



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 219 N. Swinton Avenue

Project Location: 219 N. Swinton Avenue, Old School Square Historic District

PCN: 12-43-46-16-01-066-0070

Request: Certificate of Appropriateness request for a 465 square-foot rear addition and exterior modifications to an existing contributing, one-story, duplex structure.

Board: Historic Preservation Board

Meeting Date: August 3, 2022

Board Action: Approved on a 6-0 vote (Claudia Willis absent)

Board Actions:

Approve Certificate of Appropriateness (2022-154) associated with a 465 square-foot rear addition and exterior modifications to an existing contributing, one-story, duplex structure for the property located at **219 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.

Project Description:

The subject property is located on the east side of North Swinton Avenue, approximately 122' north of NE 2nd Street, and consists of Lots 7 and 8, Block 66, Town of Delray. The property contains a duplex with an accessory detached garage constructed in 1957 in the Mid-Century Modern style. The duplex is approximately 3,261 square feet and is considered a contributing structure within the Old School Square Historic District. The subject unit, 219 N. Swinton Avenue, is to the north of the second unit, 221 N. Swinton Avenue.

The original 1957 structure was constructed with a white flat cement tile roof, which was replaced in kind in 1998. A COA was submitted to replace the existing roof with a light beige (Linen) Spanish "S" cement tile roof.

The subject request was a Certificate of Appropriateness (COA) for a 465 Square-foot addition and exterior modifications, including a pool with a deck, fence and walkway, in the rear of the property.

Board Comments:

All board members were supportive of the proposal.

Public Comments:

There was one public comment in support of the proposal

Associated Actions:

N/A

Next Action:

The HPB action is final unless appealed by the City Commission



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

219 N. Swinton Avenue

Meeting	File No.	Application Type
August 3, 2022	2022-154	Certificate of Appropriateness

REQUEST

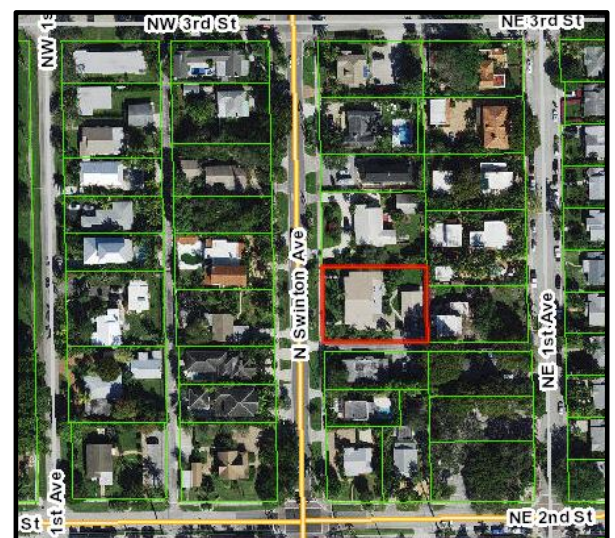
The item before the Board is consideration of a Certificate of Appropriateness (2022-154) request for a 465 square-foot rear addition and exterior modifications to an existing contributing, one-story, duplex structure located at **219 N. Swinton Avenue, Old School Square Historic District**.

GENERAL DATA

Owner: Joseph & Mary Larrivee
Agent: Simeon Kirilov
Location: 219 N. Swinton Avenue
PCN: 12-43-46-16-01-066-0070
Property Size: 0.3191 Acres
Zoning: OSSHAD
Historic District: Old School Square Historic District
LUM Designation: HMU (Historic Mixed Use)
Adjacent Zoning:

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

Existing Land Use: Duplex
Proposed Land Use: Duplex



BACKGROUND AND PROJECT DESCRIPTION

The subject property is located on the east side of North Swinton Avenue, approximately 122' north of NE 2nd Street, and consists of Lots 7 and 8, Block 66, Town of Delray. The property is zoned Old School Square Historic Arts District (OSSHAD) and contains a duplex with an accessory detached garage constructed in 1957 in the Mid-Century Modern style. The duplex is approximately 3,261 square feet and is considered a contributing structure within the Old School Square Historic District. The subject unit, 219 N. Swinton Avenue, is to the north of the second unit, 221 N. Swinton Avenue.

The original 1957 structure was constructed with a white flat cement tile roof, which was replaced in kind in 1998. A COA was submitted to replace the existing roof with a light beige (Linen) Spanish "S" cement tile roof.

The subject request is a Certificate of Appropriateness (COA) for a 465 Square foot addition and exterior modifications, including a pool with deck, fence and walkway, in the rear of the property. The request is now before the board.

Project Planner: Michelle Hewett, Planner hewettm@mydelraybeach.com Katherina Paliwoda, Planner paliwodak@mydelraybeach.com	Review Dates: August 3, 2022	Attachments: 1. Plans/Photographs 2. Survey 3. Justification Statement 4. Color and Materials
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REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Historic Preservation Element of the Comprehensive Plan and specifically with 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 2.4.5(I)(5), Architectural (appearance) elevations, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

ZONING AND USE REVIEW

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

The existing use is a duplex (residential), and the proposed use will remain the same, which is a permitted use within the Old School Square Historic Arts zoning district.

Pursuant to LDR Section 4.6.15(G) Swimming Pool - Yard encroachment. Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

A swimming pool is proposed at the east/rear of the property and will meet the requirements of this code section at 10'-8" from the rear and 10'-1/2" from the side.

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)(c)(4) – Minor Development.

The subject application is considered "Minor Development" as it involves the modification of less than 25 percent of the existing contributing residence.

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.

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.

There is a proposed 6' high aluminum fence adjacent to the proposed addition in the rear (east) of the property and along the rear property line at 4'. The proposed fences are not visible from the public right-of-way and are considered an appropriate height/material for their location.

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 an addition to the rear of the subject unit on an existing contributing duplex structure. The structure has been considered with respect to improvements.

SECRETARY OF THE INTERIORS STANDARDS

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.

Standard 1, 2, 5, 9 & 10 are applicable. The development proposal involves the construction of an addition to the rear of the property. Additional modifications include a pool and deck, a 6' white aluminum fence located on the interior of the site to the south of the addition, with a 4' white aluminum fence proposed to the rear of the property. The wall located in the rear of the unit will be removed to accommodate the addition. All other proposed materials/colors are to match the existing, with the exception of the proposed siding which will be a textured stucco as a way to differentiate from the original. Paint on the addition will match the existing structure. A concrete walkway is proposed to the rear of main structure to connect the existing walkway to the west facing garage door. The use of the property will remain a duplex structure as it was traditionally used and no changes are proposed to alter the existing materials of the duplex or to the front façade of the main structure; therefore, the property will be used as its original historic purpose meeting the intent of Standards 1 & 2. In addition, the existing S-tile roof will also be used on the proposed addition, which is original to the structure, in addition to the same window single-hung style with clear glass.

Regarding Additions, the proposed addition is to the rear and has a lower roofline relative to the overall existing structure. The building footprint is proposed to be the same width as the portion of the structure it is extending from. All features and finishes are considered appropriate to the mid-century modern style and are to match the existing, except for the siding. The original structure has painted exposed block and the proposed addition is to use a textured stucco finish. This will not affect the historic materials as it is intended to distinguish it from the original. As the only wall being removed is the rear wall, if the proposed addition were removed, the essential form and integrity of the historic property and its environment would not be affected.

VISUAL COMPATIBILITY STANDARDS

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.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED	NOT RECOMMENDED
New Additions	
Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.	Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.	Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
Designing a new addition that is compatible with the historic building.	Designing a new addition that is significantly different and, thus, incompatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.	Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

With respect to ***Relationship of Materials, Texture, and Color***, the proposed addition is to have a S-tile roof, clear glass windows with aluminum frames, and textured stucco. The exterior of the addition proposes a textured stucco to be differentiated from the existing structure, which has painted exposed brick/block. All other elements on the addition are to match the existing. The proposed roof for the addition is S-tile, which will match what is existing on the original structure. It is noted that the original structure had white flat tile roof, which would be the most appropriate for the residence. There are no proposed changes to the contributing structure's existing roof shape.

Regarding, ***Additions***, the proposal is located in the least public side and the rear of the property. The proposed addition is not designed to be any taller or wider than the existing unit, therefore the proposal can be considered secondary and subordinate to the original structure. The pool is proposed to be located behind the proposed addition, and is to meet all setback requirements, along with the proposed aluminum fence and concrete walkway.

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:

Historic Preservation Element 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 development proposal involves a rear addition and exterior modifications to the existing 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 residential uses. The proposal can be found to be 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".





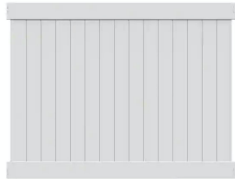
ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2022-154), for the property located at **219 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 (2022-154), for the property located at **219 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 (2022-154), for the property located at **219 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 7/27/22, 5 working days prior to meeting.

