

APPENDIX B

Florida Master Site File Forms



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 PB12969

Recorder #

Field Date 3/1/2005

Form Date 3/23/2005

FormNo 200503

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 10 N. Swinton Ave.

Multiple Listing (DHR only)

Other Names >>

Survey or Project Name Old School Square Historic Resources Survey

Survey# 11671

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
10	North	Swinton	Avenue	

Cross Streets (nearest/ between) W. Atlantic Ave./NW 1 Street

City / Town (within 3 miles) Delray Beach

In Current City Limits? YES

County Palm Beach

Tax Parcel #(s) 12-43-46-16-01-060-0160

Subdivision Name Map of Town of Linton

Block

Lot

Ownership Private Individual

Name of Public Tract (e.g., park) Old School Square

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> DELRAY BEACH, 1986

Township:

Range:

Section:

1/4 section:

>> 46S, 43E, 17, UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style Masonry Vernacular

Other Style

Exterior Plan Rectangular

Other Exterior Plan

Number of Stories 1

Structural System(s)

>>

Concrete block

Other Structural System(s)

Foundation Type(s)

>>

Continuous

Other Foundation Types

Foundation Material(s)

>>

Concrete Block

Other Foundation Material(s)

Exterior Fabric(s)

>>

Concrete block

Other Exterior Fabric(s)

Roof Type(s)

>>

Flat

Other Roof Type(s)

Roof Material(s)

>>

Built-up

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Other

Other Roof Secondary Structure(s)

Keystone-shaped sign with neon lights

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8PB12969

DESCRIPTION (continued)

Window Descriptions Fixed sash on storefront

Main Entrance Description (stylistic details) An asphalt parking lot adjoins a concrete patio eating area. The dining area surrounds the service counter.

Porches: #open 1 #closed #incised Location(s) west elevation

Porch Roof Types(s) Flat

Exterior Ornament Two metal signs, half-wall, metal posts, picnic tables, stainless steel counters

Interior Plan Unknown

Other Interior Plan

Condition Excellent

Structure Surroundings

Commercial: SOME of this category Residential: SOME of this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features) Fabric awning. Restrooms at the rear. Ornamental plantings.

Archaeological Remains (describe): None

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional)

HISTORY

Construction year 1951

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Addition;	c1990;	3/23/05;	storefront and awnings new

Structure Use History

Use Year Use Started Year Use Ended >> Restaurant; 1951;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> Sanborn maps

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible City of Delray Beach

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> Architecture

Other Historical Associations Old School Square Historic Arts District

Explanation of Evaluation (required) Doc's represents the history and development of commercial fast-food preparation, post World War II commercial architecture, and car culture in Delray Beach. It maintains integrity and contributes to the surrounding historic district.

HISTORICAL STRUCTURE FORM

8PB12969

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Hyland, Matthew; Tuk, JaredRecorder Address / Phone 618 East South Street, Orlando, Florida, 32801 407.423.8398Recorder Affiliation GAI Consultants - SE Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 3/23/2005

SHPO's Evaluation of Resource

____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

PB12969-200503

Supplementary Printout

- > **USGS map name/year of publication or revision:**
DELRAY BEACH;1986

- > **Township/Range/Section/Qtr:**
46S ;43E ;17;UNSP

- > **Structural system(s):**
Concrete block
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Concrete Block
- > **Exterior fabrics:**
Concrete block
- > **Roof types:**
Flat
- > **Roof materials:**
Built-up
- > **Roof secondary structures (dormers etc):**
Other
- > **Change status/year changed/date noted/nature:**
Addition;c1990;3/23/05;storefront and awnings new

