



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

250 Royal Court

Meeting	File No.	Application Type
October 15, 2025	HP-117-2025	Certificate of Appropriateness & Level 1 Site Plan

REQUEST

The item before the Board is consideration of a Certificate of Appropriateness (HP-117-2025) & Level 1 Site Plan application for exterior modifications on a non-contributing commercial structure located at **250 Royal Court, Del-Ida Park Historic District**.

GENERAL DATA

Owner: 250 Royal Ct LLC
Location: 250 Royal Court
PCN: 12-43-46-09-29-016-0010
Property Size: 0.3 Acres
Zoning: RO – Residential Office
LUM Designation: TRN (Transitional)
Historic District: Del-Ida Park Historic District
Adjacent Zoning:

- RO – Residential Office (North)
- RO – Residential Office (West)
- RL – Low-Density Residential (South)
- RO – Residential Office (East)

Existing Land Use: Office
Proposed Land Use: Office



BACKGROUND AND PROJECT DESCRIPTION

The subject property was constructed in 1972 by Charles E. Toth, at the time he was the property owner and architect. The subject property was originally constructed for Toth's architectural office, it contained an apartment on the first floor and an office on the second floor. Then, in 1977 an addition was constructed to the existing structure by Toth. The subject structure is considered non-contributing to the Del-Ida Park Historic District and is expected to be reclassified as a contributing structure with a future resource resurvey of the historic district. The Mid-Century style structure exists in its original design with a flat roof, red framed windows, board-and-batten wood exterior siding, and a wood deck on the north side of the structure.

Toth was born in Pennsylvania in 1927. Following his service in the Navy during World War II, he graduated with a degree in Architectural Engineering from Penn State University. He moved to West Palm Beach and married his wife, Jean Hockett. In 1959, they moved to Delray Beach to be nearer his job as an architect for Sam Ogren. Toth later started his own architectural firm in 1963 in Delray Beach. From migrant housing designed for a request from the State of Florida to an Italian swimming pool for the Palm Beach Firestone family, he was an accomplished architect.

Project Planner: Michelle Hewett, Historic Senior Planner	Review Dates: HPB: October 15, 2025	Attachments: <ol style="list-style-type: none">1. Building Material Form2. Project Narrative3. Photographs4. Justification Statements
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Toth was an active member of the Delray Beach Playhouse musical productions, was a fixture of Delray's First Presbyterian Church choir and an active participant in the Coastmen Chorus, a mens 4-part barbershop chorus which competed annually in international contests. His civic activities included acting as President of the Delray Beach Chamber of Commerce in the early seventies and sitting on a myriad of city boards.

The Del-Ida Park Historic District is a 14-block suburban residential area just four blocks north of the heart of downtown Delray Beach. It consists of primarily single-family, one-story residences, and several duplex structures that were built during the 1950s and 1960s. The original plat was laid out in an interesting and unusual fashion, combining a rectangular grid with a series of diagonal streets. Most notable is Dixie Boulevard, which serves as the main concourse in the development, having been laid out 20 feet wider than the rest of the streets. The combination of rectangular and diagonal street design produces a series of unusual triangular blocks and lots with varying street frontage.

On July 10th, 2024, staff administratively approved a request for ground level improvements including reconfiguring the parking area, installation of a dumpster enclosure, new sidewalks, and landscape modifications. Exterior modifications to the existing structure included painting the railings, trim and windows, replacing of decking, replacing of stairs, and moving the existing wall behind the fountain.

The request before the board is for the removal of the existing wood siding for the installation of smooth stucco siding, installation of white frame aluminum windows (after-the-fact), and repainting of the structure.

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 office is a permitted use within the RO zoning district. No changes to the use are proposed with this 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)(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 involves exterior alterations to the existing structure. The original design of the building has been considered among other factors.

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.

The proposal includes replacement of the existing wood board-and-batten style plywood siding with smooth stucco and replacement of existing red framed windows with white framed aluminum windows (already completed). While this property is considered non-contributing, it is important that the proposed improvements are compatible with the existing structure and surrounding area to protect the historic integrity of the property and the Del-Ida Park Historic District. The original structure utilized plywood siding in a board-and-batten style, which exists today. Alteration of the exterior wood siding by replacing it with a smooth stucco exterior is expected to modify the original character defining features of the structure. While the structure is classified as a non-contributor, it is on the cusp of becoming a contributing structure given its style and association with Delray Beach architect Charles Toth and alterations to the exterior of this important structure, namely changing from wood to stucco could have

WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS

RECOMMENDED

NOT RECOMMENDED

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building (such as siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes, and colors.

