

EXHIBIT "A" EXISTING PROPERTY INFO & PROPOSED WORK PLAN

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.]

DETAILED PROJECT DESCRIPTION.....**PAGE 1 of 4**

CONTINUATION SHEET – PROPERTY INFO & DESCRIPTION OF THE WORK PLAN

DERRICKSON RESIDENCE ADDITION & RENOVATION

330 NE 1st AVE, DELRAY BEACH, FL

Prepared 5/5/21 By Dan Sloan, Agent & Architect

EXECUTIVE SUMMARY OF WORK/OVERVIEW

The Existing Structures consist of a 1924 (1939 According to PBC Property Appraiser) Frame Vernacular Style Contributing 2 story 2104 SF Single Family Home and a 1 story 330 SF Guest Cottage Building. The Existing Home has had numerous renovation projects undertaken, including most recently new white single hung Alum. Windows were installed throughout. The Current Structure is an awkward juxtaposition of a Gable End East End and a Hip Roof West End w/ attached Shed Roof Element. ***NO VARIANCES OR WAIVERS ARE REQUIRED. The home is and has been a single-family residence w/ guest cottage in the rear for many years and will continue as an owner occupied single family home.***

The Proposed Work includes:

- Bring Back an earlier 2 Story Front Porch Element: a 228 square foot 1st Floor Front Porch Area w/ an identical footprint Roofed 2nd Floor Porch to replace the same size Enclosed Front Porch which utilized inappropriate Horizontal Sliding Roller Windows. The New Porch will have the same Roof Slope but with 5 V Crimp "Galvalume" <natural silver> Roofing. This will match the roofing of the adjacent 2 homes to the North & many others in this and the other four historic districts. A new Alum. Railing will span between new columns. The rear degraded Rear Porch will be removed and rebuilt/repurposed as new Kitchen. All As per Floor Plans **A2.01, A2.02, A2.03, A2.04** and Elevations **A3.01, A3.02, A3.02b, A3.03, A3.03b, A3.04.**

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- Install New Roofing on Entire Existing Home + Additions. Use New 5 V Crimp Metal Roofing in Natural Galvalume Color. The proposed Roofing will be complementary to the Masonry Vernacular Architecture and Protect the structure for an estimated 75-year lifespan and be ideal for proposed PV Solar Panels and potential Rainwater Harvesting. It also has one of highest wind ratings of all roof claddings. Replace all Existing Windows with new black 4/1 PGT Single Hung Impact Rated Windows.
- Create a 252 SF Addition to the North Side of the existing structure to accommodate a new Laundry Rm./Pantry & Elevator on the 1st Floor & a new Bathroom & Elevator landing on the second floor. Roof Slope will match existing in same 5 V Crimp material and color. Walls will be Stucco over Block w/ a slightly lighter paint color than the original building. It will have 4/1 Black Alum. PGT Single Hung Windows & Plaspro Brand 2 Panel Solid Core Door in a Dark Navy Color. As per Floor Plans and Elevations noted above.
- Construct a 632 square foot Master Suite Addition to the South Side of the existing structure to accommodate a new Master Bedroom Suite (with bathroom and closets and New Master Bath). Walls will be Stucco over Block w/ a slightly lighter paint color than the original building. It will have Black 4/1 alum. PGT Single Hung Windows & Double 5 lite French Doors painted a dark Navy Color. Stacked Above the Master Suite will be a new Media Room/Home Theatre. As per Floor Plans and Elevations noted above.
- Construct a New 2 Story CBS Garage with a 2 Car Garage & golf cart garage on the first floor & Home Gym & Home Office on the 2nd Floor. It will have Stucco Finished Exterior Walls, Matching 2/1 Blk. PGT Impact Rated Windows, 2 Panel Plaspro Swing Doors, & Overhead Garage Doors facing to the Alley to the West. The Roof will be 5v Crimp Metal to match balance of structures.
- Construct a new Frame Addition to the Existing Guest Cottage with matching stucco finish. New & Existing Windows will all be new 2/1 PGT matching impact rated units to match main home. Roofing will match Balance of structures. An attached Garden Storage Room will be repurposed space on the West Side.
- Construct new Open Air “Summer Kitchen” immediately adjacent to main home to the West with Exposed Wood Rafters, 1x6 V Joint Exposed Roof Decking & Matching 5 V Crimp Roofing. Also Construct new in ground Spa just west of Master Suite Addition.