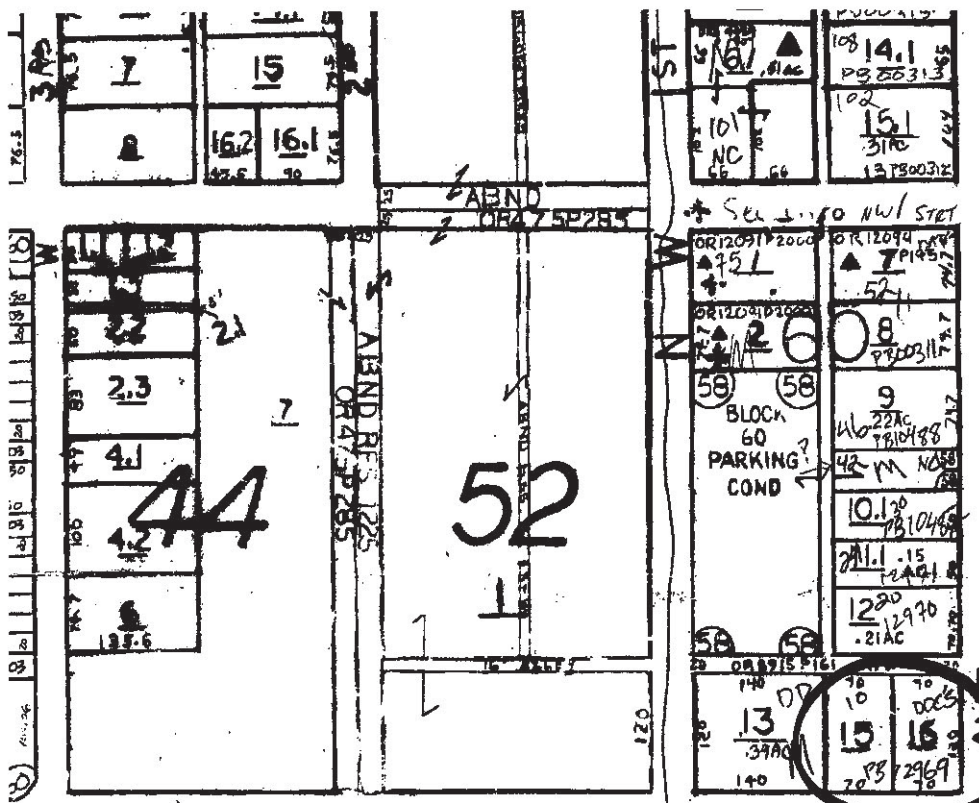
- > **Original, intermediate, present uses/year started/year ended:**
Restaurant;1951;

- > **Research methods:**
Sanborn maps
Pedestrian
Examine local property records
Library research-local
Plat map

