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HISTORIC PRESERVATION BOARD STAFF REPORT

108 N. Swinton Avenue

Meeting	File No.	Application Type
June 5, 2024	2024-150	Certificate of Appropriateness

REQUEST

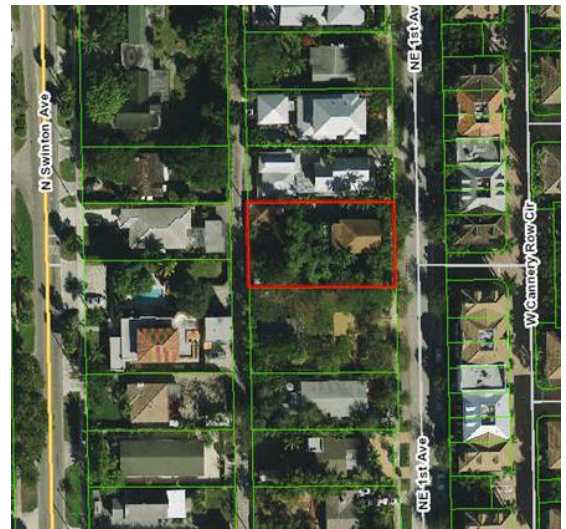
The item before the Board is consideration of a Certificate of Appropriateness (2024-150) for exterior modifications to gable ends and trellis feature to the contributing single-family residence located at **108 N. Swinton Avenue, Old School Square Historic District.**

GENERAL DATA

Agent: Simeon Krilov
Owner: Tracy R Picut
Location: 108 N. Swinton Avenue
PCN: 12-43-46-16-01-059-0141
Property Size: 0.196 acres
Zoning: Old School Square Historic Arts District
Historic District: Old School Square Historic District
Land Use: Historic Mixed Use (HMU)
Adjacent Zoning:

- OSSHAD (North)
- OSSHAD (West)
- OSSHAD (South)
- OSSHAD (East)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of the south 15.70 feet of lot 14 and the north 48.80 feet of lot 15, block 59, Town of Delray. The property is located within the Locally and Nationally Designated Old School Square Historic District and contains a contributing, one-story Bungalow style structure constructed in 1925. The property is zoned Old School Square Historic Arts District (OSSHAD) and the structure is currently being utilized as a single-family residence.

According to the 2020 Resources Survey update document provided by RJ Heisenbottle, The Old School Square Historic District is centrally located in Delray Beach and was so named for the two historic schools that were saved and rehabilitated by local citizens after being abandoned by the Palm Beach County School District in the mid-1980s; The 1913 Delray Elementary School and the 1925 Delray High School. Many of the houses that were built in this neighborhood were constructed for middle class families, but there is also a significant collection of larger mansions along NE 1st Avenue. The housing stock ranges from early Frame Vernacular and Bungalow style structures to grander Mediterranean and Colonial Revival homes, to modest Minimal Traditional homes built during and after

<p>Project Planner: Michelle Hewett, Planner, hewettm@mydelraybeach.com Katherina Paliwoda, Historic Planner, paliwodak@mydelraybeach.com</p>	<p>Review Dates: June 5, 2024</p>	<p>Attachments:</p> <ol style="list-style-type: none"> 1. Plans 2. Justification Statements 3. Photographs 4. Color and Materials
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the Great Depression. The range of historic architectural styles are reflective of the various periods of development that Delray Beach experienced from its earliest days through recent history.

On February 2, 2022, the Historic Preservation Board approved a new addition and exterior modifications as follows:

- Restoration of the original porch on the front façade of the existing structure;
- A new 1,383 square foot addition, along with a 497 square foot garage to the west, rear side of the existing structure;
- Removal of the 342 square foot, existing rear porch shed from the west corner of the existing structure;
- Construction of a new trellis on the north side of the property;
- Construction of a new swimming pool, decking, and enclosure wall; and,
- Replacement of existing ribbon-strip driveway with a paver brick ribbon-strip driveway, construction of a new brick ribbon walkway, and construction of a new paver brick rear driveway, adjacent to the proposed garage.

The subject request is for exterior modifications to the approved plans, including a change of material for the east (front) and south facing scalloped gables from wood to Hardie-board, and use of stucco bases for the trellis. The 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(B) – Old School Square Historic Arts District (OSSHAD)
Principal Uses:

The existing use is a single-family residence, which is a permitted use within the OSSHAD zoning district. There is no proposed change to the existing use with these modifications.

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) – Major and Minor Development.

The subject application is considered “Minor Development” as it involves “the construction, reconstruction, or alteration of a building less than 25 percent of the existing floor area, and all appurtenances”.

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:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

The proposal includes alterations to the approved trellis adjacent to the north side of the existing structure. The original approval included the use of wood posts that extended the full length down to the ground. The proposal includes the use of a stucco base.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The proposed modification to the approved trellis is not to alter the approved height. The trellis is 3'-1" shorter than the residence and meets all front and side street setbacks. This structure is also detached from the main residence.

