



DEVELOPMENT SERVICES

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

330 NE 1st Avenue

Meeting	File No.	Application Type
October 6, 2021	2021-199	Certificate of Appropriateness

REQUEST

The item before the Board is consideration of a Certificate of Appropriateness (2021-199) request for additions and exterior modifications to a contributing 2-story single-family residence located at **330 NE 1st Avenue, Old School Square Historic District.**

GENERAL DATA

Agent: Dan Sloan, AIA
Owner: Steven and Laura Derrickson
Location: 330 NE 1st Avenue
PCN: 12-43-46-16-01-065-0210
Property Size: 0.23 Acres
Zoning: OSSHAD
Historic District: Old School Square Historic District
LUM Designation: HMU (Historic Mixed Use)
Adjacent Zoning:

- OSSHAD (North)
- OSSHAD (West)
- OSSHAD (South)
- OSSHAD (East)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND INFORMATION & ITEM DESCRIPTION

The subject property consists of Lot 21 and the North 25' of Lot 22, Block 65, Town of Delray. The property, is located within the Locally and Nationally Designated Old School Square Historic District and contains a contributing, two-story Masonry Vernacular style structure constructed in 1924 and a one-story garage to the rear of the property. The property is zoned Old School Square Historic Arts District (OSSHAD) and the structure is currently being utilized as a duplex. The main structure is a large mass, clad in stucco and topped with a gable roof. Originally an 8' wide porch ran the width of the front elevation on both the 1st and 2nd floors. The porches were enclosed in 1958.

At its meeting of January 5, 2000, HPB approved Certificate of Appropriateness (COA-406) request for variances to LDR Section 4.3.4(K), to reduce the front setback from the required 25' to 12' to allow for the construction of a wood entrance pergola; to reduce the rear building setback from the required 10' to 2' to allow a 10' x 6' utility shed addition to be constructed to the south of an existing garage; alteration of 1st floor windows; installation of Bahama shutters; and, alteration of the garage in the northwest corner of the property for use as a studio and storage area.

Project Planner: Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com	330 NE 1st Avenue - COA Review Dates: HPB: October 6, 2021	Attachments: 1. Architectural Plans 2. Justification Statements 3. Photos
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Then, at its meeting of March 1, 2006, HPB denied Certificate of Appropriateness (2006-164) request for the replacement of the damaged asphalt shingle roof with a mill finish, 5V-crimp metal roof on the two-story duplex.

The COA now before the board is for new additions and exterior modifications to the existing contributing 2-story single-family residence. Specifically, the request includes the following:

- Restoration of the original 2-story porch on the front façade of the main existing structure;
- A new 252 square foot addition to the north side of the existing main structure;
- A new 632 square foot addition to the south side of the existing main structure;
- Removal of the existing shed from the southwest corner of the property;
- Construction of a new 766 square foot, 2-story, 2 car garage with a gym/office space on the 2nd floor;
- Construction of a new 307 square foot addition to the existing 1-story structure located on the northwest side rear of the property;
- Repaving of existing 2 back-out parking spaces on the front southeast side of the property;
- Construction of new driveway along the north/south alley in the rear of the property adjacent to the proposed garage;
- Installation of a 5V Crimp metal roof in “Natural Silver” to all existing structures and new additions; and,
- Construction of a new open air summer kitchen and in-ground spa to the rear of the existing main structure.

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.

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within OSSHAD zoning district shall be developed according to the requirements noted in the chart below.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
SETBACKS (MINIMUM)			
FRONT (EAST)	25'	13'2"	No change
SIDE INTERIOR (NORTH)	7.5'	17'2"	7'6"
SIDE INTERIOR (SOUTH)	7.5'	31'6"	7'6"
REAR (WEST)	10'	63'10"	10'
HEIGHT	35' (MAX.)	21'6"	21'6"

Pursuant to LDR Section 4.6.15(G) Swimming Pool - Yard encroachment. Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

A 12' x 12' ,144 square foot in-ground spa is proposed in the rear of the existing structure along the south side of the property and will meet the requirements of this code section as a 13'9" setback is proposed. An added site plan technical item is that the proposed setbacks for the in-ground spa be indicated on the site data table on plan sheet A1.02.