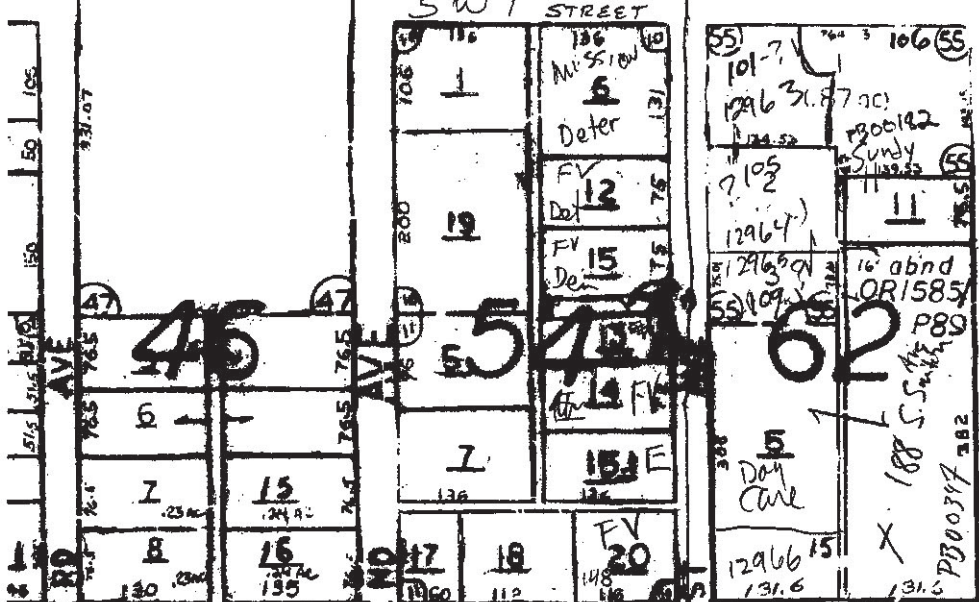
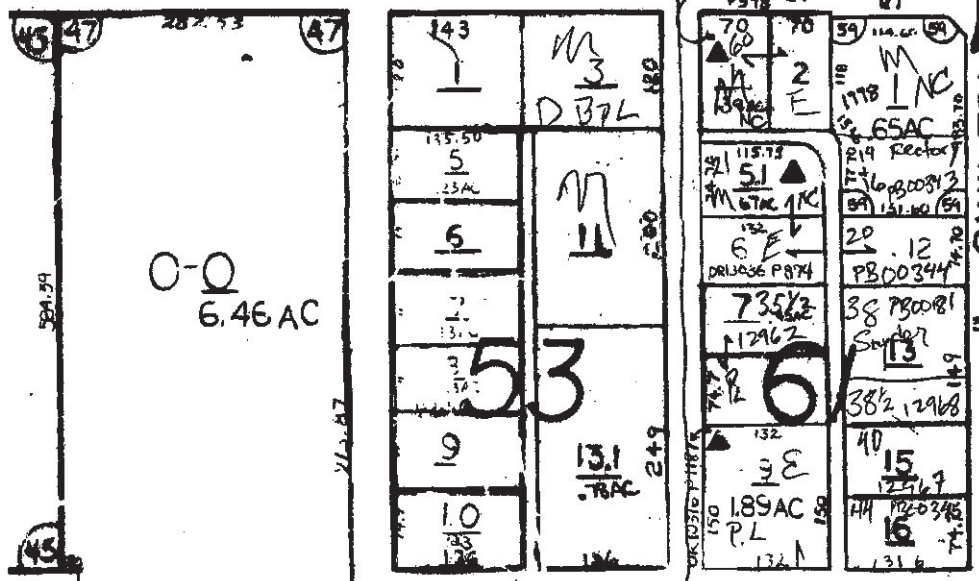
- > **Area(s) of historical significance:**
Architecture
Community planning & development

- > **Repositories: Collection/Housed/Accession#/Describe**

- > **[Other name(s)]:**



(ST RD 806) ATLANTIC AVENUE

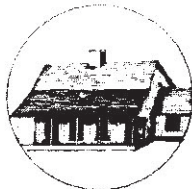


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☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **PB12969**
 Field Date 7-14-2020
 Form Date 8-14-2020
 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) Doc's Multiple Listing (DHR only) _____
 Survey Project Name Delray Beach Architectural Resources Survey 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 10 Direction N Street Name Swinton Street Type Avenue Suffix Direction _____
 Address: 10 N Swinton Avenue
 Cross Streets (nearest / between) NW corner of W Atlantic and N Swinton Avenue.
 USGS 7.5 Map Name DELRAY BEACH USGS Date 2015 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 16 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 12-43-46-16-01-060-0160 Landgrant _____
 Subdivision Name DELRAY TOWN OF Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1951 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Restaurant From (year): _____ To (year): _____
 Current Use Restaurant From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe locally designated district

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
Aluminum storefront window wall.

Distinguishing Architectural Features (exterior or interior ornaments)

Walls on north & east side of building are glass; contains walk-up take-out windows for fast food service. Fabric canopy supported by metal frame & posts on S, E, N elevations. Rooftop

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: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)				

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. _____ 2. _____

Main Entrance (stylistic details)

Main entrance on north elevation, aluminum storefront door.

