

56-2095

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Old School Square Historic District

other names/site number PB14484

2. Location

street & number Bounded by Lake Ida Road, NE 1st Ave, SW 2nd St, N Swinton Ave N/A ☐ not for publication

city or town Delray Beach N/A ☐ vicinity

state Florida code FL county Palm Beach code 099 zip code 33444

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Missa Lotane
Signature of certifying official/Title

12/15/17
Date

Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register
☐ See continuation sheet
- ☐ determined eligible for the National Register
☐ See continuation sheet.
- ☐ determined not eligible for the National Register
☐ See continuation sheet.
- ☐ removed from the National Register.
- ☐ other, (explain) _____

Signature of the Keeper

Date of Action

[Signature]

3/14/18

Old School Square Historic District
Name of Property

Palm Beach Co., FL
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ buildings
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
117	23	buildings
0	0	sites
0	0	structures
0	0	objects
117	23	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

COMMERCE: Office

COMMERCE: Restaurant

EDUCATION: School

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

COMMERCE: Office

COMMERCE: Restaurant

RECREATION AND CULTURE: Museum

RECREATION AND CULTURE: Theater

7. Description

Architectural Classification

(Enter categories from instructions)

FRAME VERNACULAR

MASONRY VERNACULAR

See continuation sheet

Materials

(Enter categories from instructions)

foundation Brick

walls Wood

Brick

roof Asphalt Shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

c. 1898-1960

Significant Dates

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of Repository

Old School Square Historic District
Name of Property

Palm Beach Co., FL
County and State

10. Geographical Data

Acreage of Property approx. 46 acres.

UTM References

(Place additional references on a continuation sheet.)

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Zone Easting Northing

3

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Zone Easting Northing

☒ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ellen Uguccione, Consultant; Carl Shiver and Ruben Acosta, ed., Florida Division of Historic Resources

organization date ed.: July 2017

street & number 1115 Obispo Avenue telephone (786) 473-1409

city or town Coral Gables state FL zip code 33134

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name various

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
DESCRIPTION

ARCHITECTURAL CLASSIFICATION

FRAME VERNACULAR, MASONRY VERNACULAR
LATE VICTORIAN/ Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS/Mission Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Mediterranean Revival, Monterey Style
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Minimal Traditional
MODERN MOVEMENT/Ranch

SUMMARY

The Old School Square Historic District is a primarily residential district located in the city of Delray Beach, Florida. The district contains 117 contributing resources and 23 noncontributing resources. All of the buildings are residences, or are residential buildings converted to commercial offices and restaurants. The majority of the buildings were constructed between 1913 and 1959 and are representative of several historic architectural styles associated with major periods of Delray Beach's development including Frame Vernacular and Masonry Vernacular, Bungalow, Mission Revival, Mediterranean Revival, Minimal Traditional, and Ranch styles. The period of significance is 1898-1960. There are no high rise buildings in the district. Included within the district boundary is the Old School Square, which itself was listed in the National Register of Historic Places March 10, 1988, and the John and Elizabeth Shaw Sundry House, listed January 16, 1992. The school property consists of three buildings now called the Delray Beach Elementary School, the Delray Beach Gymnasium, and Delray Beach High School, and it was the first school in the area. The boundaries of the Old School Square Historic District consist of Lake Ida Road (N.E. 4th Street) on the north, N.E. 1st Avenue on the east, S.W. 2nd Street on the south, and Swinton Avenue and S.W. 2nd Avenue on the west.

SETTING

The city of Delray Beach is in southeast Florida, along the Atlantic Ocean coastline and roughly 50 miles north of Miami. According to the 2010 U.S. Census Bureau, the city of Delray Beach has a population of approximately 64,700.¹ Delray Beach's location in South Palm Beach County is in the middle of Florida's Southeast Economic Region. The city has four miles of beach along the Atlantic Ocean. The city lies directly north of Boca Raton and south of Boynton Beach. The town of Highland Beach also borders it to the south on the same barrier island east of the Intracoastal Waterway. The town of Gulf Stream borders it to the north, east of U.S. Route 1 and on the barrier island. Delray Beach has an urbanized area immediately west of the city limits, in unincorporated Palm Beach County, which includes numerous gated communities. Many residences

¹ U.S. Census, twenty-third census, population, April 1, 2010.

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DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
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and businesses within this area use a Delray Beach postal address. The area is often referred to informally as “West Delray.”

DESCRIPTION

The Old School Square Historic District is located in the middle of Delray Beach, centered on a preserved north-south corridor of historic residential properties along Swinton and NE 1st Avenues. The great majority of the properties are one and two-story houses that serve as residences or which have been converted into small businesses such as restaurants and offices. The houses are characteristic of early development in Delray Beach, with a larger proportion of frame vernacular and bungalow houses. The bungalows are mostly craftsman in style, although other stylistic examples are present. The houses are located on modest lots with some setback from the street, and are surrounded by extensive plantings characteristic of the sub-tropical climate.

While many of the houses in the district were constructed for middle class families, the district does include a significant collection of larger homes or mansions along NE 1st Avenue. These homes are known locally as “Banker’s row” and consist of two-story masonry or frame homes in the Mediterranean or Colonial Revival style. They are located on larger lots surrounded by privacy walls or hedges. The district also contains a significant number of minimal-traditional homes, which appear to date to the late 1920s and 1930s up through the 1950s. The best collection of these homes can be found along the east side of the 100 block of S Swinton Avenue and the east side of the 200 block of NE 1st Ave.

Swinton Avenue is the primary north-south thoroughfare and is a tree-lined two-way street with on-street parking. Atlantic Avenue, Delray Beach’s primary commercial road, bisects the district, which runs alongside the southern boundary of the National Register listed Old School Square. The district is the best collection of historic residences in this portion of Delray Beach. The district is hemmed in by commercial development and new-urbanist 3-4 story residential blocks on the east along NE 2nd Avenue, and civic buildings, including the city hall and tennis center on the west. The district is bound on the north by later residential development, while the neighborhoods to the south appear to lack sufficient integrity to facilitate an extension of the district south to SW 4th Street. The boundaries of the district are located within the larger, locally-designated Old School Square Historic District, which was established by the city of Delray Beach in 1988.

Contributing Resources

Below are descriptions for the most significant of the contributing resources within the district.

The small one-story Frame Vernacular residence at 125 South Swinton Avenue (Photo 7) [PB10561] constructed c. 1922, has an L-shaped ground plan, a side-gable main roof covered with a standing seam metal roof and rests on a continuous concrete block foundation. The exterior walls are surfaced in smooth stucco. The house features 1/1-light and 2/2-light double-hung wood frame windows. The main (west) facade is

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dominated by a full-width one-story screen porch sheltered by a hip roof. The porch is enclosed by a stucco-covered knee wall and the porch roof has exposed rafter tails. A single concrete step provides access to the front porch via a wood and screened door. The main entrance is a single-leaf wood and glass panel door. This resource does not possess sufficient architectural distinction for individual local designation or NRHP listing. However, it contributes to the district as a modest example of domestic architecture from the period of significance.

St. Paul's Episcopal Church at 188 South Swinton (Photos 8-10) [PB00347], constructed in 1920, is a modest example of a Neo-Gothic Church that maintains integrity and local historical significance which makes it contribute to the historic district. Its structural system is wood frame covered with smooth stucco. It has an irregular ground plan and features a molded coping, stained glass, including a rose window, wall dormers on addition, splayed arches, and a twin leaf, heavy timber, raised panel door. A meeting house has been appended to the church by an addition with an arcaded breezeway. The main gable is topped by a Latin cross.

The one-story Minimal Traditional style residential residence at 123 South Swinton Avenue (Photo 11) [PB10562], constructed in 1947, has an irregular ground plan, rests on a concrete block foundation, wood frame construction surfaced with tinted stucco, and a gable roof surfaced with composition shingles. It features wood casement, fixed sash, and picture windows. The house also has decorative attic louvers, exposed rafter tails, and exposed rafter tails. A walkway leads from the picket fence to the open porch.

The one-story house at 119 South Swinton (Photo 12) [PB10563] is a Frame Vernacular residence. The house was constructed in 1948, has an irregular ground plan and rests on a concrete block foundation. The residence has a front gable roof surfaced with composition shingles. The exterior fabric is wood surfaced with stucco. The front-gabled portion of this house exhibits a concrete palm tree vent. The porch has been enclosed with awning windows and brick facing.

The Frame Vernacular building at 23 South Swinton Avenue (Photo 14) [PB10568], constructed in 1938, is a former residence now used as an office. It is one-story in height, has a rectangular ground plan and rests on a concrete block foundation. It has a gable-on-hip roof surfaced with composition shingles. The fenestration is 8/8-light and 4/4-light double-hung sash windows. The windows are framed by decorative shutters. The house has a glazed, raised panel front door located under a small porch supported by square columns and angle braces. A carport is located on the north side of the house. The house has a picket fence that encloses a walkway leading to the front door.

The Monterey style building at 20 North Swinton Avenue (Photo 15) [PB12970] is a two-story residence with an L-Shaped plan and a gable roof that rests on a concrete block foundation. It was constructed in 1935 and moved to its present location in 1990. This building is a representative example of its architectural style emerged in California in the 1920s and represents the blending of Spanish colonial design with English forms

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OLD SCHOOL SQUARE HISTORIC DISTRICT
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and plans. The exterior fabric is weatherboard. The fenestration is 6/6-light double-hung and wood; casement windows. The house features a low-pitched gable roof incorporating a second story cantilevered balcony covered by the principal roof. The ornamentation exhibits exposed rafter tails, exposed joists, polygonal bay, attic vents, frontispiece, corner boards, and a wood balustrade.

The Frame Vernacular residence at 102 North Swinton Avenue (Photo 18) [PB00312] is probably the oldest house in the Old School Square Historic District, constructed circa 1898. Locally known as the Clark House, the residence is 1-1/2 stories in height, has a side gable roof surfaced with composition shingles. Now used as a law office, it received an addition in 1940 and suffered some changes, but was restored to its original condition in 1990. It has an irregular ground plan and the exterior fabric is drop siding. Corner boards, exposed rafter tails, rake boards, molded wood lintels. The fenestration is 1/1-light and 2/2-light double-hung wood sash windows. It has a screened porch. A one-story, wood frame out buildings stands adjacent to the main building. The yard scape features raised beds, mature specimen trees.

The Cason Cottage bungalow at 5 N.E 1st Street (Photo 19) [PB00443] constructed c. 1926 is a one-story former residence which since 1989 has been used by the Delray Beach Historical Society as a house museum to help interpret the history of Delray Beach from 1915-1935. It has a regular ground plan and rests on a brick foundation. The building has a wide gently sloping front-facing gable roof and a gable console over the main entrance. The main fenestration is 4/1-light bungalow style double-hung wood sash windows. An exterior brick chimney found on the main facade rises through the eaves of the main roof. A winding brick walkway leads to the main entrance found at a short flight of brick steps flanked by wooden railings. The main entrance is a wood and glass panel door flanked by sidelights. A secondary entrance is found at the other end of the facade. A solid wood door is located at the top of a short flight of brick steps flanked by wooden railings. Next to the door is a pair of narrow 4/1-light double-hung wood sash windows. The west elevation of the building features a shed roof with exposed rafter ends and four sets of 4-light by 4-light wood casement windows. The elevation also features battered wood columns set on brick piers indicating that the house once had an open porch that was later enclosed.

The bungalow at 108 North Swinton Avenue (Photo 21) [PB00313] is a one-story wood frame building constructed in 1925. It has an L-shaped ground plan and a brick foundation and features a front gable main roof and a side gable roof over the south extension. There is also front gable roof over the attic section of the house. The exterior fabric is asbestos shingles which was used in the 1920 and 1930s. The main fenestration is 3/1-light double-hung wood sash windows and there are also 1/1-light double-hung sash and jalousie windows. There is an exterior brick chimney, and the ornamentation consists of knee braces, exposed rafter tails, cut bargeboards, and tapered porch posts. The wood panel main entrance door is found in the south of the main facade.

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OLD SCHOOL SQUARE HISTORIC DISTRICT
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The large two-story Frame Vernacular residence at 102 N.E. 1st Avenue (Photo 22) [PB00357] has an irregular ground plan and rests on a concrete block foundation. The exterior fabric is weatherboard. Constructed in 1925, the building features front gable roofs with composition shingles on the main part of the building and the addition which also contains the garage. The main fenestration is 6/6-light double-hung wood sash windows. The first and second floor porches have wooden posts and are bordered by balustrades with molded hand rails and stick balusters. The ornamentation includes corner boards, solid wood shutters, window lintels, quarter round rake boards, and pilasters on the side entry.

The two-story Mission style apartment building at 120 N.E. 1st Avenue (Photo 23) [PB10592], constructed in 1925, has a rectangular ground plan and rests on a brick foundation. The masonry walls are surfaced with smooth stucco, and the building has a flat roof surfaced with tar and gravel. The windows are three sets of four 3/1-light double-hung wood sash windows. There are two open porches whose shed roofs are surfaced with Spanish tiles. The porch roof is supported by slender posts. The main roof has a molded rather than a shaped parapet; arched reliefs surround the second story window. This feature is now hidden by cloth awnings. Scuppers drain the rainwater from the main roof.

The bungalow at 123 N.E. 1st Avenue (Photo 24) [PB10593], constructed in 1924, is a wood frame building whose exterior walls are surfaced in smooth stucco. It is one-story in height, has a rectangular ground plan and rests on a brick foundation. It has a cross gable roof surfaced with composition shingles, and the fenestration is multi-light wood casement and fixed windows. The ornamentation is knee braces, molded lintel, water table, and a belt course. A one-story, two-bay, wood frame garage with a stucco exterior stands at the rear of the house lot.

The one-story bungalow at 120 North Swinton Avenue (Photo 25) [PB00317], constructed in 1920, has a cross shaped ground plan and rests on a brick foundation. The walls of the wood frame building are surfaced with smooth stucco and the cross gable roof is surfaced with composition shingles. The main fenestration is 12/1-light double-hung wood sash windows and there is a 6 x 6-light wood casement window. The residence has an open porch cut rakeboards, grouped posts on brick piers, half-wall, decorative half-timbering in gable ends, knee braces, and exposed rafter ends. A two-bay, concrete block garage, which dates from c.1940, stands north of the house.

The one-story Mission style residence at 132 North Swinton Avenue (Photo 26) [PB12972] is an irregular plan wood frame residence whose exterior walls are surfaced with smooth stucco. Constructed in 1925, the building has a flat roof covered with tar and gravel, and the major fenestration is fixed sash windows. The main facade has shaped roof parapet and the main ornamentation is lion lozenges, pineapple finial on parapet, crenellated corners, decorative applique on the side of the building. The concrete driveway leads through a wood veranda to the rear of the house lot and the one-story, wood frame garage and guesthouse built c.1945.

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OLD SCHOOL SQUARE HISTORIC DISTRICT
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The small former residence at 138 North Swinton Avenue (Photo 27) [PB10489], constructed in 1937, is an example of the Minimal Traditional style. It is one-story in height and has an irregular ground plan. The side gable roof is surfaced with composition shingles and the exterior fabric is weatherboard. The main fenestration is 6/6-light double-hung wood sash windows. The ornamentation consists of molded window surrounds, corner boards, attic vents, and shutters. The wood frame building at the rear of the property, like the primary one is also used as an office.

The 1-1/2story Frame Vernacular house at 202 North Swinton Avenue (Photo 28) [PB00320], constructed in 1930, has a rectangular ground plan and rests on a concrete block foundation. The exterior fabric is asbestos shingle, and the residence features a cross gable roof and a partly open front porch whose hip roof is supported by wooden posts flanked by wood brackets and united by a balustrade with a molded hand rail and stick balusters. The house features exposed rafter tails, bargeboards with Tudoresque arched trusswork on the gable ends. The fenestration is 1/1-light double-hung wood sash windows fitted with shutters and metal awning windows.

The one-story Frame Vernacular residence at 9 N.E. 2nd Street (Photo 29) [PB10556], constructed in 1925, has a cross shaped ground plan and rests on a concrete block foundation. The exterior fabric is drop siding and a front-facing main roof is surfaced with 3V crimp metal sheeting. The main fenestration is 1/1-light double-hung wood sash windows. There is an enclosed front porch with a hip roof also surfaced of 3V crimp metal sheeting. The porch also features 1/1-light double-hung wood sash windows. An addition has been appended to the rear of the building. The ornamentation consists of corner boards, exposed rafter tails, vents, wood S surrounds and sills. The property features two other buildings, an office and a garage.

The one-story Mission style residence at 209 North Swinton Avenue (Photo 31) [PB00321], constructed in 1925, has an irregular ground plan and rests on a continuous brick foundation. The building has a wood frame structural system and its exterior walls are surfaced with smooth stucco. It has a flat roof surfaced with tar and gravel and a shaped parapet on the main facade. The building features tile coping, a decorative chimney hood, and a wood pergola fronting the entrance. The main fenestration is 4/1-light double-hung wood sash windows.

The two-story Mediterranean Revival style residence at 226 North Swinton Avenue (Photo 33) [PB00185], constructed in 1920, has an irregular ground plan and rests on a concrete block foundation. The structural system is stucco covered concrete block and has a combination of Spanish tile gable and flat built-up roofs. The major fenestration is wood casement windows set in arched sills. There is a closed porch on the main facade. A circular driveway leads to brick steps. Ornamentation includes a cartouche, decorative chimney cap, pronounced window sills, and an arcaded porch.

The two-story Mediterranean Revival style residence at 238 N.E. 1st Avenue (Photo 34) [PB00192], constructed in 1925, has an L-Shaped ground plan and rests on a continuous brick foundation. The exterior

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walls are stucco covered clay tile and the hip roof is covered with barrel tile. The fenestration is 6/1-light double-hung wood sash windows. There is a one-story closed porch on the main facade which features arched window openings; a cartouche over main arched door; decorative brackets on eaves; molded lintels and exterior porch lanterns. There is a courtyard and two-story garage/apartment at the rear of house. This outbuilding is similarly styled to match the main building.

This 1-1/2-story Minimal Traditional style residence at 275 North Swinton Avenue (Photo 35) [PB10577], constructed in 1926, has an irregular ground plan and rests on a continuous brick foundation. The exterior walls of the wood frame building are surfaced with smooth stucco. The combination of a front and side gable roof is covered with composition shingles and the fenestration is a combination fixed art glass window that illuminate the living room and metal awning bedroom windows. The offset main entrance is a single wood panel door atop a low concrete stoop.

The one-story Mediterranean Revival residence at 303 North Swinton Avenue (Photo 37) [PB10578], constructed in 1924, has an irregular ground plan and rests on a continuous brick foundation. The exterior walls are stucco covered masonry. The main roof is a combination hip and gable covered with barrel tile. The major fenestration is 6/1-light double-hung wood sash windows with 3-light transoms. There is also a 3-light transom over the main entrance and strip windows over the south ell of the house. There is a porte-cochere at the north end of the house and a shaped chimney located in the center of the main roof.

The one-story Minimal Traditional house at 310 N.E. 1st Avenue (Photo 38) [PB10598], constructed in 1940, has a rectangular ground plan and rests on a concrete block foundation. The wood frame building has weatherboard exterior walls and a front and side gable roof surfaced with composition tiles. The major fenestration is 6/6-light double-hung wood sash windows. The open porch connects with the carport both of which have lattice posts and stick balustrades. The ornamentation consists of corner boards, vents, gable Returns, a crisscross pattern in gable end, and wood shutters. A stucco covered chimney rises from the forward slope of the roof.

The two-story Frame Vernacular residence at 334 N.E. 1st Avenue (Photo 39) [PB10601], constructed in 1907, has a rectangular ground plan and rests on a concrete block foundation. The cross gable roof is surfaced with composition shingles and the major fenestration is 1/1-light and 6/1-light double-hung wood sash windows. The L-Shaped open porch has a hip roof supported by round wood posts and a balustrade with a molded handrail and stick balusters. There is a 1/1-light double-hung wood sash window in the main gable end. The house features exposed rafter tails, corner boards, knee braces, and attic vents. The property is surrounded by a picket fence.

The one-story Ranch style house at 353 North Swinton Avenue (Photo 40) [PB10580], constructed in 1948, has an irregular ground plan and rests on a concrete block foundation. The side gable roof is surfaced with 3V

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DESCRIPTION

crimp sheet metal, and the major fenestration is metal awning windows. The west facade has a one-bay front gable roof with square brick columns and a masonry entry stoop. The porch gable has vertical wooden shingles. The ornamentation consists of exposed rafter tails, a chimney cap, brick window sills, and decorative shutters. A walkway from the sidewalk leads to brick tile steps.

The two-story Frame Vernacular residence at 348 N.E. 1st Avenue (Photo 41) [PB10603], constructed in 1925, has an L-shaped ground plan and rests on a continuous concrete block foundation. The main hip roof is surfaced with composition. The exterior fabric is weatherboard and the major fenestration is 6/6-light double-hung wood sash windows. Bay mass projection on left front corner of the main facade. There is a one-story hip roof wrap around screened porch with square wood columns accessed by wood steps. There is a wood picket fence with a gate that opens onto a brick walkway leading to the front porch.

Resources previously listed on the National Register

The namesake of the district is Old School Square, which is a complex of three buildings listed on the National Register in 1988 as the Delray Beach Schools: Delray Beach Elementary, Delray Beach Gymnasium, and Delray Beach High School. The Crest Theater at 51 North Swinton Avenue, formerly the Delray High School (Photo 17) [PB00183], constructed in 1925, is a two-story Mediterranean Revival style building that faces Swinton Avenue. The Delray Beach Elementary School at 51 East Atlantic Avenue (Photo 16) [PB00238] is a two-story masonry vernacular building constructed of stucco surfaced concrete block. Built in 1923, it rests on a brick foundation, has 2/2-light double-hung sash windows. The building was remodeled in according to Secretary of the Interior Standards in 1989.

