

DESIGNATION REPORT  
HISTORIC PRESERVATION BOARD  
DELRAY BEACH, FLORIDA



THE CLINT MOORE HOUSE  
1420 North Swinton Avenue  
Delray Beach, Florida 33444

DESIGNATION REPORT: 1420 NORTH SWINTON AVENUE

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Report prepared June 2, 2016 by JoAnn Peart, Carolyn Patton, Kathy Alderman, Linda Oxford, and Claudia Willis on behalf of The Delray Beach Preservation Trust & The Delray Beach Historic Task Team

I. GENERAL INFORMATION

Location:	1420 North Swinton Avenue, Delray Beach, Palm Beach County, Florida
Date of Construction:	1925
Architect:	Unknown
Builder:	Unknown
Present Owner:	Blaine M. Minton 317 N.W. 12 <sup>th</sup> Avenue Delray Beach, Florida 33444
Present Use:	Residential
Present Zoning:	Single Family Residential
Legal Description:	<p>1420 North Swinton Avenue, Delray Beach, Florida 33444, Property Control Number 12-43-46-08-21-007-0010, The North one-half (N ½) of the Northeast one-quarter (NE ¼) of Lot 7, less the West 189.7 feet thereof and also less the East 33 feet thereof for road right-of-way of Swinton Avenue, of the Subdivision of Section 8, Township 46 South, Range 43 East, according to the Plat thereof, as recorded in Plat Book 1, Page 4, of the Public Records of Palm Beach County, Florida.</p> <p>Together with an easement 6 feet in width on the South 6 feet of the South 100.24 feet of the West 189.7 feet of the North one-half (N ½) of the Northeast one-quarter (NE ¼) of Lot 7, of Section 8, Township 46 South, Range 43 East, less the West 25 feet for dedicated right of way as in Official Records Book 1442, Page 586 and Official Records Book 1778, Page 268, of the Public Records of Palm Beach County, Florida.</p>
Classification for Designation:	Architectural significance Major person important to the City

I. GENERAL INFORMATION (continued)

Criteria for Designation

Section 4.5.1(B) of the Land Development Regulations of the City of Delray Beach outlines the criteria for designating properties or sites to the Local Register of Historic Places. It suggests that at least one criteria from paragraphs (2) or (3) must be met to justify designation. Listed below are the criteria, which relate to this property and justification for designation.

(3) "A building, structure, site of district is deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria."

(a) "Portrays the environment in an era of history characterized by one or more distinctive architectural styles."

