



# DEVELOPMENT SERVICES

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

## HISTORIC PRESERVATION BOARD STAFF REPORT

### 531 N. Swinton Avenue

Meeting	File No.	Application Type
May 5, 2021	2021-091	Certificate of Appropriateness

### REQUEST

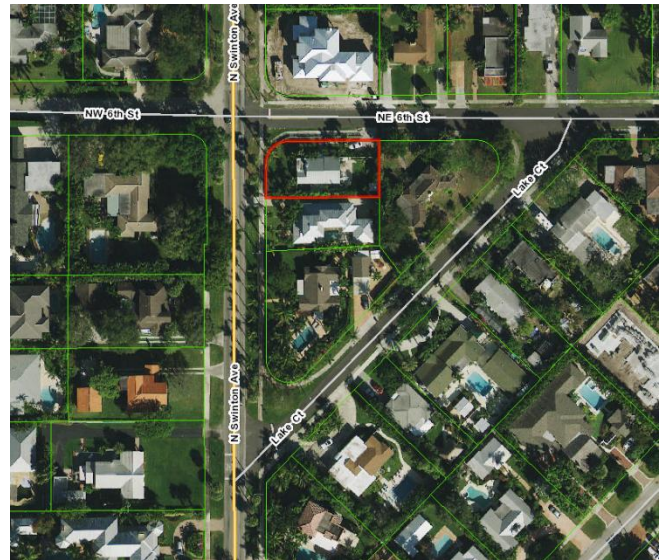
The item before the Board is in consideration of a Certificate of Appropriateness (2021-091) request associated with the construction of a one-story, 233 square foot addition and exterior alterations to the rear of an existing, contributing residence on the property located at **531 N. Swinton Avenue, Del-Ida Park Historic District**.

### GENERAL DATA

**Agent:** Steve Siebert Architecture  
**Owner** Nancy McDonald  
**Location:** 531 N. Swinton Avenue  
**PCN:** 12-43-46-09-29-003-0011  
**Property Size:** 0.17 Acres  
**Zoning:** R-1-AA - Single-Family Residential  
**LUM Designation:** LD (Low Density)  
**Historic District:** Del-Ida Park Historic District  
**Adjacent Zoning:**

- R-1-AA - Single-Family Residential (North)
- R-1-AAA - Single-Family Residential (West)
- R-1-AA - Single-Family Residential (South)
- R-1-AA – Single-Family Residential (East)

**Existing Land Use:** Residential  
**Proposed Land Use:** Residential



### BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject property, which consists of Del-Ida Park, Lot 1 (Less the south 2 Feet), Block 3, is located within the Del-Ida Park Historic District. The property is zoned Single Family Residential (R-1-AA) and contains a contributing Minimal Traditional single-family residence constructed in 1947.

On June 17, 2004, staff administratively approved Certificate of Appropriateness (2004-276) request for the installation of a 5-V Crimp Metal Roof. Then, on November 5, 2004, staff administratively approved Certificate of Appropriateness (2005-015) request for exterior color change, paver driveway and walkway, and new wooden fence.

On August 4, 2005 staff administratively approved Certificate of Appropriateness (2005-336) for an exterior color change, patching of stucco, and new shutters.

**Project Planner:**  
Project Planner: Katherina Paliwoda, Planner  
[PaliwodaK@mydelraybeach.com](mailto:PaliwodaK@mydelraybeach.com)

**Review Dates:**  
HPB: May 5, 2021

**Attachments:**  
1. Plans and Photographs  
2. Justification Statements

At its meeting of November 7, 2018 HPB approved Certificate of Appropriateness (2019-014) request for the installation of a fabric shed-style awning on the north elevation above the front door measuring 6'4" wide with 4" wide pink and white stripes.

On February 10, 2021, staff administratively approved COA (2021-092) for the construction of a new swimming pool and associated deck.

The subject request is for the construction of a one-story, 233 square foot addition to the rear of the existing, contributing residence and construction of a new back porch. The COA 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.

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), Architectural (appearance) elevations, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

### ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.3(F)(1) – Single-Family Residential (R-1-AA) Development Standards:

Pursuant to LDR Section 4.3.4(K) - Development Standards: properties located within the R-1-AA zoning district shall be developed according to the requirements noted in the chart below. The proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

Development Standards	Required	Existing	Proposed
Open Space (Minimum, Non-Vehicular)	25%	75.2%	56.6%
Setbacks (Minimum): Front (West)	30'	33'-0"	No change
Side Street (North)	10'	18'-2"	18'-4"
Side Interior (South)	10'	11'-6"	11'-5"
Rear (East)	10'	45'-2"	27'-5"
Height (Maximum)	35' Max.	10'8"	No change

### 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)(2)(c)(4) – Major Development.**

The subject application is considered “Minor Development” as it involves “modification of less than 25% of an existing structure within the R-1-AA zoning district.”

**Pursuant to LDR Section 4.5.1(E)(3) – Buildings, Structures, Appurtenances and Parking:** Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

**Appurtenances:** Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

**Fences and Walls:** The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The property currently contains an existing 4' white picket fence that encompasses the south and west property line, and a 6' vertical plank fence on the north and east sides of the property line. The existing fences will remain.

**Parking:** Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

There is an existing brick driveway on the northeast side of the property, which provides for parking for the subject property.

**Pursuant to LDR Section 4.5.1(E)(4) – Alterations:** in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject request is for the construction of a one-story 233 square foot addition on the rear (east) side of the existing structure. A new covered rear porch to the rear of the addition is also proposed. The structure has been considered with respect to improvements.

