

Front Façade

In keeping with the Land Development Regulations (LDR) for contributing historic properties, namely LDR 4.5.1(E)(7)(b) we highlight that we are not modifying the front façade or proposing any modifications to the structure on the front building plane. This is of material importance as the original contributing structure is located 35' back from the front property line to the first front façade when the setback allowed is 25' therefore we are forfeiting over 930 square feet of buildable area by not modifying the existing front façade. Our proposed modifications to the front façade only include updating the windows and door to hurricane impact while maintaining the color (white), style, and sizes; replacing the decorative rotted wood shutters; stucco touch-up as needed; and repaint the front to a similar white on the current house. We propose to keep the fascia and replace if deteriorated with similar, and front entry will remain the same size.

Addition

Through extensive coordination and planning at costs only to us we have developed a splendid addition that is not only entirely behind the front building plane but also without modification to the existing structural characteristics. Although never practical, the addition could be removed in its entirety and the original structure would remain. Through meticulous planning our Architect has been able to provide a marvelous flow from the original structure through the addition that keeps the architectural style preserved.

Demolition of Non-Contributing Structure(s)

Part of our proposed plan includes removing and partially removing structures on the property. Our findings indicate that these structures are neither contributing or appropriate to preserve any historic pattern in the neighborhood.

First, we are proposing to take the porch located directly behind and attached to the main structure down to the slab and allow the addition to encompass this area. Our records search indicate that the porch was permitted to be constructed as an addition to the original structure and as a screened porch in 1952 and later the residents enclosed the porch with wood paneling and jalousie windows that we did not find as part of a permit package to the City of Delray Beach. As the original structure was designed by a prominent architect of the area the porch was done without an architect and does not comply with the architectural style of the home. This area is approximately 200 square feet and as mentioned the demolition is limited to the framed walls and ceiling, and the slab area will remain.

Last, we are proposing to remove the non-contributing utility and rec. room permitted in 1964 which is approximately 473 square feet. The structure is of neither interest or quality that would oblige it to be part

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of the historic registry. The reasons for removing the structure are numerous and important to the wellbeing of the finished project as it cannot be habitable without literally removing the structure and the foundations. To begin, the structure is built over both side and rear setbacks, it appears the structure was set off the original property boundaries when the lot was 5' deeper and 3' wider however in 1964 the boundary was already reestablished and reduced; therefore, making the encroachment into the setback significant in both directions. With regards to the foundations, the structure was permitted showing (18) 12" by 24" deep foundations however the structure appears to be resting on cinderblocks. The walls are constructed of 2"x4"s with wood siding however due to severe deterioration and termites the siding has decomposed so the interior is exposed to the exterior and the framing is compromised from deterioration and termite damage as well. In addition, due to the compromised foundation the floor joists and therefore walls and roof are out of level as much as 5" on some planes. Due to the out of level foundations all doors and windows cannot operate as intended. As with the porch, the utility room brings no historic value to the property, it was designed without an architect and as demonstrated has multiple deficiencies that would force the actual demolition of the existing structure and the reconstruction of the structure from the foundations up to only put a structure back that is noncompliant to the current setback standards and offers no consistency to the main structure. It is for these reasons that the structure neither offers design or workmanship worthy of historic preservation and the structure promotes no value to historical heritage or culture.

Based on the above information we believe the HPB will feel convicted to permit the demolition of these areas as they cannot be contributing structures based on the historical data of the construction of each.

Garage

As part of the Historic Variance Application submitted separately we are proposing to reduce the current nonconformance condition where the existing carport is up against and in some instances over the property line by minimally modifying the existing contributing structure to incorporate a garage. We trust that the HPB will take the findings offered in that application as justification to grant the variance to such a commonly allowed and required household room.

Roof Shapes and Material(s)

Throughout the planning and development of our home we continually mold our needs to the architectural style of the home while maintaining building products and finishes that exceed the code requirements. It is why we have elected to propose a metal roof that complies with this architectural style and gives our family the assurance that the product will last multiple lifespans longer than asphalt shingles or tile and has superior wind resistance to the aforementioned roof types. In the Del-Ida Park Historic District over (25) structures are fitted with metal roofs in both contributing and non-contributing structures, this combined with being compatible to the Florida Vernacular architectural style endorses our request to install a metal roof on the existing structure and addition.

Also, worth mentioning the proposed project has flat roof areas that are completely concealed by the pitched roofs by design. Furthermore, the main roof ridge line on the existing structure remains prominent

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in our design as the addition is not visible from the street or above the BHP. Last, note that metal roofs are recognized by the Historic Park Service as a historic roofing material.

