



**Designation Report
Historic Preservation Board
Delray Beach, Florida**

The Harden-Hart House

**516 N Swinton Avenue
Delray Beach, FL 33444**



Table of Contents

I.	GENERAL INFORMATION	3
II.	LOCATION MAP	4
III.	SITE INVENTORY	5
IV.	HISTORICAL AND CULTURAL SIGNIFICANCE	5
V.	ARCHITECTURAL SIGNIFICANCE	6
VI.	STATEMENT OF SIGNIFICANCE	14
VII.	BIBLIOGRAPHY AND SOURCES	15
VIII.	ATTACHMENTS	16
IX.	FLORIDA MASTER SITE FILE FORM	19

Report prepared by:

David T. Harden

516 N. Swinton Avenue

Delray Beach, FL 33444

274-3986

E-mail dtharden3@netzero.net

Date of Report: March 30, 2018

Name of Owners:
David and Andrea Harden
516 N. Swinton Avenue
Delray Beach, FL 33444

I. General and Applicant Information

Background

The Harden-Hart House is named for the current owners of the house, David and Andrea Harden, and the original owners, Mr. and Mrs. John M. Hart. The house was originally built at 326 Pioneer Place in West Palm Beach. It was moved to its current location by Mr. and Mrs. Harden in 1994.

Location

Original construction of the house occurred on the West 10 feet of Lot 6 and all of Lots 7 and 8 in the Pioneer Park Addition to West Palm Beach, platted in 1922 (Plat Book 8, Page 67 as recorded in the Public Records of Palm Beach County). The street on which the house faced was platted as Park Avenue but the name was changed to Pioneer Place in mid-1925. After acquiring the house in late 1993, the Hardens had it moved to its current location at 516 North Swinton Avenue in Delray Beach, a site which was previously vacant.

Legal Description

The North 80 feet of the South 253 feet of the East 183 feet of the Southeast Quarter of Lot 11, Section 8, Township 45 South, Range 43 East, as recorded in Plat Book 1, Page 4, Public Records of Palm Beach County, less the East 33 feet thereof.