Altering wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing historic wood features instead of repairing or replacing only the deteriorated wood.

Changing the type of finish, coating, or historic color of wood features

a negative effect upon its historic integrity. LDR Section 4.5.1 was **created in order to provide for the identification, preservation, protection, enhancement, perpetuation, and the use of districts, archeological sites, buildings, structures, improvements, and appurtenances that are reminders of past eras, events, and persons important in local, state, and national history; that provide significant examples of architectural styles of the past; that are unique and irreplaceable assets to the City and its neighborhoods; or that provide this and future generations with examples of the physical surroundings in which past generations lived; and other purposes.** The subject structure is a reminder of a past era and person important in local history as well as an example of an architectural style of the past, that could be considered a unique and irreplaceable asset to the city and the Del-Ida Park Neighborhood and historic district. It also provides current and future generations with an example of the physical surrounding in which past generations lived, specifically unique in that the structure housed the architectural office and apartment of Delray Beach architect Charles Toth.

Regarding the windows, the painting of the window frames dark blue (Sherwin Williams Naval) was originally approved by staff and considered to be consistent with the appearance of dark color window frames, given the previous red frame color. The request is to change the windows to white framed aluminum. Such window frame color is common throughout the city's historic districts, however, these painted window frames were particular to the subject structure and was consistent with its Contemporary style, in fact such window frame color added a Mid-century Modern influence, a style Toth was known for. Additionally, the original window pattern contained a muntin along the bottom third of the windows along the north and west elevation, which existing until recently when the windows were replaced. The installed windows are floor to ceiling windows with no muntins. The most appropriate method for window replacement is to keep the same window pattern and appearance.

WINDOWS	
RECOMMENDED	NOT RECOMMENDED
<p><i>Identifying, retaining, and preserving</i> windows and their functional and decorative features that are important to the overall historic 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>Altering windows or window features which are important in defining the 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 reveal, and muntin configuration; 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>

As mentioned previously, this structure is non-contributing, however it has had minimal alterations throughout the years, thus retaining its potential historic integrity, and any inappropriate modifications may impact the structure's ability to be considered a contributing resource in the future. The board will need to make a determination that the request is appropriate for the 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.