Another property, the John and Elizabeth Shaw Sundy House at 106, S. Swinton Avenue, was previously listed on the National Register of Historic Places on January 16, 1992. It is a two-story Queen Anne style residence constructed in 1902 (Photo 6) [PB07510]. The seven-room wood frame house rests on a brick pier foundation, some of which is enclosed with open brick work. The house combines decorative Queen Anne features with the simplicity and functionalism of a vernacular turn-of-the century building. A five-sided wrap around front porch, asymmetrical massing, five gables, and irregular floor plan give a period of definition to the house. Weatherboard siding with corner boards contrasts with staggered shingles in the gables.

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OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Noncontributing Resources

Noncontributing resources primarily consist of buildings constructed after the period of significance. These properties include buildings constructed in modern interpretations of historic revival styles and can be considered as compatible with, but still noncontributing to, the historic district. Other buildings are completely incompatible with the historic district. These buildings are fewer in number and do not negatively impact the overall setting, character, feeling, or association of the district. Noted non-contributing buildings are described below.

The 3-story commercial building at 20 West Atlantic Avenue (Photo 42) is a massive Neo-Queen Anne style building. It has a rectangular ground plan and rests on a concrete foundation. It offers a variety of gable and hip roof foundations and exterior wall material reflecting its organic growth over the decades from the early part of the 20th century. There are modern casement windows with decorative louvered blinds and show windows at the street level. The sidewalk is sheltered by a continuous hip roof supported by paired wood posts standing on concrete bases.

This one-story Neo-Art Deco style building at 215-217 North Swinton Avenue (Photo 32) [PB12978], constructed in 1950, has a rectangular ground plan and rests on a poured concrete foundation. Constructed of stucco covered concrete block, the exterior walls are painted white with black horizontal stripes. The flat roof has wide overhangs and is surfaced with tar and gravel and the fenestration is metal awning windows. The most notable ornamental feature is the vertical concrete panel next to the main entrance that rises above the roof and curves to a horizontal abutment which was probably borrowed from the Moderne style. This building is non-contributing due to extensive alterations to the exterior, which transformed the original Masonry Vernacular building into a modern interpretation of the Art Deco or Art Modern style.

The two-story commercial building at 42 North Swinton Avenue (Photo 43), constructed in 1997, is a modern vernacular style office condominium that has a rectangular plan, stucco covered concrete block walls that rests on a continuous concrete foundation. The main hip roof is U-Shaped and extends over front wings connected by a balcony. The fenestration features multi-light casements window with decorative blinds on the first story and 3-light metal vertical sliding windows on the second story. There are two aluminum and glass panel entranceways on the first floor that are sheltered by the balcony.

The modern two-story Frame Vernacular office building at 235 North Swinton Avenue, constructed in 1981, has an irregular ground plan. It stands at the rear of the building lot with parking area at the front. It has a gable-on-hip roof and rests on a concrete block foundation. Office areas are found on the first floor and there are five bedrooms and three baths on the second floor. The fenestration is aluminum sliding windows.

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OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
DESCRIPTION

Integrity

The historic district retains a high level of integrity of location, design, materials, workmanship, feeling and association. The residential character has been mostly preserved, except near Atlantic Avenue, where the district has a commercial character. The houses retain many of their original design elements and materials. Houses with historic alterations, such as the enclosure of porches or replacement of windows, have been included as contributing as long as they retained other distinctive characteristics of their architectural style, such as roof types and materials, architectural decorations, and overall massing and plan.

The district retains a good level of setting; however, due to development pressure, the district's formerly residential surroundings have transformed over the years into commercial or civic areas. The impact is most strongly present along Atlantic Avenue.

Several houses were moved into the district in the recent past in order to prevent their demolition. While these houses do not contribute to the district's significance under Criterion A: Community Planning and Development, these properties do contribute to the architectural significance of the historic district as they retain a high level of integrity of design, materials, and workmanship, thereby allowing them to contribute under Criterion C: Architecture while also meeting Criteria Consideration B: Relocated Properties. The new locations of these houses preserves the residential character of their setting, but may not preserve their original orientation within the street grid.

According to the Delray Beach Historic Architecture Walking Tour and a 2008 Survey by R.J. Heisenbottle Architects, the following properties have been moved into the district:²

Address	Type	Site Number
3 NE 1 st St	Frame Vernacular	PB00370
114A NE 1 st Ave	Frame Vernacular	PB10590
114B NE 1 st Ave	Frame Vernacular	PB10590
20 N Swinton Ave	Monterey	PB12970
24 N Swinton Ave	Bungalow	PB12971
111 N Swinton Ave.	Bungalow	PB00370

²City of Delray Beach, "City of Delray Beach Historic Architecture Walking Tour" (Delray Beach Planning & Zoning: Delray Beach, N.D.); R. J. Heisenbottle Architects, "Final Report, City of Delray Beach Resurvey of Four Local Register Historic Districts (City of Delray Beach, 2009), 32-46.

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OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
CONTRIBUTING BUILDING LIST

CONTRIBUTING RESOURCES

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
<u>E. Atlantic Ave.</u> 51	Museum	Mediterranean Revival	c. 1923	PB00238 (NR Listed 3/10/1988)
<u>N.E. 1st Avenue</u> 102	Retail	Frame Vernacular	c. 1925	PB00357
112	Residence	Frame Vernacular	c. 1925	PB00358
114	Residence	Bungalow	c. 1922	PB10590
114A	Residence	Frame Vernacular	c. 1941	PB10590
114B	Residence	Frame Vernacular	c. 1941	PB10590
120	Residence	Mission	c. 1925	PB10592
123	Residence	Bungalow	c. 1924	PB10593
125	Residence	Frame Vernacular	c. 1937	PB10594
131	Residence	Masonry Vernacular	c. 1950	PB12993
134	Office	Frame Vernacular	c. 1935	PB10595
138	Residence	Mission	c. 1931	PB10596
201	Residence	Frame Vernacular	c. 1938	PB06235
203	Residence	Frame Vernacular	c. 1938	PB06236
211	Residence	Frame Vernacular	c. 1938	PB06237
212-214	Residence	Masonry Vernacular	c. 1955	PB12988
215	Residence	Frame Vernacular	c. 1938	PB06235
218	Residence	Mission Style	c. 1937	PB06250
219	Residence	Frame Vernacular	c. 1938	PB06239
223	Residence	Frame Vernacular	c. 1938	PB06240
223A	Garage	Masonry Vernacular	c. 1938	PB06240
226	Residence	Mediterranean Revival	c. 1922	PB00190
226A	Garage Apt.	Mediterranean Revival	c. 1922	PB00190
227	Residence	Frame Vernacular	c. 1938	PB06341
227A	Outbuilding	Frame Vernacular	c. 1938	PB06341
231	Residence	Frame Vernacular	c. 1938	PB06242
231A	Outbuilding	Frame Vernacular	c. 1938	PB06242
234	Residence	Mediterranean Revival	c. 1922	PB00191
234A	Residence	Mediterranean Revival	c. 1922	PB00191
235	Residence	Frame Vernacular	c. 1938	PB06243

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CONTRIBUTING BUILDING LIST

N.E. 1st Avenue (cont.)

235A	Garage	Frame Vernacular	c. 1938	PB06243
238	Residence	Mediterranean Revival	c. 1925	PB00192
238A	Garage	Mediterranean Revival	c. 1925	PB00192
239	Residence	Frame Vernacular	c. 1938	PB06244
239A	Garage	Frame Vernacular	c. 1938	PB06244
247	Residence	Frame Vernacular	c. 1938	PB06245
248	Residence	Mediterranean Revival	c. 1925	PB00193
302	Residence	Frame Vernacular	c. 1945	PB10597
302A	Garage	Frame Vernacular	c. 1945	PB10597
310	Residence	Minimal Traditional	c. 1940	PB10598
314	Office	Minimal Traditional	c. 1937	PB10599
320	Apartment	Masonry Vernacular	c. 1955	PB12990
326	Residence	Frame Vernacular	c. 1945	PB12991
330	Residence	Masonry Vernacular	c. 1939	PB10600
330A	Residence	Masonry Vernacular	c. 1959	PB10600
334	Residence	Frame Vernacular	c. 1907	PB10601
342	Residence	Minimal Traditional	c. 1946	PB10602
354	Office	Mission Revival	c. 1928	PB12992

N.E. 1st Street

3	School	Bungalow	c. 1926	PB00370
5	Museum	Bungalow	c. 1928	PB00370

N.E. 2nd St.

5	Residence	Frame Vernacular	c. 1946	PB10555
9	Residence	Bungalow	c. 1925	PB10556
9A	Guest House	Frame Vernacular	c. 1925	PB10556
9B	Garage	Frame Vernacular	c. 1925	PB10556

N. Swinton Ave.

10	Restaurant	Masonry Vernacular	c. 1951	PB12969
20	Residence	Monterey	c. 1935	PB12970
24	Residence	Bungalow	c. 1925	PB12971

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OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
CONTRIBUTING BUILDING LIST

N. Swinton Ave. (cont.)

46	Residence	Bungalow	c. 1922	PB10488
51	Theater	Mediterranean Revival	c. 1925	PB00183 (NR Listed 3/10/1988)
52	Restaurant	Bungalow	c. 1922	PB00311
102	Residence	Frame Vernacular	c. 1898	PB00312
108	Residence	Bungalow	c. 1925	PB00313
111	Offices	Bungalow	c. 1928	PB00370
112	Residence	Bungalow	c. 1935	PB00315
119	Residence	Bungalow	c. 1924	PB10570
120	Offices	Bungalow	c. 1925	PB00317
120A	Offices	Frame Vernacular	c. 1925	PB00317
125	Law Office	Frame Vernacular	c. 1925	PB10571
131	Office	Frame Vernacular	c. 1940	PB00319
132	Residence	Mission	c. 1925	PB12972
137	Residence	Minimal Traditional	c. 1939	PB10572
138	Office	Minimal Traditional	c. 1937	PB10489
138A	Office	Frame Vernacular	c. 1937	PB10489
145	Residence	Minimal Traditional	c. 1939	PB10573
145A	Garage	Frame Vernacular	c. 1939	PB10573
202	Residence	Tudor Revival	c. 1930	PB00320
202A	Residence	Frame Vernacular	c. 1930	PB00320
209	Residence	Mission	c. 1925	PB00321
219-221	Residence	Masonry Vernacular	c. 1955	PB12977
220	Residence	Frame Vernacular	c. 1958	PB12973
226	Residence	Mediterranean Revival	c. 1930	PB00185
227	Residence	Frame Vernacular	c. 1950	PB10575
227A	Storage	Masonry Vernacular	c. 1950	PB10575
234	Residence	Spanish Eclectic	c. 1934	PB00323
234A	Garage	Frame Vernacular	c. 1934	PB00323
242	Residence	Minimal Traditional	c. 1941	PB10490
242A	Garage	Frame Vernacular	c. 1941	PB10490
246	Residence	Minimal Traditional	c. 1941	PB10491
255	Residence	Frame Vernacular	c. 1945	PB12976
275	Residence	Frame Vernacular	c. 1926	PB10577
303	Residence	Mediterranean Revival	c. 1924	PB10578
305	Residence	Frame Vernacular	c. 1913	PB00324

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OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
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N. Swinton Ave. (cont.)

317	Residence	Masonry Vernacular	c. 1950	PB12975
321	Residence	Mission	c. 1925	PB00327
321A	Residence	Mission	c. 1925	PB00327
333	Residence	Masonry Vernacular	c. 1946	PB10579
337	Residence	Frame Vernacular	c. 1945	PB00328
353	Residence	Ranch	c. 1948	PB10580

S. Swinton Ave.

14	Restaurant	Princess Anne	c. 1900	PB00343
14A	Storage	Frame Vernacular	c. 1940	N/A
19	Residence	Minimal Traditional	c. 1940	PB10569
20	Residence	Bungalow	c. 1925	PB00344
23	Residence	Frame Vernacular	c. 1938	PB10568
27	Residence	Minimal Traditional	c. 1950	PB10567
31	Residence	Minimal Traditional	c. 1937	PB10566
35	Residence	Minimal Traditional	c. 1938	PB10565
38	Residence	French Colonial Revival	c. 1933	PB00181
38A	Storage	Frame Vernacular	c. 1940	N/A
40	Residence	Bungalow	c. 1925	PB12967
43	Residence	Frame Vernacular	c. 1941	PB10564
44	Residence	Frame Vernacular	c. 1930	PB00345
44A	Garage	Frame Vernacular	c. 1946	N/A
106	Residence	Frame Vernacular	c. 1902	PB07510 (NR 1/16/1992)
113	Duplex	Masonry Vernacular	c. 1957	N/A
119	Residence	Frame Vernacular	c. 1948	PB10563
123	Residence	Frame Vernacular	c. 1947	PB10562
125	Residence	Frame Vernacular	c. 1922	PB10561
129	Residence	Masonry Vernacular	c. 1955	PB12980
143	Residence	Bungalow	c. 1925	PB00346
188	Church	Gothic Revival	c. 1920	PB00347

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OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
NON-CONTRIBUTING BUILDING LIST

NONCONTRIBUTING RESOURCES

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
<u>West Atlantic Avenue</u>				
20	Commercial	Late Victorian	c. 2001	N/A
<u>N.E. 1st Avenue</u>				
119-121	Duplex	Modern	c. 2013	N/A
135	Condominium	Masonry Vernacular	c. 1979	N/A
136	Multi-Family	Neo-Victorian	c. 2007	N/A
150	Residence	Frame Vernacular	c. 2011	N/A
304	Multi-Family	Masonry Vernacular	c. 1970	N/A
338	Residence	Colonial Revival	c. 2011	N/A
348	Residence	Frame Vernacular	c. 1925	PB10603 (Altered)
<u>N.E. 2nd Street</u>				
4	Office/Res	Frame Vernacular	c. 2004	N/A
<u>N. Swinton Avenue.</u>				
42	Office	Post-Modern	c. 1997	N/A
124	Residence	American Foursquare	c. 1915	PB00318
150	Office	Neo-Colonial	c. 1999	N/A
202B	Residence	Frame Vernacular	c. 2002	PB00320
210	Residence	Neo-Colonial	c. 2015	N/A
214	Residence	Masonry Vernacular	c. 2015	N/A
215-217	Duplex	International	c. 1950	PB12978 (Altered)
219A	Garage	Frame Vernacular	c. 1955	PB12977
235	Residence	Frame Vernacular	c. 1981	N/A
311	Residence	Frame Vernacular	c. 1971	N/A
329	Residence	Frame Vernacular	c. 1960	N/A
329A	Garage	Frame Vernacular	c. 1960	N/A

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S. Swinton Avenue.

11	Offices	Post-Modern	c. 1998	N/A
137	Apartments	Masonry Vernacular	c. 1974	N/A

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OLD SCHOOL SQUARE HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY

The Old School Square Historic District is locally significant under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. The district possesses significance as an early planned residential area in Delray Beach. The early residences historically served as winter homes for vacationers principally from the Midwestern states, starting in the Florida Land Boom era of the 1920s. From the 1930s to the 1940s, many of the newcomers to the neighborhood became permanent residents. The district is also significant for its architecture. The district displays a variety of architectural styles, including Wood Frame and Masonry Vernacular, Mediterranean Revival, Mission, Bungalow, and Minimal Traditional styles. The period of significance is from 1898, the construction date of the earliest building within the district, to 1960, by which time the district was completely developed.

HISTORIC CONTEXT: The Development of Delray Beach, 1894-1960

The Settlement of Delray, 1894-1900

From its beginnings, Delray Beach has reflected the state of affairs that occurred throughout Florida. As one of America's last frontiers, the Florida landscape was relatively unknown and conditions were formidable for those fearless pioneers who dared to make their lives here. In the late 19th century citizens from all walks of life would leave established cities and make their way through the muck and marl of the early frontier to settle in Florida. Becoming a state in 1845, Florida historically saw development occur in the northern part of the state. Moving south of Lake Okeechobee, the land was untamed. Much of it was undrained swampland, unbridged rivers, and occasional Native American pathways but no roads.

The waters which surrounded the peninsula of Florida were the "highway" that men traveled to gain access to those settlements which had sprung up on the coasts. The coastline that would eventually become Delray Beach was on the circuit of the "Barefoot Mailman" who walked the beaches from Palm Beach to Miami delivering mail. Other than its Native American associations, the first building to be constructed on this coast was the "House of Refuge No.3." The United States' Lifesaving Service built these shelters for shipwrecked sailors who would be in great need as they found themselves in the midst of this vast wilderness. In all, the government built five "Houses of Refuge" from the Indian River Inlet on the north to Biscayne Bay on the south, a distance of approximately 60 miles.³ This particular refuge house also became known as the "Orange Grove House," as workers building the shelter in 1876 found a grove of mature sour oranges, which could only infer that the place was once inhabited, most likely by the Seminole Indians.⁴

³ Cecil W. and Margoann Farrar, *Incomparable Delray Beach—Its Early Life and Lore*. (Boynton Beach: Star Publishing Company, Inc., 1974, 10-11. [The actual distance was closer to 100 miles.]

⁴ *Ibid*, 11.

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OLD SCHOOL SQUARE HISTORIC DISTRICT
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SIGNIFICANCE

The first man whose actions insured the growth of what would become Delray Beach is Captain William Gleason and his wife Sarah. The state sold Gleason hundreds of acres of land in Section 16, Township 23, Range 37 (of which Delray was a part) at \$1.25 per acre. The Gleason family later sold many of those acres to an adventurous politician from Saginaw, Michigan—William Seelye Linton. Linton, who served in the House of Representatives from 1893-1897 representing Michigan's Eighth Congressional District, had earned his fortune in the lumber business.⁵ "Palm Beach History On-Line" explains that the first visit the Congressman made to the area was as early as 1894 in the company of Major Nathan Smith Boynton.⁶ After lunch, Boynton took the Congressman touring the areas south of Lantana, which included the land comprising Delray Beach.⁷

Author Cecil Carr (Linton's nephew) relates that Linton later returned with David Swinton, a book store owner from Saginaw, who made the arduous trek to arrive where Linton's land interests lie. As the Florida East Coast Railway ended at West Palm Beach in 1895, these adventurous pioneering men traveled through "a jungle of saw palmetto, scrub pine and oak, matted together with saw grass and stunted sea grape."⁸ Part of their journey could only be accomplished by taking a boat from Lake Worth, then on to the East Coast Canal (the Intracoastal Waterway) by barge.

The Linton party, which included a civil engineer, a railroad clerk, a railroad supply agent and about five farmers, arrived to find families of African-American descent. They existed by farming and fishing and built their shelters west of the canal.⁹ These settlers arrived as early as 1894 (many of whom emigrated from the Bahamas) and settled west of and near the Town of Linton. The area was known as "the Sands" because of its sandy soil. More and more African-Americans settled in the area along with new pioneers. Between 1895 and 1910, that community built three churches, a school and a Masonic Lodge. Today, the area is memorialized by the City of Delray Beach as the "West Settler's Historic District."¹⁰

Henry Morrison Flagler, a genius and artful entrepreneur, played a great part in the settlement of the East Coast of Florida. Flagler, from Philadelphia and a partner in John D. Rockefeller's Standard Oil Company, was also a railroad magnate, and his Florida East Coast railway supplied the transportation that would finally bring people and supplies to an otherwise unreachable community. It was during this period of Flagler's railroad building that the region realized a higher percentage of population growth than any other section of the state.¹¹

⁵ "William Linton" http://en.wikipedia.org/wiki/William_S._Linton, accessed November 9, 2014

⁶ "Delray Beach" <http://www.pbchistoryonline.org/page/delray-beach>, accessed November 9, 2014

⁷ In other accounts, Nathan Boynton is not named. There is a convincing ring of truth to this accounting, as the town immediately north of Delray Beach is called "Boynton Beach"

⁸ Farrar, 12.

⁹ Dorothy W. Patterson, "Synopsis of Delray Beach History—1895-1970. The Delray Beach Historical Society, www.delraybeachhistory.org/delray_Beach_history/ accessed on 13 November 2014.

¹⁰ City of Delray Beach, Historic Preservation Design Guidelines.

¹¹ Edward N. Akin, *Flagler—Rockefeller Partner and Florida Baron*. (Kent, Ohio: The Kent State University Press: 1988) 188

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PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

Flagler's railroad brought settlement, cultivation and freight: "He [Flagler] had transformed the Florida east coast from an eastern version of the unpopulated West in the 1880s into the most viable economic area of Florida by the time of his death in 1913."¹²

When Linton returned to Michigan he began to promote land in Florida. Advertisements were placed in the Saginaw, Bay City and Flint, Michigan newspapers.¹³ Linton recruited a small band of adventurers who made their way south. Each of these settlers were sold five acres of land, ostensibly for farming, although the tropical growth, including strong and unyielding palmetto roots had to be cleared before cultivation could begin. Henry Flagler's Model Land Company surveyed the land, platted subdivisions and officially recorded the land as the "Town of Linton."¹⁴ The first plat included a business district, residential lots, a school lot and a racetrack. Shortly thereafter, Congressman Linton left that band of pioneers to return to Michigan with the knowledge that the town was named for him, and a lake in the area named for his wife, "Ida."¹⁵

By the time Henry Flagler's railroad arrived in 1896, Delray Beach's Atlantic Avenue was white shell rock road some eight feet wide. Settler's ramshackle homes were scattered along its length, from Swinton Avenue on the east to the East Coast Canal on the west, which comprised the higher land on the old coastal ridge.¹⁶ At the corner of Swinton Avenue and what is now 2nd Avenue was Frank Chapman's house, Linton's first postmaster.¹⁷

This first decade of growth for the settlers of Linton was harsh with primitive living conditions and merciless insects. The farmers had no way to drain the land and heavy rains often washed out their crops. In contrast, the weather also sometimes failed to provide any rain, and the crops simply withered in the fields. According to one source, "There were no communications, no drugs, no fresh meat or milk, and no doctors."¹⁸ The final blow came with a devastating freeze in December 1894 that killed the tomatoes and beans with a thin coating of ice. For many, that was the last straw—there was an exodus from the Town of Linton, where there were just too many unknowns, to the comfort and familiarity of their home towns.