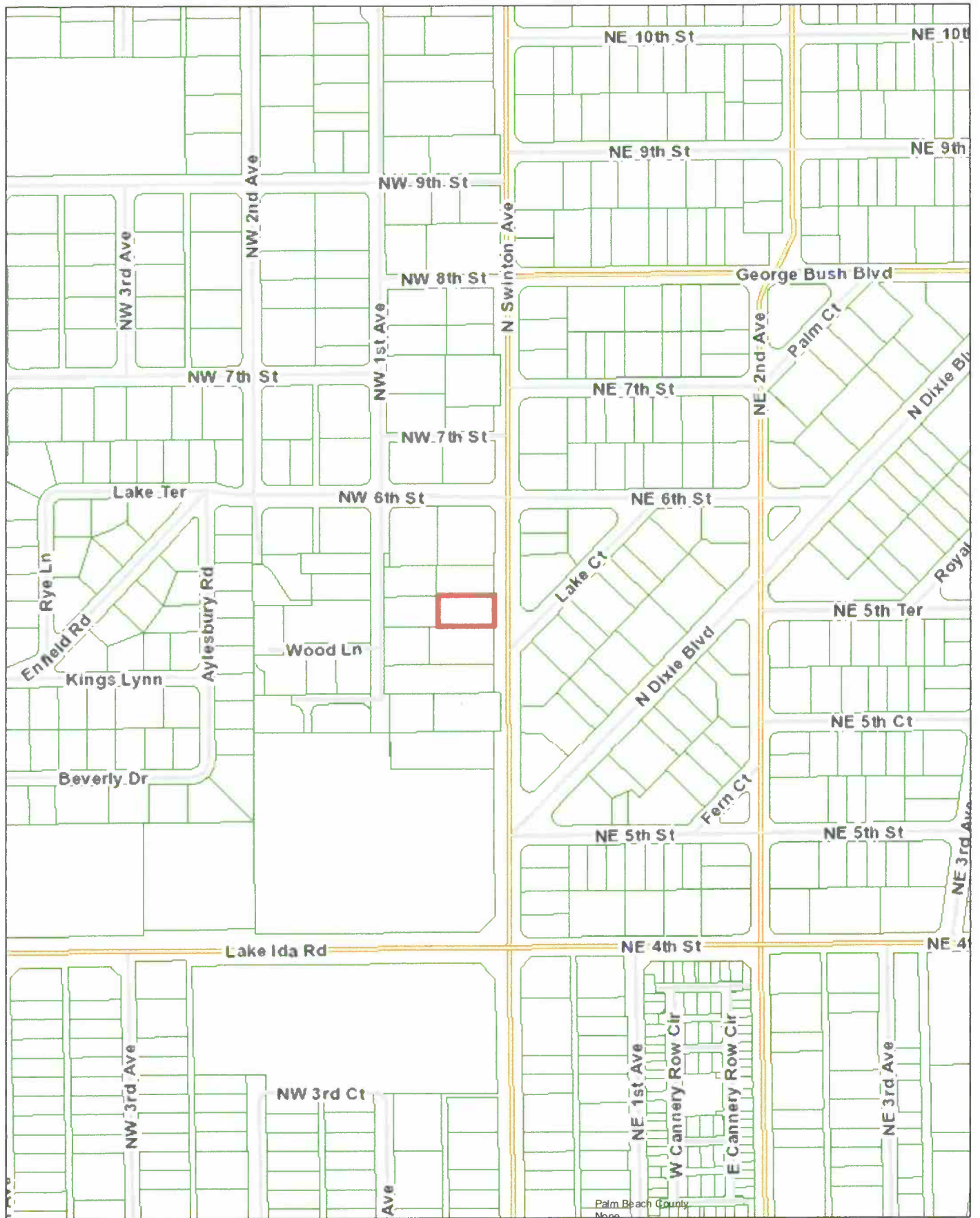
Zoning

R-1AA Single Family District, located within the Lake Ida Neighborhood Overlay District.

Classification for Designation

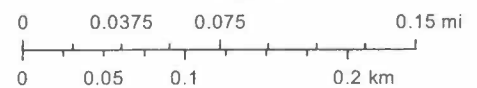
I believe that the Harden-Hart House meets the criteria for architectural significance for the reasons described in the following pages of this report.

II. Harden-Hart House Location Map



February 25, 2018

1:4,514



III. Site Inventory

The site contains the Mediterranean Revival residence, the Harden-Hart House, built in 1925-26. To the rear of the house is a detached vernacular style two car garage constructed in 1994. The garage is constructed of concrete block with a stucco finish and "S" style clay tile roof to match the house.