Additional Conformance to the LDR's 4.5.1(E)(7)(a-m)

To further exemplify how we are meeting the visual compatibility standards in LDR 4.5.1(E)(7)(a-m) we offer the following findings relative to subparts a through m:

- a. The height of the proposed addition does not exceed the building height plane (BHP) or come near surpassing the BHP as the proposed addition, even the second floor has been designed in such a way as to keep the addition secondary as at its closest point of the second floor is 113' from the front property line and proposed flat roof keeps the second floor at the original structures roof ridge so it is not possible to be seen while standing at the front property line.
- b. First floor maximum height is not violated as the proposed first floor addition roof line is at or below the original structures roof ridge. The mean roof height is not violated as the entire roof area for existing and proposed does not go above 18' rather it is all under 17'. Proposed second story elevation does not exceed the 12' limit but is actually being proposed at approximately 8' to keep the second floor limited in overall height.
- c. As described in the section above regarding the front façade we are not proposing any modifications to the existing structure. We are even keeping the original roof vents at the gable roof ends to keep with the original look of the residence.
- d. Proportion of openings (windows and doors) is being accomplished in the following ways:
 1. Front and side facades of the existing structure are keeping the same window and door openings and windows and doors are being updated to meet current wind loads. Product to be white and similar style in painted aluminum glazed products for the windows and wood entry door.
 2. The addition side and rear facades are utilizing window sizes or proportions of the original window sizes to create the openings, meaning we are making all efforts to utilize 3' x 6' (example not actual size) windows if design permits, if the design doesn't permit we are using the size that made up from the pattern of muntins (or styles) to size the added window. In the rear of the property we are proposing sliding glass doors to assist in allowing the efficient contemporary use of the residence and to assist in minimizing the scale of the sliding glass doors we are proposing top lights with muntins to mimic the look of the current existing windows.
 3. As a result of the proposed modifications the glass block on the southwest corner which was a prominent feature is being maintained in a similar and unique fashion by inserting the block on each side of the garage door and wrapping the corner like the original the original characteristics of the front façade is maintained. This modification allows us to remove the existing discolored, broken, and non-wind rated glass block and replace the material to a uniform compliant glass block material which would simulate as best as possible the original condition.
- e. Rhythm of buildings on the street is being maintained as we are not proposing structural modifications to the front façade. In addition, we are maintaining the Florida Vernacular style of the original design. We trust the board will also take into consideration that North Dixie Boulevard

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is zoned Residential Office (RO) with non-historic buildings and a vast variety of prominent designs representing different historic styles of Delray Beach. For instance, the two properties on the east side of the street and southwest of 228 Dixie are both residential (216 and 220 Dixie) have similar Florida Vernacular with traits of Masonry Vernacular and Minimal Traditional while the structure southwest of 216 is an office (205 5th Ter.) and has Mediterranean Revival characteristics. Also, the two-neighbor's northeast and on the same side of the street as 228 Dixie Blvd. are examples of Mission Revival. Furthermore, there are examples of Art Deco style architecture directly in front of 228 Dixie at 219 Dixie Blvd. and on the same side of the street at 240 Dixie Blvd. Meanwhile addresses on North Dixie: 227, 236, 246, and 250 are commercial in use and offer no historic contribution in design.

- f. Rhythm of entrance and / or porch projections are not modified within our proposal therefore we believe we meet the historic intent.
- g. Relationship of materials, texture, and color will be visually compatible to the Del-Ida Park Historic District as we are proposing to only use materials available to the era that the home was constructed in 1946 and the colors are of such nature to represent many other approved historic preservation projects. In brief summary, we offer the following for exterior façade colors and have samples in the submittal:
 - 1. Walls: White, similar to existing color.
 - 2. Roof: Standing Seam which is common on Florida Vernacular. Color to be patina to add to the aged (historic) look.
 - 3. Fascia: White, similar to existing.
 - 4. Shutters: Blue to complement the patina roof.
 - 5. Windows: White frames with muntins similar to existing. Glass to be non-reflective type hurricane impact with Low-E coating for energy conservation.
- h. Roof Shape will be in line with the original structure sloped gabled roof with sections of flat roof that are not visible. Flat roof is utilized to reduce overall height and will be secondary to the pitched roof.
- i. Walls of continuity are not subject to any non-conformance in our submission. The proposed plan is to construct privacy walls in the rear of the property which is currently wood fence. The walls are being proposed to meet the LDR's under 4.3.4, 4.5.1(C)(3)(a)(1), and 4.6.5. Front yard and side sections of the front yard do not have any proposed walls, fences, or landscape masses and as these are not part of the original property we trust to comply with the requirements of the HPB.
- j. With respects to the scale of the building the proposed home meets all subparts 1 and a though e for front and subparts 2 and d for depth. Reference findings below:
 - 1. This building is wider than 60% of the lot and we exceed the requirement of part of the building being at least 7' from the front setback as the first front façade is 10' back from the front setback portions of the house go back an additional 28' back from the front setback (the proposed garage).
 - a. Subpart a does not apply as our lot is 72' in width.
 - b. Subpart b does not apply as noted in bullet 1 above the entire structure sits 10' and more from the front setback.
 - c. As the entire building resides over 10' subpart c is met.