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

BUILDING MATERIALS AND COLOR SAMPLE FORM	
<p style="text-align: center;">NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS. ATTACH ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER</p>	
ROOF	WALLS
<p>EXISTING TILE NEW TO MATCH</p> 	<p>EXISTING WALL NEW TO BE TEXTURED STUCCO TO BE DIFFERENT.</p> 
FASCIA	TRIM/OTHER
<p>EXISTING 2X WHITE. NEW TO MATCH</p> 	N/A
WINDOWS	SHUTTERS/AWNINGS
<p>EXISTING SINGLE HUNG NEW TO MATCH</p> 	N/A
RAILINGS	FENCE
N/A	<p>ALUM. PRIVACY</p> 
COLUMNS	OTHER
N/A	N/A



Steve Siebert Architecture
466 N. Federal Highway
Boynton Beach, Florida 33435
ph. 561.880.7894
AR 0017834

Friday, March 4, 2022

City of Delray Beach

100 NW. First Ave.
Delray Beach, FL 33444

RE: Historic Preservation
219 N. Swinton Ave.
Delray Beach FL.

To whom it may concern:

The following is a brief narrative of the Compatibility Standards as listed in the LDR 4.5.1 (E)(7) and tabled according to requirements.

a.) Height:

The proposed addition will match the existing home in height.

b.) Front facade proportion:

The proposed addition will not affect front facade as it is in the back.

c.) Proportion of openings:

The new openings will stay within the scale of the existing home. Rear openings will change in scale to differentiate the existing from the new addition.

d.) Rhythm of solids to voids:

At the current home, the portion with the proposed addition does not have an extension. The original duplex to the left however does. This new addition will mirror that and create a new solid to match within the existing design.

e.) Rhythm of buildings on streets:

The proposed addition will not affect the street rhythm. The main scale and proportion will remain as the addition is in the back.

f.) Rhythm of entrance and/or porch projections:

The proposed addition will not affect the existing front entrance.

g.) Relationship of materials, texture, and color:

The proposed addition will be similar in style, texture and material. The roof will match for consistency, however the stucco below will be smooth and will have a noticeable vertical scoreline to differentiate the 2 spaces.

h.) Roof shapes:

The proposed addition will not change the shape of the roof. The new roofline is in the back of the home and will be based on the proportions of the original home.

i.) Walls of continuity:

This will not be affected; The new addition will align with the original walls and be an addition to the back.

j.) Scale of buildings:

The overall scale of the front facade will not be affected. as for the rear, the home is becoming larger. The scale of the addition will match the scale of the original left duplex's master bedroom.

l.) Architectural style:

The architectural style to the existing home will be very similar and the overall style will not be modified.

m.) Additions to individually designed properties:

The proposed addition is consistent with the current home and will have similar details as it is only an extension. The details will be different to show the new portion is an addition by the removal of all precast stills and only providing punch out windows.

End-of-Comments

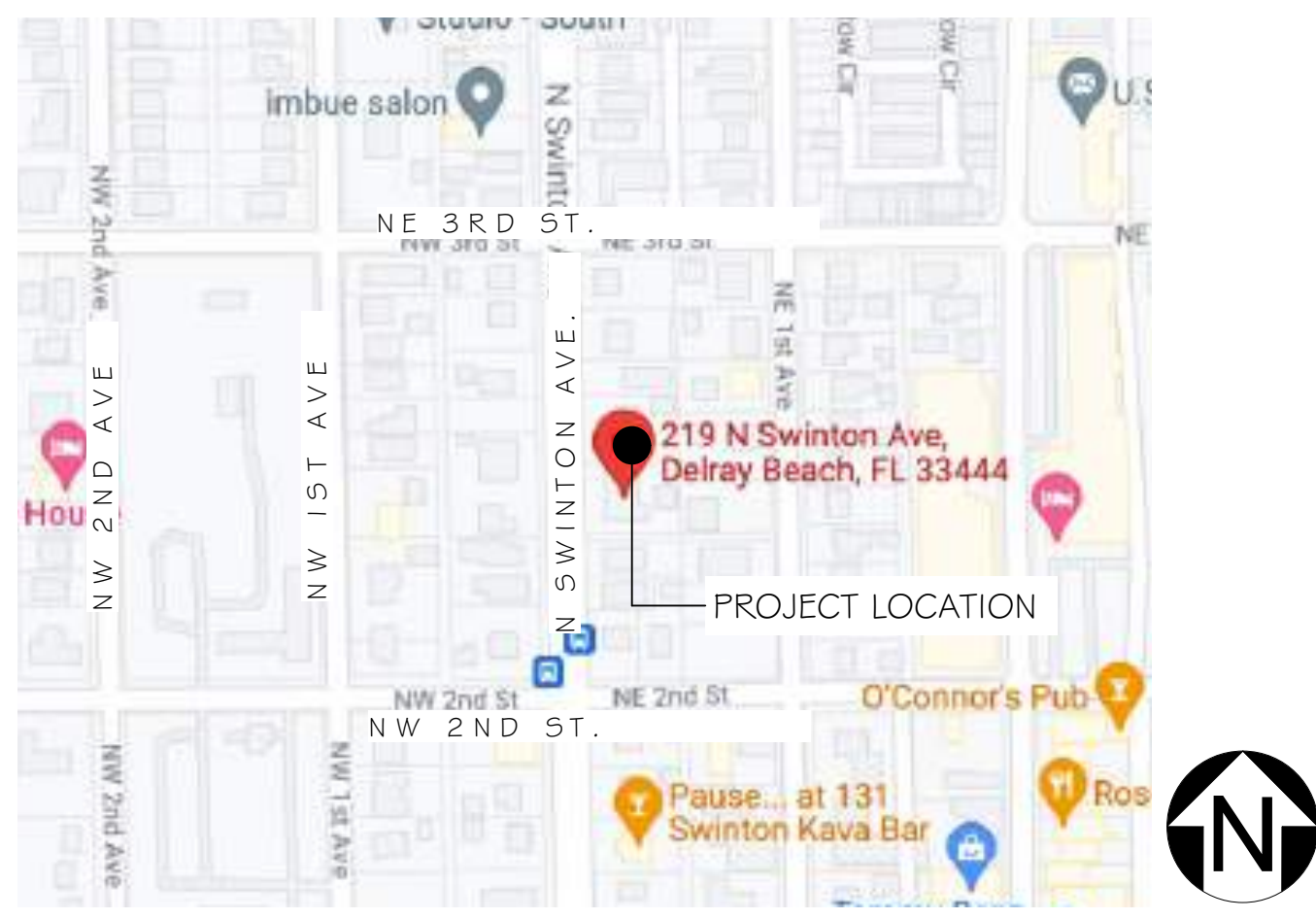
Steve Siebert

Sincerely Yours,

Steven W. Siebert
Architect AR0017834



LOCATION MAP:



LIST OF DRAWINGS:

- CS.1 COVER SHEET
- SP1.1 SITE PLAN(S)
- A1.1 PROPOSED FLOOR PLAN
- A1.2 ROOF PLAN & PERSPECTIVES
- A2.1 PROPOSED ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A3.0 EX. PHOTOGRAPHS & SCHEDULES

GENERAL NOTES:

1. ALL IDEAS, DRAWINGS, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER OF RECORD. THEY WERE CREATED FOR AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE IDEAS, DESIGNS, DRAWINGS, PLANS AND ARRANGEMENTS OF THE SPECIFIED PROJECT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSONS, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER(S) OF RECORD.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE GENERAL CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS, FIELD CONDITIONS, "AS-CONSTRUCTED" DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. ONLY REQUESTED SHOP DRAWINGS AND SUBMITTALS TO BE PROVIDED TO ARCHITECT FOR REVIEW, ALL OTHERS TO BE APPROVED AND REVIEWED BY G.C.
3. ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY OR CIVIL DWGS. THAT ARE INSERTED INTO THIS SET AND/OR LACK OF. THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC.
4. ALL FINISH FLOOR ELEVATIONS SHALL BE CONFIRMED BY LOCAL MUNICIPALITY OR A LICENSED CIVIL ENGINEER OR LICENSED SURVEYOR.
5. PRIOR TO START OF CONSTRUCTION, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT AND ENGINEER OF RECORD BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK. THE CIVIL ENGINEER OF RECORD SHALL ESTABLISH THE "+0'-0" FINISHED FLOOR BASE ELEVATION - REFERENCE CIVIL ENGINEERING PLANS FOR THE HEIGHT.