Prosperity would come in the first decade of the 20th century with the help of Flagler, who provided the towns along his railroad route with free vegetable seeds after the great freeze. Within 72 days of their planting,

¹² Ibid.

¹³ Farrar, 13

¹⁴ <http://www.pbchistoryonline.org/page/delray-beach>. Palm Beach County History Online, accessed November 20, 2014

¹⁵ Ibid, 14

¹⁶ <http://mydelraybeach.com/planning-and-zoning/historic-preservation/historic-districts> Accessed January 7, 2015.

¹⁷ Ibid, 20

¹⁸ Ibid, 21

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OLD SCHOOL SQUARE HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

tomatoes, snap beans and other vegetables were ready for shipment north. Finally, those settlers who had remained behind realized some return for their perseverance.¹⁹

A New Century—A New Town, 1900-1917

By 1900, the population of the town had reached 150. The first decade of the 20th century saw an increasing population and the building of institutions such as churches, banks and schools. The town had become a community in the true sense of the word. In 1901 the settlers renamed their town from “Linton” to “Delray.” By 1898, Linton had defaulted on his land payments, and some of those early settlers that stayed on had to pay twice for their land. In November, W.W. Blackmer, a railroad clerk, gathered the citizens in the first schoolhouse and proposed that they select a new name for their settlement. After all, there were bitter feelings against Congressman Linton, and “Linton” was associated with the earlier failures which undermined the new optimism that was felt. In November, 1898 the first post office opened bearing the name “Delray.”²⁰

In 1896, Dade County School Board records indicated that the citizens of Linton were petitioning for a school house. Block 68 of the original plat for Linton was designated as the site for the new school. The one-room school house was funded by the county, which gave \$250 for construction materials, as well as Congressman Linton who donated \$50.²¹ The building faced Atlantic Avenue near the northeast corner of Atlantic Avenue and Swinton Avenue. Opening in spring 1896, records show that there were 33 white children enrolled who ranged in age from 6 to 21 years.²² There were other changes as well. The County of Dade was established in 1836, and included Linton. In 1909 the new county of “Palm Beach” was created to include Delray, which was now closer to the county seat in West Palm Beach. In 1911 a hand cranked drawbridge was built across the East Coast Canal at Atlantic Avenue, linking the easternmost portion of the community which had been heretofore difficult to access.²³

The 1909 United States Census recorded 904 citizens in the community of Delray.²⁴ Farming was the major industry and there were an ever-growing number of merchants who could provide them with the goods they needed for a successful harvest and to care for their families. From the first, pineapples were the principal crop grown. However, when other canals (particularly in Dade County) were dug, the water table was lowered, making it virtually impossible to grow them. The pineapple farmers were also undercut by the crops coming in from Cuba. By 1910 canneries were built for both pineapples and tomatoes—with tomatoes to become the principal crop grown.

¹⁹ Ibid, 27

²⁰ Alford G Bradbury, and Hallock, E. Story, “A Chronology of Florida Post Offices, Handbook No. 2,” published by the Florida Federation of Stamp Clubs, 1962.

²¹ “Old School Square,” typescript, files of the Division of Historical Resources

²² Ibid

²³ Farrar, 48

²⁴ Patterson, np

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Along with agricultural growth, commercial growth began in earnest. Some of those early merchants who contributed in shaping the community were: L.B. Lyman who established a general store; W.J. Cathcart who had been a traveling salesman throughout the county selling notions, and who eventually constructed a building at the corner of Atlantic and 2nd Avenues in 1912; James J. Love who opened Delray's first drugstore at the northwest corner of Atlantic Avenue and Northeast 4th Street in 1912, with the second story used as the Masonic Temple.²⁵ Four merchants, H.J. Sterling, J. B. Smith, Walter Smith and W.J. Cathcart, began the city's first lumber company.²⁶ At a meeting on September 4, 1911, the citizens voted to incorporate as the "City of Delray."²⁷ Judge John Shaw Sundy was elected Mayor and served a total of seven terms.

Even with these advances, living in Delray was no "walk in the park." Fresh meat was available only one day a week, ice shipped from West Palm Beach in blocks which arrived as a puddle, no streets were paved, and travel by railroad was still slow going (for example, it took 13 hours to travel the 300 miles from Delray to Jacksonville).²⁸

The Ladies Improvement Association was created in 1902 and by 1906 built their own clubhouse, which served double-duty as the first Town Hall. In 1903, the Methodist Church (now Cason United Methodist) was built at the corner of South Swinton and Atlantic Avenue. Other denominations were quick to follow suit, and in 1904 Trinity Lutheran Church was built, and in 1905 St. Paul's Episcopal Church was completed. The original 19th century school was replaced in 1913. The old school was demolished and replaced by a two-story concrete block building. The first floor was allocated to the younger school children while the high school students occupied the second floor. The school has survived to this day, and is now used as the Cornell Museum. Some of the earliest houses also survive, including the Sundy House, the Snyder House (now known as the Cathcart House,) the Clark House (102 North Swinton Avenue), and the Cornell Museum (Delray School.)

In 1914 the first electric plant was built, as well as a movie theater. According to "the Bijou" opened in 1917. Delray had advanced as a community, interested in education and cultural pursuits. In 1915, Delray had its first graduation ceremony. According to Dorothy Patterson, "Dramatic performances, music clubs and bands were popular from the beginning."²⁹ The African-American community paralleled the successes white residents enjoyed, having established their own school, two churches and a Masonic Lodge. Delray was now poised to receive the thousands who would seek to make Florida their home during the greatest housing boom Florida was ever to experience. But first, that swell of opportunity was interrupted by the "War to End all Wars."

²⁵ Mr. Love had the distinction of serving as the town's Mayor; City Judge; postmaster and pharmacist, all in the same year. (Farrar, 46.)

²⁶ Ibid, 34

²⁷ Writer Cecil Farrar explains that "Delray" was the name of a suburb outside of Detroit, Michigan

²⁸ "No Rationing Then" Delray Beach News. Friday, January 8, 1943, 2

²⁹ Patterson, n.p.

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Delray Beach in World War I, 1917-1920

Cecil Farrar relates that the youngest man from Delray to enter the armed forces was Lonnie Cook, who was soon joined by a contingent of men who fought for freedom.³⁰ The Town of Delray, whose economy was based on farming suffered a difficult time. With the loss of so many, "Delray suffered pangs of longing for its young men who had gone to war. Like a sick child who is too quiet, the once lively small town became lackadaisical and lonesome."³¹

While some of the farmers left for bigger towns, in Delray the major source of income was the canning factory. The canning factory that had once been used by the pineapple growers was sold to the Snider Ketchup Company. The factory became the nexus of the city, and at quitting time, workers spilled out into the streets.

The Land Boom, 1920-1926

After World War I ended in 1918, the public seemed to be filled with unlimited optimism. Jobs were readily available, moonshine flowed profusely, and citizens took to the road in droves largely due to the new State and Federal Highway Systems, combined with Henry Ford's affordable Model "T".

In Delray the demand for housing caused an exponential increase in land value which led to the loss of vegetable farms and other agricultural land as housing developments proliferated. Those fortunate to own oceanfront land were compensated at a rate which made it fiscally irresponsible to resist.

Delray, situated between the East Coast Canal and the Atlantic Ocean, was a particularly attractive place to settle. During the 1920s, Delray shed its image as a farming community in favor of a resort town. New buildings were under construction, many of them using the Mediterranean Revival style which had become so popular in South Florida, particularly in the nearby towns of Boca Raton, West Palm Beach and Palm Beach. In 1927, the City of Delray merged with the beach area across the canal and became the City of Delray Beach.

Historian Dorothy Patterson stated that "Delray Beach had its share of famous people who made homes here, including the nationally syndicated cartoonists, H.T. Webster (creator of Casper Milquetoast, the Timid Soul) and Fontaine Fox who created the Toonerville Trolley."³² According to *The Book Lover's Guide to Florida*, "Delray also attracted artists and writers including illustrators Charles Williams and Herb Niblick, as well as writers Hugh McNair Kahler, Clarence Kelland and Edna St. Vincent Millay."³³

The Land Boom occurred in all of the communities of south Florida, and new towns grew up almost literally overnight. The building boom lasted less than a decade, as prices were unrealistically inflated. Properties were

³⁰ Farrar, 52

³¹ Ibid

³² Patterson, n.p.

³³ Kevin M. McCarthy, Editor. *The Book Lover's Guide to Florida* (Sarasota, FL: The Pineapple Press, 1992) p. 196.

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resold again and again for their owners by “binder boys.” Those boys would present documents to eager buyers, asking for pennies on the dollar to hold the property but making no demand for collateral to secure the purchase. As buyers flipped their properties over and over hoping to make a quick dollar, they soon learned that the sales were built on sand that disappeared like the beach in a rising tide. The northern press was no help, stating that land sales in Florida was a scam and some of the land for sale was underwater. By August, 1926 the railroads which shipped the building supplies, issued a moratorium on any further shipments as the rail beds and the rails themselves could not withstand the constant weight and needed repair. Only perishable items were allowed through.³⁴ If that wasn’t bad enough, two hurricanes of maximum strength hit Palm Beach County in 1926 and then in 1928. Delray Beach suffered most from the 1928 hurricane, as it is reported that some 227 houses were destroyed.³⁵

The Great Depression and World War II, 1926-1945

Following the frantic land sales in Florida, which effectively ended in the failure of banks and the bankruptcy of entire towns, by 1927 Florida was actually better off than the rest of the country when the great Stock Market Crash of 1929 occurred. Dorothy Patterson refers to the 1930s as the “golden age of architecture” in Delray Beach. In fact, Delray Beach ranked 10th in the number of building permits issued in Florida. The homes built were smaller and less-pretentious than in the ‘Boom,’ and their smaller and similar designs became known as the “Minimal Traditional Style.”³⁶

Despite the economic ravages of the Great Depression, Delray Beach maintained its status as a resort community during the 1930s. The city became a popular destination for cartoonists and writers during this period, as many maintained offices or studios in the Arcade Building on Atlantic Avenue.³⁷ Construction projects on Ocean Boulevard and the Intracoastal Waterway also began to increase during this period, and subdivisions such as Ocean Breeze Estates and Seabreeze Park were platted and developed. Local architects began to design homes in lighter and simpler forms, providing a more stylish and practical response to those homes constructed during the Land Boom period.³⁸

By the end of the 1930s, daily life in south Florida was being shaped by the looming threat of war. Florida was to become one of the military's major training grounds and new training facilities were located on Yamato land, formerly a pineapple plantation that was farmed by a Japanese community. Families were evicted from their homes, and Delray Beach became a refuge for Japanese families escaping forced interment. Tourism, which had

³⁴ Donald Curl. *My Gold Coast—South Florida in Earlier Years*. (Palatka, FL; Brittany House, 1987) 94.

³⁵ Farrar, 66.

³⁶ Patterson, n.p.

³⁷ “Synopsis of Delray Beach History 1895-1970,” Delray Beach Historical Society, http://www.delraybeachhistory.org/delray_beach_history/

³⁸ Amy Groover, John L. Volk, *Architect: A Study of His Works in the Palm Beaches* (Master’s Thesis, University of Georgia, Athens, Georgia, 1998), 70.

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long been the state's major industry, was curtailed as hotels were converted for use as military housing. The influx of servicemen and their families necessitated an increase in industrial and agricultural production. Delray Beach was at the center of military involvement in Florida, as local men enlisted in the armed forces while women ran businesses and participated in war-related volunteer activities. Blackouts were common during evening hours, as German submarines patrolled off the east coast of Florida.³⁹

World War II demanded the entire country to sacrifice as a way to bolster the war effort. Delray Beach was no exception, as men went off to war, women stepped in again performing tasks that were normally associated with the men of the community. Boca Raton, so close to Delray Beach, had an operating air field where many GI's trained, and who, after the war, settled in Delray Beach. Military men patrolled the beach on horseback, ever watchful for enemy submarine activity.⁴⁰

The proximity of Delray Beach to a number of military installations in the area resulted in many military personnel and their families living in the city during the war. These families were taken by the atmosphere and climate of the area, and many decided to remain after the war.⁴¹ After the war, prosperity again returned to the city.

Mid-Century Delray, 1945-1960.

Following World War II, communities in Florida began to grow at a rapid rate. Many of the World War II veterans who were stationed in Florida returned to establish permanent or seasonal residency. Since these new residents were faced with a housing shortage, many homes, including prefabricated homes, were quickly and efficiently constructed using the latest in building technology. In addition to the rapid growth of permanent and seasonal residents, the tourist population increased dramatically, reaching prewar levels.⁴²

By the 1950s, architects began designing homes in Delray Beach that capitalized on ease of construction and suitability to the local climate. Many homes in the Palm Trail and Chevy Chase neighborhoods were constructed with 2-car garages, metal frame jalousie or awning windows and low-pitched roofs. These architects also used a U-shaped plan to include a rear patio space, which was a good response to indoor/outdoor living in a temperate climate and which promoted natural air circulation.⁴³

As more and more people came to settle in Delray Beach, the city expanded westward and the vegetable fields and hunting preserved were lost to housing development. Today, Delray Beach has experienced a new kind of Renaissance, as older homes and buildings have been converted into commercial establishments, particularly

³⁹ Curl 1987: 109.

⁴⁰ Ibid.

⁴¹ Janus Research 2003: 4.

⁴² Janus Research 2002: 20.

⁴³ Janus Research 2002: 21.

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restaurants. A new energy now pulses through the city, which began as little more than a stopover for the Barefoot Mailman.

HISTORIC SIGNIFICANCE

The historic architectural fabric in the Old School Square Historic District dates from 1898 to 1958. Frame and Masonry Vernacular, Minimal Traditional, and Mediterranean Revival style buildings represent the common styles from this period. There are also examples of Mission, Bungalow, and Ranch. Although Delray Beach grew in population every decade during the 20th century, because the town was so small in the beginning, it was 1980 before the population passed the 30,000 mark. During the 1970s, the city started to spread west. Land used for farming, ranching, and hunting was being developed for housing, and the city experienced what some newspaper accounts called “the second boom.”

There has been a significant amount of recent construction outside the boundaries of the historic district. Much of this new development consists of large, out of scale homes along the Intracoastal Waterway. As the city has been built out, there is increasing pressure to destroy some of the resources included within this historic district.

Community Planning and Development

The Old School Square Historic District is locally significant under Criterion A in the area of Community Planning and Development. The district possesses significance as an early planned residential area in Delray Beach. The early residences historically served as winter homes for vacationers principally from the Midwestern states, starting in the Florida Land Boom era of the 1920s.

Historic Sanborn maps produced in 1922, 1926, and updated in 1949 chart the district’s early development at the western edge of Delray Beach. In 1922, the area consisted of scattered residences along Swinton Avenue, stretching between Ingraham Ave. (modern SW 2nd St.) on the south and Thomas Ave (modern NE 2nd St) on the north. St. Paul’s Episcopal Church anchored the southern end of the district, while the first Delray High School was already constructed on a large lot at the northeast corner of Swinton and Atlantic Ave. Most of the houses along the west side of S Swinton Avenue were already built by this time (Figure 1 & 2)

The land boom resulted in additional construction in the district, including a new high school (now a theater), St. Paul’s Episcopal Church, and the four large houses of Banker’s Row. Development focused on the northern portion of the district along Swinton and NE 1st Ave, with the construction of both single family residences and multifamily buildings (Figure 3 & 4). The Atlantic Avenue commercial corridor was constructed at this time, consisting of masonry vernacular commercial buildings that bisect the historic district.

From the 1930s to the 1940s, many of the newcomers to the neighborhood became permanent residents. However, the lack of financial resources during the depression and war years favored the construction of small residences along Swinton Ave and 1st Avenue. These minimal traditional houses filled in the gaps between the boom period residences, and were constructed in groups of up to 20 houses, all of which shared similar

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footprints, implying the same plan for the house (Figure 5). The houses varied in style, from frame vernacular to Mediterranean revival, but they all shared the same form. These houses were probably based upon standardized designs popularized by the Federal Housing Administration and favored by developers since their construction or purchase could be finance via FHA loans or, after WWII, Veterans Administration loans.

Aerial photographs document the later stages of the districts development (Figure 6 & 7). As late as 1953, the district was on the western edge of Delray Beach, as much of the development of the community focused east of the railroad tracks or on the barrier island. Agricultural fields are still visible in photos adjacent to the district, and open space separates the neighborhood from the African American community a few blocks to the west (now the site of the locally-designated West Settlers Historic District). However, much of the district itself was developed by this time, with houses on the great majority of the lots in the district.

By 1968, the district had lost its character as the edge of the community and was surrounded by commercial and residential development associated with the postwar boom period of the 1950s and 1960s. The Old School Square community was still separated from the African American neighborhood to the west, but instead of agricultural fields, institutional buildings such as City Hall and recreational complexes such as tennis courts and ball fields now separated the two.

Delray Beach grew in population every decade during the 20th century, but because the town was so small in the beginning it was 1980 before the population passed the 30,000 mark. During the 1970s, the city continued to spread west. Land used for farming, ranching, and hunting was developed for housing, and the city experienced what some newspaper accounts called "the second boom." However, by this period, construction within the district essentially ceased, with the last contributing resource constructed in 1959. A few properties date to the 1970s and 1980s, but new development and construction would not return to the district until the 1990s and 2000s.

Architectural Significance

The district is significant for its collection of early and mid-20th century residential architecture, including high style examples and many vernacular expressions. The district displays a variety of architectural styles, including Wood Frame and Masonry Vernacular, Mediterranean Revival, Mission, Bungalow, and Minimal Traditional. The Old School Square Historic District has maintained a high level of integrity.

Frame Vernacular Houses

Frame Vernacular residential buildings are generally one or two stories in height and utilize a wood-frame structural system situated upon brick or concrete pier foundations. A variety of plans were employed including rectangular, ell, and irregular footprints. However, one of the most popular plans consisted of a rectangular central unit with projecting room extensions. Earlier forms generally exhibit steeply pitched pyramidal, hip, or gable roofs clad with either wood shingles or metal surfacing such as standing seam or 3V crimp; however,

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many of the roofing materials have been replaced with composition shingle. Common exterior wall surfaces included weatherboard, wood shingles, drop siding, and board and batten. Windows were generally double-hung with a 2/2-light configuration being most popular prior to the Civil War. While later forms also exhibit the 2/2-light configuration, 1/1-light windows also gained popularity. Additional features generally included front or wrap-around porches. Exterior decoration was sparse and limited to ornamental woodwork, balustrades, knee braces, purlins, and exposed rafter ends under the eaves.

Among the better examples of this style is the Frame Vernacular residence at 102 North Swinton Avenue (Photo 18) [PB00312]. This house, locally known as the Clark House, is probably the oldest house in the Swinton Avenue Historic District, supposedly constructed in 1898.

Masonry Vernacular Houses

Most of the Masonry Vernacular residences in the historic district were constructed from 1945 to 1956 and exhibit no particular stylistic influences. They are one-story concrete block buildings with a gable roof that rests on a continuous concrete block foundation. They can be either single-family or duplex residences. Vernacular architecture is an architectural style that is designed based on local needs, availability of construction materials and reflecting local traditions. Vernacular architecture can be contrasted against high-style architecture which is characterized by stylistic elements of design intentionally incorporated for aesthetic purposes which go beyond a building's functional requirements. This also covers the term traditional architecture.

There are only 12 contributing examples of Masonry Vernacular Houses in the historic district. The one-story residence at 131 N.E. 1st Avenue [PB12993], constructed in 1950, is a stucco covered concrete block multi-family residence with an irregular ground plan. It has a front gable roof, an open lattice front porch, jalousie windows, board-and-batten ornamental wood shutters, pierced block trim work, wood on gable ends, and wrought iron art work.

Bungalow

Bungalows were one of the most popular styles in Florida from the 1920s to the 1940s. The type may have a rectangular ground plan and may be clad in a variety of sidings including drop and vertical wood siding. The most common main fenestration is 3/1-light double-hung sash windows. The character defining front porch has a gable roof and battered wood columns set on brick piers separated by a wood post balustrade. The gable roof has exposed rafter ends and large louvered vents in the gable ends. Brick wing walls with concrete caps often flank the entry steps, which may be brick or concrete. Often highly detailed, the Craftsman style bungalow was typically one- or one-and-one-half stories topped by a low-pitched gable or hip roof with wide, overhanging eaves. The most common wall cladding is wood clapboard; however, wood shingles are also common. Decorative features include louvered vents in the gable ends, exposed rafter ends often carved in decorative patterns, knee braces, and tapered chimneys.

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The one-story bungalow at 120 North Swinton Avenue (Photo 25) [PB00317], constructed in 1920, has a cross shaped ground plan and rests on a brick foundation. The walls of the wood frame building are surfaced with smooth stucco and the cross gable roof is surfaced with composition shingles. The main fenestration is 12/1-light double-hung wood sash windows and there is a 6 X 6-light wood casement window. The residence has an open porch cut rakeboards, grouped posts on brick piers, half-wall, decorative half-timbering in gable ends, knee braces, and exposed rafter ends. A two-bay, concrete block garage, which dates from c.1940, stands north of the house.

