



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 303 N Swinton Avenue
Project Location: 303 N Swinton Avenue, Old School Square Historic District
Request: Certificate of Appropriateness (2019-277)
Board: Historic Preservation Board
Meeting Date: October 2, 2019

Board Action:

Approved the Certificate of Appropriateness (2019-277), by a vote of 5-0 for the property located at **303 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 LDR Section 2.4.6(H)(5).

Project Description:

The subject property consists of 0.30 acres (Town of Delray LTS 1 & 2 BLK 65 within the Locally and Nationally designated Old School Square Historic District and contains a single-family residence and is zoned Old School Square Historic Arts District (OSSHAD). A circa 1924, one-story, Mediterranean Revival structure is located on the property, and is classified as contributing to the district. The subject COA request is to change the exterior paint color from the existing light pink to soft gray with white trim and a blue front door.

Board Comments:

The Board comments were supportive.

Public Comments:

There were no public comments.

Associated Actions: All required actions were taken.

Next Action: HPB action is final unless appealed by the City Commission.



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD STAFF REPORT

303 N Swinton Avenue

Meeting	File No.	Application Type
September 4, 2019	2019-277	Certificate of Appropriateness-Color Change

REQUEST

The item before the Board is for consideration of a Certificate of Appropriateness (2019-277) request for color changes to the existing contributing structure located at **303 N Swinton Avenue, Old School Square Historic District**, pursuant to LDR Section 2.4.6(H)(5).

GENERAL DATA

Agent: James Hartman
Owner: Hartman Group Properties, LLC
Location: 303 N Swinton Avenue
PCN: 12-43-46-16-01-065-0010
Property Size: 0.3 Acres
Zoning: OSSHAD (Old School Square Historic Arts District)
Historic District: Old School Square Historic District
FLUM: Low Density Residential (LD)
Adjacent Zoning:

- North- OSSHAD (Old School Square Historic District)
- East- OSSHAD (Old School Square Historic District)
- South- OSSHAD (Old School Square Historic District)
- West- OSSHAD (Old School Square Historic District)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND & PROJECT DESCRIPTION

The subject property consists of 0.30 acres (Town of Delray LTS 1 & 2 BLK 65 within the Locally and Nationally designated Old School Square Historic District and contains a single-family residence and is zoned Old School Square Historic Arts District (OSSHAD). A circa 1924, one-story, Mediterranean Revival structure is located on the property, and is classified as contributing to the district. The subject COA request is to change the exterior paint color from the existing light pink to soft gray with white trim and a blue front door. The COA is now before the Board for consideration.

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 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

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Project Planner: Project Planners: Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com	Review Dates: HPB: September 4, 2019	Attachments: <ol style="list-style-type: none">1. Proposed Paint Samples2. Photos
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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: 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.

The Delray Beach Historic Preservation Design Guidelines notes the following with respect to paint:

Paint is essentially a protective covering that is applied to both frame and masonry surfaces. The choice of paint color for the exterior of a historic property is a combination of personal taste, and in historic districts, consideration as to how that paint color will affect the character of the neighborhood.

Certain architectural styles lend themselves to different color treatments. For example, Mediterranean Revival designs are generally associated with warm colors in which the dominant hues are reds and yellows. Cool colors are at the opposite end of the color wheel, and blues and greens are dominant. These cool colors, when used in a lighter intensity, create the pastels that have frequently been associated with Art Deco designs.

The proposal involves changing the color of the exterior of the building from a light faded pink to a light grey color with white trim and a blue door (SW6797 Jay Blue).

In relation to Visual Compatibility Standard #7 - Relationship of Materials, Texture, and Color of a building, the façade shall be compatible with predominant materials used in historic buildings and structures within the district. While grey is not a color typically utilized for Mediterranean Revival structures, it is a neutral color that can allow the Spanish architectural features to stand-out such as the barrel tile roof. The proposed color is anticipated to be compatible with neighboring structures within the streetscape and the style of the contributing structure.

ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-277) request for the property located at **303 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 LDR Sections 2.4.6(H)(5) of the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2019-277) request for the property located at **303 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 LDR Sections 2.4.6(H)(5) of the Land Development Regulations, subject to the following condition(s):
- D. Deny Certificate of Appropriateness (2019-277) request for the property located at **303 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 LDR Sections 2.4.6(H)(5) of the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

☒ Courtesy Notices are not applicable to this request

☐ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

☒ Public Notices are not required for this request.

☒ Agenda was posted on (8/28/19), 5 working days prior to meeting.

COLOR SAMPLE & FINISH SCHEDULE

Existing Colors/Material:

pink stucco

Proposed Colors/Materials:

gray / white trim

ATTACH SAMPLES AND/OR PHOTOGRAPHS OF TYPE PROPOSED

Please note type of material proposed.

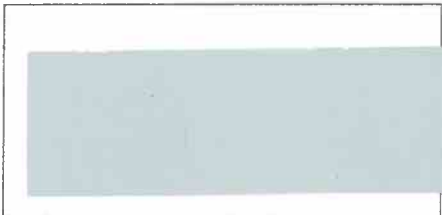
ROOF



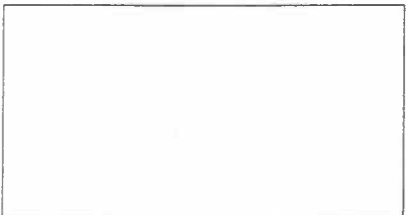
AWNINGS



WALLS



RAILINGS/
FENCE



FASCIA



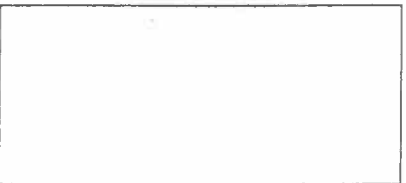
DOORS



WINDOWS



SCREENING
(PATIO/POOL)



COLUMNS



OTHER