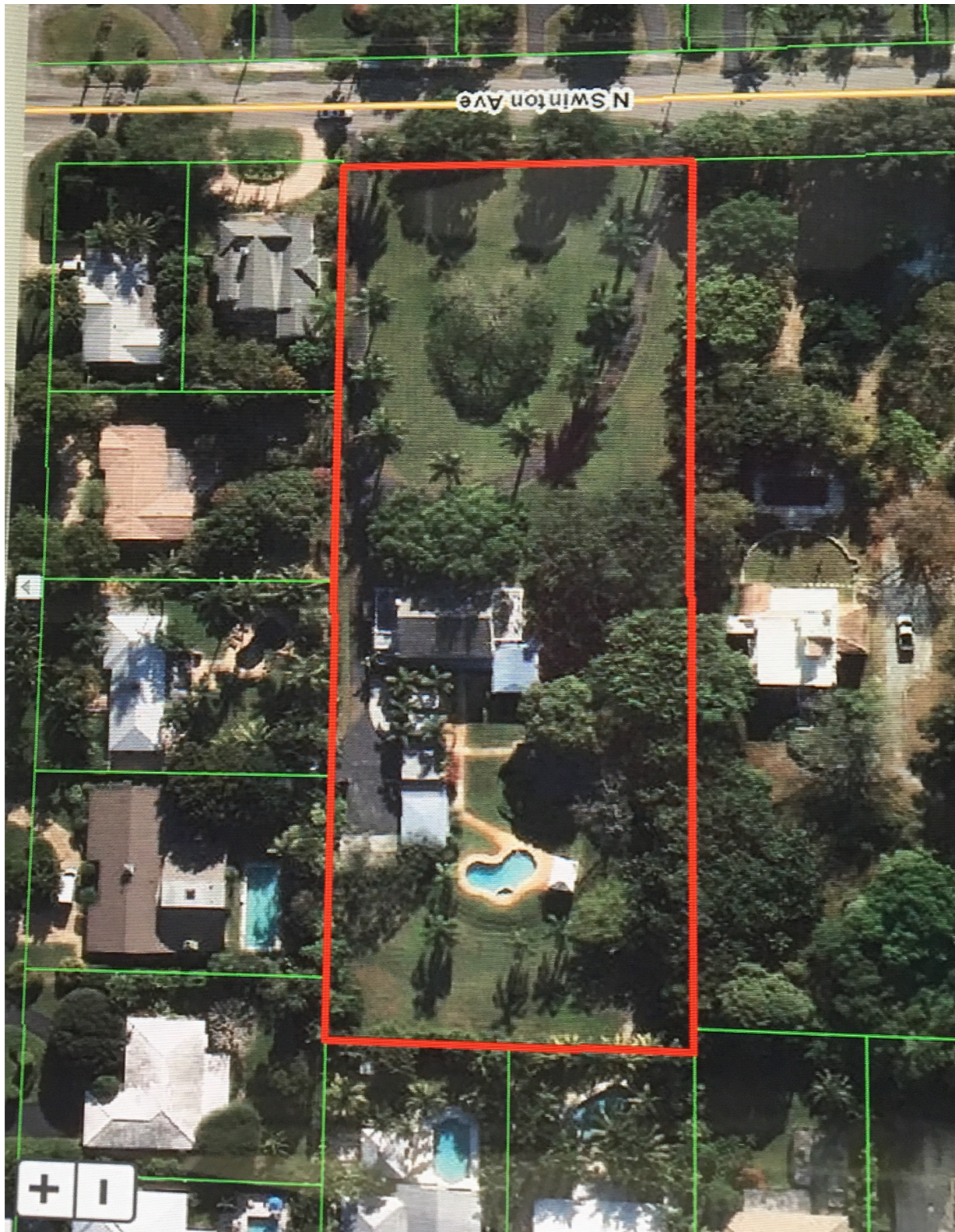
(b) "Embodies those distinguishing characteristics of an architectural style period, or method of construction."

This building is worthy of being designated to the Local Register of Historic Places. It more than fulfills the criteria for designation as set forth in Section 4.5.1(B), which requires that only one criteria of the above be met.

Also:

- 4.5.1 (B)(2)(a) life or activity of a major person important in City and State or national history
- 4.5.1 (B)(a)(b)(c) & (d) as well as 4.5.1 (B)(4) house is national recognition worthy

