



CITY OF DELRAY BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



HISTORIC PRESERVATION BOARD STAFF REPORT

403 N. Swinton Avenue

Meeting	File No.	Application Type
May 7, 2025	2025-153	Certificate of Appropriateness and Level 1 Application

REQUEST

The item before the Board is consideration of a Certificate of Appropriateness (2025-153) and Level 1 application for exterior modifications to a contributing commercial structure located at **403 N. Swinton Avenue, Del-Ida Park Historic District**.

GENERAL DATA

Owner: Platt Daddy LLC
Location: 403 N. Swinton Avenue
PCN: 12-43-46-09-29-006-0040
Property Size: 0.17 Acres
Zoning: RO (Residential Office)
LUM Designation: TRN (Transitional)
Historic District: Del-Ida Park Historic District
Adjacent Zoning:

- RL (North)
- RO(West)
- CBD (South)
- RO (East)

Existing Land Use: Commercial
Proposed Land Use: Commercial - Office



BACKGROUND AND PROJECT DESCRIPTION

The subject 0.17-acre property is located within the Locally Designated Del-Ida Park Historic District. The property contains a contributing 1925, one-story Masonry Vernacular style structure. The structure was previously located at 74 NE 4th Avenue, it was moved in August of 1975 to its current location. Prior to its relocation, the structure was remodeled for use as a dental office. Also, jalousie windows were replaced with awning windows at that time. The original structure included front and rear porches, which appear to have been enclosed prior to 1970. Distinguishing architectural features include textured stucco walls, chimney, enclosed porches on the west and east elevations, awning windows with dimensional muntins, and a shingle roof with front and side facing gables. A handicap ramp and parking area exist on the east side of the structure.

The request before the board involves alterations to the exterior of the structure, as follows:

- Installation of a mill finish standing seam metal roof;
- Installation of impact windows and doors and installation of two windows on the north elevation;
- Repainting of the structure;
- Removal of existing shutters; and,
- Replacement of an existing gable vents.

Project Planner: Michelle Hewett, Historic Planner, hewettm@mydelraybeach.com	Review Dates: HPB: May 7, 2025	Attachments: 1. Elevation 2. Photographs 3. Justification Statements
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REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the 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 2.4.10(A)(3)(a), formal findings are not required for Level 1 Site Plan applications.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.17(B) – Residential Office (RO) Principal Uses and Structures Permitted

The use of a business office is a permitted use within the RO zoning district. A Zoning Certificate of Use was approved for the transition from Medical Office to Business Office.

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 4.5.1E(2) –Major and Minor Development.

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

Pursuant to LDR Section 4.5.1E(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:

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject proposal includes the installation of two windows, replacement of the existing windows and doors with impact windows, installation of a standing seam metal roof, removal of the existing shutters, replacement of gable vents, and repainting the structure.

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.

SECRETARY OF THE INTERIOR'S STANDARDS

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 2, 5, 9 & 10 are applicable. The subject proposal is for the installation of two new window openings along the north (side interior) elevation, replacement of existing windows with impact rated single hung windows, removal of the existing shutters, replacement of existing doors, repainting of the

structure, replacement of gable vents, and replacement of the existing shingle roof with a new standing seam metal roof. Building permit records indicate that the window on the northeast side of the structure previously existed and was closed in 1970. Given the symmetry of the structure's window pattern, it is believed that the window on the northwest side of the building may have existed previously. The proposal also involves removal of the existing shutters, which are not currently considered compliant with the Delray Beach Historic Preservation Design Guidelines in that they are not half the width of the window openings. The original structure may not have had shutters given the size of the window openings and placement close to the fireplace and corners of the building. With respect to the use of a standing seam metal roof, generally metal roofs may have been utilized in conjunction with wood frame structures. While the structure is a wood frame building, it currently has a stucco exterior. Documentation of other structures throughout the historic district, it is believed that the original siding may have been wood lap siding and the stucco exterior applied years later. Therefore, the board will need to make a determination that the mill finish standing seam metal roof is appropriate for the Masonry Vernacular structure and compatible with the historic district. Aside from the proposed roof material, there are no concerns with the proposal's compliance with **Standard 2** in that the alterations generally retain and preserve the historic character of the building.


Regarding **Standards 9 and 10**, the existing structure has an asphalt shingle roof, where the proposal involves a new mill finish, standing seam metal roof. There are concerns with the proposed appearance/material as metal roofs are a modern approach to roofing. An alternate metal roof material that could be utilized is a metal shingle roof, which is a material that resembles the appearance of the shingles, while providing a material that is long lasting. There are no concerns with the proposed mill finish, as a metal roof that would have been installed on a historic structure, would have its natural color. The request also includes the installation of two windows along the north elevation. A building permit from 1970 shows that previously there were windows along the north elevation, with attention paid to the similar interior pattern between the north and south of the structure, where the window pattern was likely symmetrical from the north and south elevations. The addition of these two windows could be seen as restoring original elements that were removed. In general, the proposed installation of the windows is on the elevation that is interior to the site, and not highly visible from the public right-of-way.