IV. Historical and Cultural Significance

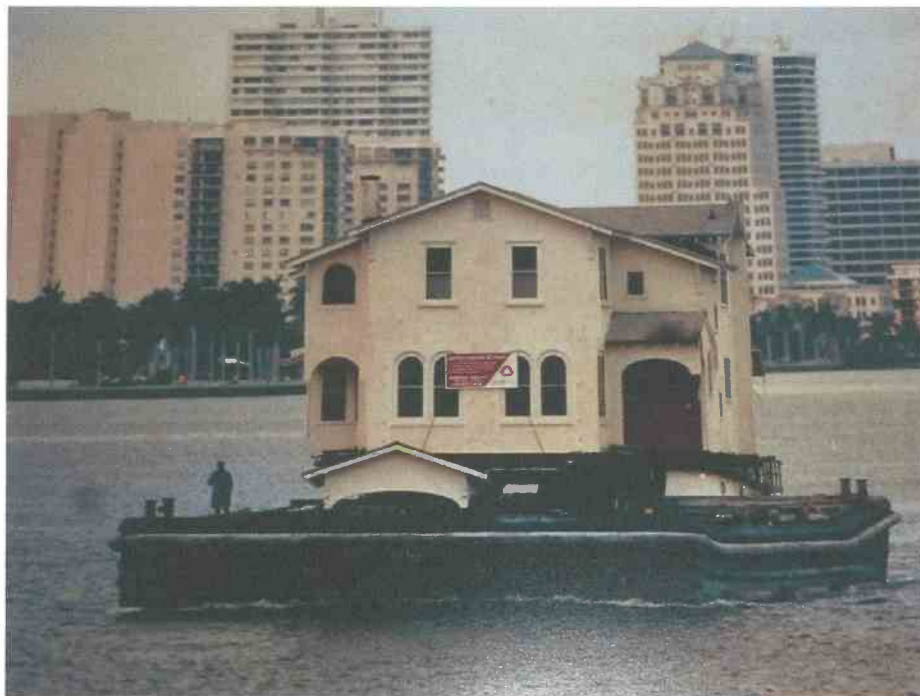
As previously stated, the Harden-Hart house was originally built at 326 Pioneer Place in West Palm Beach for Mr. John M. Hart. In a letter dated November 17, 1993, the West Palm Beach Historic Preservation Planner stated that the house was built in 1926. However, an item in the *Palm Beach Post* of January 12, 1926, refers to Mrs. Albert Johnson arriving here "yesterday to spend some time with old friends Mr. and Mrs. John M. Hart at 326 Pioneer Place," which would indicate that the house was constructed in 1925 or earlier. It could not have been much earlier, however, since the Pioneer Park Addition, where the house was built, was just platted in 1922.

John Miles Hart had a career as a professional civil engineer in Cleveland, Ohio, working for the New York Central Railroad. He and his wife, Eliza, decided to move to West Palm Beach in 1919 after having spent six seasons here previously. They were subsequently visited several times by D.C. Moon, General Manager and later Vice-president of the New York Central. After building their new home at 326 Pioneer Place, Mr. Hart continued to live there until his death at age 95 in April of 1951.

In 1993, 326 Pioneer Place along with other properties was acquired by the Norton Gallery of Art to be added to their site so that the Gallery could be expanded. In August of the same year Delray Beach City Manager (1990-2013), Mr. David Harden and his wife Andrea purchased a vacant lot on the west side of North Swinton Avenue, the fifth lot north of Trinity Lutheran Church. They bought the lot from a retired pastor of that church, Rev. Robert Klemm, who had decided not to use the lot to build a home for himself. The Hardens' original intent had been to build a new home. When that did not work out, Mr. Chris Brown, the Delray Beach CRA Director at the time, suggested that the Hardens consider moving an historic home from West Palm Beach, like the CRA was planning to do. The Hardens looked into acquiring a house from the Hillcrest neighborhood from which the CRA was planning to move two houses. Then John Johnson with the Historic Palm Beach County Preservation Board informed them about the availability of two historic houses in much better condition on Pioneer Place. These houses had been recently acquired by the Norton Gallery of Art in order to expand their facilities.

Because the houses on Pioneer Place were historic, they were not to be demolished and the Norton Gallery was seeking someone willing to move them. The Hardens looked at both houses and ultimately decided to take the one at 326 Pioneer Place. In December of 1993 they contracted with the Norton Gallery to acquire the house after having hired Modern Moving and Wrecking from Orlando to move it to Delray Beach.

On Monday, January 24, 1994, Modern Moving detached the house from its foundation at 326 Pioneer Place, moved it down to the Intracoastal Waterway and loaded it onto a barge. A tugboat pushed it down the Intracoastal to Knowles Park, arriving there late in the evening.



On January 25 it was rolled off the barge into the Knowles Park parking lot, where it awaited arrival of the two CRA houses which came later in the week. The following Monday, January 31, with the Harden- Hart House leading the way, the three historic homes moved from Knowles Park west on 10th Street to Swinton Avenue, then slowly North on Swinton in a "Parade of Homes". It was quite the community event as hundreds of people gathered to watch. Late in the afternoon the Harden-Hart house arrived at its new location. There it awaited a new foundation, rewiring and other preparations for the Harden family to move in, which they were able to do in April, 1994.

