



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 5TH AVENUE, DELRAY BEACH, FLORIDA 33444  
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## HISTORIC PRESERVATION BOARD STAFF REPORT

### 52 N. Swinton Avenue

Meeting	File No.	Application Type
February 5, 2020	2020-091	Certificate of Appropriateness – Color Change

### REQUEST

The item before the Board is for consideration of a Certificate of Appropriateness (2020-091) request an exterior color change to the existing contributing structure located at **52 N. Swinton Avenue, Old School Square Historic District**.

### GENERAL DATA

**Owner:** 52 North Swinton Realty, LLC

**Location:** 52 N. Swinton Avenue

**PCN:** 12-43-46-16-01-060-0070

**Property Size:** 0.23 Acres

**Zoning:** OSSHAD (Old School Square Historic Art District)

**Historic District:** Old School Square Historic District

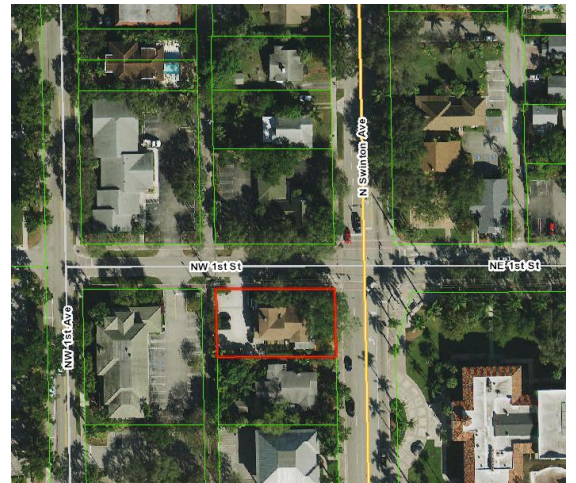
**FLUM:** OMU (Other Mixed Use)

**Adjacent Zoning:**

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

**Existing Land Use:** Restaurant

**Proposed Land Use:** Restaurant



### BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of Lot 7, Block 60, Town of Linton and contains a total of .23 acres. The property contains a 1922 Bungalow style, two-story, contributing structure within the Old School Square Historic District. The development history dates to 1922 when the first floor of the existing structure was constructed as a single-family home. The partial second floor was constructed in 1939. In 1988, improvements were made to the building and property, which included re-roofing, painting, replacing windows & doors as well as site improvements that included the installation of a pea rock parking area at the rear of the site, a perimeter picket fence and landscaping.

In March of 1990 the City Commission approved a Conditional Use to establish the Tarrimore Bed and Breakfast Inn. The bed and breakfast inn and associated improvements were never established, and the conditional use approval and attendant site plan approval expired. The structure was occupied as a single-family residence until January 1991.

On October 2, 1992, the Historic Preservation Board (HPB) granted site plan approval for conversion of the Tarrimore House residence to a 40-seat restaurant, known as Damiano's at the Tarrimore House. The site plan approval included provision of a 6-space parking area, a 10-space off-site parking area, a valet parking drop-off

<b>Project Planner:</b> <b>Project Planners:</b> Katherina Paliwoda, Planner <a href="mailto:PaliwodaK@mydelraybeach.com">PaliwodaK@mydelraybeach.com</a>	<b>Review Dates:</b> HPB: February 5, 2020	<b>Attachments:</b> 1. Proposed Paint Samples 2. Photos
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area, installation of associated landscaping, and exterior design elements including: handicapped ramp, refuse enclosure, and demolition of the porte-cochere walls. Damiano's at the Tarrimore House occupied the building until mid-1999.

At its meeting of June 6, 2000, the City Commission approved a Conditional Use on the subject property for a new restaurant known as Dada Lounge. The request established a 666 square foot outdoor dining area, which operates at night in association with the restaurant. Conditions of approval included:

1. That a site plan be submitted that is in general conformance with the sketch plan;
2. That a unity-of-title or off-site parking agreement be provided for the 4 parking spaces that were purchased from the CRA; and,
3. That there be no amplified music outdoors.

On June 7, 2000 the Historic Preservation Board approved the associated site plan modification with certain conditions, which were met.

The subject COA request is to change the exterior paint color from the existing green with white trim to red with white trim. 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**

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 green and cream with white trim to a red (1009-6 Jazzy Red) with white trim (7006-24 Ultra White).

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. The subject structure is a Craftsman Bungalow, a style that was prominent from 1905 to the 1930s. Typical color palettes used during this era focused on a variation of colors ranging from neutral to blush tones, light cremes, greens and blues, to deep jewel tones. An exterior color palette that includes two to three colors was typical for Bungalow style structures and historically, deep rich red hues have been used as both the main exterior and accent/trim colors for this style of architecture. The proposed color scheme will provide for an update that will revive the structure with little physical alteration, is seen to be compatible with the period style of architecture and will be visually compatible with the Old School Square Historic District.

#### OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2020-091) request for the property located at **52 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 the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2020-091) request for the property located at **52 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 the Land Development Regulations, subject to the following condition(s):
- D. Deny Certificate of Appropriateness (2020-091) request for the property located at **52 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 the Land Development Regulations.

#### PUBLIC AND COURTESY NOTICES

☒ Courtesy Notices are not applicable to this request

☒ Public Notices are not required for this request.

☒ Agenda was posted on (1/29/20), 5 working days prior to meeting.