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BY:

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 6, 2017

Delray Beach CRA
20 N. Swinton Ave
Delray Beach, FL, 33444

Re: 20 N. Swinton Ave, Delray Beach, FL, 33444

Dear Delray Beach CRA:

We are pleased to advise you that the above property has been proposed for inclusion in the Old School Square Historic District nomination for listing in the National Register of Historic Places. The district is bounded by NE 4th Street to the north, NE 1st Avenue to the east, SW 2nd Street to the south, and N Swinton Avenue to the west. Please see the enclosed map and property list.

You are invited to attend the public meeting at which the nomination proposal will be reviewed by the Florida National Register Review Board. The Board will meet on August 10, 2017, at 1:30 p.m., in room 307 at the R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida. If the Review Board finds that this district meets the criteria for such listing, the State Historic Preservation Officer will submit a formal nomination to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

It is very important to us that you understand the purpose of listing districts and properties in the National Register and what this will mean to you as the owner of a property in a historic district. In addition, you should be aware of your right to object to the listing, and how to register that objection if you desire to do so.

The National Register of Historic Places is the Federal government's official listing of historically significant properties throughout the country. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior. It includes sites and properties that have been identified and documented as having played a significant role in the prehistoric occupation or historical development of our nation, states, and local communities.

There are three basic purposes for listing a property in the National Register. They are:

- 1) to provide official recognition of its historic significance and encourage consideration of its historic value in future development planning,
- 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 incentives for historic preservation.

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



Having your property be within a historic district on the National Register will not, in itself, restrict your rights as a property owner to use and dispose of your property as you see fit. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. However, if the future use or redevelopment of the property should require approval or assistance from a Federal agency, the plans for such use or redevelopment would be subject to review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. In that event, we will be happy to furnish information and guidance to help you in planning your activities so as to provide for the preservation of the historic characteristics of the property. This review requirement would also apply to any Federally funded, licensed, or assisted projects undertaken by others that could have an adverse effect on the property.

The enclosed fact sheets explain the criteria for listing properties in the National Register and the results of listing in the National Register, with references to major laws and Federal regulations relating to listed properties. We will be happy to provide additional information and to discuss any questions you may have on protection provisions, financial incentives, or other aspects of the National Register program.

If your property is privately owned, you may object to its being listed in the National Register by sending a notarized statement addressed to Alissa Slade-Lotane as Deputy State Historic Preservation Officer by August 10, 2017. The statement must certify that you are the sole or part owner, as appropriate, of the private property in question and that you object to its listing in the National Register of Historic Places. It is not necessary to state the reason for your objection, but we would appreciate having that information if you wish to include it.

If the majority of the property owners in a district object, the district will not be listed. However, the nomination will be forwarded to the Keeper of the National Register for a determination of eligibility of the district properties for listing in the National Register. A copy of your statement objecting to the listing of the district will be included. If the district is then determined eligible for listing, the protection from Federally funded, licensed, or assisted activities outlined above will become effective, but the property will not be eligible for the Federal financial incentives for preservation. If the owners of a publicly owned property object to the listing of the property, the nomination will be forwarded to the Keeper of the National Register with a copy of their statement objecting to the listing.

We would certainly like to have your active support for the nomination of the Old School Square Historic District, as we feel it reflects an important part of Florida's historic heritage. However, any comment you may wish to send me will be appreciated. We also hope that you may be able to attend the Review Board meeting on August 10, 2017.

In the meantime, please do not hesitate to write or call me at 850.245.6364 if you have any questions or if you would like a copy of the draft nomination proposal or draft meeting agenda.

Sincerely,



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

RAA/mai

Enclosures

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1 OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY,
FLORIDA
BUILDING LIST

CONTRIBUTING RESOURCES

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
<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	Residence	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	Frame 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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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

235A	Garage	Frame Vernacular	c. 1938	PB06243
238	Residence	Mediterranean Revival	c. 1925	PB00192
238A	Garage	Mediterranean Revival	c. 1925	PB00192

N.E. 1st Avenue (cont.)