V. Architectural Significance

The Harden-Hart house is a two story, stucco over frame, Mediterranean Revival style residence. It has a modified rectangular plan, an intersecting gable roof and a front entry porch off a *porte cochere*. Minimal recessions, set back equidistance on both sides of the primary façade, accommodate the wider rear portion of the house. The walls are finished with rough

textured stucco and the roof is covered with *terra-cotta* tiles. The lot has been graded to rise gently from street level to the house, which sits on a stem wall with a crawl space underneath.

As is typical of the Mediterranean Revival style of architecture, the second story is shorter than the ground level façade. The primary façade of the house is perfectly symmetrical, with two pair of arched windows on the first floor and two smaller, less ornate rectangular windows on the second. Each pair of first floor windows is set inside the upper portion of *faux*, rusticated stone keystone double arches rising up from the ground and surrounding the windows.



On the south side of the house, the recession begins with a small projecting porch on the second story with arched, screened openings. The porch is supported from the ground by a Solomonic or Barley Sugar column.



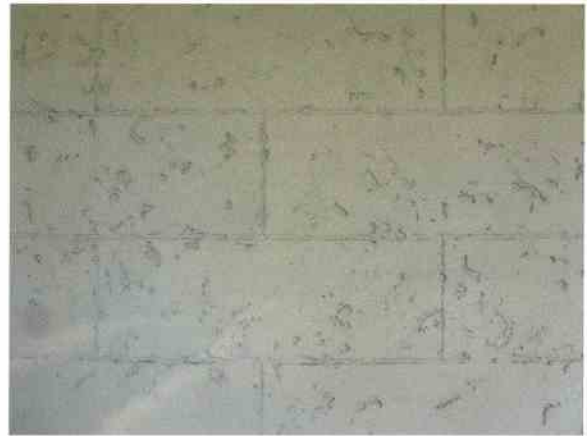
On the north side, the entry porch is placed immediately in front of the recession, and the front line of the entry porch continues out from the house as the front line of the *porte-cochere*. Solomonic or Barley Sugar columns, identical to the one on the south side of the house, support the outside front corner of the entry porch and the outside corners of the *porte-cochere*.



Each of the four columns has a modern composite capital with a *bas-relief* head centered at the top on each side of the capital. Each of the four heads is different from the others.



Faux rusticated keystone arches frame the two open sides of the entry porch. On the closed sides of the porch, the walls are stuccoed to simulate rectangular stone blocks.



The porch has a coved ceiling with a light suspended from the center. On the wall of the house to the right of the entry porch, a wall sconce illuminates the *porte-cochere*. The supporting structure for the *porte-cochere* roof incorporates shallow arches on the three open sides.

Almost all the windows are double hung, four over one sash windows. The four lites in the upper sash are vertical panes. Other windows are three sliphead, single sash windows and four

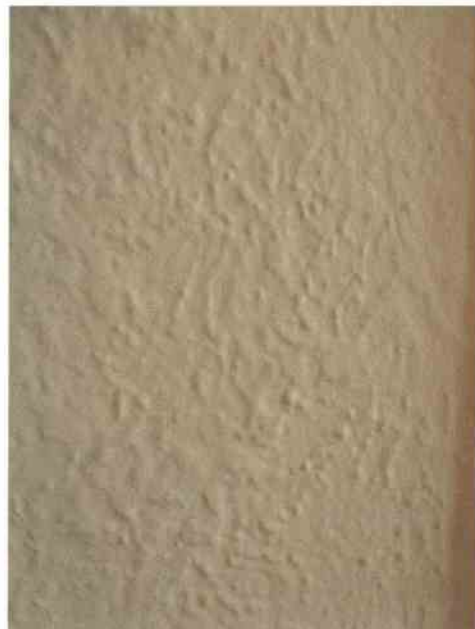
casement windows. Two small, four lite sliphead windows allow light into closets while a slightly larger six lite sliphead is in the stairwell. The casement windows are in the sitting room at the rear of the smallest second floor bedroom. Other notable exterior features included exposed rafters and sheathing on the roof overhang, and corbels or brackets on the corners of the gables, including the gable end of the *porte-cochere*, to support the gable roof overhang.