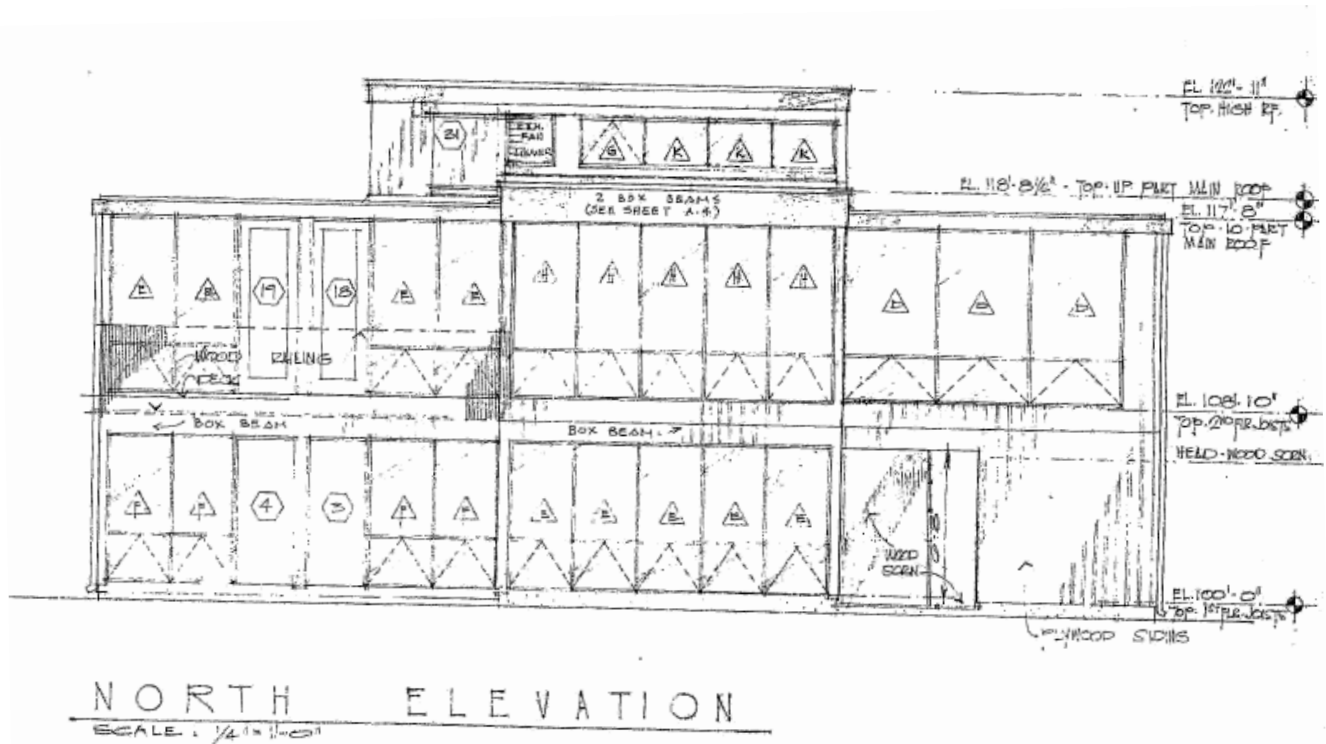
With respect to **Relationship of Materials and Color** the subject proposal consists of the removal of the existing wood siding and application of a new smooth stucco as well as installation of white frame aluminum windows (after the fact). Included with the request is repainting the structure white (awning, columns, trim, and railings). There is no concern with the proposed colors. The Visual Compatibility Standards regarding materials and textures states **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.** Rather, the recommended approach is to utilize materials that match **the old in design, color, texture, and other visual qualities and, where possible, materials.** As the existing structure currently utilizes plywood siding with a vertical board-and-batten design, the appropriate replacement is to match. The Delray Beach Historic Preservation Design Guidelines do not recommend creating a false architectural appearance by adding or eliminating details. The difference in appearance the smooth stucco will create compared to the vertical siding will permanently alter the exterior of the structure and remove original character defining features.

Delray Beach Historic Preservation Design Guidelines - Siding

<u>Recommended:</u>	<u>Not Recommended:</u>
<ul style="list-style-type: none">• Retain full width of the corner and sill when installing siding. Horizontal wooden clapboards should overlap one another and cast a shadow.• Retain all trim elements.• Provide proper drainage so water does not stand on flat horizontal surfaces or accumulate in decorative features.• Apply preservatives or consolidators to wood features such as beam ends or outriggers that are exposed to decay hazards and that are traditionally left unpainted.• Retain paint coatings that protect wood from moisture and light.• Remove paint using the least abrasive means possible, by hand scraping or sanding for example.• Use chemical strippers to supplement other methods. Detachable wooden elements, shutters, doors or columns may be chemically dip-stripped with proper safeguards.• Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood.• Repairs may include limited replacement with compatible materials for those extensively deteriorated or missing parts or features.• Replacements should be designed using the existing physical evidence as the pattern so that brackets, moldings or sections of siding, for example, are based on the original details. That evidence may be present elsewhere on the building or documented through historic photographs or building plans.	<ul style="list-style-type: none">• <i>Unnecessarily</i> removing a major portion of wood from a façade instead of replacing or repairing the deteriorated wood.• Stripping painted surfaces to bare wood to achieve a "natural" effect.• Failing to identify the underlying cause(s) of wood deterioration. Conditions such as faulty flashing, leaking gutters, cracks and holes in the siding, deteriorated caulking in joints and seams, plant material and weeds, insect and fungus infestation are some root causes of wood deterioration. Without the treatment of the cause, the destruction will continue.• Creating a false architectural appearance by adding or eliminating detail(s).• Applying synthetic materials that conceal building materials. Sidings, such as vinyl or aluminum, can mask the advance of termite infestation or wood rot. Severe moisture problems may occur because siding traps moisture in the wall cavity.• Painting surfaces that were originally natural.

