



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



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HISTORIC PRESERVATION BOARD STAFF REPORT

143 S. Swinton Avenue

Meeting

November 1, 2023

File No.

2024-007

Application Type

Certificate of Appropriateness

REQUEST

The item before the Board is consideration of a Certificate of Appropriateness (2024-007) for the installation of two signs on the exterior of a contributing commercial structure located at 143 S. Swinton Avenue, **Old School Square Historic District**.

GENERAL DATA

Agent: Jaime Mayo – Nigel Development, Inc.

Owner: Nigel Development, Inc.

Location: 143 South Swinton Avenue

PCN: 12-43-46-16-B4-070-0090

Property Size: 0.30 Acres

Historic District: Old School Square Historic District

LUM: OMU (Other Mixed Use)

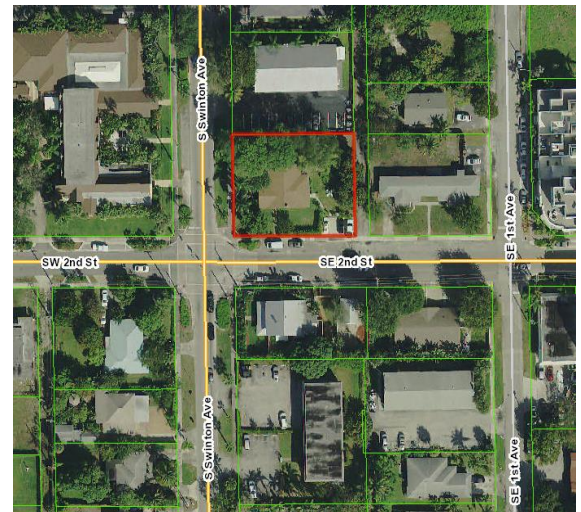
Zoning: OSSHAD (Old School Square Historic Arts District)

Adjacent Zoning:

- OSSHAD (North)
- OSSHAD (East)
- RM (South) Multiple-Family Residential
- CF (West) Community Facilities

Existing Land Use: Commercial

Proposed Land Use: Commercial



BACKGROUND AND PROJECT DESCRIPTION

The subject 0.30-acre property is located on the northeast corner of South Swinton Avenue and SE 2nd Street. The property consists of Lots 9 and 10, Block 70, of the Amended Plat of Sundy and Cromers Subdivision, is located within the Locally and Nationally Registered Old School Square Historic District (OSSHD) and is zoned Old School Square Historic Arts District (OSSHAD). The property contains a 1-story Bungalow style residential structure, built in 1917, and is classified as contributing to the OSSHD. The 1,571 sq. ft. structure was built as single-family residence and was originally owned by John S. and Elizabeth C. Sundy.

On December 4, 2018, the City Commission approved an In-Lieu of Parking Fee Request in the amount of \$10,140 for 1 parking space for the HNM Office, proposed to be located at the subject property. Conditions of approval included that the full payment for the In-Lieu of Parking Fee be paid upon issuance of a building permit and that the applicant construct 3 additional on-street parking spaces adjacent to the subject property within the Swinton Avenue and SE 2nd Street rights-of-way.

Project Planner:

Michelle Hewett, Planner, hewettm@mydelraybeach.com
Katherina Paliwoda, Planner, paliwodak@mydelraybeach.com

Review Dates:

HPB: November 1,
2023

Attachments:

1. Plans
2. Justification Statements
3. Photographs
4. Color and Materials

Then, at its meeting of February 6, 2019, the HPB board denied a request for a Class V Site Plan, Landscape Plan, Certificate of Appropriateness, Waiver, and Variance requests for:

- Conversion of the existing single-family residence to office;
- Construction of a 1-story 2,789 square foot addition;
- Construction of an 8-space parking lot and landscape improvements;
- Waiver request to increase the width of the building that is facing the street; and,
- Variance requests to reduce the interior side setback and to reduce the width of the landscape islands at the end of a parking row.

Subsequently, the applicant appealed HPB's denial of the request to the City Commission. The requests were heard by the City Commission at its April 2, 2019, meeting and was ultimately denied.

The applicant revised the proposal and submitted a new COA (2019-227) on June 20, 2019. At its meeting of August 7, 2019, the board approved a Class V Site Plan, COA, Landscape Plan, Architectural Elevations, and Variance as follows:

- Conversion of the existing 1,571 sq. ft., 1- story single-family residence to office;
- Construction of a 1-story, 2,826 sq. ft. addition;
- Construction of an 8-space parking lot and landscape improvements;
- Variances to reduce the terminal landscape island widths at NE & SE corners of property from the required 9' to 5'5" and 6'5".