Parking: Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

The trellis structure is approved to cover one of the parking spaces in the front of the property, accessed from N. Swinton Avenue while the required parking for the home is located in the rear of the property accessed from the adjacent north/south alley. The location of the trellis is not proposed to change.

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 exterior modifications to the approved scalloped wood siding on the east (front) and south gable ends of the restored porch and addition of a stucco base to the trellis to a contributing one-story residence. The original design of the existing structure has been considered with respect to improvements.

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.

Standard 1, 2, 5, 9 and 10 are applicable. The subject proposal consists of a material change from the scalloped wood siding to the east (front) and south gable ends of the restored porch to Hardie-board along with the addition of a stucco base on the approved trellis. With regards to **Standard 1**, the existing structures' residential use will remain the same. Regarding Standards 2 and 5, the original structure had scalloped wood gable ends and the 2022 approved COA maintained the same wood material for the east and south gables. It is noted that the board approved the use of Hardi-board gable material in the rear of the property as such would not have a negative effect upon the historic façade and was associated with the new addition. Per the Secretary of the Interior's Guidelines the use of composite materials is not typically considered an appropriate approach when replacing original wood elements. Therefore, the board will need to make a determination that the proposed Hardi-board material is appropriate for use in this instance.

While the trellis will be slightly larger due to the wider stucco base, the alteration can be considered appropriate for the site, as overall the trellis is shorter than the front main structure, is setback from the

WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS	
RECOMMENDED	NOT RECOMMENDED
<p>Repairing wood by patching, splicing, consolidating, or otherwise reinforcing the wood using recognized conservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of wood features when there are surviving prototypes, such as brackets, molding, or sections of siding.</p>	<p>Removing wood that could be stabilized, repaired, and conserved, or using untested consolidants and unskilled personnel, potentially causing further damage to historic materials.</p> <p>Replacing an entire wood feature, such as a cornice or balustrade, when repair of the wood and limited replacement of deteriorated or missing components is feasible.</p>
<p>Replacing in kind an entire wood feature that is too deteriorated to repair (if the overall form and detailing are still evident) using physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such wood features include a cornice, entablature, or a balustrade. If using wood is not feasible, then a compatible substitute material may be considered.</p>	<p>Removing a wood feature that is unrepairable and not replacing it, or replacing it with a new feature that does not match.</p> <p>Using substitute material for the replacement that does not convey the same appearance of the surviving components of the wood feature.</p>
<p>Replacing a deteriorated wood feature or wood siding on a <i>primary</i> or <i>other highly-visible</i> elevation with a new matching wood feature.</p>	<p>Replacing a deteriorated wood feature or wood siding on a <i>primary</i> or <i>other highly-visible elevation</i> with a composite substitute material.</p>

front façade, and retains the appearance of an accessory structure. There is concern however, that the proposed footers may create a similar appearance to the columns on the adjacent porch, along with making the trellis appear larger potentially competing with the front of the existing structure. The board will have to make a determination that the size, material, and color of the stucco support bases are appropriate and compatible with the Bungalow style residence. With regard to **Standards 9 and 10**, the proposed trellis modification is a detached, accessory, structure and the proposed materials are anticipated to be compatible with the materials used on the existing historic 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 4.5.11(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 4.5.11(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** and **Roof Shapes**, there are no proposed modifications to the overall height of the trellis, which will be substantially lower than the height of the residence. The proposed trellis modification is not anticipated to have a negative effect upon the roof shape nor height of the existing structure.

Regarding **Front Façade Proportions**, the proposed modification to the trellis is not anticipated to affect the front façade proportions on the property nor amongst the surrounding area.

Regarding the **Relationship of Materials and Color**, the proposed stucco footings/bases on the trellis can be considered compatible with the materials utilized in the existing structure, as such stucco is a material that could have been utilized during the original timeframe of the subject structures construction. Additionally, use of stucco for the post bases will allow for weathering of the trellis aiding in the trellis' longevity.

Regarding the scalloped Hardie-board siding around the east and south facades of the home, there is concern with the use of composite materials on the historic structure. It is noted that the board approved the use of Hardi-board gable material in the rear of the property as such was associated with the new addition eliminating any negative effect upon the historic structure. The applicant has indicated there is difficulty meeting wind load calculations and insurance requirements with the custom wood siding. Consideration could be given to the amount of scalloped siding proposed and the particular elevations affected, such as the front versus the side interior.

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 development proposal is for exterior modifications the approved modification on the existing residential structure. With respect to the adjacent land uses, the property is in an area surrounded by a mix of residential and commercial uses. The board will need to make a determination that the proposal is consistent with the requirements of the Comprehensive Plan, and the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the “Delray Beach Historic Preservation Design Guidelines” and the Secretary of the Interior’s Guidelines for Rehabilitation.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2024-150), for the property located at **108 N. 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 (2024-150), for the property located at **108 N. 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 (2024-150), for the property located at **108 N. 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	
<input checked="" type="checkbox"/> Courtesy Notices are not applicable to this request	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on (5/29/24), 5 working days prior to the meeting.