



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: CORNELL MUSEUM - OLD SCHOOL SQUARE
Project Location: 51 N. Swinton Avenue
Request: Certificate of Appropriateness
Board: Historic Preservation Board
Meeting Date: May 3, 2017

Board Action:

Approved Certificate of Appropriateness, on a 6 to 1 vote (Harden dissenting).

Project Description:

The subject property consists of Old School Square Parcel 1, and is located within the OSSHAD (Old School Square Historic Arts District) zoning district. The property, which consists of the Cornell Museum Building, the Crest Theatre, and the Old School Gymnasium, is listed on the National Register of Historic Places.

In 1990, the City approved site plans to provide for the adaptive reuse and renovation of the property. Since that time additional improvements and additions to the site have been completed including: construction of the amphitheater, concession/restroom building and breezeway on the west side of the property (connecting the Crest Theatre to the Cornell Museum). Other improvements, primarily relating to maintenance, have been completed in the last several years which include like-kind repairs, window replacement, painting of buildings and roof replacement of the Cornell Museum.

The current request is to replace two sets of doors on the north and south sides of the Cornell Museum. Each entrance will be replaced with white, aluminum double glass doors with Ogee trim. A narrow glass divider will match the doors, but be inoperable. It is noted that the existing doors are not original to the building, but rather were installed in 1989 when the building was converted from a school to a museum. Originally, the building featured an open air corridor/breezeway where the two sets of doors currently exist. Addition of the doors was necessary in order to enclose the building.

As the subject property is listed on the National Register of Historic Places, the State of Florida's Division of Historical Resources was consulted regarding the subject alterations. This correspondence noted that the proposed doors "will have no adverse effect on the historic character of the buildings." Staff supported the Certificate of Appropriateness.

Board Comments:

The Board comments were supportive, it is noted that several board members expressed that wood or wood clad doors would be more appropriate for the structure rather than aluminum doors; however, this was not added as a condition of approval.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: May 3, 2017

ITEM: 51 N. Swinton Avenue, Old School Square Historic Arts District-Certificate of Appropriateness, **(2017-108)** for architectural elevation changes.

RECOMMENDATION: Approve the Certificate of Appropriateness for architectural elevation changes

GENERAL DATA:

Owner:..... City of Delray Beach

Agent:..... Gino De Santis – designel, LLC

Location:..... 51 N. Swinton Avenue

Property Size:..... 3.67 Acres

Current Zoning:..... OSSHAD - (Old School Square Historic Arts District)

Adjacent Zoning:.....

North:	OSSHAD
South:	OSSHAD
East:	OSSHAD
	CBD (Central Business District)
	OSR (Open Space & Recreation)
West:	OSSHAD

Existing Future Land Use Designation:..... CF – Community Facilities

Water Service:..... On site

Sewer Service:..... On site



ITEM BEFORE THE BOARD

The item before the Board is consideration of Certificate of Appropriateness (COA) 2017-108 for door replacement to property located at **51 North Swinton Avenue, Cornell Museum at Old School Square**, Old School Square Historic District, pursuant to LDR Section 2.4.6(H).

BACKGROUND/PROJECT DESCRIPTION

The subject property consists of Old School Square Parcel 1, and is located within the OSSHAD (Old School Square Historic Arts District) zoning district. The property, which consists of the Cornell Museum Building, the Crest Theatre, and the Old School Gymnasium, is listed on the National Register of Historic Places.

In 1990, the City approved site plans to provide for the adaptive reuse and renovation of the property. Since that time additional improvements and additions to the site have been completed including: construction of the amphitheater, concession/restroom building and breezeway on the west side of the property (connecting the Crest Theatre to the Cornell Museum). Other improvements, primarily relating to maintenance, have been completed in the last several years which include like-kind repairs, window replacement, painting of buildings and roof replacement of the Cornell Museum.

The current proposal is to replace two sets of doors on the north and south sides of the Cornell Museum. Each entrance will be replaced with white, aluminum double glass doors with Ogee trim. A narrow glass divider will match the doors, but be inoperable. It is noted that the existing doors are not original to the building, but rather were installed in 1989 when the building was converted from a school to a museum. Originally, the building featured an open air corridor/breezeway where the two sets of doors currently exist. Addition of the doors were necessary in order to enclose the building.

As the subject property is listed on the National Register of Historic Places, the State of Florida's Division of Historical Resources was consulted regarding the subject alterations. This correspondence, which is attached, notes that the proposed windows "will have no adverse effect on the historic character of the buildings."

The subject COA request is now before the Board.

ANALYSIS

Pursuant to 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 A-4 of the Land Use 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.

LDR Section 4.5.1(E)(4), and (E)(8)(g) "Development Standards" provides guidelines in evaluating Certificates of Appropriateness for the alteration or addition of exterior architectural features.

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 existing structure, and its remaining original form, has been considered with respect to the proposed addition and site improvements, which are noted to have been sensitively designed.

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.

The applicable Standards are noted below:

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 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 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.

The proposal meets the intent of the Standards noted above. The proposed doors are compliant with the above noted Standards. First, even though the new doors will be made of aluminum, they will not alter the historic character of the property. The installation of a new material is supportable in that the doors will be impact resistant removing the need for hurricane protection which would likely alter the historic character. The new doors will provide for protection of the interior space which is important given the museum use of the building. Further, the new larger entrance doors will provide for a degree of transparency that will be more inviting to the public while also ensuring the requirements of the Life Safety code are being met as the doors will be equipped with new required "Panic Hardware."

Therefore, positive findings can be made with respect to LDR Section 4.5.1(E)(4).

Pursuant to LDR Section 4.5.1(E)(8) - 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(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

Visual compatibility shall be determined in terms of the following criteria as applicable to the subject application:

- (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.

