

# **BANKER'S ROW**

## **A Program for Re-Use and Restoration**



**August, 1991**

**Prepared for the City of Delray Beach, Florida**

# BANKER'S ROW

## A Program for Re-Use and Restoration

August, 1991

Prepared for the City of Delray Beach, Florida

Thomas E. Lynch, Mayor  
William F. Andrews, Vice Mayor  
David E. Randolph, Sr., Deputy Vice-Mayor  
Jay Alperin, Commissioner  
Armand Mouw, Commissioner

David T. Harden, City Manager

Prepared by

Leslie Divoll, Inc. Architecture  
Research Atlantica, Inc., Historic Studies  
A. Grant Thornbrough Associates, Landscape Architects

This project has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Florida Department of State, assisted by the Historic Preservation Advisory Council.

## ACKNOWLEDGEMENTS

Special thanks are extended to Clemmer Mayhew, III and the City of Delray Beach Historic Preservation Board for recognizing that Banker's Row was a project worth doing.

Also, thanks are extended to the Banker's Row neighbors who participated fully showing a concern for the good of the entire city, as well as their neighborhood and their individual properties. Time and again, they requested a plan that would not just sit on the shelf, but be carried out. Ultimately the outcome of this project is in their hands.

Though she insists she was "just doing the job", Victoria Johnson, Neighborhood Planner in the Delray Beach Planning Department, won the confidence of skeptical property owners with her care, persistence, and personal attention. She pulled together information and support from assorted City departments and assisted with the preparation of this report.

This project has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Florida Department of State, assisted by the Historic Preservation Advisory Council. However, the contents and opinions do not necessarily reflect the views and opinions of the Florida Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Florida Department of State.

TABLE OF CONTENTS

	<u>PAGE</u>
I. The Banker's Row Re-Use and Restoration Project	
A. Introduction.....	1
B. Project Objectives.....	1
C. Methodology.....	3
D. Comprehensive Plan Compliance.....	4
II. Historical Survey of Banker's Row	
A. Chronology of Events.....	8
B. Modern Postscript.....	24
C. Architecture.....	25
- Overview.....	25
- Mediterranean Revival.....	26
- Minimal Traditional.....	30
- Modern Masonry Vernacular.....	35
III. Master Development Plan	
A. Streetscape and Public Features.....	37
B. Individual Parcel Development.....	43
- Overview.....	43
- Architectural Compliance.....	43
- Site Compliance.....	51
C. Infrastructure and Basic Services.....	58
- Utility Services.....	58
- Traffic , Access and Parking.....	59
- Lighting.....	59
- Cost of Public Improvements.....	60
D. Original Construction Features.....	62
IV. Implementation Program.....	74
V. Bibliography.....	83
VI. Appendices.....	87



## LIST OF MAPS AND FIGURES

	<u>PAGE</u>
Figure 1:	Banker's Row General Location.....2
Figure 2:	Banker's Row Survey Map.....7
Figure 3:	Map of the Town of Linton.....10
Figure 4:	Subdivision of Block 66.....12
Figure 5:	Mr. A.G. Evans.....14
Figure 6:	J.C. Keen House.....16
Figure 7:	J.C. Keen House.....16
Figure 8:	L.H. Walker House.....17
Figure 9:	L.H. Walker House.....17
Figure 10:	A.G. Evans House.....18
Figure 11:	Matt Gracey House.....18
Figure 12:	L.H. Walker House and J.C. Keen House.....19
Figure 13:	Subdivision of Block 74.....21
Figure 14:	Residence for Mr. Matt Gracey.....22
Figure 15:	Streetscape Site Plan.....39
Figure 16:	Site Plan Detail.....40
Figure 17:	Proposed Street Section.....41
Figure 18:	Proposed Street Section.....42
Figure 19:	Title Page: Architectural Graphic Standards...63
Figure 20:	Stock Window and Door Sizes.....65
Figure 21:	Double-Hung Windows.....67
Figure 22:	Overhead Doors.....68
Figure 23:	Asbestos and Asphalt Shingles.....69
Figure 24:	Clay Tile Roofing.....70
Figure 25:	Clay Tile Roofing.....71
Figure 26:	Leaders and Gutters.....73

**APPENDICES**

- Appendix A: Banker's Row Project Grant Agreement
- Appendix B: Endnotes to Chapter II, Historical Survey
- Appendix C: Banker's Row Property Owners: Community Meeting Attendance Sheet
- Appendix D: Community Questionnaire
- Appendix E: Traffic Study
- Appendix F: Recommended Plant Palette
- Appendix G: Master Site File Forms
- Appendix H: City of Delray Beach Code Provisions re: Public Improvements and Special Assessment District
- Appendix I: Safe Neighborhoods Act
- Appendix J: Press Coverage of Banker's Row Redevelopment

I

THE BANKERS ROW RE-USE  
AND RESTORATION PROGRAM



## A. INTRODUCTION

Banker's Row, the 200 block of NE 1st Avenue, was born in two periods of economic growth and change. Through the decades, its houses have adapted to the changing needs of property owners and the community. Today the neighborhood is intact, but challenged again to adapt or decline. The purpose of the Banker's Row Preservation and Restoration Project is to help the buildings and the neighborhood meet new economic challenges, while retaining the historical, architectural and landscape qualities that are its distinguishing features.

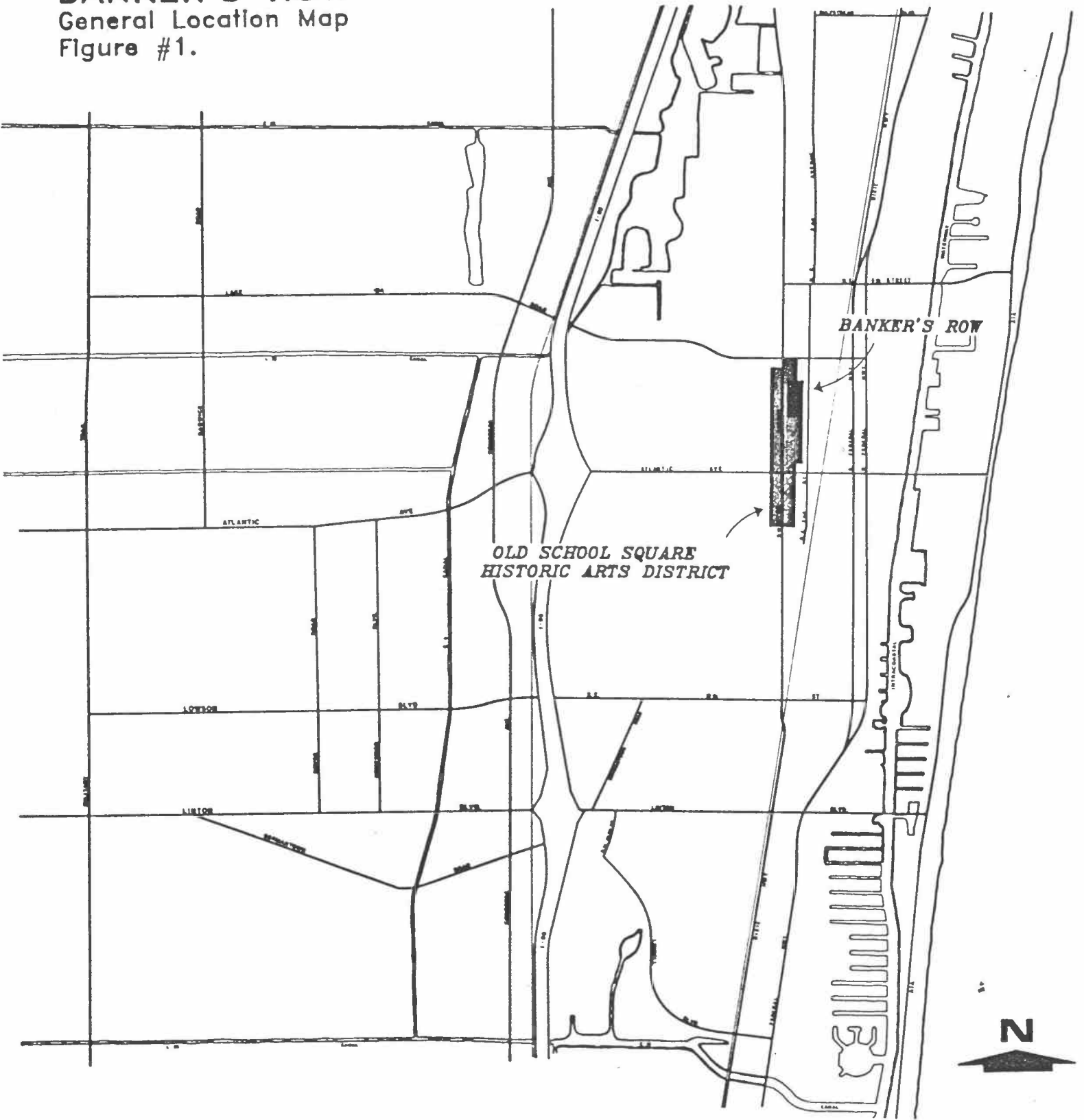
Three years ago, the 200 block of NE 1st Avenue in Delray Beach was a rundown residential block along which four old buildings were threatened with demolition (See Figure 1). About this same time, momentum was building for the preservation of the City's historic housing stock. A Historic Preservation Board was appointed and four Historic Districts were created. One of these districts, The Old School Square Historic Arts District, includes most of the City's oldest homes. One of the blocks within this district has come to be known as Banker's Row. It includes 16 historic (built before 1940) residences. Private interest in the potential of historic preservation has turned the block around, and it now promises to become one of the most attractive blocks in the downtown area.

In South Florida, where the average age of housing is often "new", Banker's Row is an enduring anomaly. Characterized by the presence of five (1920's) two-story Mediterranean Revival residences on one side of the street, and eleven (1930's) Traditional Cottages on the other, the block is a design opportunity for both preservationists and urban planners (See Figure 2).

## B. PROJECT OBJECTIVES

Banker's Row is a small city downtown residential block which includes single family homes, rear guest cottages, and some home-occupation uses. It is about half owner occupied and half renter occupied. Centrally located within a downtown street and alley grid, the block bears the high traffic volume generated by an adjacent shopping center. There is a considerable amount of pedestrian use of the sidewalks, and an occasional bicyclist makes his or her way up the street as well. By day, Banker's Row is busy, but not congested. By night, it is quiet, but not deserted. The two greatest concerns raised by current residents are daytime traffic and traffic related hazards, and nighttime lack of security. The Banker's Row Project has been designed with awareness of both concerns.

**BANKER'S ROW**  
General Location Map  
Figure #1.



The general goals of the project are to : preserve the historic structures; revive the historic character of Banker's Row; and enhance the economic condition of this portion of the local Old School Square Historic District.

The Banker's Row Project has three separate but related components. These are: a study and evaluation of the historic significance of the Banker's Row block and an analysis of the architecture of its structures; the preparation of a streetscape design plan, architectural design guidelines, and lot development guidelines; and the creation of a neighborhood planning program for the private property owners of Banker's Row.

The primary concern of the Project, however, is the long term preservation of the structures along the block while accommodating conversion to other than residential use. Developed and designed by significant figures in Florida's early urbanization, these buildings exemplify the periods in which they were built. Further, their preservation and adaptation can be an important example of how preservation and redevelopment can work in concert. Through careful adaptive reuse for mixed and nonresidential purposes, investment in the renovation of the homes and reconstruction of the street will positively impact the surrounding neighborhood and may serve as a prototype project for other blocks.

### C. METHODOLOGY

The idea for the project came from Clemmer Mayhew III, a local historian whose knowledge of Florida history and architecture led him to believe that the unique character of Banker's Row would be of interest not only to Delray Beach, but to other communities as well. Under the auspices of the City's Historic Preservation Board and the City's Department of Planning and Zoning, application was made to the Florida Department of State, Division of Historical Resources, for an Acquisition and Development Grant. The successful bid for State support, matched by an equal City of Delray Beach share, has resulted in the preparation of this document (See Appendix A).

The project began with the solicitation and selection of qualified professional consultants. Through the competitive negotiation process, a consultant team which included Leslie Divoll Inc., Architect, A. Grant Thornborough Inc., Landscape Architect, and Research Atlantica (historic research) was engaged by the City of Delray Beach. Together with Planning Department staff members, the consultants met with the Banker's Row property owners six times over a period of four months. Through these meetings, the property owners expressed their preferences in use and design matters, and reached a consensus as to how to best implement the Re-Use and Restoration Plan. Two community presentations were made to City Boards and other interested community members, public comments were incorporated into a draft

document, and this document was submitted to the appropriate City Boards. Once accepted by the Historic Preservation Board, the Community Redevelopment Agency, and the Planning and Zoning Board, the Banker's Row Plan was submitted to the City Commission for official acceptance. Following formal acceptance, implementation activity may commence.

#### **D. COMPREHENSIVE PLAN COMPLIANCE**

The Banker's Row Project compliments and implements broad objectives of neighborhood improvement and economic revival as stated in the City's Comprehensive Plan. Illustrative subject areas include: historic preservation; adaptive reuse of older structures; neighborhood improvement through active neighborhood associations; and the expansion of pedestrian scale, cultural attractions in the downtown area. As a document which impacts land use within the City, the Banker's Row Re-Use and Restoration Program must be found to be in compliance with the City's Comprehensive Plan. A finding to this effect must be made by the Planning and Zoning Board. The Banker's Row Re-Use and Restoration Program, and the implementation program it recommends, are supported by Comprehensive Plan Policies found in its Housing, Future Land Use, and Capital Improvement Elements.

#### **FUTURE LAND USE ELEMENT**

##### **Objective A-4**

The redevelopment of land and buildings shall provide for the preservation of historic resources. This objective shall be met through continued adherence to the City's Historic Preservation Ordinance and the following policy:

**Policy A-4.1** Prior to recommending approval of any land use application which comes before it, the Local Planning Agency must make a finding that the requested land use action is consistent with this objective and the provisions of the Historic Preservation Regulations.

##### **Objective C-1**

Blighted areas, as designated by the City Commission, shall receive special attention and assistance in renewal. This objective shall be implemented through the following policies and activities.

**Policy C-1.4** The City shall work with the Community Redevelopment Agency (CRA) for the improvement of neighborhoods within the CRA boundaries. The City shall take the lead in the preparation of neighborhood plans and redevelopment plans. The unique powers of the CRA shall be used in the implementation of appropriate provisions of such plans.

Banker's Row is adjacent to the Central Business District (CBD), and the parking lot proposed for the south end of Banker's Row is anticipated to serve CBD business patrons. Policy C-4.1 calls for the accommodation of CBD parking needs through innovative actions.

Banker's Row is located within the Old School Square Historic Arts mixed use area. Pursuant to Land Development Regulations Section 4.4.24(A), this is a mixed use district intended to:

- \* Provide for mixed uses of residential, office, and arts related commercial activities that will encourage the restoration or preservation of historic structures and maintain the historic and pedestrian scale of the Old School Square Historic District;
- \* Stimulate greater awareness and pride in the City's architectural heritage, and create an atmosphere and feeling of "Old Delray Beach";
- \* Improve the environmental quality and overall liveability of this Historic District and stabilize and improve property values therein, and;
- \* Allow uses which promote preservation.

The Banker's Row Project seeks to fulfill each of these objectives.

Policy C-4.8 of the Future Land Use Element calls for the preparation of a Neighborhood Plan for the Pineapple Grove area. The Pineapple Grove Revitalization Plan, currently in draft form, identifies Banker's Row as a major feature of the Pineapple Grove neighborhood. The vitality of Pineapple Grove and the entire downtown area is reinforced by the mixture of residential and business uses. The Banker's Row Plan specifically seeks to strengthen this feature.

#### HOUSING ELEMENT

Banker's Row is located within a neighborhood designated as "Stabilization and Revitalization" on the City's Residential Neighborhood Categorization Map (Housing Element Figure H-5). Accordingly, Banker's Row shall:

- \* benefit from City assistance in the creation of a neighborhood association (Objective A-3);
- \* receive high priority in the scheduling of capital improvements which will assist in arresting visible signs of deterioration (Policy A-3.2);



\* be provided assistance through the development of a "neighborhood plan" which is directed toward the arrest of deterioration through physical improvements. Said improvements may be provided through City funding and/or assessment districts (Policy A-3.3).

#### CAPITAL IMPROVEMENT ELEMENT

The Capital Improvement Element lists a five-year schedule of major public improvements and estimates the costs associated with each. Annual departmental budgets must be prepared to correspond to the Capital Improvement schedule. However, this schedule can be amended according to Policy A-3.2, which accomodates modifications driven by changing circumstances.

Policy A-3.2 The criteria which shall be considered in the amendment and modification of the 5-year schedule and the preparation of a 5-year schedule for the second planning period shall include the following:

(Applicable subsections include)

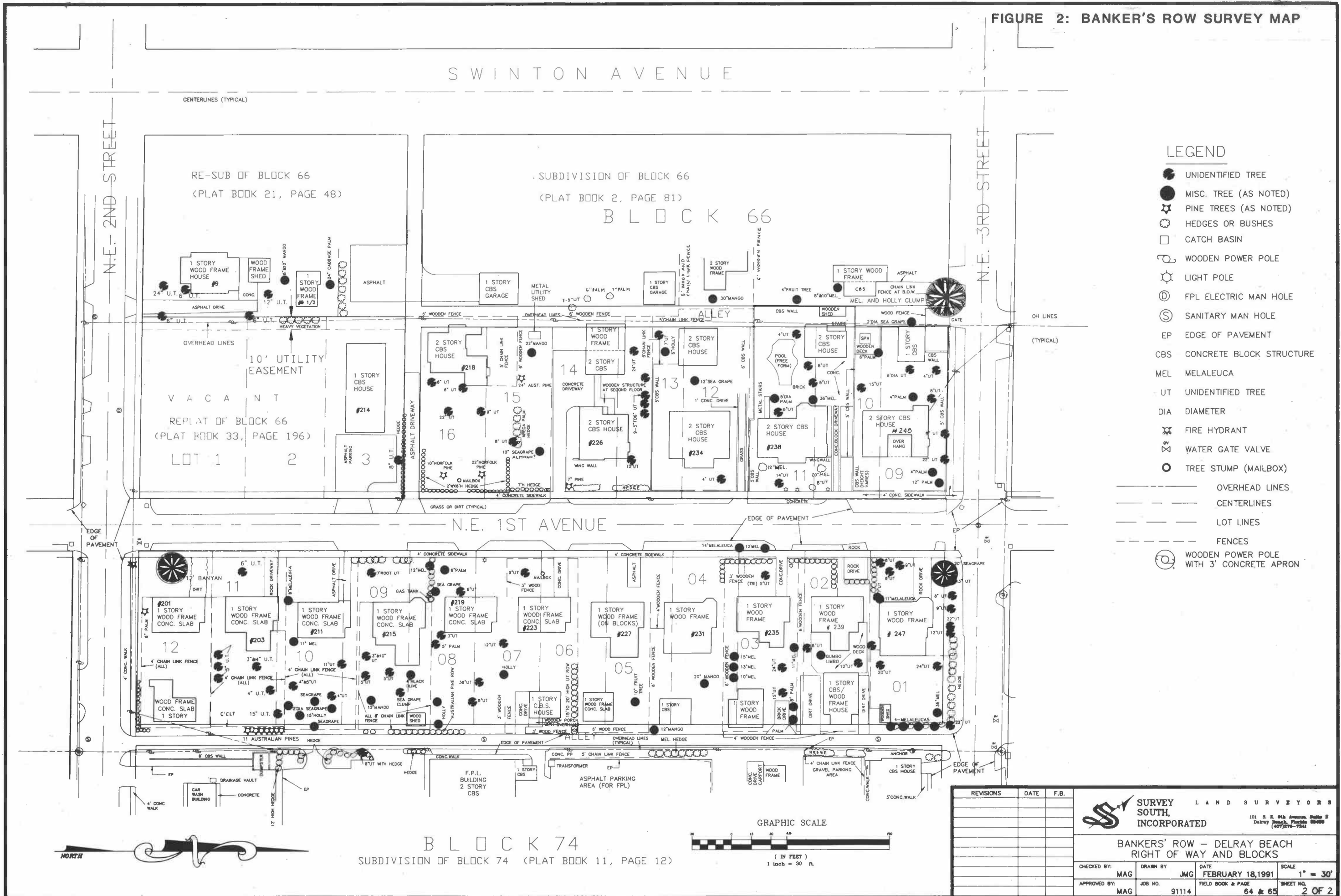
- d) When a project can be combined with another project in the same geographic area, it shall receive a higher priority e.g., combining needed street improvements with scheduled water and sewer improvements may accelerate the street improvement project.
- e) When a project will receive significant funding assistance from a development project or through neighborhood contributions through an assessment district or other method, it shall be accelerated on the schedule.

#### ASSESSMENT

From a review of various policies contained within the City's Comprehensive Plan, it is evident that the Banker's Row Project not only is in compliance, but that it advances and implements the basic tenets of the Plan.

However, the Capital Improvements envisioned in this Plan are not included in the current version of the Comprehensive Plan; thus, full implementation will require formal amendment. The amendment will need to address the schedule of Capital Improvements.

FIGURE 2: BANKER'S ROW SURVEY MAP



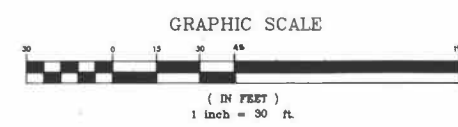
LEGEND

- UNIDENTIFIED TREE
- MISC. TREE (AS NOTED)
- PINE TREES (AS NOTED)
- HEDGES OR BUSHES
- CATCH BASIN
- ⊕ WOODEN POWER POLE
- ⊙ LIGHT POLE
- ⊙ FPL ELECTRIC MAN HOLE
- ⊙ SANITARY MAN HOLE
- ⊙ SANITARY MAN HOLE
- EP EDGE OF PAVEMENT
- CBS CONCRETE BLOCK STRUCTURE
- MEL MELALEUCA
- UT UNIDENTIFIED TREE
- DIA DIAMETER
- ⊕ FIRE HYDRANT
- ⊕ WATER GATE VALVE
- TREE STUMP (MAILBOX)
- OVERHEAD LINES
- CENTERLINES
- LOT LINES
- - - FENCES
- ⊙ WOODEN POWER POLE WITH 3' CONCRETE APRON

REVISIONS	DATE	F.B.

		SURVEY LAND SURVEYORS SOUTH, INCORPORATED <small>101 S.E. 6th Avenue, Suite 2                  Delray Beach, Florida 33408                  (407) 276-7541</small>	
		BANKER'S ROW - DELRAY BEACH RIGHT OF WAY AND BLOCKS	
CHECKED BY: MAG	DRAWN BY: JMG	DATE: FEBRUARY 18, 1991	SCALE: 1" = 30'
APPROVED BY: MAG	JOB NO. 91114	FIELD BOOK & PAGE 64 & 65	SHEET NO. 2 OF 2



BLOCK 74  
 SUBDIVISION OF BLOCK 74 (PLAT BOOK 11, PAGE 12)

II  
HISTORICAL SURVEY OF BANKERS ROW



## A. CHRONOLOGY OF EVENTS

### HOMESTEADING PIONEERS

The earliest owner on record of what is today known as Banker's Row (Blocks 66 and 74), was Albert F. Quimby. Although it is not known exactly when Quimby arrived in Florida, he was most likely one of the earliest White American settlers in the Southeast part of the state in the 1870s. Quimby may have been motivated by the Armed Occupation Act of 1842 which provided homesteads for a great number of people who might not have otherwise moved to Florida. The Armed Occupation Act was federal legislation designed to encourage people to populate areas threatened by hostile Indians by offering land to any man or head of a family who would improve and defend the property for five years, after which time he would receive title. Quimby probably filed a claim for a quarter section (160 acres) in Section 16, which included present-day Blocks 66 and 74. The little information that is known about Quimby comes from the reminiscences of Charles Pierce, the son of another pioneer settler, Hannibal Pierce. Pierce recalled that not only was Quimby an early land owner but he was also an early politician. Quimby was elected County Clerk in 1888, when Dade County included most of the Southeast coast of Florida from Jewfish Creek to St. Lucie and all of present-day Palm Beach County. He was elected to the Board of County Commissioners in 1889. A year later the United States Census reported 861 people living in the county.

### THE TOWN OF LINTON, DADE COUNTY

In 1894 William S. Linton and his friend David Swinton visited South Florida with plans to carve a niche in the tropical wilderness and establish a settlement. Linton was thirty-eight years old and served as postmaster in Saginaw, Michigan (he would later be elected to Congress). Swinton owned a bookstore in Saginaw. From West Palm Beach the two men traveled to the Orange Grove House of Refuge, located on the beach ridge a few hundred yards north of present-day Atlantic Avenue. Built in 1876 by the United States Life Saving Services, the building provided a haven for shipwrecked sailors.

Linton was impressed with the potential of the area and paid twenty-five dollars an acre for several quarter sections West of the House of Refuge. Swinton was disillusioned with the junglelike land and was anxious to return home. Upon their return to Michigan, Linton began

\* Footnotes: See Appendix B

promoting his development in newspapers in Saginaw, Bay City, and Flint. Approximately ten men purchased five-acre tracts and in October, 1895, Linton led them back to Florida. The group stayed at the House of Refuge while clearing land and erecting temporary shelters. From October to December 1895, Civil Engineer E. Burslem Thomson surveyed the wilderness area that included the Orange Grove House of Refuge and prepared a map for the proposed Town of Linton.

Unfortunately a freeze hit South Florida during the winter of 1895, devastating the settlers' newly planted crops of vegetables and citrus. Many original homesteaders returned to Michigan but those that stayed received assistance from railroad magnate and developer Henry Flagler. He offered seeds to plant new crops and brought his East Coast Railroad to the area the following year. The coming of the railroad attracted new settlers, created new jobs and brought renewed hope to the tiny community. Thomson's map of Linton was recorded in July, 1896, signed by James E. Ingraham for Flagler's Model Land Company and W.S. Linton (Figure 3). Blocks 66 and 74 were located outside the original subdivided area, and were labeled on the map as "Orange and Lemon Lands." Although Linton returned to Michigan he gave his name to the town.

One of the original settlers from Michigan who stayed in the area was Nathan S. Boynton, who later established the city known today as Boynton Beach. Boynton purchased a tract of land from Quimby in 1898, which included Block 66.

#### TURN OF THE CENTURY -- PALM BEACH COUNTY

By the turn of the century a post office had been established and the population of Linton included 150 residents. Soon after, the name of the town was changed to Delray, in memory of a Detroit suburb and former home of several of the early settlers. Four churches were established, a womens' civic association was formed and in 1908 telephone service reached Delray.

In 1909 Palm Beach County was created from Dade County, making it the 47th county in the state, and the boundaries encompassed present day Delray Beach. W.J. and Hattie Green owned property which included Block 66.

#### A THRIVING TOWN

The population of Delray in 1910 was 250. A year later the Town of Delray was incorporated and John Shaw Sundy became the first mayor. Sundy was an early pioneer who had come to South Florida as a superintendent of construction

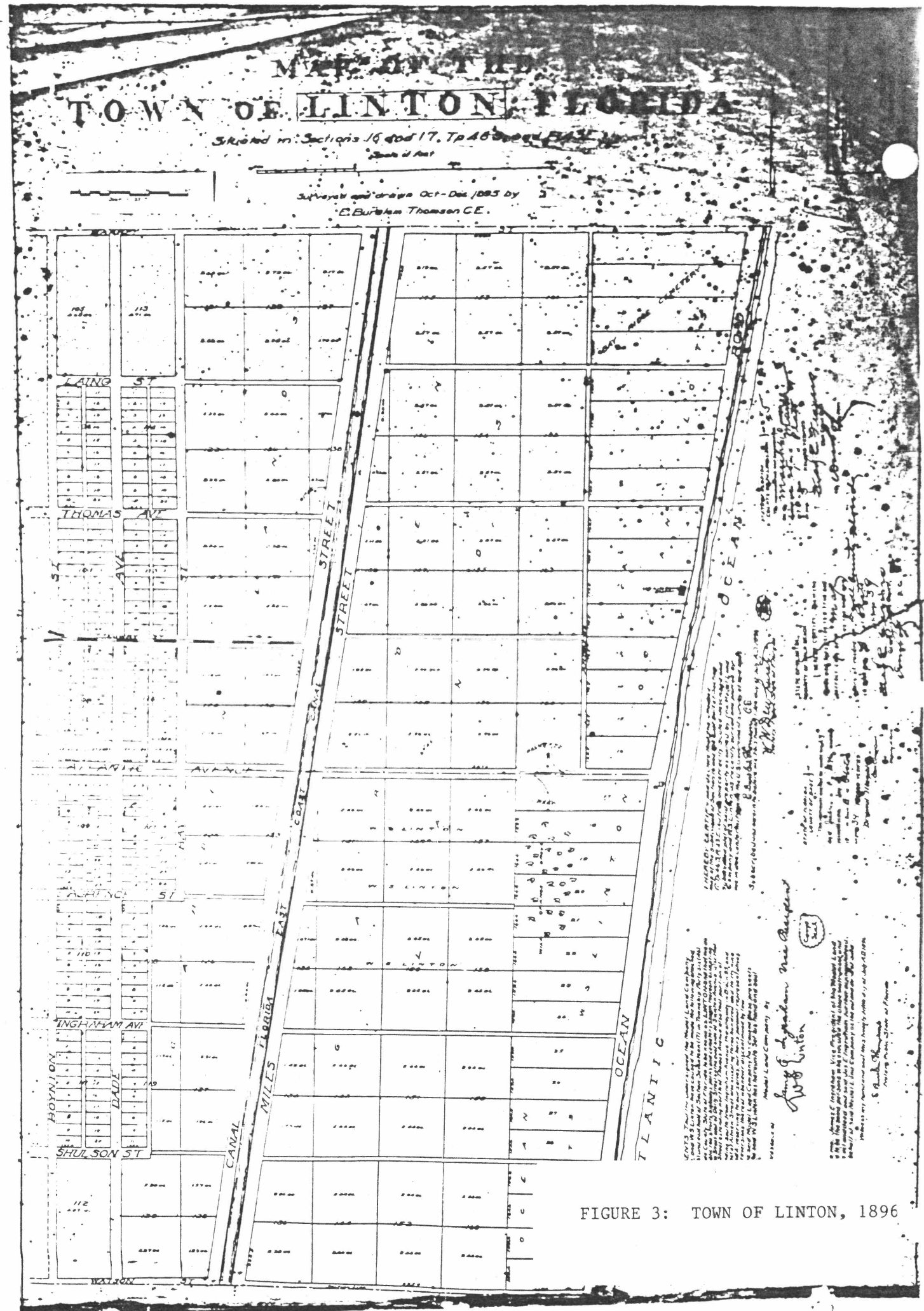
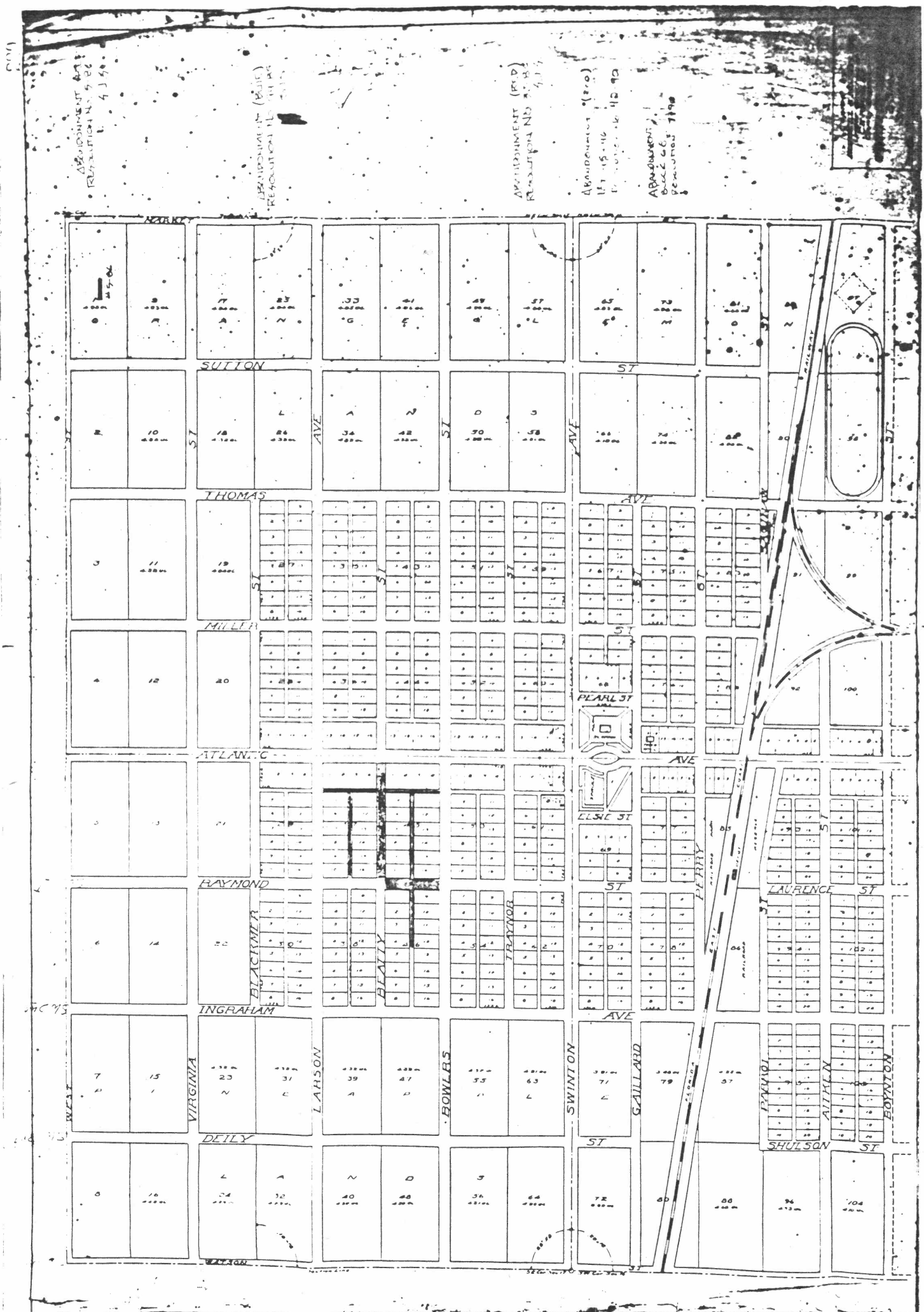


FIGURE 3: TOWN OF LINTON, 1896



for the railroad. In 1912 the first bridge was constructed across the East Coast Canal (later known as the Intracoastal Waterway), opening access to the beach. The Bank of Delray was founded with J.C. Troup as president. A library was also established.

In 1913 W.J. Green subdivided Block 66 into 16 lots and filed a plat on February 17, 1913 (Figure 4). A year later he sold the property to J. S. Sundy.

The town's first newspaper, The Delray Progress, was published in 1915. The high school graduated its first class the same year, and the Bijou Theater opened in 1917. The United States Census reported 1,051 people in Delray. In 1923 the community between the East Coast Canal and the ocean was incorporated as Delray Beach. Sundy continued to serve as Mayor of Delray until 1923 when J.L. Love was elected to the position. The Delray Beach News began publishing on a regular weekly basis on August 10, 1923. A one year subscription cost \$2.00 and Lon Burton, who had previously owned The Okeechobee News, edited the newspaper.

Also in 1923 local residents passed a \$50,000 bond issue for improvements in Delray. Twenty-two thousand dollars was earmarked for an engine and equipment for a water and light plant, \$16,000 for land and improvements for a city park, and \$12,000 for land and construction of a municipal building for city officials and the fire department.

### TWENTIES BUILDING BOOM

The beginning of the real estate boom in Florida was evident as early as 1923. It is difficult to pinpoint an exact cause for the unprecedented inflation in land sales as there were many contributing factors: increased use of the automobile, an extensive road building program, climate, assurance of no income or inheritance tax in the state and a general revolt against industrialization which helped drive people to new and less developed places.

Although the boom was felt statewide, it was concentrated in South Florida, particularly in Dade County. Prices of lots doubled or tripled in a single day. In the city of Miami, the assessed value of property increased 560% in one year and fees assessed from building permits skyrocketed from \$4,000,000 to \$58,000,000.

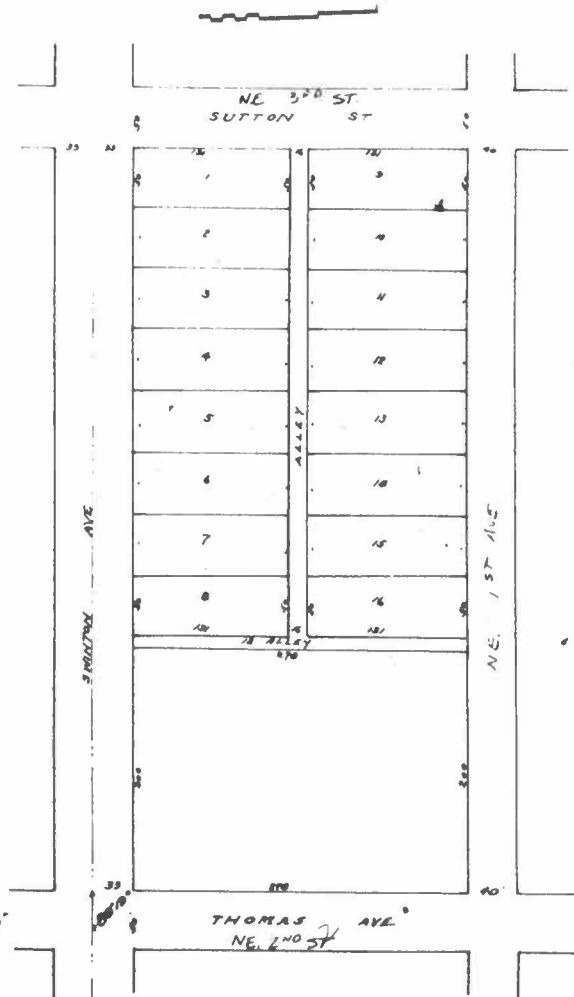
According to historian Dr. Donald Curl:

While the boom has often been viewed as a Miami phenomenon, no area of the state was immune to the

Figure 4

Book  
2 81

SUBDIVISION - BLOCK 66  
DELRAY - FLORIDA  
9-1-100 in Section 16, T. 44 S. R. 48 E.  
Map 1-180  
Map 1-180



State of Florida  
County of Palm Beach

I know all men by their presents that the undersigned W. J. Green  
owner in fee simple of Block 66 in the Town of Delray has  
caused the attached plat to be made and has subdivided the  
same as shown here on.  
In witness whereof I set my hand and seal this day of Feb'y  
A D 1915  
Signed sealed and delivered  
in the presence of  
W. J. Green  
D. H. Milly  
Notary Public  
Mrs. J. L. Gaskard

State of Florida  
County of Palm Beach

I an officer authorized to take acknowledgments of deeds hereby certify that  
W. J. Green personally known to me the individual described in, and who executed  
the foregoing instrument, and that each individual has acknowledged before me  
that he executed said instrument  
Witness my hand and office seal this day of Feb'y A D 1915  
D. H. Milly  
Notary Public

State of Florida  
County of Palm Beach

I, Hugh S. DeLoe, CE or both, certify that I have surveyed the above  
described tract of land and that I have subdivided the same into sixteen lots.  
All of which is correctly represented upon the attached plat  
West Palm Beach, 17 Feb'y A D 1915  
Hugh S. DeLoe  
Subscribed and sworn to before me this day of Feb'y A D 1915  
D. H. Milly  
Notary Public  
My Commission expires \_\_\_\_\_

211  
James E. DeLoe  
128  
Geo. L. DeLoe  
Pub. & Comm. 1915

12



speculation fever. The postwar real estate boom in Palm Beach County began as early as that in Miami, featured schemes that equaled Miami's in their imagination and fantasy, and also captured national attention.

The Delray News featured full page advertisements announcing the opening of new projects, developments and subdivisions in Delray. Articles were published predicting the great profits to be made from land and real estate sales and the rising values in building activities. Over 86 realtors were doing business in Delray. Among the many new developments were: Delray Shores, Vista Grande, New Crest Lake Park, Rio Del-Rey, Del-Ida, and Dell Park.

#### BANKER'S ROW EAST SIDE -- BANKERS AND BUILDERS

In 1924 J.S. Sundy sold Block 66 to J.C. Keen. Keen was the proprietor of the East Coast Produce Company, Vice-President of Ocean City Lumber Company, a member of the Delray City Council and a Director of the Bank of Delray. Rather than develop Block 66 as a subdivision, Keen decided to sell the lots to other wealthy businessmen in Delray.

In December, 1924, Keen sold a lot to Leslie H. Walker, one of the largest building contractors in the area. Walker was described as a "builder and contractor who has established a high reputation for the excellence of his work." Walker was responsible for constructing many residences and commercial buildings including The Delray Theater and the Rawls and Fisher building.

Matt Gracey bought a corner lot from Keen in 1925. Gracey was the owner of a real estate firm of the same name and was involved in many developments in Delray during the boom including Lake View Heights, Ocean Breeze Estate and Waterway Lane. Gracey served on the Delray Realty Board of Governors and the Delray City Council.

Keen also sold another lot in 1925 to C.Y. Byrd who was involved with Gracey in the development of Por La Mar in Boca Raton. Byrd was an attorney and one of the financial backers of the Alterep Hotel, now known as the Colony Hotel.

In 1926 Keen sold a lot to A.G. Evans who was the Vice-President of the Delray Bank and Trust Company (Figure 5). Evans was President of the Delray Chamber of Commerce, a City Councilman, and also involved in the Alterep Hotel project. The Delray Beach News wrote glowingly about Mr. Evans:



Fig. 5 A.G. Evans  
Delray News, 1926

Delray has not a better citizen within her limits than Mr. A.G. Evans, cashier of the Bank of Delray. Thoroughly progressive, always for any and everything calculated to improve and build upon his town and section, cheerfully giving sound business advice to all who seek his judgement and a good, clean Christian gentleman Aubry Evans is a man who is a great credit to his town...