Queen Anne Houses

In the United States, Queen Anne style architecture was popular from roughly 1880 to 1910. "Queen Anne" was one of a number of popular architectural styles to emerge during the Victorian era. Within the Victorian era timeline, Queen Anne style followed the Stick style and preceded the Richardsonian Romanesque and Shingle styles. Distinctive features of American Queen Anne style (rooted in the English style) may include an asymmetrical facade; dominant front-facing gable, often cantilevered out beyond the plane of the wall below; overhanging eaves; round, square, or polygonal tower(s); shaped and Dutch gables; a porch covering part or all of the front facade, including the primary entrance area; a second-story porch or balconies; pedimented porches; differing wall textures, such as patterned wood shingles shaped into varying designs, including resembling fish scales, terra-cotta tiles, relief panels, or wooden shingles over brickwork, etc.; dentils; classical columns; spindle work; oriel and bay windows; horizontal bands of leaded windows; monumental chimneys; painted balustrades; and wooden or slate roofs. Front gardens often had wooden fences.

The best example of the style in the district is the Sundry House at 106 South Swinton Avenue. It is a two-story Queen Anne style residence constructed in 1902 (Photo 6) [PB7510] that was listed in the National Register of Historic Places on January 16, 1992. The seven-room wood frame house rests on a brick pier foundation, some of which is enclosed with open brick work. The house combines decorative Queen Anne features with the simplicity and functionalism of a vernacular turn-of-the-century building. A five-sided wrap-around front porch, asymmetrical massing, five gables, and irregular floor plan give a period of definition to the house. Weatherboard siding with corner boards contrasts with staggered shingles in the gables.

Minimal Traditional Architecture

Minimal Traditional is a style of architecture that emerged in mid-20th century America as a vernacular form that incorporates influences from earlier styles such as American Colonial, Colonial Revival, Spanish Revival, Tudor Revival, and American Craftsman while adhering to modern architecture's avoidance of ornament. The Minimal Traditional style evolved during the 1930s and was a dominant style in domestic architecture until the Ranch style house emerged in the early 1950s. Descending in part from the bungalows, cottages, and foursquare houses of the early 20th century, Minimal Traditional houses represent a "stripped-down version of the historic-eclectic styles popular in the 1920s." They are usually detached single-family houses that are on the smaller side and retain simplified versions of the built-in cabinets that were popular features of the Craftsman era.

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Typical features include hipped or gabled roofs without much in the way of eaves; cladding in locally popular materials such as wood, brick or stone; small porches; and an asymmetrical design with the front door set off center. The Minimal Traditional house "fulfilled aesthetic and social needs for affordable single-family housing" and was used by the Federal Housing Administration as a prototype for a "minimum house that the majority of American wage earners could afford."⁴⁴

The one-story Minimal Traditional house at 310 N.E. 1st Avenue (Photo 38) [PB10598], constructed in 1940, has a rectangular ground plan and rests on a concrete block foundation. The wood frame building has weatherboard exterior walls and a front and side gable roof surfaced with composition tiles. The major fenestration is 6/6-light double-hung wood sash windows. The open porch connects with the carport both of which have lattice posts and stick balustrades. The ornamentation consists of corner boards, vents, gable Returns, a crisscross pattern in gable end, and wood shutters. A stucco-covered chimney rises from the forward slope of the roof.

Mission Revival Houses

Mission Revival style houses typically feature a flat roof with a shaped parapet, masonry construction clad with stucco. Other features are barrel tile on a gable roof and quatrefoil molding set in front of a gable roof. Other notable elements include buttresses and an entrance stoop with an arched entry. The buildings feature elements typical of one-story Mediterranean Revival style buildings found throughout the district. Decorative elements include a shaped parapet with canales, an arched hood over the entrance, a masonry patio wall, and a masonry chimney. California had a profound influence on American life during the first half of the 20th century and nowhere was that more apparent than in architecture. One manifestation was a style that borrowed heavily from the Spanish missions that are found along the California coast from San Diego de Alcalá to San Francisco Solano. As a result of the climate, it's a style that is most frequently seen in the Southwest United States. Other examples, some extremely fine, are occasionally seen elsewhere throughout the country. The defining characteristics include roof parapets and simple stucco or plaster siding. Mission elements are often incorporated into Craftsman-style bungalow homes to great effect.

The one-story Mission style residence at 209 North Swinton Avenue (Photo 31) [PB00321], constructed in 1925, has an irregular ground plan and rests on a continuous brick foundation. The building has a wood frame structural system and its exterior walls are surfaced with smooth stucco. It has a flat roof surfaced with tar and gravel and a shaped parapet on the main facade. The building features tile coping, a decorative chimney hood, and a wood pergola fronting the entrance. The main fenestration is 4/1-light double-hung wood sash windows.

Monterey Style

⁴⁴ David Ames and Linda Flint McClelland, National Register Bulletin: Historic Residential Suburbs (Washington D.C.: U.S Department of the Interior, National Park Service, National Register of Historic Places, 2002), 29-31.

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In the early part of the 18th Century, Californians sought to define an indigenous style of architecture by fusing local Spanish-influences with Colonial designs from the east coast. Their search eventually led to the emergence of one of California's few native architectural styles. Some early literature refers to the style as Mediterranean, but today most historians call the designs Monterey, named after the California city where the style is most prevalent. The Monterey style was popular during the 1930s and early 1940s. Monterey style houses are generally two stories in height with a low-pitched gable roof, a cantilevered balcony, and decorative elements of Colonial Revival or Spanish Colonial design.

The only Monterey style residence in the district is the building at 20 North Swinton Avenue (Photo 15) [PB12970]. Constructed as a two-story residence with an L-Shaped plan and a gable roof that rests on a concrete block foundation, it currently serves as home to the Delray Beach Community Redevelopment Agency. It was constructed in 1935 and moved to its present location in 1990. This building is a representative example of its architectural style emerged in California in the 1920s and represents the blending of Spanish colonial design with English forms and plans. The exterior fabric is weatherboard. The fenestration is 6/6-light double-hung and wood; casement windows. The house features a low-pitched gable roof incorporating a second story cantilevered balcony covered by the principal roof. The ornamentation exhibits exposed rafter tails, exposed joists, polygonal bay, attic vents, frontispiece, corner boards, and a wood balustrade.

Mediterranean Revival Houses

Mediterranean Revival is a design style introduced in the United States at the end of the nineteenth century. It variously incorporates references from Spanish Renaissance, Spanish Colonial, Beaux-Arts, Italian Renaissance, and Venetian Gothic architecture. Peaking in popularity during the 1920s and 1930s, the movement drew heavily on the style of palaces and seaside villas and applied them to the rapidly expanding coastal resorts of California and Florida. Structures are typically based on a rectangular floor plan, and feature massive, symmetrical primary facades. Stucco covered walls, red tiled roofs, windows in the shape of arches or circles, one or two stories, wood or wrought iron balconies with window grilles, and articulated door surrounds are characteristic. Keystones were occasionally employed. Ornamentation may be simple or dramatic. Lush gardens often appear. The style was most commonly applied to hotels, apartment buildings, commercial structures, and residences. Architects August Geiger and Addison Mizner were foremost in Florida, while Bertram Goodhue, Sumner Spaulding, and Paul Williams were in California.

The two-story Mediterranean Revival style residence at 238 N.E. 1st Avenue (Photo 34) [PB00192], constructed in 1925, has an L-Shaped ground plan and rests on a continuous brick foundation. The exterior walls are stucco covered clay tile and the hip roof is covered with barrel tile. The fenestration is 6/1-light double-hung wood sash windows. There is a one-story closed porch on the main facade which features arched window openings; a cartouche over main arched door; decorative brackets on eaves; molded lintels and exterior porch lanterns. There is a courtyard and two-story garage/apartment at the rear of house. This outbuilding is similarly styled to match the main building.

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OLD SCHOOL SQUARE HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
SIGNIFICANCE

Ranch Style Houses

The Ranch style house is a domestic architectural style originating in the United States. The ranch house is noted for its long, close-to-the-ground profile, and wide open layout. The house style fused modernist ideas and styles with notions of the American Western period of wide open spaces to create a very informal and casual living style. While the original style of the ranch was very informal and basic in design, starting around the early 1960s, many ranch homes constructed in the United States (particularly in the Sun Belt region) were increasingly built with more dramatic features like varying roof lines, cathedral ceilings, sunken living rooms, and extensive landscaping and grounds. First built in the 1920s, the ranch style was extremely popular with the booming post-war middle class of the 1940s to 1970s. The style is often associated with tract housing built at this time, particularly in the western United States, which experienced a population explosion during this period, with a corresponding demand for housing. The style was exported to other nations. Their popularity waned in the late 20th century as neo-eclectic house styles, a return to using historical and traditional decoration, became popular.

The one-story Ranch style house at 353 North Swinton Avenue (Photo 40) [PB10580], constructed in 1948, has an irregular ground plan and rests on a concrete block foundation. The side gable roof is surfaced with 3V crimp sheet metal, and the major fenestration is metal awning windows. The west facade has a one-bay front gable roof with square brick columns and a masonry entry stoop. The porch gable has vertical wooden shingles. The ornamentation consists of exposed rafter tails, a chimney cap, brick window sills, and decorative shutters. A walkway from the sidewalk leads to brick tile steps.

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PALM BEACH COUNTY, FLORIDA
FIGURES

Figures

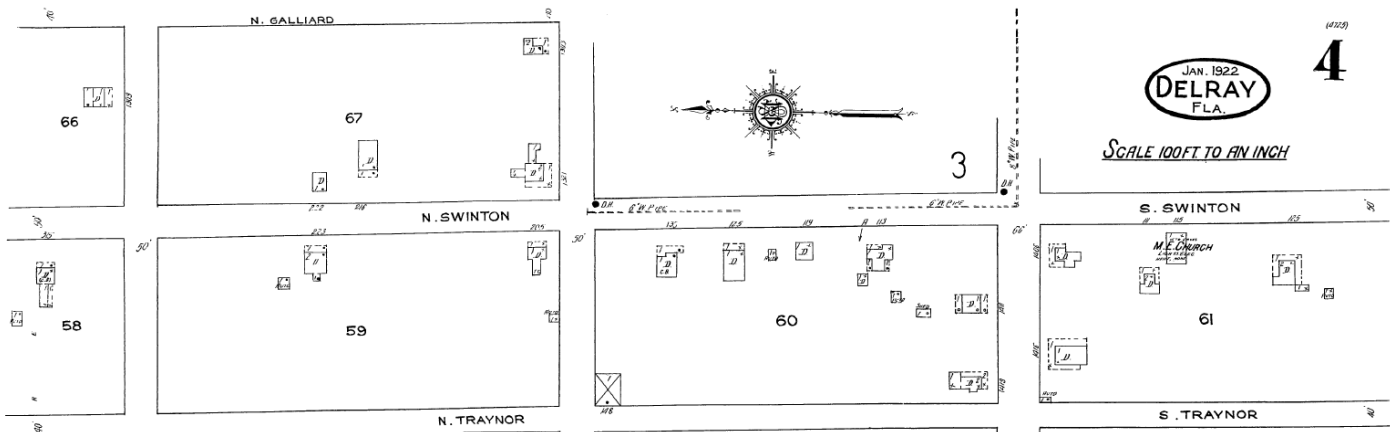


Figure 1: North Swinton Ave, 1922. Not visible on this Sanborn is the original Delray High School, located under the number 3 at the corner of Swinton and Atlantic Ave. (Source: *Delray, Palm Beach County, Florida*, New York: Sanborn Map Co., 1922, Sheet 4.)

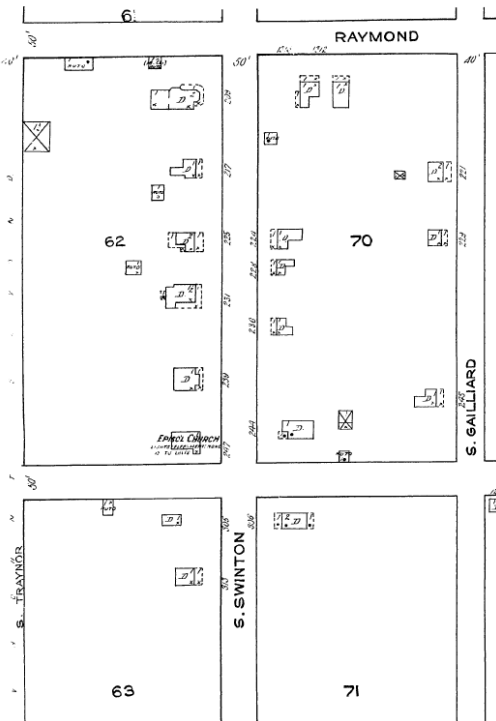


Figure 2: South Swinton Ave, 1922. Visible just below center is St. Paul's Episcopal Church. Most of the houses along this portion of Swinton remain in the district. (Source: *Delray, Palm Beach County, Florida*, New York: Sanborn Map Co., 1922, Sheet 6.)

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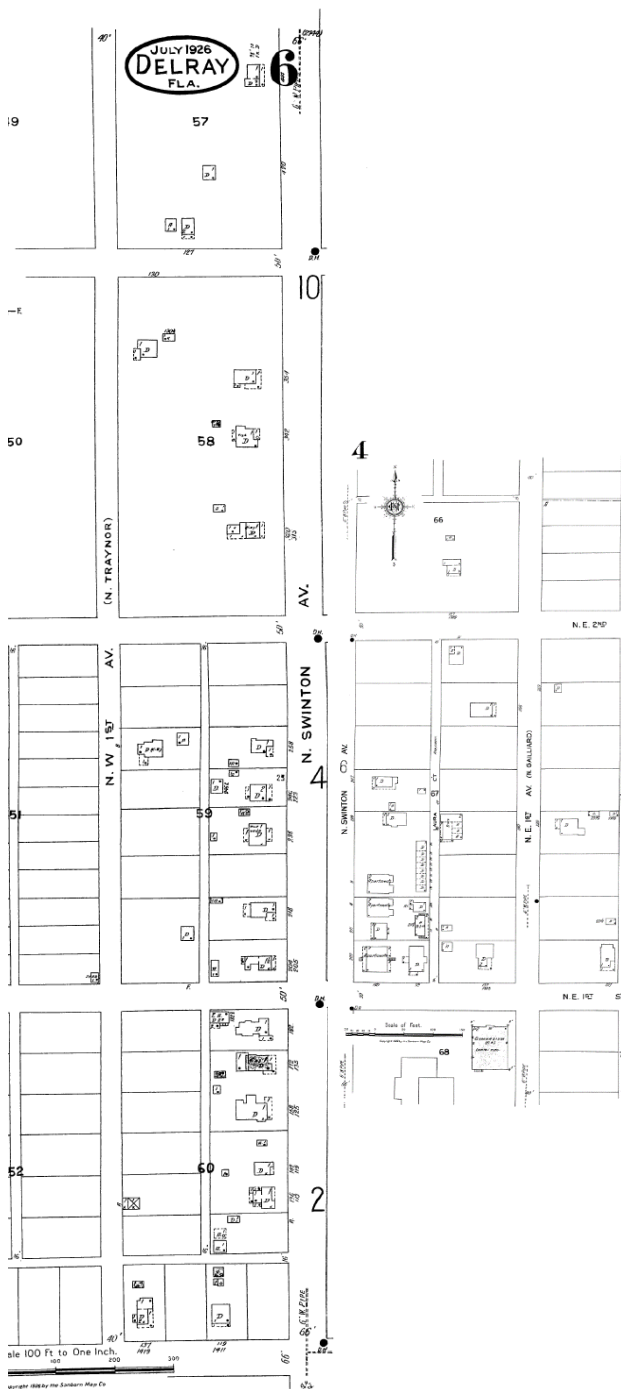


Figure 3: North Swinton Ave, 1926. Additional houses were constructed in the four years since the publication of the previous map, including several apartment buildings north of NE 1st St. None of the multifamily buildings are extant. (Source: *Delray, Palm Beach County, Florida*, New York: Sanborn Map Co., 1926, Sheets 4 and 6).

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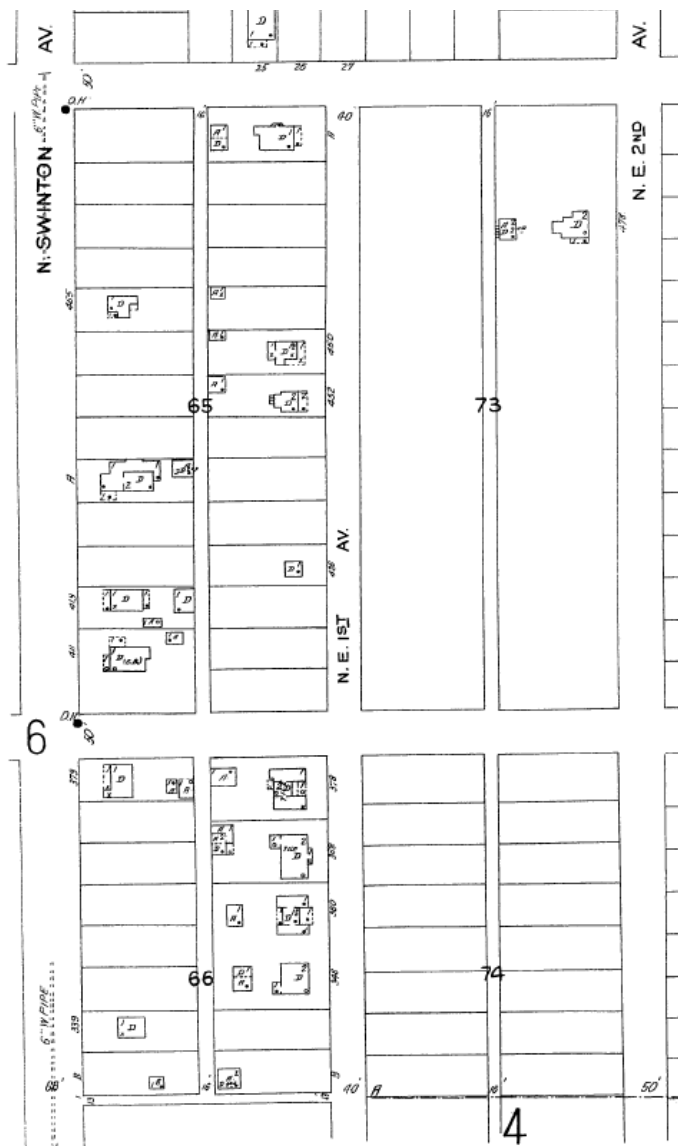


Figure 4: East Side of North Swinton Ave., 1926. The four large residences along NE 1st Ave at the bottom of the image constitute Banker's Row. (Source: *Delray, Palm Beach County, Florida*, New York: Sanborn Map Co., 1926, Sheet 10.)

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OLD SCHOOL SQUARE HISTORIC DISTRICT
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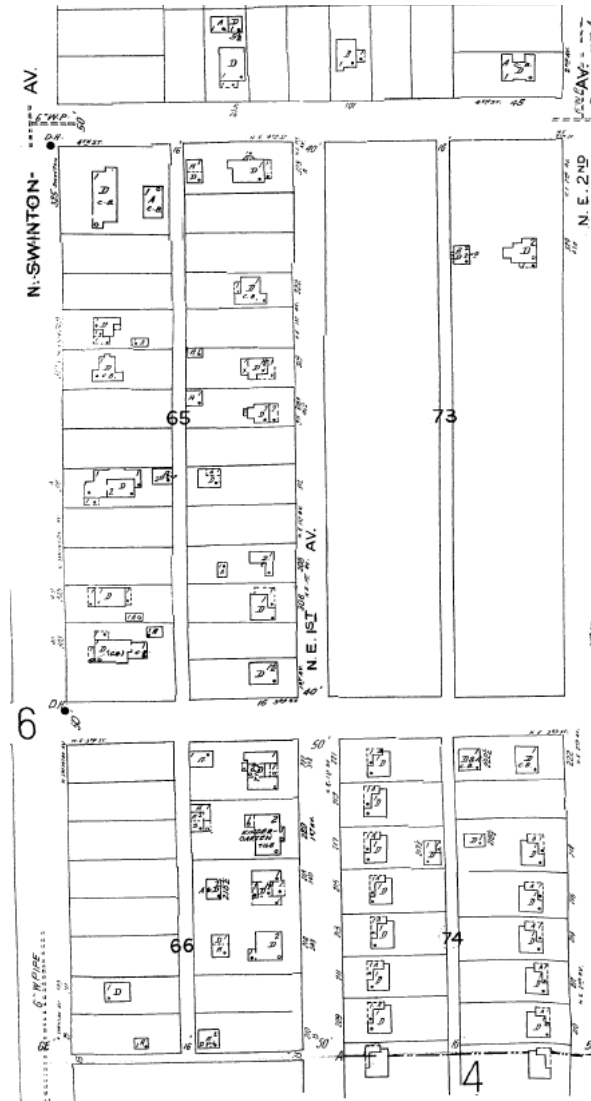


Figure 5: NE 1st Ave, 1949. The large group of small, Minimal Traditional or FHA houses at the lower right, across from Banker's Row, date to 1938. Of the approximately 19 residences built within the block (7 not visible on this sheet), 11 remain along NE 1st Ave. The residences along NE 2nd Ave were demolished for a mixed use development. (Source: *Delray, Palm Beach County, Florida*, New York: Sanborn Map Co., 1949, Sheet 10.)