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The work involved in this project in chronological order is:

1. FOUNDATION WORK: Remove/Replace segments of existing homes foundation which is missing or substandard. For North & South Additions to home, excavate for continuous perimeter 12" x 24" Footers, Form, place, and finish Concrete Foundations/Pads, then install CMU Stemwall to support new Precast Hollowcore Floor Slab. Create Continuous Perimeter 14" x 16" Monolithic Footers for New Garage & Cottage Addition. Overpour Existing Cottage Slab/Foundation with new 8" Conc. Layer to raise Floor Level <frequently floods now>

2. FLOOR & WALL FRAMING: **EXISTING HOME**–Repair and Damaged Floor or Wall Framing elements with new PT members of the same size. Carefully remove undamaged wood flooring from second Floor to Create Continuous original wood flooring on First Floor. On Second Floor, install $\frac{3}{4}$ " T&G Plywood Subflooring, followed by finish flooring material.

Selectively Remove Stucco and Wall Sheathing at existing exterior walls to accommodate new door & window openings. Install continuous Straps/Clips/Connectors to connect Roof Framing to Foundation to resist hurricane wind forces.

2. FLOOR & WALL FRAMING (continued) **NEW ADDITIONS** will be Continuous 8" Concrete Block Structure with Steel Vertical Rebar at 4' o.c. max. in filled concrete cells. Bond Beams will be a combination "U" block with Steel & Concrete and Cast in Place Concrete "Tie Beams". New Floor Framing will be 6" thick Precast Concrete 'Hollowcore' floor slabs to allow floor levels to match up with existing 2x6 Floor Framing of existing home structure.

3. ROOF FRAMING: Install engineered and approved Roof Trusses @ 24" o.c. Roof Pitches to match existing as per Elevations. Sheet all roofs with 5/8" CDX plywood, Then install Fire and Ice HT "peel and stick" secondary water barrier and 5v Crimp Galvalume Metal Roofing. New Garage & Guest Cottage Addition will be constructed in the same fashion.

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3. ROOF FRAMING: Over Existing Homes 2x4 Roof Rafters & $\frac{3}{4}$ " sheathing install 2x6 PT #1 Rafters Screwed down to extg. 2x4 Rafters below, then install Poly Iso Insulation. Sheet roof with 5/8" CDX plywood, Then install Fire and Ice HT "peel and stick" secondary water barrier and 5v Crimp Galvalume Metal Roofing. The hand Roof Framing inside 2nd Floor Spaces of Existing home is proposed to remain visible from within the space.

4. EXTERIOR DOORS AND WINDOWS: Install all new Black PGT Winguard Alum. FD750 Series French Doors <Impact Rated> Exterior Face of Exterior Doors will be dark Navy Blue <HC154>. Non French Swing Doors to be Solid Core "Plaspro" 2 panel Impact Rated units painted to match. All Windows to be Black PGT Single Hung SH7700 Impact Rated Units. Flash in all windows and doors and make weathertight. Install Composite 2" Florida Brickmold in "OC17 Dove White". Between Both Front Porches and Interior Space install (2) Double 3068 Alum. French Doors with a 4 panel matching alum. BiFold French Door in the Center opening. All to have Black Powdercoated factory finish & Impact Rated, Low E Glass.

5. FRAME INTERIOR WALLS: All Existing Interior Walls of Existing Home were previously removed. New Interior Bearing Walls will be 2x4 Pressure Treated Wood Stud with $\frac{1}{2}$ " Drywall each side. New Non Bearing Interior Walls to be 3 5/8" Metal Stud with $\frac{1}{2}$ " Drywall each side. (same for Garage & Guest Cottage)

6. M/E/P SYSTEMS: Install all rough air conditioning , plumbing and electrical systems. Insulate Exterior Walls & Roof Trusses with Open Cell Foam insulation & Poly Iso Board.

7. EXTERIOR TRIM WORK: trim carpenters to trim out doors and windows to w/ 2" Composite Florida Brick Mold, 2x Cedar Fascia to be installed on all new roof elements to match existing. Trim will be painted "OC17 Dove White".

8. FLOOR & WALL FINISHES: install floor finishes <TBS> and Drywall on Walls & Ceilings

9. INTERIOR DOORS & TRIM & CABINETRY: Install all interior doors and trim. Paint same. Install all new Cabinetry, Vanities and Tops for Same.

10. FINAL M/E/P: install final air conditioning , plumbing and electrical systems.

11. PUNCHOUT: correct and final punchlist items and obtain certificate of completion.

EXHIBIT "B" LDR Section 4.5.1(E)(7) ANALYSIS
For the Derrickson Residence, 330 NE 1st Ave.