HISTORIC SUBMISSION PLANS FOR:

THE LARRIVEE RESIDENCE

ARCHITECTURAL RENDERING:



ABBREVIATIONS:

@	AT	H.C.	HOLLOE CORE
ACT	ACOUSTICAL TILE	H.M.	HOLLOW METAL
ADJ.	ADJUSTABLE	H.V.A.C.	HEATING, VENTILATION. & AIR
A.B.	ANCHOR BOLT		CONDITIONING
A.C.	AIR CONDITIONING	INSUL.	INSULATION
AFF	ABOVE FINISH FLOOR	INV.	INVERT
ALUM.	ALUMINUM	LAM.	LAMINATED
ALT.	ALTERNATE	MAT.	MATERIAL
BD.	BOARD	M.C.	MECHANICAL CONTRACTOR
BLDG.	BUILDING	M.H.	MAN HOLE
B.M.	BENCH MARK	MLDG.	MOLDING
B.O.	BOTTOM OF	MTL. MET.	METAL
BRG.	BRIDGING OR BEARING	MIN.	MINIMUM
C/C	CENTER TO CENTER	M.T.	METAL THRESHOLD
CL	CENTER LINE	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	NO.	NUMBER
C.B.	CATCH BASIN	NOM.	NOMINAL
C.I.	CAST IRON	O.C.	ON CENTER
CER.	CERAMIC	OPG.	OPENING
CLG.	CEILING	O.W.	OPEN WEB
C.O.	CLEAN OUT	F.C.	PLUMBING CONTRACTOR
CONC.	CONCRETE	PL	PLATE
COORD.	COORDINATE	PT.	PRESSURE TREADED
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	R.A.	RETURN AIR
DET.	DETAIL	RM.	ROOM
DN.	DOWN	REQ'D	REQUIRED
DK.	DECK	REIN.	REINFORCING
D.S.	DOWN SPOUT	S.B.	SPALSH BLOCK
D.W.	DRY WALL	SCH.	SCHEDULE
DWG.	DRAWING	SEC.	SECTION
E.C.	ELECTRICAL CONTRACTOR	S.C.	SOLID CORE
EL. ELEV.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRICAL	S.S.	STAINLESS STEEL
EX./EXIST	EXISTING	S.V.B.	STRAIGHT VINYL BASE
EXP.	EXPOSED OR EXPANSION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	T.O.	TOP OF
F.F.	FINISHED FLOOR	T.O.F.	TOP OF FOOTING
FIN.	FINISH	T.O.P.	TOP OF PLATE
FLR.	FLOOR	T.O.S.	TOP OF STEEL
F.S.	FULL SIZE	TYP.	TYPICAL
F.T	FOOT OR FEET	THK.	THICK OR THICKNESS
FTG.	FOOTING	T&G	TONGUE AND GROOVE
G.C.	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GL.	GLASS OR GLAZING	V.C.T.	VINYL COMPOSITION TILE
G.PT.	GLAZED PAINT	V.C.B.	VINYL COVE BASE
GYP.	GYPSTUM	VERIFY IN FIELD	VERIFY IN FIELD
GWB	GYPSTUM WALL BOARD	W/	WITH
H.B.	HOSE BIB	W.I.	WROUGHT IRON
HGT.	HEIGHT	WD.	WOOD
HRDR	HARDENER	W.W.F.	WELDED WIRE FABRIC

WALL LEGEND:

	EXISTING CMU WALL
	EXISTING INTERIOR WALL
	EXISTING FIRE RATED PARTITION WALL
	CMU WALL
	CMU WALL, W/ ONE SIDE 1 x PT FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 2x PT FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 1-5/8" MTL. STUD & GYPSUM BOARD
	PARTITION WALL (PARTY WALL)- CMU WALL, W/ 1-5/8" MTL. STUD, (SFAB) & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
	PARTITION WALL (PARTY WALL)- CMU WALL, W/ 2x PT FURRING, (SFAB) & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
	INTERIOR WALL
	INTERIOR FIRE RATED PARTITION WALL

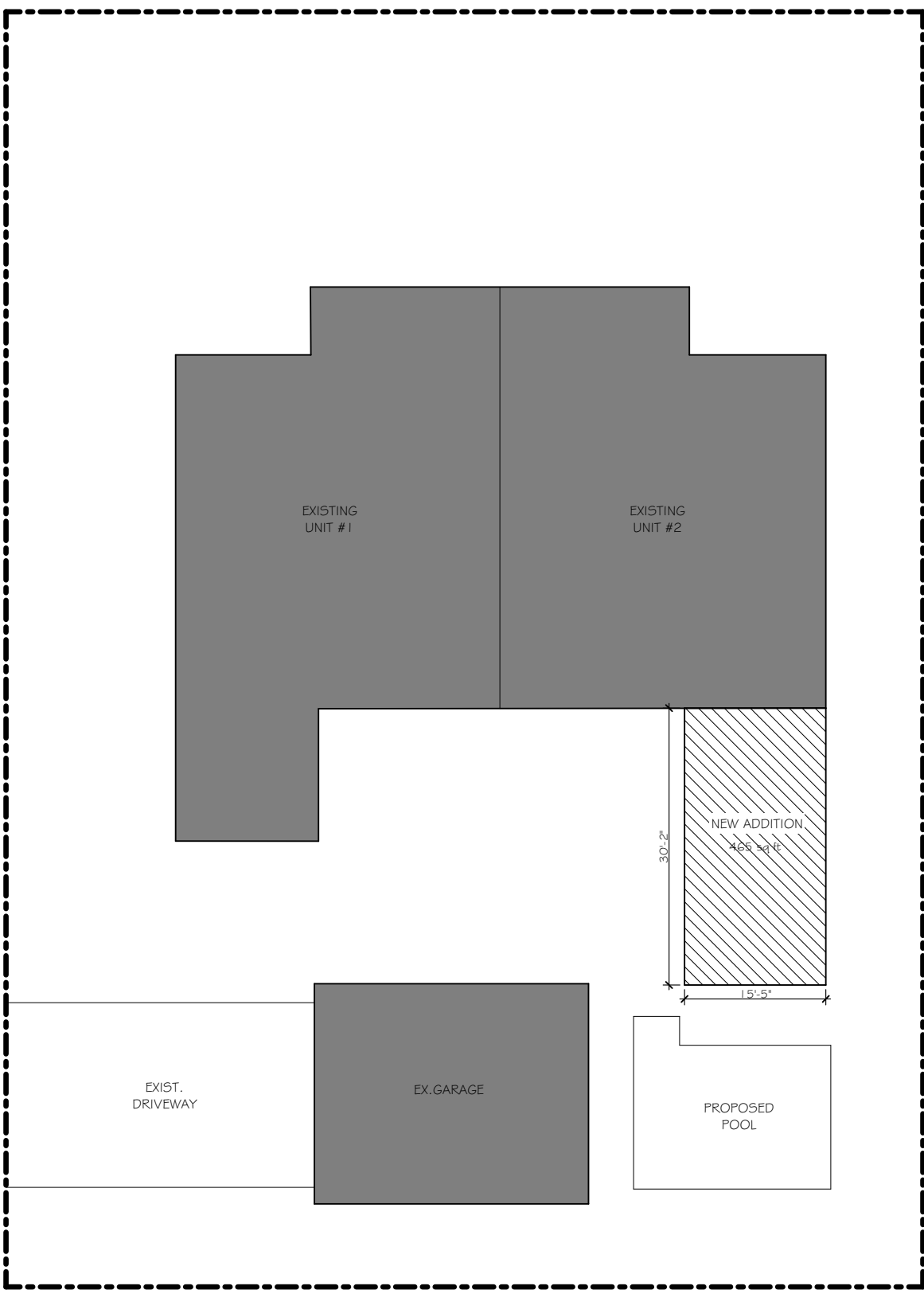
ARCHITECTURAL SYMBOLS:

	REVISION MARKER		SECTION LETTER
	ELEVATION MARK		BUILDING SECTION
	ROOM NUMBER		SHEET NUMBER
	DOOR TAG- REFER TO DOOR SCHEDULE		DETAIL NUMBER
	WINDOW TAG- REFER TO WINDOW SCHEDULE		
	WALL DETAIL, REFER TO PARTITION DETAILS		
	FIXTURE TAG		
	WALL SECTION		
	DETAIL		

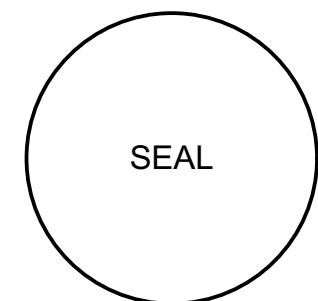
PROJECT DATA:

THE PROPOSED PROJECT IS FOR A LEVEL II RENOVATION AND CMU ADDITION TO AN EXISTING CONTRIBUTING, DUPLEX RESIDENCE LOCATED IN DELRAY BEACH, FLORIDA.