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)(b)(2) – Major Development.

The subject application is considered "Major Development" as it involves "alteration of more than 25 percent of the existing floor area of the building and all appurtenances."

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.**

New 4' and 8' high masonry walls are proposed on the south, east, and north sides of the property.

Garages and Carports:

- a. Garages and carports are encouraged to be oriented so that they may be accessed from the side or rear and out of view from a public right of way.**
- b. The orientation of garages and carports shall be consistent with the historic development pattern of structures of a similar architectural style within the district.**

- c. **The enclosure of carports is discouraged. When permitted, the enclosure of the carport should maintain the original details, associated with the carport, such as decorative posts, columns, roof planes, and other features.**
- d. **Garage doors shall be designed to be compatible with the architectural style of the principal structure and should include individual openings for vehicles rather than two car expanses of doors. Metal two car garage doors are discouraged; however, if options are limited and metal is proposed, the doors must include additional architectural detailing appropriate to the building.**

The subject proposal includes a new 766 square foot, 2-story accessory structure in the rear of the property that will contain a 2½-car garage (2 parking spaces and 1 golf cart space) and a 2nd floor office/gym area. The structure is proposed to the rear of the site in the southwest corner of the lot. The garage doors will face the west side (rear) of the property where an additional driveway is proposed to provide access to the adjacent north/south alley.

Parking: Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. **Locate parking adjacent to the building or in the rear.**
- b. **Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.**
- c. **Utilize existing alleys to provide vehicular access to sites.**
- d. **Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.**
- e. **Use appropriate materials for driveways.**
- f. **Driveway type and design should convey the historic character of the district and the property.**

The subject property has an existing 2-car parking area located on the front of the site along NE 1st Avenue and the proposal includes the repaving of the area with brick pavers.

As previously noted, new parking is provided in the rear of the property via a new 2½-car garage. As the proposal involves a major improvement to the subject property, altering more than 25% of the existing floor area of the building & all appurtenances, and as new parking is being provided in the rear of the property, consideration should be given to the removal of the parking spaces in the front of the property to ensure the requirements of this code section are met.

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 existing structure, and its remaining original form, has been considered with respect to the proposed addition and site improvements. This is particularly evident in the design of the front elevation of the structure, where upper and lower-level front porches once existed. Those front porches were enclosed in 1958. The design of the proposal includes restoration of said porches. It is noted however, that the restored front porches include a modern railing rather than a historic vertical picket railing. While there are no building permits or documentation available to determine the style of the original porch railing, given the simple and understated style of the structure it is likely that the porch railings were vertical pickets.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standard 1, 2, 3, 5, 6, 9, & 10 are applicable. The proposal includes a series of additions and exterior modifications to an existing contributing structure. With respect to Standards 1, 2, and 5 the existing structure will maintain its original use of as residential property; thus, there is no change to the use of the structure.

The structure's original building "yellowcard" notes that the original construction material was hollow clay tile covered with stucco. The structure was designed and constructed with a 2-story porch on the front façade and a composition asphalt shingle roof. The existing structure possesses characteristics appropriate to a Masonry Vernacular architecture style.

The proposal includes the restoration of the original 2-story porch on the front façade; however, the proposed porch railings are more decorative that would have been originally designed for this Masonry Vernacular structure. It is likely that the original porch railings would have been constructed of wood in a vertical picket design. The new porch railings do not comply with the intent of **Standard 3** as they represent a **change that creates a false sense of historical development by adding conjectural features or architectural elements from other buildings**. An added condition of approval is that the design of the proposed porch railings be revised to include a vertical picket.