The applicant received an interior demolition permit (19-181201) in November of 2019 in preparation for construction of the approved plan. Upon removal of the interior wall surfaces, the applicant found that the existing roof and interior walls were in poor condition as vertical supports were missing from the roof trusses, there were sections of the roof being supported by pieces of trim wood, and there were no vertical supports surrounding the enclosed porch and some exterior walls creating an extremely unsafe situation, jeopardizing the structural integrity of the building. On March 2, 2020, the applicant coordinated a site visit with the Development Services Director, Chief Building Inspector, and Historic Preservation Planners to review the existing condition of the structure. The applicant was advised that reconstruction of the roof and associated structural improvements would require review by the Historic Preservation Board. Subsequently, at its meeting of October 6, 2021, the board approved COA (2019-179) for reconstruction of the roof and structural wall members.

On July 6, 2022, HPB denied the request to allow the use of Hardi-board to replace existing wood for siding, window & door casings/sills, fascia, and porch columns. On July 20, 2022, a shift in the sidewalk and foundation planting on the south side of the building was administratively approved.

The request before the board is for the installation of two aluminum wall signs: one facing S. Swinton Avenue and the other facing SE 2nd Street. The signs are proposed to be 3'4" in height, 5'9" in width, and will be 4'-8^{3/4}" above the ground. The COA request is now before the board.

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.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.24(F)(7) – Old School Square Historic Arts District (OSSHAD) Development Standards:

The existing use is for commercial office. There are no proposed changes to the approved use. This use is consistent with the OSSHAD Zoning.

LDR SECTION 4.6.7 – SIGNS

Pursuant to LDR Section 4.6.7(A) - Purpose

The purposes of these sign regulations are: to encourage the effective use of signs as a means of communications in the City; to maintain and enhance the aesthetic environment and the City's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; to foster the integration of signage with architectural and landscape designs; to streamline the approval process by requiring master signage plans; and to enable the fair and consistent enforcement of these sign regulations.

- (1) ***Communication.*** Signs should not deny other persons or groups the use of sight lines on public rights-of-way, should not obscure important public messages, and should not overwhelm readers with too many messages. Signs can and should help individuals to identify and understand the jurisdiction and the character of its sub-areas.
- (2) ***Preservation of community's beauty.*** The City of Delray Beach which includes a beach resort community as well as major office and industrial parks relies heavily on its natural surroundings and beautification efforts to retain its economic advantage. This concern is reflected by actively regulating the appearance and design of signs.
- (3) ***Property value protection.*** Signs should not create a nuisance to the occupancy or use of other properties as a result of their size, height, brightness, or movement. They should be in harmony with buildings, the neighborhood, and other conforming signs in the area.

There are no concerns regarding the proposed content of the signage. They are to be mounted directly onto the structure underneath the roof eave, which is not anticipated to affect the surrounding area nor existing structure.

Pursuant to LDR Section 4.6.7(D) – Aesthetic Qualifications

The aesthetic quality of a building, or of an entire neighborhood, is materially affected by achieving visual harmony of the sign on or about a structure as it relates to the architecture or the building or the adjacent surroundings. In addition to the limitations on signs imposed in Subsections (E) and (K), the following aesthetic considerations must be met.

- (a) ***Garishness.*** The overall effect of the lettering, configuration or color of a sign shall not be garish. "Garish" signs are those that are too bright or gaudy, showy, glaring, and/or cheaply brilliant or involving excessive ornamentation. Garish signs are not in harmony with and are not compatible with the building or adjacent surroundings.

(b) ***Scale, design, and location.***

1. Signs shall be appropriate in size, scale, and design for the neighborhood or streetscape where it is to be located.
2. Signs placed on structures shall be proportionate in size and scale to the building facade, designed consistently with the building architecture, and positioned harmoniously with building features; architectural features shall not be provided solely for the purpose of accommodating signage, but shall relate to building location, function, and use.

- (c) ***Quality.*** All signs shall have a professional appearance that enhances the visual aesthetics of the area.

The proposed design, color, and size of the signs can be considered appropriate for the contributing structure and area. The position of the signs is in a common area for wall signs. It is noted however, that other sign types could be considered more appropriate for this particular structure such as a ground mounted sign.

Pursuant to LDR Section 4.6.7(A) – Sign standards per zoning district.

