



June 1st, 2026

CITY OF DELRAY BEACH, Development Services Department  
100 North West 1st Avenue  
Delray Beach, Florida 33444

Re: **DEMOLITION JUSTIFICATION STATEMENT**  
**John P Basford & Jasmine Carvajal Residence**  
**516 North Swinton Avenue, Delray Beach, FL 33444**  
**Folio: 12-43-46-08-21-011-0060**  
**Zoning District: R-1 AA Single Family**

Dear Members of the Historic Preservation Board,

This letter is submitted as part of the Historic Review Application for the above-referenced property.

*(a) Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.*

The existing detached garage is an accessory CBS structure located at the rear of the lot behind the contributing primary residence. Only the one-story **roof assembly**, which has been identified as non-contributing, is proposed for demolition; the existing CBS walls, footprint, and overall accessory building form will be retained and incorporated into the project. The existing roof is a simple, utilitarian wood framing system with no distinctive architectural detailing or craftsmanship and does not, by itself, exhibit the level of integrity, design quality, or historical significance necessary to qualify as an individually eligible resource for listing in the National Register of Historic Places. Retention of the non-contributing roof would not enhance the historic value of the primary residence or the district.

*(b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.*

The roof structure proposed for removal consists of conventional wood framing, sheathing, and standard roofing materials that can be readily reproduced using contemporary construction methods at typical residential cost. There is no specialized joinery, ornamental detailing, or unique material that would make reproduction difficult or economically infeasible. By contrast, the proposed new second-story roof and wall systems over the existing CBS garage will be constructed to current code, with forms and materials selected to be compatible with the primary residence while remaining clearly subordinate in scale and hierarchy. Demolishing the non-contributing roof therefore does not result in the loss of construction that is difficult or impractical to recreate.

While the existing non-contributing roof will be removed to allow construction of the new second story, the replacement roof will utilize compatible slopes, overhangs, and roofing materials that relate to the primary residence and the original garage, so the visual effect is that of a raised, upgraded version of the former roof rather than a completely foreign element.



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*(c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.*

Detached rear-yard garages and accessory structures with simple gable or shed roofs are common building types within the surrounding neighborhood and the broader historic district context. The existing non-contributing roof is not one of the last remaining examples of a distinctive style, construction method, or accessory building type. Because the CBS walls and general garage volume will remain in place and be reused, the familiar pattern of a rear accessory structure is preserved, while the removal of the non-contributing roof does not eliminate a rare or irreplaceable resource from the district.

*(d) Whether retaining the structure would promote the general and value of a particular culture and heritage.*

Retaining the existing non-contributing roof in its current form would not meaningfully promote or enhance the cultural, architectural, or historical values associated with the primary contributing residence or the district. The character-defining features of the property are expressed in the main house fronting North Swinton Avenue—its massing, roof forms, fenestration, and materials—not in the simple rear-yard garage roof. The proposed two-story accessory addition has been carefully designed so that the new roof forms, proportions, and exterior materials are compatible with the historic residence and surrounding context, while clearly subordinate in height and visual prominence. This approach better supports the ongoing preservation of the primary contributing structure and the streetscape character than maintaining a utilitarian, non-contributing roof.

The proposed second-story roof has been designed with similar pitch, eave depth, and roofing material to the existing structures on the site, so that the new construction reads as a respectful evolution of the historic property, with the accessory building maintaining a compatible roof character at a higher elevation above the new living space.

*(e) Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.*

Detailed architectural plans accompany this application for the immediate reuse of the existing garage structure as a two-story accessory in-law suite constructed over the existing CBS walls and footprint. The only demolition proposed is removal of the non-contributing roof assembly; new construction will commence promptly thereafter, so no prolonged vacant or unfinished condition is anticipated. The second-story addition has been massed and set back to remain visually secondary to the primary residence, with rooflines, window proportions, and exterior finishes selected to be compatible with, but distinguishable from, the historic house, as shown on Sheets A-001 through A-006. The new roof over the in-law suite continues the established roof vocabulary of the property by using a compatible roof form and roofing material, simply raised to accommodate the second-floor volume, thereby preserving the visual rhythm of roofs on the site while meeting contemporary functional needs. As a result, the project will preserve the contributing primary structure, maintain the pattern of an accessory building at the rear of the lot, and will not adversely affect the historic district designation or the contributing status of the main residence.