By 1926 four large homes were completed for Mr. Gracey, Mr. Evans, Mr. Walker, and Mr. Keen (Figures 6-12). The Delray News featured a picture and description of L.H. Walker's residence:

This beautiful Spanish type house was designed and built by its owner, at a cost of \$15,000. It has five rooms on the first floor, and a sleeping room with windows on four sides, and bath on second floor. There are two porches fourteen feet wide with mosaic tile floors. The interior is the work of an accomplished artist.

#### STREET NAMES

At the time these houses were built, Northeast 1st Avenue was known as Gaillard Street and Northeast 2nd Avenue was called Perry Street. Northeast 2nd Street was known as Thomas Avenue, (perhaps named after M.S. Thomas), and Northeast 3rd Street was Sutton Street. By January, 1925, M.S. Thomas and William L. Brown owned Block 74 which they subdivided into 24 lots (Figure 13). Although platted and subdivided, it is somewhat surprising that the block was not developed during the real estate boom. This was particularly unusual since boom time Mediterranean Revival style houses were being constructed across the street, in Block 66, in 1925.

#### COLLAPSE AND DEPRESSION

The land boom reached its height in the spring of 1926, however, it had done so on too many empty promises. There were hundreds of small developments attempting to imitate larger, more successful ones, but many were fraudulent ventures. Real estate prices began to sink, buyers disappeared and increasing numbers of people found themselves holding binders on property they could not afford to pay off. The final blow was a severe hurricane which struck the Southeast coast on September 19, 1926. Whatever remained of the real estate boom came to a dead halt on that day, and South Florida was plunged into a depression a good three years before the rest of the country.



Fig. 6 J.C. Keen House (#226) Front (East) Facade  
The Delray News, 3/19/1926



Fig. 7 J.C. Keen House (#226) Interior View  
The Delray News, 3/19/1926



Fig. 8 L.H. Walker House (#234) Front (East) Facade  
The Delray News, 8/14/1925

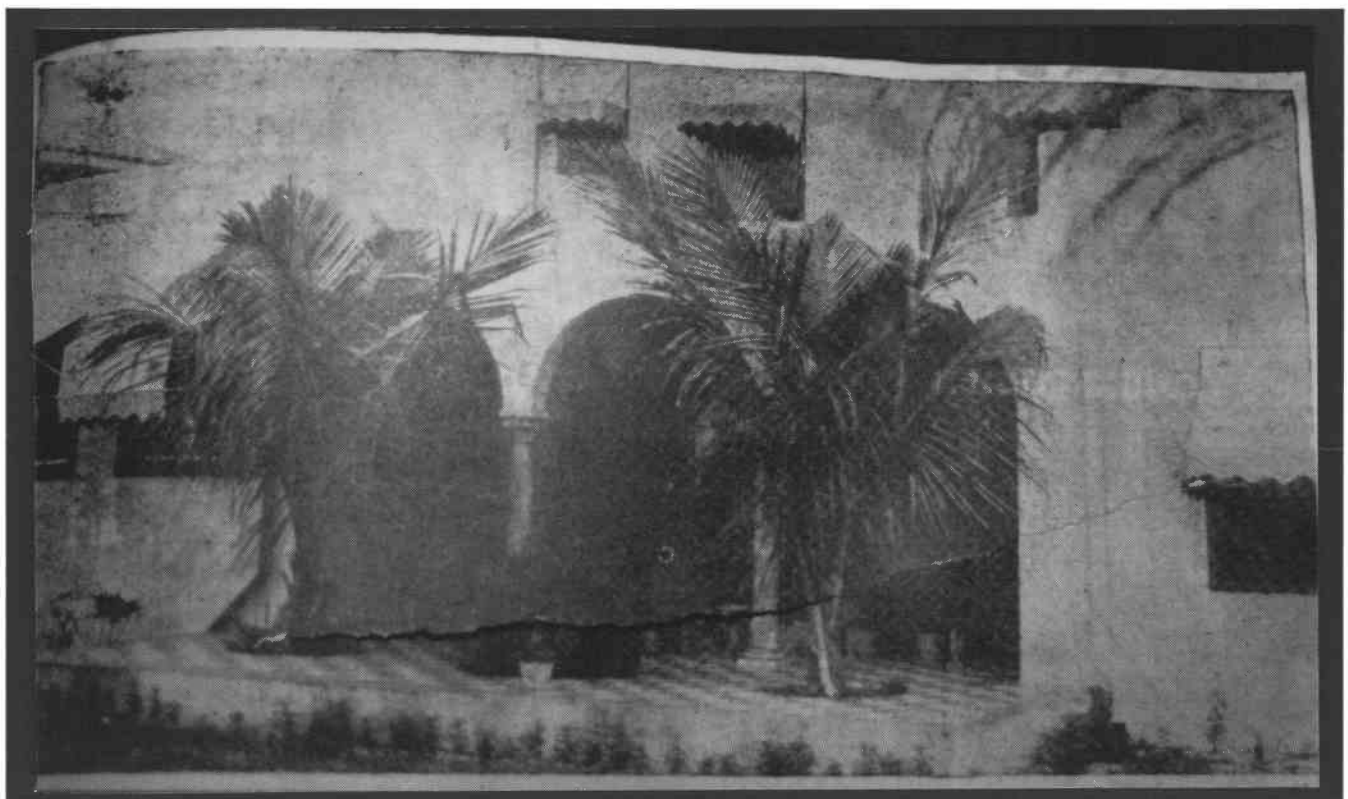


Fig. 9 L.H. Walker House (#234) Rear (West) Facade  
The Delray News 3/19/1926

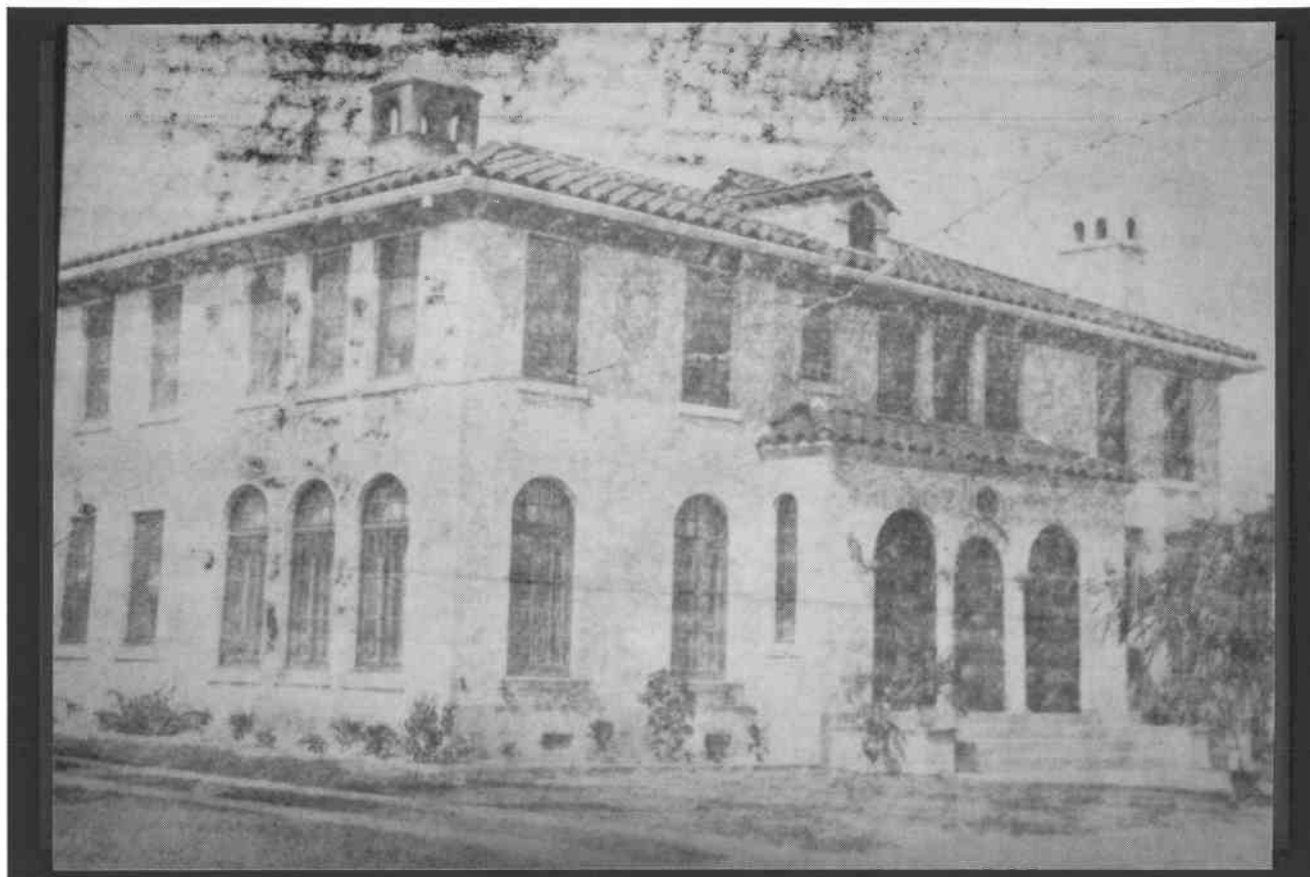


Fig. 10 A. G. Evans House (#238) Front (East ) Facade  
The Delray News 3/19/1926



Fig. 11 Matt Gracey Home (#248) Front (East) Facade  
The Delray News 3/19/1926





Fig. 12 Looking South L.H. Walker House Foreground (#234) J.C. Keen House (#226)  
1926 Chamber of Commerce Promotional Brochure

In 1927 the towns of Delray and Delray Beach joined and incorporated as the City of Delray Beach. Lysle Johnson served as the first mayor.

The stock market crash of 1929 sent the nation into the worst economic depression of its history. Statistically, Florida seemed to suffer less than the rest of the country; however, that is because economic indicators had already been seriously depleted by the real estate bust of 1926. South Florida weathered some devastating years during the Depression, but its recovery was more swift than the rest of the nation. The area did not lose its appeal for the few who could afford vacations. Tourism was encouraged during the lean years by gambling, bootlegging, the mild climate, and affordable housing and tourist accommodations.

#### RECOVERY AND THE NEW BUILDING BOOM

By 1935 South Florida was on its way back to economic recovery. Visitors to the area were now mostly part of a working middle class who managed to escape the national gloom to "get away" to a semi-tropical paradise.

A post-Depression building boom began in Delray Beach in 1935. The city's population included 2,819 permanent residents and 2,200 "seasonal guests."

October, 1938, was the busiest month for building in Delray Beach since 1925. The Delray Beach News reported that the highest total of building permits in the history of the building department were issued in October, 1938, totalling \$133,365.40. Today that would equal approximately \$2,027,000. The total for the year including the month of October was close to half a million dollars - \$494,172.59, or \$7,511,000 in today's economy.

#### BANKER'S ROW EAST SIDE -- MACKLE BROTHERS TRY THEIR LUCK

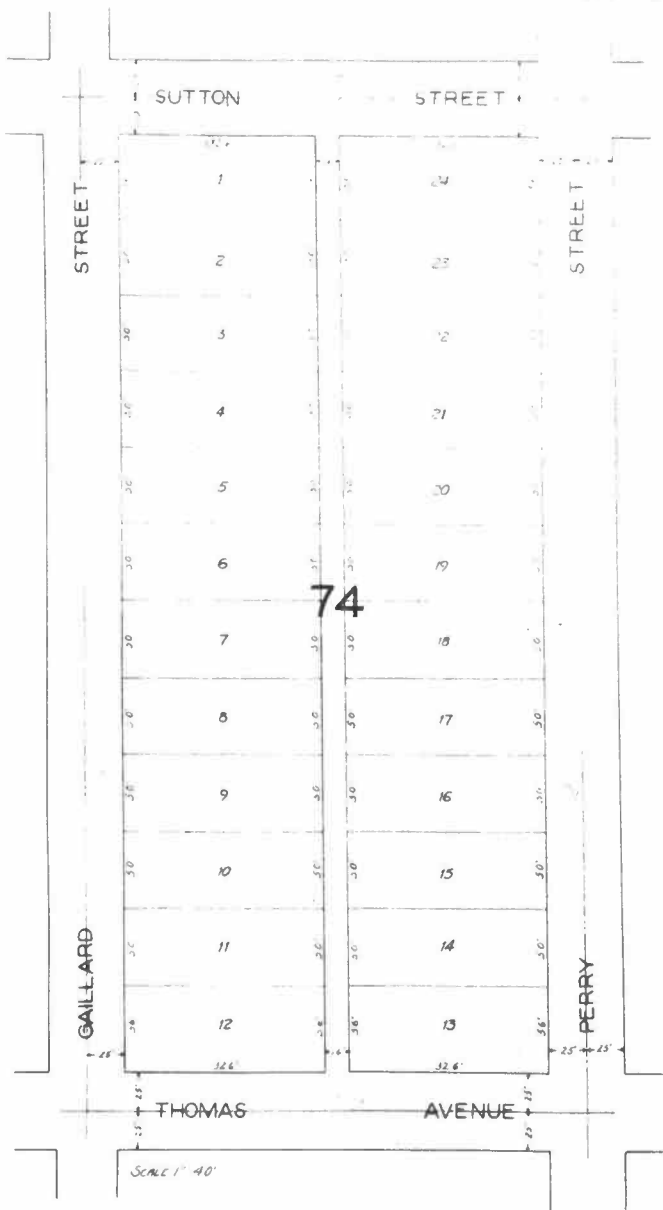
By 1938 Ruth Munier owned lots 1-12 on the West side of Block 74. In October she sold the lots to Frank E. Mackle, Sr. According to Frank Mackle, Jr., his father bought the lots for him and his brother to develop and sell.

In October, 1938, twenty building permits were issued to F.E. Mackle for 11 main houses and 9 guest cottages on Northeast First Avenue. These building permits represent about 25% of Delray's building permits issued that month. The Delray Beach News announced that "all homes will be of frame construction and will cost \$3,000 each." In 1990 economic terms this translates to a cost of \$45,600 per house. In November, 1938, The Delray Beach News reported



# A SUBDIVISION OF BLOCK 74 DELRAY, FLORIDA.

Book  
**11 12**



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 The following was filed to record at  
 5:25 P.M. on the 5th day of  
 February 1925 by  
 J. L. Thomas, Notary Public  
 J. L. Thomas, Notary Public

### LOCATION

Being A Subdivision Of Block 74, Of The City Of Delray, (Originally The  
 Town Of Lorton), Florida

### DEDICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

Know All Men By These Presents That M.S. Thomas, Lillah M. Thomas (his wife), William L. Brown, and Mary S. Brown (his wife), have caused to be surveyed, divided into lots and plotted as shown hereon, being Block 74 of the City of Delray, (Originally the Town of Lorton), Florida, in witness whereof the owners in the aforesaid have hereunto set their hand and seal this 1st day of January A.D. 1925.

Signed, sealed and delivered in the presence of  
 J. L. Thomas  
 J. L. Thomas  
 Mary S. Brown

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

Before me personally appeared, M.S. Thomas, Lillah M. Thomas (his wife), William L. Brown and Mary S. Brown (his wife), known to me and known to be the persons who executed the foregoing instrument and acknowledged the same to be their own free will and act, in witness whereof I have set my hand and official seal, this 1st day of January A.D. 1925.

### ENGINEERS CERTIFICATE

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I certify that the location, measurements and angles of the boundary and lot lines of the plot shown hereon are taken from actual data found in the ground by our direction our direction and are true and accurate, to the best of our knowledge and belief.

BUTLER BARNETT & TAYLOR  
 By: Butler Barnett  
 Survey Certificate No. 457

Subscribed and sworn before me this day of 1st January 1925.  
 J. L. Thomas  
 My Commission Expires September 15, 1928

BUTLER BARNETT & TAYLOR  
 CIVIL ENGINEERS  
 44-414 CITIZENS BANK BLDG.  
 WEST PALM BEACH, FLORIDA.

Figure 13

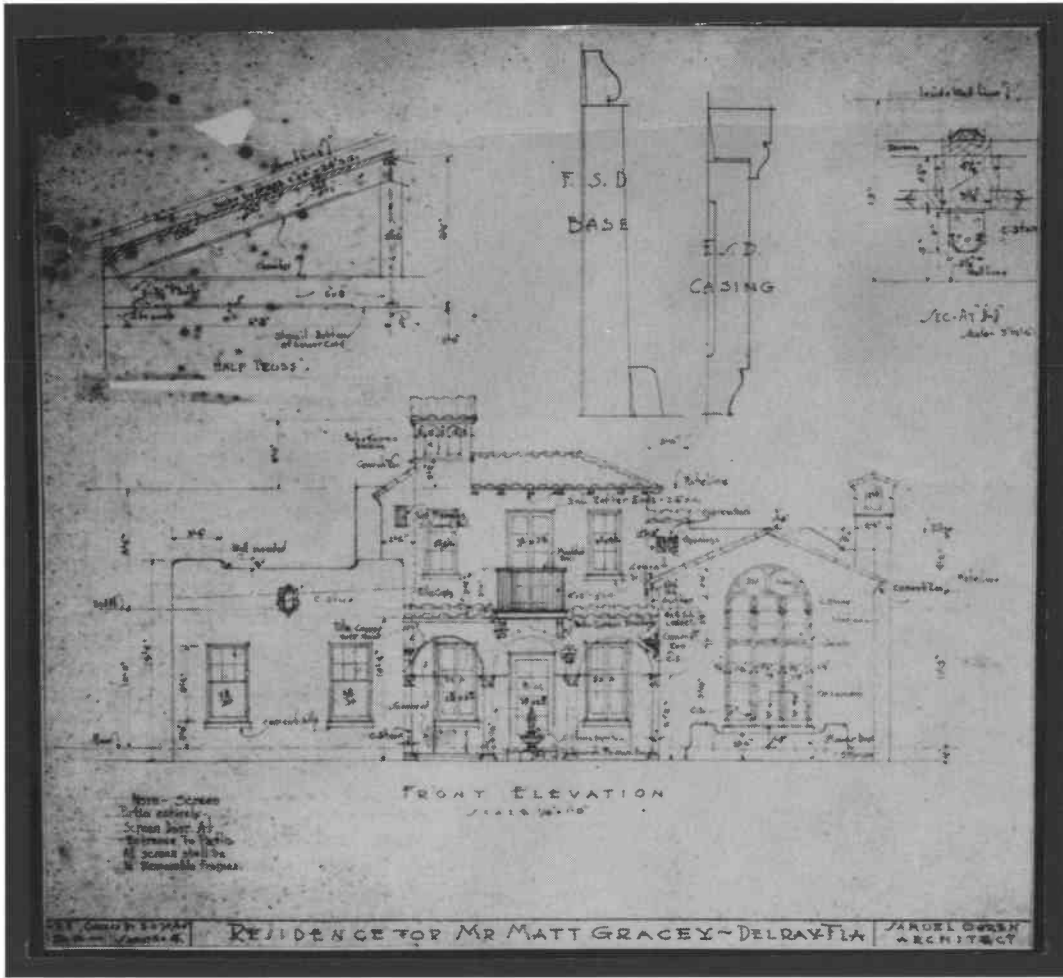


Fig.14 Front Elevation (East Facade) Matt Gracey House (#248) dated 7/7/1925 Sam Ogren, Architect  
Property of Frank McKinney

that "Mr. Mackle will insure his houses through the F.H.A. and will later make formal announcement of prices and terms to buyers...Twelve car loads of lumber will be used in their construction."

Three months later, in December, 1938, the Mackle Company placed an advertisement in The Delray Beach News announcing that "the first of a group of 20 new 5-room bungalows being built on NE 1st and 2nd Avenues, between 2nd and 3rd Streets were open for inspection and for sale."

The first new home was sold in January, 1939, and the development was sold out by the end of February. The first home owners were:

201 Northeast First Avenue	Aaron T. Smock	1/1939
203 " " "	R.E. Ault	1/1939
211 " " "	C.F. Etheridge	1/1939
215 " " "	J.L. Patterson	1/1939
219 " " "	Frank W. Stanley	1/1939
223 " " "	Howard L. Cromer	1/1939
227 " " "	Goldia Hodges	2/1939
231 " " "	Harry J. Morgan	2/1939
235 " " "	Katherine S. Gay	2/1939
239 " " "	R.C. Keen	2/1939
247 " " "	Archer J. Adams	2/1939

Little is known about these early owners except for two families. First, Marjory Adams Goodman, the daughter of one of the original owners, Archer J. Adams, recalls that her father moved from Ormond Beach and opened the first Chevrolet dealership in Delray Beach, Adams Chevrolet. Ms. Goodman recalled that Mr. Patterson was a druggist, Mr. Morgan was an accountant and Mr. Keen was an electrician who operated a store that sold stoves and refrigerators. Mr. Morgan's daughter, Pat Merrill, and her family still occupy house #231 today.

#### IN LATER YEARS -- ADAPTING TO CHANGE

The homes on Banker's Row have a history of responding to change and economic opportunity. Throughout the years they helped ease a critical housing shortage, provided accommodations for seasonal guests, and one home served as a private day school.

The Army Air Corps established a base and training school in nearby Boca Raton. The facility opened in October, 1942, and trained more than 15,000 men a year between 1942 and 1945. The air base dwarfed the small town of Boca Raton, which was unable to supply enough civilian employees or housing accommodations. Many of the houses on Banker's Row were remodeled during this time, most converting garages to living space.

Houses on both sides of Northeast First Avenue were rented out to tourists on a seasonal basis. Wood Cowan, the artist who drew the Major Hoople comic, was "temporarily located at 211 N.E. First Avenue" during the 1939 season. Chic Raymond, noted cartoonist of "Blondie" reportedly lived and worked in the Gracey House guest cottage. Artist Aaron Smock lived in House #201.

Elizabeth and William Gearhart established a Day School at 238 Northeast First Avenue during the late 1940s. Classes were held in the main house, and the two story garage served as the kindergarten. Reverend Marland W. Zimmerman, former rector at St. Paul's Episcopal Church, took over the school in the early 1960s. Additional information about these houses is located Appendix G: Master Site File Forms.

#### B. A MODERN POSTSCRIPT

Over the past three decades the conditions along Banker's Row have evolved in a manner common to many small Florida cities. The prosperity of early Sunbelt expansionism gave way to urban core decline in the late 70's and early 80's. More recently, public and private interest in historic preservation and investment in structural rehabilitation have sparked a renaissance in certain older neighborhoods. The Banker's Row Project was initiated amidst such an atmosphere of investment. In the year before the project was initiated, four of the sixteen historic homes were purchased and renovated. Private investment has attracted public attention, and the Banker's Row block has been featured in several newspaper articles, including a piece in the New York Times (See Appendix J.) In this way, the timeliness of the Banker's Row Project may be the cornerstone of its success.

At present (1991) nine of the seventeen properties are owner occupied. One resident has lived there since age 5, and is the daughter of an original owner. Another family has lived in their home for twenty-five years. Three of the other owner occupants have been in their homes for more than ten years. Most of these families have no plan to move away from Banker's Row. Most of the main buildings are augmented by auxiliary buildings (guest cottages) which serve predominantly as affordable rental housing. The current property owners are as follows:

201	Larry and Anita Siegal
203	Arthur and Rosetta Clark
211	Richard and Barbara Kamhi
214	Raymond and Ruth Struble
215	Cora Messer
218	David and Diane Gerhard

219	Bill Richardson
223	Gene and Janet Fisher
226	Bill and Barbara Murray
227	Steve and Trish Pescatore
231	Bud and Pat Merrill
234	Bert and Marsha Wasserman
235	Melissa Fiarenza
238	Bert and Marsha Wasserman
239	Cora Kulok
247	Joseph Weed and Martha Kendall
248	Frank and Nilsa McKinney

What the future holds for Banker's Row will be determined by these property owners and by the forces of economic adjustment. This Re-Use and Restoration Plan proposes to capitalize on the history of Banker's Row by accentuating its attractive features and promoting nonresidential uses of the properties. With the assistance of public resources and good press, the residents of Banker's Row have a good chance at transforming their quaint neighborhood into a trendy one, and their older properties into valuable historic real estate.

### C. ARCHITECTURE

#### OVERVIEW

Banker's Row has two faces, like the sides of a coin. Each face is cohesive and architecturally consistent (except as noted later) with its own distinct style. Yet the two faces are very different from one another, the two historic styles separated by the Great Depression. It is visibly evident that each side of the street derived from a vastly different environment of technology, design fashion, wealth, development philosophy and target market.

Two historic architectural styles and a modern one leave their imprint on Banker's Row. The earliest, Mediterranean Revival Style, includes five houses on the west side of the street and most of their ancillary buildings. Construction dates for ancillary buildings are not all known.

Next built were the eleven Mackle Cottages and (originally) eight guest cottages on the east side of the street, built in a frame vernacular style emerging as the Traditional Minimal Style. Some of the original guest cottages remain in this style.

The third style, Modern Masonry Vernacular, is not yet historic. It typifies recent masonry residential and light commercial construction following WWII. The brick faced

duplex on the west side of the street (214 N.E. 1st. Avenue) is of this style, as are some of the post-WWII Mackle Cottage ancillary buildings facing the alley. While the duplex, particularly, is stylistically incompatible with the street, all these buildings have the important architectural role of maintaining historically appropriate building density.

#### ARCHITECTURAL STYLES: MEDITERRANEAN REVIVAL STYLE

The homes on the West side of Banker's Row were designed in the Mediterranean Revival architectural style. Sometimes referred to as Spanish Eclectic or Spanish Colonial Revival, this style is most often found in those states that have a Colonial Spanish heritage.

The style was first popularized through a detailed study in 1915 of Latin American architecture made by Bertram Grovesnor Goodhue at the Panama-California Exposition in San Diego. The Goodhue exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, architects began to look directly to Spain and elsewhere in the Mediterranean where they found still more interesting building traditions.

Even before it became a popular architectural style, Mediterranean Revival designs appeared in Florida. The first expression of the style appeared in 1888 when Henry Flagler asked architects Carrere and Hastings to design the Ponce de Leon Hotel in St. Augustine. The architects concluded that the climate and historical heritage of the city lent itself to some form of Spanish Renaissance style. Flagler used the Mediterranean Revival style for many of his other hotels and train stations along the railroad, exposing seasonal visitors and newcomers to the "Florida style." Well before the twenties boom, South Floridians were familiar with the Mediterranean Revival style, due in large part to Henry Flagler's personal taste. Addison Mizner helped further establish the style by designing the Everglades Club in 1918 in Palm Beach. The style was immediately popular as a romantic alternative to the common wood frame structures and drab shingled bungalows.

A popular building style in Florida during the 1920s, Mediterranean Revival is closely associated with the land boom and became the style of choice for developers. Mediterranean Revival architectural style has been called the most significant expression of South Florida's lifestyle during the boom years. It reflects the excess and extravagance of the Roaring Twenties. It is ornate, pompous and flamboyant like the wealthy industrialists and speculators who built their winter residences in South Florida. It is deeply rooted in the Spanish heritage of the state, yet in tune with national trends of the time.

Identifying features of the style include flat, hip or gable roofs, often displaying some form of parapet; ceramic tile roof surfacing; stuccoed facades; shed or flat roof entrance porches, commonly with arched openings and elaborate columns; casement or double-hung windows; and ceramic tile decorations. Applied decoration is generously used such as elaborated door and window surrounds, stucco or tile decorative vents, window grilles, elaborated chimney tops often with small tiled roofs, and balconies with wood or iron railings.

The style continued in popularity following the collapse of the land boom and into the 1930s. The style was adapted for a variety of building types ranging from grandiose tourist hotels to modest private residences. Many buildings underwent renovation to reflect the Mediterranean influence.

The five residences on the West side of Banker's Row are classic examples of the Mediterranean Revival style. Many of the identifying elements are still present, although some alterations have occurred through the years. The style represents a time period when wealth and extravagance, or aspiration to them, were reflected in architecture.

#### SAMUEL OGREN, ARCHITECT: MEDITERRANEAN REVIVAL STYLE

Samuel Ogren was the architect of two houses on the west side of Banker's Row: #238 (Evans residence) and #248 (Gracey residence). He was Delray's most prolific architect during the real estate boom, designing more than 100 homes and commercial buildings by 1929.

Ogren had no formal architectural education and taught himself through correspondence courses and by studying architectural books. In 1921 he apprenticed with Orlando architect F.H. Trimble and then Tampa architects M. Leo Elliott in 1922 and Francis Cunard in 1923.

When the land boom materialized, Ogren moved to West Palm Beach where he continued his apprenticeship in the office of noted architect William Manley King. While employed for King, Ogren designed a residence in Delray at 704 North Swinton Avenue. Delray city officials offered him the position of City Architect. Ogren went to Tallahassee where he took the state architectural exam, and then moved his family to Delray.

The Evans and Gracey homes were two of Ogren's early designs: commission numbers 7 and 10 respectively (Figure 14). Mediterranean Revival was the popular style of the time and dominated Ogren's first wave of accomplishments. Ogren also designed the Arcade Tap Room and the Delray High School in 1925.

Ogren lived in Cleveland, Ohio from 1927 to 1931, then returned to Delray where he established his office in the Arcade Tap Room building. In 1935 he was instrumental in establishing a Better Housing Office in Delray. By 1938 he was the only licensed architect in Delray Beach. Ogren served as Tax Assessor for the city in 1948. During the early 1950s, he worked with his son, architect Sam Ogren, Jr., who continued the practice. Ogren retired in 1955 to Windermere, Florida, where he died in 1988.

#### CHARACTER DEFINING FEATURES: MEDITERRANEAN REVIVAL STYLE

Not all houses in this style on Banker's Row have all features described. See Figures 20-26 for illustrations of common building components. These houses are individualistic; examine historic photos where available and existing features of the house.

#### Mass and Form

One and two story concrete and terra cotta clay tile structure, with stucco finish.

Distinctive multi-cube massing, usually asymmetrical but balanced, often three or more distinct masses of varying heights and roof lines. Often incorporates "mirador", or high viewing tower, enclosed or open.

Partially or fully enclosed patios. Covered outdoor loggias linking rooms. Entry porches.

Pitched, shed, hip, and pyramidal roof forms, and flat roofs behind parapet walls with scuppers. Two or more roof forms are mixed on each primary building. Secondary buildings generally have one roof form, usually flat with parapet.

Elaborated chimney tops.

First floor elevated a few steps above grade. Wood frame interior floor systems.



## Finishes and Visible Materials

Painted stucco wall finishes.

Tiled porch and loggia floors where exposed to weather.

Single color or mixed color terra cotta, or single color glazed barrel or S-tile roofing for visible roofs, (Figures 24-25) usually with strongly defined cornice below drip edge, often with exposed rafters or decorative brackets. Parapets often topped with matching roof tile. Concealed and eave-hung gutters. Cast stone scuppers or concealed scuppers opening to large copper leader boxes. Copper leaders.

## Entrances, Windows and Doors

Primary entrance is always oriented toward the street.

Entrance elements usually include: overhead shelter; applied decoration to door surround; arch(es) or columns; wood door; wood or wrought iron screen door; house number or name; mailbox; lantern; front steps often with rail. Some entrance features may occur at a gate in a perimeter wall.

Overhead shelter may be a fully developed entry porch, or within an arcaded or collonaded loggia, an overhanging pent or canopy, or some other form.

Door surround may be embellished with engaged pilasters, decorative tile work, cast stone, or any of a vast palette of Mediterranean Revival decorative features. The front doorway is the focus of the entire decorative design.

Heavy wood door, frequently round topped, often rusticated, usually dark stained but may be painted, may include a small window often protected with a wrought iron grille, often has wrought iron door hardware.

Wood screen door may have ornate turnings but is often plain, stained or painted to match main door; wrought iron screen door usually treated decoratively, as a gate.

House number and often house name may be indicated with black painted metal, ceramic tile, or inscribed in stucco; black painted mailbox; pendant or wall mounted lantern of painted metal and glass, often ornate.

Wood casement and double hung windows (Figures 20-21). Important windows often round topped, arranged in groups, often trios. Principal windows often embellished with cast stone or stucco decorative surrounds, wrought iron grilles.

Simple raised band surrounding windows commonly used. Often one or two important window groups are being highly developed as an artistic feature, with the remainder of windows relatively plain.

Operable blinds (side-mounted shutters) and top-hung shutters occasionally used in otherwise plain openings. blinds may be solid panels or louvered. Mediterranean Revival Style is adapted from hot, sunny climates; all window shading and protection techniques indigenous to the Mediterranean shores can be found.

Fabric awnings conform to the shape of the opening, fit within the masonry opening rather than on the face of the wall, and are retractable. "Bubble" and metal awnings are not part of the Mediterranean Revival style.

### Decorative Elements

Functional or decorative wrought iron. Engaged or open cast stone balustrades.

Applied decoration of stucco, wood, stone, cast stone, terra cotta, cast and carved plaques, ceramic tile, and wrought iron.

Incised stucco and sgraffiti (scratched textured patterns).

Columns, generally with simple circular section, simple capital and base (not Greek or Roman classical orders); occasionally twisted or highly decorated with fanciful ribbons, garlands, or animals. Engaged pilasters in similar forms.

Products of Mizner Industries (1918-1931) may possibly be found in some of these buildings. They might include Las Manos tiles and cast stone details and Mizner Industries lanterns and light fixtures, wrought iron railings, gates and grilles, and carved or cast concrete elements. Introduction of these architectural artifacts from other locations into Banker's Row Mediterranean Revival houses is appropriate.

### ARCHITECTURAL STYLES: MINIMAL TRADITIONAL

The more modest residences on the east side of the street provide a striking contrast to the five large Mediterranean Revival homes. These eleven houses are excellent examples of the Minimal Traditional style of architecture, described at the time of construction as "five room bungalows."

With the economic Depression of the 1930s came this compromise style which reflects the form of traditional eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep. Eaves and rake are close, rather than overhanging as in the succeeding Ranch style.

When domestic construction resumed after World War II, houses based on historical precedent were largely abandoned in favor of new variations of the modern styles that had only begun to flourish in the pre-war years. The Minimal Traditional style was the earliest of these, and was a simplified form loosely based on the vernacular bungalows and Classic Revival cottage styles more common in Florida. These houses first became popular in the late 1930's and were the dominant style of the post war 1940's and 1950's. The Minimal Traditional style evolved in the early 1950's into the Ranch style, which dominated domestic building through the 1960's.

Most houses built in this style are relatively small, one-story structures. Stylistic characteristics include a dominant gable, often front facing, a simplified facade omitting most traditional detailing, and a front door placed off-center in an informal, asymmetric plan. Many have large chimneys, although this was neither necessary or desirable in Florida. An increasing dependence on automobiles required the addition of garages, which were integrated or free-standing (Figure 15).

This style of house was built in great numbers in the years immediately preceding and following the war; they commonly dominate the large tract-housing developments of that period. Subsequent Mackle developments incorporated the Minimal Traditional style as well as the Ranch style with a variety of floor plans.

CHARACTER DEFINING FEATURES: MACKLE COTTAGES, MINIMAL TRADITIONAL STYLE

The Mackle Cottages were built and sold over a period of three months by the same developer, and were the forerunners of mass produced site built houses common in Florida today. Originally these houses were very much alike, using standard building components (Figure 19). Some care was taken to make each one slightly different from its neighbors. Further personalizing changes were made through the years as owners adapted their houses to new housing needs. At the time of construction, the Mackle Cottages all shared the following features:

## Mass and Form

One story wood frame structure with horizontal wood siding with cornerboards.

Simple rectangular form with front entry porch inset under main roof, adjacent to garage also under main roof. "Ell" or "tee" may project to the rear.

Rear porch (if any) merely a covered stoop.

Gable roof, estimated 40% slope, usually with cross gable of the same slope facing the street.

Gable end wall features siding pattern contrasting with siding on main house body.

First floor one step above grade on the street side.

## Finishes and Visible Materials

White (or possibly pastel) wood siding, wood shutters, windows and doors a contrasting color.

Asbestos composition shingles laid in a hexagonal pattern also known as "French" or "fishscale" (Figure 23). Two houses retain this original roofing material and pattern. Other houses may have had asbestos composition shingles laid in hexagonal or "Dutch-lap", a similarly economical pattern. Fiberglass composition shingles have replaced the original roofing in the majority of houses.

Eaves are minimal (Figure 22).

The Mackle Cottages used no gutters and leaders. Combined with their minimum eave overhang, this fact contributed to the early decay of wood siding and windows.

## Entrances, Windows and Doors

Street facing entrance across an open front porch. Many porches have been screened in later years.

Wood stile and rail panel door (Figure 20), painted, possibly with glazed view panels.

Wood screen door.

Double hung wood windows: 6/6, 6/1 and 1/1 (Figure 21).

Plank or louvered operable blinds (side hinged shutters).

Every Mackle Cottage had a garage with a wood door, possibly with glass insert panels. Garage doors were probably sectional overhead doors on tracks, but may have been out-swinging pairs or a pair of bi-fold doors. Most garages were incorporated into living space during the 1940's. Those changes contribute to the understanding of the historic character of the neighborhood.

## ARCHITECTS AND DEVELOPERS: MINIMAL TRADITIONAL

### Harold Steward, Architect

Harold Steward was the architect who designed the cottages on the east side of Banker's Row. Steward was an associate partner of well-known Miami architect Phineas Paist during the mid-1920s. There is some confusion about Paist's role in the design of the houses. The Delray Beach Times reported that The Mackle Company hired the architectural firm of Paist and Steward; however, Paist died in 1937. According to records of the American Institute of Architects, Steward formed a partnership with John and Coulton Skinner in the late 1920s, known as Steward and Skinner. Frank Mackle, Jr. recalled that Steward was hired because he was the chief architect for the South District of the Federal Housing Authority (FHA) for several years in the mid-1930s. Created in 1934, the FHA insured mortgages for 25-30 years, and reduced the required down payments from 30% to less than 10%, enabling many people to purchase homes who would not have been able to do so otherwise. The Mackle cottages on Northeast First Avenue were one of the first FHA insured projects in South Florida.

### The Mackle Company, Developer

The Mackle Company began the first of its many successful developments in South Florida on Banker's Row. The Mackle Company was started by Francis E. Mackle, Sr. who began as a subcontractor in a Quincy, Massachusetts shipyard. He moved to Jacksonville in 1908 and established Mackle Construction Company. Mackle worked throughout the South, primarily building commercial structures such as office buildings, stores, and factories.

During the mid-1930's, Mackle's three sons, Elliott, Robert and Frank Jr., joined the business. Frank Jr. recalled that during the summer of 1938 he and Elliott came to Delray Beach where their father had a winter home. Frank Sr. purchased eleven lots on Northeast First Avenue for Elliott and Frank Jr. to "try their luck." When the boys built the cottages and sold them within three months, Frank Sr. "figured that if two kids could do this in so short a time, he would move the company to South Florida, which he did."

Within a year of their success in Delray Beach, the Mackle brothers developed 125 lots in West Palm Beach as well as lots in other areas in Miami, Coral Gables and Bradenton. They established an office in Miami in 1939 and began building three bedroom, one bath homes for the same price as the popular two bedroom, one bath models.

### The Mackle Company Changes The Face Of Florida

Prior to and during World War II, The Mackle Company constructed a thirteen million dollar Naval Base at Key West, two hundred homes and a Naval Base at Opa Locka, and a Naval Air Base in Brunswick, Georgia. The company received the Navy "E Award" for its excellent record of speed, quality and general competence.

After the war the company built 10,000 G.I. houses and developed subdivisions including: Tamiami Gardens, Oakland Park, Linden Gardens, Grapeland Heights, and Westwood Lake. In 1950 The Mackle Company turned its attention to Key Biscayne, a desolate area whose population included only 29 residents. Within two years the company built more than 1,000 homes and the population increased to 2,500 by 1955. The Mackle development on Key Biscayne was Miami's first private subdivision served by its own sewer system.

In 1958, Florida's largest land owner, General Development, and the state's largest home building company, The Mackle Company, formed a partnership known as General Development Corporation. By 1960 the company was in the process of developing over 2000,000 acres in Port St. John, Port Malabar, Sebastian Highlands, Vero Beach Highlands, Vero Shores, Port St. Lucie, Port Charlotte and Pompano Beach Highlands.

In 1962 The Mackle Company embarked on its most ambitious project: the development of Deltona, in Volusia County. A planned community on 15,000 acres, the projected population was 75,000 residents.

The Mackle Company was the first major development company whose operations embraced every phase of community building: the acquisition, planning and engineering of the land; the construction of roads and bridges; the erection of commercial and recreational structures; the building of homes, the planning and construction of utilities - everything from raw land to completed community. And it all began on Banker's Row in Delray Beach. A 1960 promotional booklet gave credit to the company's humble beginnings:

The Mackle Company's first homes, 20 low-cost models at Delray Beach were so quickly successful that the company discontinued its commercial-industrial work to concentrate on housing.

## ARCHITECTURAL STYLES: MODERN MASONRY VERNACULAR

Modern Masonry Vernacular style is not yet historic, but is nearly ubiquitous in recent Florida masonry construction, except where a revival style, modernist, or post-modern architectural expression has been consciously sought. It is typified by the vast developments of "ranch style" tract houses which are a sub-catagory. As is true of the historic Mediterranean Revival Style, basic elements of the Modern Masonry Vernacular style adapted to commercial forms can be seen in strip centers, motels, small professional offices and business buildings, and other commercial settings, as well as residential environments.

Characteristics of the style derive from consistent use factory produced, modular products shipped to and assembled on the site to build "stock plan" (or slightly modified) structures. Opportunities for individual craftsmanship are generally limited to skillful assembly, fitting, installation, and finishing of parts and pieces made elsewhere, and the hidden craft of organizing the entire construction process.

As described above, the Mackle Brothers were among the pioneers of Florida mass-produced site built housing tracts. It was in these tracts that the Masonry Vernacular Style became the housing standard for 1960's and 1970's suburban America. While bearing little visual relationship, the Mackle Cottages and the Modern Masonry Vernacular style are historically related by process of construction.

