



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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

FOR OFFICE USE ONLY

FILE #:

DATE SUBMITTED:

## HISTORIC PRESERVATION UNIVERSAL DEVELOPMENT APPLICATION

### APPLICATION TYPE

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

Perlman Historic Tax Exempt App

ADDRESS

227 NE 1ST AVE, DELRAY BEACH, FL 33444

PROPERTY CONTROL NUMBER (PCN): 12 - 43 - 46 - 16 - 01 - 074 - 0051

REQUEST IS A RESULT OF A CODE ENFORCEMENT ACTION

☐ YES ☒ NO CASE NUMBER:

BUILDING PERMIT WAS SUBMITTED FOR THIS REQUEST

☐ YES ☒ NO PERMIT NUMBER:

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

### EXISTING PROPERTY INFORMATION

ZONING DISTRICT <u>OSSHAD = OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT</u>	LAND USE DESIGNATION <u>Historic Mixed Use</u>	HISTORIC DISTRICT, INDIVIDUALLY DESIGNATED, OR OVERLAY DISTRICT (INDICATE IF LOCAL, NATIONAL OR BOTH)  <u>Overlay District, Both</u>
DATE OF ORIGINAL CONSTRUCTION <u>1937</u>		
EXISTING USE <u>Residence - Private</u>	SIZE OF PROPERTY <u>2408</u> SQ. FT. <u>0.1667</u> ACRES	LOT DIMENSIONS <u>55.5 FT</u> WIDTH <u>132.6 FT</u> DEPTH <u>55.5 FT</u> FRONTAGE <u>7,359.3 SF</u> AREA

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

TOWN OF DELRAY S 33 FT OF LT 5 & N 22.5 FT OF LT 6 BLK 74 (OLD SCHOOL SQUARE HISTORIC DISTRICT), Plat Book 11, Page 12, of the official records of Palm Beach County, Florida. A/K/A 227 NE 1st Avenue, Delray Beach, FL. 33444

## 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: **Michael Perlman**

ADDRESS

**227 NE 1st Ave**

CITY

**Delray Beach**

STATE

**FL**

ZIPCODE

**33444**

TELEPHONE NUMBER

**561-281-0247**

EMAIL ADDRESS

**Michaelperlman@gmail.com**

### 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 COMPATIBILITY STANDARDS** – LDR Section 4.5.1(E)(7)&(8)
- ☐ **RELOCATION** – LDR Section 4.5.1(E)(6)
- ☐ **DEMOLITION** – LDR Section 4.5.1(F)

### HISTORIC AD VALOREM TAX EXEMPTION

Project completion date (Certificate of Occupancy from Building Division): **12/20/2020**

Project costs as indicated on Certificate of Occupancy:

Total project costs (can attach separate sheet if necessary): **\$501,700**

Total project costs attributed solely to the historic structure: **\$300,000**

Use of property prior to improvements: **Residential - Private**

Use of property after improvements: **Residential - Private**

Date(s) of previous alterations: **1947, 1956 (According to Palm Beach Property Appraiser); 2013 (New Windows)**

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

### STATEMENT OF HISTORIC SIGNIFICANCE -

The property is located within the Old School Square Historic Arts District (OSSHAD) zoning district along the east side of Banker's Row. The 0.17-acre lot contains a 1,740 SF existing single-family residence. The historic frame vernacular style structure was built between 1937 and 1939 and is classified as contributing to the Old School Square Historic District (OSSHD).

The structures within the Banker's Row were built in two periods of economic growth and change, before and after the Great Depression. The subject block, originally established as residential was characterized by the presence of 2-story Mediterranean Revival residences on the West side of the street, and Traditional Cottages (known as the Mackle Cottages) on the East. The subject property is one of the Mackle Cottages, which were built in a frame vernacular style.

According to the City Property cards, the historic structure had a floorplan consisting of five rooms, gable and hip roof with shingle and composition roofing, wood frame construction, wood siding exterior walls, plaster interior finish, and hardwood, concrete and tile flooring.

**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).

See last page.

### OWNER'S CONSENT

I Michael S. Perlman (\*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 Historic 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 2 day of July, 2021, by Michael Perlman (name of person acknowledging), who has produced \_\_\_\_\_ as identification and/or is personally known to me.



SIGNATURE - NOTARY PUBLIC

STEVEN B FINKELSTEIN

PRINT NAME - NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires: 7/2/24

### 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

PRINT NAME - NOTARY PUBLIC

NOTARY SEAL OR STAMP

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](mailto: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

Michael Perlman

PRINT NAME - OWNER/APPLICANT

SIGNATURE - DESIGNATED AGENT

PRINT NAME - DESIGNATED AGENT

# Description of Physical Appearance Prior to Approval

The Existing Structures consist of a 1937 Frame Vernacular Style Contributing 1 story 1243 SF Single Family Home and a 1 story 506 SF Guest Cottage Building.

The Existing Home has had numerous renovation projects undertaken, including new white single hung Alum. Windows were installed thruout. In 2013, a Certificate of Appropriateness (2013-054) was administratively approved to replace the existing windows with impact-resistant aluminum windows.

The most recent exterior renovations and additions completed December 2020 included:

1. Enclosure of existing 112 square foot front porch;
2. Construction of a new 90 square foot roofed front porch;
3. Construction of 93 square foot addition on the North side of the property to accommodate a new kitchen and living room configuration;
4. Construction of 401 square foot addition on the East side of the property to accommodate a new master bedroom suite;
5. Removal of exterior storage room on the North side of the structure;
6. Installation of asphalt shingle roof;
7. Installation of aluminum-framed windows and doors (white);
8. Installation of hardiplank siding for the additions;
9. Exterior color change to Sherwin Williams "Watery" siding and Sherwin Williams "Scanda" shutters;

The renovations and additions made to the historic structure maintained the frame vernacular style architectural appropriate for the Old School Square Historic District and Banker's Row.

The existing black fabric awning-covered front porch was replaced with a new 90 square foot, wood roofed front porch. The existing 112 square foot front porch is being enclosed to accommodate a larger foyer within the residence. A 401 square foot addition on the East side of the property will be constructed to accommodate a new master bedroom suite.

The height of the additions did not exceed the highest element of the existing residence. The alterations are compatible with the existing front façade (West Elevation). The new roofed front porch is in direct relationship with the height of the front elevation and creates a distinct entrance to the residence, this element was originally incorporated on adjacent cottages. The proportion of openings and the rhythm of solids to voids is retained with the new windows and doors. The exterior color scheme was changed to Sherwin Williams "Watery" (light green) siding with Sherwin Williams "Scanda" (dark blue) shutters.

The existing asphalt shingle roof was replaced with the same material on both the structure and guest cottage building.

Hardiplank siding was used for the additions to match the pattern of the wood siding on the original structure which will remain. The scale of the building was not substantially altered since the addition did not exceed the height of the existing structures.