II. - LOCATION MAP

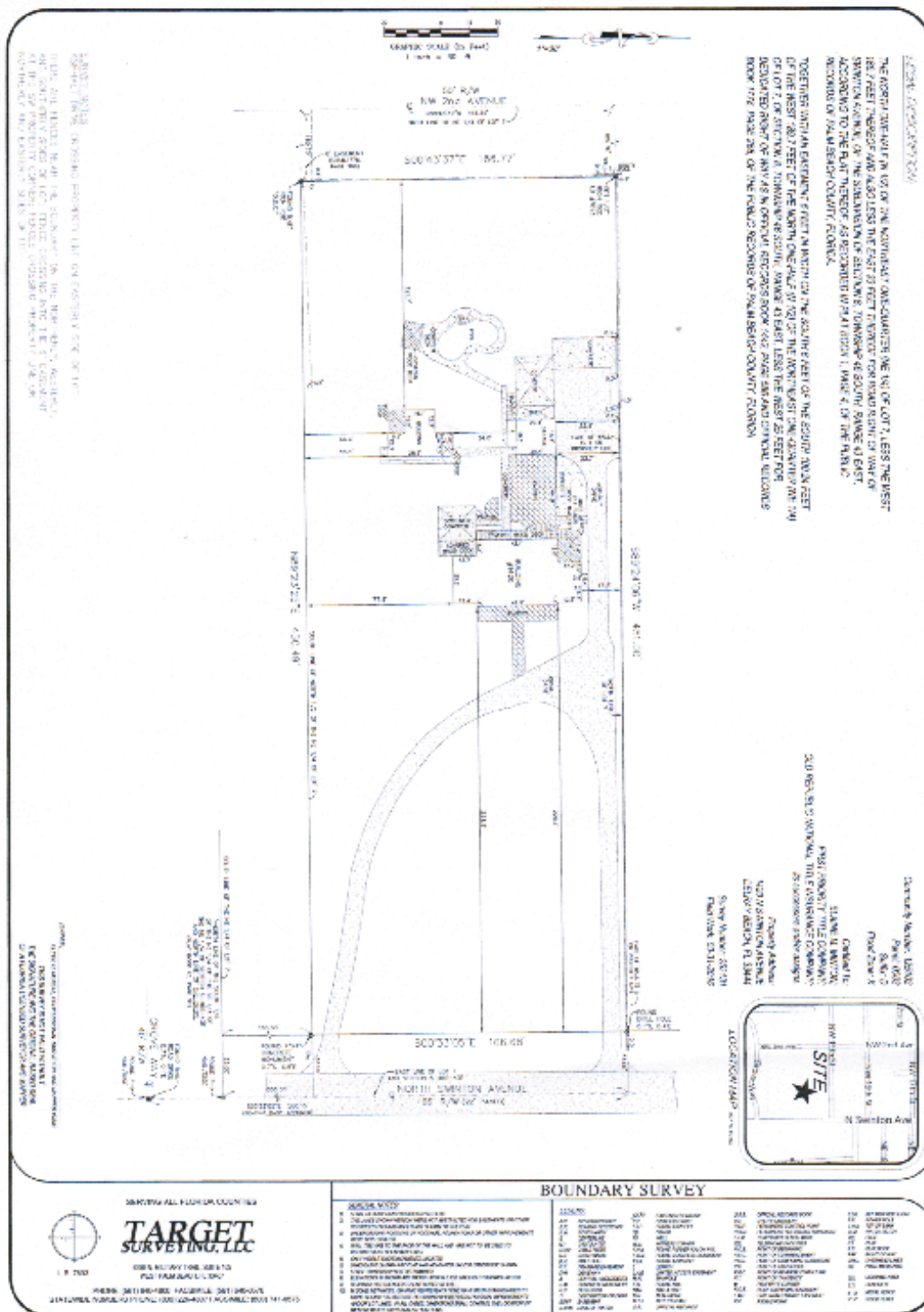


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III. PROPERTY SITE SURVEY

Survey Number 253131 prepared by Target Surveying, LLC  
attached hereto and made a part hereof

EXHIBIT "A"



#### IV. ARCHITECTURAL SIGNIFICANCE

The house, built circa 1925 by LeRoy T. Hirth, is a wonderful example of the Georgian Colonial style, which traces its roots back to the early American colonies. The Georgian ideals came to New England from the mother country and became a favorite style of well-to-do colonists, reflecting the rising ambition of a new nation.

The American version of Georgian Colonial was less ornate than the houses in England, and the Clint Moore house reflects the relative simple styling. The house shares many distinct Georgian Colonial characteristics, including a symmetrical style with a paneled front door at the center of the façade, decorative crown over the front door and a front portico supported by columns.

Unlike most Colonial Georgian houses, however, which boasted a set of chimneys flanking the sides of the house, this house has only one chimney on the north side. The house has a medium pitched roof and short overhang.

The house has quoins on the corners (which might have been added later) and enclosed porches on the north and south sides. It rests on a concrete foundation and was built of block masonry.

As it was back in Colonial times, the Georgian Colonial style bespoke of the importance of the homeowner. Clint Moore surely wanted to make a statement of his prominent place in the community.