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.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION	
RECOMMENDED	NOT RECOMMENDED
New Additions	
Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.	Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.	Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
Designing a new addition that is compatible with the historic building.	Designing a new addition that is significantly different and, thus, incompatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.	Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

- 1. 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.

>The Proposed Additions to the Existing Residence to the North and South are both 2' Lower than the Existing Residence. The proposed addition to the guest cottage is of same scale, roof pitch, and height as the existing.

2. **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.

>The Applicant is proposing to return the existing enclosed 2 story porch to its original Open Design with a Simple Alum. Railing and Retractable insect screen panels are concealed in the intermediate columns. Proposed Additions to the Existing Residence to the North and South are subordinate in both width and height from the street elevation, & shall have the same roof pitch and same metal roofing as proposed for the original home. The Gable End form of the Existing Front Porch Roof has been retained to maintain its visual prominence in the design's composition

3. **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.

>The Existing Home has a variety of inappropriate windows including wht. Alum. Horizontal Roller windows and a "hodgepodge" of Exterior Door Styles with no rhyme or reason. New Black PGT Alum. French Doors w/ a 5 light "ladderback design" are proposed along with solid core 2 panel Black Fiberglass doors in the new Garage & enlarged Guest Cottage. All Windows will be Black PGT single hung units (4/1 in the main house and 2/1 on the outbuildings). Both Styles of windows were prevalent when the home was originally built. They will also be visually compatible with the neighboring homes to the immediate north and south. Between the New Front Porches and Interior Spaces, (2) dbl 3068 Alum. 1 lite French Doors will flank a new 4 panel 1 lite Black Bifold French Door <same on 1st & 2nd floors & all impact rated w/ low e glass>

4. **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.

>The Proposed East Façade <Street View> is visually compatible with its immediate neighbors and the larger district in terms of rhythm of solids to voids. This is clearly visible by examining the proportions of the openings on the front porches created by the spacing of the columns and the heights of the openings. The "Stepback" of the Additions also relates well to the side porch spaces created on neighboring homes.

5. **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.
>The Design as proposed will continue the pattern of spacing between buildings established to the north and will have a wider separation between buildings to the south created by the small home set well back from the street... all as clearly shown in the "New East Streetscape" Drawing and "Area Site Plan" Drawing submitted with this application package.
6. **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.
>The Newly reconstituted Front Porches of Existing Residence are almost identically set back from the street as the historic home immediately next door (334 NE 1st Ave.), but are much closer that the more recently constructed home at 338 NE 1st Ave which was constrained by modern zoning setbacks in its placement.
7. **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.
>The Proposed Residence will utilize Black Alum. 4/1 Single Hung windows & Alum. 5 light Alum. French Doors throughout. The Stucco wall cladding will be in a 2 slightly different Textures & Color Shades of Blue/Green from the Benjamin Moore "Historic Colors" palette to highlight the new and existing building elements. The proposed Silver Colored 5v Crimp Galvalume Metal Roof is identical to the Roofing used in the 2 home immediately to the north previously approved by HPB and in many other homes throughout the 5 historic districts. The Trim including brickmold around doors and windows will be a warm off white color "Dove White". The Existing off street parking area will be repaved with "Old Chicago Brick" which has been approved multiple times within the district.
8. **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.
>The proposed 5v Crimp Galvalume Metal Roof is identical to the Roofing used in the 2 home immediately to the north previously approved by HPB and in many other homes throughout the 5 historic districts. The Pitch of the New Additions Roofs as well as the length and detailing of the Roof Overhangs/fascia will all closely match the original home.

9. **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.

>The proposed 4' high masonry wall painted to match the house trim color flanking the home to the north & south as well as the new Front Porches will form a visually contiguous "wall of enclosure" along the streetscape.

10. **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: *>The proposed home is 51' wide or 68% of the lot width, therefore the south Addition has been moved 7' west of the 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: *>The proposed home is 53.5' deep or 42% so is in compliance with this requirement.*

11. **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.

>The proposed home and associated outbuildings are visually compatible with other homes in the district as discussed above.