While doors were not original to the building, the proportion of the door openings is visually compatible with the prevailing architectural styles of similar buildings within the district. Based upon the above, positive findings can be made with respect to LDR Section 4.5.1(E)(8)(c).

- (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.

While the most appropriate door material to be used on the subject buildings is wood, it is acceptable to use aluminum as impact resistant wood doors are not available. It is also important to note that the existing/proposed doors are set beyond the existing porch arches and therefore, have a less prominent relationship to the façade of the building. Based upon the above, positive findings can be made with respect to LDR Section 4.5.1(E)(8)(g).

Based on the above, positive findings can be made with respect to compliance with the Standards.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2017-108) for Architectural Elevation Changes to the property located at **51 North Swinton Avenue, Cornell Museum at Old School Square**, Old School Square Historic District, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).
- C. Deny the Certificate of Appropriateness (2017-108) for Architectural Elevation Changes to the property located at **51 North Swinton Avenue, Cornell Museum at Old School Square**, Old School Square Historic District, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

RECOMMENDATION

Approve the Certificate of Appropriateness (2017-108) for Architectural Elevation Changes to the property located at **51 North Swinton Avenue, Cornell Museum at Old School Square**, Old School Square Historic District, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

Report Prepared By: Michelle Hoyland, Historic Preservation Planner



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

Michelle Hoyland
Historic Preservation Planner
City of Delray Beach
100 NW 1st Ave
Delray Beach, FL 33444

April 4, 2017

RE: DHR Project File No.: 2017-1086, Received by DHR: March 1, 2017.
Project: *51 N Swinton Ave Door Change.*
County: Palm Beach

Ms. Hoyland:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, on the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

The proposed project is to replace the existing doors on the north and south elevations of the Cornell Museum (PB00238) at 51 N Swinton Avenue. Each entrance will be replaced with white, aluminum, double glass doors with Ogee trim. A narrow glass divider will match the doors, but be inoperable. Because the doors being replaced are not original to the building, but rather installed in 1989, it is the opinion of this office that the proposed project will have no adverse effect on historic properties. We do request images be submitted once the doors are installed.

If you have any questions, please contact Alyssa Costas, Historic Sites Specialist, by email at Alyssa.Costas@dos.myflorida.com, or by telephone at 850.245.6333 or 800.847.7278.

Sincerely,

Timothy A. Parsons, Ph.D., RPA
Director, Division of Historical Resources
and State Historic Preservation Officer

CORNELL ART MUSEUM

Architectural Change to Entrance Doors

Submittal Date: February 22, 2017

City of Delray Beach Historic Preservation Board
Planning, Zoning & Building Department

Scope Drawings

- Exhibit 1.a Demolition Plan
- Exhibit 1.b Proposed Floor Plan & Door Schedule
- Exhibit 1.c South / Atlantic Avenue Elevation
- Exhibit 1.d North Elevation
- Exhibit 1.e Detail Elevation at Entrance Porch & Door + Storefront Elevation
- Exhibit 1.f Door and Sidelite Details
- Exhibit 1.g Rendered Existing Conditions Elevation
- Exhibit 1.h Rendered Proposed Elevation

Historical and Miscellaneous Information

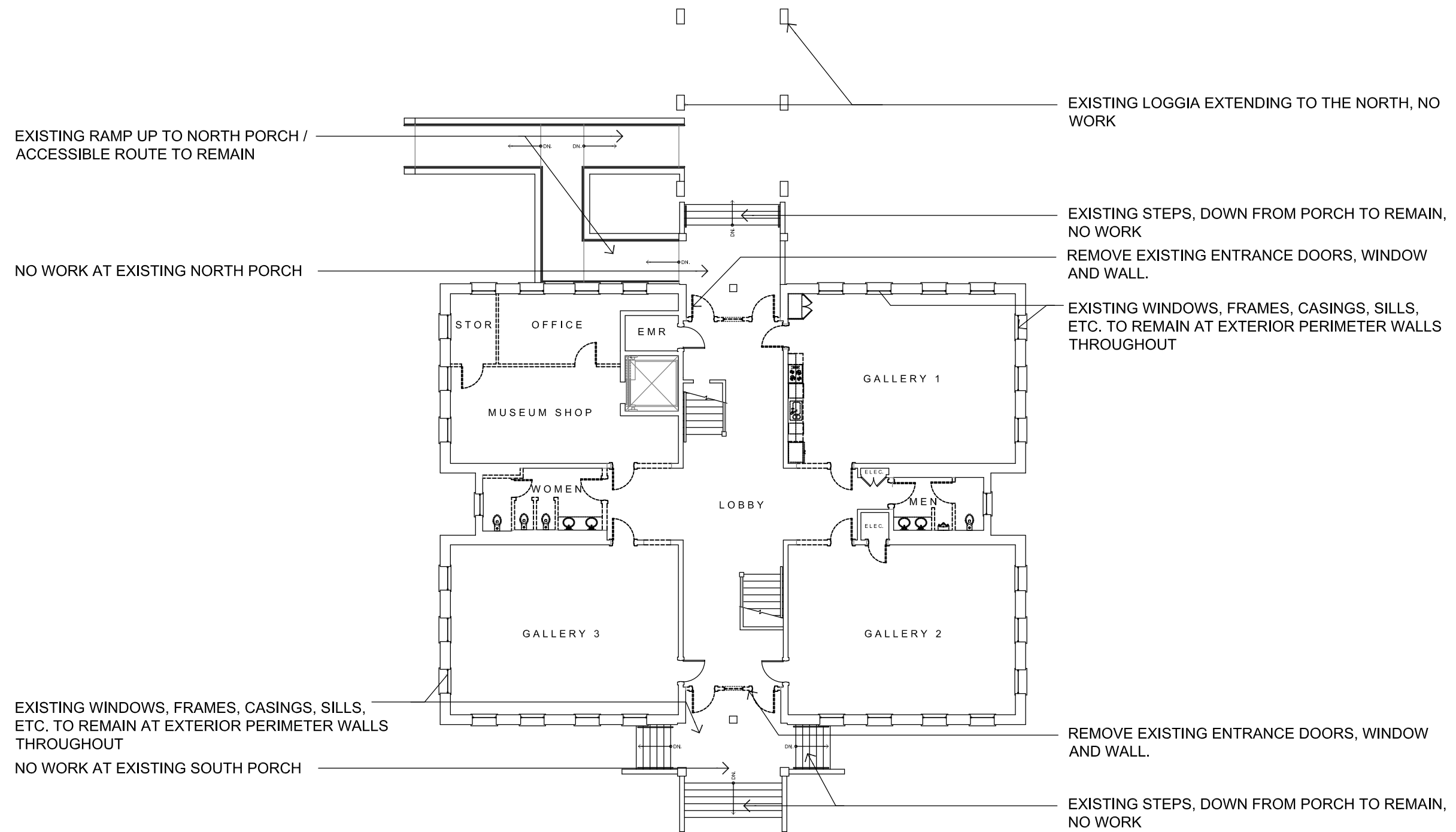
- Exhibit 2.a Certified National Register of Historic Places Registration Form
- Exhibit 2.b Historic Photographs
- Exhibit 2.c Historic Photograph of Entrance Detail
- Exhibit 2.d Current Photographs of Entrances
- Exhibit 2.e Plan Diagrams of Chronology of Building Entrance
- Exhibit 2.f Three Dimensional Diagrams of Chronology of Building Entrance
- Exhibit 2.g Door (Notice of Acceptance #15-0406.13) Manufacturer's Cut Sheets
- Exhibit 2.h Storefront / Sidelight (notice of Acceptance #15-0226.04) Manufacturer's Cut Sheets



CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida

22 February 2017



proposed demolition plan

exhibit 1.a



CORNELL ART MUSEUM
Old School Square

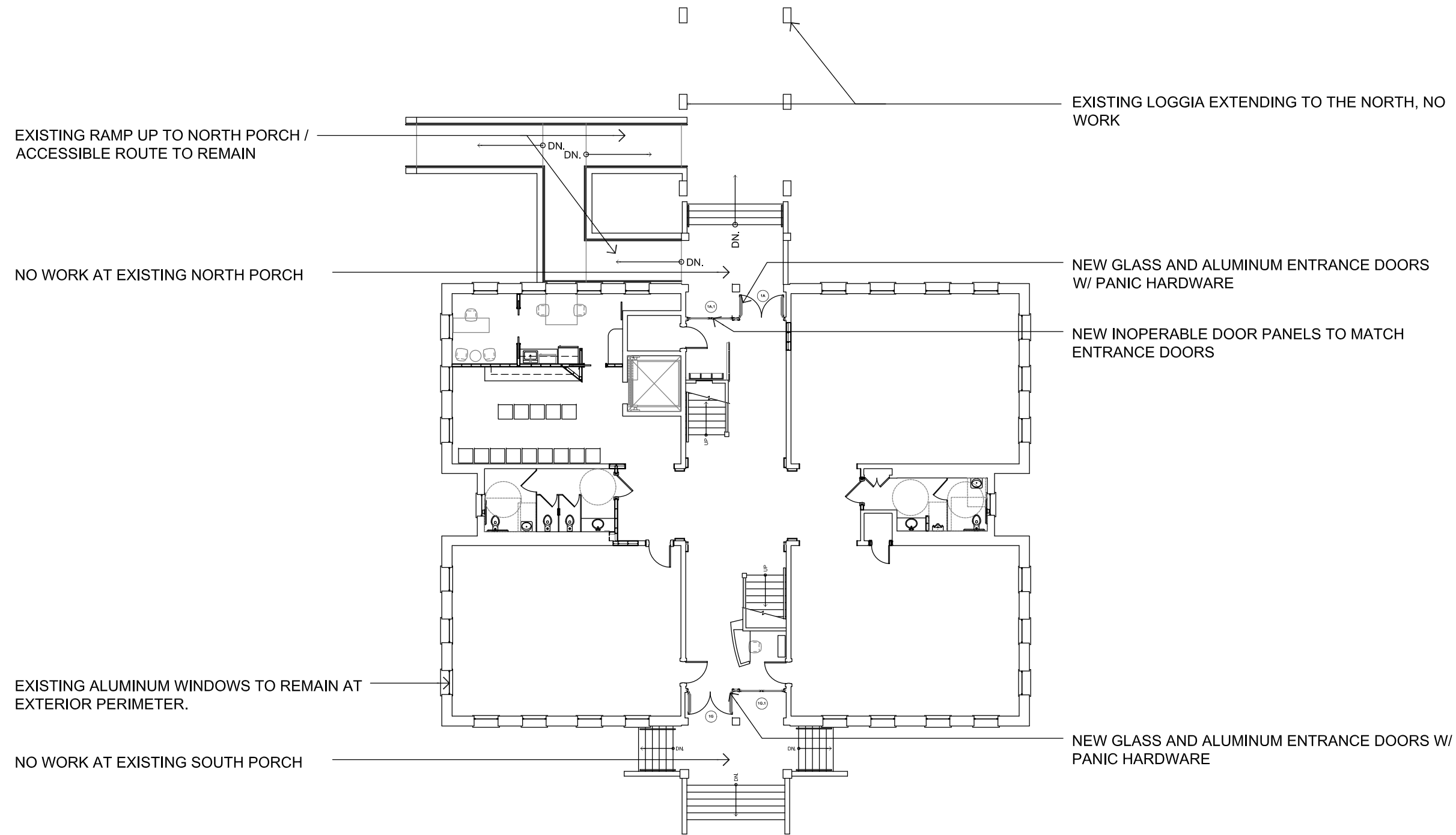
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01 5 10 25 50