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
348	Residence	Frame Vernacular	c. 1925	PB10603
354	Office	Mission Revival	c. 1928	PB12992

N.E. 1st Street

3	School	Bungalow	c. 1928	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.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 3 OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY,
FLORIDA
BUILDING LIST

10	Restaurant	Masonry Vernacular	c. 1951	PB12969
20	Residence	Monterey	c. 1935	PB12970
24	Residence	Bungalow	c. 1925	PB12971
46	Residence	Bungalow	c. 1922	PB10488

N. Swinton Ave. (cont.)

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
215-217	Duplex	Masonry Vernacular	c. 1950	PB12978
219-221	Residence	Masonry Vernacular	c. 1955	PB12977
219A	Garage	Frame 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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 4 OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY,
FLORIDA
BUILDING LIST

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

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	Apartment	Princess Anne	c. 1900	PB00343
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
40	Residence	Bungalow	c. 1925	PB12967
43	Residence	Frame Vernacular	c. 1941	PB10564
44	Residence	Frame Vernacular	c. 1930	PB00345
106	Residence	Frame Vernacular	c. 1934	PB07510 (NR
1/16/1992)				
113	Duplex	Masonry Vernacular	c. 1957	Pending
119	Residence	Frame Vernacular	c. 1948	PB10563

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DELRAY BEACH, PALM BEACH COUNTY,
FLORIDA
BUILDING LIST

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

NONCONTRIBUTING RESOURCES

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
<u>West Atlantic Avenue</u>				
20 <u>N.E. 1st Avenue (cont.)</u>	Commercial	Late Victorian	c. 2001	N/A
121	Residential	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
202B	Residence	Frame Vernacular	c. 2002	PB00320
235	Residence	Frame Vernacular	c. 1981	N/A
311	Residence	Frame Vernacular	c. 1971	N/A

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National Park Service**

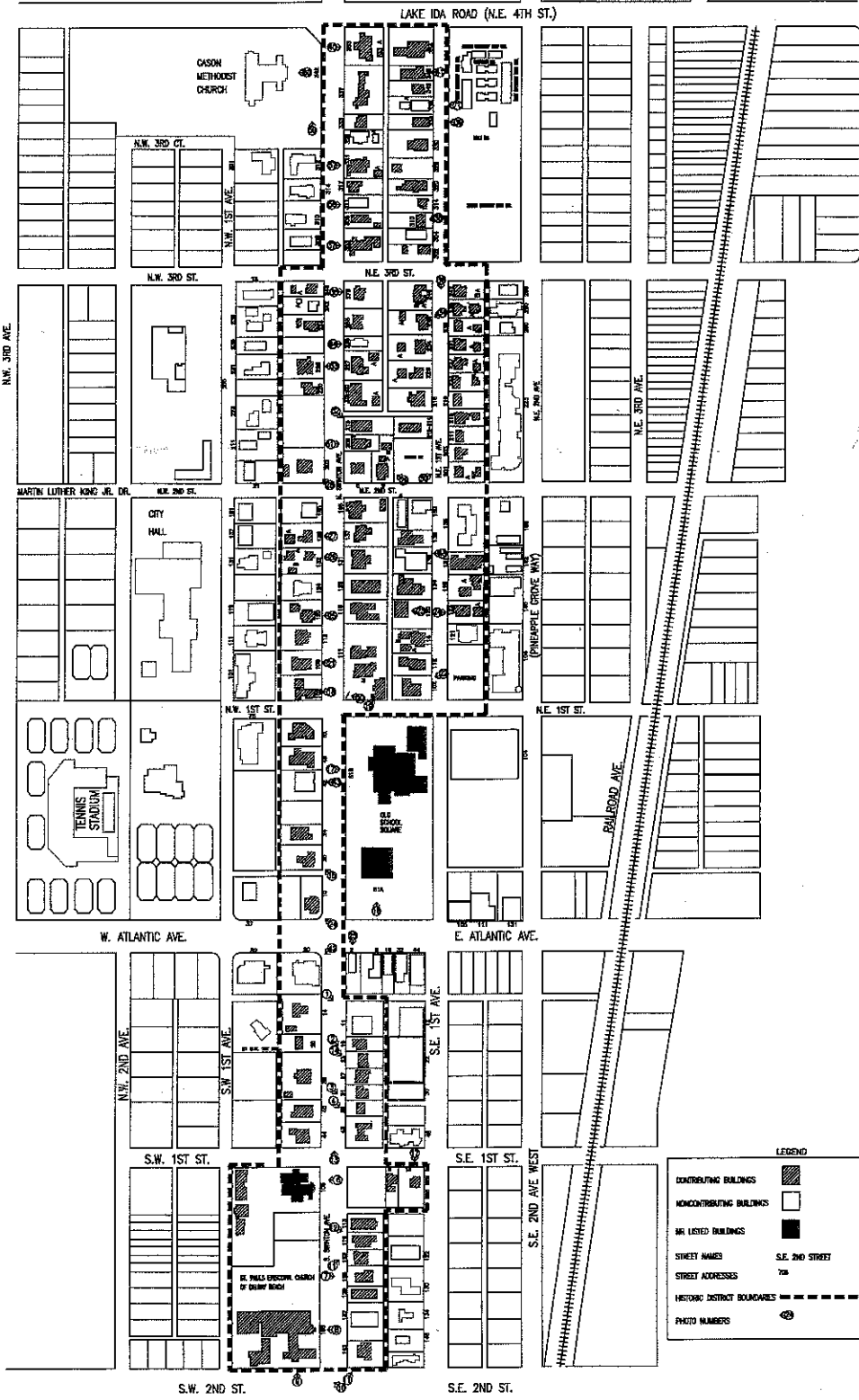
**NATIONAL REGISTER OF HISTORIC PLACES
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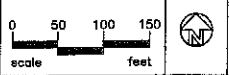
OLD SCHOOL SQUARE HISTORIC DISTRICT
DELRAY BEACH, PALM BEACH COUNTY,
FLORIDA
BUILDING LIST