COMPOSITE OVERLAY PLAN:



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PH. 561.880.7894
Steve@stevesiebert.com
www.stevesiebert.com



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FLORIDA AR0017834
NEW JERSEY 21A101517500
TEXAS 26934

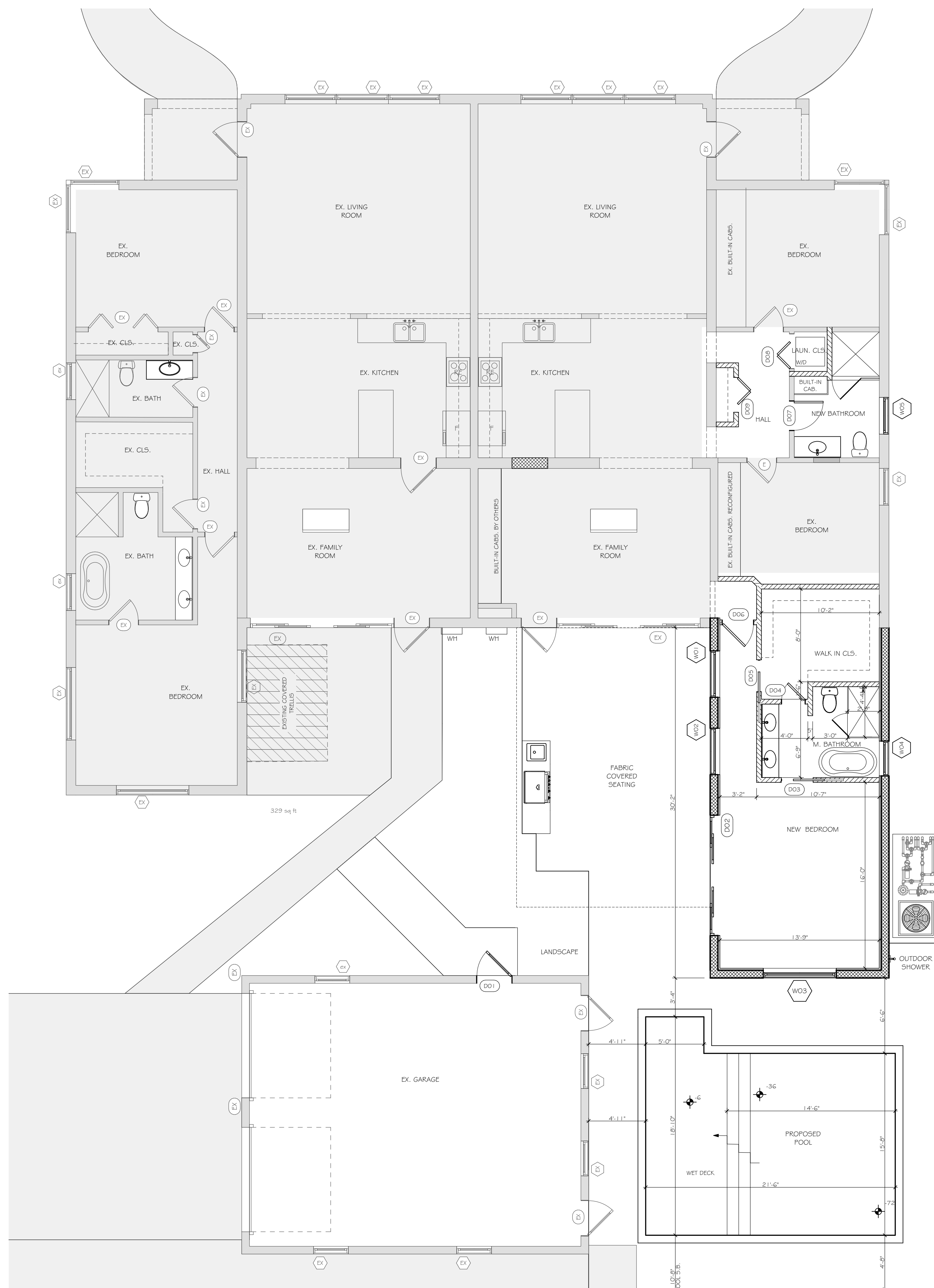
REMODEL FOR:
LARRIVEE RESIDENCE
219 N. SWINTON AVE.
DLERAY BEACH FL 33444

HISTORIC REVIEW SET

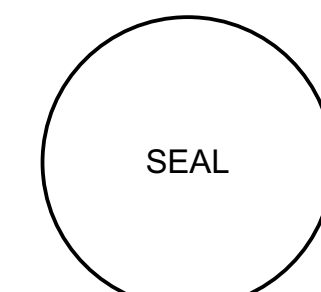
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PROJECT NO: 21-397
DATE: 3.4.22
DRAWN BY: B.T.
CHECKED BY: S.S.
REVISIONS:
TAC COMMENTS 5.27.22

COVER SHEET
CS.1

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STEVEN W. SIEBERT

FLORIDA	AR0017834
NEW JERSEY	21AI0151750
TEXAS	26934

REMODEL FOR:

LARRIVEE RESIDENCE

219 N. SWINTON AVE.
DLERAY BEACH FL 33444

HISTORIC REVIEW SET

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PROJECT NO:	21-397
DATE:	3.4.22
DRAWN BY:	B.T.
CHECKED BY:	S.S.
REVISIONS:	
TAC COMMENTS 5.27.22	

PROPOSED FLOOR PLAN

A1.1

Volumes\SSA Projects\Active Projects\21-397 219 Swinton Ave. - Larrivee /21-397 219 N SWINTON (Larrivee).pln



PERSPECTIVE B

SCALE: 1:92.65



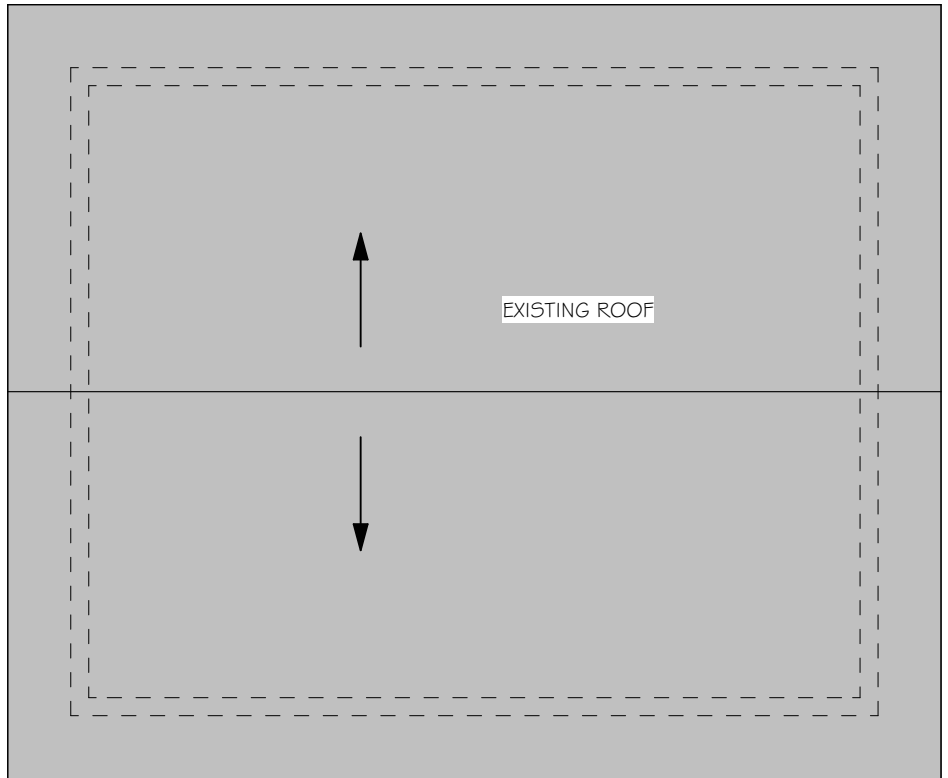
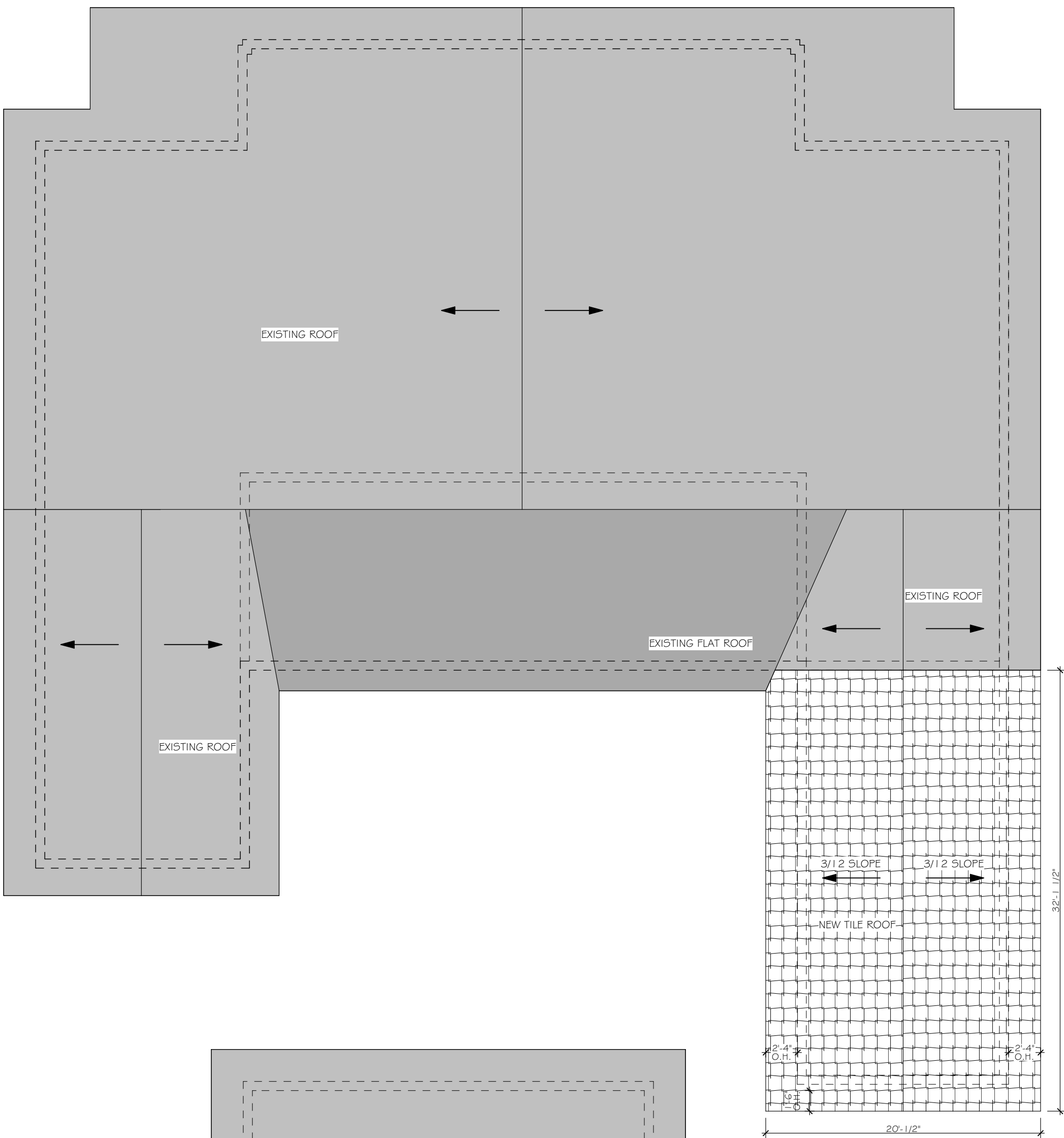
PERSPECTIVE C