22 February 2017



proposed floor plan

GROUND FLOOR ENTRANCE DOOR SCHEDULE															
DOOR NO.	FROM/ TO	DOOR SIZE			DOOR TYPE			FRAME TYPE				THRESHOLD	HARDWARE SET NO.	RATING	REMARKS
		THK	WIDTH	HEIGHT	TYPE	MATL	FINISH	MATL	DETAILS						
									HINGE	LATCH	HEAD				
1A	LOBBY / NORTH PORCH (OPERABLE)	1 1⁄2"	PAIR 3' - 0"	7' - 0"	A	AL / GL	PTD	AL	-	-	-	ADA	1	-	ENTRANCE DOORS W/ WHITE POWDERCOAT FINISH
1A.1	LOBBY / NORTH PORCH (INOPERABLE)	1 1⁄2"	PAIR 3' - 0"	7' - 0"	A	AL / GL	PTD	AL	-	-	-	ADA	2	-	FIXED DOOR PANELS TO MATCH ENTRANCE DOORS W/ WHITE POWDERCOAT FINISH
1G	LOBBY / SOUTH PORCH (OPERABLE)	1 1⁄2"	PAIR 3' - 0"	7'-0"	A	AL / GL	PTD	AL	-	-	-	ADA	1	-	ENTRANCE DOORS W/ WHITE POWDERCOAT FINISH
1G	LOBBY / SOUTH PORCH (INOPERABLE)	1 1⁄2"	PAIR 3' - 0"	7' - 0"	A	AL / GL	PTD	AL	-	-	-	ADA	2	-	FIXED DOOR PANELS TO MATCH ENTRANCE DOORS W/ WHITE POWDERCOAT FINISH

SEE EXTERIOR ELEVATION / STOREFRONT SHEET FOR DETAILS

HARDWARE SETS / GROUPS

GROUP 1

BRUSHED STAINLESS STEEL
HINGES, 4 PER LEAF
CLOSER AT EACH LEAF
CONCEALED PANIC DEVICES AT
EACH LEAF

PVD SATIN NICKEL LIFETIME FINISH
LOCKSET W/ LEVERS AT ACTIVE
LEAF W/ MATCHING LEVERS AT
INACTIVE LEAF

GROUP 2

BRUSHED STAINLESS STEEL
HINGES, 4 PER LEAF
PVD SATIN NICKEL LIFETIME FINISH
CYLINDRICAL LOCK

exhibit 1.b

CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida



22 February 2017



NOTE:

THIS DRAWINGS HAS BEEN PROVIDED FOR REFERENCE ONLY, TO INDICATE WORK TO BE PERFORMED AT THE EXISTING ENTRANCE WHICH INVOLVES DEMOLITION OF THE EXISTING CONDITION AND REPLACEMENT WITH NEW ENTRANCE DOORS AND STOREFRONT.

PROTECT ALL FINISHES AND SURFACES AS NECESSARY DURING WORK AND PATCH TO MATCH EXISTING, IF NECESSARY.

1
1/8"=1'-0"

SOUTH BUILDING ELEVATION



exhibit 1.c

CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida



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NOTE:

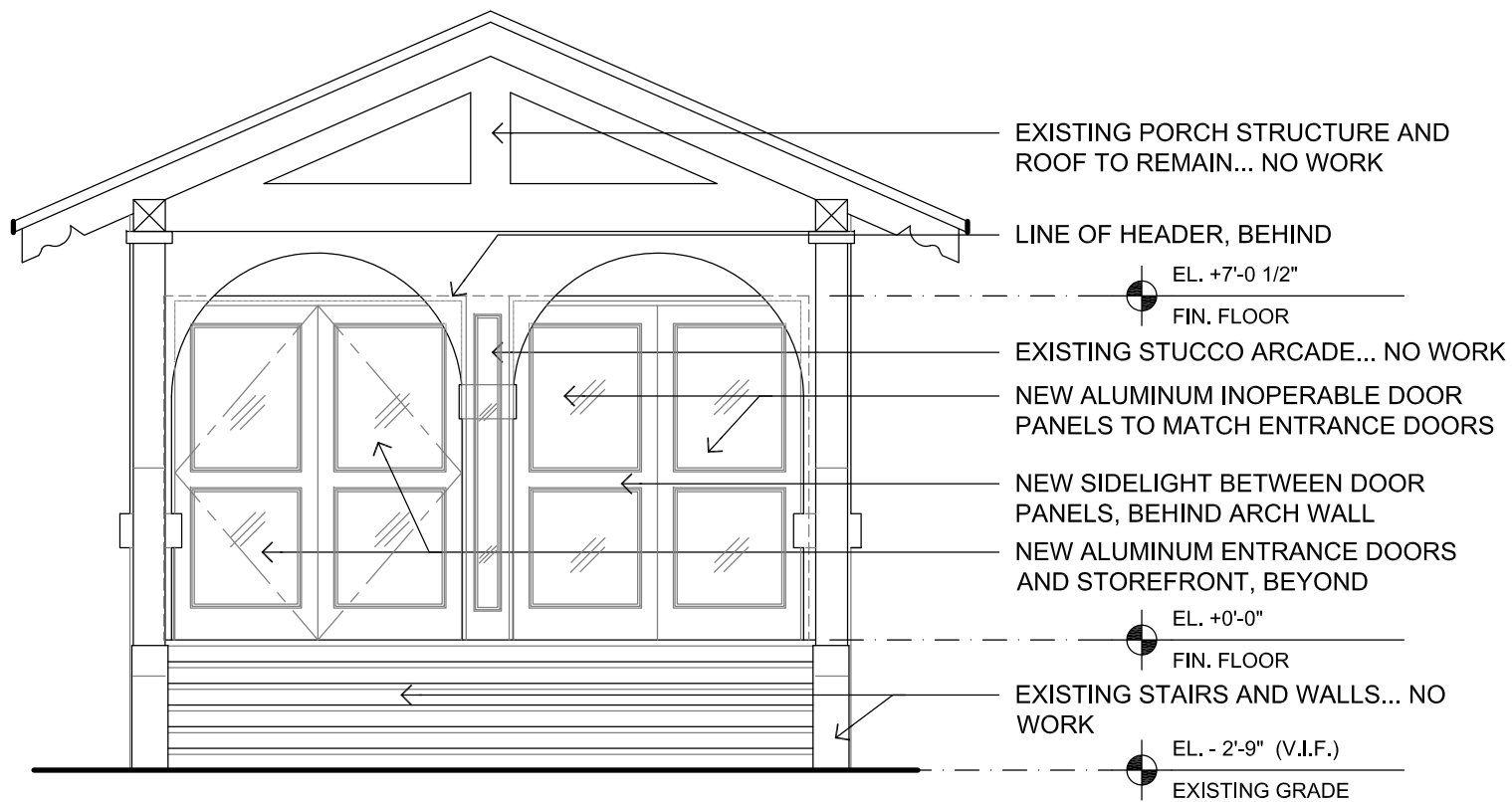
THIS DRAWINGS HAS BEEN PROVIDED FOR REFERENCE ONLY, TO INDICATE WORK TO BE PERFORMED AT THE EXISTING ENTRANCE WHICH INVOLVES DEMOLITION OF THE EXISTING CONDITION AND REPLACEMENT WITH NEW ENTRANCE DOORS AND STOREFRONT.