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

None.

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

One story fast food restaurant with walk-up windows.

Archaeological Remains

☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☒ building permits ☐ Sanborn maps
☐ IFL 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) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

FMSF records from SHPO, Janus Research citywide surveys (1999, 2002) previous survey by RJ Heisenbottle Architects (2009), NR Historic District Nomination Form (2018).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears 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)

The property is already a contributing structure within the NR designated Old School Square Historic District, and is currently listed as non-contributing in the local district, but is being recommended for classification as a contributing to the local.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. Community planning & developm 5. _____
 2. Local 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 _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Christine Dalton, RJ Heisenbottle Arc Affiliation _____

Recorder Contact Information 2199 Ponce de Leon Blvd, Coral Gables, FL (305) 446-7799
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Old School Square Historic District



PB12969
10 N. Swinton Avenue, Delray Beach, FL





DOC'S ALL AMERICAN

SINCE 1951 HOME OWNED



BURGERS

FRIES

GYROS

FOOT LONG HOT DOGS





DOC'S
SINCE 1951
ALL AMERICAN
HOME OWNED

BURGERS

FOOT LONG
HOT DOGS

BURGERS

FRIES

DISABLED
PARKING ONLY

G CARE | DelrayMedicalCenter.com

US: One in Florida
DELRAY
MEDICAL CENTER

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 7/18

Site#8 **PB12969**
 Field Date 9-3-2020
 Form Date _____
 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) 10 N. Swinton ave. Multiple Listing (DHR only) _____
 Survey Project Name Doc's 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 10 Direction N Street Name Swinton Street Type Avenue Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) Atlantic Ave.
 USGS 7.5 Map Name DELRAY BEACH USGS Date 1986 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 17 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 12-43-46-16-01-060-0160 Landgrant _____
 Subdivision Name Map of Town of Linton Block 60 Lot 16
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 592379 Northing 2927168
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) Old School Square across N. Atlantic Ave

HISTORY

Construction Year: 1951 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Restaurant From (year): 1951 To (year): -
 Current Use Restaurant From (year): - To (year): 2020
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 3-23-2005 Nature storefront repair and new awnings
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature c1990 - added restroom area on northside
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Paul Krall, 1951-1980; Richard Redman, 1980-1990; Philip Vultaggio, 1992

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Delray Bch Historic Pres. code

DESCRIPTION

Style Masonry Vernacular Exterior Plan L-shaped Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. Block-concrete 3. storefront
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. canvas awning
 Windows (types, materials, etc.)
clear glazing in anodized aluminum frames

Distinguishing Architectural Features (exterior or interior ornaments)

Keystone-shaped sign above parapet, awning covering outdoor patio dining that wraps around the glass storefront area on south, east and north faces.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

covered outdoor dining areas on south, east and sides of the building under a canvas awning with low masonry walls around some of the perimeter.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Poured Concrete Footing 2. _____**Main Entrance (stylistic details)**

Covered entry to walk-up windows

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

canvas awning covered outdoor dining areas on south and east sides

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous**Narrative Description of Resource**

see continuation page

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select 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) _____**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

see continuation page

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☒ yes☐ no☐ insufficient information

Appears 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)**

see continuation page

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Tourism 3. Architecture 5. _____2. Commerce 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 _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Dana Cress, MA Affiliation GAI Consultants-Pittsburgh OfficeRecorder Contact Information d.cress@gaiconsultants.com

(address / phone / fax / e-mail)

Required Attachments**① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED****② LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)**③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