Staff previously approved a COA to paint the window frames, building trim, and railings a navy-blue color (Sherwin Williams "Naval"). The windows at the time had dark red frames. The approved blue color was seen as appropriate as it retained the dark color painted frames allowing for a modern update to the windows. With the new proposal, the windows are to be white frame aluminum. There is concern with the color, as the structure had retained dark red frames and are believed to have been original to the structure, as far as staff could substantiate through photographs, which should be maintained. Additionally, it was not uncommon for this style of structure to have color window frames and would be most appropriate given the previous frames were already painted. There is also concern with the appearance/style of windows. The original building permit shows a muntin for each window, which had been retained over the years, and should be replaced like-in-kind to maintain the appearance, where the proposal is to utilize a single pane. As previously mentioned, this structure is non-contributing however, inappropriate modifications via removal of original Contemporary/Mid-century character defining features could impact the structure's potential historic integrity.

Original Building Permit Elevation - 1972

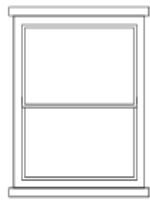


Delray Beach Historic Preservation Design Guidelines - Windows

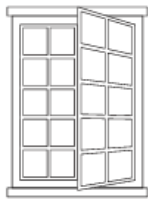
Delray Beach Historic Preservation Design Guidelines

Recommended:

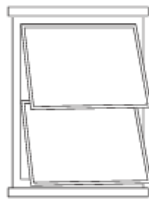
- Retain distinctive windows which feature a sash, muntins, glazing, sills, heads, hood molds, paneled or decorated jambs and moldings, and shutters and blinds.
- Maintain with periodic cleaning, rust removal, paint removal, and reapplication of protective coating systems. Recaulk and replace weather stripping, making windows watertight and improving thermal efficiency.
- Repair frames and sash by patching, splicing, consolidating or otherwise reinforcing and replacing in kind. Damaged parts may sometimes be replaced from other salvaged historic windows.



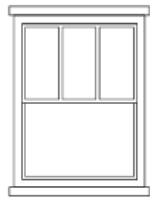
DOUBLE HUNG



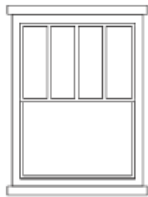
CASEMENT



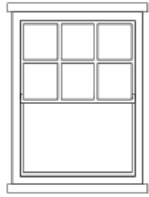
AWNING



DOUBLE HUNG



FOUR-OVER-ONE



SIX-OVER-ONE



Casement windows on a Mediterranean Revival residence

- Design and install new windows when the historic windows are completely missing.
- New windows in additions or exposed party walls should be compatible with the overall design, but not necessarily duplicate the fenestration pattern and detailing of a character-defining elevation.
- In double- or single-hung windows, retain window weights when possible.

Not Recommended:

- 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.



Flat and arched double-hung sash windows on a Mediterranean Revival house

The request proposes the use of cementitious board as a base for the new stucco exterior. There is concern with the **Architectural Style** visual compatibility standard requirement. While the structure is Contemporary in nature, the design has a Mid-Century appearance, in this case the exterior wood siding aids in the wood frame appearance of the structure. Application of a new stucco pattern could create a false sense of historical development by introducing elements definitive of a more modern interpretation of the style. Ultimately, the exterior alterations are expected to have a negative effect on the historic integrity of the structure. Thus, the board will need to make a determination that the proposed materials and appearance are appropriate for the structure as well as the Del-Ida Park 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 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 the replacement of the existing wood siding with smooth stucco siding, painting, and after-the-fact installation of white framed aluminum windows for a non-contributing 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 (HP-117-2025) and Level 1 Site Plan Application, for the property located at **250 Royal Court, 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 (HP-117-2025) and Level 1 Site Plan Application, for the property located at **250 Royal Court, 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 (HP-117-2025) and Level 1 Site Plan Application, for the property located at **250 Royal Court, 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 (10/8/25), 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	9/8/2025	Board Ready 9/19/25	No <u> X </u> Yes <u> </u> Amount: <u> </u>