PROTECT ALL FINISHES AND SURFACES AS NECESSARY DURING WORK AND PATCH TO MATCH EXISTING, IF NECESSARY.

2

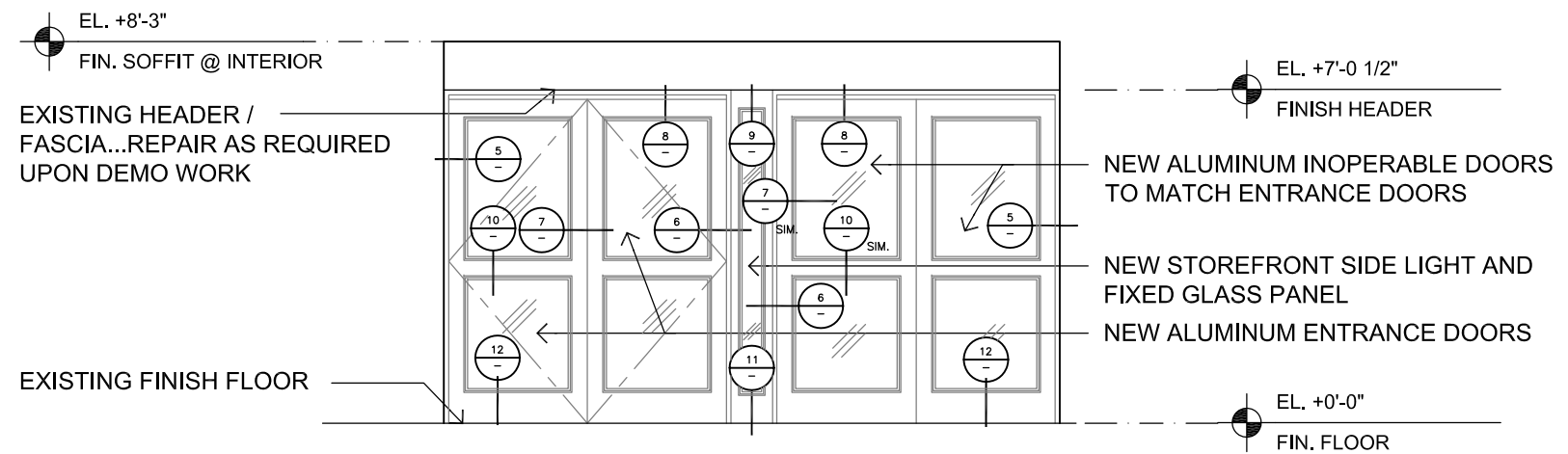
1/8"=1'-0"

NORTH BUILDING ELEVATION



3
1/4"=1'-0"

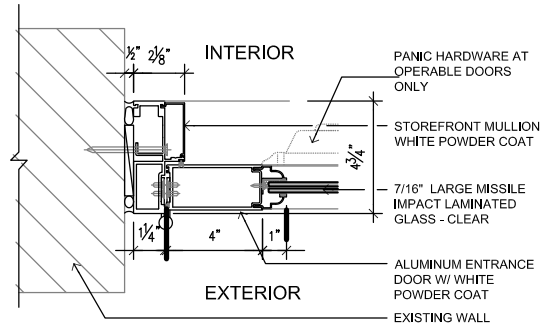
DETAIL ELEVATION AT ENTRANCE



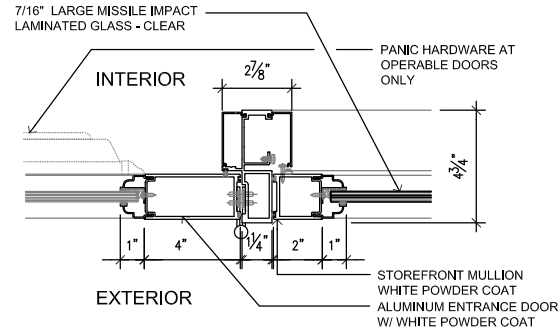
4
1/4"=1'-0"