On the southwest corner of the house is a screen porch with Solomonick columns, having neither capital nor base, separating the screen sections and supporting the second story. Brow roofs at the first floor level on the south side and at both the first and second floor levels on the west side provide additional shade from the sun for the sun room and screened porches.



Upon stepping from the entry porch through the front door, one enters directly into the living room. Across the room from the front door is a fireplace, and to the right through large double arches is the dining room. The double arches are supported in the middle by a Solomonic or Barley Sugar column with a classic base set on a short, square pedestal and a modern composite capital with a flower centered at the top on each side. Both the living room and dining room have a coved ceiling and are finished with rough textured plaster.



The fireplace mantel is made of cast stone. The facing is scored to simulate blocks of stone. Rectangular blocks are used on the facing outside the pilasters while blocks formed on an angle with a keystone are used for the facing header below the mantel shelf.



The plinths have two levels with the shorter, second level being recessed slightly behind the first. The pilasters above each plinth are decorated with *bas-relief* depictions of, from bottom to top, a rectangular planter resting on three feet followed by a cherub above the plant coming out of the planter. Above the cherub is a round planter with a taller plant, followed by a vase-like container with fire coming out of the top. Each pilaster is topped by a corbel, the face of which is sculpted as a stylized lion's head, supporting the mantel shelf. The lower edge of the mantel shelf is decorated with dentil molding.

Entering the dining room, on the right is first an arched opening leading to the stair well. Beyond that opening is an arched alcove with a built in buffet constructed in the Craftsman style with each level of drawers from top to bottom being deeper than the one above it.

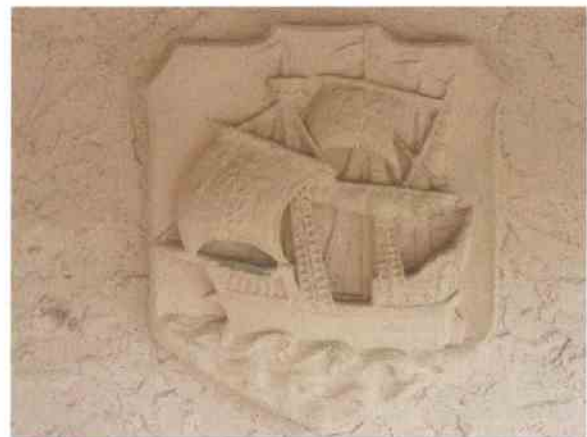


On the opposite end of the dining room there is a large arched opening to a sun room. At the back of the sun room, French doors lead to the screened porch. The wall of the screen porch is decorated with an 18 inch diameter cast stone medallion decorated with a *bas-relief* of a sailfish jumping out of the ocean as the sun sets on the horizon and a power boat and a sail boat pass by. The words "Sailfish of Florida" are inlayed around the top perimeter of the medallion. The porch ceiling is finished in pecky cypress.



At the rear of the dining room there is an arched opening into a small hallway with doors into a downstairs bedroom, a bathroom and the kitchen. At the rear of the kitchen is a breakfast room which features windows on three sides and a pickled finish tongue and groove pine ceiling.

Going up the stairs the plaster changes from a rough textured to a still textured, but much smoother finish which is used in all the bedrooms. At the top of the stairs, to the immediate left is a large linen closet with built in shelves and cabinetry. Further down the hall to the left is the large, front bedroom. It has a walk in closet with a window and some shelving. The ceiling is finished with beaded, one by six pickled finish pine. Behind the front bedroom is the master suite. Entering the master suite from the hallway, the first room is a sitting room with a painted one by six beaded wood ceiling. Directly across from the entrance is an arched opening to a dressing area with a wide closet. Both this dressing area and the front bedroom have access to the screened porch on the front of the second story, referred to above. To the right are French doors opening into the bed chamber which has a coved ceiling. Doors in the side of the bed chamber lead to a three-quarter bath and a screened porch. The wall of this screened porch is decorated with a cast stone shield featuring a *bas-relief* of a 17th century sailing ship.