CONTINUATION SHEET

NAME Doc's

FMSF# PB12969

NARRATIVE DESCRIPTION OF RESOURCE

The resource is located on the northwest corner of the intersection of North Swinton Avenue and Atlantic Avenue. The building is a one-story commercial Roadside-style structure constructed of concrete blocks and steel pole supports, and capped by a flat roof. Large angled window panels partially line the north and south elevations, and completely line the east elevation. Two walk-up windows in the glass panels are located on the east elevation. A neon sign that reads "Doc's All American / Since 1951 Home Owned" is located along the roofline of the east elevation. A more modern, enamel sign that reads "Pepsi / Doc's / Grill & Dairy" is located along the roofline of the south elevation. Two service entrances are located on the west elevation. A concrete block addition that accommodates two bathrooms is appended to the north elevation. A knee wall constructed of concrete blocks is located around the north, east, and south elevations, separated from the building by a concrete patio, containing the outdoor tables. A blue awning connected to the roofline covers the seating area.

Doc's All American was constructed in 1951 as a Dairy Queen franchise. The original owner, Dr. Paul Krall, was a Philadelphia-area dentist who opened the shop upon his retirement. The building had a uniform design to other early-1950s Dairy Queens, with walk-up windows, concrete block structure, and glass panel walls. Krall turned his Dairy Queen franchise location into an independent shop in 1963, changing the name to Doc's Soft Serve, which harkened back to his previous employment as a dentist. He continued to operate the ice cream shop until 1980, when he sold the establishment to his niece, Pat Redman, and her husband, Robert. The Redmans expanded the shop's menu to include sandwiches and hotdogs and changed the name to Doc's All American. Robert Redman passed away suddenly from cancer. The business shuttered in 1988, but the family continued to own the property until 1990. The property remained vacant until a developer purchased the property in 1992 (Schwerdt 1985; Schwerdt 1987; Lewis-Bohannon 1992). The developer, Philip Vultaggio, had no initial plans for the property. However, in 1993, he leased the property to local resident, Cory Cassidy, who began work to restore the original signage and reopen the walk-up restaurant. Cassidy submitted his plans for review to the city's Historic Review Board. Changes included painting the building, affixing an awning on the south, east, and north elevations, and installing a wood lattice to the existing chain link fence. The reopened restaurant later offered a wider menu variety and longer operating hours to accommodate Delray Beach's downtown attractions. In 2005, Hurricane Wilma severely damaged the restaurant's characteristic sign and windows, but these historic elements have since been restored (Lewis-Bohannon 1992; Newman 1993; Hornsby 1993; Historic Preservation Board 1993; Haase 2000; Slife 2005).

BIBLIOGRAPHIC REFERENCES

- Haase, Linda
2000 "A Few Moments with Michael Kourkis." *The Palm Beach Post*, 10 January 2000. Retrieved from newspapers.com.
- Hornsby, Angela
1993 "Burger joint makes comeback." *Palm Beach Post*, 17 December 1993.
- Jakle, John A.
1995 "Roadside Restaurants and Place-Product-Packaging," in *Fast Food, Stock Cars, and Rock 'n' Roll: Place and Space in American Pop Culture*, edited by George O. Carney. Rowman & Littlefield Publishers, Inc.: Lanham, Maryland.
- Levinson, Matt
1993 "Like a blast from the past, it was just what the doctor ordered." *Palm Beach Post*, 17 December 1993.
- Lewis-Bohannon, Carol
1992 "Investor Buys Doc's Ice Cream Says He Has No Plans For Delray Landmark." *South Florida Sun Sentinel*, 16 March 1992. Online Resource. <https://www.sun-sentinel.com/news/fl-xpm-1992-03-16-9201280697-story.html>.
- National Park Service
1998 *National Register Bulletin 15 – How to Apply the National Register Criteria of Evaluation*. National Park Service, Washington, DC.
- Newman, Joe
1993 "Doc's landmark sign, grill to be repainted, revived." *Palm Beach Post*, 15 October 1993.
- Palm Beach County Tax Assessor
n.d. Property Information.
- Schwerdt, Joseph
1985 "Shop Still Appeasing Delray's Sweet Tooth." *The Palm Beach Post*, 12 June 1985. Retrieved from newspapers.com.