SCALE: 1:95.89



PERSPECTIVE D

SCALE: 1:95.89



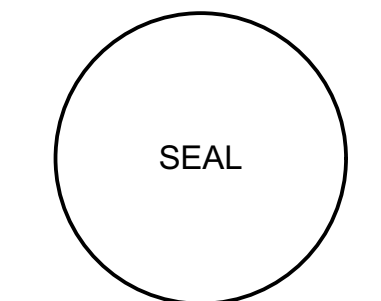
ROOF PLAN

SCALE: 1:85.33



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REMODEL FOR:
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219 N. SWINTON AVE.
DLERAY BEACH FL 33444

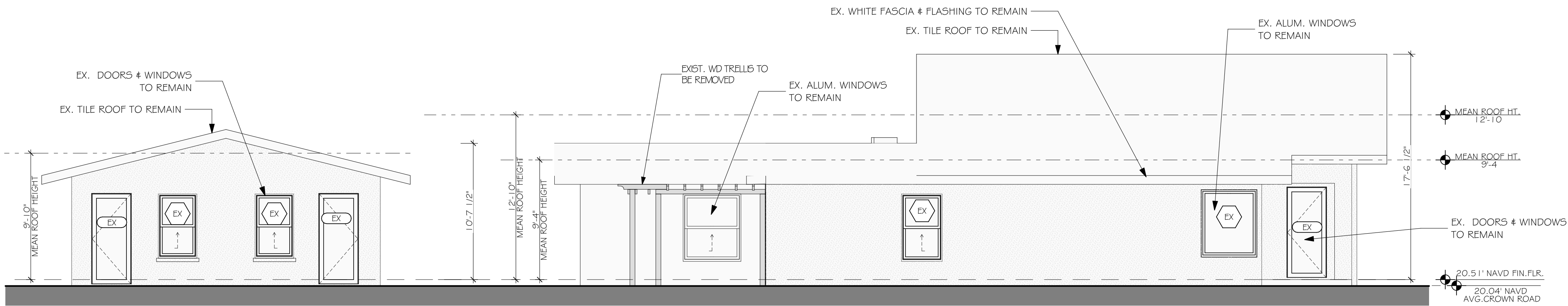
HISTORIC REVIEW SET

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PROJECT NO: 21-397
DATE: 6.20.22
DRAWN BY: B.T.
CHECKED BY: S.S.
REVISIONS:
TAC COMMENTS 5.27.22

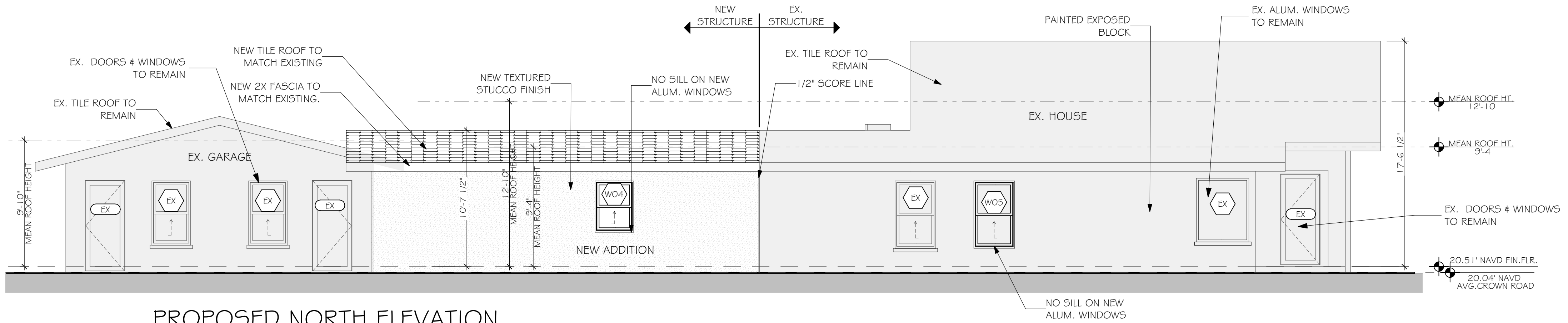
ROOF PLAN &
PERSPECTIVES

A1.2



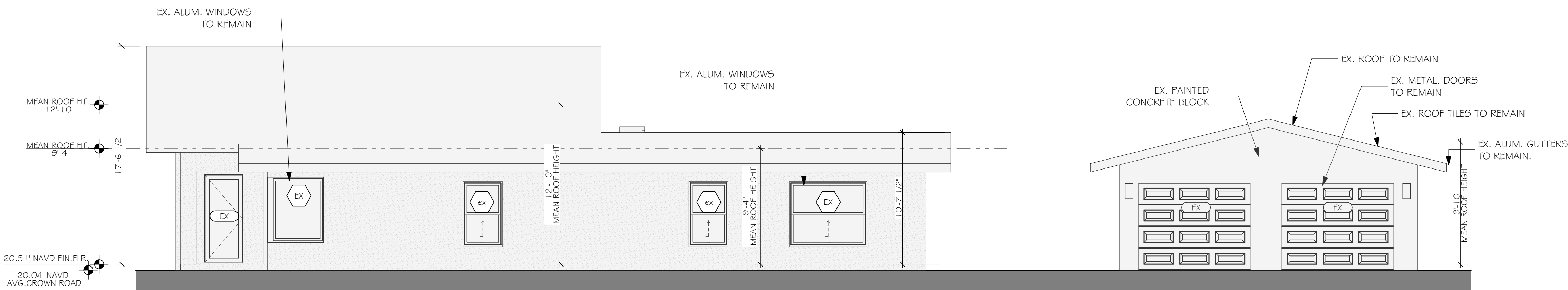
EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"



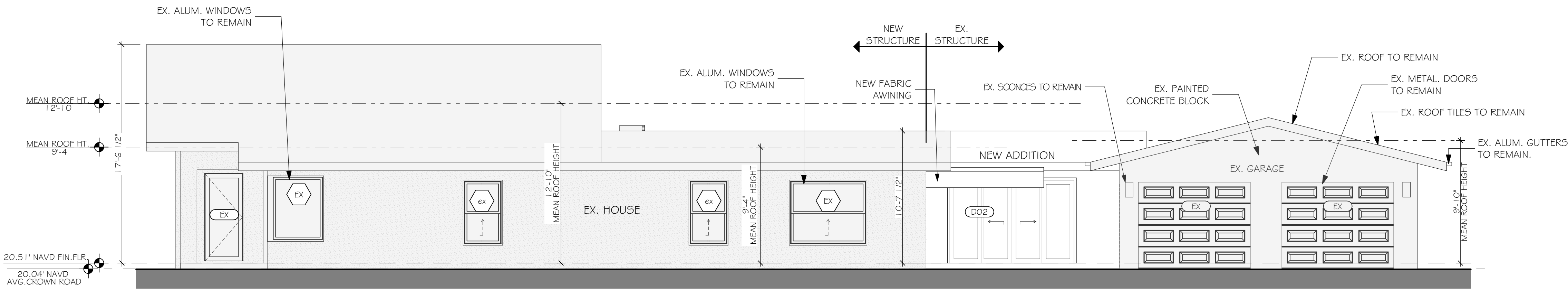
PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



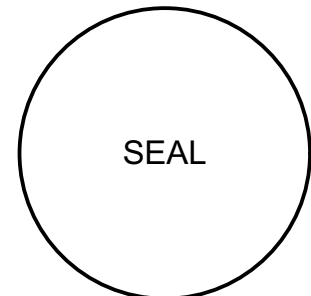
PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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REMODEL FOR:
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219 N. SWINTON AVE.
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HISTORIC REVIEW SET