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PALM BEACH COUNTY, FLORIDA
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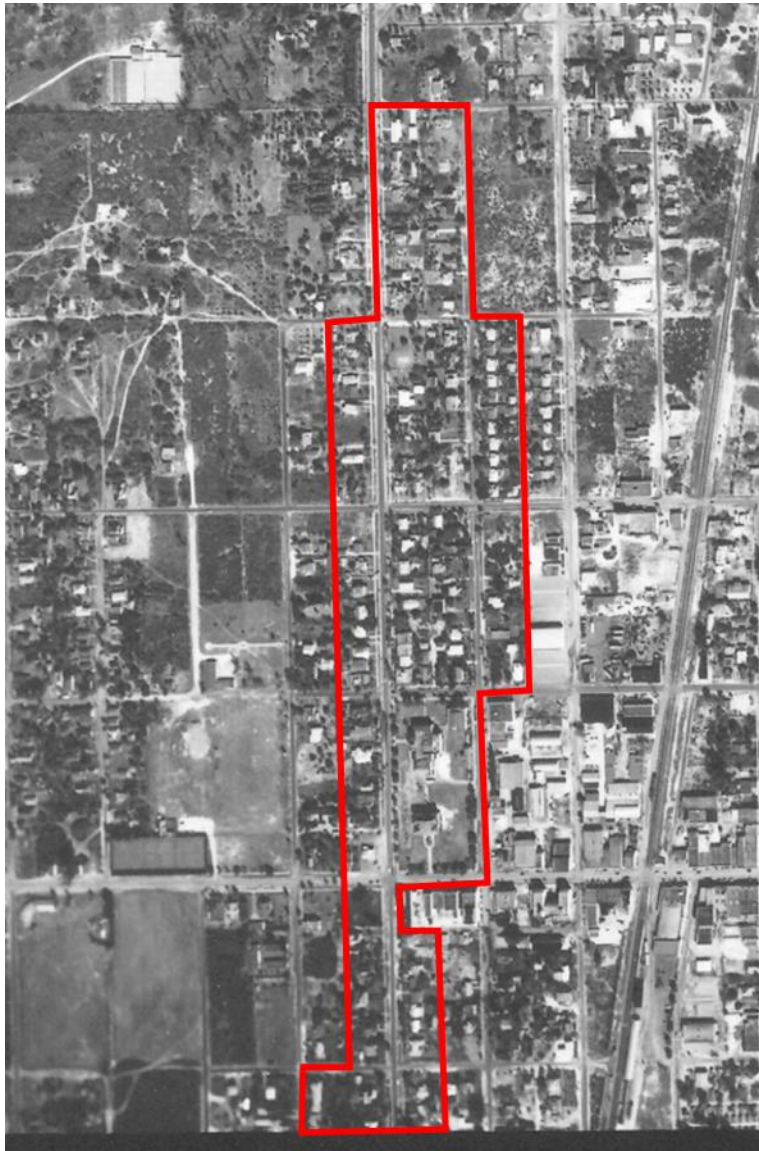


Figure 6: Aerial view of the Old School Square Historic District in 1953. The area still retains some of the quality of its location at the edge of Delray Beach. On the left edge of the photo is the African-American neighborhood that corresponds to the West Settlers Historic District. Agricultural fields are located to the northwest and southwest of the district. An approximation of the district boundary is in red; the southern half-block is just outside the frame of this image. (Source: Tile 72, Aerial photographs of Palm Beach County - Flight 1L (1953) URL: <http://ufdc.ufl.edu/UF00071775/00007> Site: University of Florida Digital Collections)

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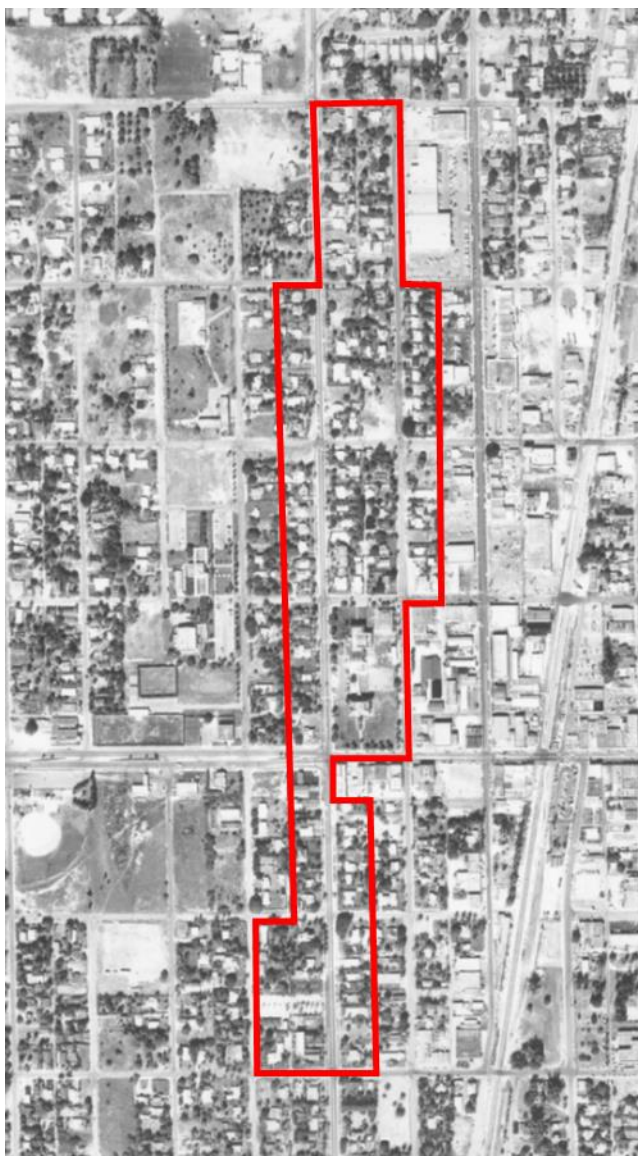


Figure 7: 1968 Aerial Photo, Old School Square Historic District. The neighborhood is no longer on the edge of the city. Instead, it is now in the center of the community as development transformed the areas to the west into new suburban housing. An approximate boundary is in red. (Source: Tile 68, Aerial photographs of Palm Beach County - Flight 4KK (1968); URL: <http://ufdc.ufl.edu/UF00071775/00020>; Site: University of Florida Digital Collections)

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PALM BEACH COUNTY, FLORIDA
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PALM BEACH COUNTY, FLORIDA
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OLD SCHOOL SQUARE HISTORIC DISTRICT
PALM BEACH COUNTY, FLORIDA
GEOGRAPHICAL DATA

Verbal Boundary Description

The Old School Square Historic District is an approximately 12 block residential neighborhood located in the city of Delray Beach, Palm Beach County, Florida. The district comprises around 46 acres.

The boundary is as follows: beginning at the intersection of Lake Ida Road and NW 1st Ave, heading east to the intersection of NE 4th St and NE 1st Ave, south along NE 1st Ave to NE 3rd St., east to the alley between NE 1st Ave and NE 2nd Ave, south along the alley to NE 1st St, west along NE 1st St to NE 1st Ave, south along NE 1st Ave to E Atlantic Ave, west along E Atlantic Ave to S Swinton Ave, south to the northern boundary of 11 S Swinton Ave, along the north and rear boundaries of 11 S Swinton, along the rear boundaries of the properties fronting S Swinton Ave until SE 1st St, east to SE 1st Ave, south to the alley south of SE 1st St, west to the alley between S Swinton and SE 1st Ave, south to SE 2nd St, west to SW 1st Ave, north to SW 1st St, east to the alley between SW 1st Ave and S Swinton Ave, north along a line consisting of the alley between SW 1st Ave and S Swinton Ave for four blocks until intersecting NW 3rd St, east to N Swinton Ave, and north along N Swinton Ave to the beginning.

The boundaries of the historic district are shown as a dashed line on the accompanying map.

Boundary Justification

The boundary represents the extent of historic buildings built within the 1898-1960 period of significance in the Old School Square Historic District. Buildings shown outside the boundary line were constructed after 1960 or may have been constructed within the period of significance but were severely altered. Other properties were vacant land.

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PALM BEACH COUNTY, FLORIDA
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LIST OF RESOURCES

Contributing Resources

1. Streetscape, South Swinton Avenue
2. Old School Square Historic District, Delray Beach (Palm Beach County), Florida
3. Ruben Acosta
4. June 15, 2017
5. Florida Bureau of Historic Preservation
6. Streetscape along Swinton Avenue showing 18, 25, 27, and 35 South Swinton Avenue, Looking Southeast
7. Photo 1 of 43

Items 2-5 are the same for the following photographs unless otherwise indicated.

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6. View of 23-31 South Swinton Avenue, Looking Southeast
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1. Streetscape, 31 and 35 South Swinton Avenue
6. Main (West) Facades, Looking Southeast
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- 1. Delray Beach Elementary School, 51A East Atlantic Avenue
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- 1. Florida Historical Marker for the Cason Cottage
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Old School Square Historic District

Delray Beach,
Palm Beach County
Florida 33444


Roughly bounded by:

N: Lake Ida Rd./NE 4th St.
E: NE 1st Ave.
S: SE 2nd St.
W: SW 1st Ave./N Swinton Ave.

USGS Quad: Delray Beach, FL

Datum: WGS84

Legend

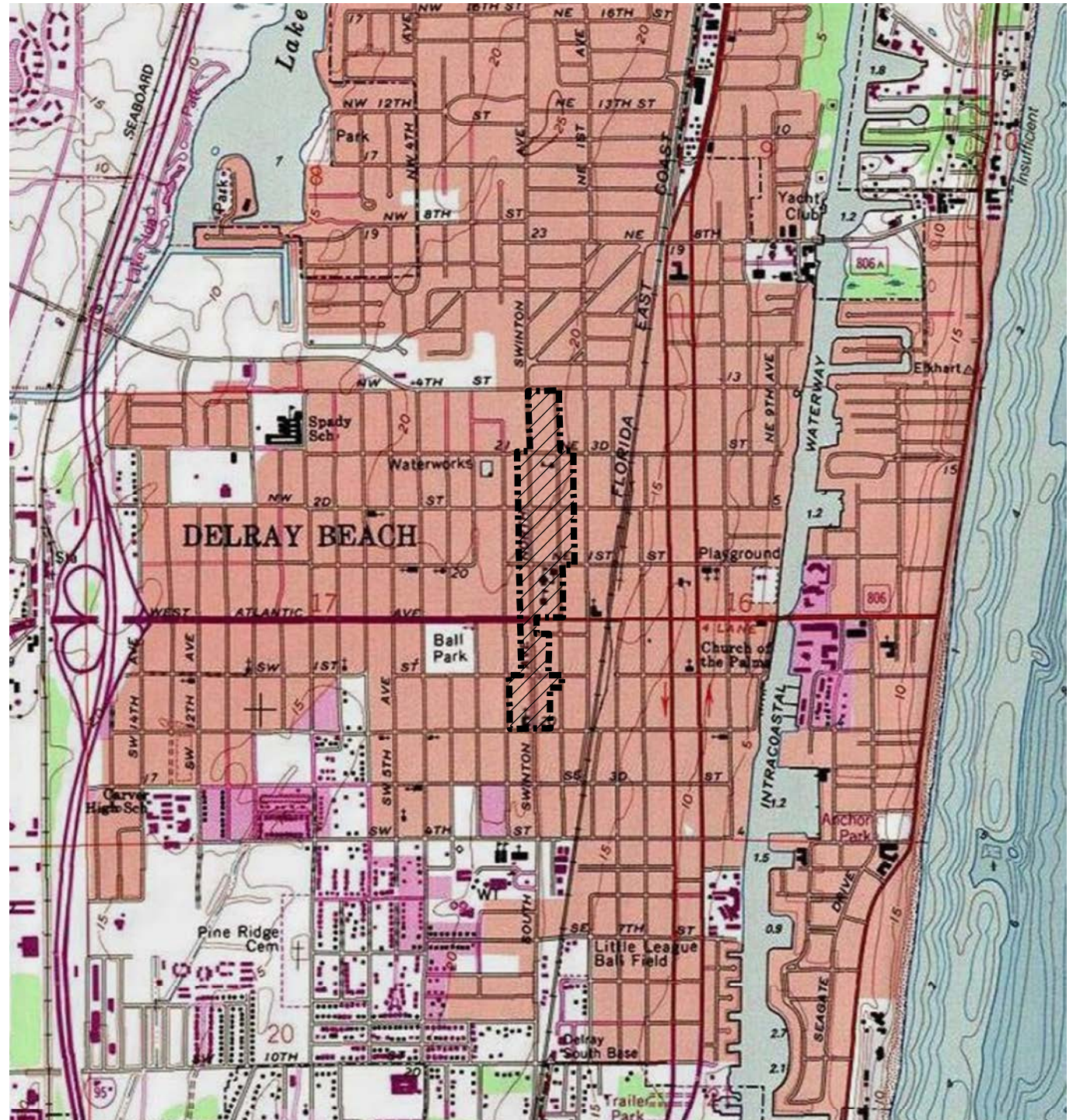
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Date: 12/18/2017

1:24,000

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

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Old School Square Historic District

Delray Beach,
Palm Beach County
Florida 33444

Roughly bounded by:

N: Lake Ida Rd./NE 4th St.

E: NE 1st Ave.

S: SE 2nd St.

W: SW 1st Ave./N Swinton Ave.

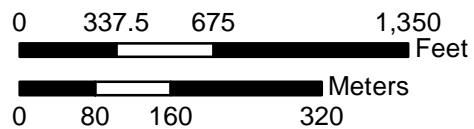
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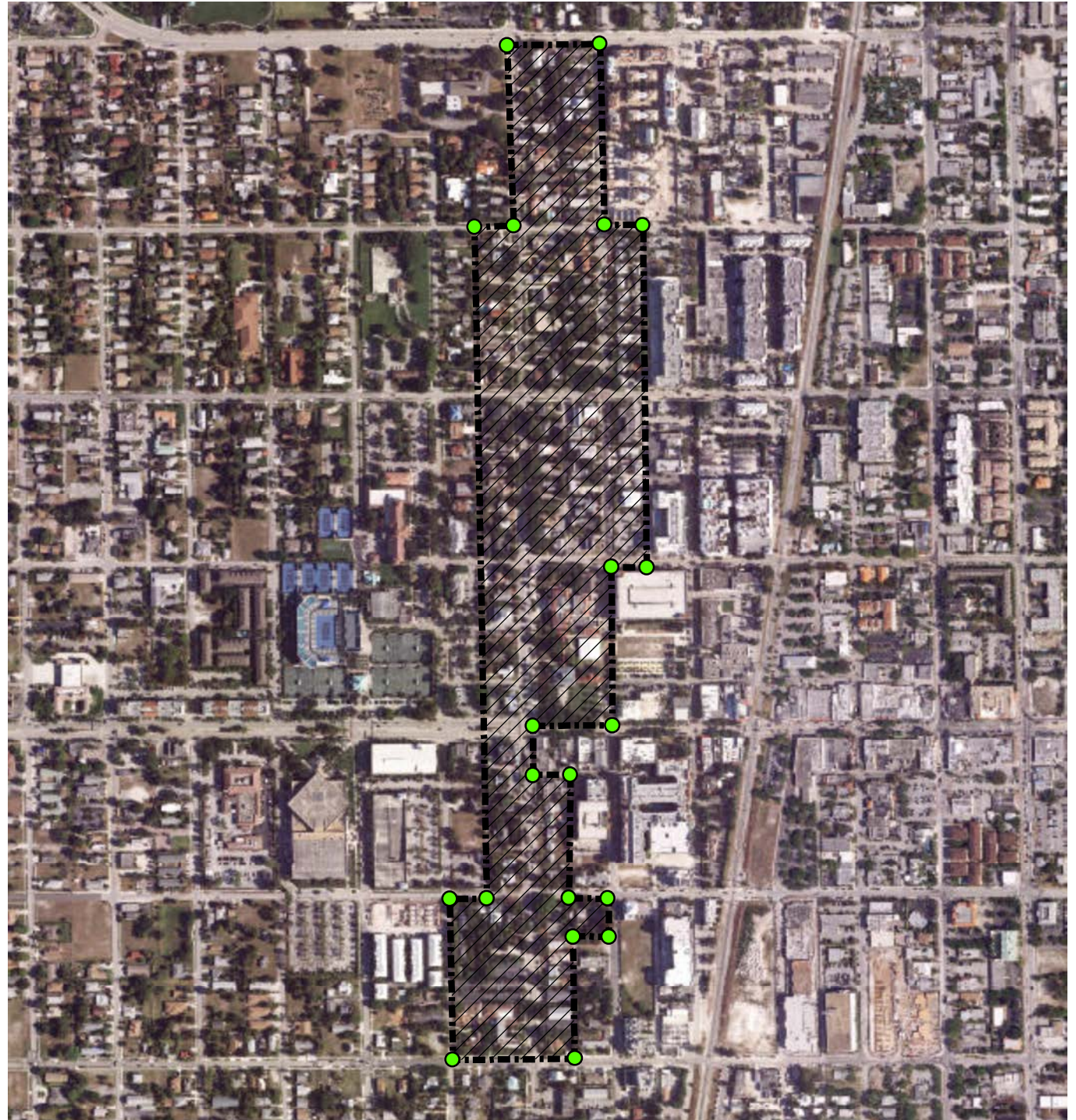
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Source: Esri, DigitalGlobe, GeoEye,
Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AEX, Getmapping,
Aerogrid, IGN, IGP, swisstopo, and
the GIS User Community




Old School Square Historic District

Lat/Long Coordinates:

A: 26.469114, -80.073340
B: 26.469128, -80.072209
C: 26.467152, -80.072153
D: 26.467149, -80.071685
E: 26.463408, -80.071638
F: 26.463417, -80.072070
G: 26.461683, -80.072058
H: 26.461678, -80.073026
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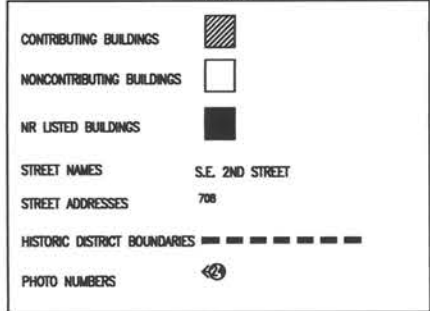
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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community





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SCHOOL OF
CREATIVE ARTS

51

CREST
THEATRE



102



SPACE OF MIND

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CASON COTTAGE

In 1899 the Tasker family purchased this block and built a house on the southwest corner. Phoebe A. Verrill bought the house in 1909 and sold it to the Cason family in 1921. The Casons converted the house into apartments and c. 1924 built a second modest frame vernacular house on the block's east corner, known today as Cason Cottage. Although modest, the cottage exhibits the excellent craftsmanship and details typical of many early Delray Beach homes. The Cason family played a major role in the development of South Florida. The Rev. J.R. Cason, who moved to Florida in 1905, was a founder of the first Florida orphanage at Enterprise in Volusia County. He was a community leader, serving as a municipal judge and Chairman of the Palm Beach County Board of Public Instruction. Cason United Methodist Church, located at 342 North Swinton Avenue, is named in his honor. Since 1989, the Delray Beach Historical Society has operated Cason Cottage as a house museum to help interpret the history of Delray Beach from 1915-1935.

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1900-1910



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Memo to File

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Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Old School Square Historic District

Multiple Name: _____

State & County: FLORIDA, Palm Beach

Date Received:
1/5/2018

Date of Pending List:
1/29/2018

Date of 16th Day:
2/13/2018

Date of 45th Day:
3/14/2018

Date of Weekly List:

Reference number: SG100002095

Nominator: State

Reason For Review:

☒ Appeal

☐ SHPO Request

☐ Waiver

☐ Resubmission

☐ Other

☐ PDIL

☐ Landscape

☐ National

☐ Mobile Resource

☐ TCP

☐ CLG

☐ Text/Data Issue

☐ Photo

☐ Map/Boundary

☐ Period

☐ Less than 50 years

☒ Accept

☐ Return

☐ Reject

3/14/2018 Date

Abstract/Summary
Comments:

Extended comment period

Nomination adequately supports significance under criterion A, under Community Planning and Development. District retains significance under Criterion C based on the previously-listed Delray school complex. The justification for significance of the domestic architecture is not strong.

Recommendation/
Criteria

Accept / A & C

Reviewer Paul Loether

Discipline Keeper and Chief, NR/NHL

Telephone _____

Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

CITY OF DELRAY BEACH



100 N.W 1st AVENUE

DELRAY BEACH, FLORIDA 33444

561/243-7000

November 27, 2017

Ruben A. Acosta
Survey & Registration Supervisor
Division of Historical Resources
Florida Department of State
500 South Bronough Street
Tallahassee, FL 32399
904-651-1000

2017 DEC -5 A 11:09



RE: Old School Square Historic District - Nomination for Listing in the National Register of Historic Places

Dear Mr. Acosta:

As of its July 15th, 2015 meeting, the City of Delray Beach Historic Preservation Board (HPB) unanimously approved the nomination for the designation of the Old School Square Historic District to the National Register of Historic Places (NRHP).

We provided your office with written confirmation of the HPB's action on July 17, 2015, and we are writing this letter to again confirm such action. A copy of the July 17, 2015 letter is included with this correspondence.

If you have any questions, please contact me via email at hoylandm@mydelraybeach.com or phone at (561) 243-7040, ext. 6221.

Sincerely,

A handwritten signature in blue ink that reads "Michelle Hoyland".

Michelle Hoyland
Principal Planner
Historic Preservation

Enclosures

cc: Project File #2015-209-DES

CITY OF DELRAY BEACH



100 N.W 1st AVENUE

DELRAY BEACH, FLORIDA 33444

561/243-7000



July 17, 2015

Desiree Estabrook, M.H.P.
Division of Historical Resources
Florida Department of State
500 South Bronough Street
Tallahassee, Florida 32399

2017 DEC -5 A 11:09
HISTORIC PRESERVATION

Dear Ms. Estabrook,

As of its July 15th, 2015 meeting the Historic Preservation Board of Delray Beach unanimously approved the nomination for the designation of the Old School Square Historic District to the National Register Historic of Historic Places (NRHP). Please submit these meeting results to the Florida Review Board and the National Register Office for inclusion with nomination. The formal meeting minutes will be sent to you upon availability.