**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.**

Standard 1, 2, 5, 9, & 10 are applicable. The subject request is for the construction of a one-story 233 square foot addition on the rear (east) side of the existing structure, with a new covered porch to the rear of the new addition. The proposed addition will be used as part of the single-family residence to which the structure was historically used. Regarding Standard 1, 5, and 9, the architectural style of the proposed addition has been designed in the same Minimal Traditional architectural style as the existing structure. As the style is very common within the Del-Ida Park Historic District, the proposed addition is visually compatible with existing residence and the historic streetscape. Regarding Standard 2, the addition has been designed to the rear the contributing structure, which colors, materials, and height to match what is existing on site. The historic integrity of the main structure will not be harmed with the proposed alteration. The proposed addition and new porch have been designed in a manner that should they ever be removed; the integrity of the structure would not be harmed. Therefore, the historic character of the property is being retained and preserved.

**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.**

- a. Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- b. Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.

- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- 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.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
  - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
  - b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
  - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
  - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
  - 3. Characteristic features of the original building shall not be destroyed or obscured.
  - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
  - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
  - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

Regarding the visual compatibility requirement of **Relationship of Materials, Texture, and Color**, which requires **the relationship of materials, texture, and color of the facade of a building and/or hardscaping to be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district** - the exterior finish of the proposed addition will be stucco and painted a pastel green to match the existing residence. The rear porch will include new 6" metal columns wrapped in synthetic Azek and an 8x8 stucco over block base. To ensure the historic integrity of the structure, an added condition of approval is that the columns do not include the use of Azek material. The trim, fascia, columns, railings, and shutters to be Pure White. The proposed windows will be single-hung, white aluminum framed, with clear non-reflective glass. With respect to the proposed shutters on the north and east sides of the new addition, it is noted that the Delray Beach Historic Preservation Design Guidelines (see graphic below) and the Secretary of the Interior's Guidelines for Rehabilitation recommend that decorative shutters be operable or appear to be operable. To achieve this appearance, the shutters should be half the width of the window opening, the full height of the window opening and incorporate the use of decorative shutter dogs. A site plan technical items has been added to address these concerns.

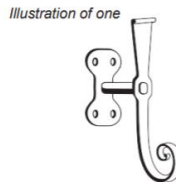
**Recommended:**

- Shutters should be operable or appear to be operable.
- Shutters should be designed so they measure the full height and one-half the width of the window frames.



*Shutter dog on Colonial style shutter*

- "Shutter dog" hardware should be used to enhance the appearance that the shutters are operable.
- Shutters should be attached to the window casing rather than the exterior finish material.

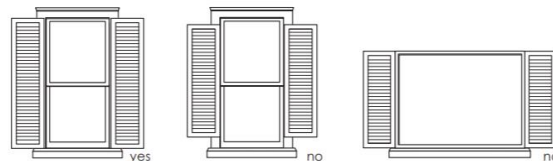


*Illustration of one*



*An example of properly installed shutters on a*

- Shutter details should compliment the construction material and architectural style of the property on which they are applied. For example, wooden raised panel shutters or board and batten shutters are frequently used in wood frame houses.



*Examples of proper and improper shutter installation*

The proposed roof will be a 5v-crimp metal roof in a mill-finish to match the existing structure. While there has been much debate over the use of metal roofing within Delray Beach's five historic districts, it is a material that is documented as being utilized in Delray Beach. The existing metal roof was previously approved.

Provided the condition of approval is addressed, the use of authentic materials will guarantee the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district.

With regards to **Additions**, it states that additions shall be located to the rear or least public side of a building and be as inconspicuous as possible. **Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.** The subject request

includes a one-story 233 square foot addition to be constructed on the east side of the property, to the rear of the existing contributing structure.

Regarding **Roof Shapes**, the proposed roof shape, including type and slope, will be visually compatible with the roof shape of existing historic building structure and can be considered consistent with the architectural style of the building. The addition continues the roof line but is proposed to be slightly lower than the existing roof to allow for the addition to be differentiated from the existing structure. .

### **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 development proposal involves the construction of a one-story 233 square foot addition to the rear of an existing one-story, contributing residence on the subject property. In addition, a new covered porch is proposed to the rear of the new addition. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by single-family and multi-family residential uses. The proposal can be found to be consistent with the requirements of the Comprehensive Plan and provided the conditions of approval are addressed, the request will be considered to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

### **OPTIONAL BOARD MOTIONS FOR ACTION ITEMS**

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2021-091) for the property located at **531 N. Swinton Avenue, Del-Ida Park 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 (2021-091) for the property located at **531 N. Swinton Avenue, Del-Ida Park 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:
  1. That the proposed rear porch columns do not include the use of Azek material.

#### **Site Plan Technical Items:**

- That required setbacks be depicted and illustrated site plan sheet SP1.1;



- That the shutters be half the width of the window opening, the full height of the window opening and incorporate the use of decorative shutter dogs;
- That plan sheet A4.1 be revised to accurately reflect the style of existing and proposed shutters;
- That all height measurements be illustrated on plan sheet A4.1 for both the existing and proposed elevations;
- That the type of construction proposed for the new addition be illustrated on plan sheet A4.1 (i.e. concrete block, wood, etc.); and,
- That the wall proposed for demolition be illustrated on plan sheet A1.1.

D. Deny Certificate of Appropriateness (2021-091) for the property located at **531 N. Swinton Avenue, Del-Ida Park 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 were provided to the following, at least 5 working days prior to the meeting:

Del-Ida Park Neighborhood Association

☒ Agenda was posted on (04/28/21), 5 working days prior to meeting.