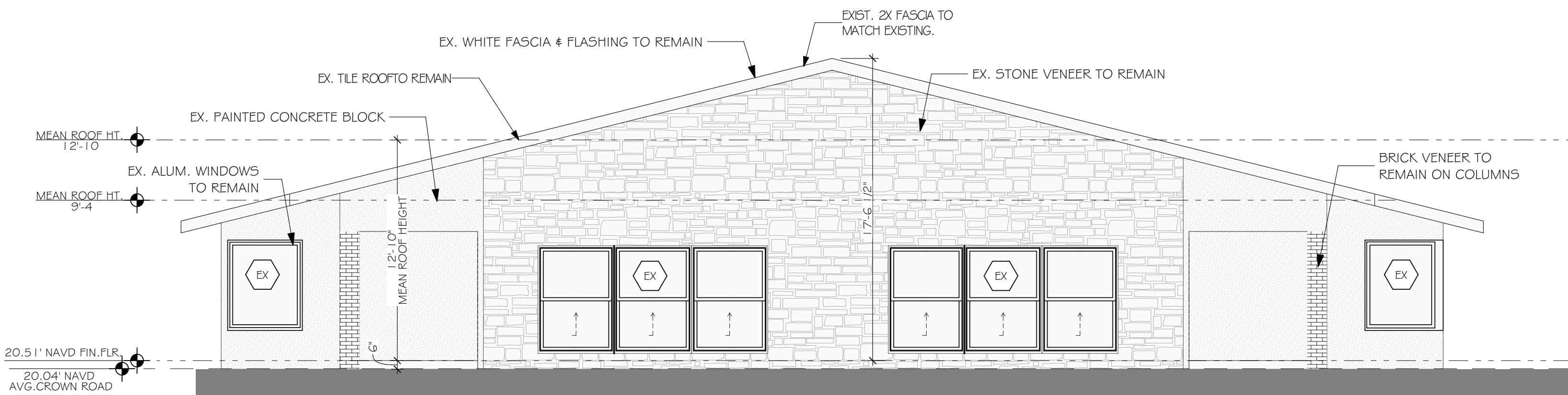
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PROJECT NO: 21-397
DATE: 3.4.22
DRAWN BY: B.T.
CHECKED BY: S.S.
REVISIONS:
TAC COMMENTS 5.27.22

PROPOSED ELEVATIONS

A2.2

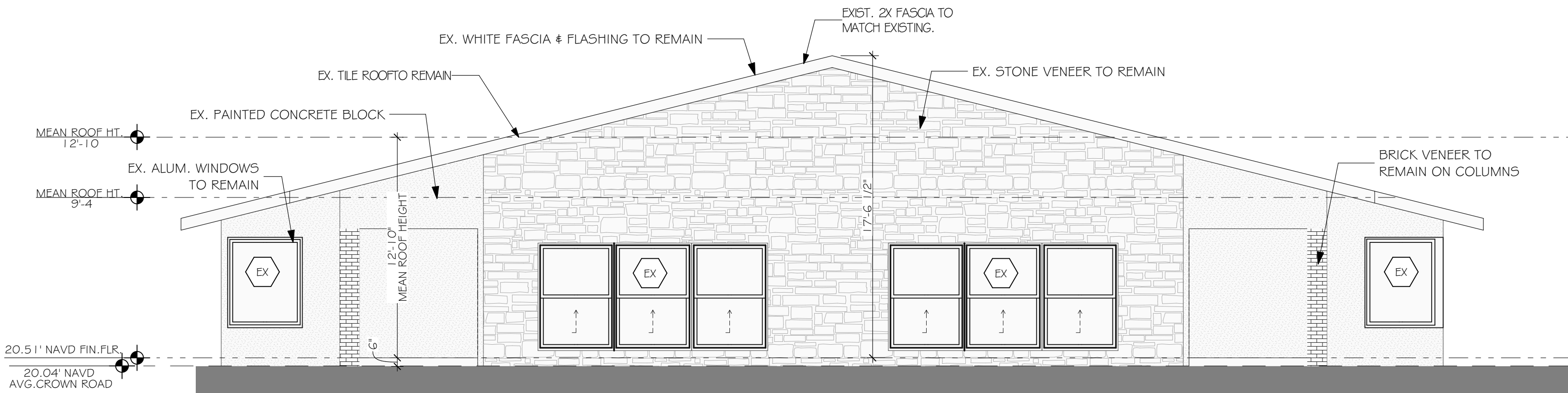
Volumes/SSA Projects/Active Projects/21-397 219 Swinton Ave. - Larrivee /21-397 219 N SWINTON (Larrivee).pln



EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0"

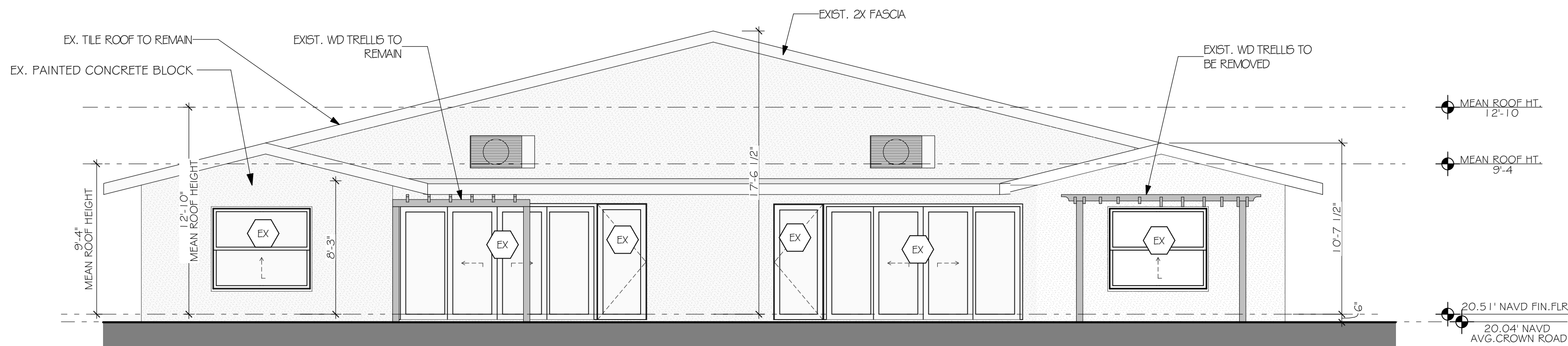
NOTE: NO CHANGES PROPOSED TO FRONT ELEVATION



PROPOSED WEST ELEVATION

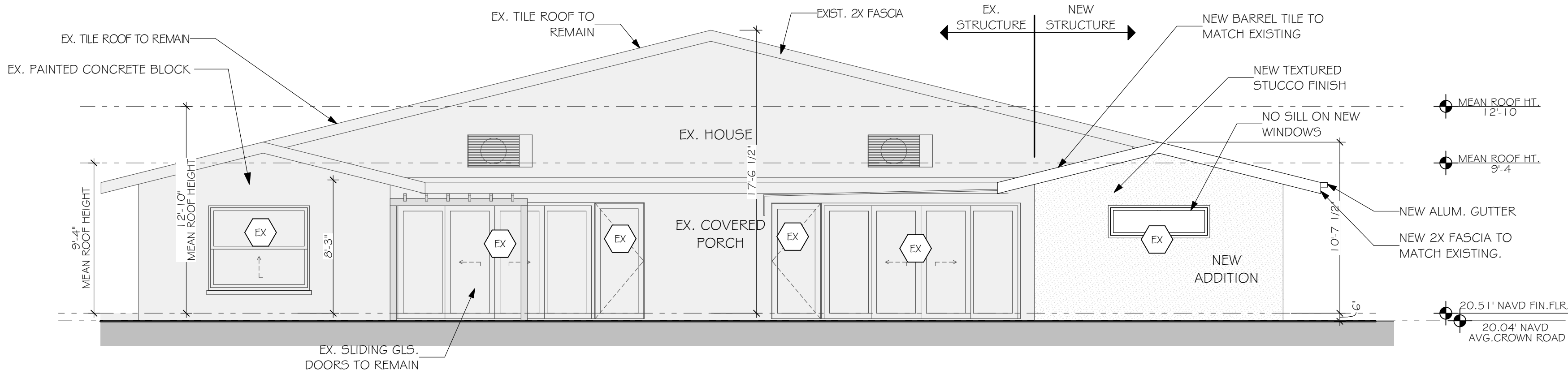
SCALE: 3/16" = 1'-0"

NOTE: NO CHANGES PROPOSED TO FRONT ELEVATION



EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"

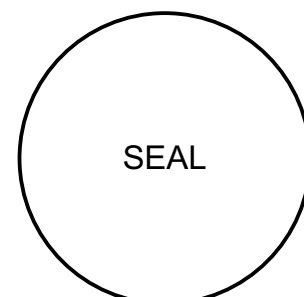


PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



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REMODEL FOR:
LARRIVEE RESIDENCE
219 N. SWINTON AVE.
DLERAY BEACH FL 33444

HISTORIC REVIEW SET

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PROJECT NO: 21-397
DATE: 3.4.22
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CHECKED BY: S.S.
REVISIONS:
TAC COMMENTS 5.27.22