CONTINUATION SHEET

NAME Doc's

FMSF# PB12969

1987 "Ice Cream Drive-In's Owner Dies "Doc" Continued Work in Retirement." *South Florida Sun Sentinel*. 30 October 1987. Online Resource. <https://www.sun-sentinel.com/news/fl-xpm-1987-10-30-8702020770-story.html>.

Slife, Erika

2005 "Delray eatery Doc's slowly on the mend." *South Florida Sun Sentinel*. 03 November 2005. Retrieved from newspapers.com.

Tuk, Jared and Matthew Hyland

2005 *Final Report: Old School Square Historic Resources Survey*. Prepared for the City of Delray Beach Planning and Zoning Department.

EXPLANATION OF EVALUATION

Doc's All American restaurant represents the post-World War II development of Delray Beach and the nation, both culturally and architecturally. Car culture of the 1950s significantly impacted the built environment and landscapes. As a result of nation's car-centric cultural trends, roadside food stands, walk-up restaurants, and drive-in dining emerged in popularity during the mid-twentieth century. These buildings were oriented along heavily-driven thoroughfares, often times in suburban developments, providing parking spaces and outdoor dining rather than interior accommodations. As Delray Beach regained economic prosperity and its tourism industry following the war, local commercial ventures sought to appeal to the entertainment trends of the period. Doc's All American maintains significant historical elements that represent this cultural and architectural shift in the development of America's post-World War II Roadside-style consumerism, including concrete block and steel structure, angular window panels, walk-up windows, and neon signage. Alterations added at later dates, including the restrooms, awning, and additional signage do not detract from the resource's historical integrity. As such, the resource is recommended eligible to the City of Delray Beach's Local Register of Historic Places: exemplifies the historical, political, cultural, economic, or social trends of the community in history and embodies the distinguishing characteristics of an architectural style, period, or method of construction

Additionally, the resource is currently listed as a contributing resource to the Old School Square Historic District, listed in 2018 (100002095).

CONTINUATION SHEET

NAME Doc's

FMSF# PB12969



Photograph 1. PB12969, Doc's, Facing Northwest.



Photograph 2. PB12969, Doc's, Facing West.

CONTINUATION SHEET

NAME Doc's

FMSF# PB12969



Photograph 3. PB12969, Doc's, Facing Southwest.



Photograph 4. PB12969, Doc's, Facing South.

CONTINUATION SHEET

NAME Doc's

FMSF# PB12969



Photograph 5. PB12969, Doc's, Facing Northeast.



Photograph 6. PB12969, Doc's, Facing Southeast.