To the right of the stairs is a hall bathroom and a relatively small, third bedroom. At the rear of this bedroom French doors open into another sitting room. Unlike the rest of the house, the walls of this room are finished in pickled tongue and groove pine with a painted tongue and groove wood ceiling.

VI. Statement of Significance

Regarding historical and cultural significance, since 1994 the Harden-Hart House has been the residence of David and Andrea Harden. Mr. Harden was Delray's longest serving City Manager, having managed the city for well over 22 years. He worked under seven different Mayors during which time the city's sense of pride was reborn, over \$100 million in public infrastructure projects were constructed, there was a renaissance of the downtown area along with city wide economic revitalization, and the country passed through the deepest recession since the Great Depression. Downtown Delray Beach became a South Florida destination. In addition to receiving awards for beach re-nourishment, its police volunteer program, Community Redevelopment and other innovative initiatives, Delray was twice recognized as an All America City, and was written up in *Florida Trend* magazine as the "Best Run Town in Florida."

The architectural significance of this house is based on the fact that it is an excellent example of Mediterranean Revival architecture in a house, constructed for an upper class family in the 1920's. It is being nominated because of its architectural significance. Placing the house on the local register will help protect and maintain the historic architectural style of this house as well as the overall character of North Swinton Avenue.

VII. Bibliography and Sources

Palm Beach Post 1918-1942

"To Hold Rites For John M. Hart, 95," Plainessville, Ohio, *Telegraph*, June 29, 1951, p. 2.

The Cleveland Necrology File, Cleveland, Ohio, Public Library

Gateway Planning Group, "Mediterranean Revival Style Characteristics, History & Context" and "Mediterranean Revival Style Details," *Verano Community Design Book*, San Antonio, 2008, Subsections 8.4 & 8.5.

"Mediterranean Revival architecture," *Wikipedia*, 2018.

"Not Just Another Column," *Classical Wisdom Weekly*, Jan 28, 2013, Classicalwisdom.com.

"Fireplace Mantel Components," prez16.com, February 11, 2017.

"Fireplace Terminology," homebedazzle.com/images/fireplace_terms.jpg

VIII. Attachments

Four views of the Harden-Hart House at 516 N. Swinton Avenue (2 pages)
(All photographs by David T. Harden)

Letter from West Palm Beach Historic Preservation Planner regarding the date of construction

Clipping from *Palm Beach Post* of January 13, 1926



Figure 1 East Façade



Figure 2 North Façade



Figure 3 West Façade



Figure 4 South Façade



PLANNING, ZONING AND BUILDING DEPARTMENT

P. O. Box 3366
West Palm Beach, Florida 33402
Tel: 407/659-8031
Planning & Zoning Division

November 17, 1993

Mr. David Harden
4195 NW 7th Court
Delray Beach, Florida 33445

RE: Pioneer Place Houses Historic Information

Dear Mr. Harden:

Pursuant to your request for information concerning the two (2) historic homes at 320 and 326 Pioneer Place, the first home at 320 was built in 1922 by H. G. Mitchell for Dr. J. C. and Anna Crist. It is of the masonry vernacular with Spanish influences, but the restrained design keeps it from being considered Mediterranean or Mission Revival. The second home at 326 was built in 1926 for Mr. John Hart. Neither the builder nor the architect is known for this structure. This structure is of the Mediterranean Revival Style.

This is the extent of the information that is on file here at the City on these properties. Other information about the families may be available from the City of West Palm Beach Library's Florida Room or the Palm Beach Historical Society. If you have any other questions or concerns, please do not hesitate to contact me again.