The 6,177 square foot house is situated regally on a 1.7-acre parcel and sits considerable farther back from Swinton Avenue than the bulk of the neighboring houses. The setting conjures images more of a plantation than a residence. And a plantation image was appropriate for the wealthy farmer dubbed "The Lima Bean King."

Unfortunately, according to a previous owner, a fire in City Hall some 20 years ago destroyed records of the house including the names of the architect and builder and year in which the house was built. Palm Beach County Property Appraiser records do show that a patio and wall was built in 1928.

## V. HISTORICAL AND CULTURAL SIGNIFICANCE

According to the Florida Master File, Clint Moore was the first person in Delray to farm west of US 441, which he did in the early 1930's. His farm was approximately 4,500 acres on both sides of 441 south of Atlantic to the Boca Delray line where Clint Moore Road is today. The Palm Beach Post called him "The Lima Bean King" in 1940. He did a lot of dredging and paving work as well.

Clint Moore was a well-known local when he acquired the house from Ben Sunday through a Master's Deed in 1929 for \$25,000. He and his family lived there until 1948, when he passed away. His wife and five children still resided in the home until the 1950's.

Clint Moore supported many community causes such as the Boy Scouts and the Moores were active members of St. Paul's Episcopal Church, where his wife was very involved in the music program. Local Delray Architect Roy Simon remembers Mrs. Ethel Moore giving him a prayer book when he was 12 years old.

Paul and Eleanor Gringle bought it from the Estate of Ethel Moore in the 1950's and lived there until the widow Eleanor Gringle sold the property in 1987. Mr. Gringle was a local attorney and then municipal judge after moving from Detroit, Michigan. They also had a successful real estate agency. The Gringles were the only ones to decorate the outside of the home on Swinton for Christmas. In those days it was considered very beautiful and unique – now many people do the same.

Marjorie and Joe Ferrer who owned the home in the 1980's and 90's opened it up to all sorts of community events and even television commercials. Marjorie was head of the DDA in Delray for many years and was credited for much of the success of Atlantic Avenue.

## VI. STATEMENT OF SIGNIFICANCE

The Clint Moore House is an excellent example and might be the only Georgian Colonial home left in South Palm Beach County.

There was an article in the Sun-Sentinel in 1992 about the Clint Moore House which stated there were only four owners in the previous 60 years, Historic Preservation Consultant Clemmer Mayhew said:

- It is irreplaceable and priceless
- All the owners respected the original materials and the original architecture
- It is museum quality

There are two special designs: “porte-cochère”, a side entrance and three-part windows with an arch in the middle and two smaller windows on the side. Not only is the house irreplaceable but it sits on 1.73 acres with a fabulous huge Royal Poinciana tree right in the middle of the front yard. The yard and landscaping have majestically stood in front of the house since its inception.

This property is a jewel to Delray Beach. Many people refer to it as “Delray Beach’s White House”. This whole property should be listed on the Local Register of Historic Places for it is completely worthy of the protection and special consideration afforded by that designation.

VII. Bibliography and Sources

Delray History Books

A History of Boca Raton  
Sally J. Ling  
The History Press 2007

Postcard History Series: Delray Beach  
Dorothy W. Patterson and Janet DeVries  
Arcadia Publishing 2008

Interview with Marjorie Ferrer longtime resident and one-time owner of 1420 N.  
Swinton Avenue

Interview with Roy Simon life-long resident of Delray Beach

Delray Beach News Journal 1920's

Delray Beach Building Cards

State of Florida Master Site File

Date Trace Information Services Research 2005 LLC

Palm Beach Post Archives

Delray Beach News Archives

Sun Sentinel News Archives



Royal Poinciana accents residence



Expansive drive to residence



North side view



South side view



Rear view



This coin is a token from the Clint Moore Farm known as Delmore Farms. Bill Bathurst (a member of the City's Historic Preservation Board said "I recently read an article that said there was a time in Delray Beach history that if you were not working for Clint Moore you were unemployed. So you can see why he established such an important estate home on Swinton. The workers in the fields were paid with tokens but they could later exchange for cash." (taken from a post by Mr. Bathurst from Facebook)