CONTINUATION SHEET

NAME Doc's

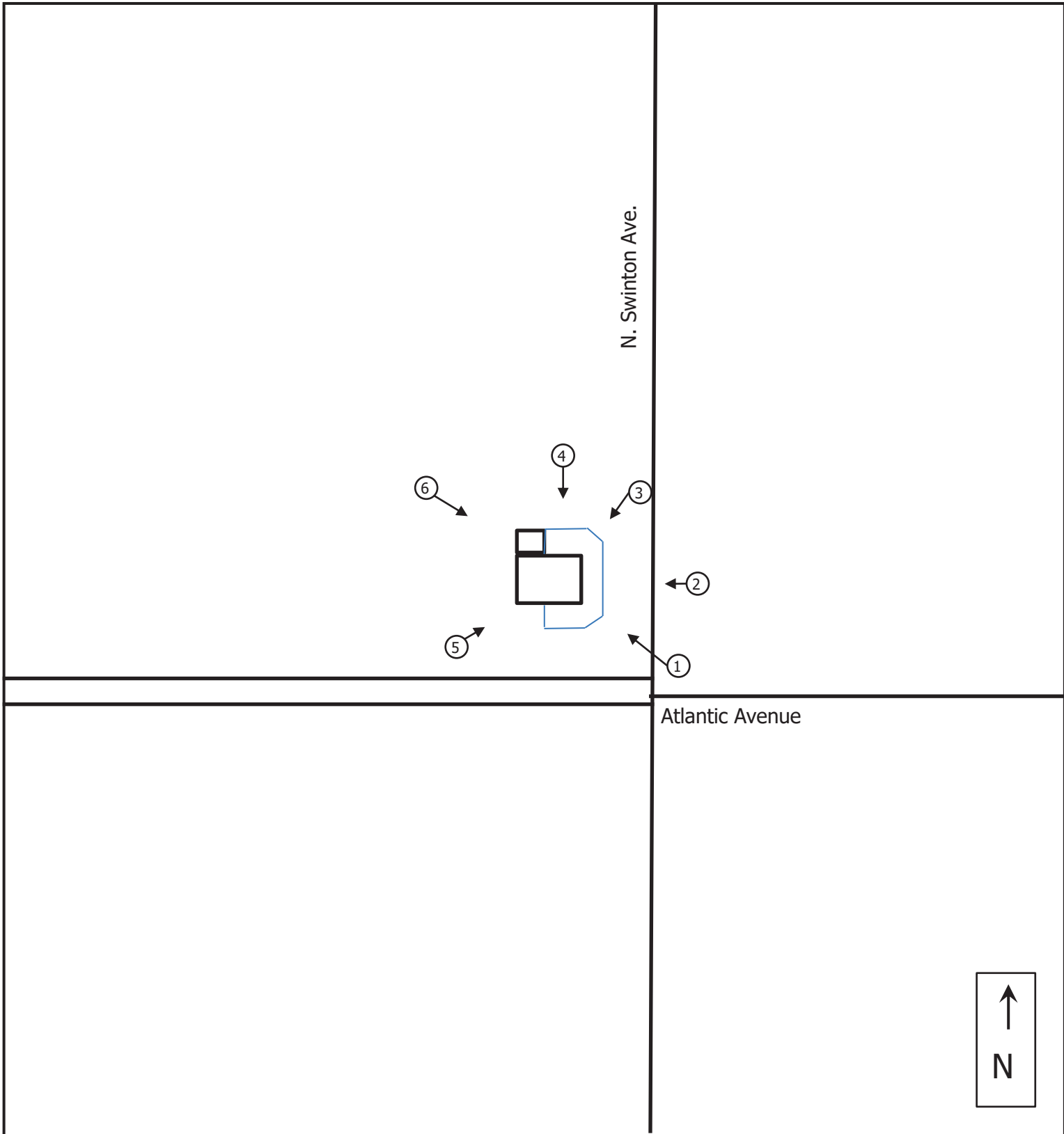
FMSF# PB12969



Photograph 7. PB12969, Doc's, photograph date 1987.



Photograph 8. PB12969, Doc's, photograph date c. 1993.



LEGEND

← (#) Photo Location

Site Plan

PB12969 / Doc's
10 N. Swinton Avenue Delray
Beach, FL 33444

Historic Designation Report



DRAWN: DBC
CHECKED:

DATE: 11/27/2017
APPROVED:



SOURCE: UNITED STATES GEOLOGICAL SURVEY TOPOGRAPHIC MAP, DELRAY BEACH QUADRANGLE, 1983.