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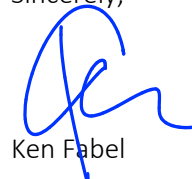
- d. The illustration supports our finding that we surpass the minimum standard to have the front façade step back at least 7'. Also note that there are five additional forward-facing façade planes therefore the structure does exceptionally well to meet this standard.
- e. Although the building is set back at least 7' as noted in subpart e then no offset is required it should be noted that the applicant has forfeited nearly 930 square feet (approximately 10% of the lot) of buildable space to preserve the front façade and at peril to the applicant has submitted a separate variance request to create a garage and reduce the side setback from the current 0' to 3'-0" rather than propose a garage forward of the existing structure.
- 2. As the proposed structure is deeper than 50% of the lot the structure on the northeast side has more than one story being proposed and it meets the standards of being set-back an additional 5' from the 7.5' side setback as follows:
 - a. Per the calculation $140' \times 50\% = 70'$ less 25' front setback and less 10' rear setback = 35' that must setback 12.5' rather than 7.5'. As the second floor is only 17' of this elevation we fall significantly within the requirements.
 - b. The southeast side elevation has no second floor within 12.5' of the side setback.
 - c. Illustration was used to validate that we exceed the requirements for each side setback.
- k. The directional expression of the front elevation is not being compromised from the original design intent of 1946 rather the applicant is expressly returning the front façade to era similar condition and style. As noted above, the original front façade with window sizes and materials remaining as similar to existing design as possible while complying with current building codes and standards.
- l. The architectural style is remaining Florida Vernacular and the scope of the addition is being framed as such to follow this style. Techniques to achieve this include but are not limited to uniform stucco finish to match the existing, window sizes in line with those on the original structure with similar muntin pattern, all visible roofing will be upgraded to metal which is appropriate for the architectural style and match on the addition and existing appropriately hiding any flat roof that is required. Although there are large sliding glass doors scheduled on the rear facing courtyard they are being reduced in height to flow with the original scale of the home by introducing muntins on the lights above the sliding glass door panels, this speaks largely to the fact that the architecture is authentic and the architecture is true to the style of Florida Vernacular.
- m. With respects to the addition, the visual compatibility is achieved in response to subparts 1 through 6:
 - 1. Although the existing contributing structure is located an additional 10' back from the front setback and we are being deprived of constructing over 930 SF of structure in this area up to the front setback we achieved a functional and cohesive addition 100% behind the front building plane and designed the elevations as such to make the original structure all that is visible while standing at the street. As this property has no side streets only the front will allow public view and all construction is toward the rear least public side therefore accomplishing the requirements of this subpart.
 - 2. As noted in the previous subpart the addition is not located in the established front wall plane rather toward the rear of the property.

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3. Nothing within our proposal for this project destroys or obscures the original structure. We go to great lengths to preserve the original structure and rehabilitate it to its original or era similar condition. As a matter of fact, the only demolition proposed occurs on subsequent additions to the property after the original structure was built and these are in the rear and of no historical significance. We are proposing to remove the walls and leave the slab of the porch and to remove the utility detached building that violates numerous building codes and LDRs. To go on further, the utility room and porch were not designed by any architect to add historical value nor were they engineered to meet any basic building codes. The porch was originally permitted as screened and was later enclosed with wood paneling and jalousie windows which we have not found being permitted. The utility room that was constructed in 1964 is built over both side and rear setbacks, built without any foundation, severely leans out of plumb, has termite damage to floor, walls, and roof, and is near condemnable if given the proper engineering inspection so rather than expend countless resources on a non-contributing and non-conforming structure we propose to remove it and open the back yard for our children.
4. The well contemplated addition meets the full intent of subpart 4 in the most literal way as if it was as simple as removing a current code designed structure the existing roof and walls would remain as constructed from 1946. Nothing proposed diminishes the basic form of the original building down to the original perimeter walls, rafters and roof deck remain. The proposed floor plan is a stellar example of using the original structure and adapting it to current use needs.
5. As outlined above the addition is not introducing a new architectural style but rather the addition allows a flow through or around the house in scale, design, and proportion. The design does an extremely well job of maintaining the Vernacular style of the original structure to influence the balance of the design. As noted in subpart I (Architectural Style) we are taking extensive steps to keep to the historic pattern of the contributing structure.
6. As demonstrated the additional structure is entirely behind the original structure and not over the BHP. Since the addition is not exposed to any street frontage (front, side or rear) we believe we meet the intent of this subpart. As part of our argument in the variance application to minimally construct over the side setback in the approximate location of the carport we believe we go above and beyond to not build in front of the original structure to add a garage or living space thus further preserving the intent of this LDR.

To close, we hope the Historic Preservation Board will approve the Certificate of Appropriateness along with our one variance application to allow my wife and two sons the opportunity to enjoy this property as the only previous owner did for 71 years. As our intent is aligned with yours we believe this residence can be an exemplary historic preservation project of what can be done in the confines of the historic principles not what cannot.

Sincerely,



Ken Fabel