## CHARACTER DEFINING FEATURES: MODERN MASONRY VERNACULAR

### Mass and Form

Concrete block construction, usually one story high, usually with longer dimension facing the street when lot width permits.

Concrete slab on grade or fill but sometimes with suspended wood floor structure.

Gable or hip roof usually of pre-fabricated wood truss construction.

### Finishes and Visible Materials

Painted concrete block or painted stucco over block.

Occasionally, brick or stone veneer, generally confined to the front elevation.

Asphalt or fiberglass roof shingles, or concrete tiles, usually flat.

### Entrances, Windows, Doors and Decorative Features

Entrance location may be ambiguous.

Any kind of wood or metal mass produced door, with or without window or peephole.

Screen doors generally aluminum.

Aluminum awning, jalousie, double or single hung, or fixed windows. Occasionally, wood or vinyl clad wood windows of the same configurations.

Aluminum awnings. Aluminum sectional removable hurricane blinds mounted in aluminum tracks.

Blinds (shutters mounted alongside windows) are commonly inoperable and have been reduced to non-functional decorative features, usually limited to the front facade.



III  
MASTER DEVELOPMENT PLAN



The Banker's Row Master Development Plan has three major components. These are: Streetscape and Public Features; Individual Parcel Development; and Infrastructure and Basic Services. The first of these components is the shared responsibility of the private property owners and the City; the second is the responsibility of the private property owners; and the last, infrastructure, is a public concern.

#### A. STREETSCAPE AND PUBLIC FEATURES

The streetscape design plan presented below (Figure 15-18), was developed in response to the needs of the current homeowners, the traffic generated by the adjacent busy shopping center, the historic qualities of the block, and the potential for conversion to mixed used in the near future. The features of the plan have evolved from discussion held at a series of six neighborhood meetings among property owners, City staff persons and multi-disciplinary consultants to the Banker's Row project. The neighbors were able to reach a consensus as to their design preferences. Each recommended concept is the result of the neighbors' decision making process, whose preferences were incorporated into the streetscape design plan. This plan is intended for representation purposes only and is not intended to replace detailed professionally drawn site plans for street and private property improvements.

#### STREETSCAPE IMPROVEMENTS: PUBLIC PROPERTY

As a community it is important to the property owners to preserve the residential character and scale of the neighborhood, but at the same time plan for the future. The major streetscape objective is to provide a pleasant experience for the neighbors on the block and their visitors by improving the existing roadways, sidewalks, landscape, and lighting in a historically compatible fashion.

Identification signage would be placed at both entrances to the street announcing the historical significance of the block and creating an entry/arrival point. Other signage on the site would include cast concrete or tile plaques inlaid in the sidewalk documenting the historic homes they identify.

Planting nodes are to be placed along N.E. 1st Street to narrow the roadway at specific intervals, creating an visual edge and bringing uniformity to the site. These planting nodes would accommodate Coconut Palms, groundcover, and replica street lighting modeled on lights common in Delray Beach in the late 1920's.

The Coconut Palm was chosen due to the fact that it was the original street planting for Delray Beach, appears in old Banker's Row photos, and property owners preferred palms to shade trees. The lighting fixture consists of an acorn globe and concrete octagonal pole to reinforce the historic quality and human/residential scale. The fixture selected was used in Delray Beach in the 1920's. The street lights would also improve the lighting quality of the street and parking areas.

The right-of-way is to be reconstructed to include two standard travel lanes with parallel parking on each side, curb and gutter, and uniform 5' sidewalks. These sidewalks are to be concrete with a raised shell or crushed stone aggregate acting as a special identity feature on the block. The oldest portions of existing sidewalk have this distinctive aggregate surface.

An approximately 35 space parking lot has been designed in the S.W. corner of the site to accommodate overflow parking for the properties as the possibility for nonresidential uses becomes reality. This parking lot would have two access points, making it available not only to Banker's Row but to other property owners in the area. Handicapped spaces are included in the parking lot.

Property owners have recommended that a Banker's Row information kiosk be located in the parking lot, identifying local businesses and describing Banker's Row history.

Irrigation would be provided for the parking lot and planting nodes which are in the street right-of-way. This irrigation would be run from the same system.

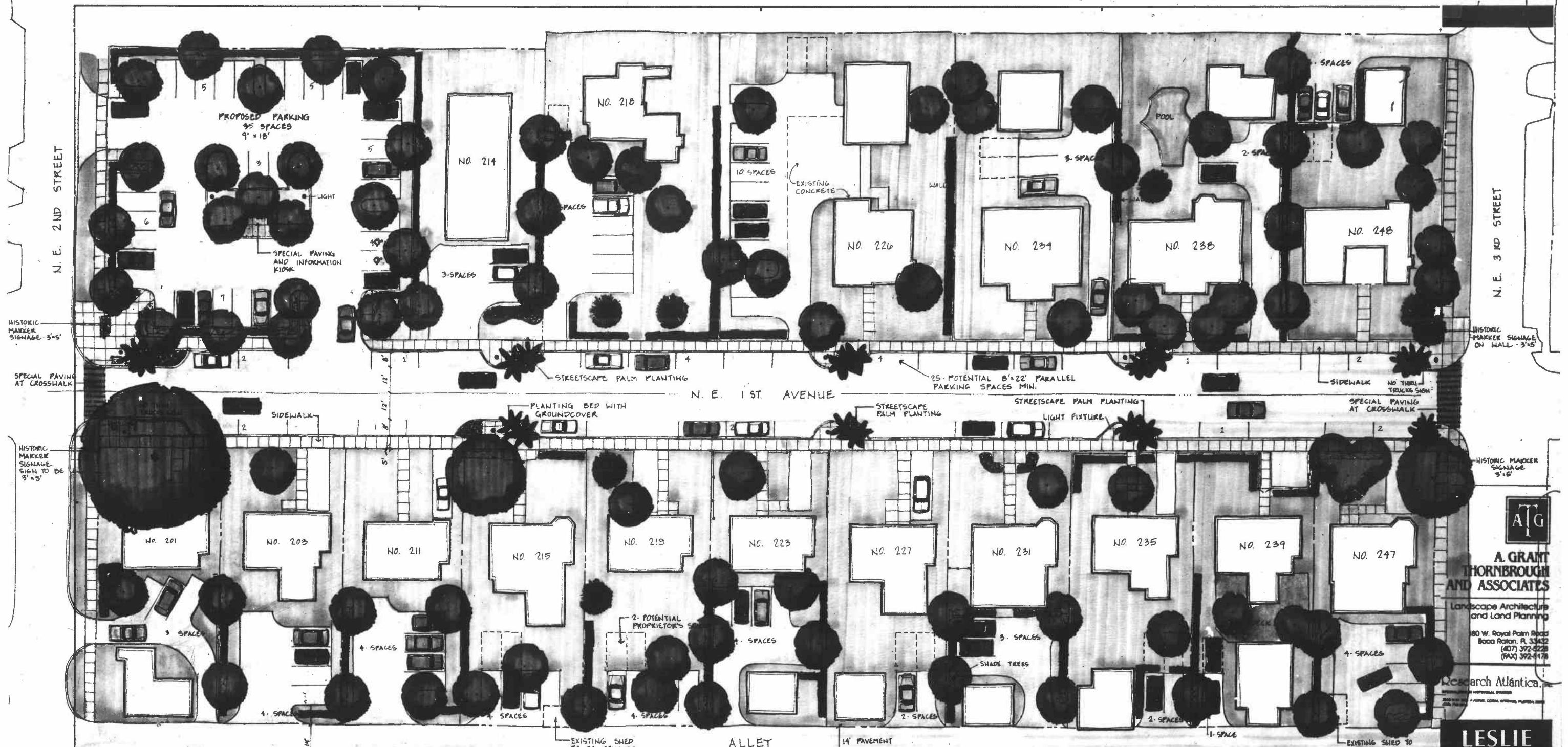
#### ALLEYWAY AND REAR YARDS

The alleyway may be used for access to overflow parking in the rear yards for residential and possible nonresidential uses of the abutting properties. Beautification of these rear yards is recommended to maintain the visual quality established in the front yards. New lighting along the alleyway would be incorporated to improve security.

#### STREETSCAPE IMPROVEMENTS: PRIVATE PROPERTY

Existing front yard parking areas can be continued in use until property owners convert to a nonresidential use. As a condition of conversion to nonresidential use, the front yard would undergo modification to eliminate front yard parking and the rear lot would be used for car parking. The front curb cut would be eliminated. Acceptable front yard modifications would include such features as signage, improved front door walkways, walls, hedges, or fencing. The rear lot parking would include both paved and optional proprietor spaces. Proprietor spaces may be sod, gravel, or paving.

FIGURE 15: STREETSCAPE SITE PLAN



**PARKING LEGEND**

PARKING LOT	35
ON STREET PARKING	25
OFF STREET WEST SIDE	27
PROPRIETOR SPACES WEST SIDE	7
OFF STREET EAST SIDE	35
PROPRIETOR SPACES EAST SIDE	9
<b>TOTAL</b>	<b>138</b>

This project has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Florida Department of State, assisted by the Historic Preservation Advisory Council.

# Banker's Row



SCALE: 1" = 20'-0"  
DATE: JUNE 6, 1991  
REV: JUNE 11, 1991



DELRAY BEACH



**A. GRANT THORNBROUGH AND ASSOCIATES**

Landscape Architecture and Land Planning  
80 W. Royal Palm Road  
Boca Raton, FL 33432  
(407) 392-2228  
(FAX) 392-4178

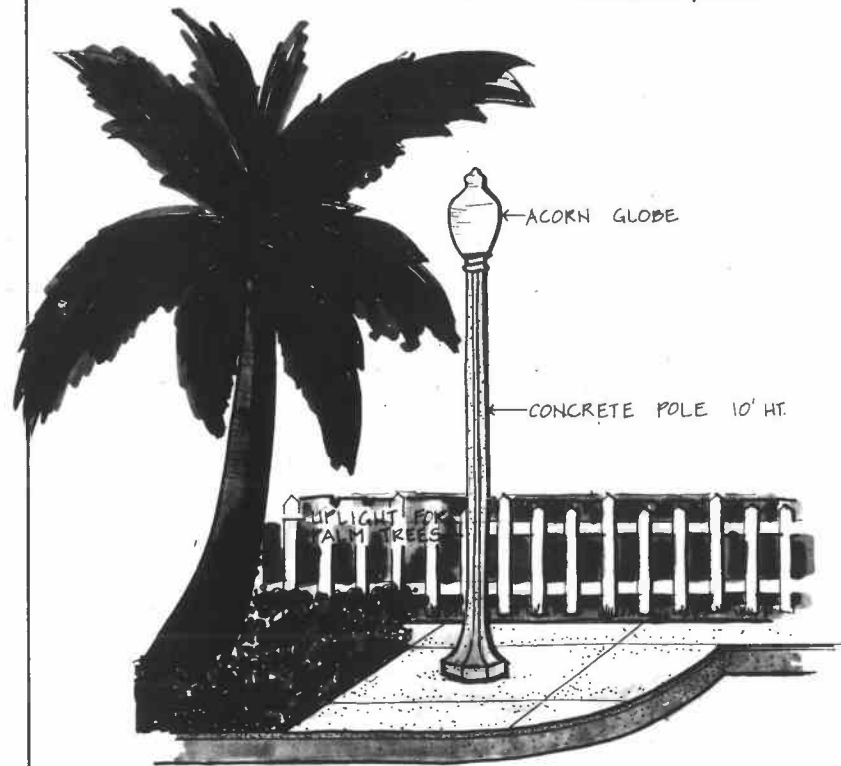
Research Atlantica  
200 W. Palm Beach Blvd., Suite 200  
Palm Beach, FL 33480

**LESLIE DIVOLL INC.**  
Architecture and Design

242 Eighth Street  
West Palm Beach, Florida 33401  
(407) 835-9362

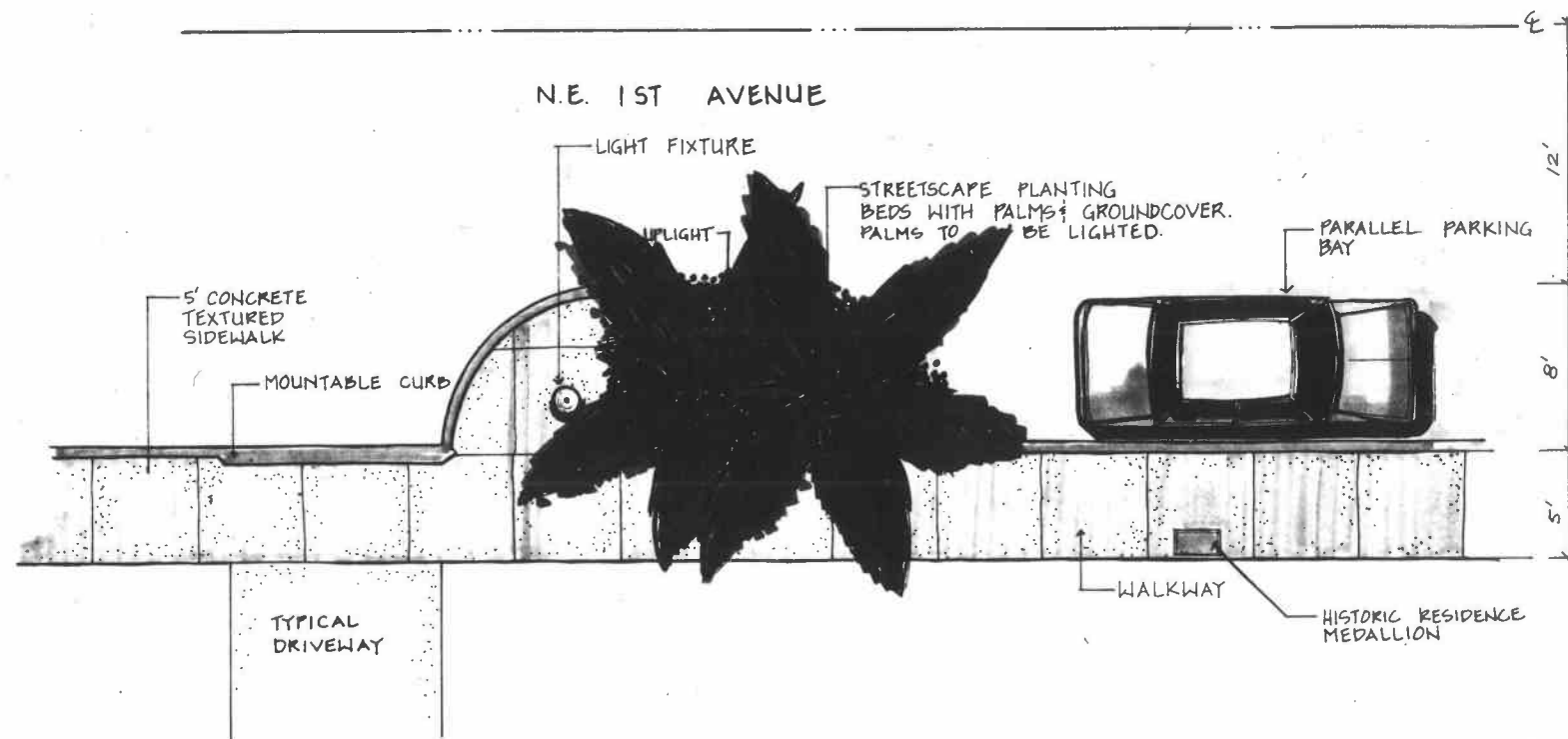
PROJECT NO.  
**91100**

FIGURE 16: SITE PLAN DETAIL



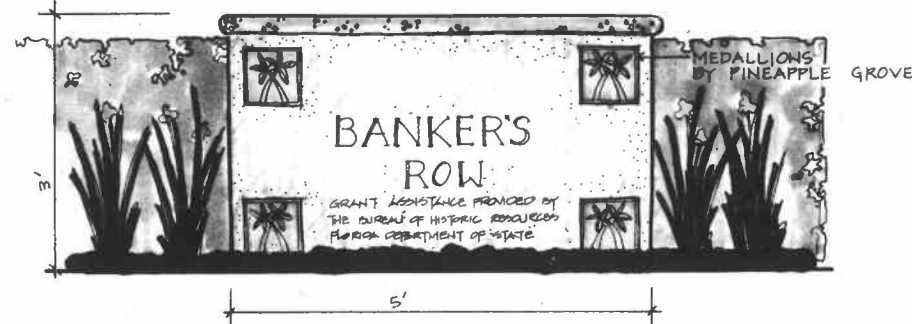
PERIOD STREET LIGHT

N.T.S.



PARALLEL PARKING & LANDSCAPE PLAN

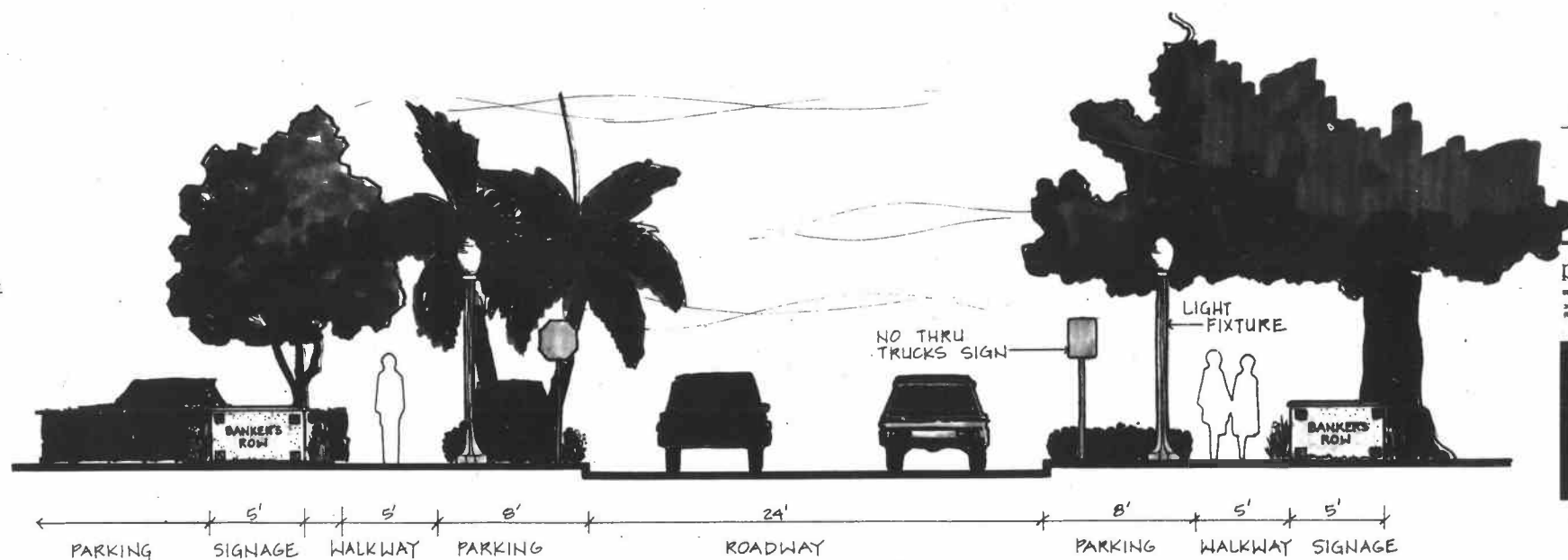
SCALE: 1/4" = 1'-0"



HISTORIC MARKER SIGNAGE

SCALE: 1" = 1'-0"

This project has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Florida Department of State, assisted by the Historic Preservation Advisory Council.



SOUTH ENTRANCE TO N.E. 1st AVENUE

SCALE: 1/4" = 1'-0"

# Banker's Row



DELRAY BEACH



A. GRANT THORBROUGH AND ASSOCIATES

Landscape Architecture and Land Planning

180 W. Royal Palm Road  
Boca Raton, FL 33432  
(407) 392-5228  
(FAX) 392-8178

Research Atlantica, Inc.  
SPECIALIZES IN HISTORICAL STUDIES  
200 N.W. 10th Avenue, Coral Gables, Florida 33134  
(305) 751-0111

LESLIE DIVOLL INC.

Architecture and Design

242 Eighth Street  
West Palm Beach, Florida 33401  
(407) 835-9362

PROJECT NO.  
91100

JUNE 21, 1991



A. GRANT  
THORNBROUGH  
AND ASSOCIATES

Landscape Architecture  
and Land Planning

180 W. Royal Palm Road  
Boca Raton, FL 33432  
(407) 392-5225  
(FAX) 392-8178

BANKER'S ROW  
PROJECT

TITLE	
PROJ. NO.	
DRAWN	CBP
DATE	7-5-91
REV	

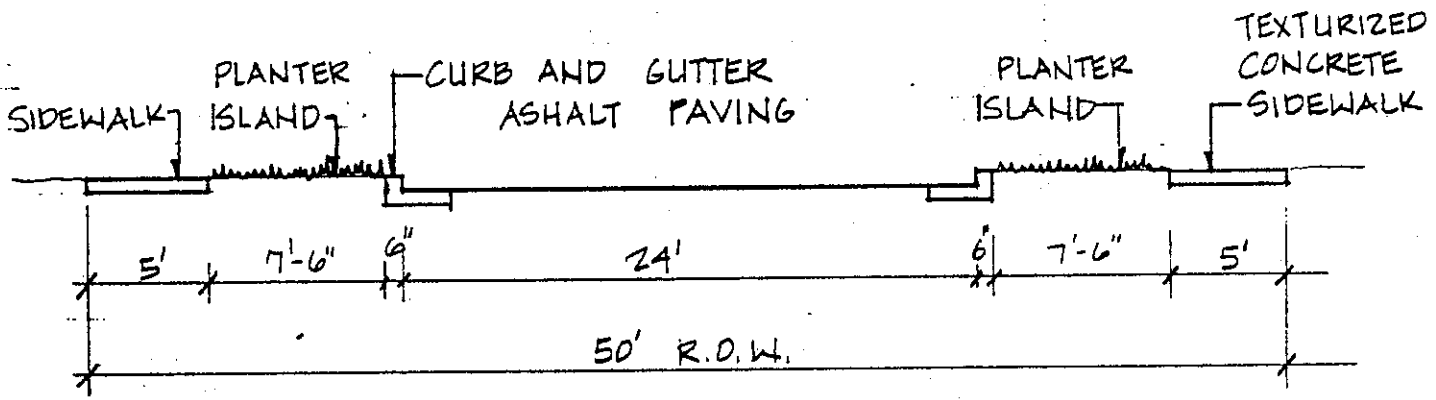
SHEET

OF

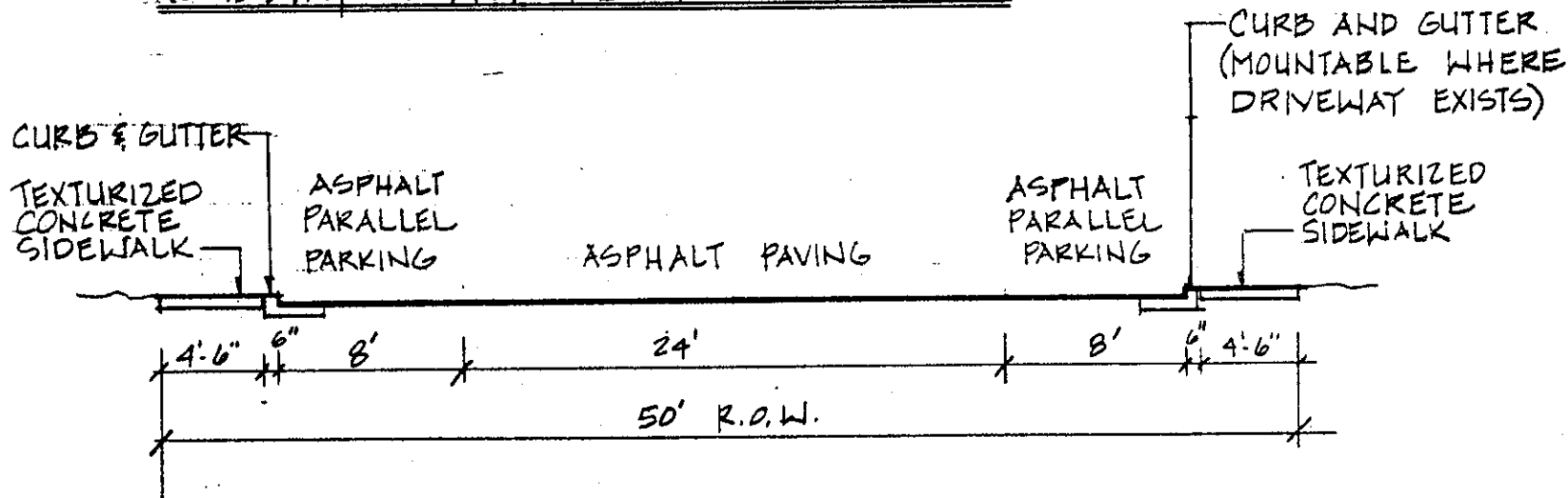
# PROPOSED ROADWAY SECTIONS

SCALE: 1/8" = 1'-0"

FIGURE 17: PROPOSED ROADWAY SECTION



## ROADWAY WITH PLANTER ISLAND



## ROADWAY WITH PARALLEL PARKING



**A. GRANT  
THORNBROUGH  
AND ASSOCIATES**

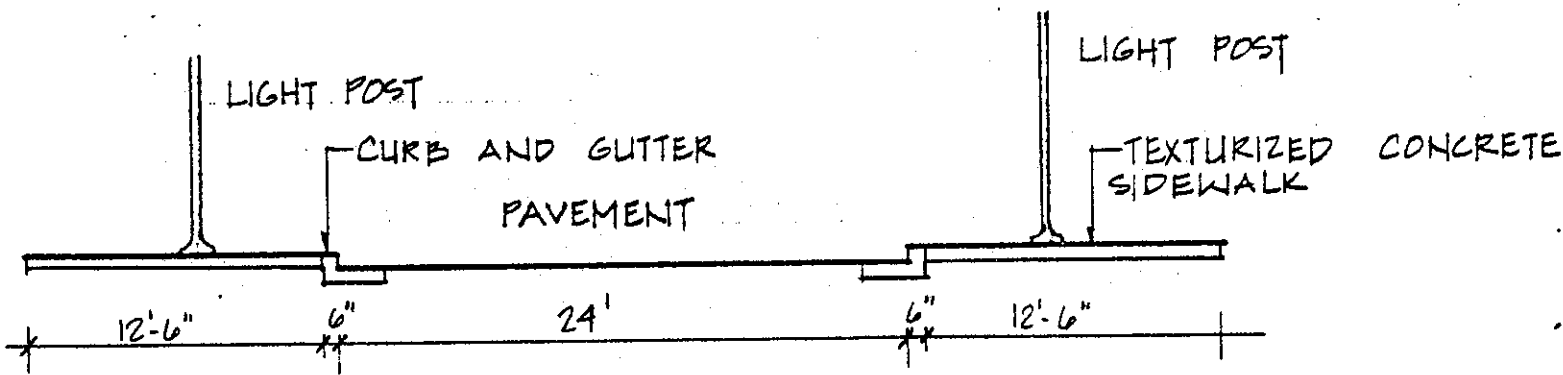
Landscape Architecture  
and Land Planning

180 W. Royal Palm Road  
Boca Raton, FL 33432  
(407) 392-5228  
(FAX) 392-8178

BANKER'S ROW  
PROJECT

PROPOSED ROADWAY SECTIONS

SCALE: 1/8" = 1'-0"



ROADWAY WITH EXTENDED SIDEWALK

FIGURE 18: PROPOSED ROADWAY SECTION

TITLE

PROJ. NO	
DRAWN	CBP
DATE	7-5-91
REV	

SHEET

OF



Perimeter planting and canopy trees are recommended for the proposed nonresidential use parking spaces to conform with the City's codes. Beautification of the properties and clean up of existing debris should take place. Existing prohibited trees, other than the mature Ficus trees, should be removed from properties and replaced with recommended trees (see Appendix: Recommended Plant Palette).

## B. INDIVIDUAL PARCEL DEVELOPMENT

### OVERVIEW

The architectural qualities of the Banker's Row homes are the major feature of the block. The sensitive and well orchestrated renovation of these homes will provide the aesthetic foundation which make the block exceptional.

The first reference for all historic preservation projects is:

"The Secretary of the Interior's Standards for Rehabilitation", a 10-point guide quoted below in its entirety. These standards apply to the seventeen Banker's Row houses and their same-style ancillary buildings.

### ARCHITECTURAL COMPLIANCE

The "Banker's Row Design Guidelines" are conceived as an amplification of the existing historic preservation design guidelines for the City of Delray Beach. The booklet "Design Guidelines for Historic Places - A preservation Manual" by Clemmer Mayhew III, has been adopted by the City as its citywide guidelines. Portions of that booklet are applicable to the houses in Banker's Row. Any Banker's Row homeowner planning a renovation should begin by reading Clemmer Mayhew's booklet first. It gives useful and interesting planning guidance, design insight, and information about Delray's architectural development. Also, homeowners are encouraged to consult with the City's Historic Preservation Planner, who can provide useful information relative to the specific project.

What follows is a long list of guidelines for various aspects of structural restoration. The reader should scan each heading and then refer back to the Section which is of greatest interest. Information about each architectural style and its significant features is included in Chapter II.



T H E   S E C R E T A R Y   O F   T H E   I N T E R I O R ' S

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

## STANDARDS FOR REHABILITATION

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**GUIDELINES: SIXTEEN HISTORIC, CONTRIBUTING BUILDINGS AND THEIR SAME-STYLE ANCILLARY BUILDINGS**

\* Character defining features of both the Mediterranean Revival Style and the Traditional Minimal Style shall be maintained and preserved where they currently exist.

\* Replacement of missing features (usually wood windows, wood entrance doors, wrought iron or wood screen doors, and decorative elements) should be encouraged.

\* Uncovering of concealed features (usually wood details concealed by synthetic or aluminum siding, or concealed by vegetation) should be encouraged.

\* All new and replacement windows and doors, exterior wall finishes and roofing materials shall be consistent with the historic features. No existing non-compatible feature or material shall be added to or altered unless it is replaced by historically appropriate feature or material.

\* Alterations that would remove or conceal historic character defining features shall not be allowed.

\* Additions to and alterations of these buildings shall incorporate features appropriate to the style and the specific building. The individual building, old photographs of it (if available), and other buildings of the same style on Banker's Row will give acceptable examples of historically appropriate features.

\* While imitation of the style offers acceptable design solutions, new work that is a contemporary interpretation of the style should not be discouraged, but should be reviewed with care.

**SPECIAL CONSIDERATIONS**

**Exterior Masonry Cleaning:**

Owners are strongly encouraged to clean masonry only when necessary to halt deterioration or remove stains. Use the gentlest means possible to accomplish the required results. Often this may mean simply washing with warm water and detergent using a fiber bristle brush, and rinsing well, perhaps with a bleach-water solution to discourage algae and mildew growth. Paint removal may require harsher methods, including pressure washing with water or the use of chemical systems. Do not sand old paint, which is usually lead-bearing, without protective mask.

### Sand Blasting

Sand blasting or blasting with any other material shall not be allowed.

### Exterior Masonry Repair

Causes of stucco failure should be determined and corrected prior to any attempt at repair.

It is essential to match the physical composition of the new stucco material to insure long term compatibility and wearing characteristics of the old and new materials.

Carefully match the texture of stucco repairs to adjacent historic material.

### Mackle Cottages Porches

Simple enclosure with insect screen is allowed. Fabric awnings, vertical fabric roll-down shades, and interior shading devices are allowed. Metal awnings shall be discouraged, but consideration given to historic types. Additional privacy obtained with lattice shall be discouraged but permitted. Further enclosure with solid panels (half wall or full height), windows, or other permanent type of exterior wall shall not be allowed.

### Windows

Repair of damaged wood windows is always preferred to their replacement. Usually, individual pieces or sections of damaged wood can be consolidated using epoxy products made for this purpose. If damaged pieces of wood are too deteriorated, new wood can be shaped to match and pieced in. The do-it-yourselfer with trim carpenter capabilities and tools can do this kind of work. Operating parts of double hung windows (pulleys, chains or cord, and weights) can be repaired or replaced to restore smooth operation. Casement window operators usually require only dismantling, stripping of paint, cleaning and lubrication to be returned to working order. Replacement casement operators may be obtained by mail order or from window parts specialists. Should it be necessary, new replacement wood windows can be made in local (Palm Beach County) millwork shops to match existing windows precisely; factory produced windows that fit the existing openings can closely approximate their appearance. Wood windows in standard historic sizes can sometimes be obtained from local architectural salvage and demolition companies. Trim details should be copied from the houses themselves.

Only real dividing muntin bars should be used in replica windows, not surface mounted grids that fake their appearance. Derive trim details from existing buildings.

The use of reflective glass shall not be allowed. Tinted glass often causes change in character and is discouraged.

### Awnings and Canopies

Canvas awnings and canopies of all colors and patterns are allowed. Awning frames shall fit within masonry window openings or within the width of jamb trim on wood frame walls.

Metal awnings for Mackle Cottages shall be discouraged, with consideration given to historic types.

### Garage Doors

The standard historic 8'-0" width is no longer practical for auto access. For continued garage use only, increased width for modern car sizes should be allowed. Alterations to permit doors for new double car openings shall not be allowed. Besides overhead doors, double swinging doors and double bifold doors were also common and should be permitted; however, these types proved to be less durable, and demanded too much space in a small driveway such as the Mackle Cottages'. Additional new protected parking may be provided only in new accessory building.

### Minimal Traditional Style Roofing

Only two original asbestos shingle roofs remain on Banker's Row. These two should be retained for as long as possible. Removal and disposal of asbestos shingles is an expensive operation that reduces the historic quality of the house and adds asbestos fibers to waste facilities. Restorations of other Mackle Cottages should use hexagonal or dutch-lap patterns of modern reproduction asbestos-like shingles where possible; other acceptable common patterns of the time are illustrated in Figure 23.

Reroofing with modern lightweight fiberglass composition shingle should be discouraged but not prohibited. Heavier flat, smooth, uniform color shingles laid with greater exposure than is commonly done with fiberglass shingles would be preferred. Hexagon shingles are difficult to obtain in Florida currently, but manufacturers are responding to increasing restoration demands for the material.

Gutters and leaders, while not original, should be encouraged to prolong the life of wood building components.

### Mediterranean Revival Style Roofing

Retain visible remaining tile roofs for as long as possible. Replacement in kind will be allowed.

Where original visible tile roofing has been removed previously, only clay tile roofing (or acceptable visibly equivalent substitute) will be allowed as a replacement in future reroofing projects.

Visible gutters and leaders shall be maintained in original materials. Extreme care should be taken in introducing other metals to avoid contact of incompatible materials and subsequent galvanic action.

#### **GUIDELINES: MODERN MASONRY VERNACULAR**

##### **Heating, Ventilation and Air Conditioning Systems (HVAC)**

Consider what effect the new equipment and ductwork will have on the site, the overall appearance, the historic building material and interior spaces.

If the HVAC system requires removal of windows or portions of walls, carefully evaluate alternative systems and layouts, and select the one least destructive of the visual character.

Installation of through-wall or window units shall not be allowed in front facade, or second floor visible portions of the side facades.

Exterior or visible rooftop ductwork is not allowed. Visible roof mounted equipment is discouraged.

Removal of windows from the street facing facades for the purpose of installing HVAC is not allowed.

Make any necessary wall cuts with great care, providing watertight patching and flashing at new opening tightly fit against new equipment.

#### **GUIDELINES: THE DUPLEX**

The following guidelines for the duplex are not intended as mandatory changes, rather as guidance in adapting the existing building and site to more a compatible architectural character, should the property owner propose to substantially renovate the building. Design solutions other than those suggested here may accomplish the design objectives, and should be carefully considered.

The duplex should be retained and any future modifications to it should be carefully designed to bring it into closer harmony with the entire neighborhood. If proposed, a replacement building in a contemporary style compatible with its Mediterranean Revival neighbors should be considered. Its basic form is stylistically alien to both sides of the street; therefore no attempt should be made to modify this building with decorative features to approximate the appearance of a Mediterranean Revival house or a Mackle Cottage. Stylistic harmony of the existing building could be enhanced with the following:

- \* Encourage existing landscape hedges and/or add picket fence or masonry wall fence or wall of at least the height of a parked car hoods, coordinated with design of adjacent proposed parking lot; add a trellis or vine masking south and east facing building walls.

- \* Street-facing entrance definition bringing together entry functions of gateway or gate, house light, house number, mailboxes. This might be accomplished with a pergola or other landscape feature.

- \* White painted existing brick, or preferably, new stucco over brick, painted in colors appropriate to Mediterranean Revival houses.

- \* Uniform color, flat profile concrete tile roof surfacing, if structural roof framing permits.

- \* Should a substantial second floor addition be proposed for this duplex, (or a replacement building,) the Mediterranean Revival characteristics should be incorporated and interpreted in a modern fashion without slavish imitation. Particular attention should be paid to massing and proportion, entrance, materials, and roof form.

#### GUIDELINES: ANCILLARY BUILDINGS

The Modern Masonry Vernacular buildings behind some Mackle Cottages are valuable as secondary buildings in the tradition of the Mackle guest cottages. These buildings are stylistically neutral, fitting in with the scale and placement of "real" wood frame Mackle guest cottages. Although their placement generally does not meet existing setback requirements, they can be replaced without obtaining a setback variance. However, replacement ancillary buildings shall be of similar foot print and with construction and architectural style appropriate to the Mackle Cottages. new ancillary buildings shall be allowed, (which are

not replacement) but must undergo site plan review with respect to setbacks and other factors. The construction style of new buildings shall comply with all Minimal Traditional Style guidelines as found in this chapter.

It should be recognized that these are secondary buildings in an originally inexpensive development; as such, they should be allowed considerable design latitude, but not permitted to degrade the "front door" quality developing along the alley. The temptation exists to use inferior or shoddy construction adjacent to an alley; this practice should be prohibited.

\* Discourage, but do not prohibit, removal of Mackle Cottage ancillary buildings in the Modern Masonry Vernacular style.

\* Encourage wood frame covered entry stoop or porch additions.

\* Encourage development of Mackle Cottage front door characteristic features on ancillary buildings.

\* Encourage introduction of architectural features common to the Mackle Cottage Minimal Traditional Style.

\* Encourage removal of architectural features inconsistent with the Mackle Cottage Minimal Traditional Style.

The simple eave framing of the Mackle Cottages is shown in principle, (Figure 22) if not exact detail. These may be used as a guide for compatible new construction or alterations to Modern Masonry Vernacular ancillary buildings. Observe the houses themselves for appropriate roof slope and actual wood trim shapes used.

#### **GUIDELINES: SITE COMPLIANCE**

One aspect of the City's historic preservation activities is to recreate the ambiance associated with "Old Delray". Features such as landscaping, fencing, lighting, yard furniture and parking layout all contribute to the atmosphere of a neighborhood. Improvements to Banker's Row properties should include efforts to upgrade private site in a manner compatible with streetscape (public) beautification.

Unless otherwise indicated, the guidelines listed below apply to properties on both sides of the street. While Banker's Row properties remain in their current (residential) use, the guidelines serve as recommendations. When a property is converted to a new use, the guidelines are mandatory, and become directives for site planning.



## GUIDELINES: PRIVATE PROPERTY LANDSCAPE AND SITE FEATURES

### Walls and Hedges - West Side Of Street Only

Walls, trimmed hedges, and walls with hedges behind should be allowed, with wood or painted metal gates. Walls and hedges may be either low; or high, not exceeding height of highest adjacent wall; or of varying height within one run of wall. Wood fences shall not be allowed at property perimeters on the west side except at the non-contributing duplex.

Masonry walls shall be stuccoed or otherwise smooth finished, painted to match or complement either house or neighboring wall.

### Fences and Hedges - East Side Of Street Only

Painted picket fences, trimmed hedges, and picket fences with hedges behind should be encouraged. All gates shall be wood. Picket fences and hedges forward of the front setback line shall be low. Masonry walls shall not be allowed at property perimeters on the east side.

### Other Fences

New chain link and wire fences at the perimeter of the property shall not be allowed. Interior fences of any type of construction should be allowed, provided fence is not visible from neighboring property or the street.

Existing chain link fence in the front setback may remain, provided that any future property improvements include installation of a thick hedge maintained in a fashion that will allow the hedge to grow through the fencing and conceal it. Preferably, the property owner would remove the chain link fence.

### Entry Features

Compatible style pedestrian scale entrance features, including light, mailbox, address number, and business identification (if any) are appropriate decorative features at entrance gates. Any or all these features are acceptable at gate location, mounted on landscape walls, or at entrances to buildings. This is a prime location to express individual character of building and occupants, consistent with style of the house.

### Front Yard Lighting

Gateways, entrances, and entry paths will benefit from additional privately installed exterior lighting. Pedestrian scale lights mounted to soffits and walls, and pole mounted landscape lights are encouraged. Where higher intensity security lights are needed, they should be located with great care to avoid glaring into neighboring windows and porches.

### Residential Signs

Numerals and nameplates identifying house or residents are encouraged and shall not require any permit or review process.

### Business Signs

All buildings housing city licensed businesses or home occupations shall be marked with numerals indicating street number.

On-site signs for each business or home occupation are permitted, but are limited to either one at the street, one at the alley, or one at each business entrance to any building. Product advertisements are limited to building interior and (15% of window area or less) interior surfaces of windows.

Building entrance signs shall not exceed three square feet and shall be painted to or mounted flat against door or wall near door; or suspended within porch.

Street and alley signs shall not exceed six square feet within outer limits of all lettering and logo.

### Street Or Alley Sign Locations

The intent is to incorporate signs into walls and fences. If there is a wall or picket fence at the street, sign shall be mounted directly to the wall or fence, or to a gate, and shall not exceed the height of the wall, fence, or gate. If there is a hedge only, sign shall be mounted in front of or within the hedge, or on the gate, not exceeding the height of the hedge or gate. If there is no wall, fence, or hedge, freestanding sign shall be ground mounted or post mounted within the front setback, or as close as practical to the alley property line. Freestanding signs shall not exceed 60" above the ground.