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. *>The programmatic requirements to add a 2 Car Garage off the alley, while still having greenspace between the Garage & Home necessitated additions to the side of the existing home. However, they were made as slender and deep as we were able to minimize their visual impact.*

2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building. *>The New Garage & Enlarged Guest Cottage are both in the rear of the lot, accessed by the Alleyway.*

3. Characteristic features of the original building shall not be destroyed or obscured.

>The home is a minimal masonry vernacular which has had various inappropriate window and door changes, porch enclosures, and a shoddily constructed back porch added. As alluded to in Historic Structures Reports, there are no real character defining features left other than its overall height & width ratios, roof overhangs, & roof pitch all of which are being respected in the proposed design.

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. *>This has been done.*

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. *>This has been done.*

6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. *>This has been done by having the Additions both more visually narrow from the street façade. Both Additions Roofs are lower than the existing home and are Hip Roofs which gives the existing Gable End Porch Roof much more visual prominence and in no way do they “overwhelm” the existing structure.*

4.5.1(F) Demolition ANALYSIS

Demolition of historic or archaeological sites, or buildings, structures, improvements and appurtenances within historic districts shall be regulated by the Historic Preservation Board and shall be subject to the following requirements:

- (1) No structure within a historic district or on a historic site shall be demolished before a Certificate of Appropriateness has been issued pursuant to [Section 2.4.6\(H\)](#).
- (2) The application for a Certificate of Appropriateness for demolition must be accompanied by an application for a Certificate of Appropriateness for alterations to the structure or the redevelopment of the property.
- (3) Demolition shall not occur until a building permit has been issued for the alterations or redevelopment as described in the applicable Certificate of Appropriateness.
- (4) All structures approved for demolition and awaiting issuance of a building permit for the alterations or redevelopment shall be maintained so as to remain in a condition similar to that which existed at time that the Certificate of Appropriateness for demolition was approved unless the Chief Building Official determines that an unsafe building condition exists in accordance with [Section 4.5.3\(G\)](#).
- (5) A Certificate of Appropriateness for demolition of 25 percent or more of contributing or individually designated structure shall be subject to ... additional requirements.

>Applicant is proposing to remove the deteriorated former back porch & small section of west end of 2nd floor as shown in Demolition Plan submitted with this COA Application package.

Section 1 thru 4 will be complied with by the Applicant. Section 5 "additional requirements, do not apply because area to be demolished equals 19% of the floor area of the existing home.

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BRIEF HISTORY OF THE RESIDENCE

The Existing Structures consist of a 1924 (1939 According to PBC Property Appraiser) Frame Vernacular Style Contributing 1 story 2104 SF Single Family Home and a 1 story 330 SF Guest Cottage Building to the rear (west). Both Structures were of Frame Vernacular Style with Stucco Wall finish, Asphalt Shingle Roofing, and originally Wood Double Hung Windows. The Existing Home has had numerous renovation projects undertaken, including Changing the Wood Double Hung Windows to a combination of Alum. Single Hung & Horizontal Roller Windows. Also the 2 Story Open Front Porches were enclosed & White Alum. Windows were installed throughout the home in 2005 +/-.

The Historic Structures Reports note the home contributes to the District thru its Age, Stylistic Features, & Scale. No Distinctive Building Features or Detailing were noted.

Please see attached 2008, & 1987 Historic Structures Reports. Also Attached is Historic yellow Building Dept. Card plus 1926, 1949, & 1963 Sanborn Maps. A search of the Sam Ogren Archives of the Delray Historical Society resulted in no new information, unfortunately.

EXHIBIT "D" :: Description of Physical Appearance Prior to Improvements

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).

>The Existing 2 Story Masonry Vernacular Residence is of wood frame construction with Stucco Cladding. The Roof has a Gable end on the East Façade and a hip and shed combination on the West Façade. The roof cladding is fiberglass shingle near the end of its useful life which likely replaced earlier asphalt shingles. It has a variety of Alum. Replacement windows, including inappropriate horizontal roller windows. Many of these windows were added when the first and second floor front porches were enclosed in the past. Virtually no distinctive detailing or original doors or windows remain. The interior has been stripped of plaster/drywall to expose the 2x4 wood frame construction which is in good condition, excepting the former back porch area and deck above as discussed below.

The back or West Façade appears to have had a screen porch that was enclosed and a concrete slab was added. Above this area is a deteriorated flat roof/deck. This Area is in poor condition presently.

There is a small (330SF) Guest Cottage with a 4 sided hip roof (pyramidal form) with stucco cladding & wood frame exterior walls. There is a slab foundation which reportedly floods regularly, due to being just a few inches above grade.

These buildings are of similar construction technique, height, and roof slope/detailing is similar to many other masonry vernacular buildings built in the same time period and found in the OSSHAD historic district.