The existing asphalt shingle roof material is proposed to be replaced with a 5-v crimp metal roof in "Natural Silver". Removal of historic materials (existing asphalt shingle roof) or alteration of features and spaces that characterize a property, shall be avoided (**Standard 2**). The 5-v crimp aluminum roof has not been deemed compatible for use on historic structures within the city's historic districts; thus, the alteration from a shingle roof to an aluminum panel roof does not comply with **Standard 5** as it **represents a change of distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property, which shall be preserved**. Additionally, metal roofs have been primarily utilized on wood frame structures such as the Minimal Traditional style and may not be appropriate for the Masonry Vernacular style of the subject structure. Furthermore, a request for a 5-v crimp metal roof was denied by HPB on March 1, 2006.

In order to protect the historic integrity of the structure the roof material should be replaced with 3-dimensional asphalt shingles or a suitable alternative roofing material such as aluminum shingles.

Regarding Standard 9 & 10, the proposal includes additions to the north and south side of the main structure. Both additions are proposed behind the front wall plane of the main residence, so as not to compete with the existing historic façade. All additions to the site have also been proposed in such a way, that if removed in the future, it would not harm the historic integrity of the existing main structure or accessory structures. The new additions will have a stucco exterior, painted light blue, with new black aluminum framed windows and doors. The new additions will also be painted blue, but in a slightly different color variation than the original portion of the structure.

There is concern regarding the overall massing of the proposed additions in relation to the size of the original structure, as when viewed from the public right of way, the front façade would appear significantly wider than it was originally constructed. **Standard 9** states that **"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 proposal includes painting the additions a different shade of blue, which will differentiate the new work from the old, but that technique does not address the massing, size, and scale requirements.

Additionally, there is concern with the proposed black framed windows as white framed windows currently exist and were likely the original color. The board has reviewed the use of an alternative frame material and color on a case-by-case basis as changing the appearance of windows including frames is not a recommended approach by the Secretary of the Interior’s Guidelines for Rehabilitation. See below:

WINDOWS	
RECOMMENDED	NOT RECOMMENDED
<p><i>Identifying, retaining, and preserving</i> windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.</p>	<p>Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.</p> <p>Obscuring historic wood window trim with metal or other material.</p> <p>Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.</p>

Provided the conditions of approval are met the proposed addition will protect the historic integrity of the property & its environment and the proposal can be found to be compliant with these standards.

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.

- b. Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - a.** For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - b.** For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

m. Additions to individually designated properties and contributing structures in all historic districts: Visual compatibility shall be accomplished as follows:

- 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.**
- 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.**
- 3. Characteristic features of the original building shall not be destroyed or obscured.**
- 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.**
- 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.**
- 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.**

The proposed additions to the main structure are to be located on the north and south side of the residence. The 2-story detached 2 ½-car garage addition and addition to the existing guest cottage are proposed to the rear of the property behind the main residence. The proposal includes reconfiguration of interior spaces, demolition of the existing rear porch to be replaced with an open-air summer kitchen, and restoration of the original upper and lower-level front porches.

Regarding **Height**, the proposal includes additions on the north and south sides of the main structure, and addition to the rear detached guest cottage, and detached 2-story garage addition to the rear of the property. The two additions to the main structure are proposed with a mean roof height of 22'-4" and has a lower roof pitch that does not exceed the existing maximum 26' of the top of the existing structure. The addition to the existing 1-story detached guest cottage is proposed to match the height of the existing accessory structure at 12'10" max. In addition, the new 2-story detached garage is also subordinate in height as the mean roof height is 22'2' with the top of roof at 25'-9". The proposal meets this standard.