### Patios and Wood Decks

West side of street only: raised wood decks shall not be allowed. Paved patios and terraces appropriate to the Mediterranean Revival style shall be allowed.

East side of street only: raised wood decks and paved patios shall be allowed in the side yard when concealed by a hedge or fence, and the rear yard. Patios also used as parking shall be allowed in the rear yard only.

Exceptions may be considered for required access ramps and landings.

### Front Yard Parking

Existing front yard parking areas for residential use are allowed.

No new front yard parking shall be allowed.

### Exterior Mechanical Equipment and Garbage and Recycling Containers

Space shall be provided for these essential site components. Space(s) shall be concealed from public view and the view of adjacent properties. Appropriate concealment includes landscape or fence screening, or concealment within a corner formed by wings of the house, or a combination.

### Accessibility Requirements

The Accessibility Requirements Manual, cited in the bibliography, is available for reference in City hall or libraries. Verify specific requirements for each project. The provisions of the Florida handicapped accessibility rules apply to historic buildings, including private residences. quoted (or paraphrased in parentheses) from the Accessibility Requirements Manual for the State of Florida:

1. The accessibility standards ... shall be applicable to all new construction, alterations, additions, and changes in occupancy, except as follows:
2. All new construction except as exempt herein.
3. Existing buildings which are substantially improved shall be made to comply with the provisions ... for new construction.
4. Each element or space of a building ... that is altered shall comply to the extent it is altered ... unless structurally impracticable.
5. These provisions shall apply to buildings ... designated as historic structures that undergo alterations or a change in use groups.

6. When the use of the building changes, only the doors, entrances, floors, exits, and required public toilet rooms must conform to the requirements of this section.
7. (Buildings under construction prior to 1990 exempted).
8. All buildings ... which may be frequented, lived in, or worked in by the public shall comply ...

### Exceptions From The Accessibility Requirements

The following is quoted directly from the Accessibility Requirements Manual:

1. If the owner of the building certifies that particular areas of the building are used only by employees and that the work performed in such areas cannot reasonably be performed by handicapped persons, such areas are exempt from this section unless they provide the only means of access from one area normally used by handicapped persons to another such area.
2. The second story of a building which is used other than for retail or office use, or which is used for retail or office use by a single tenant, shall be deemed to be in compliance ... and need not be accessible when:
  - a. (An affidavit to that effect is supplied by the owner).
  - b. The building provides accessibility at the habitable grade level ...
  - c. All building facilities and services normally sought and used by the general public or employees working in the building are accessible to, and usable by, the physically handicapped at habitable grade level.
  - d. There is no elevator in the building.
3. Wheelchair lifts may be used to provide accessibility to and within buildings and structures.

### Enforcement

(This is a State Statute enforced by the local code enforcement agency).

## Modifications and Waivers

(Individual modifications of, or exceptions from, the literal requirements of the rules may be made upon a determination of unnecessary or extreme hardship by a State advisory committee appointed by the Secretary of Community Affairs).

## Practical Impact, Accessibility Requirements

In general, the accessibility rules will be concerned primarily with:

### Doors and Gates

Width minimum 32" unobstructed, traditional round knob not acceptable, no step more than 1/2" at threshold when part of accessible route;

### Entrance and Exit

Maximum ramp slope 1" rise per 12" length, maximum grade on path 1" rise per 20" length, path width minimum 44", no obstructions when part of accessible route between parking or sidewalk and building entrance;

### Floors

Firm, slip resistant especially at steps.

### Required Toilet Room(s)

Dimensions, layout and accessible routes to them.

### Ramps

These added structures have a major visual impact on historic buildings. According to a literal reading of the accessibility standards, any step of more than 1/2" must be ramped. A step of 3/4", for instance, requires a 9" long ramp. Flat landings, minimum 5' by 5' at the top of the ramp and bottom of ramp must be provided. Handrails on both sides are required for ramps longer than 7 feet (that is, rising more than 7"). If there are no handrails, a curb or edge must be provided to prevent wheels from slipping off.

As a general design guideline for historic buildings, any new ramps should be concealed, or camouflaged with landscape materials, or built within an existing feature like a front porch, or placed out of view. Raise grade when possible to reduce the needed height and length of required ramps. A combination of these approaches is the most successful.

The best historic preservation practices would not make any permanent change to the historic layout of important front features such as porch or steps, but would build a removable ramp system over them. The concern with this technique is that the new work should be carefully made and not look "tacked on".

### Mackle Cottages

Front doors are about 8" above grade; one 4" step from grade to porch and one 4" step from porch to interior. Three approaches to meeting ramping conditions at typical Mackle Cottages follow. Other approaches shall be considered:

\* Avoid ramp conditions entirely by building up the porch deck (wood is permissible) to within 1/2" of interior floor level. Build up walkway approach to porch to within 1/2" of edge of porch deck surface. Do not allow wood-to-earth contact in a permanent installation.

\* Build up a flat landing section 5' by 5' (or as close to that dimension as will fit within the structural limits of the existing porch), to within 1/2" of the doorstep. A 3-1/2" raised landing can be reached by a 1:12 ramp 3-1/2' long, built within the length of the porch and accessed from the open end of the porch. The 4" step at porch edge may be reached by gradually sloping the walkway (slope not exceeding 1:20) to reach porch edge.

\* Raise the entire porch level to within 1/2" of door, sloping the new surface away from the house for drainage at 1/8" rise per 12". A 5' wide porch will slope down 5/8" at that rate. Then raise the landscape grade gradually (about 6-7/8") at the walkway approach to meet the edge of the porch.

### Mediterranean Revival Houses

There are generally two to five 6" or 7" steps to a landing, and another 4" to the interior floor level. Access ramps must be individually considered. A typical 30" total rise would require a ramp 30' long -- very difficult to accomplish without significantly degrading the historic appearance of a Mediterranean Revival house. Consider:

- \* Raise the grade along the access path;
- \* Incorporate ramp behind new planter walls, low landscape walls, hedge, etc.;
- \* Run the ramp along the side of the building;
- \* Make a few small sections of ramp, rather than one long one;
- \* Possible wheelchair lift at a back entrance.

### C. INFRASTRUCTURE AND BASIC SERVICES

#### UTILITY SERVICE

Banker's Row project development will necessitate the partial reconstruction of existing utility service lines. The two affected services are water and storm drainage. The existing sewer system is not affected. (See Figure 2: Banker's Row Survey Map for the location of existing utilities.)

#### Water

The existing water line which runs along the length of the Banker's Row block is a 2" main which is scheduled for replacement (by a 6" main) within the next one to three years. The timing of the Banker's Row improvements will kick in the water main upgrade already slated. No additional costs will be incurred as a result of the Project. Fire hydrants shall be installed coincident with main construction.

#### Sewer

Sewer lines which service the Banker's Row block are presently located within the Block 74 alley and behind the homes in Block 66 (in the now abandoned alley). Street reconstruction will have no impact on the sewer line system.

#### Storm Drainage

Currently, stormwater runoff catch basins are located at the north and south ends of the block. With the new paving area as indicated on the site plan, additional catch basins may be required. The costs associated with the installation of an additional basin are minimal, and should not significantly impact

the cost of street reconstruction. The cost, if any, should be accommodated through the City's existing stormwater assessment program.

### TRAFFIC, ACCESS AND PARKING

The Banker's Row block is located adjacent to a busy shopping center and experiences high traffic volume during business hours. Parking is presently accommodated parallel to the street in the unpaved swale area, in front yard driveways and in rear yard areas. Most of the Block 74 properties have rear yard secondary access off the alley (see Figure 2: Survey Map for existing conditions).

Traffic, access and parking are of great concern to Banker's Row property owners. Through several discussions among themselves and two consultations with the City's Traffic Engineer, the owners decided to pursue the reconstruction of the street with two-way traffic (12' traffic lanes) and 8' parallel parking lanes on both sides of the street.

To reduce the impact of large truck traffic, "No thru Trucks" signage will be placed at both entrances to the street.

At the entrances, signage and landscape planting nodes along with special textured cross walk paving will be installed to help slow traffic at those intersections. These features will let motorists know they are entering a special district.

One additional factor to be considered is handicapped accessible parking. When nonresidential uses are introduced it will be necessary to provide handicapped parking spaces. An option which has been suggested is to provide a certain number of spaces (perhaps four) within the entire block, and for businesses to be able to share these spaces in order to meet handicapped parking requirements. This arrangement would necessitate a special interpretation of the Accessibility Code. Appeal would be made through the Florida Board of Building Codes and Standards.

### LIGHTING

It is the desire of the property owners to significantly increase the intensity of nighttime lighting along Banker's Row. The design plan calls for the installation of ornamental street lamps, which will be placed in addition to the three existing standard street lights. Also, the neighbors are to pursue the installation of FP&L provided security lamps on existing utility poles in the Block 74 alley.



PUBLIC IMPROVEMENTS COST ESTIMATE

There are three separate areas in which public improvements will be installed. These are: (a) the street and streetscape; (b) the alley; and (c) the parking lot. Each is described below.

Street and Streetscape

This item includes the sidewalks, planters, street lights, paving, and underground municipal utilities (water, sewer, drainage) along Banker's Row; the extension of the sidewalks and adjacent landscaping along 2nd and 3rd Streets eastward to the alley and westward along 3rd Street for one-half of the block. The costs associated therewith include:

* Roadway section (back of curb to back of curb) \$70/linear foot x 650' .....	\$ 50,330
(see Figure 17, Roadway Cross-section)	
* Sidewalks, total replacement with uniform textured treatment .....	\$ 30,419
(8,691 sq.ft @ \$3.50/sq.ft.)	
* Continuation of sidewalk along 2nd and 3rd Streets (2,635 sq.ft.) .....	\$ 9,225
* Entry features (2) of concrete pavers ....	\$ 2,600
(520 sq.ft. @ \$5.00 sq.ft.)	
* Street landscape nodes with irrigation ..	\$ 16,824
(irrigation in node @ \$ 2,595)	
(Coconut Palms - 18 @ 550 ea.)	
(ground cover - 962 sq.ft. @ \$4.50/)	
* Landscaping along 2nd & 3rd Streets ..	\$ 2,900
(irrigation @ \$2,370)	
(sod - 3,650 sq.ft. @ \$0.145/)	
* Period street lights (10) .....	\$ 12,000
* Feature signs (Banker's Row) (4) .....	\$ 6,000
* All design services and construction drawings to be prepared by Department of Environmental Services and City Horticulturist at no charged cost.	-0-
* Any underground utility work will be designed and paid for by the appropriate utility.	-0-
<b>Total for Street and Streetscape ....</b>	<b>\$ 130,298</b>

Alley and Alleyway

The components of this item include resurfacing and reconstruction, as necessary; fencing and/or landscaping along the eastern border; and lighting.

The resurfacing, reconstruction, and associated drainage and utility improvements are a part of the City's CBD Alleyway Improvement Program and are targeted for construction early in 1992. Property owners may desire to improve their private parking areas concurrent with the alley improvements in order to minimize construction related inconveniences.

Installation of shrubs/hedging along the east edge of the alley is not a part of the City's alleyway program. A portion of the hedging may be required of the office building (former FPL building) which has the most frontage. Costs for additional shrubs is estimated at \$ 2,358.

The additional alleyway improvement identified by property owners in Block 74 is to have security lighting installed on the existing FPL poles along the alley. The property owner's association should pursue this project as soon as possible.

**Parking Lot**

The components of this item include an approximately 33 car, surfaced parking lot; two entries; landscaping; a corner feature; an information kiosk with seating area. The costs associated therewith are:

* land acquisition .....	\$ 35,000
* grading and drainage .....	\$ 6,000
* paving (1851 sq.yd @ \$ 9.98) .....	\$ 18,474
* irrigation including meter & services ...	\$ 4,750
* special paving (750 sq.ft.) .....	\$ 2,712
* lot landscaping .....	\$ 9,064
(shrubs - 250 @ \$9/ea)	
(trees - 21 @ \$200)	
(groundcover - 480 @ \$4.50)	
(sod - 3,200 sq.ft. @ \$0.145)	
* Period lighting (5) .....	\$ 6,000
* Information Kiosk (optional) .....	\$ 7,000
* Benches (2) .....	\$ 1,000
<b>Total for Parking Lot .....</b>	<b>\$ 90,000</b>

## ORIGINAL CONSTRUCTION FEATURES

The figures below have been reproduced to give a graphic awareness of some of the basic construction components widely available when both the Mediterranean Revival houses and the Mackle Cottages were built. All the components illustrated can be obtained commercially today, exactly as shown or in close visual approximation.

Except as noted, the following illustrations are taken directly from the First edition (1932) and the Third Edition (1941) of Architectural Graphic Standards, by Charles George Ramsey, AIA, and Harold Reeve Sleeper, AIA. (New York: John Wiley & Sons, Inc.)

# ARCHITECTURAL GRAPHIC STANDARDS

for  
*Architects, Engineers, Decorators,  
Builders and Draftsmen*  
by

CHARLES GEORGE RAMSEY, A.I.A.  
HAROLD REEVE SLEEPER, A.I.A.

## FOREWORD

TWENTY-FIVE years ago, working drawings and specifications of important structures were turned out without reference to other than a few documents dealing with materials and the technique of fabrication and assembly. During the intervening period no less than a revolutionary change has taken place. The production of a competent set of drawings, today, necessitates reference to a vast amount of widely scattered information covering an endless list of materials and items of one sort and another—all of which involves highly specialized methods of production and assembly. Failure to produce drawings in conformity with current practice imposes a serious burden of additional cost without compensating gains.

This modern store of factual matter is too complex and extensive to be memorized. It is scattered through an endless number of books, pamphlets, reports, and documents of all sorts. Important facts are so deeply buried in the body of technical literature that they only come to light in the course of research. It follows that the architect or draughtsman is faced with the necessity of spending an ever-increasing amount of time in the gathering of information. The pressure of time often forces the making of assumptions and trusting to luck.

This book was designed in recognition of this condition; its very nature and scope constitute a full acknowledgment of the need. It is a serious attempt to confine within a book of reasonable dimensions the essential factual references required by the architect, draughtsman, and builder in the course of the day's work.

Obviously, such a work must be broad in scope; but it cannot possibly be all-inclusive. Its utility, therefore, must depend upon the experience and good judgment of the authors in the choice of factual material.

Graphic presentation is the language of the draughting room. This accounts for the absence of text. The plates, in many cases, constitute translation into this simple language of facts that are often obscured by words.

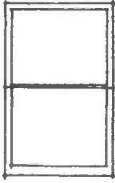
FREDERICK L. ACKERMAN

NEW YORK CITY  
March, 1932



# STOCK WINDOW and DOOR SIZES - WOOD

## D-H-WINDOW SIZES



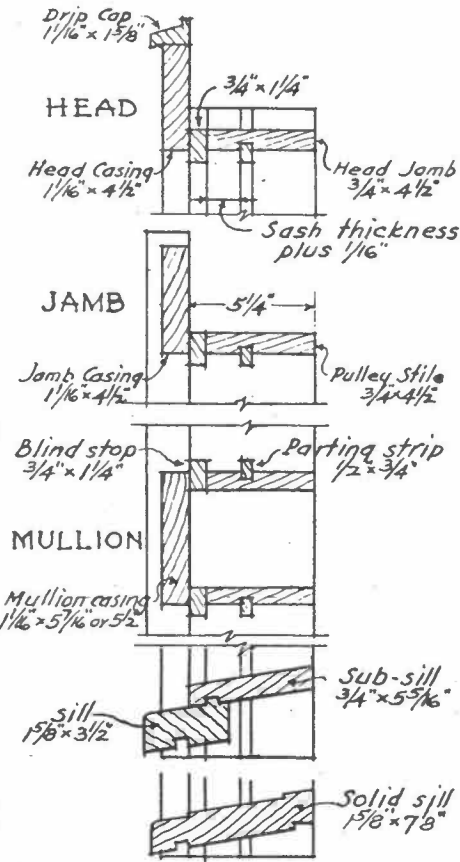
2 LIGHTS



12 LIGHTS  
(Marked with \*)

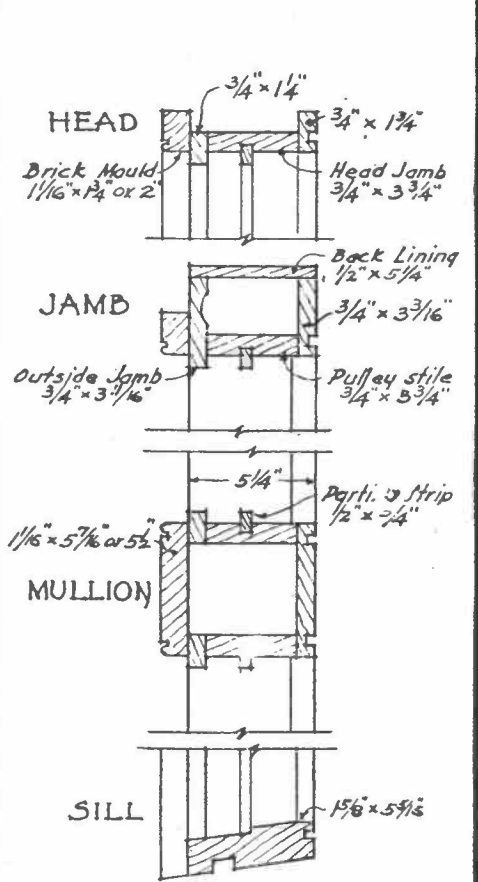
Width	Height	Width	Height	Width	Height
1-4	3-0	2-4	3-0	2-8	3-0
	3-6		3-2		3-2
	3-10		3-6*		3-6
	4-6		3-10*		3-10
	4-10		4-0		4-0
1-6	3-0		4-2*		4-2
	3-6		4-6*		4-6*
	3-10		4-10*		4-10*
	4-6		5-2*		5-2*
	4-10		5-6		5-6*
1-8	3-0		5-10		5-10
	3-6	2-6	3-0	2-10	3-2
	3-10		3-2		3-6
	4-6		3-6*		3-10*
	4-10		3-10*		4-0
2-0	3-0		4-0		4-2
	3-2		4-2*		4-6*
	3-6*		4-6*		4-10*
	3-10*		4-10*		5-2*
	4-0		5-2*		5-6*
	4-2*		5-6		5-10
	4-6*		5-10	3-0	3-0
	4-10*	2-7	3-0		3-6
	5-2*		3-2		3-10
	5-6		3-6		4-0
	5-10		3-10*		4-6*
2-2	3-10		4-2		4-10*
	4-6		4-8*		5-2*
	4-10		4-10*		5-6*
	5-2		5-2*		5-10
	5-6		5-6'		6-2
			5-10		

## D-H-WINDOW FRAMES FOR FRAME HOUSES



$1\frac{1}{2}$ " Scale

## D-H-WINDOW FRAMES FOR BRICK HOUSES



$1\frac{1}{2}$ " Scale

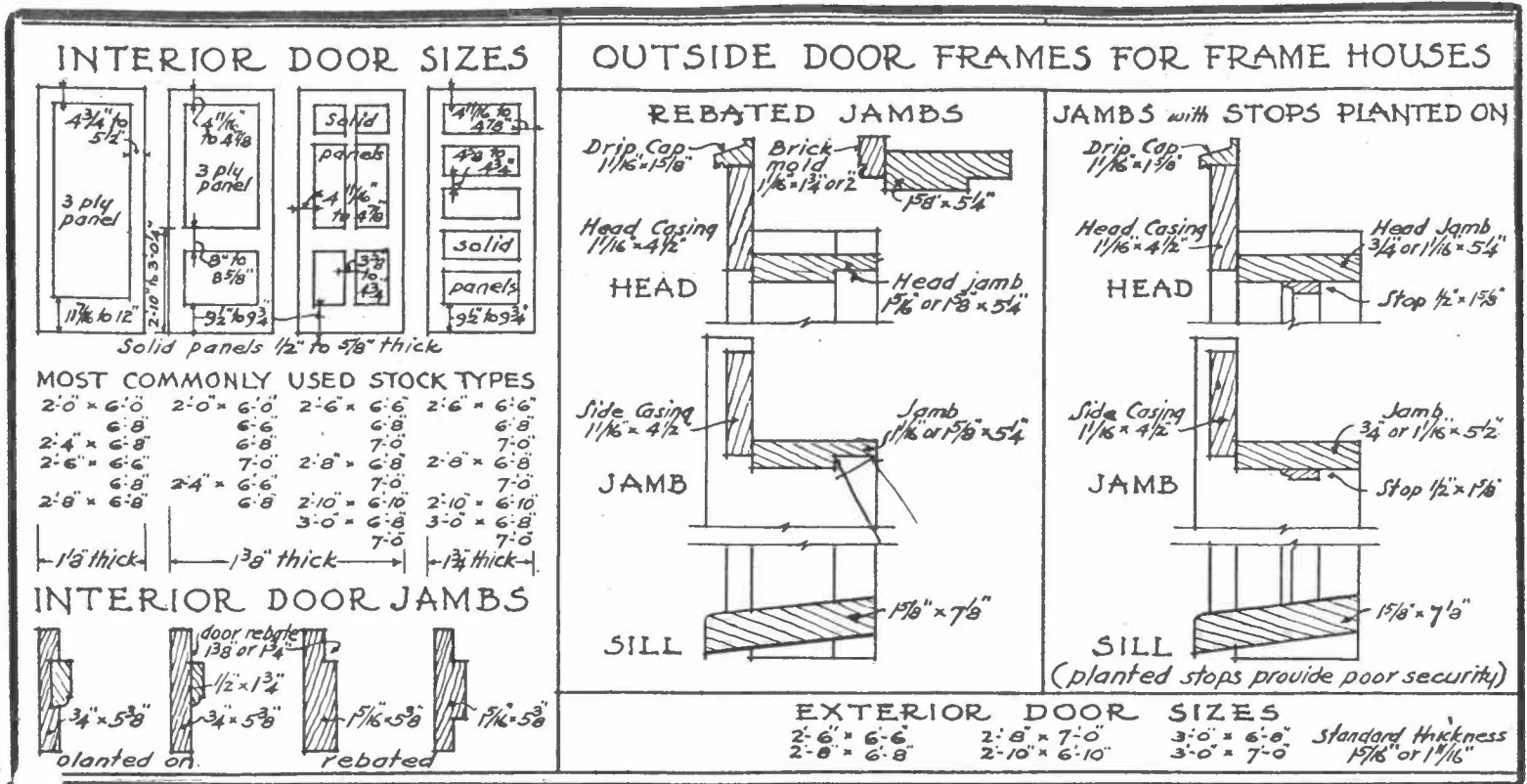


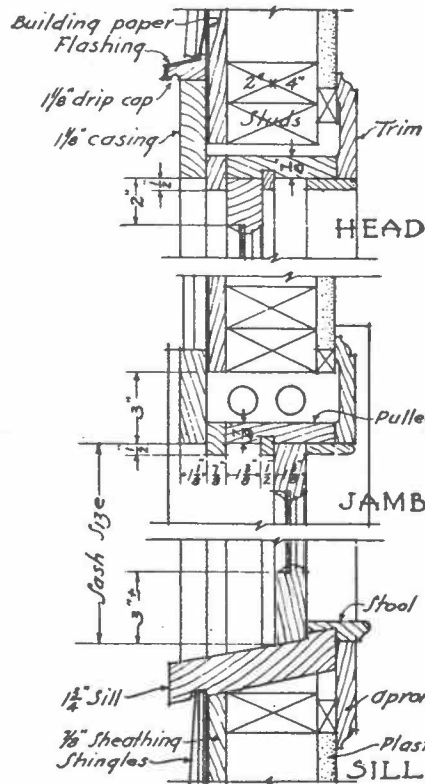
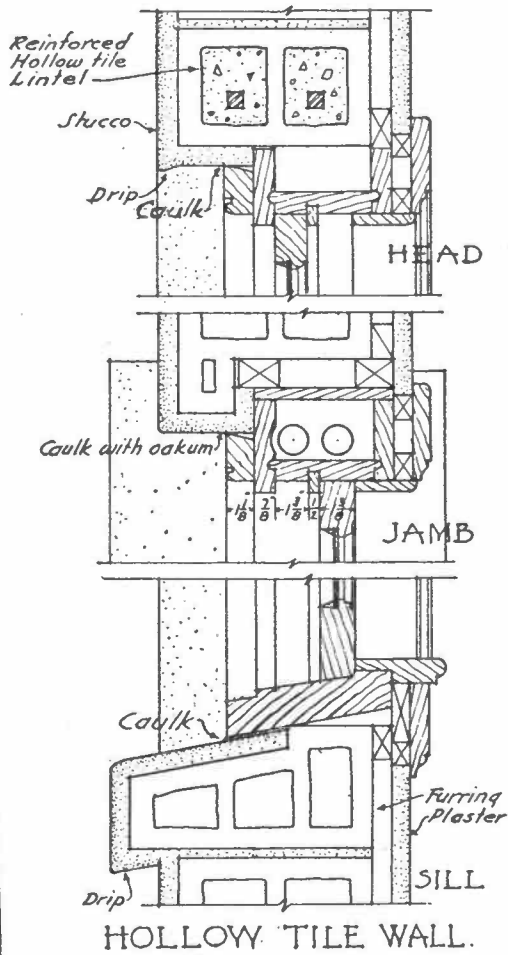
FIGURE 20

FIGURE 20 (ABOVE AND LEFT)

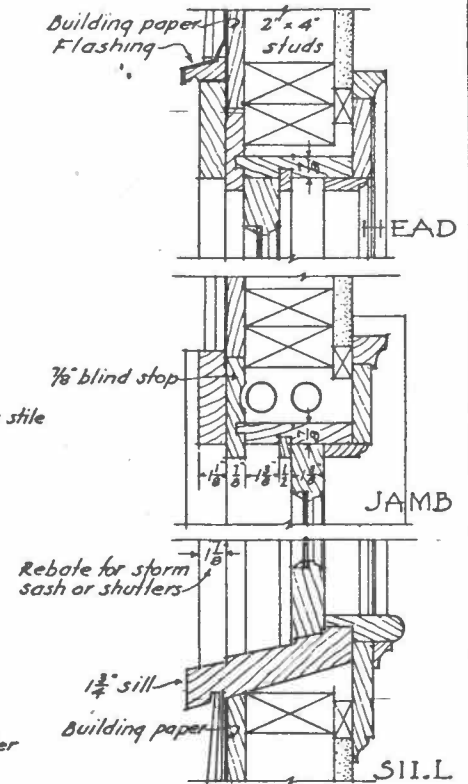
STOCK WINDOW AND DOOR SIZES - WOOD

Double hung windows used on both the Mediterranean Revival houses (similar to "Window frames for Brick Houses") and the Mackle Cottages ("...for Frame Houses"), and interior doors for both types. Wood casement windows and non-stock double hung windows were also used extensively on the Mediterranean Revival houses.

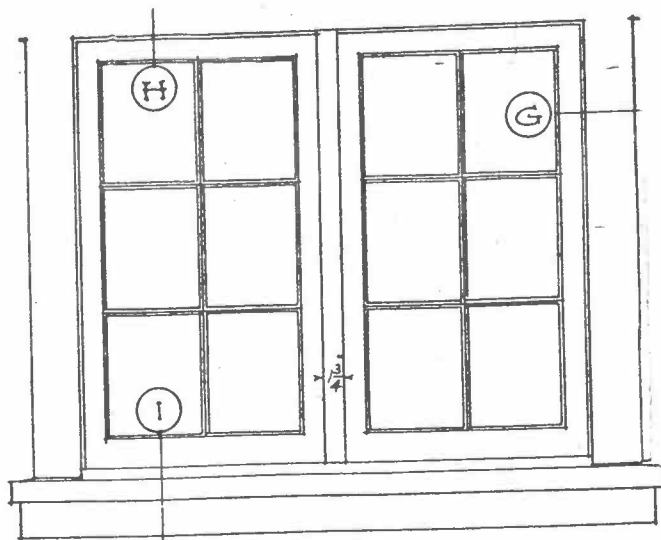
# WOOD DOUBLE-HUNG WINDOWS



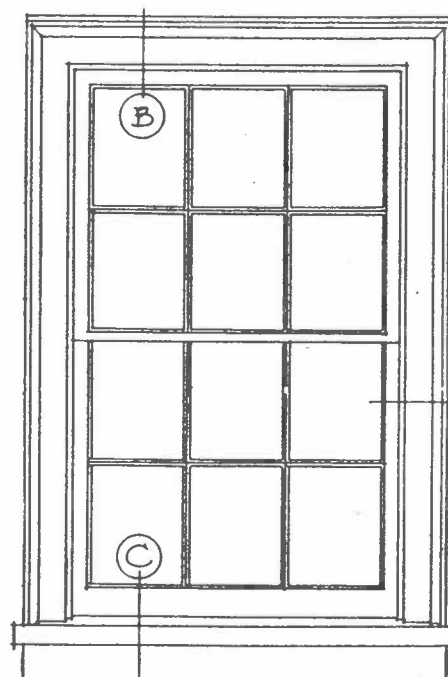
FRAME WALL  
MINIMAL



FRAME WALL  
BETTER



CASEMENT



WINDOWS - DOUBLE HUNG

FIGURE 21

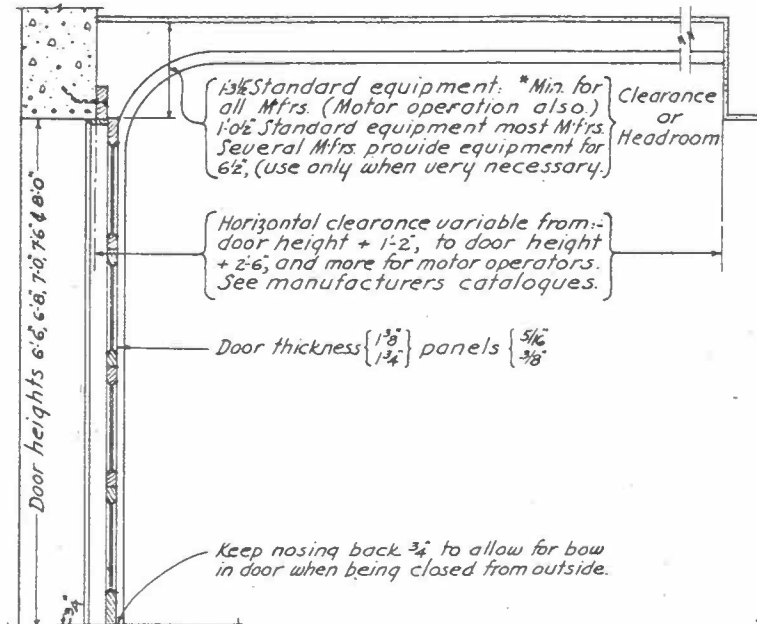
**WOOD DOUBLE-HUNG WINDOWS (FACING PAGE) AND CASEMENT AND DOUBLE-HUNG WINDOWS**

Vertical and horizontal sections show the construction, installation, and operating parts of wood double hung windows suitable for Mediterranean Revival houses ("Hollow Tile Wall") and Mackle Cottages ("Frame Wall - Minimum"). Trim details are highly specific to individual houses.

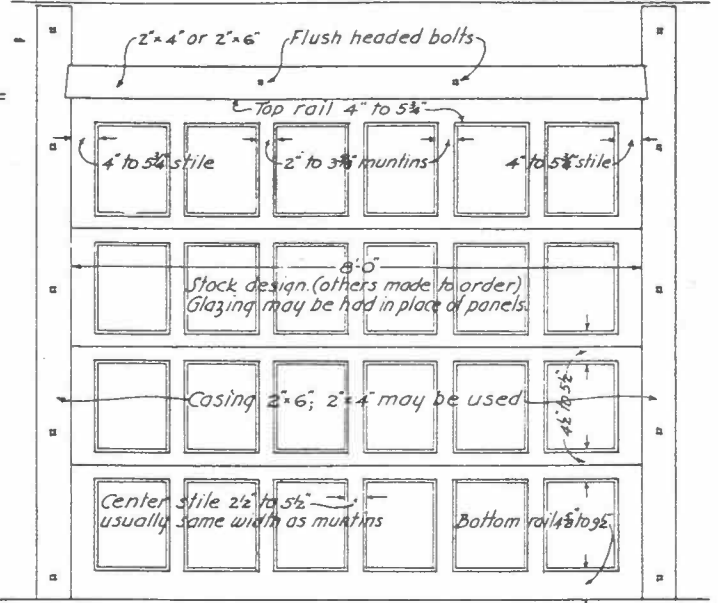
Exterior elevations of stock wood casement and wood double hung windows are shown, with divided lights. Casements in Mediterranean Revival houses may have divided lights or single glass panels, one swinging casement or pairs (as shown) or more, arch tops, and so on. Double hung windows are shown with "six over six" divided lights (i.e. six on top, six on the bottom double hung sash, written 6/6 DHS). Both styles of houses used 6/6, 6/1, and 1/1 DHS. Trim details vary from house to house.



# OVERHEAD DOORS

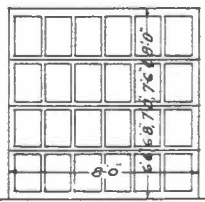


SECTION



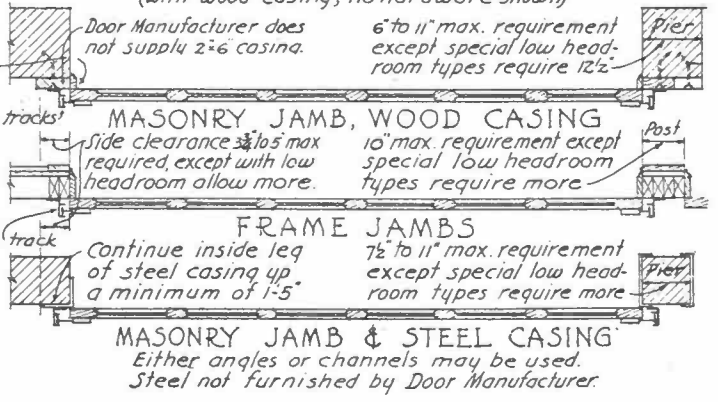
ELEVATION LOOKING OUT  
(with wood casing, no hardware shown)

7'-0" & 7'-6" heights also in 3 sections.



STOCK SIZES  
(other sizes made to order)

Door stops by most Manufacturers, refer to catalogues



\*Minimum for all Mfrs. - means that all Mfrs make equipment that will fit these dimensions.  
Scale of details 3/8" = 1'-0"

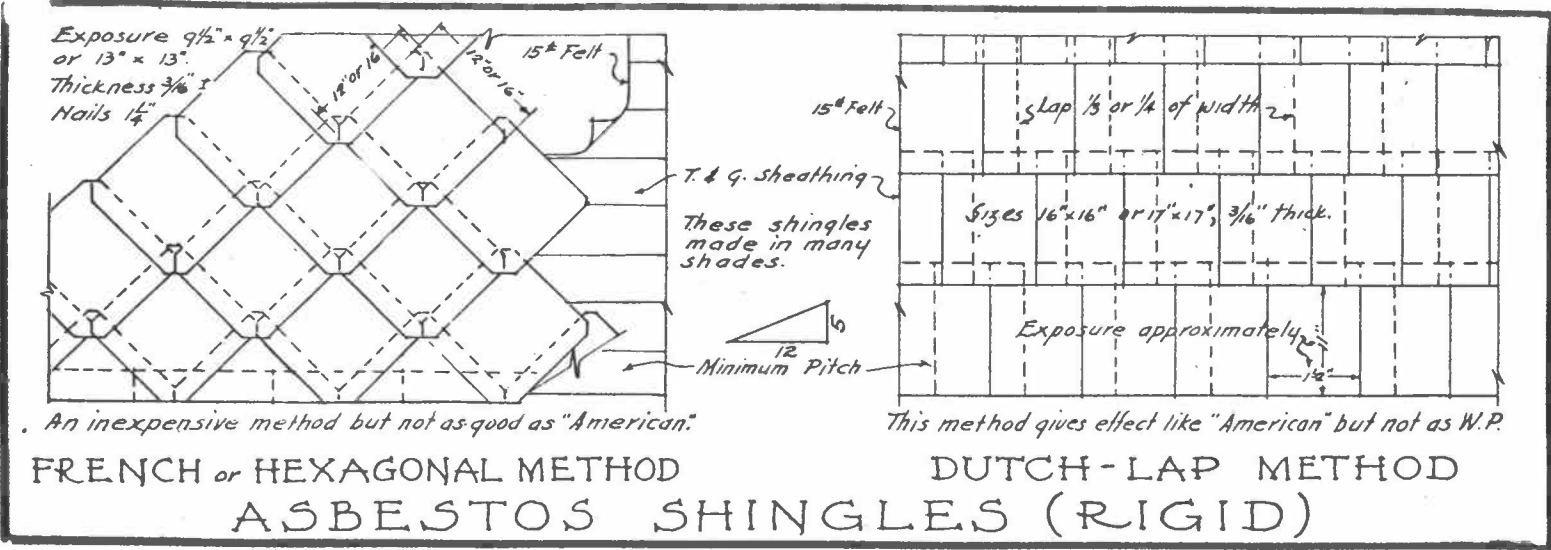
## STOCK WOOD OVERHEAD DOORS for RESIDENTIAL GARAGES

FIGURE 22

### OVERHEAD DOORS

Stock wood overhead garage doors suitable for both Mediterranean Revival houses and Mackle Cottages. Note that the stock 8' 0" width is no longer practical.

# ASBESTOS SHINGLES



# ASPHALT SHINGLES

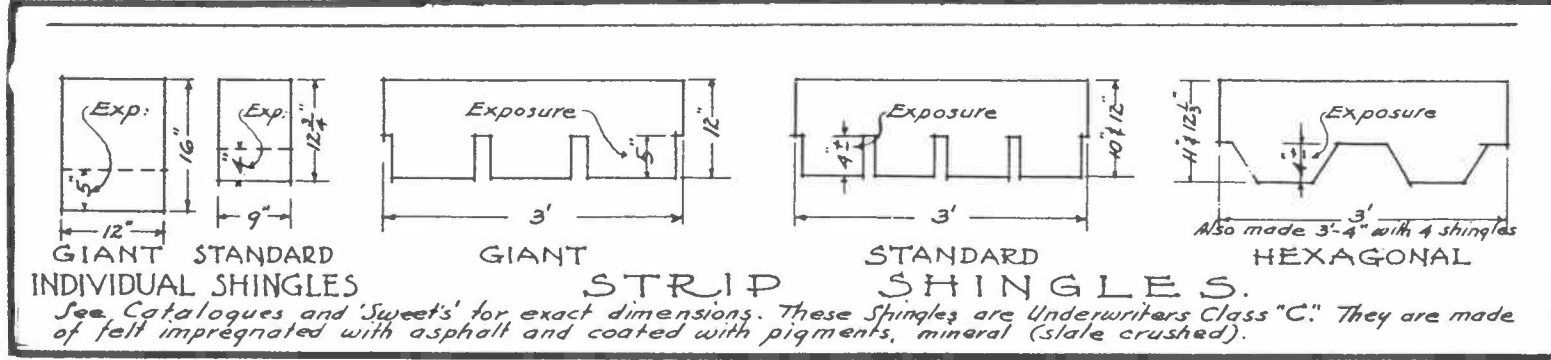


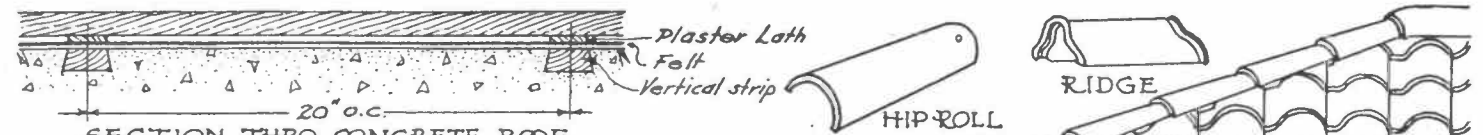
FIGURE 23

## ASBESTOS SHINGLES AND ASPHALT SHINGLES

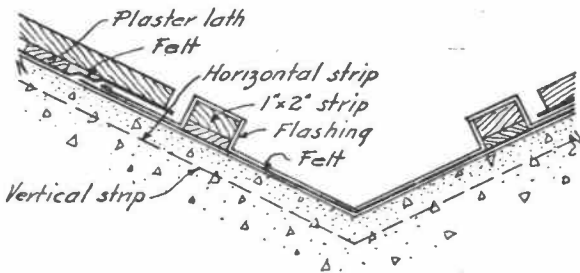
Asbestos shingles laid in the hexagonal pattern remain on two Mackle Cottages. Asbestos shingles were smooth, rigid, and thicker than the standard fiberglass shingles in common current use. Asbestos roofs are very long lived, and the asbestos fibers are trapped in place if the shingles remain undisturbed. Removal and disposal of asbestos has become a complex and expensive procedure.

Asphalt shingles widely used at the time the Mackle Cottages were built are shown. While not original to these buildings, asphalt composition and fiberglass composition shingles have been used to reroof nine of the eleven cottages.

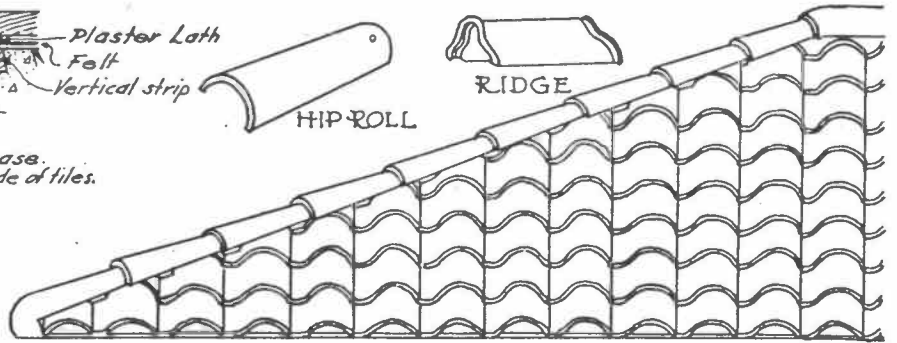
# CLAY TILE ROOFING



SECTION THRO CONCRETE ROOF.  
Application of wood strips to concrete roof base.  
Exact spacing of horizontal strips determined by shade of tiles.