ELEVATION AT ENTRANCE STOREFRONT

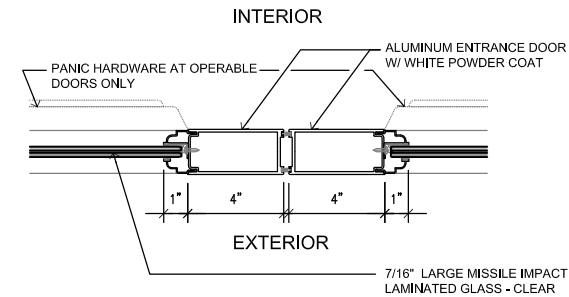




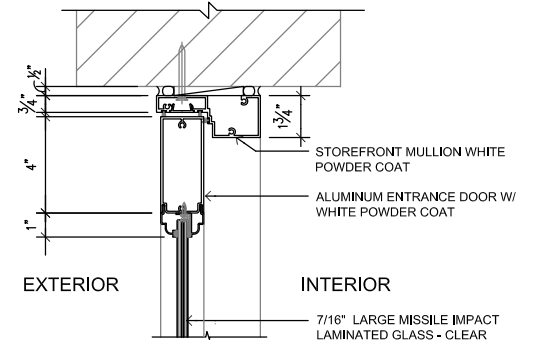
5
3"=1'-0" DOOR JAMB DETAIL



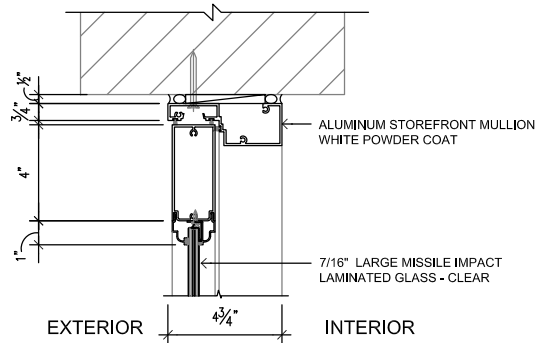
6
3"=1'-0" DOOR JAMB MULLION DETAIL



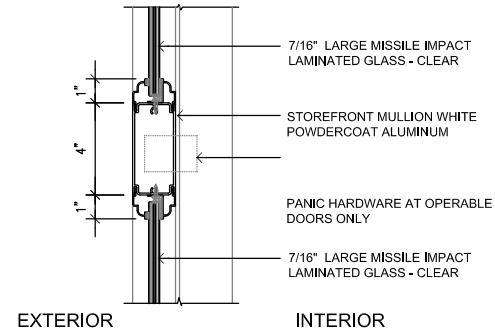
7
3"=1'-0" DOORS @ LATCH JAMBS



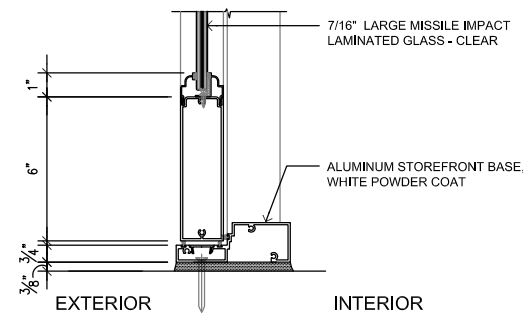
8
3"=1'-0" DOOR HEAD DETAIL



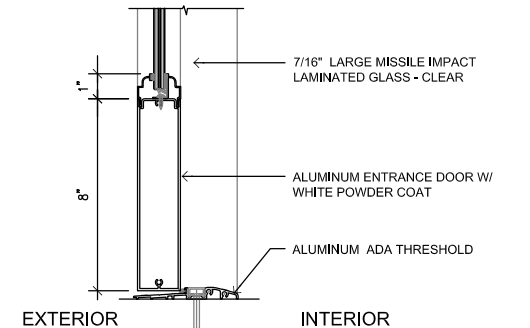
9
3"=1'-0" STOREFRONT HEAD DETAIL



10
3"=1'-0" DOOR MULLION DETAIL



11
3"=1'-0" STOREFRONT SILL DETAIL



12
3"=1'-0" DOOR THRESHOLD DETAIL

NOTES:

BASIS OF DESIGN FOR STOREFRONT AND ENTRANCE DOORS SHALL BE THE FOLLOWING:

ENTRANCE DOORS	SIW IMPACT WINDOWS, LLC. SERIES "500-9"ALUMINUM OUTSWING DOORS W/VO SIDELIGHT OR TRANSOM W/ 7/16" LAMINATED GLASS NOA # 15-0406.13 LARGE AND SMALL MISSILE IMPACT.
STOREFRONT SYSTEM	SIW IMPACT WINDOWS, LLC. SERIES "550 SIDELITE/TRANSOM" ALUMINUM FIXED WINDOW FOR GLAZING BETWEEN PAIRS OF DOORS

STOREFRONT CONTRACTOR SHALL PROVIDE ALL HARDWARE INCLUDING HINGES, CLOSERS, PULLS, AND PANIC DEVICES AT EACH DOOR LEAF IN OPERABLE DOORS ONLY.

exhibit 1.f

CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida



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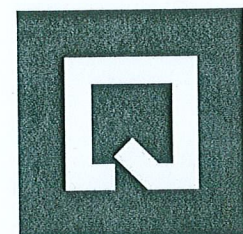


22 February 2017



current south elevation

exhibit 1.g



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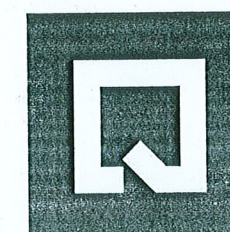


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proposed south elevation

exhibit 1.h



CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida

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1. Delray Beach Schools
2. Delray Beach, Florida
3. John P. Johnson
4. 1987 / August 20, 1987
5. Historic PBC Preservation Board
6. View of Entire Block, Northwest
7. 1 of 23 and 19 of 23



1. Delray Beach Schools
2. Delray Beach, Florida
3. John P. Johnson
4. 1987
5. Historic PBC Preservation Board
6. Building #1, Northwest
7. 2 of 23