Sincerely,

Amy E. Alvarez, AICP
Senior Planner

Cc:

Lynn Van Duyne- City of Delray Beach, Historic Preservation Consultant
Ellen J. Uguccioni- Consultant, Delray Beach Preservation Trust
JoAnn Peart- President of Delray Beach Preservation Trust
Caroline Patton- member of Delray Beach Preservation Trust
Roger Cope- member of Delray Beach Preservation Trust



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

November 28, 2017

Ruben A. Acosta
Survey & Registration Supervisor
Bureau of Historic Preservation - Florida Division of Historical Resources
R.A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399

RE: Old School Square Historic District – National Register of Historic Places Designation

Dear Mr. Acosta:

Please accept this letter of support on behalf of the Delray Beach Community Redevelopment Agency ("CRA") for the designation of the Old School Square Historic District ("Historic District") into the National Register of Historic Places.

The Historic District was listed in the Local Register in 1988. The inventory of historic architecture ranges from Frame and Masonry Vernacular and Bungalow to Mission and Mediterranean Revival styles. The City of Delray Beach established the Old School Square Historic Arts District as a zoning district within the City to encourage the restoration or preservation of the historic structures within the Historic District, and to maintain and enhance the historic and pedestrian scale of the Historic District. As part of the preservation of the buildings in the Historic District, the City and CRA's goals were to stimulate greater awareness and pride in the City's architectural heritage, create an atmosphere and feeling of the "Old Delray Beach", improve the environmental quality and overall livability within the Historic District, stabilize and increase property values within the Historic District and, most importantly, allow uses which promote preservation and adaptive reuse of all structures within the Historic District.

It is the CRA's understanding that the basic purposes for listing a property in the National Register are as follows:

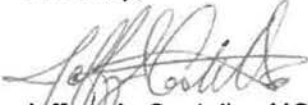
1. To provide official recognition of the property's historic significance and encourage consideration of its historic value in future development planning. The National Register recognizes the significance of a property to the community, state, and/or nation;
2. To provide the property limited protection from any Federally Funded, licensed, or assisted projects that might adversely affect the historic property; and,
3. To make the property eligible for Federal financial incentive for historic preservation. National Register listing allows the owners of income-producing properties certain federal tax incentives for substantial rehabilitation according to standards set by the Department of Interior.

If granted, it is the CRA's understanding that the historic designation will not prevent the alteration, modification, and/or adaptive reuse of the historic properties in a manner that would be consistent with the intent behind the establishment of the Old School Square Historic District, as stated above. Thus, the CRA, as a City created public agency responsible for the redevelopment of properties within the Old School Square Historic District, supports the application for nomination of the Old School Square Historic District to the National Register of Historic Places through the Division of Historical Resources,

Florida Department of State, and respectfully requests this application will be given every favorable consideration in the review of the nomination.

If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,



Jeffrey A. Costello, AICP, FRA-RA
Executive Director, Delray Beach CRA

cc: Annette Gray, Chair, Delray Beach CRA
Members of the Delray Beach CRA Board of Commissioners
Mayor Cary Glickstein
Members of the City Commission
Mark Lauzier, City Manager, City of Delray Beach

Acosta, Ruben A.

From: Steven Michael <smichael@hudsonholdings.com>
Sent: Wednesday, November 22, 2017 5:04 PM
To: Acosta, Ruben A.
Cc: joannpeart@comcast.net; chempstead0853@aol.com
Subject: National Historic District Application
Attachments: 171103_Midtown_Historic_DemoAndProposedSitePlan.pdf

Dear Ruben,

I want to express my support for the application made for the Delray Beach OSHAD District to a national Historic district. I am expressing my support as long as it includes our proposed modifications to existing contributing structures on block 61, 69, and 70. These modifications include removing all the non-historic elements that were added to the structures over the years. We will also be shifting slightly building A and Building B within the same block. All finished floor elevations will be maintained as they are. As part of the complete restoration of Buildings, A, B, C, E, F, and G, the foundations will be rebuilt and the structures will be temporarily moved as shown on the diagram, to the east side of the block during preparation and underground construction. Building D will be moved to Block Sundry, as it was relocated from another location in the past. On block 70, all structures will be demolished, as they have been deemed structurally unsound and cannot be rehabilitated. Building H will be reconstructed exactly as it was on Block Sundry. On block 69, building Z will be demolished.

I have included a historic relocation and renovation plan. I have spent time working with both JoAnn and Carolyn as well as other historic preservation members to get to this plan. We have worked together and put much time and effort into this. We have both found some middle ground that will in my opinion result in a wonderful historic redevelopment and infill project which will help protect and preserve this important historic site and stimulate further preservation in the district as well as beyond.

I would like to express my support with this plan as part of the application both to you and the board if you find it helpful.

All the best.

Steve

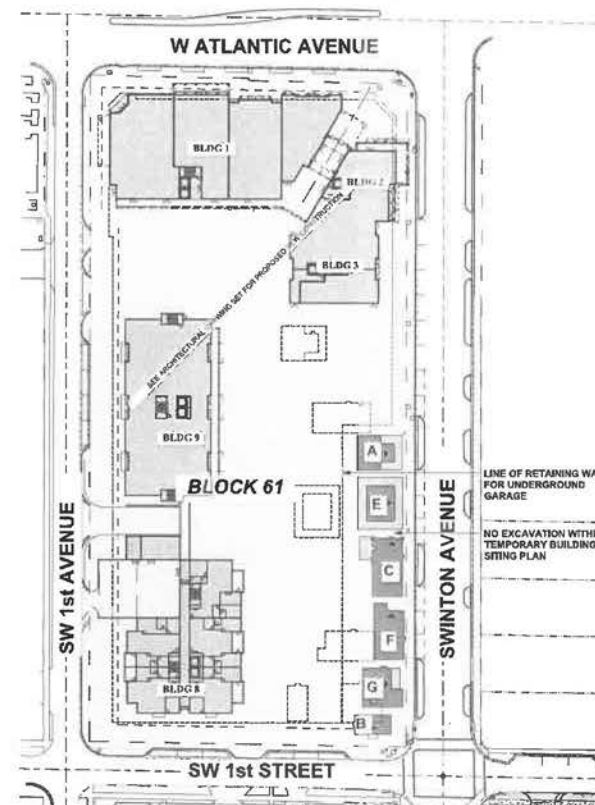
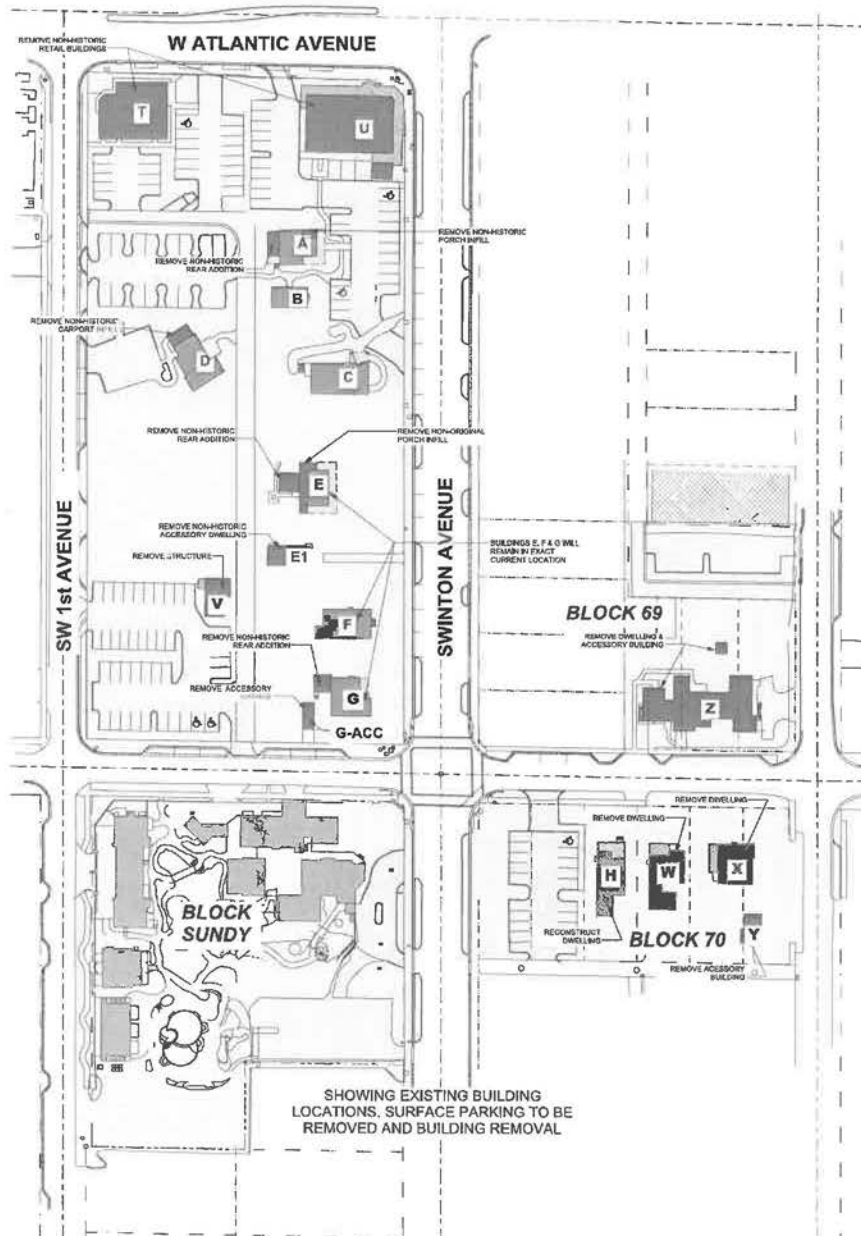
Steven Michael
Managing Director

Hudson Holdings, LLC
20 South Swinton Avenue
Delray Beach, FL 33444
[Click for Map](#)

O: 561-768-7621 | C: 561-594-0799 | F: 561-266-3413
Email: SMichael@HudsonHoldings.com | Web: www.HudsonHoldings.com



The preceding e-mail message (including any attachments) contains information that may be confidential, may be protected by the attorney-client or other applicable privileges, or may constitute non-public information. It is intended to be conveyed only to the designated recipient(s) named above. If you are not an intended recipient of this message, please notify Hudson Holdings, LLC at 561-768-7621 and then delete all copies of it from your computer system. Any use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful. If this message was misdirected, Hudson Holdings, LLC its subsidiaries and affiliates do not waive any confidentiality or privilege.

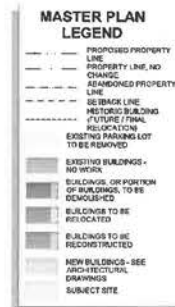


**SEE CIVIL, ARCHITECTURAL &
LANDSCAPE DRAWING SETS FOR
PROPOSED NEW CONSTRUCTION**

TEMPORARY HISTORIC BUILDING SITING PLAN

BUILDING RELOCATIONS AND DEMOLITIONS ARE
LOCATED UNDER SEPARATE APPROVALS.
FILE NUMBERS ARE LOCATED BELOW:

CONDITIONAL USE - 2016-102
RELOCATION OF BUILDING "D" - 2016-072
RELOCATION OF BUILDING "G" - 2016-061
RELOCATION/RECONSTRUCTION OF BUILDING "H" - 2016-057
DEMOLITION OF BUILDING "I" - 2016-065
DEMOLITION OF BUILDING "J" - 2016-068
DEMOLITION OF BUILDING "K" - 2016-058
DEMOLITION OF BUILDING "L" - 2016-062
DEMOLITION OF BUILDING "M" - 2016-066
DEMOLITION OF BUILDING "N" - 2016-067
DEMOLITION OF BUILDING "O" - 2016-059



REG
-ARCHITECTS
-INTERIORS
-PLANNERS
INCORPORATED

Swinton
Commons

Old School Square Historic
District, Delray Beach, Florida

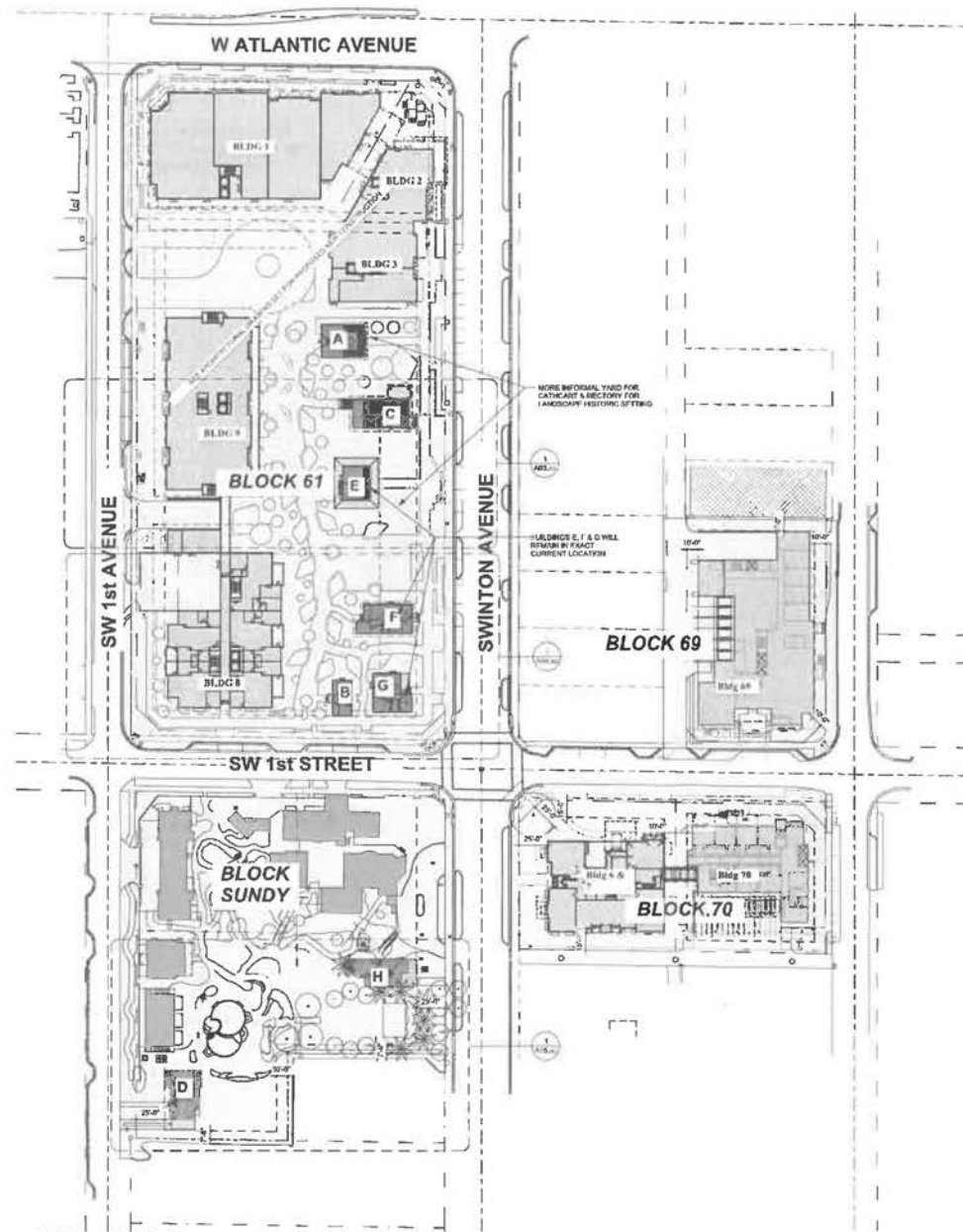
NO.	DATE	DESCRIPTION
2	05-22-17	Revision 3
4	10-06-17	Per City Comments
5	11-03-17	Revision 5

DATE	12/20/2016
DISSECTOR	SA/REG
DRAWN	DE/RM
CHECKED	DE/REG
REG #	15039

PRODUCING THE FINEST QUALITY
SPECIALTY CIGARS AND TOBACCO PRODUCTS
FOR OVER 100 YEARS. WE HAVE THE KNOWLEDGE AND THE
PASSION TO MAKE THE PERFECT CIGAR. THAT'S WHY
WE'VE BEEN A LEADER IN THE CIGAR INDUSTRY FOR
OVER 100 YEARS. WE'VE BEEN A LEADER IN THE CIGAR
INDUSTRY FOR OVER 100 YEARS. WE'VE BEEN A LEADER
IN THE CIGAR INDUSTRY FOR OVER 100 YEARS.

Site Bldg.
Demo-Relocat.-Reconst.

Plan
Site Plan Review
A01.sp



- MASTER PLAN
LEGEND**
- PROPOSED PROPERTY LINE
 - PROPERTY LINE, N.Y. CHANGE
 - REMOVED PROPERTY LINE
 - SETBACK LINE
 - HISTORIC BUILDING FUTURE (FINAL) BUILDING
 - EXISTING PARKING LOT TO BE REMOVED
 - EXISTING PAVEMENT - NOTING
 - BUILDINGS, OR PORTION OF BUILDINGS, TO BE DEMOLISHED
 - BUILDINGS TO BE RELOCATED
 - BUILDINGS TO BE RECONSTRUCTED
 - NEW BUILDINGS - SEE ARCHITECTURAL DRAWINGS
 - SUBJECT SITE

SEE CIVIL, ARCHITECTURAL & LANDSCAPE DRAWING SETS FOR PROPOSED NEW CONSTRUCTION

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, AIA
PRESIDENT AE-99/41/2
180 CLEMATIS STREET
WEST PALM BEACH
FLORIDA 33401
PH: (561) 649-2352
FAX: (561) 659-5546
www.reg-arch.com
CORPORATION NUMBER
AA-0007467

Swinton
Commons

Old School Square Historic
District, Delray Beach, Florida

NO.	DATE	DESCRIPTION
1	03-27-17	Revision 1
4	10-06-17	Plan City Comments
5	11-03-17	Revision 5

DATE	12/29/2014
DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
REVIEW	15039

APPROVED FOR THE CITY OF DELRAY BEACH
CITY ENGINEER
DATE: 12/29/2014
BY: [Signature]
TITLE: [Title]
PROJECT: [Project Name]
SHEET: [Sheet Number] OF [Total Sheets]

Prop. Hist.
Relocation &
Reconst. Plan
Site Plan Review
A02.sp

00-Site - Relocation &
Reconstruction
1" = 50'-0"

Acosta, Ruben A.

From: JoAnn Peart <joannpeart@comcast.net>
Sent: Friday, November 24, 2017 4:20 PM
To: Acosta, Ruben A.; 'Cary Glickstein'; 'James Chard'; ': Shirley Johnson'; 'Mitch Katz'; 'Commissioner Petrolia'; 'Chair'; 'David Harden'; pricepatton@aol.com; asdesign@bellsouth.net; myob326@gmail.com; 'Bill Bathurst'
Cc: myob326@gmail.com; editor@thecoastalstar.com; lramadan@pbpost.com
Subject: From: JoAnn Peart, President, Delray Beach Historic

From: JoAnn Peart, President, Delray Beach Historic Preservation Trust
To: Ruben Acosta, Survey and Registration Supervisor, Division of Historic Resources
re: letter from Steven Michael, Managing Director, Hudson Holdings, Ltd.

Dear Mr. Acosta:

Although we appreciate the time and efforts of Mr. Michael, there remain aspects of the plan he sent you for the historic district that a majority of our board has voted are unacceptable in a locally designated historic district that has been ruled eligible for The National Register: Old School Square Historic Arts District.

To wit: buildings we feel are too big and are out of scale according to our LDRs and the Secretary of the Interior Standards. Specifically, these buildings are the one on Atlantic Avenue and the one that is directly across Swinton Ave. from the Sunday House. We endeavored to get him to reduce the sizes, but were unsuccessful.

We do greatly appreciate that in working with him, he has moved (in the plan) all of the historic structures but one back to their original sites on the east part of Swinton. In addition, he removed an entire new building from Swinton to facilitate this.

We feel we are close to resolving these issues but at this time, as Hudson Holdings has submitted the plans to the City for approval by the Preservation Board, the final decision is in the hands of government officials.

Meanwhile, we look forward to seeing you and The National Register Review Board on November 30 for the vote on putting OSSHAD on the National Register.

Sincerely,

JoAnn Peart
Cc: Steven Michael
Delray City Commission
Delray Historic Preservation Board
Local Media

Sent from my iPad

November
28 ~~December~~, 2017
William Glenn Mize
126 SW 2nd Ave
Delray Beach, FL 33444

Mr. Ruben Acosta
Division of Historic Resources
Tallahassee, FL

Dear Mr. Acosta,

I live within 500 feet of Old School Historic District in Delray Beach. My family came to Delray in 1925. And i still live in the house my Grandfather (a carpenter) built in 1937, 126 Southwest Second Avenue.

I am very much in favor of the Old School Square Historic Arts District becoming a National District. This will be a Great Feather in Delray's cap.

Thank you for your attention to this matter.

W. G. Mize
William Glenn Mize
MGySgt. USMC(Retired)



Acosta, Ruben A.

From: Joy Howell <joy@cambridgestrategicpartners.com>
Sent: Wednesday, November 29, 2017 4:44 PM
To: Acosta, Ruben A.
Subject: Fwd: Delray OSSHAD National Register Designation

Joy Howell, MBA, MPA
202-302-5932 cell

Begin forwarded message:

From: Joy Howell <joy@cambridgestrategicpartners.com>
Date: November 29, 2017 at 12:43:49 PM EST
To: "ruben.acosta@myflorida.com" <ruben.acosta@myflorida.com>
Cc: Joy Howell <chicbeachvilla@gmail.com>
Subject: Delray OSSHAD National Register Designation

Dear Mr. Acosta:

I know you are considering the application for Delray's OSSHAD to be included on the National Register. I write in support of that application.

The Trust has raised money and hired legal counsel to move this application along to your attention. I hope you can see why this district should receive national recognition for its important historical contribution to our town. It has a number of structures that have played a role in Delray's heritage and have made our town much richer as a place to work and live and as a tourist destination. We appreciate that some developers have plans in process for parts of this area, but they purchased the property knowing it was in our local historic district and hoping they could change it. They had fair notice of the designation of the property prior to their purchase and any development should be consistent with that and respectful of it. It should also comply with the Secretary of Interior standards and our LDRs. In any case, we hope you will add the OSSHAD area to the National Register.