Regarding **Front Facade Proportion and Rhythm of Entrance and/or Porch Projections**, as previously mentioned in the history of the report, the subject residence was originally constructed with 8' wide porch on both the 1st and 2nd floors of the front façade. The porches were enclosed in 1958 and the subject request proposes a restoration of the original porch spaces. In addition, the use of 1 & 2 story porches are seen throughout the historic streetscape making the request visually compatible to the historic district. There is however, concerns regarding the proposed modern aluminum railings wrapping the porches as they contain a vertical cross design on the balustrade. This design is more common to architectural styles that include more embellishment in their styles. As the structure is a Masonry Vernacular architectural style, common characteristics seen on this style are traditionally simple, unornamented designs. A more simplistic vertical railing design would be more appropriate for use on the porches of this contributing structure. It is important to note that records or photographs depicting the original 2 story porch design do not exist, however, based upon the time frame of construction and the architectural style, its more accurate to assume the style of the porch was more simplistic and unornamented in relation to the entire structure.

Regarding **Relationship of Materials, Texture, and Color** the proposal includes stucco siding on the new addition to be painted Benjamin Moore - Woodlawn Blue (HC-147). The stucco color of the addition is a slight variation from the original structure which will be painted Benjamin Moore - Palladian Blue (HC-144). The proposed trim color for the window and door surrounds will be Benjamin Moore- White Dove (OC-17) with windows to be black framed aluminum with clear, non-

reflective glass. Proposed exterior door color will be Benjamin Moore - Hale Navy (HC-154) with proposed awning fabric to be red (6006- Dubonnet Tweed). The proposed roof material is a Natural Silver Galvalume 5-v crimp metal. The front parking and driveway areas will be replaced with Old Chicago Brick pavers in “Natural Terra Cotta” and spa and summer kitchen area to have travertine in “Natural Buff”.

As previously noted, there is concern regarding the use of a 5-v crimp metal roof material as the aluminum panel roof is neither compatible with the existing architectural style of the structure nor the historic streetscape and it represents removal of original, defining characteristics of the structure.

The Secretary of the Interior’s Guidelines for Rehabilitation recommends

“preserving the roof’s shape, decorative features, and materials, as well as its patterning, color, and size”. Also, *“the materials that cover the roof also are defining characteristics that greatly contribute to the identity of a property”*. Finally, *“altering the roof and roofing materials”* is not recommended nor is it recommended to *“changing the type or color of roofing materials”*.

ROOFS	
RECOMMENDED	NOT RECOMMENDED
<p><i>Identifying, retaining, and preserving</i> 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>Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Replacing historic roofing material instead of repairing or replacing only the deteriorated material.</p> <p>Changing the type or color of roofing materials.</p>

Delray Beach Historic Preservation Design Guidelines:

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.

Roof forms (e.g., flat, gabled, hipped) are integral to a building’s design, and are highly important as a character-defining feature. For example, Mission style buildings have flat roofs, while bungalows almost always have a gabled or hipped roof shape. The materials that cover the roof also are defining characteristics that greatly contribute to the identity of a property. Wood shingle, clay barrel or mission tile, standing seam metal, and asphalt shingle are common roofing materials in Delray Beach.

Recommended:

- If damaged, protect a leaking roof with plywood and building paper until it can be properly repaired.
- Preserve the roof’s shape, decorative features, and materials, as well as its patterning, color, and size.
- Maintain waterspouts and gutters and replace deteriorated flashing. Sheathing should be checked to prevent condensation and water penetration, and to insure protection from insect infestation.
- Repair a roof by reinforcing the historic materials. Repairs will generally include limited replacement with in-kind materials or a suitable replacement. (Suitable is defined as matching, as accurately as possible, the composition, size, shape, color and texture of the original material.)
- Missing parts of roofs, such as cupola louvers, dentils, and dormers, should be replaced using the surviving examples as a guide to the new work.

First, 5-v-crimp aluminum panel roof is similar to an aluminum standing seam roof, but the 5-v crimp has exposed fasteners, which standing seam does not. These fasteners would be visible on the roof. The 5-v-crimp aluminum panel roof does not resemble an asphalt shingle roof. The metal roofing material that has a similar style to the asphalt shingle roof of the current structure is aluminum shingle roofing.

