



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 23 S. Swinton Avenue
Project Location: 23 S. Swinton Avenue
Request: Certificate of Appropriateness (COA)
Board: Historic Preservation Board
Meeting Date: November 7, 2018

Board Action:

Approved the Certificate of Appropriateness for color changes to the house's exterior walls, house trim and the shutters on the existing contributing building on the property located at 23 S Swinton Avenue, Old School Square Historic District, on a 6 to 0 vote (Reeve Bright absent).

Project Description:

The subject property consists of Lot 10, Block 69, is located within the Old School Square Historic District and is zoned Old School Square Historic Arts District (OSSHAD). The property contains a structure that was constructed in 1938 in the Frame Vernacular architectural style. The structure contributes to the district as a modest example of domestic architecture from the period of significance.

This application is for color changes to the house's exterior walls from the existing white to Orange (Nuevo Terra PFC-12), and color changes to the house trim and the shutters from the existing green to white.

Staff supported the Certificate of Appropriateness request.

Board Comments:

The Board comments were supportive.

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 STAFF REPORT

Property Owner: Alfred Celcis
Project Location: 23 S Swinton Avenue, Old School Square Historic District
HPB Meeting Date: November 07, 2018

ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) 2018-214 for color changes to the house's exterior walls, house trim and the shutters on the existing contributing building on the property located at **23 S Swinton Avenue, Old School Square Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property consists of Lot 10, Block 69, is located within the Old School Square Historic District and is zoned Old School Square Historic Arts District (OSSHAD). The property contains a structure that was constructed in 1938 in the Frame Vernacular architectural style. The structure contributes to the district as a modest example of domestic architecture from the period of significance.

This application is for color changes to the house's exterior walls from the existing white to Orange (Nuevo Terra PFC-12), and color changes to the house trim and the shutters from the existing green to white.

ANALYSIS OF PROPOSAL

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

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.

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)(7), Visual Compatibility Standards, 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.

The following criteria apply:

(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.

The proposal includes repainting of the house's exterior walls, house trim and the shutters only. The proposed color for the walls is Orange (Nuevo Terra PFC-12), and white trim and shutters. All other existing elements will remain the same.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness 2018-214 for **23 S Swinton Avenue, 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 2018-214 for **23 S Swinton Avenue, Old School Square Historic District**, by 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 2018-214 for **23 S Swinton Avenue, 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).




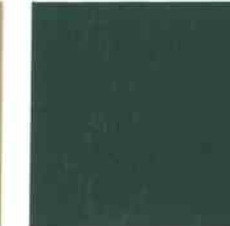


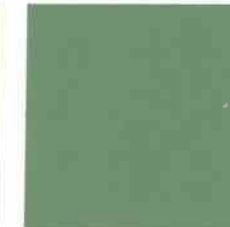




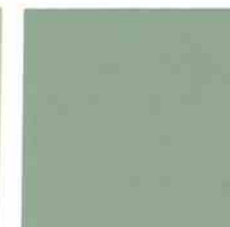
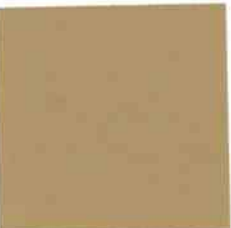










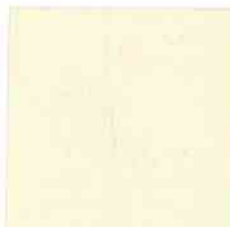

Attachments: Photographs and color samples

Report Prepared by: Michelle Hoyland, Principal Planner



Welcome to
Delray
Beach
Village by the Sea

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HAUSERMAN
Law Group
Attorneys At Law
954-433-9673

					
Café Iruna PFC-05	Dark Walnut PFC-25	Rich Brown PFC-35	Clay Terrace PFC-30	Desert Sandstone PFC-28	Putting Green PFC-70
					
Tile Red PFC-04	Giant Sequoia PFC-09	Coronado PFC-20	Gold Torch PFC-29	Washed Khaki PFC-33	Moss Covered PFC-39
					
Brick Red PFC-02	Santa Fe PFC-15	Iron Ore PFC-14	Cold Lager PFC-22	Putty Beige PFC-37	Woven Willow PFC-34
					
Deep Terra Cotta PFC-10	Terra Brick PFC-08	Pyramid PFC-19	Gathering Place PFC-24	Spanish Parador PFC-32	Elemental Green PFC-38
					
Red Baron PFC-03	Sahara Sand PFC-13	Sonoma Shade PFC-18	Tan PFC-23	Light Rattan PFC-27	Garden Lattice PFC-36
					
New England Brick PFC-01	Nuevo Terra PFC-12	Rusty Orange PFC-17	Grain PFC-21	White Cloud PFC-72	Terrace View PFC-41
					
Michel Rose PFC-07	Georgia Peach PFC-06	Inviting Veranda PFC-11	Classic Mustang PFC-26	Wool Coat PFC-16	Traditional Tan PFC-31

Color chips are affected to some degree by the type of light in which they are viewed, exposure to heat and sunlight, and the age of the chip itself. Occasionally, there may be a



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ADT

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FOR COUNTY COURT JUDGE
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