Sincerely,

Joy Howell

1 NW 25th Street
Delray Beach, FL
33444

Joy Howell, MBA, MPA
202-302-5932 cell

Acosta, Ruben A.

From: Kelly Barrette <kellybarrette@rocketmail.com>
Sent: Wednesday, November 29, 2017 2:43 PM
To: Acosta, Ruben A.
Subject: Old School Square Historic Arts District Nomination

Dear Mr. Acosta,

I am writing in support of the nomination of Old School Square Historic Arts District (OSSHAD) to the National Register. OSSHAD is one of the oldest historic districts in Delray Beach and is well-deserving of this honor.

At the behest of the city, The Delray Beach Preservation Trust pursued OSSHAD's designation to the National Register for approximately three years. The nomination was written up in The Sun Sentinel in February 2016 and Delray's mayor was quoted:

"The nomination is important and supports the city's renewed interest in historic preservation," said Mayor Cary Glickstein. "Preservation-minded communities like Charleston, Santa Barbara, Savannah, and Miami Beach are among the country's most desirable places to live, work and vacation precisely because they have protected their unique architectural heritage." <http://www.sun-sentinel.com/local/palm-beach/delray-beach/fl-delray-district-national-designation-20160223-story.html>

The Trust has waited a long time for tomorrow's date. We hope you will support the nomination of Old School Square Historic Arts District to the National Register and further Delray's goal of becoming a "preservation-minded community". Thank you.

Sincerely,
Kelly Barrette
1201 Seaspray Avenue
Delray Beach, FL 33483

Benita Goldstein
137 North Swinton Avenue
Delray Beach, FL 33444

October 25, 2017

Mr. Ruben A. Acosta
Survey & Registration Supervisor
Bureau of Historic Preservation
R.A. Gray Building
500 South Borough Street
Tallahassee, FL 32399

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2017 NOV -2, P 1:56

Dear Mr. Acosta,

Thank you so much for your letter regarding my property in Old School Square in Delray Beach, FL, a historic district that has been nominated for listing in the National Register of Historic Places.

It is obviously a prestigious honor to be included in the Register. While it may enhance property values, for me it safeguards and protects this very special section of our town from the whims of politicians as we never know what they will do. It is apparent that having a higher authority to account state that being the State, will give us additional recourse for issues which arise.

Many residents like myself take pride in the fact that this district has rules and have even been relieved to go through our local historic preservation board when doing even minor repairs. People like myself have set precedent in doing the right thing for a special district and want its sanctity to remain in place.

As more developers seize on south Florida, the thought of losing our history is worrisome. Many of these people fund the politicians to get the "right" mindset in office. We the people have the true mindset and the caring of our town first and foremost.

I hope you'll proceed with honoring Old School Square with this designation.

Respectfully


Benita Goldstein



RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2017 JUL 20 A 11: 53

Robert G. Currie, FAIA
Jess M. Sowards, AIA, LEED AP
José N. Aguila, AIA, LEED AP

July 14, 2017

Mr. Ruben A. Acosta
Survey & Registration Supervisor
Bureau of Historic Preservation
R.A. Gray Building
500 S. Bronough Street
Tallahassee, FL 32399-0250

Dear Mr. Acosta,

I am in receipt of your Registration of Historic Places in the Old School Square District. My property is 134 NE 1st Avenue, Delray Beach, FL 33444. I have no objection to this historical registration; however, I note that my property is listed as residential. This property is in fact used and zoned for an office use. Please make note of this if this effort moves forward.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Currie", with a vertical line drawn through the first letter "R".

Robert Currie, FAIA

To whom it may concern

I have received your letter of 9/9 2017 regarding my property, 119 S. Swinton Ave. Delray Beach 33444.

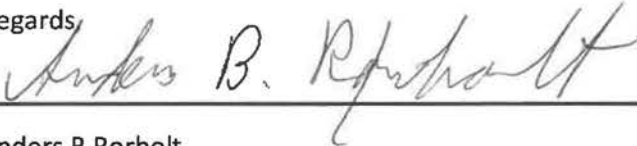
I have read through the attached National Register of Historic Places, Criteria for Listing and do not see that my building fulfills any of the 4 criteria listed. Nor do I see that any of the criteria considerations apply to my property.

119 Swinton is not unique. There are several houses located for instance on 3rd and 4th Ave. between SE 4th St and SE 10th St that are better representatives of the period.

I also hold that the stretch of historic buildings on S. Swinton Ave. between Atlantic Ave. and SE 2nd street does not present a contiguous area of historic buildings and that the area does not create a historic atmosphere. I say that as I sit in front of my house and look across the street at the church parking lot, and the rather ugly valet parking lot at the Sundy House, none of which will be changed with this proposal. The same goes for the former half-way house to my north separating my property from yet another Sundy House valet parking lot.


Given above reasons I ask that 119 S. Swinton Ave. not to be considered for inclusion in the Old School Square Historic District nomination for listing in the National Register of Historic Places.

Regards,



Anders B Rorholt

Signature and seal of notary public:


11-28-17

BERYL TKACH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF182167
Expires 12/9/2018

HISTORIC PRESERVATION
2017 NOV 30 P 3:05

Anders B Rorholt
518n Aylesbury Rd
Phone: (561) 665-0556

Fax

To: Ruben A. Acosta

From: Anders Rorholt

Fax: (850) 245-6436

Pages: 2

Phone: (850) 245-6300

Date: 11/28/2017

Re: Nomination for listing in National
Register of Historic Places

cc:

Comments:

I am sending a fax of my notarized letter asking that my property NOT to be considered for the nomination of listing in the National Register of Historic Places.

This is to ensure you have ample time to read my comment before your meeting on Nov. 30.

The original notarized letter is sent with UPS overnight delivery today. UPS tracking number 1ZA4Y3110102481615

Regards,


Anders B. Rorholt

To whom it may concern

I have received your letter of 9/9 2017 regarding my property, 119 S. Swinton Ave. Delray Beach 33444.

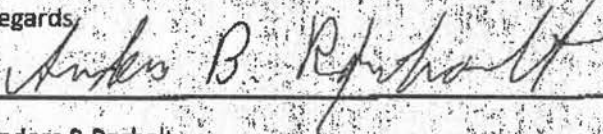
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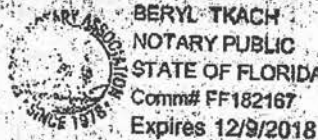
Given above reasons I ask that 119 S. Swinton Ave. not to be considered for inclusion in the Old School Square Historic District nomination for listing in the National Register of Historic Places.

Regards,



Anders B Rorholt

Signature and seal of notary public:


11-28-17

19 SOUTH SWINTON, LLC

140 N. FEDERAL HWY, SUITE 200
BOCA RATON, FL 33432

July 26, 2017

Alissa Slade-Lotane
Deputy State Historic Preservation Officer
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2017 AUG - 1 A 9:38

Re: 19 South Swinton Avenue, Delray Beach, FL 33444


Dear Alissa Slade-Lotane,

I hereby certify that the undersigned is the sole owner of the above referenced private property and hereby object to its listing in the National Register of Historic Places.

Sincerely,

19 South Swinton, LLC

By


Debra Cohen
Managing Member


State of Florida
County of Palm Beach

Before me, the undersigned authority, personally appeared Debra Cohen as Managing Member for 19 South Swinton, LLC, who is personally known to me, being first duly sworn according to law, deposes and says that she executed the foregoing statement and its true and correct.

In witness whereof, I have set my hand and affixed the seal of my office, in the County and State last aforesaid, this 26th day of July, 2017.



MARJORIE S. MARGOLIES
MY COMMISSION # FF 173625
EXPIRES: November 14, 2018
Bonded Thru Budget Notary Services


Notary Public, State of Florida

My commission expires:

Notarized Statement of Objection

I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

Apollo Florida Properties, LLC
9 NE 2nd Street
Delray Beach, FL 33444

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2017 JUL 31 P 3:17

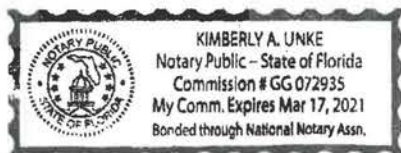
Owner:

[Signature]
By (name): William Branning
Its (title): Manager

STATE OF FLORIDA
COUNTY OF palm beach

Sworn to and subscribed before me this 26 day of July, 2017, by William Branning, who is personally known to me or who has produced _____ as identification.

(Notarial Seal)



Signature: [Signature]
Print Name: Kimberly Unke
Notary Public, State of Florida
My Commission Expires: 3-17-21

FILED
DEPT. OF
HISTORIC PRESERVATION


Notarized Statement of Objection

I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

(Place Address of Property Label Here)

John Sasko / Arkhomed LLC
317 N. Swinton Avenue
Delray Beach, FL 33444

Owner:



By (name):

Its (title):

John R. Sasko
President/owner

STATE OF FLORIDA

COUNTY OF DADE BEACH

Sworn to and subscribed before me this 20 day of July, 2017, by JOHN SASKO, who is personally known to me or who has produced FLORIDA DRIVERS LICENSE as identification.



Signature:

Print Name:

Notary Public, State of Florida

My Commission Expires:

Glenn Milspahn
10/31/2020

Notarized Statement of Objection

I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

(Place Address of Property Label Here)

2017 AUG 15 A 10:17
HISTORIC
PRESERVATION



Owner:

Body Vital LLC

By (name): Anita
Its (title): owner

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to and subscribed before me this 9 day of August, 2017, by Anita Long, who is personally known to me or who has produced as identification.

(Notarial Seal)

Signature: [Signature]
Print Name: NORMAN WRIGHT
Notary Public, State of Florida
My Commission Expires: Nov 17, 2018

Notarized Statement of Objection

I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

(Place Address of Property Label Here)

125 South Swinton Ave
Delray Beach, FL 33449

Owner:

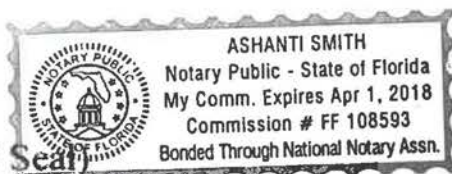


By (name): John W. Boyle
Its (title): owner

2017 NOV - 9 P 3:14
RECEIVED
BUREAU OF
HISTORIC PRESERVATION

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to and subscribed before me this 3rd day of Oct, 2017, by John W. Boyle, who is personally known to me or who has produced Maryland Driver License as identification.



(Notarial Seal)

Signature: Ashanti Smith
Print Name: Ashanti Smith
Notary Public, State of Florida
My Commission Expires: 04-01-2018

**FROM THE DESK OF
ALFRED CELCIS**

**23 S Swinton Ave
Delray Beach Florida 33444.**

Tel: 561-272-7755

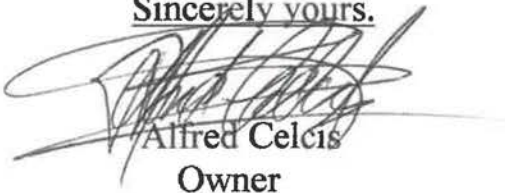
**To: Florida Department of State
c/o: Alissa Slade-Lotane
Deputy State Historic
Historic Preservation Officer**

RE: Letter Dated July 06/2017

July 17th. 2017

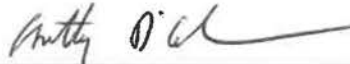
I the undersigned, certify that my name is: Alfred Celcis, the sole owner of the private property located at 23 S Swinton Ave Delray Beach Florida 33444 as mentioned on your National Register of Historic Places. That by this present, I object to the listing, do not want to have my property in question to be listed in the National Register of Historic Places. That: your kind understanding in this matter is appreciated.

Sincerely yours.


Alfred Celcis
Owner

State of Florida
County of Palm Beach

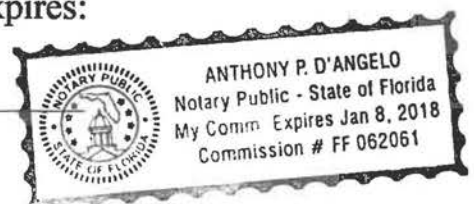
Sworn to or affirmed and signed before me on 07/17/2017 by Alfred Celcis
testify as to the truth that the above statement is correct.



Notary Public

My Commission Expires:

Type of identification produced: Valid FL D.C.



RECEIVED
STAFF OF
HISTORIC PRESERVATION
2017 JUL 24 P 1:57

Notarized Statement of Objection


Attn: Alissa Slade-Lotate as Deputy State Historic Preservation Officer.

I am the sole/partial property owner of the following described private property and hereby **object** to any nomination and listing for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

27 S. Swinton Ave, Delray Beach, FL 33444 PB10567
31 S. Swinton Ave, Delray Beach, FL 33444 PB10566
35 S. Swinton Ave, Delray Beach, FL 33444 PB10565
43 S. Swinton Ave, Delray Beach, FL 33444 PB10564

Please be advise that my properties have an approved site plan for commercial use.

Owner:



By (name): Humberto Collazo, JR
It's (title): Managing Member

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2017 AUG - 1 A 9:35

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me this 31st day of July 2017, by Humberto Collazo
_____ who is personally known to me or who has produced as identification.

Signature:

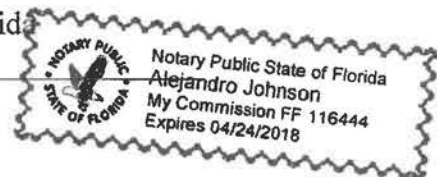
Print Name:


Alejandro Johnson

(Notarial Seal)

Notary Public, State of Florida

My Commission Expires:



Personally Known X OR Produced Identification _____

Type of Identification Produced _____

Charlotte H. Danciu, P.A.

ATTORNEYS AT LAW

CHARLOTTE H. DANCIU
MAXINE DERKATCH

202 NORTH SWINTON AVENUE • DELRAY BEACH, FLORIDA 33444
(561)-330-6700 • FAX (561)330-2446
www.adoption-surrogacy.com



October 18, 2017

Mr. Ruben A. Acosta
Division of Historical Resources
R.A. Building
500 South Bronough Street
Tallahassee, Florida 32399

Re: 202 N. Swinton Ave, Delray Beach, FL 33444

RECEIVED
DIVISION OF
HISTORIC PRESERVATION
2017 OCT 24 A 9:48

Dear Mr. Acosta,

Please note that I AFFIRM my objection to my property, located at 202 N. Swinton Ave, being included in the Old School Square District nomination for a listing in the National Register of Historic Places.

I DO NOT want to be in this registry.

I am the sole owner of this property.

Signed,


CHARLOTTE H. DANCIU, Esq.

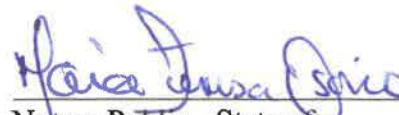
10 / 18 / 17
Dated

STATE OF)
COUNTY OF)

I HEREBY CERTIFY that before me on this 18 day of October, 2017, personally appeared Charlotte H. Danciu, who produced _____ as identification or is personally known to me and who did take an oath, did execute the foregoing instrument freely and voluntarily and for the purposes contained therein.



Maria Teresa Osorio
Commission # GG147358
Expires: October 1, 2021
Bonded thru Aaron Notary


Notary Public - State of
My Commission
Expires:

Notarized Statement of Objection

I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

202 N. Swinton Ave.

(Place Address of Property Label Here)

Delray Beach Florida.
33444

HISTORIC
PRESERVATION
2017 AUG -4 A 11:07

Owner: Charlotte H. Danciu

Charlotte H. Danciu

By (name): Charlotte H. Danciu
Its (title): owner

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to and subscribed before me this 28th day of July, 2017, by Charlotte H. Danciu, who is personally known to me or who has produced _____ as identification.

(Notarial Seal)

Signature: Laurie Ketay
Print Name: Laurie Ketay
Notary Public, State of Florida
My Commission Expires: _____



Delray New Wave, LLC
10 SE 1ST Avenue, Suite C
Delray Beach, FL 33444
561-265-2666
Fax: 561-945-8779

November 16, 2017

Via: Fedex

Mr. Ruben A. Acosta
Survey & Registration Supervisor
Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399

**Re: 52 North Swinton Ave. Delray Beach, Florida 33444;
102 N. Swinton Ave., Delray Beach, Florida 33444**

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2017 NOV 16 P 12:22

Dear Mr. Acosta:

The proposal to place the above captioned homes on the National Register of Historic Places is opposed by Delray New Wave, LLC, the owner of the homes. Delray New Wave, LLC purchased these homes in 1992 and 1990 respectively. These homes were being used for residential purposes and in states of disrepair at the time of purchase. My company as owner was able to rehabilitate and renovate them so that they have made a contribution to the community for the last twenty five (25) years.

With respect to 52 North Swinton Avenue, it has continuously been a restaurant since our purchase. It has acted as an anchor to the community, serving as a meeting place, hosting aspiring comedians, musicians and poets. 102 North Swinton required that an ill-considered home built in the 1960's be moved from the property and that a significant addition of almost forty (40%) percent of the original footprint of the house be constructed so that it could be utilized as offices. It is now an educational facility.

None of this would have been possible had these properties been listed under the National Register of Historic Places. They would have been doomed to be smaller, unusable cottages that did not contribute to the vitality of what has become a new urban area within a block of the thriving Atlantic Avenue corridor in Delray Beach, Florida.

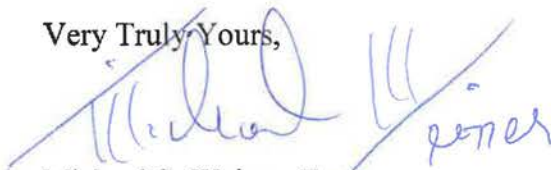
Please review the website: <https://www.nps.gov/tps/how-to-preserve.htm>. You will find that the Secretary of the Interior Standards for Rehabilitation creates significant impediments to re-adaptive use. The standards stifle creativity in rehabilitation, except for those that can afford to have "trophy homes". The small business person or start up entrepreneur could not possibly

Letter to: Mr. Ruben A. Acosta
Bureau of Historic Preservation
November 15, 2017

navigate these regulations. The area will be doomed to hoping that wealthy individuals who would enjoy art work rather than commerce rescue the remaining homes in the area. The entrepreneurs and small business people of Delray Beach, Florida and those who enjoy the neighborhood have done a magnificent job of saving these structures without the necessity of additional federal regulations.

I renew my request not to be placed upon the National Register of Historic Places. Please advise me of the details of the hearing so I might attend. Please advise me if I may make a "Powerpoint" presentation at this hearing scheduled for November 30, 2017.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Michael S. Weiner", is written over a horizontal line. To the right of the signature, the word "Weiner" is written vertically in blue ink.

Michael S. Weiner, Esq.
Manager

cc: Governor Rick Scott
Secretary of State Ken Detzner

SACHS SAX CAPLAN

ATTORNEYS AT LAW

SUITE 200
6111 BROKEN SOUND PARKWAY NW
BOCA RATON, FLORIDA 33487

TELEPHONE (561) 994-4499
DIRECT LINE (561) 237-6819
FACSIMILE (561) 994-4985

HISTORIC
PRESERVATION
2017 AUG -3 A 10:12

MICHAEL S. WEINER, ESQ.
mweiner@ssclawfirm.com

July 31, 2017

VIA US MAIL

Ms. Alissa Slade-Lotane
Deputy State Historic Preservation Officer
Division of Historical Resources
R.A. Gray Building
500 South Bronough St.
Tallahassee, FL 32399

Re: National Register of Historic Places

Dear Ms. Slade-Lotane:

I received your letter regarding the proposal to include property in the Old School Square Historic District nomination for listing in the National Register of Historic Places. I am writing to object to the listing of the following properties in the National Register:

- 1) 52 N Swinton Ave., Delray Beach, FL 33444
- 2) 102 N Swinton Ave., Delray Beach, FL 33444

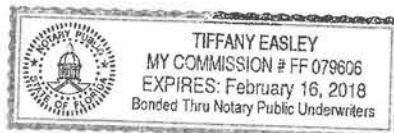
Delray New Wave LLC is the sole owner of the above properties.

Very truly yours,
Delray New Wave LLC

Signature: 
Michael S. Weiner, Managing Member

Sworn to and subscribed before me
this 31st day of July, 2017

Notary Public
State of Florida



My Commission Expires: _____
(Check One) ☒ personally known to me; OR ☐ Produced Identification _____

11/14/2017

Division of Historical Resources
R.A. Gray Building
500 South Bronough St.
Tallahassee, FL 32399
Attention: Ruben Acosta

2017 NOV 27 A 11:27
HISTORIC PRESERVATION
DIVISION OF
HISTORICAL RESOURCES
STATE OF FLORIDA

Sent Via Fax: 850 245-6436

Re: 123 S Swinton Avenue, Delray Beach FL, 33444

I have received notification of the meeting scheduled for November 30, 2017 regarding including my property along with others located in the "Old School Historic District" in the National Register of Historic Places.

As the owner of the property, this notarized letter shall serve as notice of my objection to be included.

Sincerely,

Beth Eddy
Beth Eddy

*my phone number
if any questions is
561-706-6668.*

STATE OF FLORIDA

COUNTY OF Delaware

The foregoing instrument was acknowledged before me this

17th day of Nov, 2017 by Beth Eddy

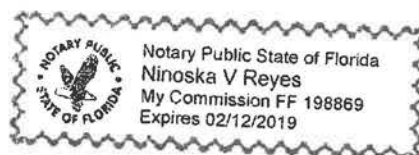
(SEAL)

Ninoska V Reyes
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known _____

OR Produced Identification _____

Type of identification produced Florida ID



Ninoska

11/14/2017

Division of Historical Resources
R.A. Gray Building
500 South Bronough St.
Tallahassee, FL 32399
Attention: Ruben Acosta

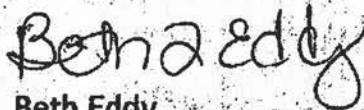
Sent Via Fax: 850 245-6436

Re: 123 S Swinton Avenue, Delray Beach FL, 33444

I have received notification of the meeting scheduled for November 30, 2017 regarding including my property along with others located in the "Old School Historic District" in the National Register of Historic Places.