Secondly, while aluminum standing seam has been considered a common roofing material/type in Delray Beach and it has been approved by the board on a case-by-case basis within the city’s historic

districts, it is typically utilized on wood frame structures not Masonry Vernacular structures. As an asphalt shingle roof was an original design feature for the structure, it is an architectural feature that could be maintained. Based on the Delray Beach Historic Preservation Design Guidelines and the Secretary of the Interior's Standards and Guidelines for Rehabilitation, replacement the existing asphalt shingle roof could be with either 3-dimensional asphalt shingles or similarly compatible material such as aluminum shingles.

Regarding **Roof Shapes**, the subject request includes the modification of the existing roof by placing new roof trusses on the existing structure and replacing the gable roof on the east side of the structure with a hipped roof. The applicant's original justification statement notes:

"The Gable End form of the Existing Front Porch Roof has been retained to maintain its visual prominence in the design's composition."

However, relating to the front roof shape, the applicant later indicated the following:

"We are proposing to return the Porch Roof back to what we believe, based on examining the Existing Roof Framing, was originally a Hip Roofed home on both the East and West Ends. The Existing Gable End roof at the Enclosed Porch is being reframed back to a Hip Roof."

If there is in fact evidence that a hip roof was original to the structure then such alteration can be deemed appropriate for the structure; however, should such documentation (photographic evidence) of the hip roof form not be provided to the board, the change would not be historically accurate and the gable roof should be preserved.

With respect to **Proportion of Openings (Windows and Doors)** and **Rhythm of Solids to Voids**, the proposal includes the use of aluminum single-hung windows, which are appropriate as they incorporate window profiles that are visually compatible with the existing window pattern of the historic structure as well as structures within the district. However, the window frames are proposed to be black aluminum where white framed windows exist. White framed single-hung windows are a traditional feature seen on Masonry Vernacular architectural styles. Black framed windows are not a characteristic of this structure nor other historic structures within the Old School Square Historic District. The existing windows on this structure and its architectural style were designed with white framed windows. Changing the appearance of the frame to utilize dark frames such as black frames is not a recommended approach by the Secretary of the Interior's Guidelines. However, if there was documentation showing that this structure had wood framed windows that were painted black, the proposed black frames could be considered an appropriate alteration. An added condition of approval is that the window frames be white, aluminum.

Pursuant to "The Secretary of the Interior's Standards and Guidelines for Rehabilitation: The Guidelines do "not recommend removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished." The Guidelines also do "not recommend changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeable change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame." (pg. 102).

WINDOWS

RECOMMENDED

Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.

NOT RECOMMENDED

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

Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic wood window trim with metal or other material.

Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.

The Delray Beach Historic Preservation Design Guidelines note the following with respect to the Windows (right):

The subject proposal shows additions to the north and south side elevations, restoration of the original 2-story porch on the front east elevation, and the removal of the rear porch on the west elevation. Due to these modifications, the placements of window and doors on all elevations will differ to what is existing on the main structure. The existing detached cottage is also proposed to have windows and doors on each elevation to be modified. Proposed elevation changes that include restorations and/or the removal of an exterior elevation for the construction of additions would justify why a change in the proportion or windows and door would not reflect the existing elevation. However, it is important to note that as an appropriate practice of historic preservation, the relocation of window and doors on an elevation should not be modified because of an interior modification to the structure. Altering this feature diminishes an important historic characteristic of the structure.

In addition, there is also concern with the proposed style of the exterior doors for the structure. The proposed 5 light "Ladderback" French doors that are shown on the elevations include large and wide singular panels of glass that are a prominent door design to a midcentury modern style. A solution would be to have doors that include vertical muntins to separate the larger glass panels, which would give a more traditional appearance that is more appropriate for this architectural style. This is included as a condition of approval.

