



HISTORIC PRESERVATION BOARD STAFF REPORT

Sundy Village – Buildings B&F (Maman)

Meeting	File No.	Application Type
June 3, 2026	HP-540-2026	Level 1 Site Plan Modification and Certificate of Appropriateness

REQUEST

The item before the Board is consideration of a Level 1 Site Plan Modification and Certificate of Appropriateness (HP-540-2026) request for exterior modifications to an existing historic structure known as **Buildings B & F** within the **Block 61** portion of the **Sundy Village** project, **Old School Square Historic District**.

GENERAL DATA

Owner: Sundy Village West, LLC
Agent: Covelli Design Associates, Inc.
Location: 40 S. Swinton Avenue (yellow circle on aerial)
PCN: 12-43-46-16-Q6-001-0020
Project Name: Sundy Village
Project Size: 6.902 Acres
Project Zoning: OSSHAD, OSSHAD w/ CBD Overlay
LUM: HMU (Historic Mixed Use)
Historic District: Old School Square Historic District
Adjacent Zoning:

- North: OSSHAD, OSSHAD w/ CBD Overlay
- East: OSSHAD, CBD
- South: CF
- West: CF

Existing Land Use: Commercial
Proposed Land Use: Commercial



BACKGROUND AND PROJECT DESCRIPTION

The subject property is known as Sundy Village, which is a unified development project containing 6.9 acres and spans four city blocks. The site includes all of Block 61, portions of Blocks 69 & 70, and a portion of the Sundy and Cromer block. The site is zoned Old School Square Historic Arts District (OSSHAD) and is located within the locally and nationally designated Old School Square Historic Districts and the Sundy House is also individually listed to the National Register of Historic Places. The portion of the project that fronts on West Atlantic Avenue and the parcels that front on SE 1st Avenue are subject to the development standards of the Central Business District (CBD). The site has a long and complex development history, which is summarized in the attached document titled “Project History”.

As new tenants begin to occupy the Sundy Village site, additional modifications have been necessary and may be forthcoming in order to accommodate the new businesses.

Project Planner: Katherina Paliwoda, Senior Historic Planner, paliwodak@mydelraybeach.com Michelle Hoyland, Principal Planner, hoylandm@mydelraybeach.com	Review Dates: HPB: June 3, 2026	Attachments: 1. Plans 2. Photographs 3. Color and Materials
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The request before the board includes modifications to the approved locations to the hood vents on the roof of Buildings B & F, in order to accommodate the adaptive reuse for the restaurant known as Maman. Specifically, the approved hood vents for the adjoining structures were approved to the rear (west) roof area of Building B. The new request proposes an additional two new hood vents to the rear (west) roof area of Building F.

The request is now before the board for review.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(a), formal findings are not required for Level 1 Site Plan applications.

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(d), 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 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(A)(1) - Provide for mixed uses of residential, office, and commercial activities, with an emphasis on the arts, that will encourage the restoration or preservation of historic structures and yet maintain and enhance the historic and pedestrian scale of the area.

The proposal meets the intent of this standard, the approved uses of office, restaurant, retail, and residential-type inn uses are not proposed to change because of the subject request.

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)(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 includes exterior modifications to Buildings B & F, located within Block 61. Specifically, the request includes modifications to the approved locations of mechanical equipment and screening located on the roof of Building B, with two new additional vents being proposed on the roof of Building F.

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.

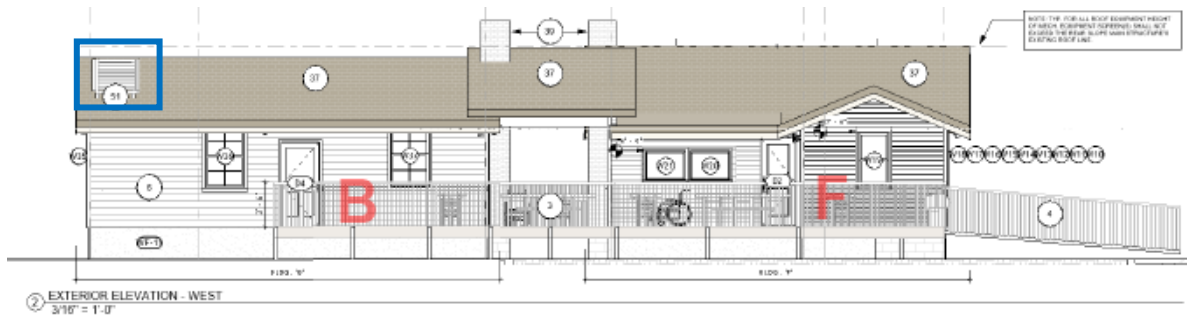
Standard 9

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.

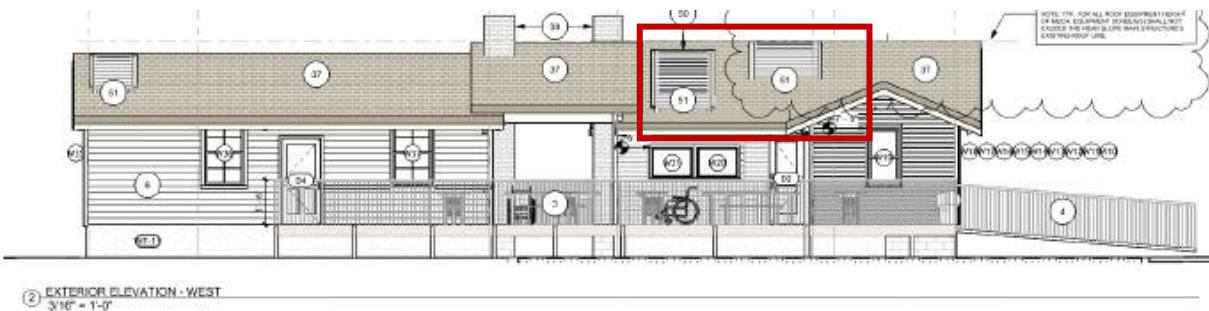
Standard 10

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.