As the owner of the property, this notarized letter shall serve as notice of my objection to be included.

Sincerely,



Beth Eddy

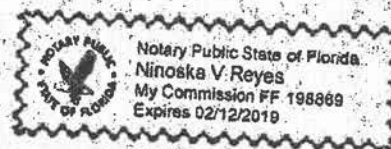
STATE OF FLORIDA

COUNTY OF Del Beach

The foregoing instrument was acknowledged before me this

14th day of Nov 2017 by Beth Eddy

(SEAL)


Ninoska V Reyes
PRINT, TYPE OR STAMP NAME OF NOTARYPersonally known ☒OR Produced Identification ☒Type of identification produced Florida ID

July 31, 2017

Allissa Slade-Lotane
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

As the owner of private property located at 10 N. Swinton Avenue, Delray Beach,
this letter is to inform you that it is non-contributing and **I STRONGLY OBJECT TO
ITS LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.**


Sincerely



Cecilia J. Egan

Old School Square Promenade

This instrument was signed
before me a Sister Bay, WI
by Cecilia J. Egan


Kenneth B. Glashco
My Commission
Expires 6-11-19

also the adjacent lot property #

#12-43-46-16-01-060-0150



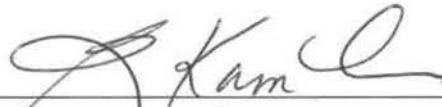
Notarized Statement of Objection

I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

ALI LORIN GLICK
BARBARA DESFOR KAMHI TR
14051 SIMS RD
DELRAY BEACH, FL 33484-2573

RECEIVED
HISTORIC
PRESERVATION
2017 AUG 7 A 11:24

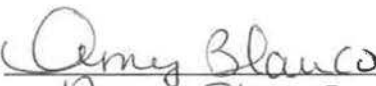
Owner:


By (name): Barbara Kamhi
Its (title): TRUSTEE
Barbara Desfor Kamhi REV. TRUST

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to and subscribed before me this 29th day of July, 2017, by Barbara Kamhi, who is personally known to me or who has produced USA Passport as identification.
497287229

(Notarial Seal)

Signature: 
Print Name: Amy Blanco
Notary Public, State of Florida
My Commission Expires: 12/1/2020



Amy Blanco
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG051978
Expires 12/1/2020

LEVIATHAN LAND GROUP, INC.

140 N. FEDERAL HWY, SUITE 200
BOCA RATON, FL 33432

July 26, 2017

Alissa Slade-Lotane
Deputy State Historic Preservation Officer
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

Re: 11 South Swinton Avenue, Delray Beach, FL 33444

Dear Alissa Slade-Lotane,

I hereby certify that the undersigned is the sole owner of the above referenced private property and hereby object to its listing in the National Register of Historic Places.

Sincerely,

Leviathan Land Group, Inc.

By



Debra Cohen
President

State of Florida
County of Palm Beach

Before me, the undersigned authority, personally appeared Debra Cohen as President for Leviathan Land Group Inc., who is personally known to me, being first duty sworn according to law, deposes and says that she executed the foregoing statement and its true and correct.

In witness whereof, I have set my hand and affixed the seal of my office, in the County and State last aforesaid, this 26th day of July, 2017.


Notary Public, State of Florida

My commission expires:



MARJORIE S. MARGOLIES
MY COMMISSION # FF 173625
EXPIRES: November 14, 2018
Bonded Thru Budget Notary Services

REC'D
OFFICE OF
HISTORIC PRESERVATION
2017 AUG - 1 A 9:35

July 13, 2017

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2017 JUL 17 A 10:02

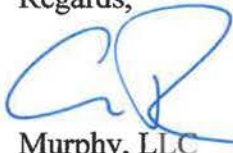
Ms. Alissa Slade-Lotane
Deputy State Historic Preservation Officer
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RE: 138 N. Swinton Ave. Delray Beach, FL 33444
Objection to Historic District nomination

Dear Ms. Slade-Lotane:

As the sole owner of the above referenced property, please accept this correspondence as notice of my objection to the property being listed in the National Register.

Regards,



Murphy, LLC
Scott B. Porten, Managing Member

Deborah Stackhouse
7/14/17



DEBORAH STACKHOUSE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF161762
Expires 9/21/2018

Notarized Statement of Objection


I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

(Place Address of Property Label Here)

125 + 127 1/2 N.E. 1st AVE.
DELRAY BEACH, FL. 33444

FILED
DELRAY BEACH
HISTORIC PRESERVATION
2017 AUG -9 12:37

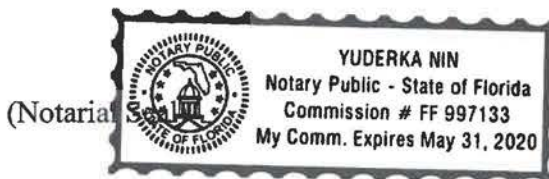
Owner:



By (name): Owner
Its (title): GLENN F. ROSENBERGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me this 1st day of August, 2017, by Glenn Francis Rosenberg, who is personally known to me or who has produced FDL# R251-286-47-422-0 as identification.



Signature: Yuderka Nin
Print Name: Yuderka Nin
Notary Public, State of Florida
My Commission Expires: May 31, 2020

Notarized Statement of Objection

I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

(Place Address of Property Label Here)

219 NE 1st Avenue
Delray Beach FL 33444



Owner:

Anneliese Schwyter

By (name):

Its (title):

[Signature]
Owner

STATE OF FLORIDA

COUNTY OF Palm Beach

Sworn to and subscribed before me this 7 day of August, 2017, by Anne Schwyter, who is personally known to me or who has produced Florida Drivers License as identification.

(Notarial Seal)



Signature: [Signature]

Print Name: Mark L. Jones

Notary Public, State of Florida

My Commission Expires: 01-14-2018

July 13, 2017

Ms. Alissa Slade-Lotane
Deputy State Historic Preservation Officer
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2017 JUL 17 A 10:04

RE: 215 N. Swinton Ave. Delray Beach, FL 33444
Objection to Historic District nomination

Dear Ms. Slade-Lotane:

As the sole owners of the above referenced property, please accept this correspondence as notice of our objection to the property being listed in the National Register.

Regards,


Randall K. Smith


7/14/17



DEBORAH STACKHOUSE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF161762
Expires 9/21/2018


Lennie F. Smith


7/14/17



DEBORAH STACKHOUSE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF161762
Expires 9/21/2018

RECEIVED
BUREAU OF
HISTORIC PRESERVATION

Notarized Statement of Objection

2017 NOV -9 P 3:13
I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

(Place Address of Property Label Here)

119 N. Swinton Ave.
Delray Beach, FL 33444

Owner:

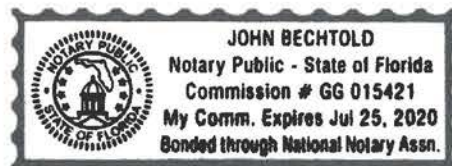
Southern Engineering & Construction LLC
By (name): Nicholas Arisoli
Its (title): owner, Authorized Agent

STATE OF FLORIDA
COUNTY OF Delray Beach

Sworn to and subscribed before me this 31 day of August, 2017, by Nicholas Arisoli, who is FLDL personally known to me or who has produced as identification.

(Notarial Seal)

Signature: [Signature]
Print Name: John Bechtold
Notary Public, State of Florida
My Commission Expires: 7.25.20



Notarized Statement of Objection

I am the sole/partial property owner of the following described private property and hereby object to any nomination for historic status of any district that includes my property and which has been filed by Delray Beach Preservation Trust, Inc.

(Place Address of Property Label Here)

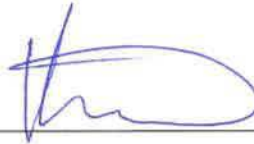
Kirk J. Witecha
24 N. Swinton Ave
Delray Beach, FL, 33444

2 PROPERTIES

AND

30 N SWINTON AVE

Owner:



By (name): Kirk J Witecha
Its (title): MEM

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to and subscribed before me this 27 day of July, 2017, by Kirk J. Witecha, who is personally known to me or who has produced as identification.

(Notarial Seal)



Susan B. Shaw
Commission # FF070388
Expires: Nov. 13, 2017
WWW.AARONNOTARY.COM

Signature: Susan B. Shaw
Print Name: SUSAN B. SHAW
Notary Public, State of Florida
My Commission Expires: _____



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 19, 2017

J. Paul Loether, Deputy Keeper and Chief,
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for the **Old School Square Historic District (FMSF#: 8PB14484), in Palm Beach County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Ruben A. Acosta
Supervisor, Survey & Registration
Bureau of Historic Preservation

RAA/raa

Enclosures

February 12, 2018

Mr. James Gabbert@nps.gov

Mr. Paul Loether, Keeper
National Register of Historic Places
National Park Service
1849 C Street NW, Mail Stop 7228
Washington, DC 20240



RE: Proposed Old School Square Historic District, Delray Beach, Palm Beach County, Florida
Petition for Substantive Review---Re: 11 South Swinton, 19 South Swinton, 7 & 9 South Swinton

Dear Mr. Loether:

I am a property owner in the proposed Old School Square Historic District in Delray Beach, Florida and I am writing pursuant to 36 CFR 60.6(t) and 60.12(a) to petition a substantive review of the nomination before listing. The grounds for this petition have errors of factual content contained in the nomination. I am requesting an additional 30 days of review of the nomination from the date of this petition during which time I will provide additional details regarding the grounds for denying the proposed designation to my property.

Thank you, and please do not hesitate to contact me if I can provide any further information at this time.

Sincerely,

Steven Cohen
scohen@wbsmlawyers.com

100002095



Gabbert, James <james_gabbert@nps.gov>

Petition in Delray to have properties designated historic by a Preservation Board

Gabbert, James <james_gabbert@nps.gov>
To: Steve Cohen <scohen@wbsmlawyers.com>
Cc: "paul_loether@nps.gov" <paul_loether@nps.gov>

Mon, Feb 12, 2018 at 12:00 PM

Mr. Cohen:

This is to acknowledge receipt of your petition for substantive review of the Old School Square Historic District nomination submitted under 36 CFR 60.6(t). The review and comment period has been extended 30 days from the date we received the petition, which now puts the end of the comment period at march 14, 2018. If you have any additional materials you wish to submit for us to consider during this review period, you may send them directly to me at this email address.

For further information on the effects of listing in the National Register of Historic Places, please refer to the FAQ section of our webpage: <https://www.nps.gov/nr/faq.htm>

[Quoted text hidden]

Jim Gabbert
Historian
National Register of Historic Places/National Historic Landmarks
(202) 354-2275

Gabbert
2-13-2018

FEB 13 2018

H32(2280)

Steven Cohen
Manimal Land Co., Inc.
Mizner Park
140 North Federal Highway, Suite 200
Boca Raton, Florida 33432

Dear Mr. Cohen:

This letter responds to your correspondence of February 12, 2018 (via email), regarding the National Register of Historic Places nomination for the proposed Old School Square Historic District in Delray Beach, Palm County, Florida. The nomination for the Old School Square Historic District was submitted to the National Park Service by the Florida State Historic Preservation Officer on January 5, 2018.

Your letter requests the Keeper of the National Register to provide a substantive review of the nomination materials and to extend the review period for consideration of the nomination for 30 days beyond the date of your letter. In response to your request, pursuant to 36 CFR part 60.12, the Keeper will provide a careful, substantive review of the nomination submitted by the State, along with any correspondence regarding the nomination received by our office. The review period for the nomination will be extended until March 14, 2018.

If you have any questions regarding the nomination process, please contact Jim Gabbert of the National Register staff at 202-354-2275 or james_gabbert@nps.gov.

Sincerely,
J. Paul Loether

J. Paul Loether, Chief
National Register/National Historic Landmarks and
Keeper of the National Register

bcc: 2280 Loether
FL SHPO
FNP:JGabbert:OP:2-12-18:S:\nr\Gabbert\Cohen Letter

I Donated to OLD SCHOOL
Square Museum
& Theatre, Feb
2000 to D504

A Special Note... 2-10-18

Concerning my lovely Historic
Town of Delray Beach, FL.

To whom it may concern,
First of all PLEASE ACCEPT
my HEARTFELT Response
even though I am late in
getting this letter to you -
as I just found this out
a few days ago by "word of
mouth."

I TOTALLY AGREE
the neighborhood that
includes Downtown Delray
Beach's Cultural hub, Old
School Square, belong on a
National list of protected
HISTORIC places.

RECEIVED 2260

OTER

RECEIVED 5/3/14

3 It is such a pleasure to drive by as you enter that part of Atlantic Ave. that has such Awesome Restaurants - it adds to the pleasantness & gives you a feeling of PRIDE.... Especially Awesome is that these grounds are the back drop for various festivals - concerning culture, art & Holiday celebrations. The land takes on a different feel; shows visitors how we take Pride in our to PRESERVE our HISTORIC Homes; keep the Old fashioned feel to Downtown Delray Beach "Village By The Sea"

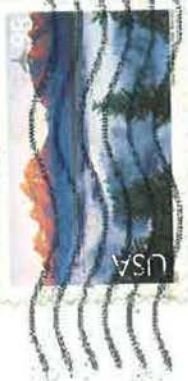
Sincerely, Shirley Ann DeCarla
954 540 2554



Shirley Ann DeCarlo Helms
983 Normandy U
Delray Beach FL 33484-7944

WEST PALM BEACH FL 334

12 FEB 2018 PM 31



The National Register of Historic Places
The National Park Service

1849 C St. NW, MS 7228
Washington D.C. 20240

20240-



Feb. 2, 2018



To Whom It May Concern:

I strongly oppose any development of the area around Historic Old School Square in Delray Beach, FL. No more office buildings or any more parking garages should be built around the historic two (2) block area South of Atlantic Ave.

I am a 30+ year resident of this city and it has already grown so much so that it is at a point where much of the "village by the sea" ambiance and charm, as well as its "sense of place" (unhomogenized and characteristically its own) is no longer recognizable except for a few and one historic hotel, which remains. Hands Stationary

Shop and Old School Square are really the only remaining former jewel. Also, the Delray Camera Shop.

Please maintain ^{and preserve} this 2 block area as an historic area now and into perpetuity!

Sincerely yours,

Mary Cassell, Ph.D.
Adult & Community Education



Mary A. Cassell
3007 San Clara Dr Apt C
Delray Beach, FL 33445

B

Charla Bernstein
5646 Vintage Oaks Cir
Delray Beach, FL 33484



Feb 1, 2018

Dear Sirs

Please keep the "Old School Agave"
in Delray Beach as an historic landmark
building — beloved by all.

Sincerely,

Charla Bernstein

Delray Beach, Florida

STEVEN COHEN
1140 BAUHINIA ROAD
DELRAY BEACH, FLORIDA 33483
561.272.4712



February 2, 2018

National Register of Historic Places
National Park Service
1849 C St. N.W.
MS 7228
Washington, D.C. 20240

Re: Delray Beach Possible Historic Designation

To Whom It May Concern:

I saw the enclosed article in the paper regarding some properties in Delray Beach, Florida. I had previously filed my objection to the properties I own being considered historic. They are not historic, just old and tired and useless. I bought them to eventually knock them down and replace them with new, functional, safe, inviting projects to bring life to the area. This is how I make my living.

The properties they listed for me are 2 East Atlantic Avenue, 11 South Swinton, and 19 South Swinton. Please be aware that none of these are contributing structures in any way to that area being historic or special. In fact, I built 11 South Swinton in 1999 and it is just a square plain commercial office building.

Please understand that the people who filed for this designation do not even own any property in the area. It is tantamount to a "taking" without any due process. They told us that it would in no way affect the future development in the area—apparently, they lied to us to get property they do not own designated.

I am requesting that upon a closer examination none of my properties, or those on my block or across the street qualify to be forever limited in their future use and development. Especially by people who do not own the property.

Sincerely,

Steven E. Cohen
Stevencohen3@gmail.com

DELRAY BEACH

Neighborhood could get historic designation

Does the neighborhood that includes downtown Delray Beach's cultural hub, Old School Square, belong on a national list of protected historic places?

The federal agency that will decide wants feedback from the community.

The effort to place Old School Square Historic District on the National Register of Historic Places has been in the works for more than two years. A group of preservationists has campaigned to have the six blocks along Swinton Avenue north and south of Atlantic Avenue placed on the list, partly to guide and restrict future development in the area.

A strip of historic homes two blocks south of Atlantic Avenue is the site of a proposed renaissance seeing push-back from many residents. The owner, Delray Beach-based Hudson Holdings, wants to restore the historic homes and build offices, stores and a parking garage around them. The project has been rebuffed more than once by the city's Historic Preservation Board.

The National Park Service will accept comments from the public until Feb. 13. Feedback should be mailed to the service at the National Register of Historic Places, National Park Service, 1849 C St. NW, MS 7228, Washington, D.C. 20240.

— LULU RAMADAN



7 N.W. 24 St.

Delray Beach, FL 33444

Feb. 3, 2018

National Register of Historic Places

National Park Service

1849 C St., N.W. MS:7228

Washington, D.C. 20240

Dear Sir:

As a fifty year resident of Delray Bch., FL, I must beg you to help me keep our historic, charming, situated as "Village by the sea." Brick, neon, chrome, glass new buildings are a dime a dozen, but will not enhance our "another day in paradise" place. Please vote to place our Old School Square District in Delray Beach, FL on the National Register of historic places — six blocks along Linton Avenue N. and the Atlantic Ave. area. Future development in this area must be restricted. Thank you.

Sincerely,

Elizabeth L. Warner

CECILIA EGAN
OLD SCHOOL SQUARE PROMENADE, LLC
272 Thatch Palm Drive, Boca Raton, Florida 33432
561-702-6503



February 2, 2018

National Register of Historic Places
National Park Service
1849 C St. N.W.
MS 7228
Washington, D.C. 20240

Re: Objection to Possible Historic Designation in Delray Beach

To Whom It May Concern:

I just read an article regarding certain properties in Delray Beach, Florida being included in a designated historic district in order "to guide and restrict future development in the area". Last year I filed my objection to the designation for properties I own in that area, I also spoke with a gentleman in your Division who said that any such designation would not affect any future plans I may have for my properties!

My property, located at 10 N. Swinton Avenue, is a simple, concrete block 1950's building, it has been modified and added-on-to by at least three different tenants over the past years. It is not historical as it is not the original structure...other than part of the roof ... which leaks like a sieve even though its been patched up three times in the last year, alone. It is a non-contributing structure. The tenant complains that the building is falling apart, he has not been able to pay the going rent rate or real estate taxes for years; something, eventually, will have to change.

I know the group filing for this designation, they live in an adjacent neighborhood, none own property in the affected area! We were previously told by them that in no way would we be regulated by this designation!

I am, again, stating my objection to a historic designation for my property and am hopeful that I will never again be threatened by this group in the future.

Sincerely,


Cecilia J. Egan
ceciliajegan@aol.com

Linda Stewart



Ms. Linda Stewart
3325 Lowson Blvd.
Delray Beach, FL 33445



2-7-18



Whom It May Concern,
I am writing to let
you know I opposed to
any building in the
Historical Section of Delray
in the area of Swinton -
South of Atlantic - "Midtown"
This area needs to be preserved
for future generations - not torn
down to make profits.

Sincerely,

Linda Stewart





Ms. Linda Stewart
3325 Lowson Blvd.
Delray Beach, FL 33445



WEST PALM BCH FL 334

08 FEB 2018 PM 2 L



National Register of
Historic Places

National Park Service,
1849 C Street NW,
MS 7228,

Washington, DC 20240

MAK 14 2018

J. J. J.
3-12-2018
[Signature]
3-14-18

H32(2280)

Mr. Steven Cohen
Manimal Land Co., Inc.
Mizner Park
140 North Federal Highway, Suite 200
Boca Raton, Florida 33432

Dear Mr. Cohen:

This is a follow-up to your correspondence of February 12, 2018, requesting a substantive review of the National Register of Historic Places nomination for the proposed Old School Square Historic District in Delray Beach, Palm County, Florida pursuant to 36 CFR 60.6(t) and 60.12(a).

The review period was extended 30 days from the receipt of your petition. During that time, the nomination was substantively reviewed by staff and by me. Your petition noted "errors of factual content" in the nomination and indicated that you would provide additional details during the extended review period. As of the end of the extended review period, no additional information was provided for us to consider.

Our review of the nomination finds that the Old School Square Historic District was adequately documented and that the district meets the National Register Criteria for Evaluation, with significance in Community Planning/Development and in Architecture. Based upon this review, the Old School Square Historic District was listed in the National Register of Historic Places on March 14, 2018.

The review process included taking into account numerous letters of support and of objection that arrived with the nomination and during the comment period. Substantive comments, if provided, were considered in the review. It is apparent that there was misinformation about the effects of listing in the National Register. Please note that the regulations that govern the National Register program, 36 CFR 60, provide that "Listing of private property in the National Register does not prohibit under Federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property"(36 CFR 60.2). You may wish to consult with the "frequently asked questions" section of the National Register of Historic Places website for further information on the effects and benefits of listing. The site can be found here:
<https://www.nps.gov/nr/faq.htm>.

If you have any questions regarding the nomination process, please contact Jim Gabbert of the National Register staff at 202-354-2275 or james_gabbert@nps.gov.

Sincerely,

J. Paul Loether

J. Paul Loether, Chief
National Register/National Historic Landmarks and
Keeper of the National Register

cc: Florida/SHPO

bcc: 7228 Loether
Basic File Retained In 7228

FNP:JGabbert:OP:3-09-18:S:\nr\Gabbert\Cohen Letter 2