

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: August 3, 2016

ITEM: 1420 North Swinton Avenue, The Clint Moore House (2016-220) – Consideration to Individually List the property at 1420 North Swinton Avenue as The Clint Moore House to the Local Register of Historic Places.

RECOMMENDATION: Recommend approval to the City Commission

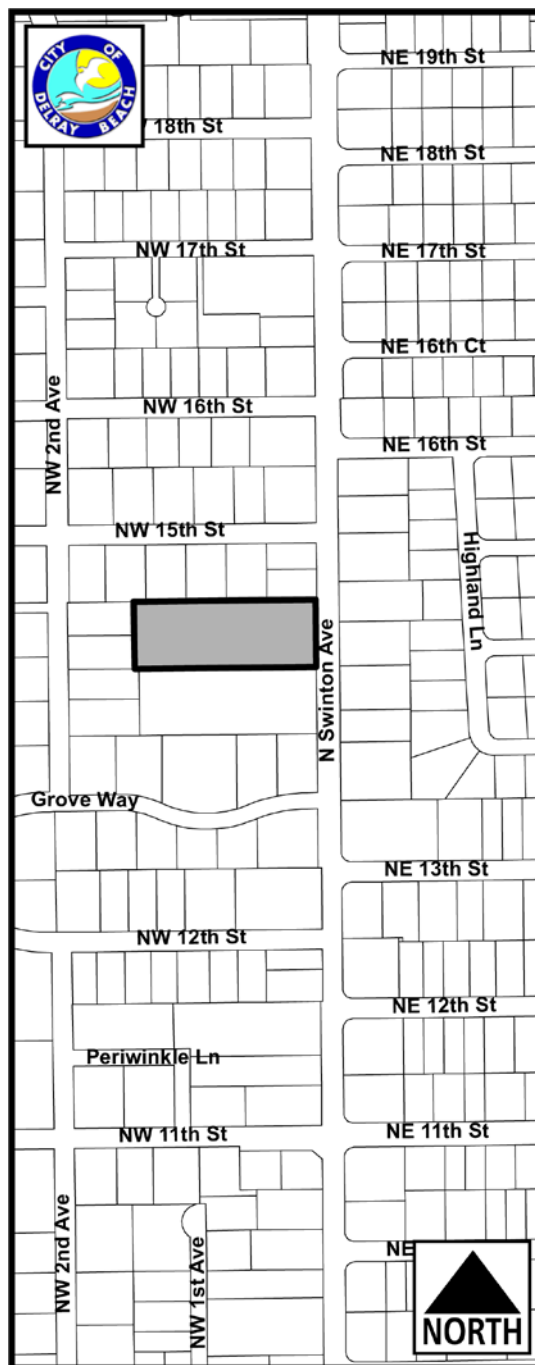
GENERAL DATA:

Owner/Applicant..... Blaine M. Minton

Location..... West side of North Swinton Avenue
between Grove Way and NW 15th
Street

Property Size..... 1.73 acres

Zoning District..... R-1-AA (Single-Family Residential)



ITEM BEFORE THE BOARD

The action requested of the Board is that of making a recommendation to the City Commission on a request for individual designation of “**The Clint Moore House**” located at **1420 North Swinton Avenue**, pursuant to Land Development Regulations (LDR) Section 4.5.1(C), Designation Procedures.

BACKGROUND

The subject property is located at 1420 North Swinton Avenue, on the west side of North Swinton Avenue between Grove Way and NW 15th Street within the Lake Ida Neighborhood. The property contains a circa 1928 single-family residence designed in the Georgian Colonial style. The complete designation report is attached.

Subsequent to this Public Hearing before the HPB, the designation will move forward for review by the City Commission when Public Hearings will be held on both October 4 and 18, 2016.

The designation is now before the Board for consideration.