PROPOSED ELEVATIONS

A2.1



EX. WEST ELEVATION (Front)



EX. WEST ELEVATION (Front)



EX. SOUTH ELEVATION (Side)



EX. NORTH GARAGE ELEVATION (Rear)



EX. EAST ELEVATION (Rear)



EX. NORTH EAST (Oblique)



EX. SOUTH GARAGE ELEVATION (Front)

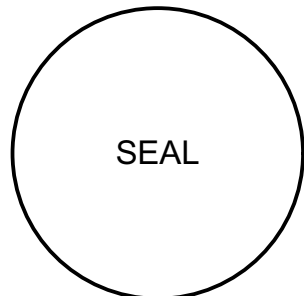
DOOR SCHEDULE:												
ID	W	HT	THK	MATERIAL	ZONE	REQUIRED PRESSURES (PSF)	APPROVED PRESSURES (PSF)	PRODUCT APPROVAL	TYPE	HRDWR GROUP	COLOR	COMMENTS
D01	3'-0"	6'-8"	1 3/4"	WD/GLS	4	PER NOA	+80/-80	BY G.C.	1	A	WHT	GARAGE MAN DOOR
D02	1'0'-0"	6'-8"	MANU	ALUM/GLS	5	PER NOA	+60/-60	BY G.C.	2	D	WHT	SLIDING GLS. DOORS
D03	2'-8"	6'-8"	1 3/4"	SC WD	-	-	-	-	4	C	WHT	POCKET DOOR
D04	2'-0"	6'-8"	1 3/4"	SC WD	-	-	-	-	3	B	WHT	
D05	2'-8"	6'-8"	1 3/4"	SC WD	-	-	-	-	4	C	WHT	POCKET DOOR
D06	2'-8"	6'-8"	1 3/4"	SC WD	-	-	-	-	3	B	WHT	
D07	2'-6"	6'-8"	1 3/4"	SC WD	-	-	-	-	3	C	WHT	
D08	3'-0"	6'-8"	1 3/4"	SC WD	-	-	-	-	5	C	WHT	BIFOLD DOOR
D09	3'-0"	6'-8"	1 3/4"	SC WD	-	-	-	-	5	C	WHT	BIFOLD DOOR

WINDOW SCHEDULE:												
ID	W	HT	ZONE	REQUIRED PRESSURES	APPROVED PRESSURES	PRODUCT APPROVAL	MULLION BARS	TYPE	EGRESS	MATERIAL	COLOR	COMMENTS
W01	4'-0"	5'-0"	4		+/-80	BY G.C.	N	S.H.	N	ALUM.	WHT	CLEAR GLASS, NO-TINT, NON-REFLECTIVITY
W02	4'-0"	5'-0"	4		+/-80	BY G.C.	N	S.H.	N	ALUM.	WHT	CLEAR GLASS, NO-TINT, NON-REFLECTIVITY
W03	6'-3"	2'-0"	4		+/-80	BY G.C.	N	FIXED	N	ALUM.	WHT	CLEAR GLASS, NO-TINT, NON-REFLECTIVITY
W04	3'-0"	4'-0"	4		+/-80	BY G.C.	N	S.H.	N	ALUM.	WHT	CLEAR GLASS, NO-TINT, NON-REFLECTIVITY
W05	3'-2"	5'-3"	4		+/-80	BY G.C.	N	S.H.	N	ALUM.	WHT	CLEAR GLASS, NO-TINT, NON-REFLECTIVITY



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NEW JERSEY 21A101517500
TEXAS 26934

REMODEL FOR:
LARRIVEE RESIDENCE
219 N. SWINTON AVE.
DLERAY BEACH FL 33444

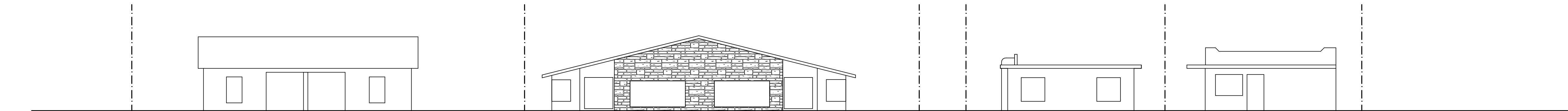
SCHEMATIC DESIGN

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PROJECT NO: 21-397
DATE: 3.4.22
DRAWN BY: B.T.
CHECKED BY: S.S.
REVISIONS:
TAC COMMENTS 5.27.22

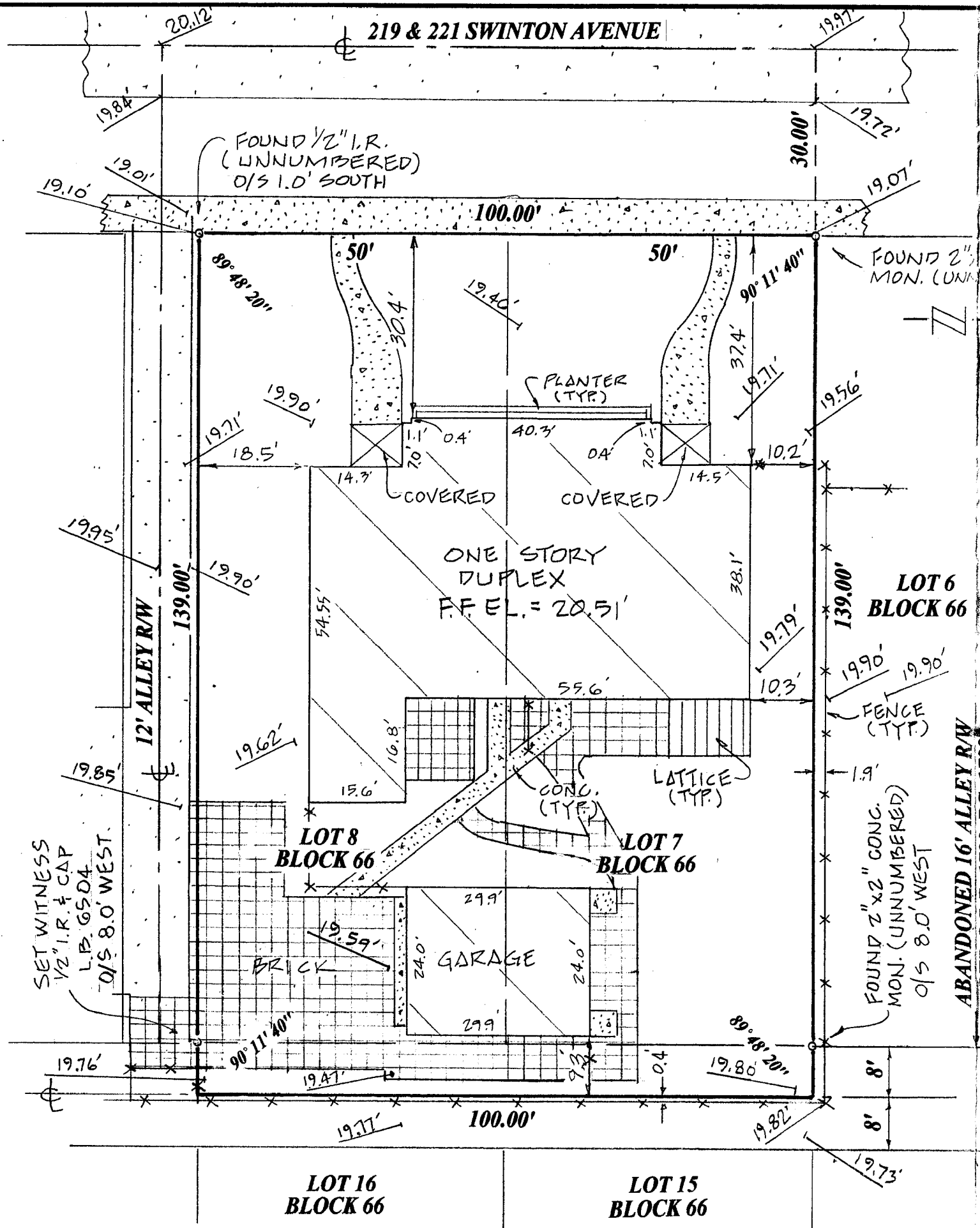
EX. PHOTOGRAPHS &
SCHEDULES

A3.0



HISTORIC STREETSCAPE

NOT TO SCALE



LOTS 7 AND 8, BLOCK 66 AND THE WEST 8 FEET OF THE ABANDONED ALLEY
ADJACENT TO LOTS 7 & 8

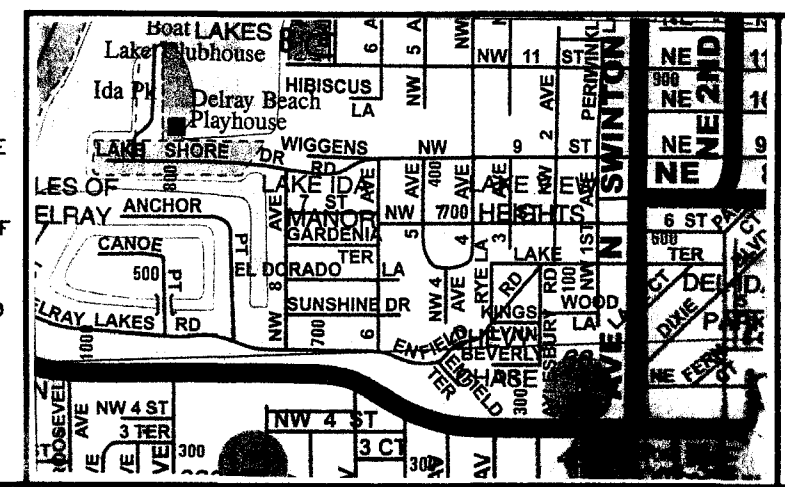
CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON)

According To The Plat Recorded In Plat Book 2, Pages 81 , Recorded In The Public
Record Of Palm Beach County, Florida Said Land Situate, Lying, And Being In
Palm Beach County, Florida.