1. Delray Beach Schools
2. Delray Beach, Florida
3. John P. Johnson
4. 1987
5. Historic PBC Preservation Board
6. Building #1, Northeast
7. 3 of 23



1. Delray Beach Schools
2. Delray Beach, Florida
3. John P. Johnson
4. 1987
5. Historic PBC Preservation Board
6. Building #1, detail of roof at South Entrance
7. 4 of 23



1. Delray Beach Schools
2. Delray Beach, Florida
3. John P. Johnson
4. 1987
5. Historic PBC Preservation Board
6. Building #1, view of stairways looking North
7. 5 of 23



1. Delray Beach Schools
2. Delray Beach, Florida
3. John P. Johnson
4. August 20, 1987
5. Historic PBC Preservation Board
6. View looking Northwest
7. 20 of 23



1. Delray Beach Schools
2. Delray Beach, Florida
3. Unknown
4. c. 1913
5. Delray Beach Historical Society
6. View looking Northeast
7. 21 of 23



1. Delray Beach Schools
2. Delray Beach, Florida
3. Unknown
4. c. 1930
5. Delray Beach Historical Society
6. View looking Northwest
7. 23 of 23

photographs - historical society achieve photos



exhibit 2.b
CORNELL ART MUSEUM
Old School Square
Delray Beach, Florida

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photograph - entrance detail at porch in background...appears to be original