WINDOWS

Windows are a preeminent character-defining feature of a building. Their placement, design and materials serve to articulate and give definition to the design-specific styles and periods of time. For example: in Bungalows, there are usually multiple panes in the upper window sash, and in Mediterranean Revival designs, windows are frequently arched.

Not Recommended:

- Cutting new openings, altering existing openings, blocking windows, and installing a replacement sash that does not fit the window.
- Changing the historic appearance through inappropriate design materials or adding a finish or color that changes the sash, depth of reveal, the reflectivity, or the appearance of the frame.
- Replacing viable windows rather than maintaining the original. Bronze, black frame, or tinted windows are not preferred choices.
- New Construction: In selecting windows for an infill design in a historic district, flat "snap in" muntins **should not be used** to simulate the division of window panes. Any such divisions should be created with muntins that create a true profile.



Flat and arched double-hung sash windows on a Mediterranean Revival house

Finally, with respect to **Additions**, as the proposed additions to the main structure are located behind the front wall plane and do not exceed the height of the existing structure, these aspects of the standard can be said to be compliant. However, regarding the overall massing of the structure when viewed from the public right of way, there is concern as the proposed additions create a much larger front façade that what originally existed on-site. Considering this aspect of the proposal as secondary and subordinate to the additions is difficult as they compete with the historic front façade.

Given that the structure is a contributing resource within the Old School Square Historic District, it is imperative that the historic integrity of the structure be kept intact. Provided the conditions of approval are addressed, the improvements can represent an appropriate modification to the historic structure and will contribute to the historic integrity of the Individually Listed to the Local Register of Historic Places.

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.

This 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:

Historic Preservation Element 1.4 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves a series of additions and exterior modifications to the existing contributing structures located on the 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 residential use. The proposal can be considered consistent with the subject Objective.

Historic Preservation Element 1.4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".

The proposal represents a request for additions and exterior alterations to the contributing structure, construction of new accessory structures, as well as site improvements. This property is historically significant as it is a contributing structure within the locally and nationally designated Old School Square Historic District. Provided the conditions of approval are addressed, the proposal can be found to be consistent with the requirements of the Comprehensive Plan, the provisions of LDR Section 4.5.1 relating to historic sites and districts, as well as the "Delray Beach Historic Preservation Design Guidelines".

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2021-199) for the property located at **330 NE 1st Avenue, Old School Square 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 (2021-199) for the property located at **330 NE 1st Avenue, Old School Square Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
 - 1. That the existing parking spaces in the front of the property be removed to ensure the requirements of LDR Section 4.5.1(E)(3)(B)(1) are met;
 - 2. That the design of the proposed porch railings be revised to include a vertical picket;
 - 3. That the roof material be replaced with 3-dimensional asphalt shingles or a suitable alternative roofing material such as aluminum shingles;
 - 4. That the proposed window frames be white;
 - 5. That historic documentation be provided documenting the original design of the roof as a hip roof or that the front gable roof be preserved; and,
 - 6. That the proposed exterior doors reflect a more appropriate design to the architectural style.

Site Plan Technical Items:

- 1. Include setbacks for all structures on site plan.
 - 2. Provide setbacks and measurements within the site data table in feet & inches measurements to match dimensions provided on site plan (i.e. 13'2" rather than 13.10') on plan sheet A1.02.
 - 3. That existing and proposed height measurements be corrected in the site data table on plan sheet A1.02 and confirmed for accuracy on all elevation plan sheets (existing height appears to be 21'6" and proposed height appears to be 22'4" on elevation plan sheets).
 - 4. That the proposed setbacks for the in-ground spa be indicated on the site data table on plan sheet A1.02
- D. Deny Certificate of Appropriateness (2021-199) for the property located at **330 NE 1st Avenue, Old School Square 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 not required for this property.

Public notice mailers are not applicable to this application.
 Agenda was posted on (9/28/21), 5 working days prior to meeting.