The request involves removal of existing shutters. There is no concern with the removal of the shutters, as they are not original, nor do they appear functional due to their size. The proposed windows will be white aluminum framed, single-hung windows with clear, no tint, no low-e, and non-reflective glass. The windows are not proposed to include dimensional muntins, rather the windows will have a 1-over-1 window pattern. Per the **Delray Beach Historic Preservation Design Guidelines** and the **Secretary of the Interior's Standards and Guidelines**, window types and designs are considered a **distinctive feature, finish, construction technique, and example of craftsmanship that helps to characterize the historic property and they shall be preserved. The Guidelines do not recommend changes to 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.** The existing windows currently have a 3-over-3 and 2-over-2 muntin pattern, which are common for this particular architectural style. The board will need to make a determination that the request is appropriate for the contributing Masonry Vernacular structure.

Secretary of the Interior's Guidelines for Rehabilitation:

WINDOWS	
RECOMMENDED	NOT RECOMMENDED
<p>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.</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>

Delray Beach Historic Preservation Design Guidelines:

WINDOWS	Not Recommended:
<p>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.</p> <p>When windows cannot be repaired, any replacement design should take into consideration the features of the original, including:</p> <ul style="list-style-type: none"> Trim detail; Material; Size and shape of frame and opening; Reveal or setback of the window from the wall plane; Light configuration; Whether the horizontal line of the sash is on the same, or different, plane; The color and reflective qualities of the glass; and The muntin and mullion profiles and their configuration. 	<ul style="list-style-type: none"> 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.  <p><i>Flat and arched double-hung sash windows on a Mediterranean Revival house</i></p>

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(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility

with respect to the height of residential structures, as defined by 4.5.11(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.

- I. **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.

Regarding the **Relationship of Materials and Colors**, the façade of the structure is proposed to be painted pink - Sherwin Williams "Teaberry" (SW 6561) and the trim/fascia is to be Sherwin Williams "Extra White" (SW 7006). There is no concern with the proposed neutral/pastel colors, as a variety of soft colors and contrasting color schemes have been seen on these types of structures. There is also no concern with the proposed white window/door frames nor glass color. The existing wood trim around the windows is to be removed during painting, reinstalled (painted white).

The request includes modifications and installation of windows and doors. All existing **windows** are to be replaced with white framed, aluminum, single-hung windows, with clear no low-e, no tint, and non-reflective impact glass. The **doors** are to be replaced with clear no low-e, no tint, non-reflective impact glass, with white aluminum frames. Consideration could be given to some articulation or reduced glass size for the doors, as proposed glass to frame ratio is modern. There is concern with the proposed windows, as they will not have dimensional muntins. The Visual Compatibility Standards recommended approach for window replacement is **that 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. Further, the Secretary of the Interiors Standards and Guidelines, do not recommend **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.** Rather, the recommended approach is to preserve the appearance of windows and in this case the existing 2-over-2 and 3-over-3 muntin pattern. The proposed absence muntins may create a more modern appearance for the structure. The use of single-hung windows, however, aid in reducing the modern appearance of the windows

The request also includes the installation of two windows along the north elevation and installation of gable vents where they once existed on the north and south elevations. As previously mentioned, the 1970 building permit shows that there was an additional window in the rear, that doesn't exist today, on the north elevation, shown on the floor plan. The proposed rear window can be considered a restoration of the original window opening on the north elevation.

Finally, the proposal also involves consists of the installation of a standing seam metal roof, in a mill finish. It is noted that the use of metal roofing on a 1925 Masonry Vernacular structure would not have been typical for the time period. Metal roofing has been more recently utilized for new construction or historically, with wood frame structures. The original Yellowcard indicates this structure was originally wood frame, so a metal roof could be seen as appropriate if the structure had wood siding. The City of Delray Beach Yellowcard notes that a shingle roof was original to the structure and consideration could be given to the use of a metal shingle roof. Such would provide for longevity and be a fair compromise to achieve visual compatibility with the predominant materials utilized for construction and rehabilitation of historic buildings within the Del-Ida Park Historic District.

The board will need to make a determination that the proposal is compatible with the **Relationship of Materials, Texture, and Color** Visual Compatibility Standard.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

HPE Policy 1.4.1 - Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines. The proposal is for exterior modifications to an existing contributing, commercial structure. The board will need to make a determination that the request can be found to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the Secretary of the Interior's Standards and the Delray Beach Historic Preservation Design Guidelines.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2025-153), for the property located at **403 N. Swinton Avenue, Del-Ida Park 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 (2025-153), for the property located at **403 N. Swinton Avenue, Del-Ida Park 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:
- D. Deny Certificate of Appropriateness (2025-153), for the property located at **403 N. Swinton Avenue, Del-Ida Park 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

<input checked="" type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting: Del-Ida Historic Neighborhood Association	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on (4/30/25), 5 working days prior to the meeting.
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TAC Timeline Table

Review No.	Submittal Date	TAC Comments Transmitted	Fee Due with Next Submittal?:
1	3/26/2025	Board Ready 4/18/25	No <u> X </u> Yes <u> </u> Amount: <u> </u>