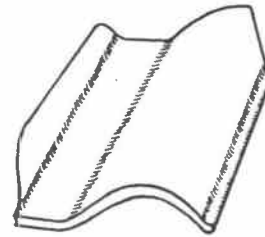


SECTION THRO VALLEY ON CONCRETE ROOF.

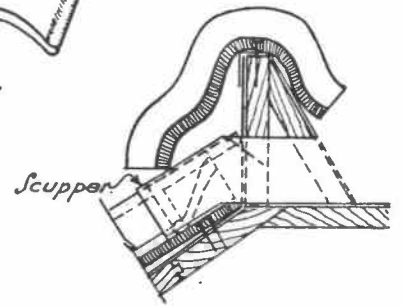


ELEVATION  
1/2" = 1'

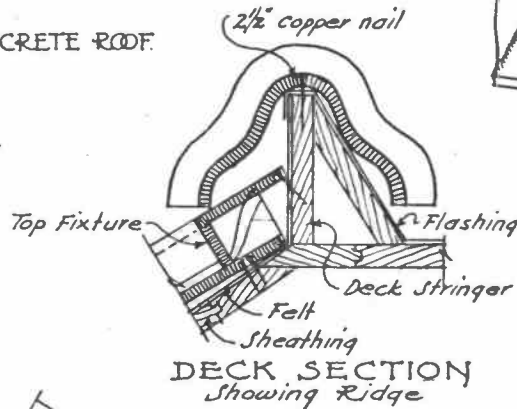
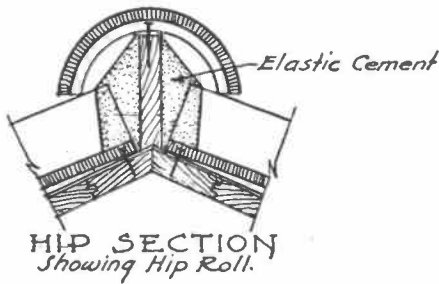
Length Average 13 1/4"  
Width " 9 3/4"  
Aver. length exposure 10 1/4"  
Weight per Sq. = 900 ±



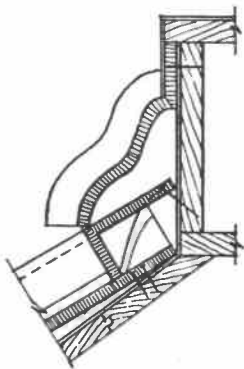
TILE



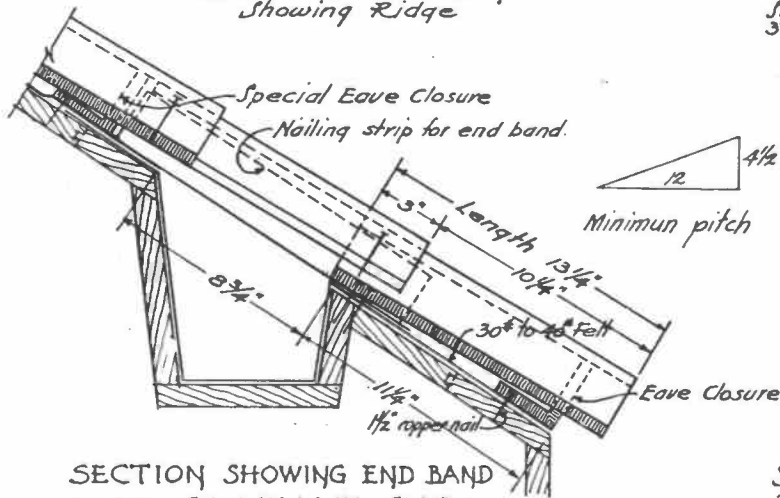
DECK SECTION  
Showing cut-off ridge and  
3"x4" Scuppers draining deck.



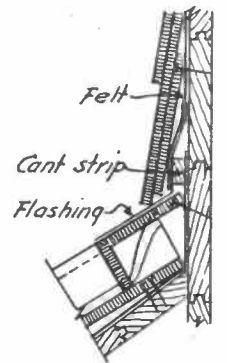
DECK SECTION  
Showing Ridge



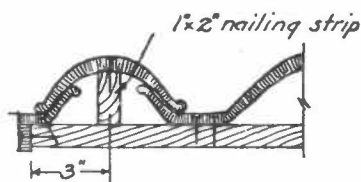
DECK SECTION SHOWING  
DECK MOULD RAISED FLANGE



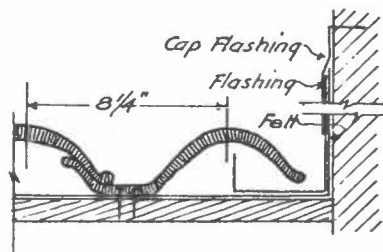
SECTION SHOWING END BAND  
OVER CONCEALED GUTTER



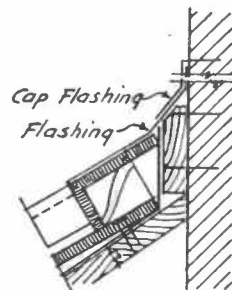
SECTION OF FLASHING UNDER  
3/8" FLAT SHINGLE TILE.



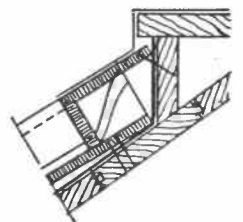
SECTION OF LEFT GABLE  
RAKE AND END BAND.



SECTION OF FLASHING  
UNDER SIDE OF TILES.



SECTION OF FLASHING  
OVER TOP OF TILES.



DECK SECTION OF FLASHING  
OVER TOP OF TILES.

Scale 1/2" = 10"

SPANISH TILES

Recommendations of the Ludowici-Celadon Co.

FIGURE 24 - CLAY TILE ROOFING (LEFT)

Assorted details for Spanish Tiles recommended by Ludowici-Celadon Co., still a major manufacturer of premium roofing tile. Tiles were available in several shades of natural terra cotta, and with colorful glazes. These construction details are important to the overall appearance of the Mediterranean Revival roof, though the more common straight barrel mission tile (see below) was used on the Banker's Row houses.

# CLAY TILE ROOFING

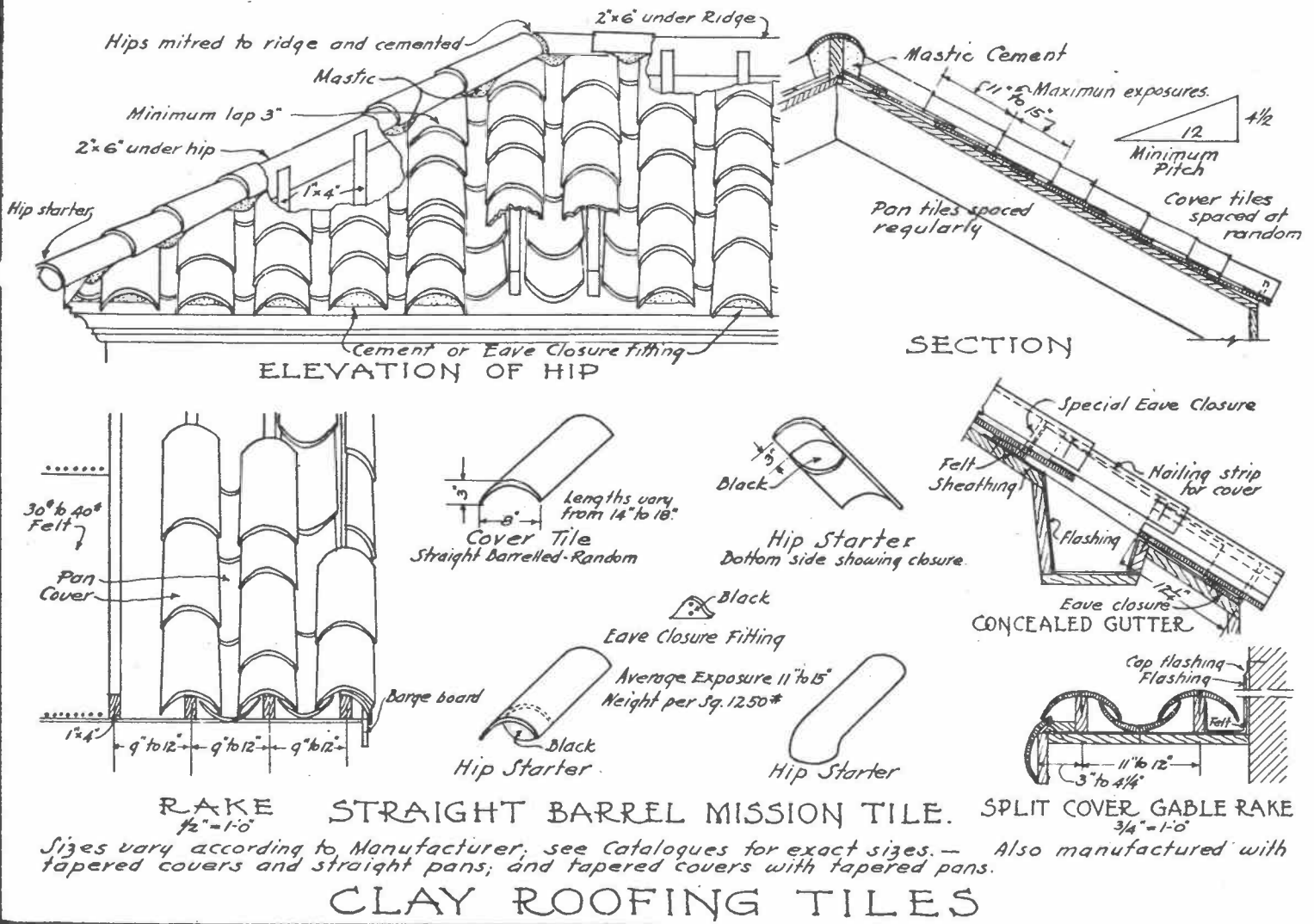


FIGURE 25 - CLAY TILE ROOFING (ABOVE)

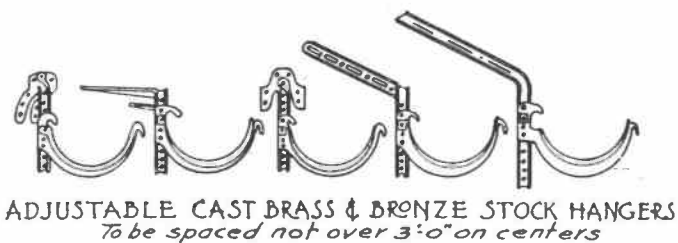
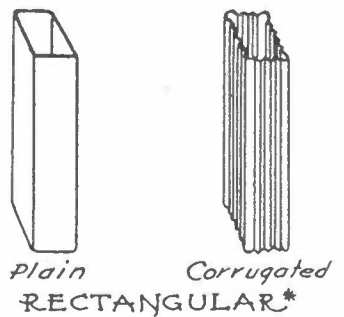
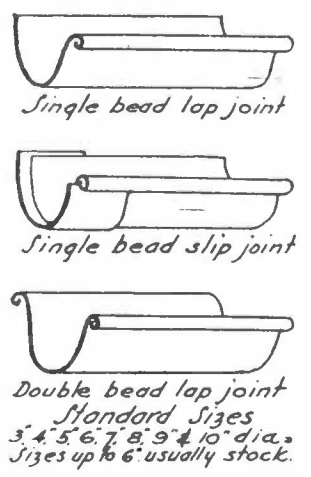
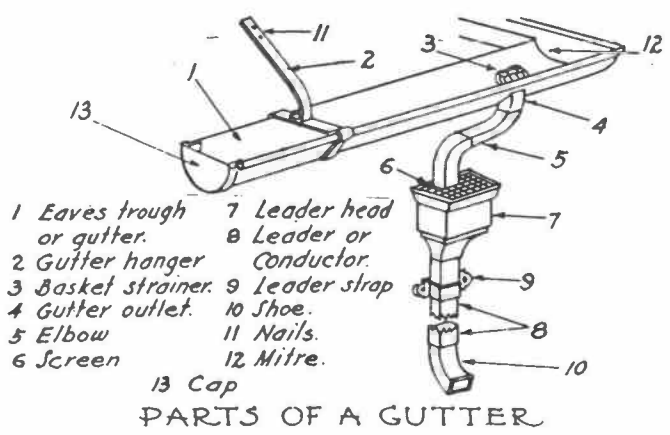
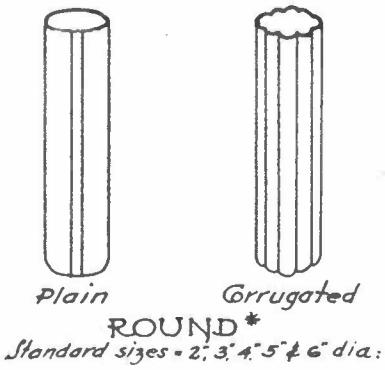
Straight barrel Mission tile with a few installation details, appropriate for Mediterranean Revival houses. Trim details should be derived directly from existing houses.

**FIGURE 26 - (OPPOSITE PAGE)**

**LEADERS AND GUTTERS**

The Mackle Cottages used no gutters and leaders. Combined with their minimum eave overhang, this fact contributed to the early decay of wood siding and windows. White painted aluminum gutters and leaders should be encouraged (but not required), to extend the life of the wood components. The Mediterranean Revival houses used a full range of metal gutters, leaders leader heads, leader straps both plain and ornamental, probably all copper. Maintenance of the existing gutter systems is important to preserving the entire building. Repairs should be made using the original material, since dissimilar metals in contact cause corrosion.

# LEADERS and GUTTERS



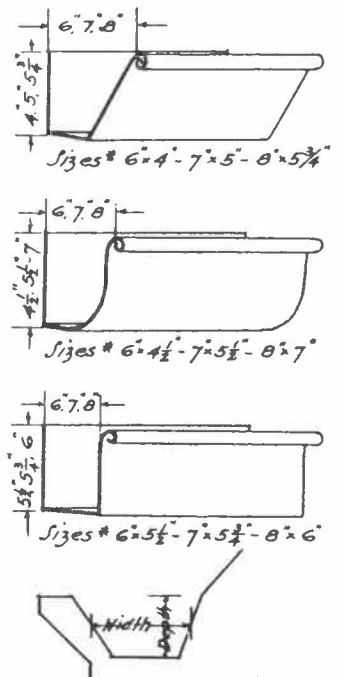
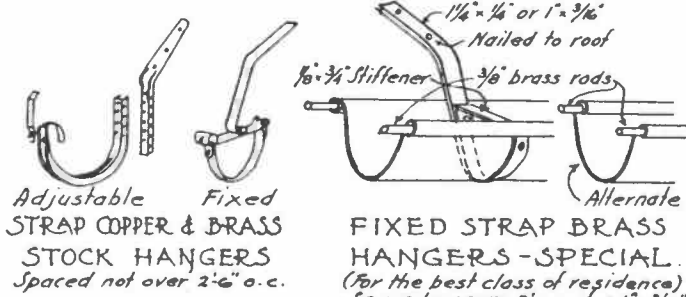
**Standard Sizes**

2"	3"	4"	5" (Nominal)
1 3/4" x 2 1/4"	2 3/8" x 3 1/4"	2 3/4" x 4 1/4"	3 1/4" x 5" (Actual)

Lengths are 10'. Also made polygonal & octagonal. Corrugated leaders resist freezing best. For residential work use 4" leaders for large roofs and 3" for small roofs & porches. For large buildings use following table which is based on 1 sq. in. in leader to 50# in roof.

Type	Size	Area	Roof #
Plain Round	3"	7.0	1200
	4"	12.5	2500
	5"	19.5	4500
Corrugated Round	3"	6	900
	4"	11	1800
	5"	17.7	3550
Plain Rectangular	2"	4	600
	3"	7.7	1200
	4"	11.7	1800
Corrug. Rectangl.	2"	5.8	500
	3"	7.7	1200
	4"	11.7	2300
5"	18.7	4000	

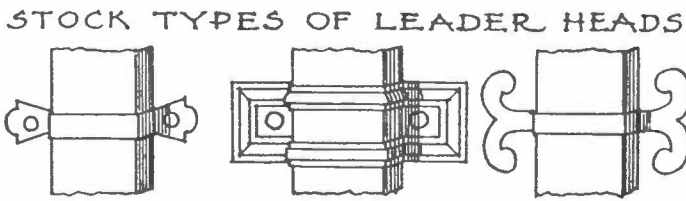
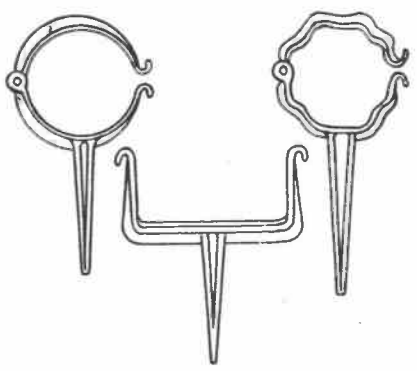
Calculations by Kimball & Cucci.



**Pitch of Gutters**  
1" for 16' is standard. They may be set level for short runs. Double bottom gutter may be used to give pitch without showing same; they are not recommended.

**Size of Gutters**  
For residential work use 5" half round or equal size, never under 4" except in special cases. Gutter with outlets not over 50' a.c. may be same size as leader, but for ease in making connection it is usually made 1" larger. If outlets are over 50' apart add 1" for each 20' for pitched roof and 1" for each 30' on flat roof.

**Rule for designing Built-in Gutter:**  
Depth not over 3/4 width,  
nbr under 1/2 width.  
See Flashing Sheets for types.



**WEIGHTS of SHEET METAL**

Metal	for Leader	for Gutter
Aluminum	22 lbs	22 lbs
Zinc (Gauge)	11-13	12-13
Steel-galv.	24 to 26	quage
Tin on steel	1X	1X
Lead, hard	4 to 8	lbs
Copper	16 oz.	16 oz.

The above metals are arranged according to their galvanic activity. Aluminum is electro-positive, copper is electro-negative. Do not place metal for apart on this scale in contact with each other.

Illustrations marked \* are redrawn from Copper & Brass Research Association's Copper Flashing. Sizes shown are U.S. Department of Commerce Simplified Practice Recommendation #29, 1925.

IV  
IMPLEMENTATION



- A. Overview
- B. Funding for Public Improvements
- C. Private Property (Site) Improvements
- D. Architectural Improvements
- E. Private Financing and Business Assistance
- F. Neighborhood Organization
- G. Legislative/Regulatory (Public) Actions

### A. OVERVIEW

In order for Banker's Row to be transformed from its current state to that described in the previous chapters of this document, a multifaceted implementation program must be created. The principal components of this program are as follows (the letters following each item denote the subsection of this Chapter in which further detail is provided):

- \* The Banker's Row Program for Re-Use and Restoration is formally accepted and necessary amendments to the City's Comprehensive Plan and Land Development Regulations and are processed and enacted. (G)
- \* The Banker's Row Neighborhood Association is formed and incorporated. (F)
- \* A special assessment district is created under the authority provided by the **Safe Neighborhoods Act**. Upon formation, construction plans for street and streetscape improvements are prepared by the City. Construction is handled by the City and assessments are levied pursuant to the district's rules. (B)
- \* The parking lot parcel is acquired by the Community Redevelopment Agency (CRA) and improvements are constructed thereon by the City's parking authority. (B)
- \* Individual properties are improved, in accordance with the adopted Master Development Plan, at the discretion and timing of the individual property owners; however, improvements are required at the time of changing from a single family residential or home occupation use to any other category of use. (C)(E)
- \* Any improvement or modification which affects the exterior of any structure requires review and approval by the Historic Preservation Board. Changes that are consistent with the architectural guidelines contained in Chapter III shall be approved.



The above activities are generally shown in the order in which they are anticipated to occur. However, activity on each item may be occurring simultaneously as implementation occurs. It is anticipated that structural changes consistent with the architectural guidelines may occur even prior to formal adoption of the neighborhood plan. Likewise, property owners may take advantage of business assistance and tax credit programs before public improvements are constructed.

The following sections provide the details of each of the individual implementation components of the Plan.

## B. FUNDING FOR PUBLIC IMPROVEMENTS

Chapter III.C. includes a description of each of the public improvements being sought, the rationale behind the specific improvements and a cost estimate of each. There are several funding options available to the property owners as they seek to implement the Master Development Plan.

### FUNDING/FINANCING OPTIONS:

The Banker's Row Project provides direct benefits to all property owners along the block as well as the surrounding neighborhood and the downtown as a whole. Thus, it is reasonable that the costs associated with the project be shared among several individuals and agencies. In order to obtain maximal support for the Project, the Banker's Row property owners should work together with City staff and all other interested parties to develop a financing package.

The financing package will include publicly funded improvements as is appropriate, and may also include grant funding. Although, in the early 1990's, there is a significant decline in the availability of Federal, State, and private grants, grant money does need to be explored when the final funding package is being put together, particularly with respect to the historic character of the neighborhood. The balance of total costs will be borne by the property owners. The most common way to finance this type of improvement program is through an assessment district. Given the circumstances of the Banker's Row Project, a 25/75 property owner/City match is proposed with respect to streetscape improvements.

An assessment district involves up-front funding by the City with payback through an annual assessment collected concurrently with property taxes. See Appendix H (Section 8.4.1 of the City Code): Public Improvements and Special Assessments. A possible way to meet the repayment obligation would be to distribute the costs over a seven year payback period with assessment to be made according to the amount of street frontage enjoyed by each property owner.

Authority for creating a special taxing district is available through F.S. 163.501 Safe Neighborhoods Act (Appendix I). In addition to the aforementioned costs, the district can fund maintenance, administration, planning services, and other physical improvements which may be desired.

The Community Redevelopment Agency may be able to facilitate the implementation of the Master Development Plan by laying out the cost of improvements. The Agency would be paid back by the property owners and the City over the course of several years by a method agreed to by all parties.

Community Redevelopment Agency participation is expected relative to parking lot improvements. These improvements will benefit the Banker's Row property owners (parking to meet requirements for use conversion, easily accessible parking to meet actual needs, information kiosk) accommodate existing and potential parking needs of property owners immediately to the west and south, and also help meet peak demands from Old School Square. In the same way as Banker's Row folks can convert to nonresidential use, adjacent property owners can convert under the existing OSSHAD Zone District regulations. Further, the suggestion of "vest pocket" parking areas which would help meet the needs of mixed use neighborhoods has been discussed by several groups within the larger community (e.g. Pineapple Grove Plan, C.R.A. Board, Historic Preservation Board, etc.) Accordingly, it seems appropriate that the Community Redevelopment Agency provide for the acquisition and development of the parking lot.

### C. PRIVATE PROPERTY (SITE) IMPROVEMENTS

Site improvements, for each individual property, are shown on the composite Neighborhood Plan / Site Plan. These improvements must be provided concurrent with the conversion of a parcel from residential (or home occupation) use to other than single family use. On the other hand, such improvements need not be made if there is no change from the existing (September, 1991) land use.

The site improvements which are covered by the above rule include:

- \* number of parking spaces
- \* location of parking spaces and maneuvering areas
- \* closure of existing curb-cuts, access points, and/or driveways.

In addition, standard front yard design requirements must be complied with i.e., appropriate fencing and installation of appropriate landscaping (See Chapter III above and Appendix "G"); and maintenance of pervious areas must be provided (e.g. elimination of invasive plant communities, sodding of barren land, etc.).

If the above improvements are provided exactly as allowed for pursuant to the composite site plan and the design guidelines, they shall be approved by the Historic Preservation Board and shall be issued a Certificate of (Historic) Appropriateness. In addition, compliance with the composite site plan shall be deemed as being in compliance with applicable zone district development regulations (see Subsection "F"). As part of the formally adopted implementation program, a special parking regulation shall be developed which allows for a shared parking pool by which individual properties can meet parking requirements. A property owner always has the option of pursuing a different method of site improvement. However, such alternative methods of improvement are subject to the scrutiny of the Historic Preservation Board and may not diminish the amount of parking to be provided unless there is not a change in use.

### D. ARCHITECTURAL IMPROVEMENTS

Any changes to the exterior of a structure require review and approval of the Historic Preservation Board. This is accommodated through the Certificate of Appropriateness (COA) process. The design guidelines contained in Chapter III. of this Plan shall supersede all other historic guidelines which may exist. Compliance with the style specific guidelines included herein, shall warrant issuance of a COA.

## E. PRIVATE FINANCING AND BUSINESS ASSISTANCE

The Banker's Row Re-Use and Restoration Program provides for the harmonious and compatible mix of residential and nonresidential uses. The decision whether or not to convert from an existing residential use to an office, retail, or service use is a personal decision to be made by each property owner.

This document sets forth the parameters for physical improvements and a legal framework for accommodating changes in land use. Properties located on Banker's Row are also located within a designated local historic district (Old School Square Historic District); are within the boundaries of the Community Redevelopment Agency (CRA); and are within an area which is eligible for housing rehabilitation assistance from the City's Housing Programs. A brief description of these services and instructions as to how to gain further information follows.

### COMMUNITY REDEVELOPMENT AGENCY PROPERTY IMPROVEMENT LOANS

The Community Redevelopment Agency currently (in 1991) offers a special incentive to property owners located within the redevelopment area. In association with a local lender, 0% interest loans are available for the purpose of eligible exterior property improvements for owner occupied residential and commercial properties. The Agency pays the interest for loans up to \$7,500 (residential) or \$15,000 (nonresidential). Further information about the Loan Program can be obtained from the CRA at (407)276-8640.

### RENTAL REHABILITATION

The City of Delray Beach administers federal (HUD) funds through a Community Development Block Grant program which addresses the need for affordable housing within the City. Toward this end, the Rental Rehabilitation Program provides matching grants of up to \$7,500 per unit to owners of rental property for eligible structural improvements. These monies are disbursed in conjunction with an agreement that the property be rented to low or moderate income tenants for at least five years. Further information about the program can be obtained through the City's Division of Community Development at (407)243-7280.

### BOOTSTRAP REHABILITATION PROGRAM

The City's Department of Community Improvement offers grants of up to \$3,500 to families who qualify on the basis of income for eligible property improvements. Owner occupied residential properties throughout the City are eligible for assistance, although certain neighborhoods are targeted each year. Further information can be obtained from the Department at (407)243-7200.

## INVESTMENT TAX CREDIT FOR HISTORIC PROPERTIES

The historic significance of the Banker's Row properties may qualify property owners for special tax credits intended to stimulate investment in historic preservation. Different credits are available to the holders of investment property than to owner occupied residential properties. The following general information should be used by individual property owners to decide whether the tax credit can help to cover the costs of renovation.

### 20 % Investment Tax Credit

A 20% Federal income tax credit is available to property owners who complete a certified rehabilitation of a certified historic structure.

Under the provisions of the Internal Revenue Code:

Certified Historic Structure means:

any building that is individually listed in the National Register of Historic Places, or located in a registered historic district and certified as being of historic significance to the district.

Certified Rehabilitation means:

any rehabilitation of a certified historic structure that is certified as being consistent with the historic character of the property and, where applicable, the district in which it is located.

To be eligible for the tax credits for rehabilitation, a project must be a depreciable building (i.e., used in a trade or business or held for the production of income) and not an owner-occupied residence. The rehabilitation costs must exceed the greater of the adjusted basis of the building or \$5,000 within a 24-month period. Provisions are made in the tax code for phased development. The tax credit must be claimed for the tax year in which the rehabilitated building is placed in service.

Certification requests are made through the appropriate state Historic Preservation Officer and certifications are issued by the National Park Service. A two-part Historic Preservation Certification Application (NPS Form 10-168), is used for obtaining certifications of both the historic building and the rehabilitation.

### 10% Investment Tax Credit

A 10% tax credit is available for any substantial renovation of buildings built before 1936 for current nonresidential use. The rehabilitation costs must exceed the greater of the adjusted basis of the building or \$5,000 within a 24-month period. Provision are made in the tax code for phased development.

No certification requests are required, nor applications made for the 10% credit. Documentation of expenses must be maintained according to standard accounting practices. The tax credit is claimed directly on the appropriate IRS tax return.

If a property is a certified historic property (i.e. a contributing building in a National Register Historic District), it is not eligible for the 10% tax credit.

Use of the Investment Tax Credits has significant financial implications. Consult a knowledgeable accountant prior to beginning a tax credit eligible rehabilitation project.

### SMALL BUSINESS ASSISTANCE

In addition to the above assistance programs which target physical improvements, the Banker's Row entrepreneur should seek start up assistance through special programs which exist in Delray Beach. These include:

- \* The Delray Beach Chamber of Commerce small business assistance programs include free business counseling through SCORE in addition to frequent small business workshops. Contact the Chamber offices at (407)278-0424.
- \* The Small Business Development Center at Florida Atlantic University provides free counseling and technical assistance to starting and established small businesses. The Center may be reached at (407)367-2264.

### F. NEIGHBORHOOD ORGANIZATION

From the inception of the Banker's Row Project, the sixteen affected property owners have been the major players in Project design. Accordingly, the Implementation Program outlined above is the result of discussions held among property owners, City staff members and Project consultants over the course of several months.

The successful implementation of the Banker's Row Plan will require both adequate funding and adequate neighborhood support. Money alone cannot make the street "work"; only a continuing interest in the quality of life along Banker's Row will make the Project truly successful. The following three organizational options are available to the Banker's Row property owners as they seek to create the structure needed to actualize the Banker's Row Re-Use and Restoration Program.

1) Laissez faire: If exercised, this option would require no specific organizational activity by the property owners. Instead, redevelopment activity would occur on a parcel by parcel basis, in accordance with the guidelines set forth elsewhere in this document. The property owners would rely upon the Neighborhood Planning function to oversee the orderly execution of the Neighborhood Plan. However, should there be changes in staff or reallocation of departmental resources, Banker's Row may be left without a management function.

2) Property Owner's Association: A formally organized neighborhood association will provide an avenue for regular contact among property owners and can become a vehicle for overseeing all implementation activity. Functions of the association could include the dissemination of information to property owners; contact with the Historic Preservation Board, Community Redevelopment Agency other agencies involved in Banker's Row; helping to develop the implementation funding package; and management of the redevelopment process. If a formal Association organizational structure is desired, the City can provide technical start-up assistance.

3) Neighborhood Improvement District: F.S. Chapter 163.511 describes a formal organizational option for neighborhood associations seeking to create a special district (see Appendix I). Organization in accordance with the provisions of the statute, would make additional resources available to the Banker's Row community. An incorporated neighborhood association, representing not less than 75 percent of all property owners within the proposed area, has the power to create deed or other restrictions and regulations and would have taxing authority. Upon formal request from the neighborhood association, the local governing body may authorize the creation of the neighborhood improvement district by separate ordinance.

## G. LEGISLATIVE & REGULATORY (PUBLIC) ACTIONS

In order for the Banker's Row site plan to effectively regulate all subsequent redevelopment along the block, the site plan should be approved as a formal **Master Development Plan**. To do so will require an amendment to the Land Development Regulations. In this way the Banker's Row Project can function as a prototype for other neighborhoods seeking to coordinate redevelopment of established areas. However, this process is separate from acceptance of this document, and shall be pursued by the Banker's Row Neighborhood Association with staff support.

The formal adoption process for the Banker's Row Master Development Plan proceeds as follows:

- The necessary enabling amendments are made to the the Land Development Regulations.

- The Plan is refined and accepted and endorsed by a majority of Banker's Row property owners.

- The Plan document is submitted to the Community Redevelopment Agency and the Historic Preservation Board for acceptance.

- The Plan is submitted to the Planning and Zoning Board for consideration, public hearing and formal action.

- The Plan is forwarded to the City Commission for public hearing and formal action.

- As required, amendments to the Comprehensive Plan are processed in conjunction with Amendment 92-1.

The Banker's Row Master Development Plan becomes a formal document once approved by the City Commission. Property owners who continue to utilize their structures for single-family residential use will not be affected by Plan adoption. However, all development proposals submitted to the City from that time forward, including those for change of use, will be reviewed with respect to the adopted Master Development Plan.

At present, Banker's Row is regulated by the **O.S.S.H.A.D Zone District**. To incorporate the site plan for Banker's Row as a regulatory device, an amendment must be made to Sections 4.4.24(F)&(G) by adding new subsections, to wit:

- (F)(1) Development Standards for that area encompassed by the **Banker's Row Master Development Plan** shall be as set forth in that plan document.

- (G)(4) Supplemental District Regulations for that area encompassed by the **Banker's Row Master Development Plan** shall be as set forth in that plan document.



V  
BIBLIOGRAPHY



## BIBLIOGRAPHY

- Albers, Rebecca. "Pineapple Grove," The Miami Herald, May 11, 1990.
- Abstracts, Deeds and Plat Books. Palm Beach County Office of Deeds and Titles, Palm Beach County Courthouse, West Palm Beach, Florida.
- Britt, Lora Sinks. My Gold Coast: South Florida in Earlier Years. Palatoka, Fl: Brittany House, 1984.
- "Building For Year To Date Reaches Total of Half Million Dollars" Delray Beach News, November 4, 1938.
- Building Permits for Block 74 and Block 66. On file at City of Delray Beach Planning Department.
- Chase, Charles E. Resourceful Rehab - A Guide for Historic Buildings in Dade County. Miami: Metropolitan Dade County, 1987.
- "City Issues Many Permits," The Delray Beach News, October 28, 1938.
- Curl, Donald W. Palm Beach County. Windsor Publications, Inc. 1986.
- \_\_\_\_\_. Mizner's Florida. Cambridge: MIT Press, 1984.
- "Delray Florida - The Ocean City," Promotional Brochure, Delray Chamber of Commerce, January, 1926, reprinted by Delray Beach Historical Society.
- "Developer Elliott Mackle Dies at Age 69," The Miami News, April 13, 1978.
- Farrar, Cecil W. and Margoann. From Sapling to Sturdy Oak - St. Paul's Episcopal Church, 1904-1974. Boynton Beach: Star Publishing Company, 1975.
- "\$50,000 Bonds Voted for Delray Improvements," The Delray Beach News, August 17, 1923.
- Florida Board of Building Codes and Standards. Accessibility Requirements Manual. 1990, or edition most recently adopted by State of Florida. Florida Department of Community Affairs, Tallahassee.
- "Francis E. Mackle Started in 1908 in Jacksonville," The Miami Herald, January 2, 1972.

- Gaby, Donald C. "What Would It Cost Today?" South Florida History Magazine, Winter, 1991.
- General Development Corporation and The Mackle Company. Your Florida Property and Who's Behind It. Promotional Booklet, July, 1960.
- Harwood, Kathryn Chapman. Lives of Vizcaya. Miami: Banyan Books, Inc., 1985.
- Jakle, John A. Common Houses in America's Small Towns. Athens: University of Georgia Press, 1989.
- Johnson, John P. "Delray Beach Historic Sites Survey," unpublished report, Boca Raton: Historic Palm Beach County Preservation Board, 1987.
- \_\_\_\_\_. "National Register Nomination: Old School Square, Delray Beach, Florida," On file at the Historic Palm Beach County Preservation Board, Boca Raton, Florida, 1987.
- "Letter from Frank E. Mackle Jr. to Jim Smith," Letter on file at City of Delray Beach Planning Department, March 29, 1990.
- "Mackle on Coral Way 33 Years," The Miami Herald, February 27, 1972.
- Maddex, Diane. Built in the U.S.A. Washington, D.C.: Preservation Press, 1985.
- "Matt Gracey Civic Leader Dies August 21," The Delray Beach News, August 27, 1948.
- Mayhew, Clemmer. "Banker's Row - Draft Proposal," Document on file at City of Delray Beach Planning Department, February 21, 1990.
- \_\_\_\_\_. Design Guidelines for Historic Places, A Preservation Manual. Delray Beach: Historic Preservation Board, 1990.
- \_\_\_\_\_. "Father of Delray Beach Architecture, Sam Ogren, 87, Looks Back with Pride," The Palm Beach Post, August 9, 1987.
- McAlester, Lee and Virginia. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.
- Merselius, Anna. "The Urbanization of Key Biscayne," The Island News, October 16, 1986.

- Nash, Gary B. and Julie R. Jeffrey, eds. The American People. New York: Harper & Row Publishers, 1986.
- National Fire Prevention Association (NFPA). NFPA 101 Code for Safety to Life from Fire in Buildings and Structures. 1988, or edition most recently adopted by City of Delray Beach. Batterymarch Park, Quincy, MA.
- \_\_\_\_\_. (NFPA). NFPA 913 Recommended Practice for the Protection of Historic Structures and Sites. 1987 edition.
- "Open for Inspection and For Sale," advertisement in The Delray Beach News, December 2, 1938.
- Perlman, Jeff. "'Row' a Model for Neighborhood Restoration," The Delray Beach Times, December 27, 1990.
- Pierce, Charles W. Pioneer Life in Southeast Florida. Coral Gables: University of Miami Press, 1970.
- Poppeliers, John C. What Style Is It? Washington, D.C.: Preservation Press, 1983.
- "Residence of L.H. Walker," The Delray News, August 14, 1925.
- Rodriguez, Ivan. From Wilderness to Metropolis - The History and Architecture of Dade County (1825-1940). Miami: Franklin Press, 1982.
- Rosenblatt, Andy. "Luster Has Faded - Mackles," The Miami Herald, March 17, 1974.
- Standard Building Code Congress International. Standard Building Code. 1988, or edition most recently adopted by City of Delray Beach. Standard Building Code Congress International, Birmingham, AL.
- \_\_\_\_\_. Standard Plumbing Code.
- \_\_\_\_\_. Standard Electrical Code.
- Tax Rolls and Appraiser's Records. Palm Beach County Property Appraiser's Office, Government Building, West Palm Beach, Florida.
- Tebeau, Charlton, W. A History of Florida. Coral Gables: University of Miami Press, 1971.
- The Delray Beach News, Volume I, August 10, 1923 - October 19, 1923, Delray Beach Public Library.
- The Delray News, Volumes 3-4, August 7, 1925 - July 29, 1927, Delray Beach Public Library.

"Theresa A. Mackle, 84," The Miami Herald, August 18, 1972.

United States Department of the Interior. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1983). Washington, D.C: National Park Service.

"Wood Cowan Arrives to Build Three Houses," The Delray Beach News, January 13, 1939.

#### Interviews

Cayce, Pat. Telephone Interview by Emily Perry Dieterich, June 18, 1991, Delray Beach.

Eckel, Fred. Telephone interview by Emily Perry Dieterich, July 8, 1991, Boca Raton.

Goodman, Marjory Adams. Telephone Interview by Emily Perry Dieterich, July 8, 1991, Delray Beach.

Mackle, Frank E., Jr. Telephone Interview by Emily Perry Dieterich, June 20, 1991, Miami.

McKinney, Frank. Personal Interview by Emily Perry Dieterich, May 17, 1991, Delray Beach.

Messer, Lois. Telephone Interview by Emily Perry Dieterich, June 23, 1991, Delray Beach.

Ogren, Samuel, Jr. Telephone Interview by Emily Perry Dieterich, June 21, 1991, Delray Beach.

Wrenn, Tony. Telephone Interview by Emily Perry Dieterich, June 24, 1991, American Institute of Architects, Washington, D.C.

VI  
APPENDICES



APPENDIX A:

Historic Preservation Grant Award Agreement  
A G R E E M E N T

This AGREEMENT drawn at Tallahassee, Florida by and between the State of Florida, Department of State, Division of Historical Resources, hereinafter referred to as the Department, and the City of Delray Beach, hereinafter referred to as the Grantee, relative to the Banker's Row Project, hereinafter referred to as the Project, is entered into this 22<sup>nd</sup> day of November, 1990 and ends September 30, 1991.

WHEREAS, the Department is responsible for the administration of grant-in-aid assistance for historic preservation purposes under the provisions of Section 267.0617, Florida Statutes, and

WHEREAS, the Grantee has applied for grant-in-aid assistance for the Project, and

WHEREAS, the said application has been reviewed and approved in accordance with Chapter 1A-35, Florida Administrative Code, which regulates Historic Preservation Grants-in-Aid, and

WHEREAS, grant-in-aid funds in the amount of twenty-four thousand dollars (\$24,000.00) have been reserved for the Project by the Department;

WITNESSETH, that in consideration of the mutual covenants herein contained, the Department and the Grantee hereby agree as follows:

- I. The Project, as approved for grant assistance, shall include the following authorized project work:
  - A. Building inventory;
  - B. Preparation of survey map;
  - C. Completion of historical survey;
  - D. Development of rehabilitation schematics;
  - E. Preparation of neighborhood functional plan; and
  - F. Consultation for neighborhood meetings and comprehensive plan development.

II. The Grantee agrees to administer the Project in accordance with the General and Special Conditions Governing Grants and the Administrative Instructions for Historic Preservation Project Accountability attached hereto as Attachment "A", and Chapter 1A-35, Florida Administrative Code, and the following specific conditions:

- A. The Grantee agrees to complete the Project by September 30, 1991 and submit a Project Completion Report as specified in Attachment "A", Part II, subparagraph B.1.c., within 30 days of completion of project work. No costs incurred prior to the effective date of this Agreement are eligible for reimbursement from grant funds. No costs incurred after the above project work completion date will be eligible for reimbursement unless specifically authorized by the Department before the cost is incurred. No costs incurred after the Project Completion Report is approved by the Department are eligible for reimbursement.
- B. The Grantee shall be responsible for all work performed and all expenses incurred in connection with the Project. The Grantee understands and agrees that any work performed or expenses incurred on the Project is undertaken at the sole risk of the Grantee. Neither the Department nor the State of Florida shall be financially liable for any expenses incurred in connection with the Project by the Grantee or its professional consultants, contractors, or agents.
- C. The Grantee shall submit complete bid documents, including plans and specifications, to the Department for review and approval prior to the execution of any contract for construction work.
- D. The Grantee shall submit any and all proposed contracts for the procurement of goods and/or services relating to the Project, and all proposed contract change orders or amendments for review and approval by the Department prior to the final execution of said contracts and contract change orders or amendments; but said review and approval shall not be construed as imposition upon or acceptance by the Department of financial liability in connection with said contracts or contract change orders.