Standards 1, 2, 3, 5, 9 and 10 are applicable to this request. The subject proposal consists of exterior modifications to the existing historic structures known as Buildings B & F, located within the Block 61 portion of the Sundy Village site. With regards to Standards 1 and 2, the structures have been preserved on site and is approved for adaptive reuse as a restaurant. With respect to Standards 3, 5, 9 and 10, all exterior modifications to the structures are minor as they include the installation of two new hood vents to the rear (west) side roof located on Building F. The two new hood vents will be screened with wood to match the vents that were previously approved located on the rear (northwest) side of Building B (see below). It is noted that the original vents were approved as Hardi Board material, but all vents will now be utilizing wood to match the existing siding of the structures. In addition, the height of the vents and screens have been designed to be lower than the peak of the existing roof so they will not be visible from the front public right-of-way.



Existing rear (west) Elevation of Buildings B&F with previously approved roof vent.



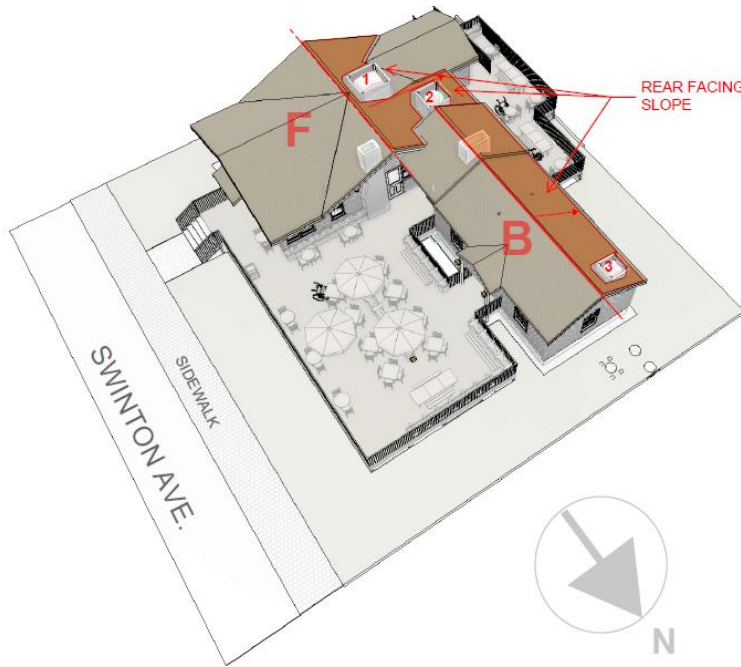
Proposed Elevation of Buildings B&F showing new hood vent locations.

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 4.5.11(2) shall be determined by utilizing criteria contained in LDR Section 4.5.1(E)(7)(a)-(m).

The subject request includes exterior modifications for the installation of two new screened hood vents on the roof in the rear (west) side of the structure of Building F.

As for **Roof Shapes**, there are no proposed changes to the roof shapes for the subject structure, however it is noted that two hood vents will be placed on the roof to the rear (west) sides of the building, where they will be the least visible from the public right-of-way and so as to not interfere with the historic integrity of the front façade. Their designs will match the hood vents that were previously approved on Building B. Given the constraints of converting a structure that was originally designed for residential use to a restaurant, the proposal represents the least impactful architectural approach. There are no concerns with the proposed roof modifications.



Proposed location for the new roof vents with screening on the roof of Building F.

With respect to **Relationship of Materials and Color** the proposal includes two new hood vents on the roof of Building F are designed with screening that matches the approved hood vents located on building B. It is noted that the original hood vent approval included Hardiboard for the screening material.

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.**

The proposal for two new hood vents to the roof of Buildings B & F intended to accommodate an adaptive reuse modification to the historic structures within the Sundy Village site. The board will need to make a determination that the proposal can be considered to be designed with good taste and that it is not expected to cause any harm regarding the nature of the local environment nor its evolving environment to depreciate in value. Further, the board will need to make a determination that the proposal is in harmony with other properties in the general area and within the Old School Square 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, 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 exterior modifications to an historic structure within the Sundy Village development. 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 uses including residential, office, restaurant, church, and retail 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 exterior modifications to the existing historic structure of Buildings B & F located within Block 61 of the Sundy Village property. The board will need to make a determination that the proposal is 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”.

SITE PLAN TECHNICAL ITEMS

1.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve the Level 1 Site Plan Modification and Certificate of Appropriateness (HP-540-2026), for the property located at **Sundy Village – Buildings B & F, Old Schol 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 the Level 1 Site Plan Modification and Certificate of Appropriateness (HP-540-2026), for the property located at **Sundy Village – Buildings B & F, Old Schol 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 conditions.
- D. Deny the Level 1 Site Plan Modification and Certificate of Appropriateness (HP-540-2026), for the property located at **Sundy Village – Buildings B & F, Old Schol 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

<input checked="" type="checkbox"/> Courtesy Notices are not required for this request.	<input checked="" type="checkbox"/> Public notice mailers were not required for this request.
	<input checked="" type="checkbox"/> Agenda was posted on (05/28/26), 5 working days prior to the meeting.