S. Swinton Avenue.

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



OLD SCHOOL SQUARE HISTORIC DISTRICT
 DELRAY BEACH (PALM BEACH COUNTY), FLORIDA



ORIGINAL MAP PREPARED BY:
 CITY OF DELRAY BEACH
 PLANNING AND ZONING DEPARTMENT
 100 NW 1ST AVENUE
 DELRAY BEACH, FLORIDA 33444

DRAWING BY: M. OVAL, WRITER
 DRAWING DATE: JANUARY, 1982

DRAWING NUMBER: SHEET NO. 1 OF 1
 MAP NUMBER: 001-0000
 PROJECT NUMBER: 001-0000
 DATE: 01/01/82
 FILE NAME: 001-0000

NATIONAL REGISTER OF HISTORIC PLACES RESULTS OF LISTING IN FLORIDA

FLORIDA DEPARTMENT OF STATE – KEN DETZNER - SECRETARY OF STATE

The National Register of Historic Places is an official listing of properties throughout the country that reflect the prehistoric occupation and historic development of our nation, states, and local communities. The Register is maintained by the National Park Service under the Secretary of the Interior. It is used primarily as a planning tool in making decisions concerning the development of our communities to ensure, as much as possible, the preservation of buildings, sites, structures, and objects that are significant aspects of our cultural and historic heritage. Sometimes there are misunderstandings as to what listing in the National Register will mean for a property owner. The following is an outline of what it will do and what it will not do.