- E. The Grantee shall coordinate consultation between its professional consultants and appropriate Department staff representatives as necessary to assure mutual understanding of and agreement on the objectives, requirements, and limitations of the Project in relation to the state historic preservation program.
- F. The Grantee hereby agrees to indemnify and hold the Department harmless from any and all claims or demand for any personal injury or property damage resulting or occurring in connection with any activities conducted under this Agreement and shall investigate all claims of every nature at its expense.
- G. The Department reserves the right to cancel this Agreement unilaterally in the event that the Grantee refuses to allow public access to all documents or other materials subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Grantee in conjunction with this Agreement.
- H. Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper preaudit and postaudit thereof and bills for any travel expenses shall be submitted and paid in accordance with Section 112.061, Florida Statutes.
- I. The Grantee recognizes that the State of Florida, by virtue of its sovereignty, is not required to pay any taxes on the services and/or goods or equipment purchased as an incident to such service.
- J. The State of Florida's performance and obligation to pay under this contract are contingent upon an annual appropriation by the Legislature, and the availability of such funds.
- K. All project work must be in compliance with the Secretary of the Interior's Standards for Rehabilitation.
- L. In addition to the terms detailed in this Grant Award Agreement, all Federal requirements governing grants (Office of Management and Budget Circulars A-21 or A-87, A-102 or A-110, and A-128) are applicable.
- M. The Grantee is required to comply with the Single Audit Act of 1984 for State or local governments or the audit requirements of Office of Management and Budget Circular A-110 for universities and nonprofit organizations.

III. The Department agrees to reimburse the Grantee, contingent upon availability of grant funds, and upon receipt and verification of the Grantee's request and documentation, for 50% of the allowable project costs pursuant to and as defined in Attachment "A", of authorized project work as defined in Section I above, up to a maximum reimbursement of twenty-four thousand dollars (\$24,000.00) or the amount of actual cash expended by the Grantee for project work, whichever is less. Reimbursement shall be made upon request for the completion of authorized project work or components thereof. Reimbursement for project costs will also be contingent upon all authorized project work being in compliance with the aforementioned Secretary of the Interior's Standards. The Department further agrees to the following conditions:

- A. The Department shall review and approve as to form and content all proposed contracts of the Grantee for the procurement of goods and/or services relating to the project work and all proposed contract change orders or amendments prior to final execution of said contracts, change orders or amendments, but said review and approval shall not be construed as acceptance by or imposition upon the Department of any financial liability in connection with said contracts.
- B. The Department shall review and approve detailed plans, specifications, and other bid documents for construction work relating to the Project prior to the execution of any contract for such work; review and comment on all preliminary reports and recommendations; and confer with the Grantee and its professional consultants as necessary throughout the course of the Project, to assure compliance with the objectives, requirements and limitations of the state historic preservation program.
- C. It is recommended that any articles which are the subject of, or required to carry out, this Agreement should be purchased from the corporation identified under Chapter 946, Florida Statutes, in the same manner and under the procedures set forth in Section 946.515(2) and (4), Florida Statutes; and for the purposes of this Agreement the person, firm, or other business entity carrying out the provisions of this Agreement shall be deemed to be substituted for this Agency insofar as dealing with such corporation.

- IV. This instrument embodies the whole Agreement of the parties. There are no provisions, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties hereto. No change or addition to this Agreement shall be effective unless in writing and properly executed by the parties.
- V. Any provision of this Agreement in violation of the laws of the State of Florida shall be ineffective to the extent of such violation, without invalidating the remaining provisions of this Agreement.
- VI. The following provisions shall apply for the voluntary and involuntary suspension or termination of the grant by either the Department or the Grantee:
- A. Suspension. Suspension is action taken by the Department which temporarily withdraws or limits the Grantee's authority to utilize grant assistance pending corrective action by the Grantee as specified by the Department or pending a decision by the Department to terminate the grant.
1. Notification. When the Grantee has materially failed to comply with the terms and conditions of the grant, the Department may suspend the grant after giving the Grantee reasonable notice (usually 30 calendar days) and an opportunity to show cause why the grant should not be suspended. The notice of the suspension will detail the reasons for the suspension, any corrective action required of the Grantee, and the effective date of the suspension.
  2. Commitments. No commitments of funds incurred by the Grantee during the period of suspension will be allowed under the suspended grant, unless the Department expressly authorizes them in the notice of suspension or an amendment to it. Necessary and otherwise allowable costs which the Grantee could not reasonably avoid during the suspension period will be allowed if they result from charges properly incurred by the Grantee before the effective date of the suspension, and not in anticipation of suspension or termination. At the discretion of the Department, third party contributions applicable to the suspension period may be allowed in satisfaction of matching share requirements.

3. Adjustments to payments. Appropriate adjustments to the payments submitted after the effective date of suspension under the suspended grant will be made either by withholding the payments or by not allowing the Grantee credit for disbursements made in payment of unauthorized costs incurred during the suspension period.
  4. Suspension period. Suspensions will remain in effect until the Grantee has taken corrective action to the satisfaction of the Department or given written evidence satisfactory to the Department that corrective action will be taken, or until the Department terminates the grant.
- B. Termination. Termination is the cancellation of grant assistance, in whole or in part, under a grant or project at any time prior to the date of completion.
1. Termination for cause. The Department may terminate the grant in whole or in part, at any time before the date of completion, whenever it is determined that the Grantee has failed to comply with the terms and conditions of the grant. The Department will promptly notify the Grantee in writing of the termination and the reasons for the termination, together with the effective date. In the event that the funds are not used for the purpose for which intended by the grant, or if it is later determined that the project failed to meet grant qualification requirements, then, at the option of the Department, any portion of the grant previously advanced shall be repaid to the Department.
  2. Termination for convenience. The Department or the Grantee may terminate the grant in whole or in part when both parties agree that the continuation of the Project would not produce beneficial results commensurate with the further expenditure of funds. The two parties will agree upon the termination conditions, including the effective date, and in the case of partial terminations, the portion to be terminated.
  3. Termination by Grantee. The Grantee may unilaterally cancel the grant at any time prior to the first payment on the grant although the Department must be notified in writing. Once initiated, no grant shall be terminated by the Grantee prior to satisfactory completion without approval of the Department. After the initial payment, the Project may be terminated, modified, or amended by the Grantee only by mutual agreement

of the Grantee and the Department. Request for termination prior to completion must fully explain the reasons for the action and detail the proposed disposition of the uncompleted work.

4. Commitments. When a grant is terminated, the Grantee will not incur new obligations for the terminated portion after the effective date of termination. The Grantee will cancel as many outstanding obligations as possible. The Department will allow full credit to the Grantee for the Department's share of the noncancelable obligations properly incurred by the Grantee prior to termination. Costs incurred after the effective date of the termination will be disallowed.

IN WITNESS WHEREOF, the Department and the Grantee have read this Agreement and the Attachment hereto and have affixed their signatures:

WITNESSES:

Diane Recupero

Colleen McCann

Sharon Reddick

Elizabeth Butler

Alison MacGregor-Harty

Barbara Gruito

DEPARTMENT OF STATE

George W. Percy

GEORGE W. PERCY  
Director, Division of  
Historical Resources

Suzanne P. Walker

SUZANNE P. WALKER  
Chief, Bureau of Historic  
Preservation  
Division of Historical  
Resources

CITY OF DELRAY BEACH

Thomas Lynch

THOMAS LYNCH  
Mayor

U.S. DEPARTMENT OF THE INTERIOR  
ASSURANCE OF COMPLIANCE  
(TITLE VI, CIVIL RIGHTS ACT OF 1964)

City of Delray Beach (hereinafter called "Applicant-Recipient")  
(Name of Applicant-Recipient)

HEREBY AGREES THAT IT will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to the Department of the Interior Regulation (43 CFR 17) issued pursuant to that title, to the end that, in accordance with Title VI of that Act and the Regulation, no person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant-Recipient receives financial assistance from Florida Dept. of State and  
Bureau or Office

Hereby Gives Assurance That It will immediately take any measures to effectuate this agreement.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant-Recipient by Florida Dept. of State. This assurance obligates the  
Bureau or Office

Applicant-Recipient, or in the case of any transfer of such property, any transferee for the period during which the real property or structure is used for a purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance obligates the Applicant-Recipient for the period during which it retains ownership or possession of the property. In all other cases, this assurance obligates the Applicant-Recipient for the period during which the Federal financial assistance is extended to it by Florida Dept. of State  
Bureau or Office

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property discounts or other Federal financial assistance extended after the date hereof to the Applicant-Recipient by the bureau or office, including installment payments after such date on account of arrangements for Federal financial assistance which were approved before such date. The Applicant-Recipient recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall reserve the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant-Recipient, its successors, transferees, and assignees, and the person or persons whose signature appear below are authorized to sign this assurance on behalf of the Applicant-Recipient.

April 11, 1990  
DATED

City of Delray Beach  
APPLICANT-RECIPIENT

By [Signature], Mayor  
(President, Chairman of Board or Comparable authorized Official)

100 N.W. 1st. Avenue, Delray Beach, Fl. 33444  
APPLICANT-RECIPIENT'S MAILING ADDRESS

U.S. DEPARTMENT OF THE INTERIOR  
ASSURANCE OF COMPLIANCE  
(TITLE VI, CIVIL RIGHTS ACT OF 1964)

City of Delray Beach (hereinafter called "Applicant-Recipient")  
(Name of Applicant-Recipient)

HEREBY AGREES THAT IT will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to the Department of the Interior Regulation (43 CFR 17) issued pursuant to that title, to the end that, in accordance with Title VI of that Act and the Regulation, no person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant-Recipient receives financial assistance from Florida Dept. of State and  
Bureau or Office

Hereby Gives Assurance That It will immediately take any measures to effectuate this agreement.

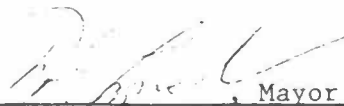
If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant-Recipient by Florida Dept. of State, This assurance obligates the  
Bureau or Office

Applicant-Recipient, or in the case of any transfer of such property, any transferee for the period during which the real property or structure is used for a purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance obligates the Applicant-Recipient for the period during which it retains ownership or possession of the property. In all other cases, this assurance obligates the Applicant-Recipient for the period during which the Federal financial assistance is extended to it by Florida Dept. of State  
Bureau or Office

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property discounts or other Federal financial assistance extended after the date hereof to the Applicant-Recipient by the bureau or office, including installment payments after such date on account of arrangements for Federal financial assistance which were approved before such date. The Applicant-Recipient recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall reserve the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant-Recipient, its successors, transferees, and assignees, and the person or persons whose signature appear below are authorized to sign this assurance on behalf of the Applicant-Recipient.

April 11, 1990  
DATE

City of Delray Beach  
APPLICANT-RECIPIENT

By , Mayor  
(President, Chairman of Board or Comparable authorized Official)

100 N.W. 1st. Avenue, Delray Beach, Fl. 33444  
APPLICANT-RECIPIENT'S MAILING ADDRESS



APPENDIX B:

FOOTNOTES

1. Ivan Rodriguez, **From Wilderness to Metropolis - The History and Architecture of Dade County, 1825-1940** (Miami: Franklin Press, 1982), 6.
2. Charles W. Pierce, **Pioneer Life in Southeast Florida**, (Coral Gables: University of Miami Press, 1970), 227.
3. John P. Johnson, "Delray Beach Historic Site Survey," 1987, n.p.
4. Donald W. Curl, **Palm Beach County** (Windsor Publications, Inc., 1986), 75.
5. Ibid
6. Plat Book 2, Page 81, Palm Beach County Office of Deeds and Titles, Palm Beach County Courthouse, West Palm Beach, Florida.
7. Johnson, 1987, n.p., J.L. Love became the town's first registered pharmacist and established Love's Drugs, the first drug store.
8. "\$50,000 Bonds Voted for Delray Improvements," **The Delray Beach News**, August 17, 1923, 1A.
9. Charlton W. Tebeau, **A History of Florida** (Coral Gables: University of Miami Press, 1971), 383.
10. Ibid, 384.
11. Curl, **Palm Beach County**, 77.
12. Clemmer Mayhew, "Father of Delray Beach Architecture, Sam Ogren, 87, Looks Back with Pride," **The Palm Beach Post**, August 9, 1987, 10F.
13. **The Delray Beach News**, August 17, 1923, 1A.
14. Ibid

15. "Residence of L.H. Walker," **The Delray News**, August 14, 1925, 1A. According to a formula devised by historian Donald Gaby, a \$15,000 home would cost \$271,500 to build in 1990; see Gaby, "What Would It Cost Today?" **South Florida History Magazine**, Winter, 1991.
16. Plat Book 11, Page 12, Palm Beach County Office of Deeds and Titles, Palm Beach County Courthouse, West Palm Beach, Florida.
17. Rodriguez, **From Wilderness to Metropolis**, 83.
18. Johnson, 1987, n.p.
19. "Building For Year To Date Reaches Total of Half Million Dollars," **Delray Beach News**, November 4, 1938, and Gaby, Winter, 1991.
20. F.E. Mackle Sr. also bought lots 15-24 from W.L. Brown in December, 1938.
21. "City Issues Many Permits," **The Delray Beach News**, October 28, 1938, n.p. and Gaby, Winter, 1991.
22. "Building For Year To Date Reaches Total of Half Million Dollars," **The Delray Beach News**, November 4, 1938, 1A.
23. "Open for Inspection and Sale," **The Delray Beach News**, December 21, 1938, n.p.
24. Marjory Adams Goodman, Telephone Interview by Emily Perry Dieterich, July 8, 1991, Delray Beach.
25. Curl, **Palm Beach County**, 107-108.
26. "Wood Cowan Arrives to Build Three Houses," **The Delray Beach News**, January 13, 1939, 1A.
27. Clemmer Mayhew, "Banker's Row - Draft Proposal," February 21, 1990 and Jeff Perlman, "'Row' a Model for Neighborhood Restoration," **The Delray Beach Times**, December 27, 1990, 2.
28. Lois Messer. Telephone interview by Emily Perry Dieterich, June 23, 1991, Delray Beach; and Pat Cayce. Telephone Interview by Emily Perry Dieterich, June 18, 1991, Delray Beach.
29. Mayhew, August 9, 1987, 10F.
30. Ibid
31. Samuel Ogren, Jr. Telephone Interview by Emily Perry Dieterich, June 21, 1991, Delray Beach.

32. The Delray High School is part of the Old School Square Cultural Arts Complex, and was listed on the National Register in 1988.
33. Mayhew, August 9, 1987, 10F.
34. **The Delray Beach News**, October 28, 1938, n.p.
35. See Rodriguez, **From Wilderness to Metropolis**, (Appendix II), for a list of projects credited to Paist, in which Steward may or may not have been involved. It is known that Paist and Steward collaborated on the Coral Gables Methodist Church, several residences on Miami Beach, and the United States Post Office and Courthouse in downtown Miami in 1931, which is listed on the National Register of Historic Places. Paist's "Florida Building" was built for the 1939 New York World's Fair after his death, as was as a home he designed for Mr. and Mrs. F.E. Mackle, Sr. in Seabreeze Park.
36. Frank E. Mackle, Jr., Telephone Interview by Emily Perry Dieterich, June 20, 1991, Miami, and Fred Eckel, Telephone Interview by Emily Perry Dieterich, July 8, 1991, Boca Raton.
37. "Francis E. Mackle Started in 1908 in Jacksonville," **The Miami Herald**, January 2, 1972, 7.
38. "Letter from F.E. Mackle, Jr. to Jim Smith," March 29, 1990.
39. Mackle Interview, June 20, 1991.
40. General Development Corporation and The Mackle Company, **Your Florida Property and Who's Behind It**, July, 1960, 28.
41. Anna Merselius, "The Urbanization of Key Biscayne," **The Island News**, October 16, 1986, 5.
42. General Development Corporation and The Mackle Company, July, 1960, 11.
43. Ibid, 9.
44. Lee and Virginia McAlester, **A Field Guide to American Houses**, (New York: Alfred A. Knopf, 1989), 418.
45. Donald W. Curl, **Mizner's Florida**, (Cambridge: MIT Press, 1984), 59-60.
46. Rodriguez, **From Wilderness to Metropolis**, 85.
47. "Open for Inspection and Sale," **The Delray Beach News**, December 21, 1938, n.p.

48. McAlester, 1989, 477-479.
49. John A. Jakle, **Common Houses in America's Small Towns**,  
(Athens: University of Georgia Press, 1989), 182--184.

**APPENDIX C:  
BANKER'S ROW COMMUNITY MEETINGS  
ATTENDANCE SHEET**

<u>HOUSE #</u>		<u>4/10</u>	<u>4/25</u>	<u>5/23</u>	<u>6/06</u>	<u>6/27</u>	<u>7/02</u>	<u>7/24</u>
201	Larry Siegal/Anita Shannon	*	Ø	x	x	*	Ø	*
203	Arthur and Rosetta Clark	Ø	Ø	Ø	Ø	Ø	Ø	Ø
211	Richard and Barbara Kamhi	*	x	x	*	Ø	x	x
215	Cora Messer	Ø	Ø	Ø	Ø	Ø	Ø	Ø
219	Bill Richardson	Ø	Ø	Ø	Ø	x	x	x
223	Gene Fisher	x	x	x	x	x	x	x
227	Steve and Trish Pescatore	x	x	Ø	*	Ø	Ø	Ø
231	Bud and Pat Merrill	x	x	x	x	Ø	Ø	x
235	Melissa Fiarinza	x	x	x	x	Ø	Ø	x
239	Cora Kulok	x	*	*	Ø	Ø	Ø	Ø
247	Joseph Weed/Martha Kendall	Ø	Ø	Ø	Ø	Ø	Ø	Ø
214	Raymond and Ruth Struble	x	Ø	x	*	x	x	*
218	David and Diane Gerhard	x	x	x	*	Ø	Ø	x
226	Bill and Barbara Murray	x	x	x	x	x	Ø	x
234/238	Bert and Marsha Wasserman	x	Ø	*	Ø	x	x	Ø
248	Frank and Nilsa McKinney	x	x	*	x	x	Ø	x

**x PRESENT**

**Ø ABSENT**

**\* ABSENT BUT PROVIDED INPUT**

April 20, 1991

## BANKER'S ROW OPINION SURVEY

This is a summary of the answers which you provided to the opinion survey completed at our first meeting. Several comments were made by more than one person. When a number follows a comment that is the number of people who made the same comment.

1. WHAT DO YOU LIKE MOST ABOUT YOUR BLOCK?
  - BEAUTY AND QUALITY OF THE HOMES (8)
  - CONVENIENT LOCATION (3)
  - NICE NEIGHBORS (3)
  - GOOD POTENTIAL (2)
  
2. WHAT DO YOU LIKE LEAST ABOUT YOUR BLOCK?
  - TRAFFIC SITUATION (8)
  - HIGH CRIME RATE (7)
  - POOR CONDITION OF SWALE (5)
  - POOR LIGHTING (1)
  - EMPTY LOT (1)
  - IT MIGHT GO DOWNHILL (1)
  
3. HOW LONG DO YOU THINK YOU WILL CONTINUE TO OWN YOUR BANKER'S ROW PROPERTY?
  - 10 YEARS OR MORE (4)
  - DEPENDS UPON WHAT HAPPENS ALONG THE BLOCK (4)
  - 3-5 YEARS (2)
  - UNTIL A GOOD OFFER COMES ALONG (1)
  
4. WHAT CHANGES WOULD YOU LIKE TO SEE TAKE PLACE ON BANKER'S ROW
  - BEAUTIFICATION (9)
  - STREET AND SIDEWALK AND SWALE IMPROVEMENTS (8)
  - TRAFFIC CONTROL (8)
  - IMPROVED OR DECORATIVE LIGHTING (6)
  - MORE POLICE PATROLS (3)
  - MORE PARKING (2)
  - NO RENTALS (1)
  - LESS NOISE (1)
  - MORE FLEXIBLE ZONING (1)
  - MORE OWNER PARTICIPATION (1)
  - MONEY TO REHAB (1)

## MEMORANDUM

TO: Victoria Johnson  
Planner II

THRU: Mark A. Gabriel, P.E. *WAG 5/23/91*  
Asst. Dir. of Environmental Svcs./City Engineer

FROM: Greg Luttrell  
City Traffic Engineer

DATE: May 14, 1991

SUBJECT: BANKER'S ROW  
TRAFFIC DATA

We have completed a traffic analysis for the area surrounding Banker's Row. Traffic Counts were taken mechanically for 24-hour periods. Manual intersection counts were also taken. These combined traffic counts allowed the generation of the following statements, and attached figures.

- 1) Daily traffic volumes, by direction are shown in figure 1. Banker's Row (N.W. 1st Avenue - N.E. 2nd to N.E. 3rd Street) carries approximately 2200 vehicles per day. This traffic is split directionally with 40% northbound and 60% southbound.
- 2) Truck volumes are shown in figure 2. Truck traffic as a percentage of total traffic ranges from less than one percent to almost eight percent. Swinton Avenue carries a daily average of 7% trucks southbound and over 8.5% trucks northbound.
- 3) The Publix/Post Office Shopping Center (site) driveway traffic volumes are shown in figure 3. This site generates almost 9000 daily trips (in and out).
- 4) Figure 4 shows the Publix site traffic on the adjacent roadway network. Site related traffic accounts for approximately 65-75% of the vehicles on Banker's Row. Site traffic on other area roads accounts from 88% to less than 10%.
- 5) Traffic projections were estimated based on a theoretical site modification of the Publix Shopping Center. The driveway at the N.E. 1st Avenue/N.E. 2nd Street intersection was assumed closed and all remaining driveways operating for both in and out traffic. These modifications resulted in only minor decreases in traffic on Banker's Row (see figure 5).

Banker's Row - Traffic Data  
May 14, 1991

- 6) Alley traffic (see figure 1) was 39 daily vehicles. Hourly traffic counts taken in the alley indicated there was no traffic from 11:00 p.m. to 7:00 a.m.
- 7) Traffic accident records were reviewed for the period of November 1989 to October 1990. This represents the most recent data period available. These one year accident records indicated that one accident occurred at the N.E. 1st Ave./ N.E. 3rd Street intersection and six at N.E. 1st Avenue/N.E. 2nd Street.

The above statements should provide your office the traffic information needed for the Banker's Row study. In addition, we discussed parking and design issues in our recent meeting with the project architects. Please contact me if additional items should be examined.

  
Greg Luttrell

GL:mm  
attachments

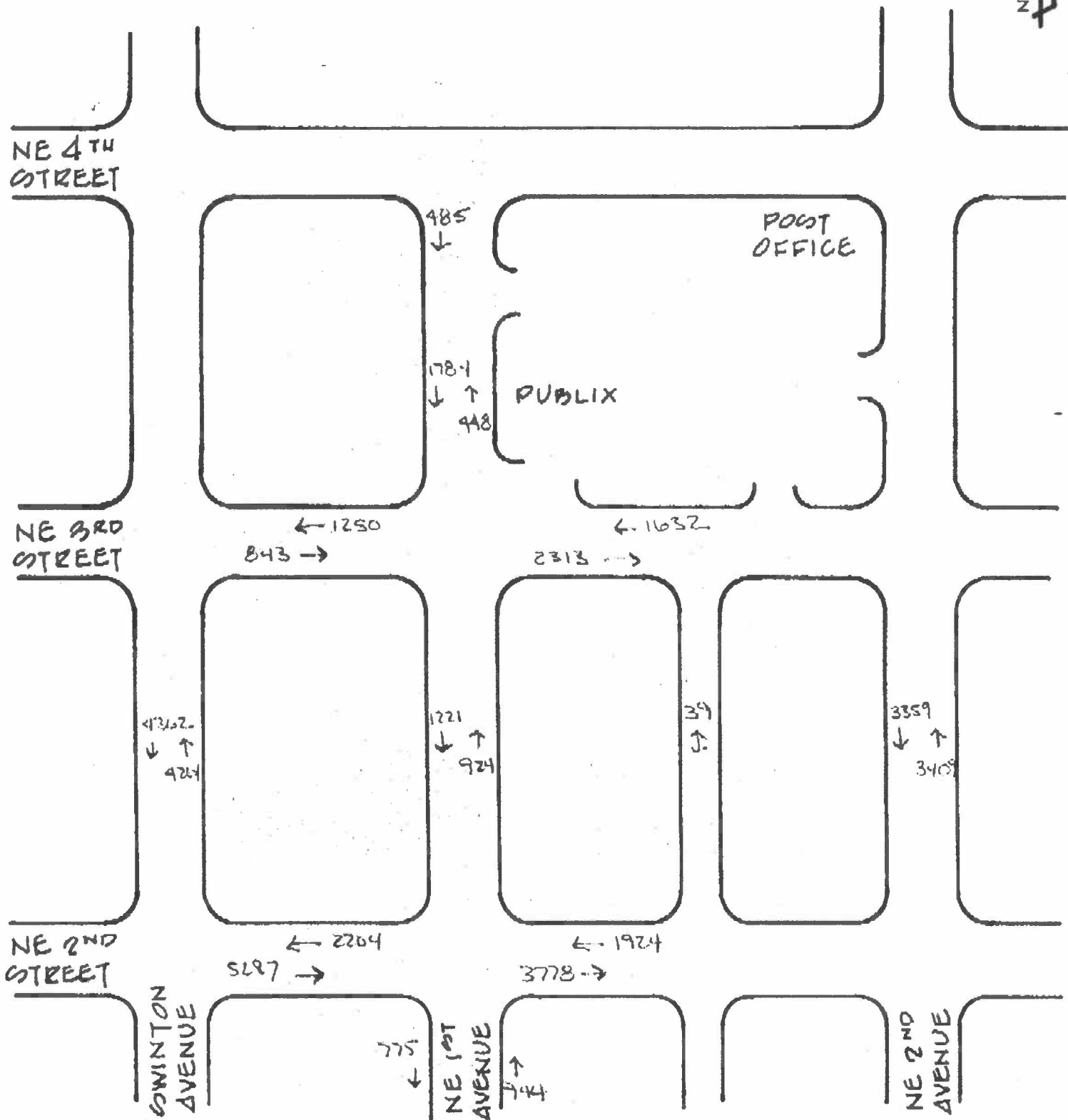
cc: William H. Greenwood, Dir. of Environmental Services  
Dave Kovacs, Planning Director

File: GLETR514.MRM - Memos to Planning Department



# BANKER'S ROW

NOT TO SCALE



EXISTING DAILY TRAFFIC

FIGURE 1

BANKER'S ROW

NOT TO SCALE

NE 4TH STREET

POST OFFICE

PUBLIX

NE 3RD STREET

305  
↓ ↑  
365

18  
↓ ↑  
73

NE 2ND STREET

SWINTON AVENUE

NE 1ST AVENUE

NE 2ND AVENUE

TRUCKS (DAILY)

FIGURE 2

# BANKER'S ROW

NOT TO SCALE 

NE 4TH STREET

POST OFFICE

1533  
1299

PUBLIX

← 2684

147  
515

858

649

← 233

1054 →

NE 3RD STREET

NE 2ND STREET

SWINTON AVENUE

NE 1ST AVENUE

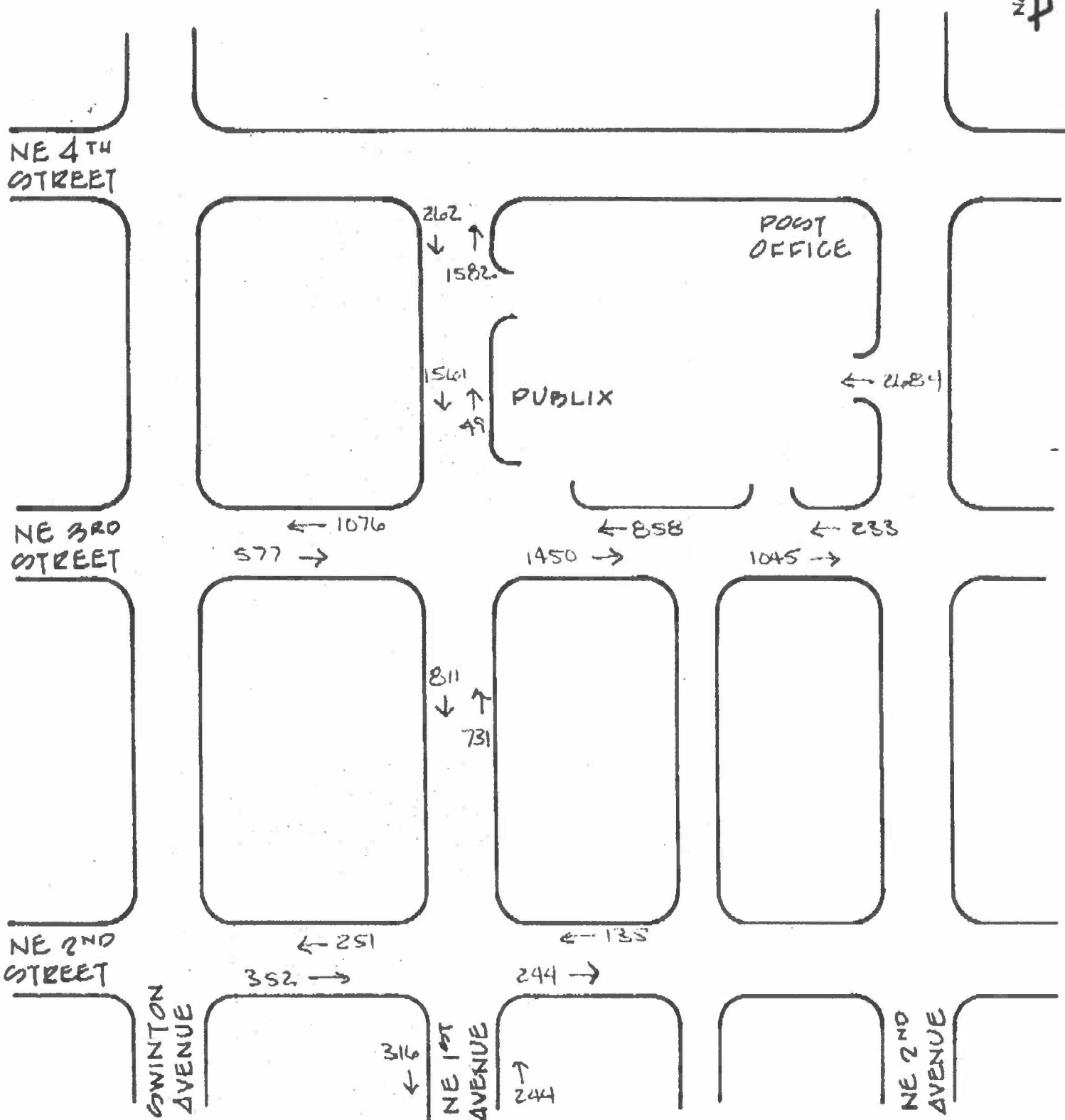
NE 2ND AVENUE

PUBLIX CENTER DRIVEWAY VOLUMES

FIGURE 3

# BANKER'S ROW

NOT TO SCALE

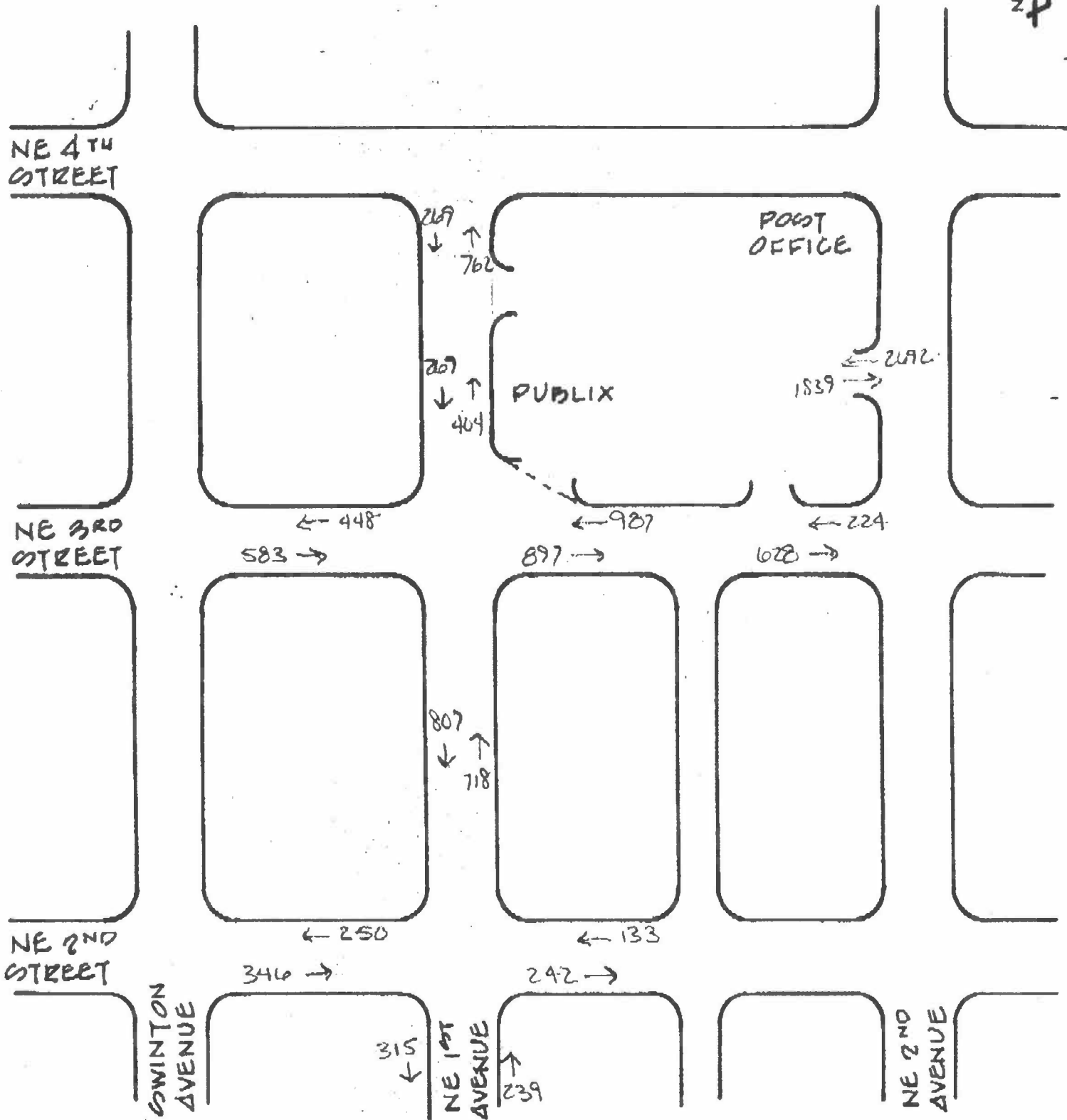


PUBLIX CENTER TRADING

FIGURE 4

# BANKER'S ROW

NOT TO SCALE 



OPTION : PUBLIX MODIFICATION

FIGURE 5

APPENDIX F:

RECOMMENDED PLANT PALLETE

The following recommendations are suggested landscape material for Banker's Row streetscape and neighborhood renovations. These plant materials were selected for their low maintenance and drought tolerant qualities. Many of these plant materials were commonly used in the years prior to World War II. They are marked (\*). Using these plant materials placed in appropriate places along with an efficient irrigation system, soil amendments, and mulching will reinforce the City's commitment to Xeriscape. These materials are not intended to limit the property owner, but instead encourage continuity among the properties while keeping with the residential scale.

RECOMMENDED PLANT MATERIALS

Palms

\*Coconut Palm, Cocos nucifera 'Maypan'

\*Cabbage Palm, Sabal palmetto

Dwarf Date Palm, Phoenix roebellini

European Fan Palm, Chamaerops humilis

Saw Palmetto, Serenoa repens

Trees

Bauhinia, Bauhinia spp.

\*Citrus, Citrus spp.

\*Live Oak, Quercus virginiana

Paradise Tree, Simarouba glauca

Pigeon Plum, Coccoloba diversifolia

\*Seagrape, Coccoloba uvifera  
Tabebuia, Tabebuia spp.  
White Stopper, Eugenia spp.

### Shrubs

\*Natal Plum, Carissa spp.  
\*Cape Honeysuckle, Tecomaria capensis  
Chaucus, Murraya paniculata  
Cocoplum, Chrysobalanus icaco  
\*Coontie, Zamia floridana  
\*Crown of Thorns, Euphorbia milli  
Ficus, Ficus benjamina  
\*Gardenia, Gardenia jasminoides  
\*Hibiscus, Hibiscus spp.  
Plumbago, Plumbago auriculata  
\*Dwarf Sago Palm, Cycas revoluta  
Wild Coffee, Psychotria nervosa

### Groundcover

\*Daylily, Hemerocallis spp.  
\*Dwarf Lantana, Lantana spp.  
\*Jasmine, Jasminum spp.  
Liriope, Liriope muscari

### Vines

Allamanda, Allamanda cathartica  
\*Bougainvillea, Bougainvillea spectabilis  
\*Flame Vine, Pyrostegia ignea

The following list has been compiled to discourage the use of these plant materials due to their invasive qualities. Their use is not permitted.

PROHIBITED PLANT MATERIALS

Trees

Australian Pine, Casuarina spp.

Bishopwood, Bischofia javanica

Brazilian Pepper, Schinus terebinthifolius

Punk Tree, Melaleuca quinquenervia

Fig Tree, Ficus spp.

Ear Leaf Acacia, Acacia auriculiformis



## APPENDIX G

### THE FLORIDA MASTER SITE FILE

#### About the Florida Master Site File

The Florida Master Site File (FMSF) is the state's clearinghouse for information on historic structures, archaeological sites, and field surveys for these sites. Actually a system of several paper and computer files, it is administered by the Division of Historical Resources, under the Florida Department of State. The FMSF depends primarily on the reporting of outside individuals and organizations for its information.

The FMSF is not a state historic register, but an inventory which is intended for use as a planning tool and as a central repository of archival data on the physical remains of Florida's history. Each individual site file in the FMSF could become a permanent archival record upon the loss of, or irreversible damage to, that particular site.

The FMSF forms require detailed information including legal and technical data, architectural descriptions and a statement of historical significance. A sketch map, a U.S. Geological Survey map, and photographs are required for each site.

Sixteen FMSF forms were completed during the Bankers' Row Project (8PB6235-6250) and submitted to the City of Delray Beach and the Division of Historical Resources. The forms and their accompanying documentation are included in this Appendix.

#### A Note About Names

Bankers' Row sites are identified in the FMSF by two names and current address. The Site Name is that of the owner as of April, 1991, with the name of the first home purchaser listed under "Other Names."