CF, All Historic Districts, OS, OSR, OSSHAD, and RO		
	Permitted	Proposed
Type of Sign	Wall, Projecting, Free-standing, Under Canopy	Wall
Quantity	2 per lot, parcel, or development	2 signs
Area (max.)	30 square feet (wall)	19'&1/8" square feet
Location	On building face	On building face
Height	-	3'-4"

There are two signs proposed, 1 on the west elevation facing S. Swinton Avenue and 1 on the south elevation facing SE 2nd Street, neither are not located within any required setbacks, as they are both wall signs. The proposed signage is in compliance with the above sign standards.

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) – Minor Development.

The subject application is considered "Minor Development" as it involves "modifications to an existing contributing structure located within the Old School Square Historic District".

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:

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 request is for the installation of two wall signs on the exterior elevations of the existing contributing structure. The existing structure, and its remaining original form, have been considered with respect to the proposed signage.

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.

Standards 1, 2, and 3 are applicable. The subject request is for the installation of 2 wall signs; 1 on the west elevation facing S. Swinton Avenue and 1 on the south elevation facing SE 2nd Street,, on the existing contributing structure. The structure was originally established as a residential use; however, it was approved for conversion to a commercial office, which is considered an appropriate adaptive

reuse for the property, and there is no proposed modification to this use. The proposed mounting method is not anticipated to affect the historic integrity of the structure, as it can be removed in the future. There are no other proposed modifications or alterations to the existing structure.

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.

- 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(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.

With respect to **Height, Relationship of Materials and Color**, the subject request proposes the installation of two wall signs. The proposed material is aluminum, which can be considered appropriate to be used on historic structures and within historic districts in Delray Beach. The proposed colors are Sherwin Williams "Extra White" and Sherwin Williams "Rock Bottom", which are neutral tones. No lighting is proposed for use with the proposed signs.

While wall signs are permitted in all historic districts, the use of ground-mounted signs is most common in cases of residential conversion to commercial. The Delray Beach Design Guidelines recommend that proposed materials and details relate to the original structures' materials. As the original structure was comprised of wood materials, the use of metal for the signage is not typical, but the proposed design of the signs do appear to be complimentary to the structure. It is noted that a ground mounted, wood sign (or sign that emulates the appearance of wood) could also be considered appropriate for the subject structure. The board will need to make a determination that the proposed signage is appropriate for the structure.

Recommendations:

- Use materials and sign types that are based on historical precedent. For example, the use of neon tubing was common during the Art Deco period, but is inappropriate for buildings of another historical period.
- Place signage so significant architectural detail is not obscured.
- In commercial districts, the valance of an awning is often a visible and unobtrusive location for signage.
- Use indirect lighting when illuminating the sign.
- Avoid cabinet or box signs unless there is historical precedent.
- Ground-mounted signs are appropriate in cases of residential conversions.
- The scale of the signage should relate to the scale and detail of the historic building, and not overwhelm or call attention to the sign.
- The choice of typeface is a recommended way of conveying the period in which the building was constructed. Historic photographs of the period may be consulted to identify some common typestyles.
- The material of the sign need not be identical, but should be compatible with the construction materials of the building.
- For signs that are used in residential conversions, the application of the original materials, and sometimes details, is a recommended approach to sign design. For example, for a masonry building, a masonry monument sign may be an appropriate choice. If the building possesses a parapet detail, the signage may reflect that detail, tying the two together.

Non-conforming Nostalgic Signs



Design elements on the sign compliments the Mission style parapet on the building

ARCHITECTURAL ELEVATIONS

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(d), Findings. Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

Pursuant to LDR Section 4.6.18(A), Minimum requirements.

- (1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.**
- (2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.**

Pursuant to LDR Section 4.6.18(E), Criteria for board action. The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.**
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.**
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.**

Provided that the board determines the proposed signage is appropriate for the subject structure, the proposed signs can be considered to be designed with good taste and is not expected to cause any harm with regards to the nature of the local environment or it's evolving environment to cause a deprivation in value. The proposal can also considered to be in harmony with other proposed developments in the general area and within the historic district.

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 Objective 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 the installation of signs on the existing contributing structure. 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 a mix of commercial and residential uses. The proposal can be considered to be consistent with the subject Objective.

HPE Policy 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 includes the addition of signs to the exterior of a contributing structure. It is important that the alterations made to the property are found consistent with 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 (2024-007), for the property located at **143 S. Swinton 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 (2024-007), for the property located at **143 S. Swinton 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:
- D. Deny Certificate of Appropriateness (2024-007), for the property located at **143 S. Swinton 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

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| <input checked="" type="checkbox"/> Courtesy Notices are not required for this request. | <input checked="" type="checkbox"/> Public Notices are not required for this request.
<input checked="" type="checkbox"/> Agenda was posted on (10/25/23), 5 working days prior to the meeting. |
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