SCALE: 1" = 20'

NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



NORTH
Not to Scale
Vicinity Map

O.R.B. = official record book	Tran. = transformer pad	P.B. = plat book	P = plat	PG. = page
C.B.S. = concrete block structure	F.P. & L = Florida Power & Light	Typ = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	M = measured	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse curve	Δ = central angle	I.P. = iron pipe	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	Ⓟ = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	Asph = asphalt	L = arc length	Conc = concrete
D/E = drainage easement	* = not field measured	M.H. = manhole	CL = centerline	Esmt = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	Calc = calculated
R.L.S. = registered land surveyor	Chatt = chattahoochee	CLF = chain link fence	P.C. = point of curvature	L.B. = licensed business
P.S.M. = professional surveyor & mapper		ELEV = elevation	P.R.M. = permanent reference monument	



801 S.E. 6th Ave., Suite 101
Delray Beach, FL 33483
Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

Certified To:	
JOE LARRIVEE	
Flood Zone:	"X"
Map No:	12099C 0974 F
Map Date:	10-5-17
Date:	3-16-22
Job No:	11-13-034 A
Revised:	
Not valid unless sealed with embossed surveyor's seal	

219 & 221 SWINTON AVENUE

LOTS 7 AND 8, BLOCK 66 AND THE WEST 8 FEET OF THE ABANDONED ALLEY
ADJACENT TO LOTS 7 & 8

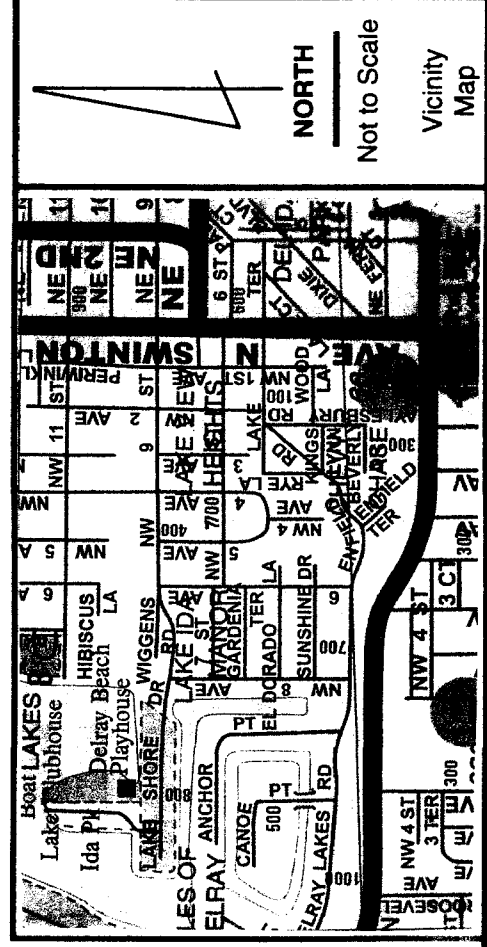
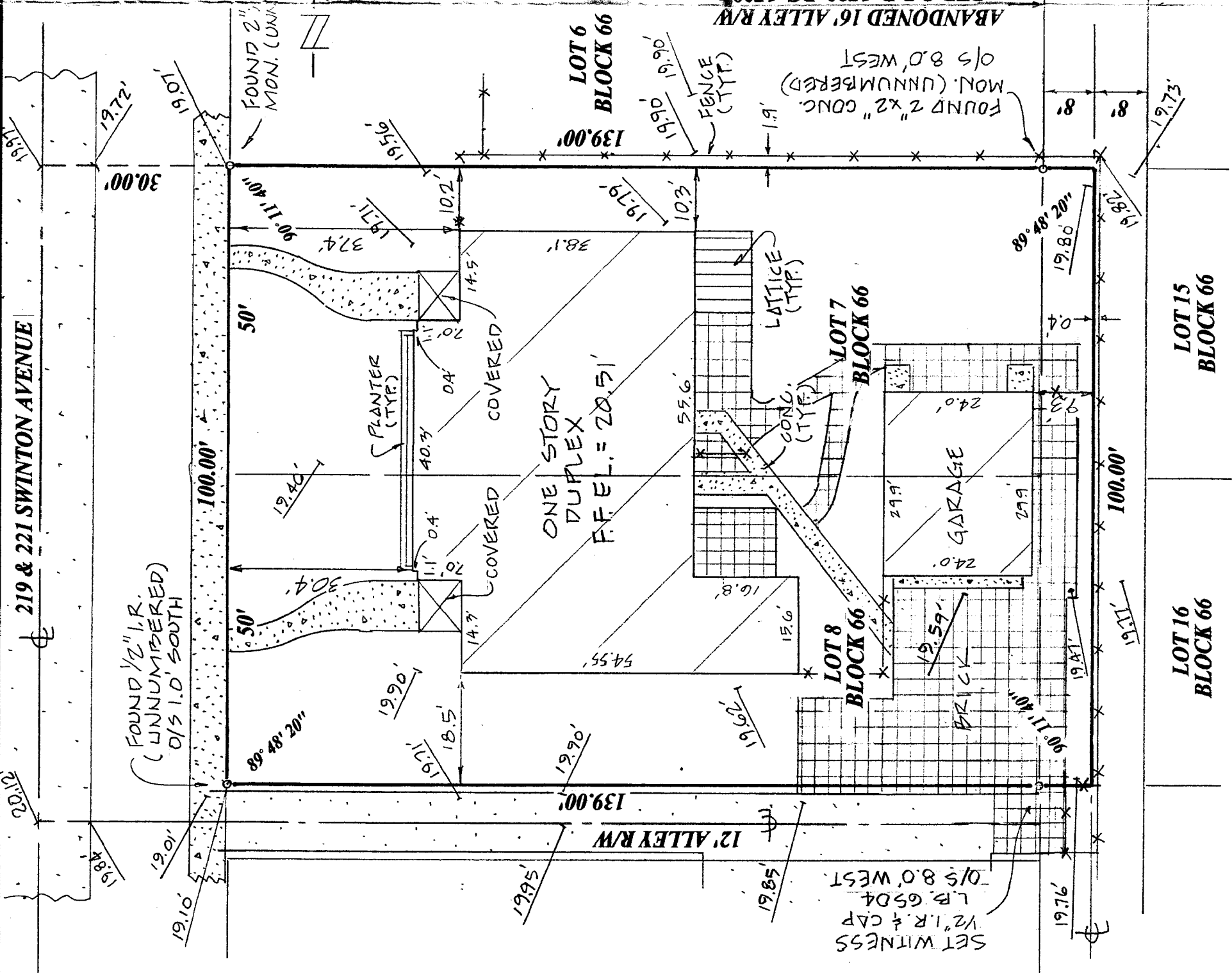
CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON)

Recorded In The Public
According To The Plat Recorded In Plat Book 2, Pages 81
Record Of Palm Beach County, Florida Said Land Situate, Lying,
And Being In
Palm Beach County, Florida.

SCALE: 1" = 20'

NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



O.R.B. = official record book	Tran. = transformer pad	P.B. = plat book	P = plat	PG. = page
C.B.S. = concrete block structure	F.P. & L = Florida Power & Light	Typ = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	RW = right-of-way	M = measured	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse curve	Δ = central angle	I.P. = iron pipe	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	(B) = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	Asph = asphalt	L = arc length	Conc = concrete
DIE = drainage easement	* = not field measured	M.H. = manhole	CL = centerline	Esmt = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	Calc = calculated
R.L.S. = registered land surveyor	Chatt = chattahoochee	CLF = chain link fence	P.C. = point of curvature	L.B. = licensed business
P.S.M. = professional surveyor & mapper		ELEV = elevation	P.R.M. = permanent reference monument	

801 S.E. 6th Ave., Suite 101
DeLray Beach, FL 33483

Phone 561-243-4624
Fax 243-4869

Certified To:

JOE LARRIVEE

AUTHORIZATION NUMBER LB6504	Flood Zone: "X"
I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	Map No: 12099C 0974 F
	Map Date: 10-5-17
HARRY A. BURGESS, JR. PLS 5089	Date: 3-16-22
	Job No: 11-13-034 A
	Revised:

Not valid unless sealed with embossed surveyor's seal