Sincerely,

W. Dale Waters
Historic Preservation Planner

Mrs. Albert Johnson of Painesville, Ohio, arrived here yesterday to spend some time with old friends Mr. and Mrs. John M. Hart at 326 Pioneer place.

Clipped By:

**dtharden3**

Sun, Aug 12, 2018

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☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8
 Field Date 02/25/2018
 Form Date 06/11/2018
 Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) Harden-Hart House Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
 Address: 516 N Swinton Avenue
 Cross Streets (nearest / between) Between Lake Ida Rd & NE/NW 6th St
 USGS 7.5 Map Name DELRAY BEACH USGS Date 1983 Plat or Other Map _____
 City / Town (within 3 miles) Delray Beach In City Limits? ☒ yes ☐ no ☐ unknown County Palm Beach
 Township 46S Range 43E Section 8 1/4 section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 12434608210110060 Landgrant _____
 Subdivision Name Twn 45 & 46S, Rng 43E Block _____ Lot 11(part)
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 5 9 2 3 4 0 Northing 2 9 2 8 0 7 0
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1926 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1926 To (year): 1993
 Current Use Private Residence (House/Cottage/Cabin) From (year): 1994 To (year): 2018
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☒ yes ☐ no ☐ unknown Date: 1994 Original address 326 Pioneer Place, West Palm Beach, FL
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☒ yes ☐ no ☐ unknown Date: unknown Nature Added bath, expanded MBR
 Architect (last name first): unknown Builder (last name first): unknown
 Ownership History (especially original owner, dates, profession, etc.) _____
Built for John M. Hart, retired civil engineer for NYCRR, who lived there 1926-1951
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Local register

DESCRIPTION

Style Mediterranean Revival Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. Artbrick, artstone 3. _____
 Roof Type(s) 1. Cross-gabled 2. Hip 3. Flat
 Roof Material(s) 1. Barrel tile 2. Composition roll 3. _____
 Roof secondary strucs. (dormers etc.) 1. Other 2. _____
 Windows (types, materials, etc.) _____
DHS, wood, 4 vertical/1 (39); casement, wood, 6 lite, (4 pair); sliphead, wood, 4 or 6 lite (3)
 Distinguishing Architectural Features (exterior or interior ornaments) _____
The front has 2 pair of arched windows set in faux rusticated stone keystone double arches rising from the ground. Solomonic columns support porches
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date	Init.
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)		

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Stucco 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Poured Concrete Footing 2. Concrete Block

Main Entrance (stylistic details) _____

The driveway from the street goes through a porte cochere adjoining the entry porch. Porch walls are faux stone blocks.

Porch Descriptions (types, locations, roof types, etc.) _____

The entry porch has open keystone arches on two sides supported by a Solomonic Column as is the porte cochere.Incised screen porches are located on SE corner of the 2nd story, and on both the 1st and 2nd story of the SW corner.Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource An excellent example of 1920's upper class home in Mediterranean Revival style. Exterior features described above. Interior has arches between rooms with Solomonic column, and an ornate fire place surround.Archaeological Remains None ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|---|--|--|--|
| ☐ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☐ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☐ historic photos | ☒ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>On-line research.</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Palm Beach Post, 1918-42. Plainessville, OH, Telegraph, 6/29/1951. Verano Community Design Book, SubSec 8.4&8.5. Wikipedia, 2018.

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) _____

Neither the house nor the adjoining local historic district are considered nationally significant.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|------------------------|----------|----------|
| 1. <u>Architecture</u> | 3. _____ | 5. _____ |
| 2. <u>Local</u> | 4. _____ | 6. _____ |

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|---|---|
| 1) Document type <u>Other collection / sample</u> | Maintaining organization <u>Delray Beach Preservation Board</u> |
| Document description <u>Local Register Designation Report</u> | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name David T. Harden Affiliation Delray Beach Preservation BoardRecorder Contact Information 516 N. Swinton Avenue, Delray Beach, FL 33444 / 561-274-3986 / dtharden3@netzero.net
(address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.