WILL DO

- The National Register **provides recognition** that the property is deemed by the federal and state governments to be significant in our history at the national, state, and/or local levels. Most properties are significant because of their local significance.
- The National Register **identifies** the properties that local, state, and federal planners should carefully consider when developing projects. Projects involving federal funding, permitting, licensing, or assistance and that may result in damage or loss of the historic values of a property that is listed in the National Register or is eligible for listing are reviewed by the State Historic Preservation Office and the federal Advisory Council on Historic Preservation. A similar review takes place under state law for state or state-assisted undertakings. A typical example of projects that are given such review is road construction or improvement. For more information, call the Compliance Review Section of the Florida Bureau of Historic Preservation at (850) 245-6333.
- Listing may make a property eligible for a **Federal Income Tax Credit**. If a registered property that is income producing undergoes a substantial rehabilitation carried out according to the Secretary of the Interior's Standards for Rehabilitation, the owner may apply for a 20% income tax credit. The credit amounts to 20% of the cost of the rehabilitation. For more information, contact the Architectural Preservation Services Section of the Florida Bureau of Historic Preservation at (850) 245-6333.

- In 1992, the Florida Legislature passed legislation that allows counties or cities to grant **ad valorem tax relief** for owners of properties that are listed or eligible for listing in the National Register or in a local district. When a property is improved its value is increased and the assessment is raised accordingly. The ad valorem tax legislation provides that the increase in assessed value of the improved property will be exempted for up to 10 years from taxation for those portions of the tax bill affected by local option county or municipal exemption ordinances. This provision is available for both income and non-income producing properties. Contact your local property appraiser to see if this provision is available.
- Listing may make a property exempt from certain **Federal Emergency Management Act (FEMA)** requirements and eligible for some **American Disabilities Act (ADA)** and **building safety code** adjustments. For more information, call the Architectural Preservation Services Section of the Bureau of Historic Preservation at (850) 245-6333.
- Listing or being determined eligible for listing is not required for receiving **state preservation grants**. The competition for the grants is intense, however, and this official recognition adds weight to the argument that a property is significant and should be awarded a grant. For more information, call the Grants and Education Section of the Bureau of Historic Preservation at (850) 245-6333.

WILL NOT DO

- Listing in the National Register or being determined eligible for listing does not automatically preserve a building, and does not keep a property from being modified or even destroyed.
- Unless an undertaking is state or federally funded, or regulated by local ordinance, private property owners may deal with their property in any way they see fit. Architects in the Bureau of Historic Preservation are available to provide advice concerning the best ways to approach rehabilitation needs while maintaining the historic character of a property. For more information, call the Architectural Preservation Services Section at (850) 245-6333.
- Private owners are not required to open their listed property to the public for visitation.
- The federal and state governments will not attach restrictive covenants to a property or seek to acquire it because of its listing in the National Register.

**BUREAU OF HISTORIC PRESERVATION - R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET - TALLAHASSEE, FLORIDA 32399-1250
TELEPHONE (850) 245-6333 OR 1-800-847-7278
FAX (850) 245-6437**

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR LISTING

FLORIDA DEPARTMENT OF STATE – KEN DETZNER - SECRETARY OF STATE

The *National Register of Historic Places* is an official listing of sites and properties throughout the United States that reflect the prehistoric occupation and historical development of our nation, states, and local communities. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior.

The following criteria are used by the State Historic Preservation Officer and the Keeper of the National Register in evaluating properties for eligibility for listing in the *National Register*.

Criteria for Evaluation:

- 1) Districts, sites, buildings, structures, and objects may be considered to have significance in American history, architecture, archaeology, engineering, and/or culture if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
 - a) are associated with events that have made a significant contribution to the broad patterns of our history; and/or
 - b) are associated with the lives of persons significant in our past; and/or
 - c) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or
 - d) have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations:

- 2) Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the *National Register*. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
 - a) a religious property deriving its primary significance from architectural or artistic distinction or historical importance; or
 - b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
 - c) a birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
 - d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or association with historic events; or
 - e) a reconstructed building, when it is accurately executed in a suitable environment and

- presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived; or
- f) a property primarily commemorative in intent, if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
 - g) a property achieving significance within the past 50 years, if it is of exceptional importance.

For further information on the *National Register* criteria for listing, please contact us at the address or phone number below.

**BUREAU OF HISTORIC PRESERVATION - R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET - TALLAHASSEE, FLORIDA 32399-0250
TELEPHONE (850) 245-6333 OR 1-800-847-7278
FAX (850) 245-6437**