Resource Location

USGS Map
PB12969 / Doc's
10 N. Swinton Avenue Delray
Beach, FL 33444

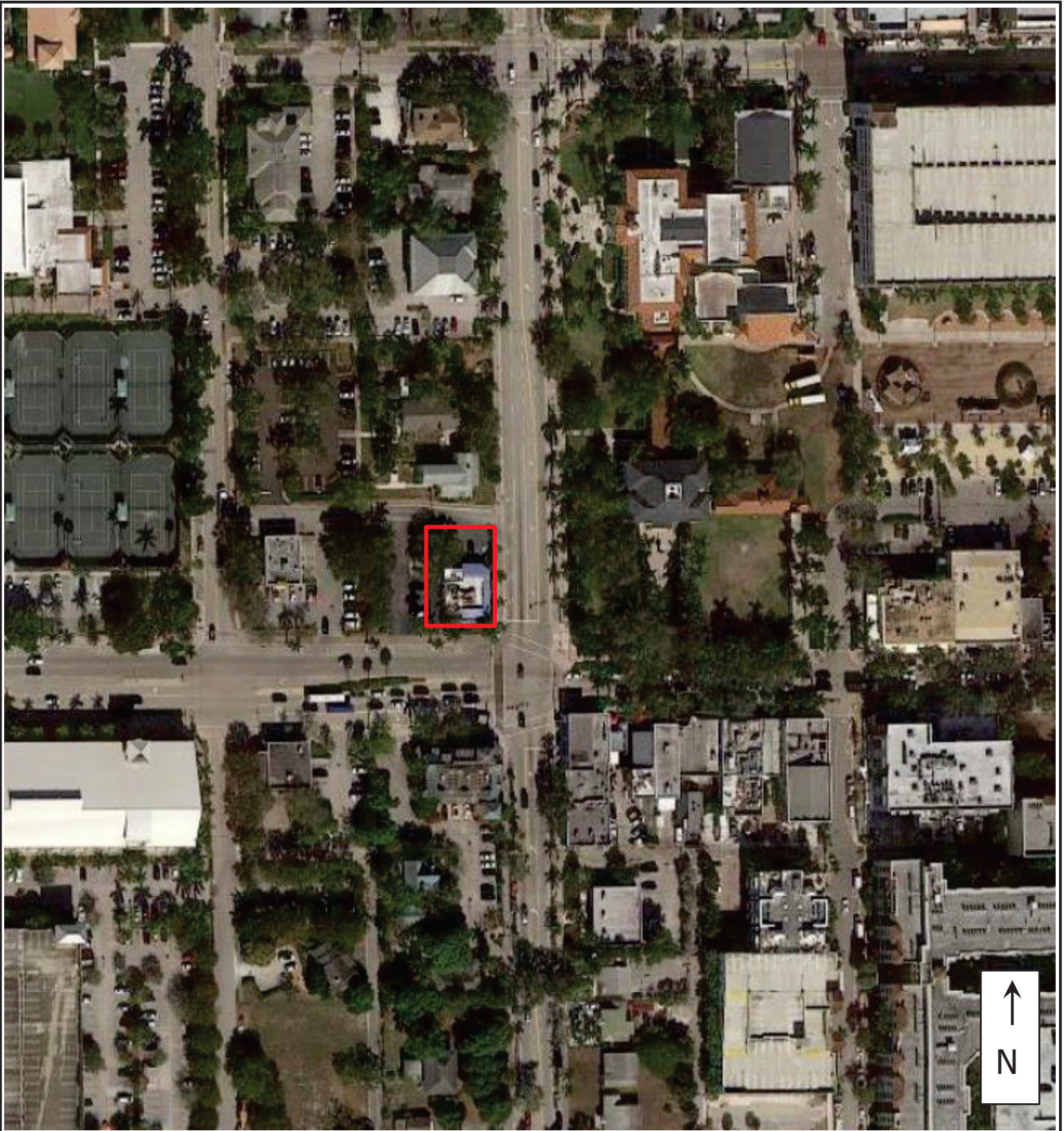
Historic Designation Report



gai consultants

DRAWN: DBC
CHECKED:

DATE: 09/18/2020
APPROVED:



SOURCE: GOOGLE EARTH 2020.



Resource Location

Modern Aerial
PB12969 / Doc's
10 N. Swinton Avenue Delray
Beach, FL 33444

Historic Designation Report



DRAWN: DBC
CHECKED:

DATE: 11/27/2017
APPROVED:

