



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD STAFF REPORT

255 N. Swinton Avenue

Meeting	File No.	Application Type
August 5, 2020	2020-191	Certificate of Appropriateness (COA)

REQUEST

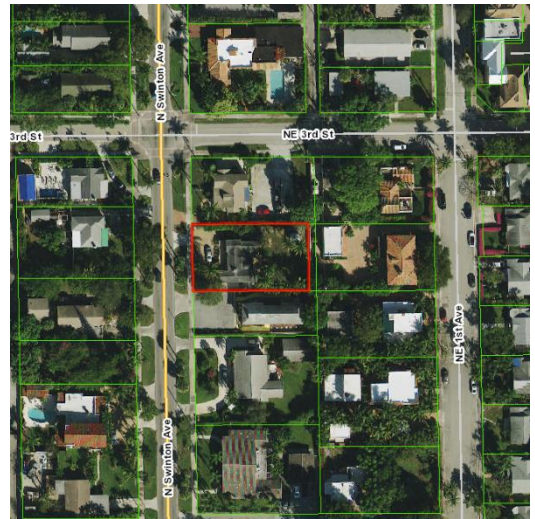
The item before the Board is consideration of a Certificate of Appropriateness (2020-191) request for the relocation of a door and installation of a new window associated with the existing, non-contributing single-family residence located at **255 N. Swinton Avenue, Old School Square Historic District**.

GENERAL DATA

Owner: Jason and Megan Luther
Agent: Tyler Hoover, TYCON Management
Location: 255 N. Swinton Avenue
PCN: 12-43-46-16-D9-002-0000
Property Size: 0.23 Acres
Zoning: OSSHAD
Historic District: Old School Square Historic District
LUM: HMU (Historic Mixed Use)
Adjacent Zoning:

- CBD – Central Business (North)
- CBD – Central Business (East)
- OSSHAD - Old School Square Historic Arts District (South)
- OSSHAD - Old School Square Historic Arts District (West)

Existing Land Use: Single-family Residence
Proposed Land Use: Single-family Residence



BACKGROUND & ITEM DESCRIPTION

The subject property consists of Parcel 2 of the Stratford Atta Bowe Plat and is located on the east side of North Swinton Avenue, approximately 80' south of NE 3rd Street. The interior lot contains a one-story Frame Vernacular house constructed in 1940. The 1,468 sq. ft. dwelling lies at 255 N. Swinton Avenue and displays wood board and batten and lap siding, exposed rafter tails, and modern single light and metal casement windows. The property is located within the Locally and Nationally Designated Old School Square Historic District and is zoned OSSHAD (Old School Square Historic Arts District). The structure is classified as noncontributing to the Locally Designated Old School Square Historic District. The 2009 Old School Square Historic District Resurvey recommended that the subject property be reclassified as contributing, as the Period of Significance was being expanded to include those eligible resources constructed between 1944 and 1965; however, the owner requested that the subject property not be reclassified. Upon adoption of Ordinance 10-10 on June 1, 2010, the Period of Significance for the Old School Square Historic District was expanded to 1965, and 10 of the properties that were recommended for reclassification were not reclassified to contributing, including the subject property, because the property owners elected to "opt-out" of this process.

Project Planner: Project Planners: Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com	Review Dates: HPB: August 5, 2020	Attachments: <ol style="list-style-type: none"> 1. Photos 2. Plan
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On October 7, 1998, the Historic Preservation Board approved COA-360 to relocate the contributing house from its original site at 116 S. Swinton Avenue to its present location with the condition that the owners would return for review of a landscape plan and any proposed exterior changes. The Board also approved the demolition of a detached garage, constructed in 1952, located adjacent to the historic dwelling.

During its meeting on November 17, 1999, the Board reviewed and approved a landscape plan, paving, and the installation of a six foot (6') wood privacy fence at the rear yard (associated with the new site plan) subject to the condition that the rear maneuvering area proposed be eliminated. This original parking configuration allowed two cars to park in tandem along the northern elevation of the house.

The applicant submitted a COA for a Staff Review on August 1, 2002. The applicant requested to extend the driveway to the northeast corner of the house and to change the driveway material from pavers to chattahoochee. The applicant also requested to install fencing and gates between the southwest and northeast corners of the dwelling and the north and south property lines. Both requests were reviewed and approved by Staff on August 1, 2002.

At its meeting of November 6, 2002, the Board reviewed and approved a COA request and associated waiver to reduce the five foot (5') driveway setback requirement to two (2') along the north property line in order to accommodate the construction of a 10' driveway with a 2' planting strip on the north side of the property. In association with the rehabilitation of the house, the driveway has been constructed and associated landscaping has been installed.

At its meeting of May 7, 2003, the Historic Preservation Board approved COA 2003-188 for the installation of a prefabricated storage shed. The aluminum framed shed displayed a front access door and gable roof with aluminum lap siding throughout the exterior including a roof. The prefabricated exterior had an enamel coated white finish.

On January 2, 2020, COA 2020-063 was administratively approved for a color change. Specifically, the approval was for exterior walls to be Sherwin Williams "Pure White" (SW 7005) with the shutters and trim as Sherwin Williams "Black Magic" (SW 6991).

The subject COA request is for the relocation of the main door on the front elevation of the structure to the center of the building and installation of a new window in place of the door to match the existing window on the right side of the residence. The request is now before the board.

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 1.4 of the Historic Preservation 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)(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.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards 1, 2, 5, 9, & 10 are applicable to the proposed modification of the site. The proposed relocation of the door allows for an updated use of the interior space and will not destroy any significant details or characteristics on the exterior of the structure.

It is noted that there have been recent interior floor plan renovations to the structure, which involves changing the use of the room where the front door is currently located from a foyer to a den. The property is classified as non-contributing to the historic district. Should the property be reclassified to contributing in the future, the proposed elevation change is not expected to have a negative effect on the historic integrity of the structure nor the historic district.

With regard to the Visual Compatibility Standard “Rhythm of Solids to Voids”, the subject request involves relocation of the front door to the right of its existing location, which would place the door in a more centralized location on the front façade. The door’s original location is to be replaced with an aluminum casement window that will match the existing window on the right side of the front façade. This can be considered an appropriate alteration for the subject structure as it will be visually compatible with the North Swinton Avenue streetscape.

The proposed door will be a single steel 6’8” exterior outswing door. The existing color of the door in original location is black and is to be proposed pink. These materials can be deemed to be authentic and appropriate to the visual compatibility of the district.

The proposal can be found to meet the requirements of these standards, including the protection of the historic integrity of the property & its environment.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City’s Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

HPE Policy 1.4.1

Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior’s Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.

The proposal can be found to be consistent with the requirements of the Comprehensive Plan, the provisions of LDR Section 4.5.1 relating to historic sites and districts, the Secretary of the Interior’s Standard for Rehabilitation, and “Delray Beach Historic Preservation Design Guidelines”.

ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2020-191), for the property located at **255 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 (2020-191), for the property located at **255 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 conditions:
- D. Deny Certificate of Appropriateness (2020-191), for the property located at **255 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

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

☒ Public notice mailers are not applicable to this request

☒ Agenda was posted on (7/29/20), 5 working days prior to meeting.