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exhibit 2.c

CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida

22 February 2017



1. south entrance - elevation view from plaza
february 2017



2. south entrance - view at base of stair looking northwest
february 2017



3. south entrance - detail at doors and window behind arches
february 2017



4. north entrance - elevation view
february 2017



5. north entrance - view looking south from loggia
february 2017

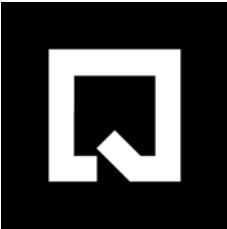


6. north entrance - view along west side of loggia looking south
february 2017

photographs - current of existing condition



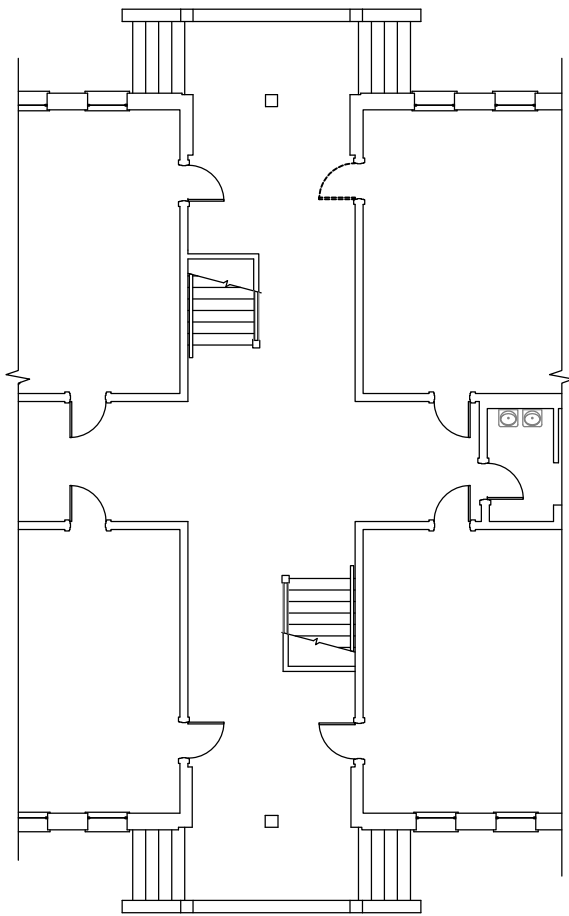
exhibit 2.d



CORNELL ART MUSEUM
Old School Square

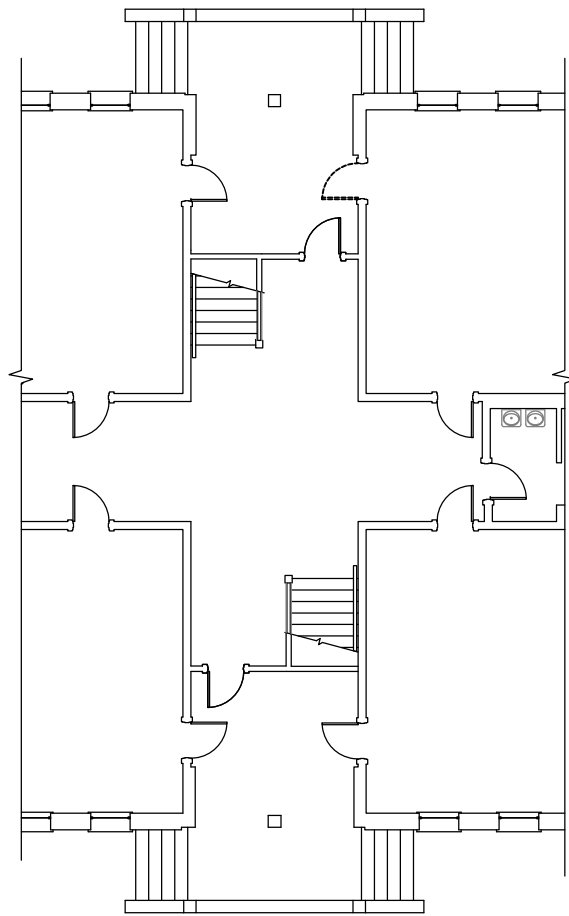
Delray Beach, Florida

22 February 2017



1913

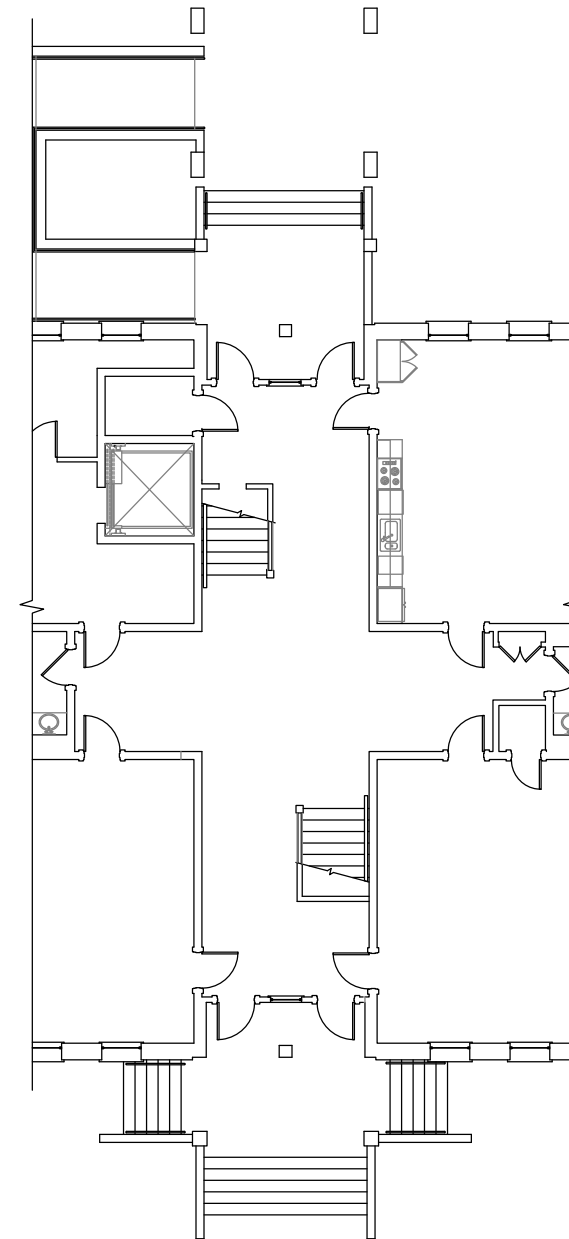
The narrative which is part of the 1989 National Register of Historic Places Registration Form states "...Through the porch entrances are two arched openings that lead to an open corridor..."



1937-1989

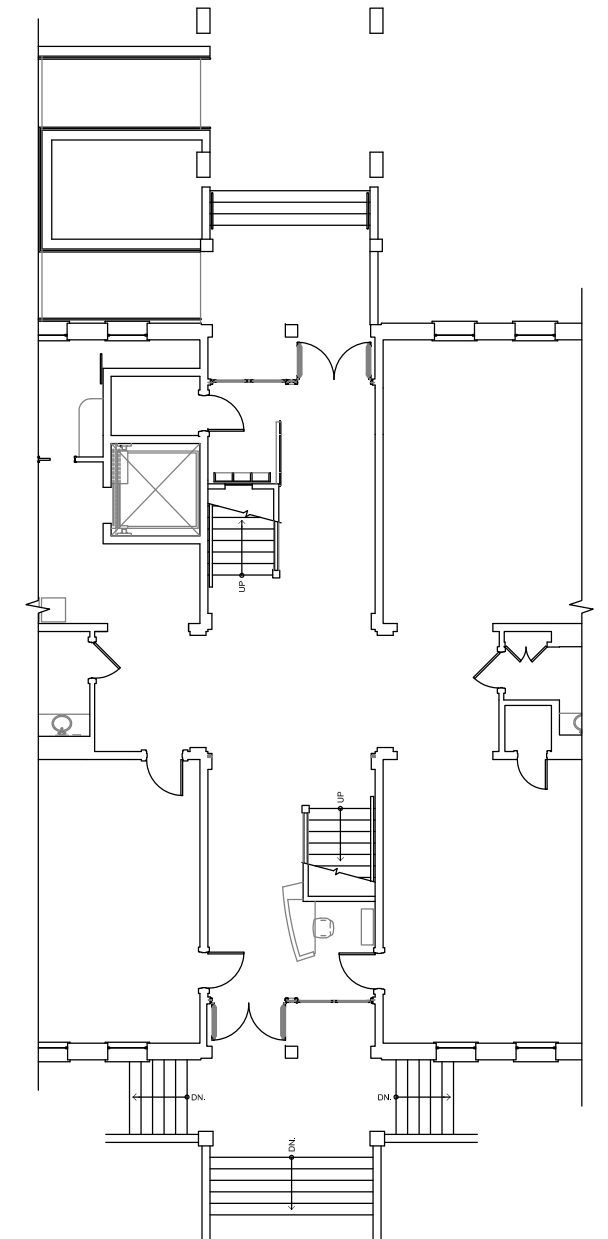
The same narrative continues that "...Floor to ceiling partitions with modern double doors were built just within the entrance to create a closed interior space in 1937".

The condition indicated on this diagram represents the condition documented on the Demolition Plan which was part of the 1989 Construction Drawings.



1989 - CURRENT

This diagram represents the existing configuration of the doors and windows documented from recent field measurements which is in accordance with the 1989 Construction Drawings.



2017 PROPOSAL

This proposal locates the new operable and fixed doors at the same location as the current condition.

chronology of the entrance at the Cornell Art Museum Building

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exhibit 2.e

CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida



01 5 10 25 50

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enlarged three dimensional diagram of 1913 / original building entrance



exhibit 2.f.1

CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida

22 February 2017



alternate view of three dimensional diagram of proposed building entrance



exhibit 2.f.2

CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida

22 February 2017



1913



1937-1989



1989 - CURRENT



2017 PROPOSAL

three dimensional diagrams of chronology of building entrance



exhibit 2.f

CORNELL ART MUSEUM
Old School Square

Delray Beach, Florida

22 February 2017