ANALYSIS

Pursuant to **Section 4.5.1(B)(1), Criteria for Designation of Historic Sites or Districts**, to qualify as a historic structure, individual properties, structures, sites, or buildings, must have significant character, interest, or value as part of the historical, cultural, aesthetic, and architectural heritage of the city, state, or nation. To qualify as a historic site, historic district, or historic structure, the property or properties must fulfill one or more of the criteria set forth in division (2) or (3) below;

The subject structure meets the following criteria:

Section 4.5.1(B)(2) Historical or cultural significance:

- (a) Is associated in a significant way with the life or activities of a major person important in city, state, or national history (for example, the homestead of a local founding family)

The historical and cultural significance of the subject property began with its development, residency by a member of the Sundry family, ownership by the Moore family from 1929 through the 1950s, and ownership by the Gringles. Mr. Clint Moore acquired the property in 1929 from Ben Sundry; Clint Moore “was the first person in Delray Beach to farm west of 441,” and was referred to as “The Lima Bean King.” The Moore family was active in the Delray Beach community, particularly with the local Boy Scouts and St. Paul Episcopal Church. Clint Moore Road is now in Boca Raton, just south of the Delray Beach border. While Clint Moore may be the most historically prominent owner of the property, the designation report includes the Gringles and Ferrers, also very important families who contributed to the Delray Beach community and provide additional interest and significance to the designation.

Section 4.5.1(B)(3) Architectural or aesthetic significance:

- (a) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (b) Embodies those distinguishing characteristics of an architectural style, period, or method of construction;
- (d) Contains elements of design, detail, material, or craftsmanship of outstanding quality or which represented, in its time, a significant innovation or adaptation to the South Florida environment.

The architectural significance is in the design itself, as the Georgian Colonial style is not commonly found in this area, and as indicated in the report, “traces its roots back to the early American colonies.” The Architectural Significance portion of the submitted report provides specific details which qualifies the designation under this criteria.

Comprehensive Plan

Future Land Use Objective A-4: The redevelopment of land and buildings shall provide for the preservation of historic resources. 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:

Policy A-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".

Policy A-4.2: In order to protect the City's historic resources, the Land Development Regulations shall include provisions for designation of historically significant buildings, structures, archaeological sites, or districts. The City shall conduct periodic neighborhood surveys to identify and evaluate potential historic resources at least once every five years.

The proposed designation meets the intent of the applicable Objective and Policies noted above, as it will provide for the preservation of the subject structure, thereby ensuring the protection of an example of this type of style and building. Further, the comments above illustrate that the request meets the criteria set forth in LDR Section 4.5.1 which provides for the designation of "historically significant buildings." Therefore, the proposed designation is appropriate and a recommendation of approval should be forwarded to the City Commission. The Public Hearing dates for review of the subject designation by the City Commission have been tentatively scheduled for October 4 and 18, 2016.

COURTESY / PUBLIC NOTICES

Public Notice letters were mailed to the property owners within a 500' radius of 1420 North Swinton Avenue.

Courtesy Notices of the Public Hearing were sent to the Delray Citizens Coalition, Lake Idea Homeowner's Association, and the Seacrest Homeowner's Association.

Letters of support or objection, if any, will be presented at the HPB meeting.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move a recommendation of approval to the City Commission that **"The Clint Moore House"**, located at **1420 North Swinton Avenue** be listed in the Local Register of Historic Places by amending Land Development Regulations (LDR) Section 4.5.1(I), by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan, and LDR Sections 4.5.1(B) and 4.5.1(C).
- C. Move a recommendation of denial to the City Commission that **"The Clint Moore House"**, located at **1420 North Swinton Avenue** be listed in the Local Register of Historic Places by amending Land Development Regulations (LDR) Section 4.5.1(I), by adopting the findings of fact and law contained in the staff report, and finding that the request is not consistent with the Comprehensive Plan, and LDR Sections 4.5.1(B) and 4.5.1(C).

RECOMMENDATION

Move a recommendation of approval to the City Commission that **"The Clint Moore House"**, located at **1420 North Swinton Avenue** be listed in the Local Register of Historic Places by amending Land Development Regulations (LDR) Section 4.5.1(I), by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan, and LDR Sections 4.5.1(B) and 4.5.1(C).

Staff Report Prepared by: Amy Alvarez, AICP, Senior Planner