PAGE 1  
ORIGINAL x  
UPDATE  
RECORDER # B1

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB06235

SITE NAME: Larry Siegal House  
HISTORIC CONTEXTS: Depression \ New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: Aaron T. Smock House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private- individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO. :

LOCATION:

ADDRESS: 201 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the Southeast corner of 1st Avenue and NE  
2nd Street

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 12  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S):  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence - private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Rectangular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGS: 1 PORCHES: DORMERS:  
STRUCTURAL SYSTEM(S): Wood frame  
EXTERIOR FABRIC(S): Horizontal beveled wood siding  
FOUNDATION: TYPE: Slab MATERIALS: Concrete  
INFILL:  
PORCHES:  
ROOF: TYPE: Gable SURFACING: Asphalt shingles  
SECONDARY STRUCS.: Gable over entrance  
CHIMNEY: NO: 1 MTLs: Brick LOCNS: East facade  
WINDOWS: 6\6 DHS  
EXTERIOR ORNAMENT: Wood shutters, attic louvers in gable  
CONDITION: Fair SURROUNDINGS: Residential  
NARRATIVE: This house originally had a one car garage that is now  
converted to a room. It also still has a guest cottage to  
the rear of the property that was built ca. 1938.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No  
SIGNIF. AS PART OF DISTRICT? Yes  
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

One of the original Mackle Brothers homes built in Delray Beach in 1938, this house could contribute to a National Register District.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR  
KEEPER DETERMINATION OF ELIG (DATE): YES NO  
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO  
LOCAL DETERMINATION OF ELIG. (DATE): YES NO  
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

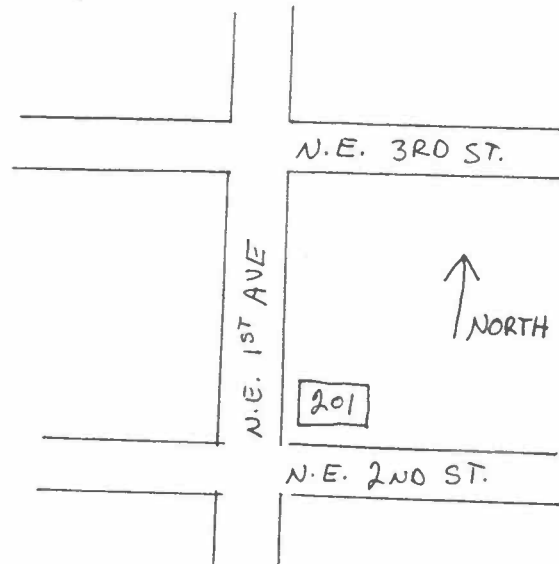
RECORDER INFORMATION: NAME: Jane S. Day  
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

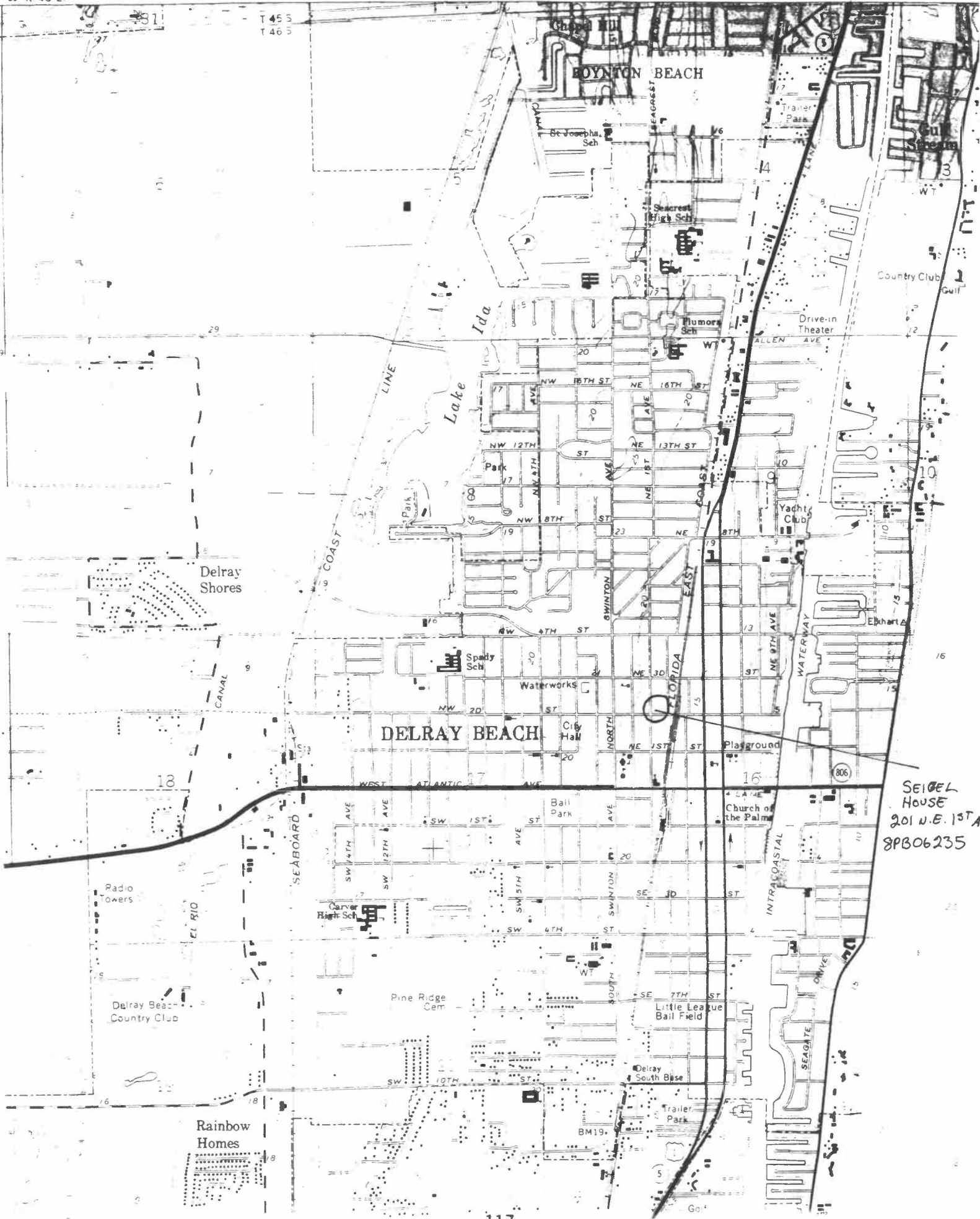
PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.  
NEGATIVE NUMBERS: Roll # 1, Photo 1

PHOTOGRAPH

MAP





SEIGEL  
HOUSE  
201 N.E. 1ST A  
8PB06235

PAGE 1  
ORIGINAL X  
UPDATE  
RECORDER # B2

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8FB06236

SITE NAME: Arthur Clark House  
HISTORIC CONTEXTS: Depression \ New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: R.E. Ault House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private- individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO. :

LOCATION:

ADDRESS: 203 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the East side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 10, 11  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S): 1947  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence - private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Rectangular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGs: PORCHES: 1 DORMERS:  
STRUCTURAL SYSTEM(S): Wood frame  
EXTERIOR FABRIC(S): Aluminum siding  
FOUNDATION: TYPE: Slab MATERIALS: Concrete  
INFILL:  
PORCHES: East \ 3 bay \ 2 wood columns  
ROOF: TYPE: Gable SURFACING: Asphalt shingles  
SECONDARY STRUCS.:  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: 6 \ 6 DHS, jalousie, aluminum awning  
EXTERIOR ORNAMENT: attic louver  
CONDITION: Fair SURROUNDINGS: Residential  
NARRATIVE: The garage for this house has been enclosed to create more living space.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No  
SIGNIF. AS PART OF DISTRICT? Yes  
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

Built in 1938 as one of the original Mackle Brother homes in Delray Beach, this house could contribute to a National Register District.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR  
KEEPER DETERMINATION OF ELIG (DATE): YES NO  
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO  
LOCAL DETERMINATION OF ELIG. (DATE): YES NO  
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

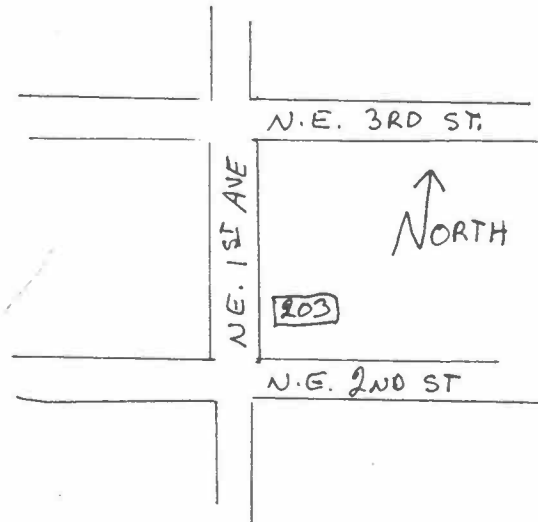
RECORDER INFORMATION: NAME: Jane S. Day  
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.  
NEGATIVE NUMBERS: Roll # 1, Photo 2

PHOTOGRAPH

MAP



89 R 43 E

90

91

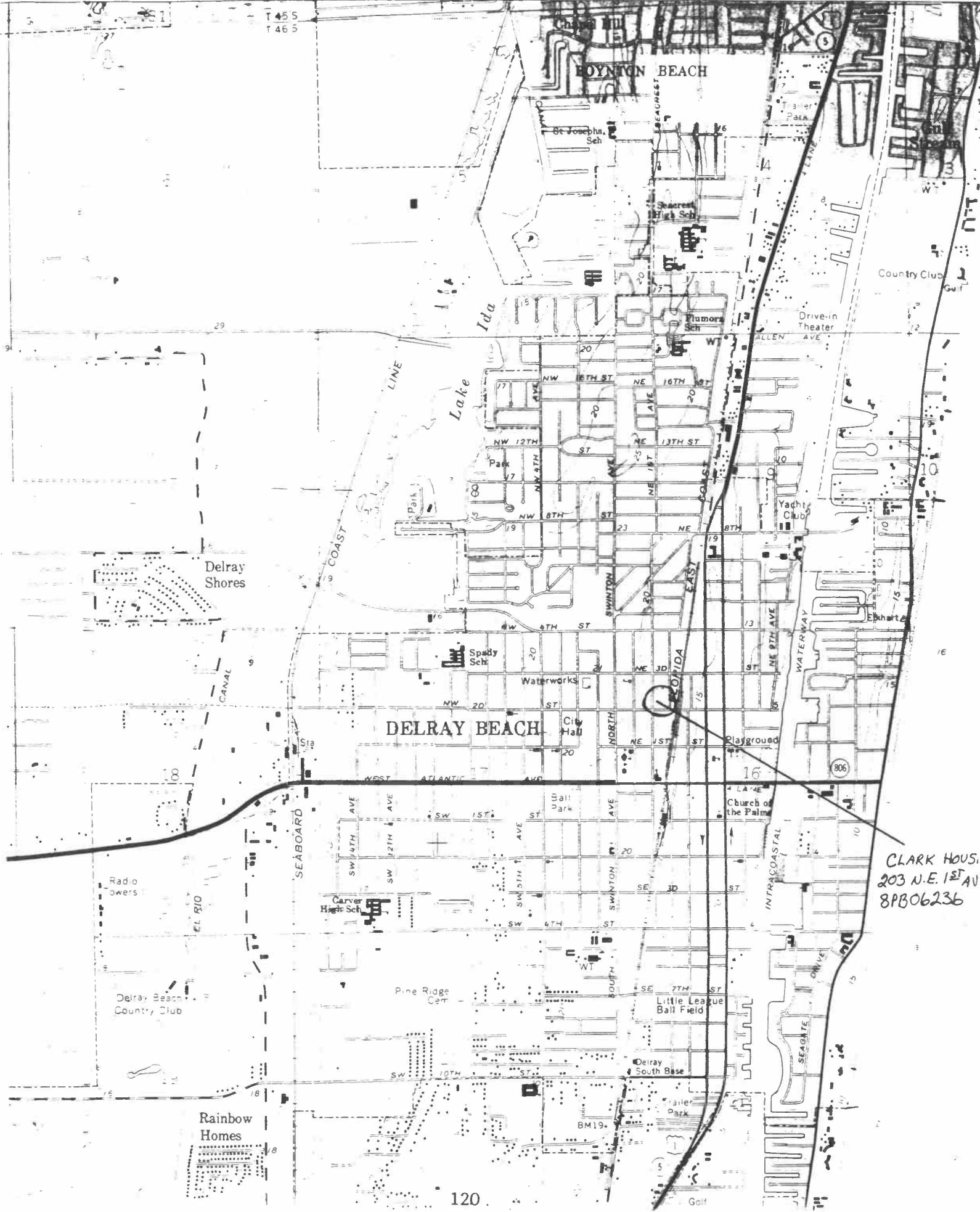
5'

92

93

94

WEST PALM BEACH  
LAKE WORTH 8 MI  
4937 11 SE (LAKE WORTH)



CLARK HOUS.  
203 N.E. 1ST AV  
8PB06236



PAGE 1  
ORIGINAL X  
UPDATE  
RECORDER # B3

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB06237

SITE NAME: Richard Kamhi House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: C.F. Etheridge House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private - individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 211 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the East side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 9,10  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: Mackle Brothers  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S):  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence - private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Rectangular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGS: PORCHES: 1 DORMERS:  
STRUCTURAL SYSTEM(S): Wood frame  
EXTERIOR FABRIC(S): Horizontal siding and vertical board & batten  
FOUNDATION: TYPE: Slab MATERIALS: Concrete  
INFILL:  
PORCHES: West\entry\screened  
ROOF: TYPE: Gable SURFACING: Asbestos shingles  
SECONDARY STRUCS.:  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: Jalousie  
EXTERIOR ORNAMENT: Attic vent, wood shutters, hex. shingle roof patt.  
CONDITION: Fair SURROUNDINGS: Residential  
NARRATIVE: The garage is original on this building; not enclosed.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No
SIGNIF. AS PART OF DISTRICT? Yes
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

Important as part of an historic district, this building was built by the Mackle Brothers in 1938.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR
KEEPER DETERMINATION OF ELIG (DATE): YES NO
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO
LOCAL DETERMINATION OF ELIG. (DATE): YES NO
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

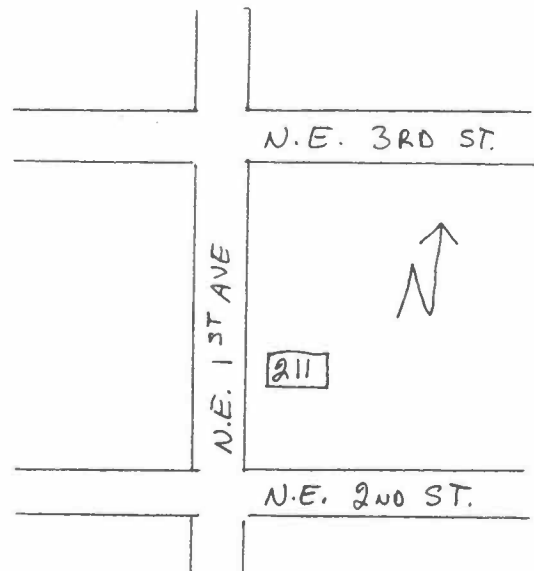
RECORDER INFORMATION: NAME: Jane S. Day
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

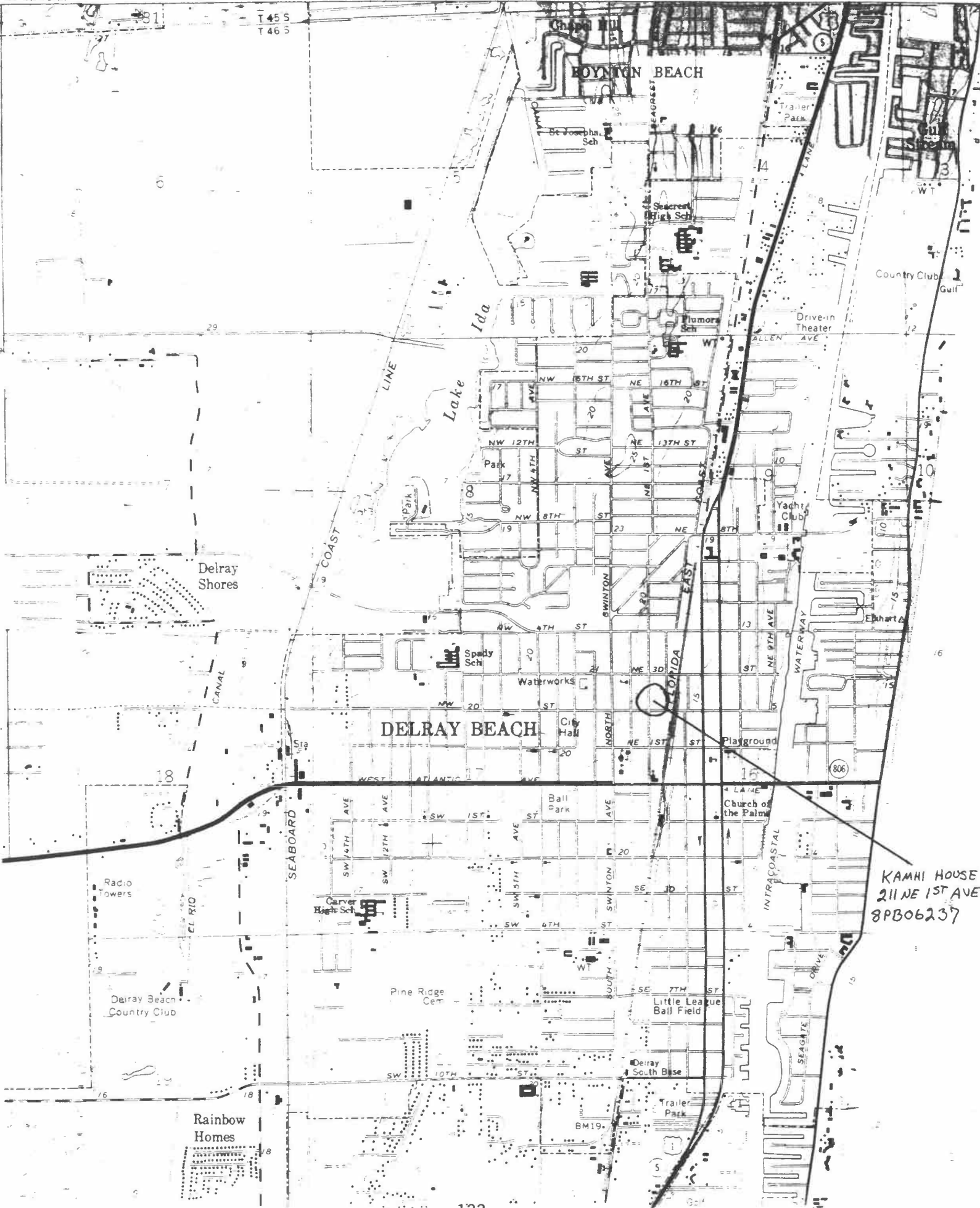
PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.
NEGATIVE NUMBERS: Roll # 1, Photo 3

PHOTOGRAPH

MAP





KAMHI HOUSE  
211 NE 1ST AVE  
8PB06237

PAGE 1  
ORIGINAL x  
UPDATE  
RECORDER # B4

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB06238

SITE NAME: Cora Messer House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: J.L. Patterson House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO. :

LOCATION:

ADDRESS: 215 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the East side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 8,9  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S): 1954, 1974, 1988  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence-private  
PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: L - Shaped  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGS: 1 PORCHES: 2 DORMERS:  
STRUCTURAL SYSTEM(S): Wood Frame  
EXTERIOR FABRIC(S): Wood frame, brick on bay window  
FOUNDATION: TYPE: Slab MATERIALS: Concrete  
INFILL:  
PORCHES: West\central\screened\entry  
ROOF: TYPE: Gable SURFACING: Asbestos shingles  
SECONDARY STRUCS.: Flat roof over bay window  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: Jalousie  
EXTERIOR ORNAMENT: Wood lattice over attic vent, aluminum awning  
CONDITION: Fair SURROUNDINGS: Residential  
NARRATIVE: The garage in this home has been converted to an extra room. The bay window is placed at the former garage door location.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No
SIGNIF. AS PART OF DISTRICT? Yes
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

This 1938 building is important because of its association with the Mackle Brothers building company.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR
KEEPER DETERMINATION OF ELIG (DATE): YES NO
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO
LOCAL DETERMINATION OF ELIG. (DATE): YES NO
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

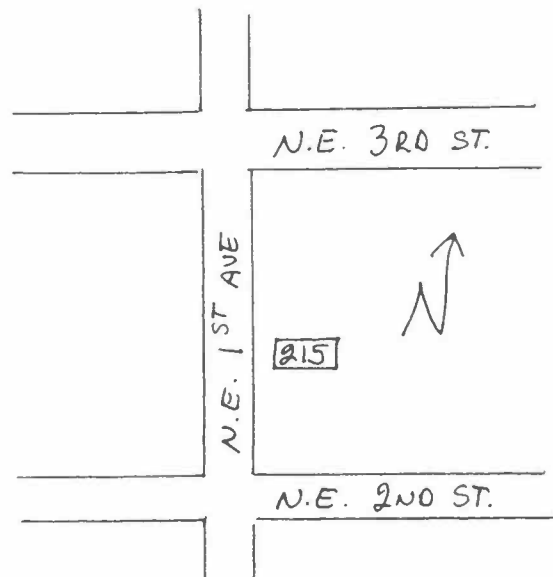
RECORDER INFORMATION: NAME: Jane S. Day
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

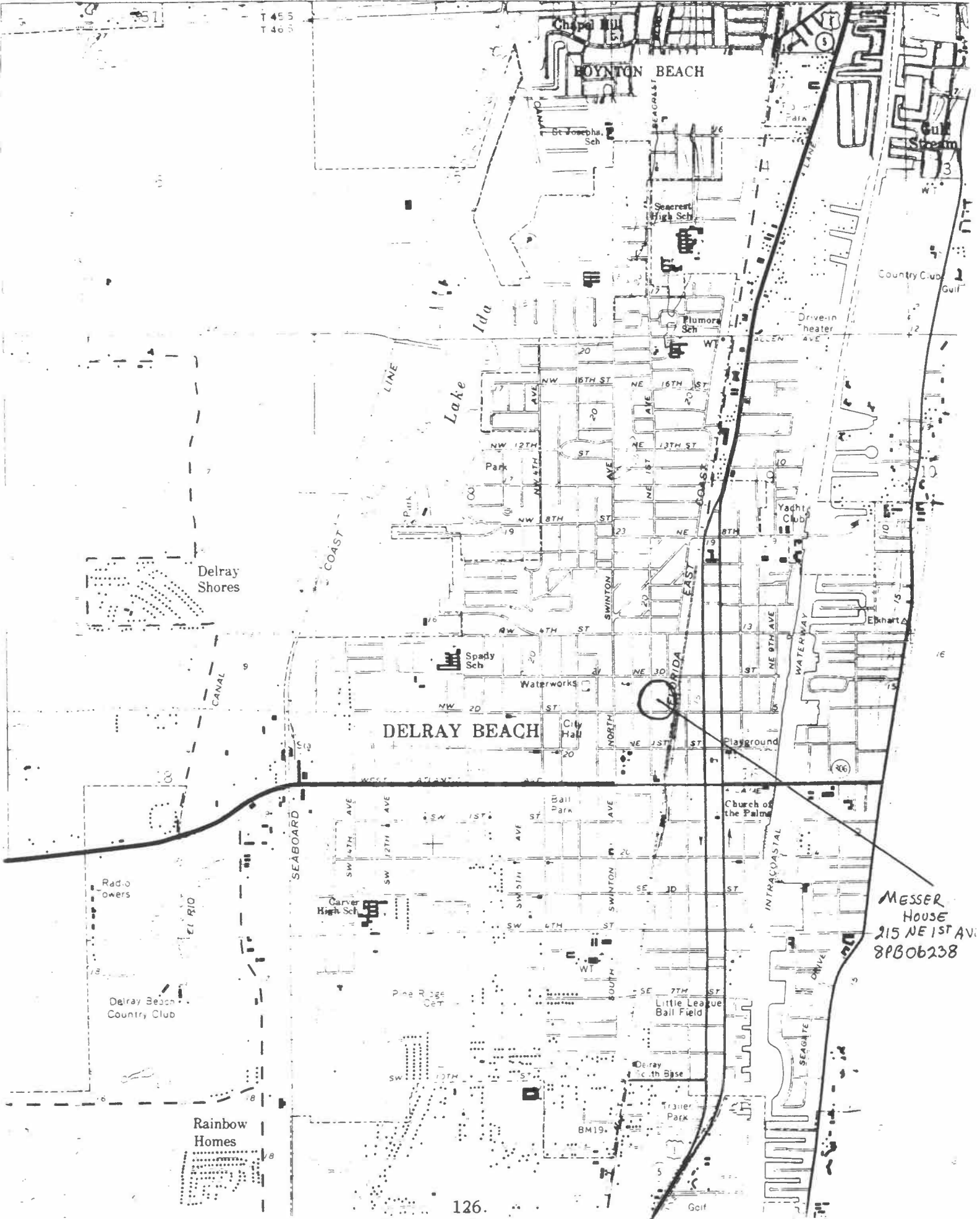
PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.
NEGATIVE NUMBERS: Roll # 1, Photo 4

PHOTOGRAPH

MAP





MESSER  
HOUSE  
215 NE 1ST AVE  
8PB06238

PAGE 1  
ORIGINAL x  
UPDATE  
RECORDER # B5

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8FB06239

SITE NAME: Bill Richardson House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: Frank W. Stanley House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 219 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the East side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 7,8  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S):  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence-private  
PRESENT USE(S): Residence-private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Rectangular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGs: PORCHES: 1 DORMERS:  
STRUCTURAL SYSTEM(S): Wood Frame  
EXTERIOR FABRIC(S): Horizontal wood siding & brick  
FOUNDATION: TYPE: Slab MATERIALS: Concrete  
INFILL:  
PORCHES: W\Enclosed porch\ entry  
ROOF: TYPE: Gable SURFACING: Asbestos shingles  
SECONDARY STRUCS.: Gable over entry  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: 6\6 DHS, jalousie  
EXTERIOR ORNAMENT: Attic louvre, wood shutters, hex shingle pattern  
CONDITION: Fair SURROUNDINGS: Residential  
NARRATIVE: Like many other examples on this block, the original one car garage has been enclosed to create an extra room. Jalousie windows are located where the original garage door once stood.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No  
SIGNIF. AS PART OF DISTRICT? Yes  
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

Built in 1938, this structure is significant for its association with the Mackle Brothers.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR  
KEEPER DETERMINATION OF ELIG (DATE): YES NO  
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO  
LOCAL DETERMINATION OF ELIG. (DATE): YES NO  
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

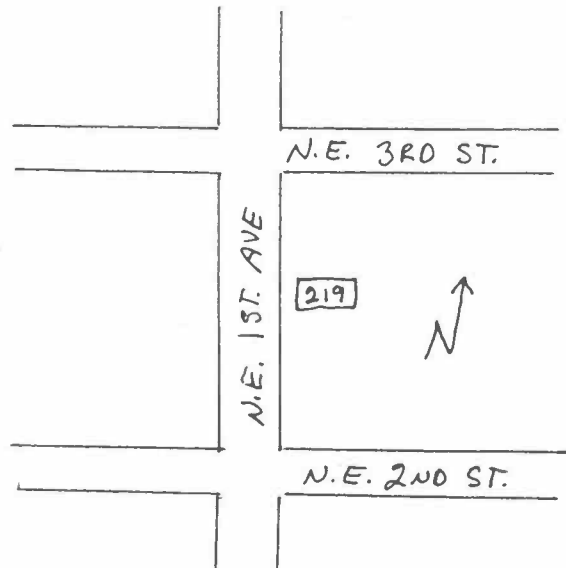
RECORDER INFORMATION: NAME: Jane S. Day  
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

PHOTOGRAPHS

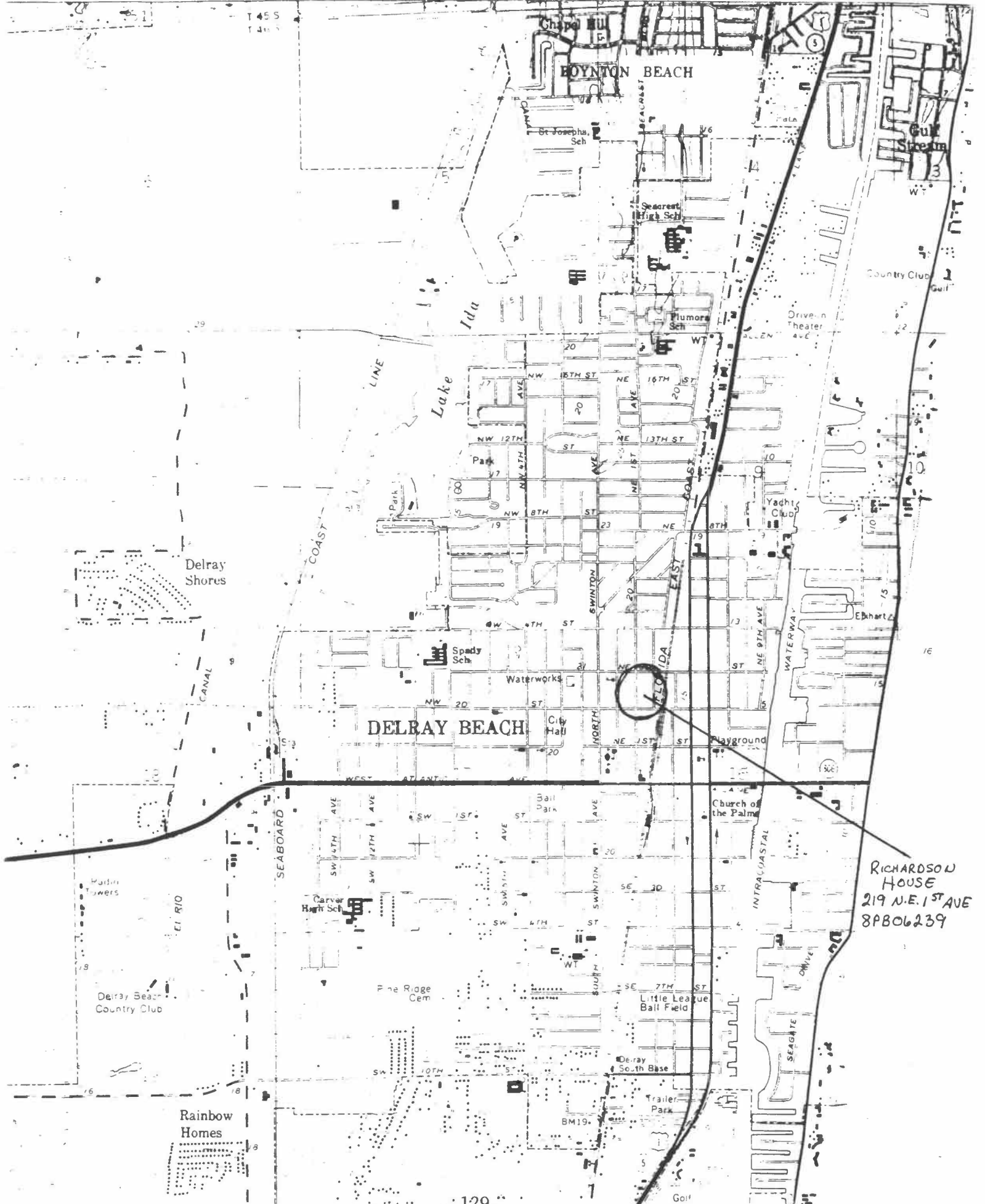
LOCATION OF NEGATIVES: Research Atlantica, Inc.  
NEGATIVE NUMBERS: Roll # 1, Photo 5

PHOTOGRAPH

MAP







RICHARDSON HOUSE  
219 N.E. 1ST AVE  
8PB06239

PAGE 1  
ORIGINAL x  
UPDATE  
RECORDER # B6

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB06240

SITE NAME: Gene Fisher House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: Howard L. Cromer House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 223 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the East side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 6,7  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S): 1949, 1974, very recently  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence-private  
PRESENT USE(S): Residence-private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Rectangular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGS: 1 PORCHES: 1 DORMERS:  
STRUCTURAL SYSTEM(S): Wood Frame  
EXTERIOR FABRIC(S): Horizontal vinyl  
FOUNDATION: TYPE: Slab MATERIALS: Concrete  
INFILL:  
PORCHES: West\2 bay, wood spindles  
ROOF: TYPE: Gable SURFACING: Composition shingles  
SECONDARY STRUCS.: Gable roof on garage  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: 6\6 DHS, 1\1 DHS  
EXTERIOR ORNAMENT: Wood shutters, attic vent, canvas awning  
CONDITION: Good SURROUNDINGS: Residential  
NARRATIVE: This house still retains the original one car garage. Most of the Mackle Brothers homes on this block have made an extra room from the garage.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No  
SIGNIF. AS PART OF DISTRICT? Yes  
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

A frame vernacular house built in 1938, this structure is important because of its association with the Mackle Brothers. It would contribute to a National Register District.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR  
KEEPER DETERMINATION OF ELIG (DATE): YES NO  
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO  
LOCAL DETERMINATION OF ELIG. (DATE): YES NO  
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

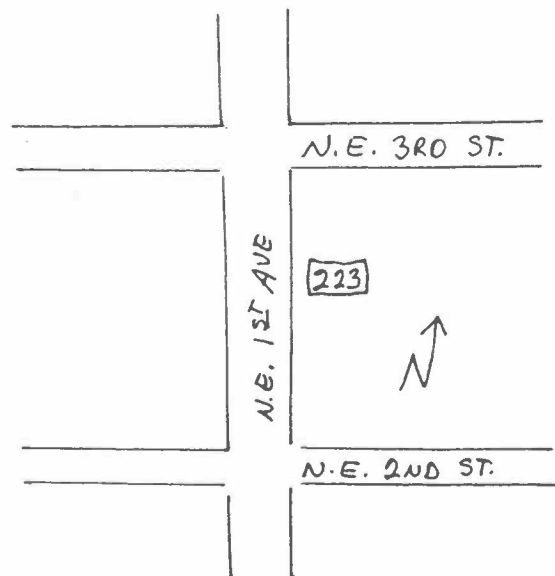
RECORDER INFORMATION: NAME: Jane S. Day  
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

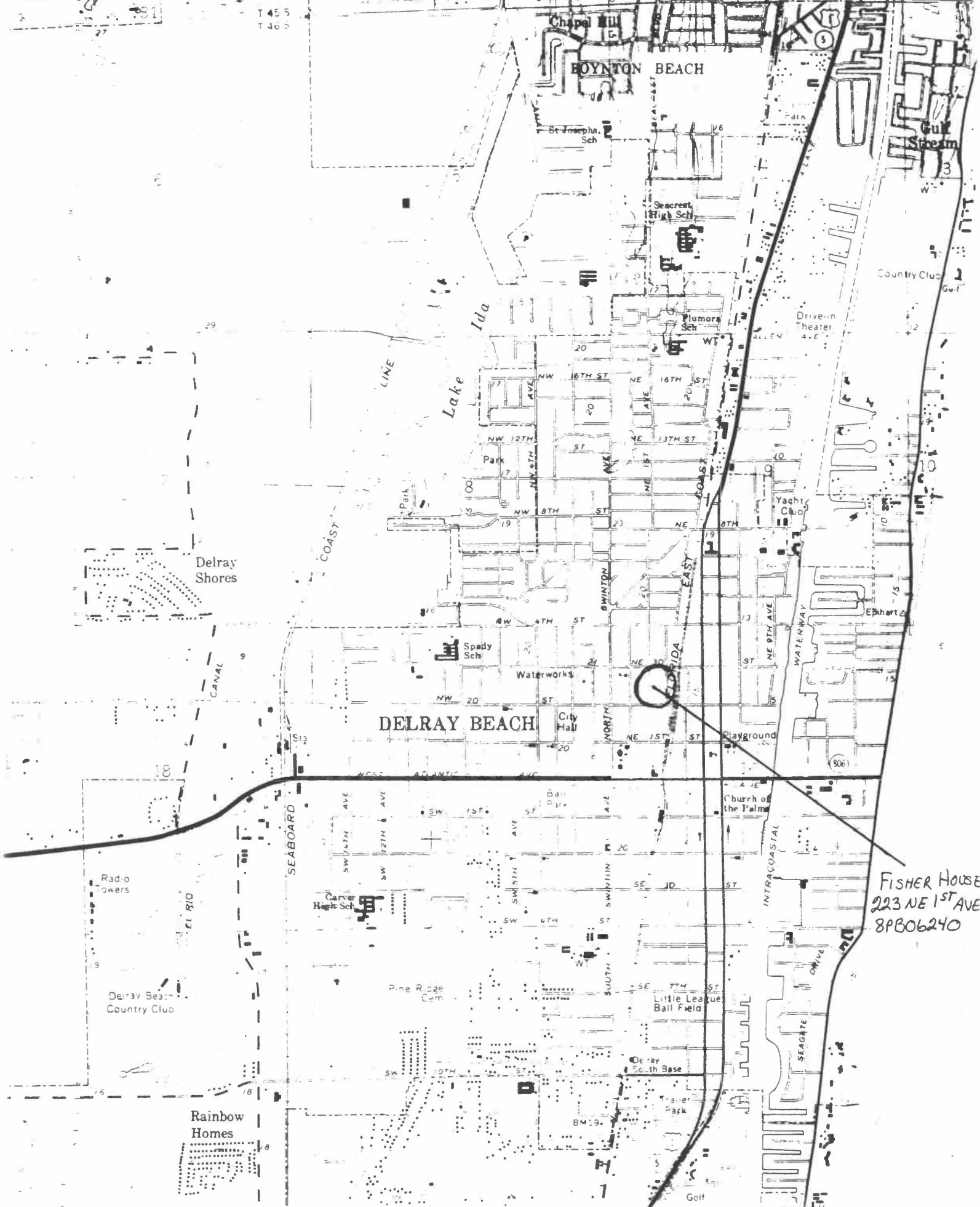
PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.  
NEGATIVE NUMBERS: Roll # 1, Photo 6

PHOTOGRAPH

MAP





FISHER HOUSE  
223 NE 1ST AVE  
8PB06240

PAGE 1  
ORIGINAL x  
UPDATE  
RECORDER # B7

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB06241

SITE NAME: Steve Pescatore House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: Goldia Hodges House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 227 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the East side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 5,6  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S): 1947, 1956  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence- private  
PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Rectangular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGS: 1 PORCHES: 1 DORMERS:  
STRUCTURAL SYSTEM(S): Wood Frame  
EXTERIOR FABRIC(S): Horizontal wood siding  
FOUNDATION: TYPE: Piers MATERIALS: Concrete  
INFILL: Lattice  
PORCHES: West\ entry screened  
ROOF: TYPE: Gable SURFACING: Composition shingles  
SECONDARY STRUCS.: Gable  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: 6\6 DHS, jalousie, aluminum awning  
EXTERIOR ORNAMENT: Attic vent, wood shutters, window box  
CONDITION: Fair SURROUNDINGS: Residential  
NARRATIVE: This house has a decorative scalloped trim similar to the trim on 219 NE 1st Avenue. Garage enclosed. Jalousie windows are located at former garage door location.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No
SIGNIF. AS PART OF DISTRICT? Yes
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

This frame vernacular residence built in 1938 is one of the original Mackle Brothers homes constructed in Delray Beach.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR
KEEPER DETERMINATION OF ELIG (DATE): YES NO
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO
LOCAL DETERMINATION OF ELIG. (DATE): YES NO
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

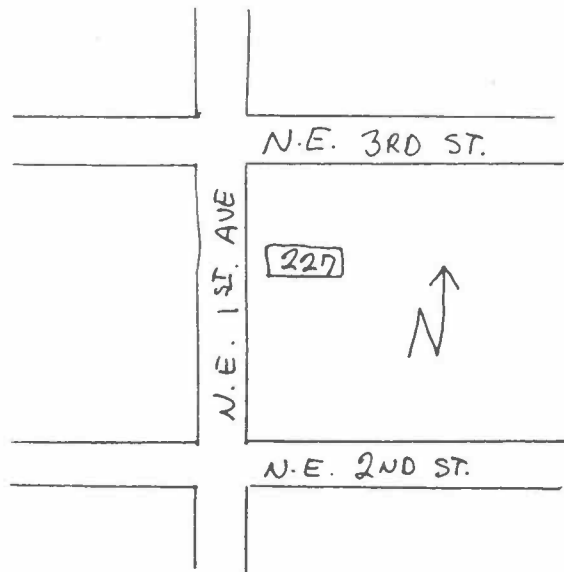
RECORDER INFORMATION: NAME: Jane S. Day
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

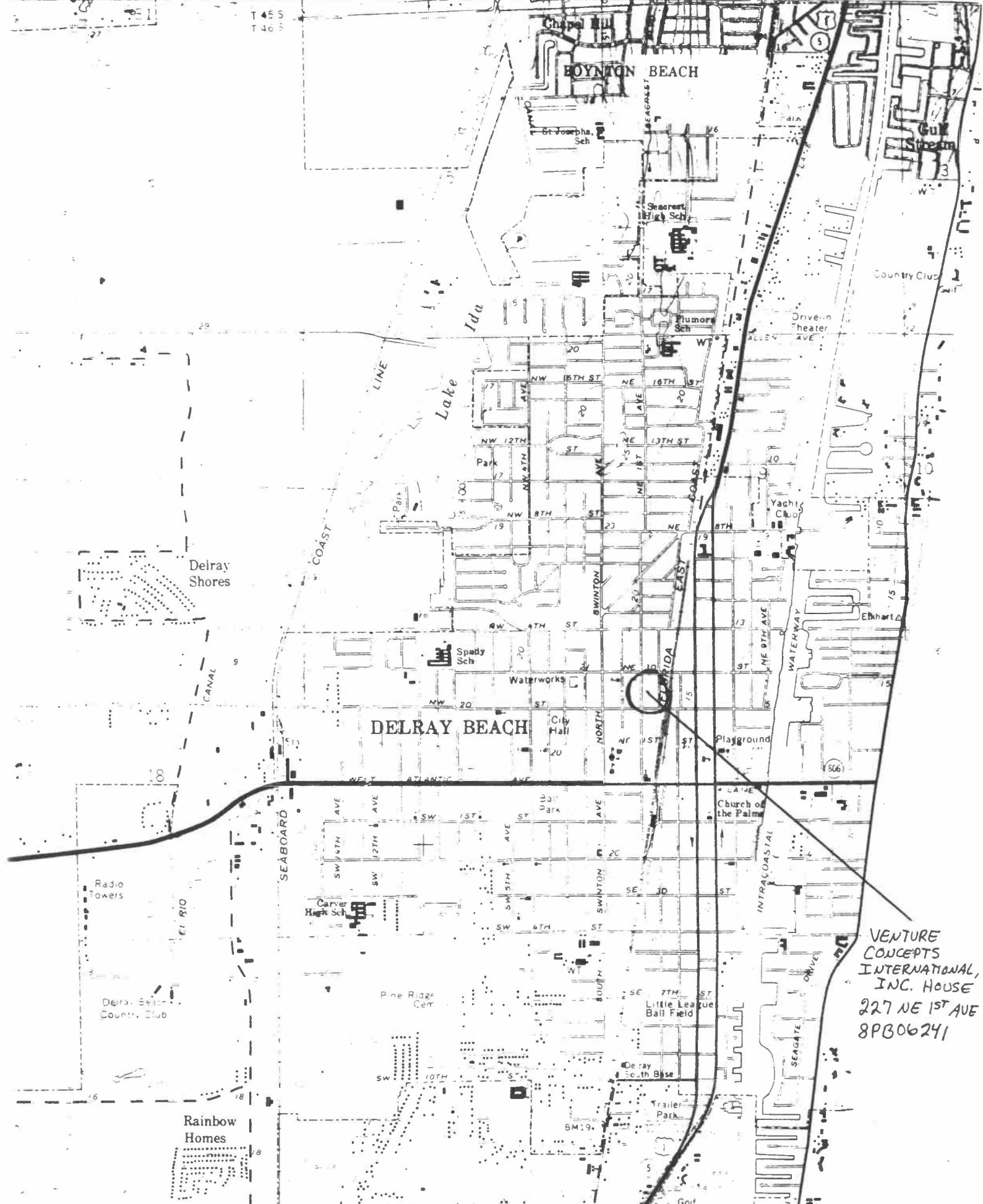
PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.
NEGATIVE NUMBERS: Roll # 1, Photo 8

PHOTOGRAPH

MAP





VENTURE  
CONCEPTS  
INTERNATIONAL,  
INC. HOUSE  
227 NE 1ST AVE  
8PB06241

PAGE 1  
ORIGINAL x  
UPDATE  
RECORDER # B8

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB06242

SITE NAME: Bud Merrill House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: Harry J. Morgan House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 231 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the East side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 4,5  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S): 1953  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence-private  
PRESENT USE(S): Residence-private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Rectangular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGS: 1 PORCHES: 1 DORMERS:  
STRUCTURAL SYSTEM(S): Wood Frame  
EXTERIOR FABRIC(S): Horizontal wood frame, board & batten on W. gable  
FOUNDATION: TYPE: Blocks MATERIALS: Concrete  
INFILL:  
PORCHES: Enclosed West facade  
ROOF: TYPE: Gable SURFACING: Composition shingles  
SECONDARY STRUCS.: Gable  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: Aluminum awning, 6\6 DHS  
EXTERIOR ORNAMENT: Attic vent, board & batten siding at W. gable  
CONDITION: Fair SURROUNDINGS: Residential  
NARRATIVE: Like many other homes on NE 1st Avenue, this house has a garage that was enclosed for more interior space. A bay window is located at former garage door location.



ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No  
SIGNIF. AS PART OF DISTRICT? Yes  
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

As one of the original Mackle Brothers homes built in Delray Beach in 1938, this house is important as part of a potential National Register District.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR  
KEEPER DETERMINATION OF ELIG (DATE): YES NO  
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO  
LOCAL DETERMINATION OF ELIG. (DATE): YES NO  
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

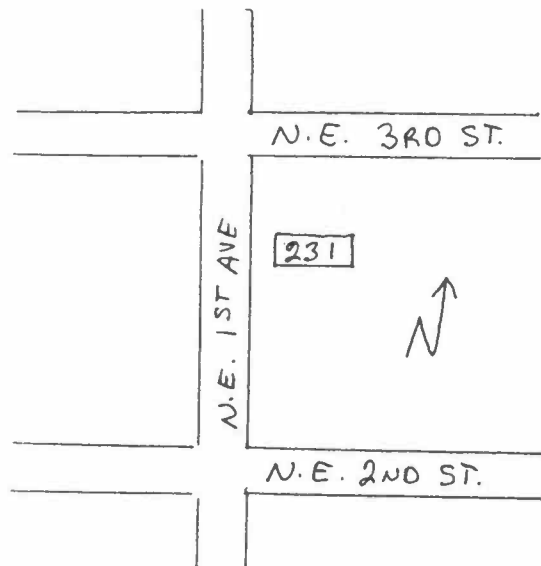
RECORDER INFORMATION: NAME: Jane S. Day  
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

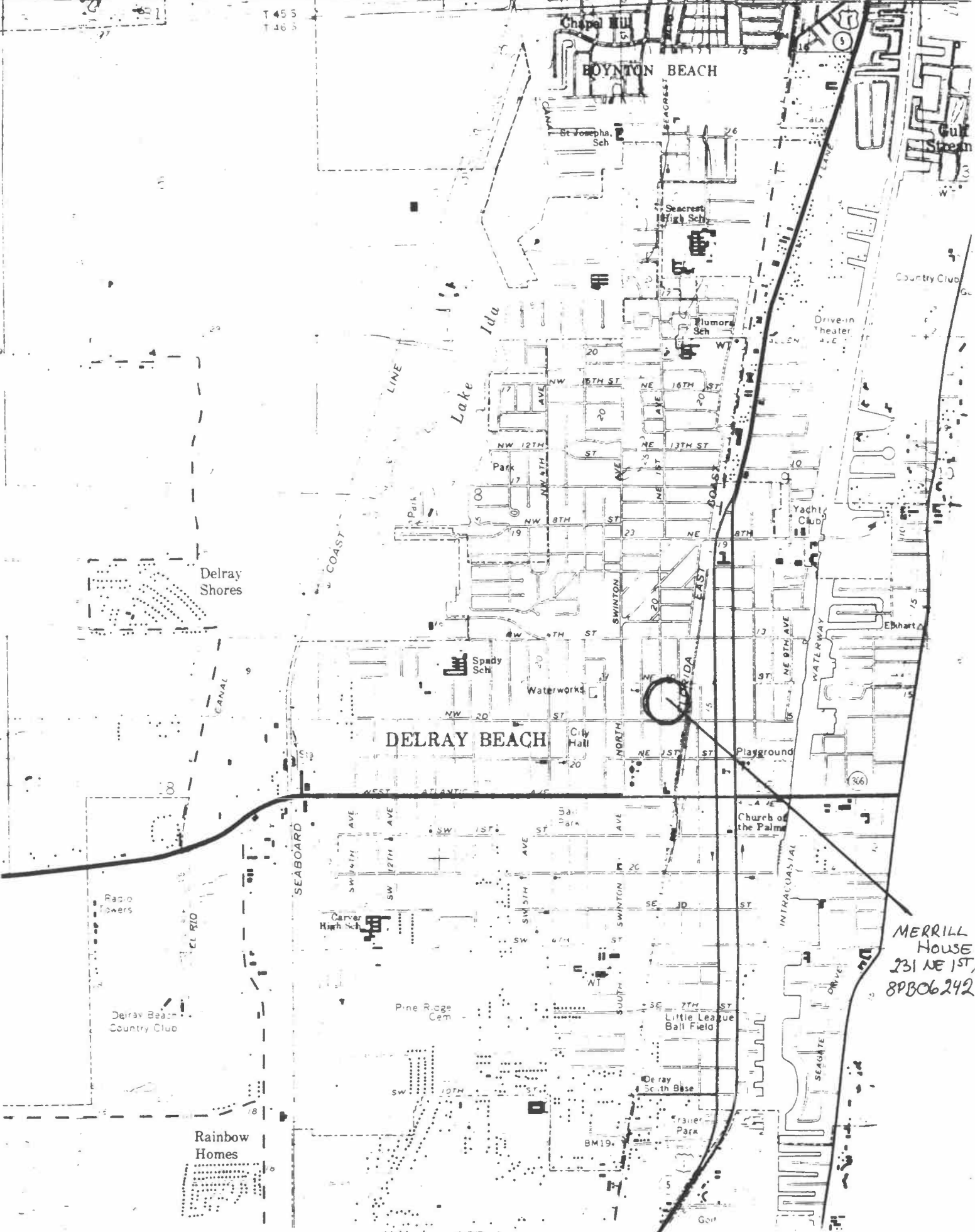
PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.  
NEGATIVE NUMBERS: Roll # 1, Photo 9

PHOTOGRAPH

MAP





MERRILL HOUSE  
231 NE 1ST,  
8PBC06242

PAGE 1  
ORIGINAL X  
UPDATE  
RECORDER # B9

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB06243

SITE NAME: Melissa Fiorenza House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: Katherine S. Gay House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 235 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the East side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 3,4  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S): 1941, 1989  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Irregular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGS: 1 PORCHES: 2 DORMERS:  
STRUCTURAL SYSTEM(S): Wood Frame  
EXTERIOR FABRIC(S): Horizontal wood siding  
FOUNDATION: TYPE: Blocks MATERIALS: Concrete  
INFILL:  
PORCHES: West\center\screened, E  
ROOF: TYPE: Gable SURFACING: Composition shingles  
SECONDARY STRUCS.: Gable over front door  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: 1\1 DHS  
EXTERIOR ORNAMENT: Attic vent, decorated west gable  
CONDITION: Good SURROUNDINGS: Residential  
NARRATIVE: A decorative "X" pattern is evident over the front  
screened porch. The house retains its original garage and  
an original guest house that was built ca. 1938.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No  
SIGNIF. AS PART OF DISTRICT? Yes  
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

This frame vernacular residence is important as one of the original Mackle Brothers homes built in Delray Beach in 1938.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR  
KEEPER DETERMINATION OF ELIG (DATE): YES NO  
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO  
LOCAL DETERMINATION OF ELIG. (DATE): YES NO  
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

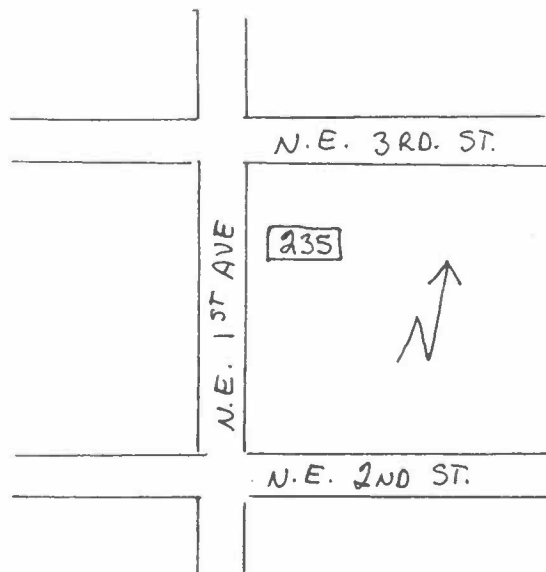
RECORDER INFORMATION: NAME: Jane S. Day  
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

PHOTOGRAPHS

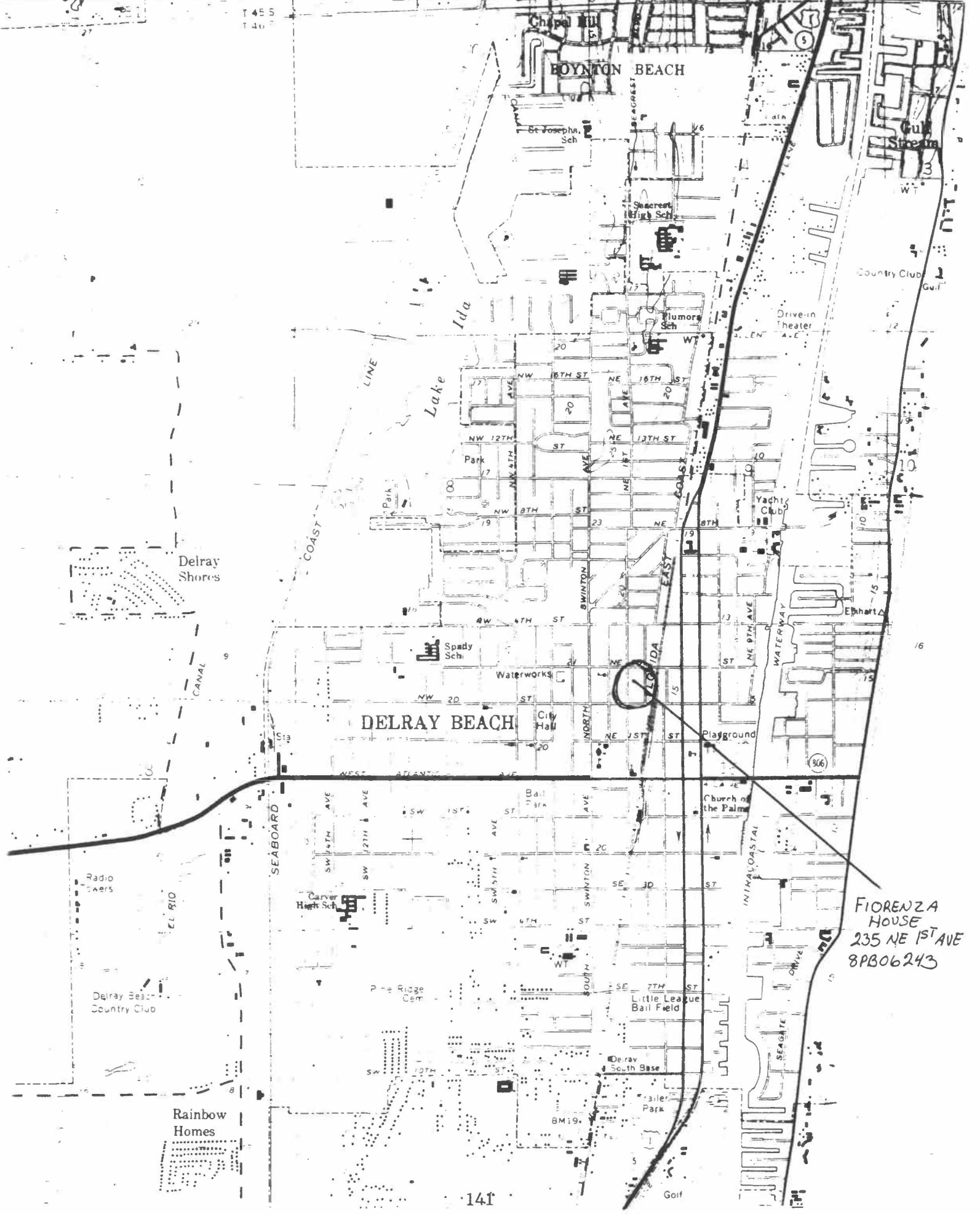
LOCATION OF NEGATIVES: Research Atlantica, Inc.  
NEGATIVE NUMBERS: Roll # 1, Photo 10

PHOTOGRAPH

MAP



T 45 S  
T 46 N



FIORENZA HOUSE  
235 NE 1ST AVE  
8PB06243

PAGE 1  
ORIGINAL X  
UPDATE  
RECORDER # B10

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB06244

SITE NAME: Cora Kulok House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: R.C. Keen House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 239 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the East side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 2,3  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S): 1950, 1973  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Rectangular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGs: 1 PORCHES: 2 DORMERS:  
STRUCTURAL SYSTEM(S): Wood Frame  
EXTERIOR FABRIC(S): Horizontal & vertical wood siding, board & batten  
FOUNDATION: TYPE: Slab MATERIALS: Concrete  
INFILL:  
PORCHES: w\entry\wood posts, e\deck SURFACING: Composition shingles  
ROOF: TYPE: Gable SECONDARY STRUCS.: Front gable  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: 6\6 DHS, Aluminum awning  
EXTERIOR ORNAMENT: Attic vent, vertical board & batten at W. gable  
CONDITION: Good SURROUNDINGS: Residential  
NARRATIVE: The garage on the north side of the house has been enclosed to provide an extra room. An aluminum awning window is at the former garage door opening. An original guest cottage built ca. 1938 still exists.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No

SIGNIF. AS PART OF DISTRICT? Yes

SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

This modest house is important as part of the Old School Square Historic District and an early Mackle Brothers home.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR

KEEPER DETERMINATION OF ELIG (DATE): YES NO
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO
LOCAL DETERMINATION OF ELIG. (DATE): YES NO
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

RECORDER INFORMATION: NAME: Jane S. Day

DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

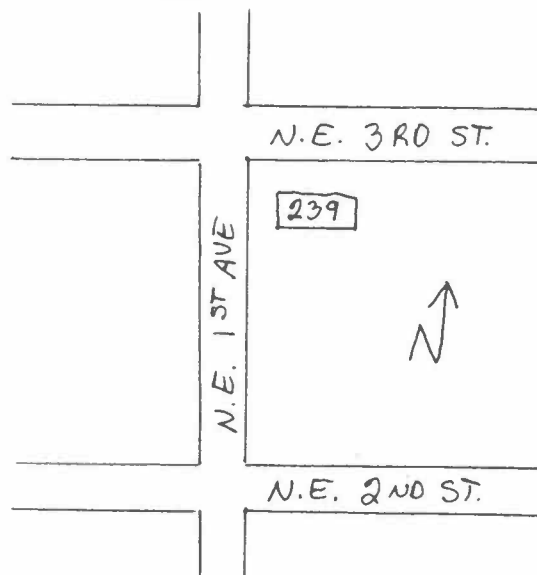
PHOTOGRAPHS

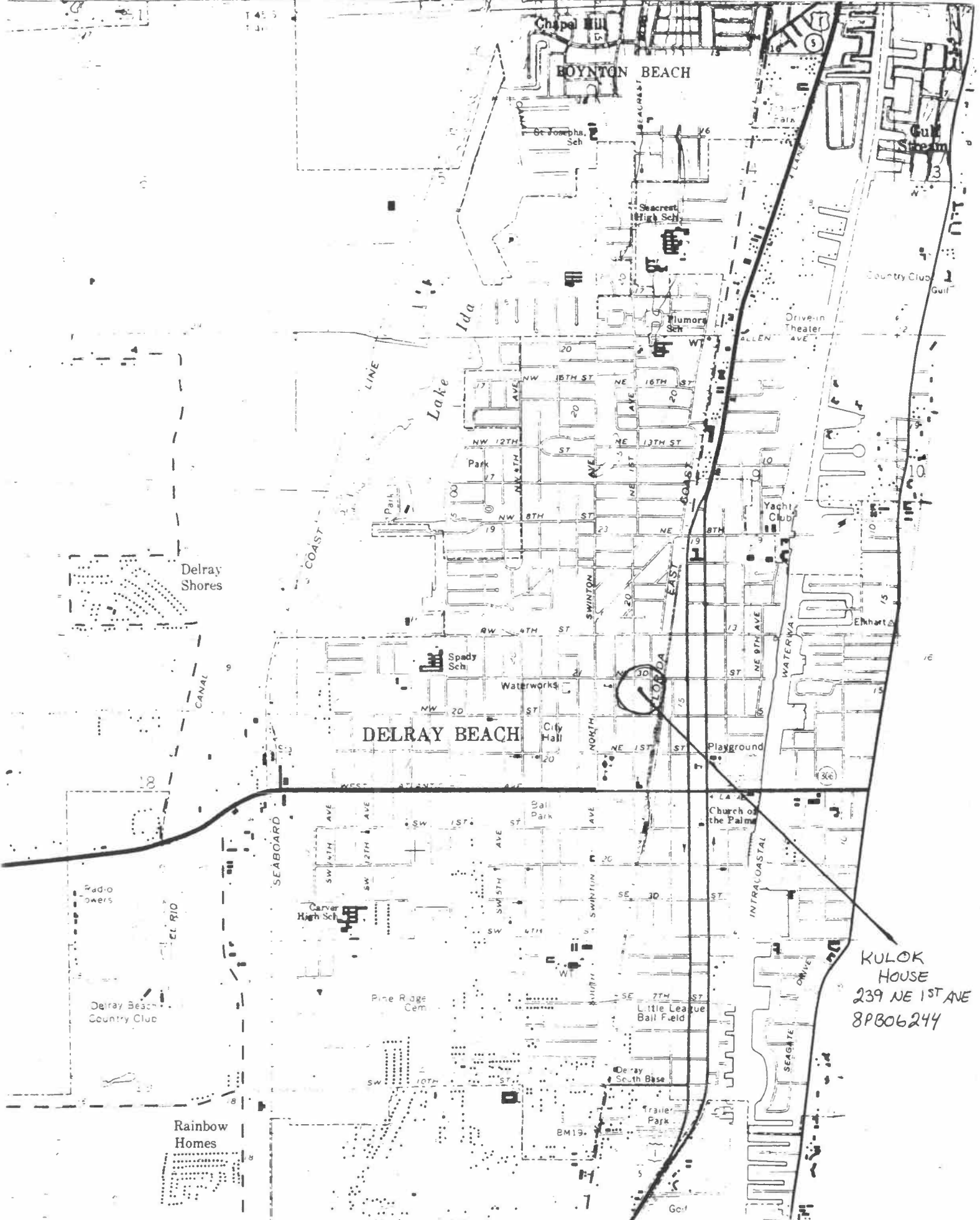
LOCATION OF NEGATIVES: Research Atlantica, Inc.

NEGATIVE NUMBERS: Roll # 1, Photo 11

PHOTOGRAPH

MAP





KULOK HOUSE  
239 NE 1ST AVE  
8PB06244



PAGE 1  
ORIGINAL X  
UPDATE  
RECORDER # B11

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB06245

SITE NAME: Joseph Weed House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: Archer J. Adams House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 247 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the Southeast corner of NE 3rd Street and Ne  
1st Avenue

SUBDIVISION: Linton BLOCK NO.: 74 LOT NO.: 1

PLAT OR OTHER MAP:

TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:

IRREGULAR SEC? Y LAND GRANT:

USGS 7.5 MAP: Delray Beach 1962 PR 1983

UTM: ZONE: EASTING : NORTHING:

COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Harold Steward of Paist & Steward  
BUILDER: The Mackle Company  
CONSTRUCTION DATE: 1938 RESTORATION DATE(S):  
MODIFICATION DATE(S): 1945, 1965, 1973  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Other - Minimal Traditional  
PLAN: EXTERIOR: Rectangular  
PLAN: INTERIOR:  
NO. STORIES: 1 OUTBLDGs: 1 PORCHES: DORMERS:  
STRUCTURAL SYSTEM(S): Wood Frame  
EXTERIOR FABRIC(S): Aluminum siding, fake stone facing  
FOUNDATION: TYPE: Slab MATERIALS: Concrete  
INFILL:  
PORCHES: Enclosed  
ROOF: TYPE: Gable SURFACING: Composition shingles  
SECONDARY STRUCS.: Gable over entry  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: Aluminum awning, jalousie  
EXTERIOR ORNAMENT: Attic vent, stone facing  
CONDITION: Fair SURROUNDINGS: Residential  
NARRATIVE: There is a flat roof over an enclosed garage. Extended bay  
is located at former garage door location. Historic  
features have been removed or covered.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No
SIGNIF. AS PART OF DISTRICT? Yes
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

Originally built at a cost of \$3000.00 this house is important as part of an early Mackle Brothers real estate venture in Florida.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR
KEEPER DETERMINATION OF ELIG (DATE): YES NO
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO
LOCAL DETERMINATION OF ELIG. (DATE): YES NO
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

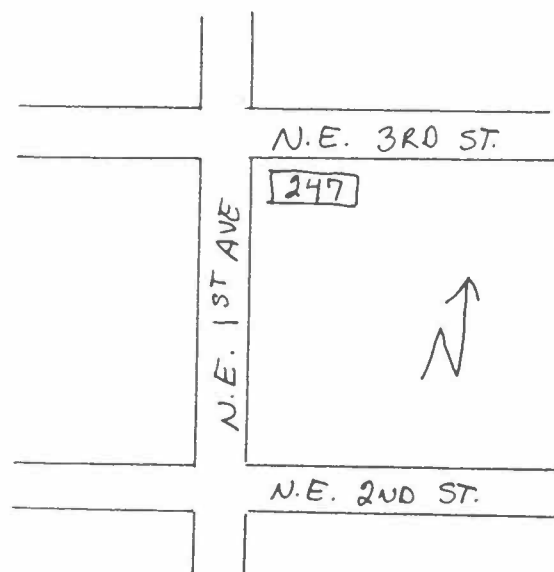
RECORDER INFORMATION: NAME: Jane S. Day
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

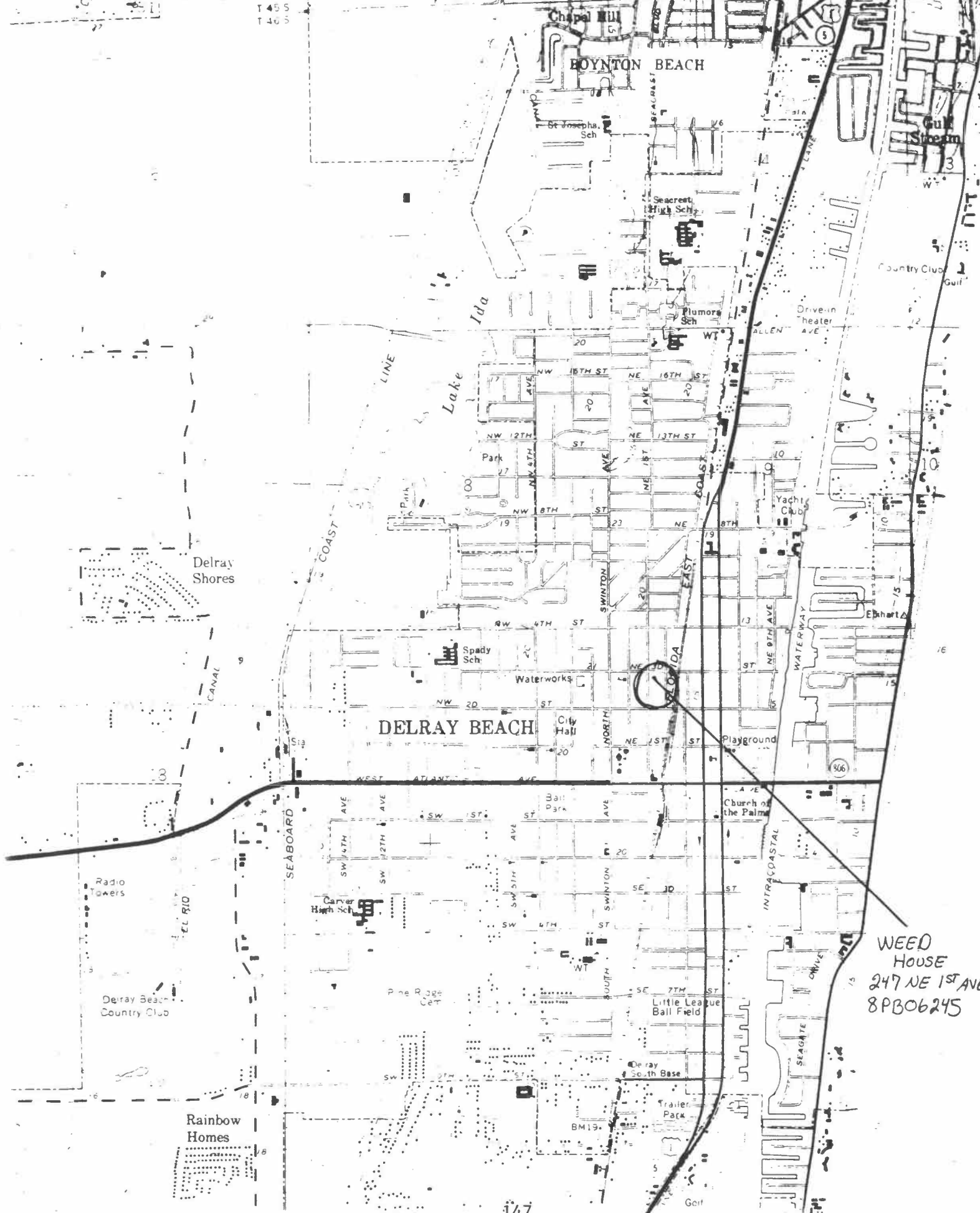
PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.
NEGATIVE NUMBERS: Roll # 1, Photo 12

PHOTOGRAPH

MAP





WEED HOUSE  
247 NE 1ST AVE  
8PB06245

PAGE 1  
ORIGINAL  
UPDATE x  
RECORDER # B12

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB6246

SITE NAME: Frank McKinney House\ Villa Abrigo  
HISTORIC CONTEXTS: Boom Times  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: Matt Gracey House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 248 N E 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the West side of N E 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 66 LOT NO.: 9,10  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Sam Ogren, Sr.  
BUILDER: Unknown  
CONSTRUCTION DATE: 1926 RESTORATION DATE(S):  
MODIFICATION DATE(S):  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Mediterranean Revival  
PLAN: EXTERIOR: Irregular  
PLAN: INTERIOR:  
NO. STORIES: 2 OUTBLDGs: 1 PORCHES: 2 DORMERS:  
STRUCTURAL SYSTEM(S): Hollow Clay Tile  
EXTERIOR FABRIC(S): Stucco  
FOUNDATION: TYPE: Masonry wall MATERIALS: Masonry\Concrete  
INFILL:  
PORCHES: E\courtyard, W\patio  
ROOF: TYPE: Gable SURFACING: Clay Barrel Tile  
SECONDARY STRUCS.: Hip, flat with parapets  
CHIMNEY: NO: 2 MTLs: Stucco,tile LOCNS: N end , W ridge  
WINDOWS: DHS, casement, fixed  
EXTERIOR ORNAMENT: Stucco, cast decorative elements, iron grillwork  
CONDITION: Good SURROUNDINGS: Residential  
NARRATIVE: The second story master bedroom is a later addition. The original pecky cypress windows and door remain. A large curved fixed window dominates the front facade. East elevation construction drawing available.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No

SIGNIF. AS PART OF DISTRICT? Yes

SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

Important because of its design by architect Sam Ogren, this building could contribute to a National Register District.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR
KEEPER DETERMINATION OF ELIG (DATE): YES NO
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO
LOCAL DETERMINATION OF ELIG. (DATE): YES NO
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

RECORDER INFORMATION: NAME: Jane S. Day

DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

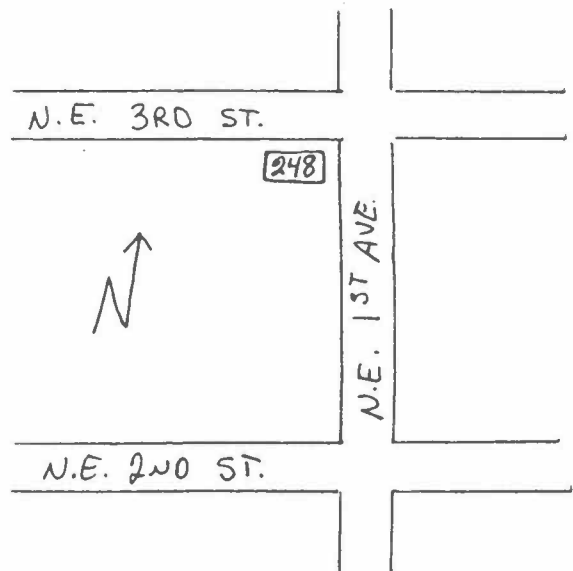
PHOTOGRAPHS

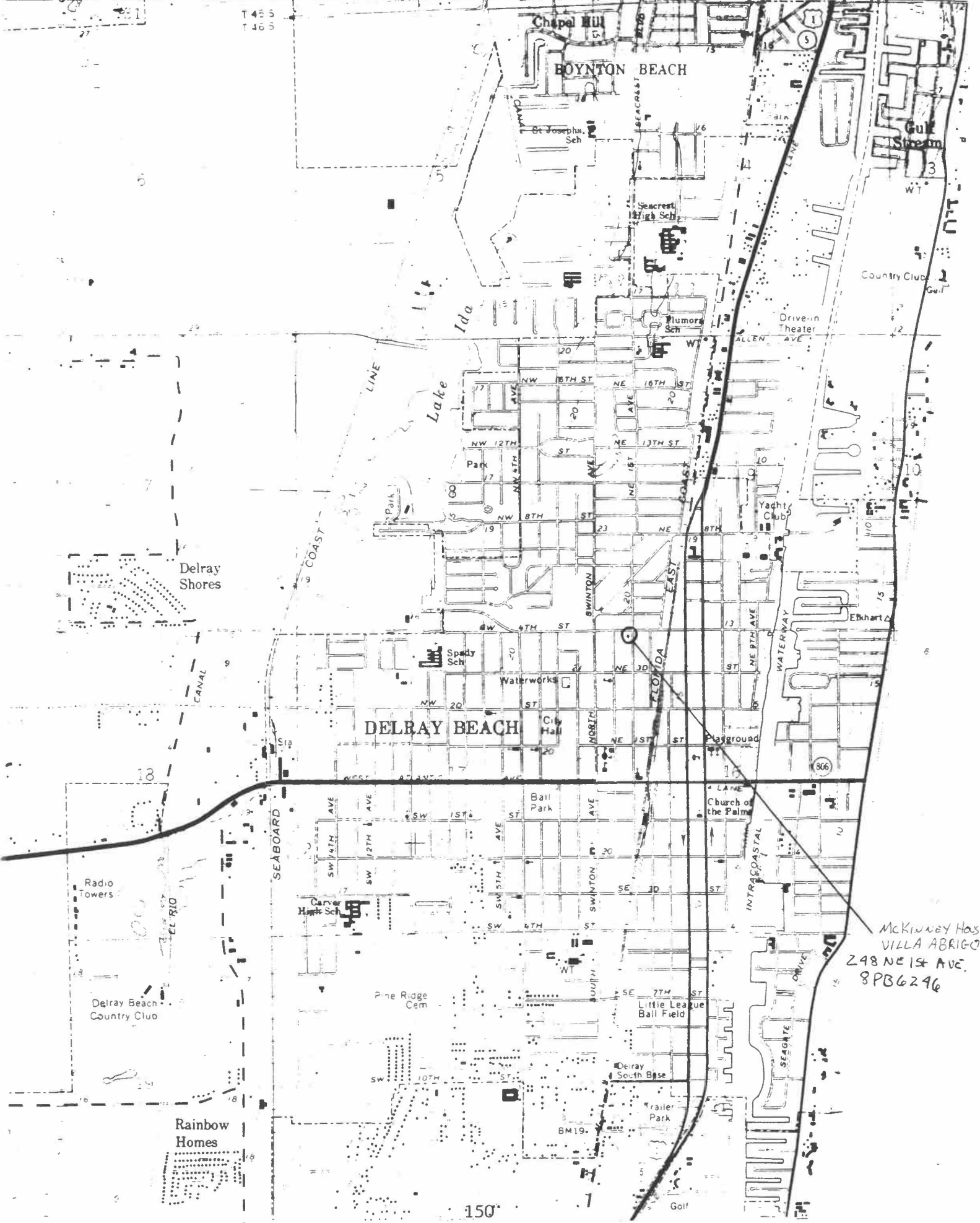
LOCATION OF NEGATIVES: Research Atlantica, Inc.

NEGATIVE NUMBERS: Roll # 1, Photo 13

PHOTOGRAPH

MAP





McKinney House /  
VILLA ABRIGO  
248 NE 1st Ave.  
8PB6296

PAGE 1  
ORIGINAL  
UPDATE x  
RECORDER # B 13

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB6247

SITE NAME: Bert Wasserman House  
HISTORIC CONTEXTS: Boom Times  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: A.G. Evans House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 238 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the West side of NE 1st Street

SUBDIVISION: Linton BLOCK NO.: 66 LOT NO.: 11,10  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Sam Ogren, Sr.  
BUILDER: Unknown  
CONSTRUCTION DATE: 1926 RESTORATION DATE(S):  
MODIFICATION DATE(S):  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Mediterranean Revival  
PLAN: EXTERIOR: Irregular  
PLAN: INTERIOR:  
NO. STORIES: 2 OUTBLDGs: 1 PORCHES: 3 DORMERS: 2  
STRUCTURAL SYSTEM(S): Hollow clay Tile  
EXTERIOR FABRIC(S): Stucco  
FOUNDATION: TYPE: Masonry wall MATERIALS: Masonry\Concrete  
INFILL:  
PORCHES: E\ entry porch enclosed  
ROOF: TYPE: Hip SURFACING: Green tile\comp shgl  
SECONDARY STRUCS.: Dormers have gable, shed roof in rear  
CHIMNEY: NO: 1 MTLs: Stucco LOCNS: South  
WINDOWS: Casement, DHS 3\1, 6\1, jalousie, bay window with fixed  
EXTERIOR ORNAMENT: Stucco  
CONDITION: Good SURROUNDINGS: Residential  
NARRATIVE: The main house has over 3000 square feet while the  
outbuilding is now divided into apartments. There is also  
a pool in the back. An early photograph is available.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No  
SIGNIF. AS PART OF DISTRICT? Yes  
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

This 1925 house is significant because of its association with architect Sam Ogren and early Delray Beach banker A.G. Evans.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR  
KEEPER DETERMINATION OF ELIG (DATE): YES NO  
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO  
LOCAL DETERMINATION OF ELIG. (DATE): YES NO  
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

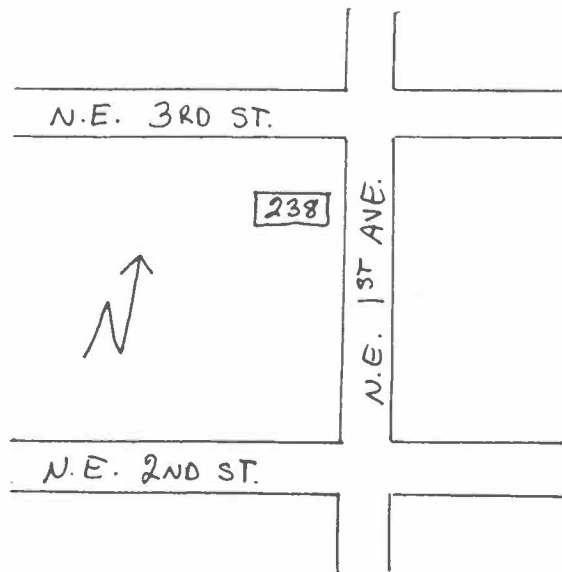
RECORDER INFORMATION: NAME: Jane S. Day  
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

PHOTOGRAPHS

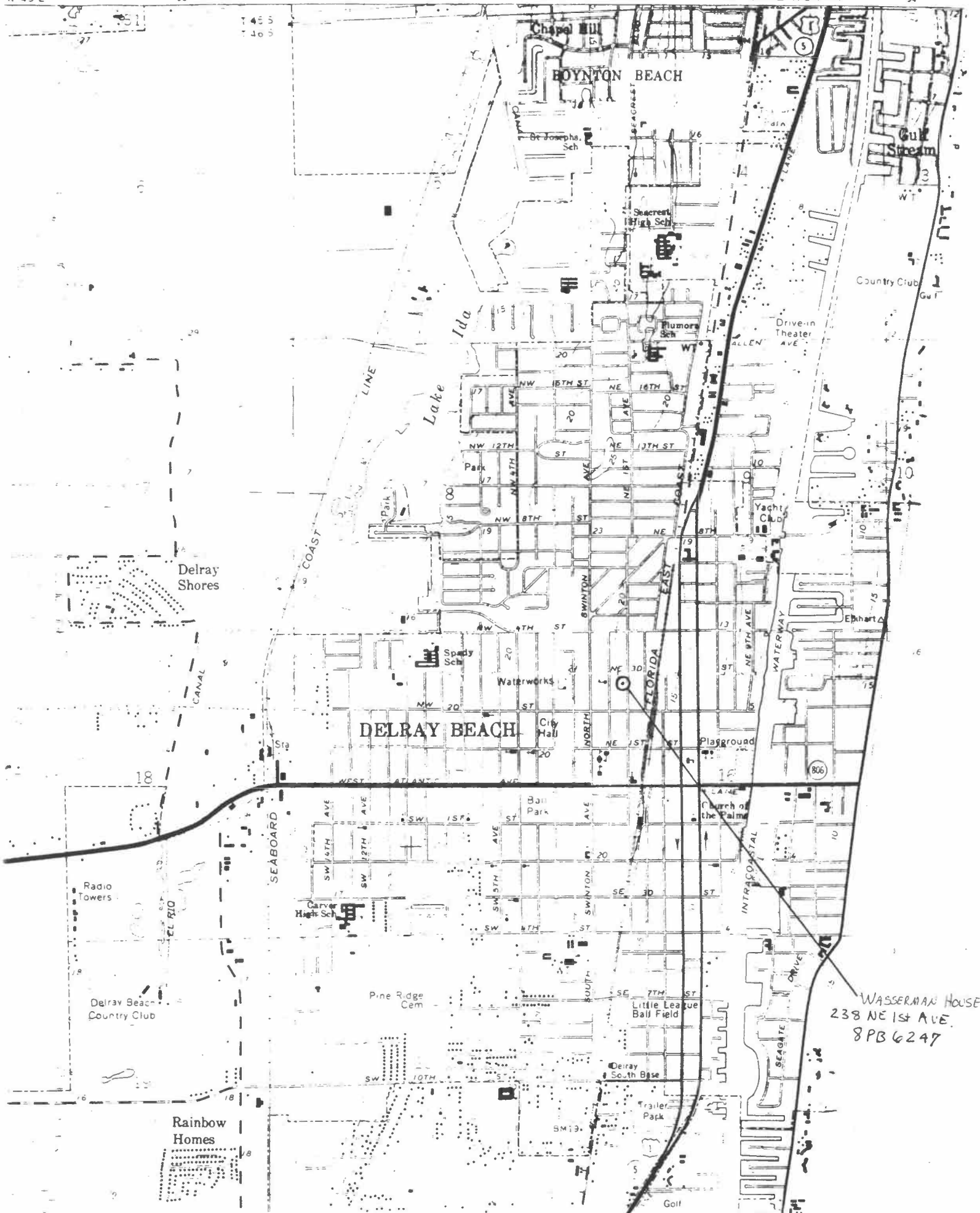
LOCATION OF NEGATIVES: Research Atlantica, Inc.  
NEGATIVE NUMBERS: Roll # 1, Photo 14

PHOTOGRAPH

MAP







WASSERMAN HOUSE  
238 NE 1ST AVE.  
8PB6247

PAGE 1  
ORIGINAL  
UPDATE x  
RECORDER # B14

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB6248

SITE NAME: Wasserman Rental House  
HISTORIC CONTEXTS: Boom Times  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: L.H. Walker House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO. :

LOCATION:

ADDRESS: 234 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the West side of NE 1st Avenue

SUBDIVISION: Linton BLOCK NO.: 66 LOT NO.: 12, 13  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Unknown  
BUILDER: Unknown  
CONSTRUCTION DATE: 1925 RESTORATION DATE(S):  
MODIFICATION DATE(S):  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Mediterranean Revival  
PLAN: EXTERIOR: Irregular  
PLAN: INTERIOR:  
NO. STORIES: 2 OUTBLDGs: 1 PORCHES: 1 DORMERS:  
STRUCTURAL SYSTEM(S): Hollow Clay Tile  
EXTERIOR FABRIC(S): Stucco  
FOUNDATION: TYPE: Masonry Wall MATERIALS: Masonry\Concrete  
INFILL:  
PORCHES: E\entry 3 frt arches\1 side  
ROOF: TYPE: Flat SURFACING: Tar & gravel  
SECONDARY STRUCS.: Flat  
CHIMNEY: NO: MTLs: LOCNS:  
WINDOWS: Aluminum awning, DHS 6\1, jalousie, Casement  
EXTERIOR ORNAMENT: Textured Stucco  
CONDITION: Fair SURROUNDINGS: Residential  
NARRATIVE: The parapet on the central roof, and north and south wings give this building some Mission style details while retaining an overall Mediterranean Revival feel. A second floor was added over a one-story east entry porch.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No

SIGNIF. AS PART OF DISTRICT? Yes

SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

This house is important for its Boom Time style of construction and its association with early Delray Beach leader, L.H. Walker.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR

KEEPER DETERMINATION OF ELIG (DATE): YES NO

SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO

LOCAL DETERMINATION OF ELIG. (DATE): YES NO

OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

RECORDER INFORMATION: NAME: Jane S. Day

DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.

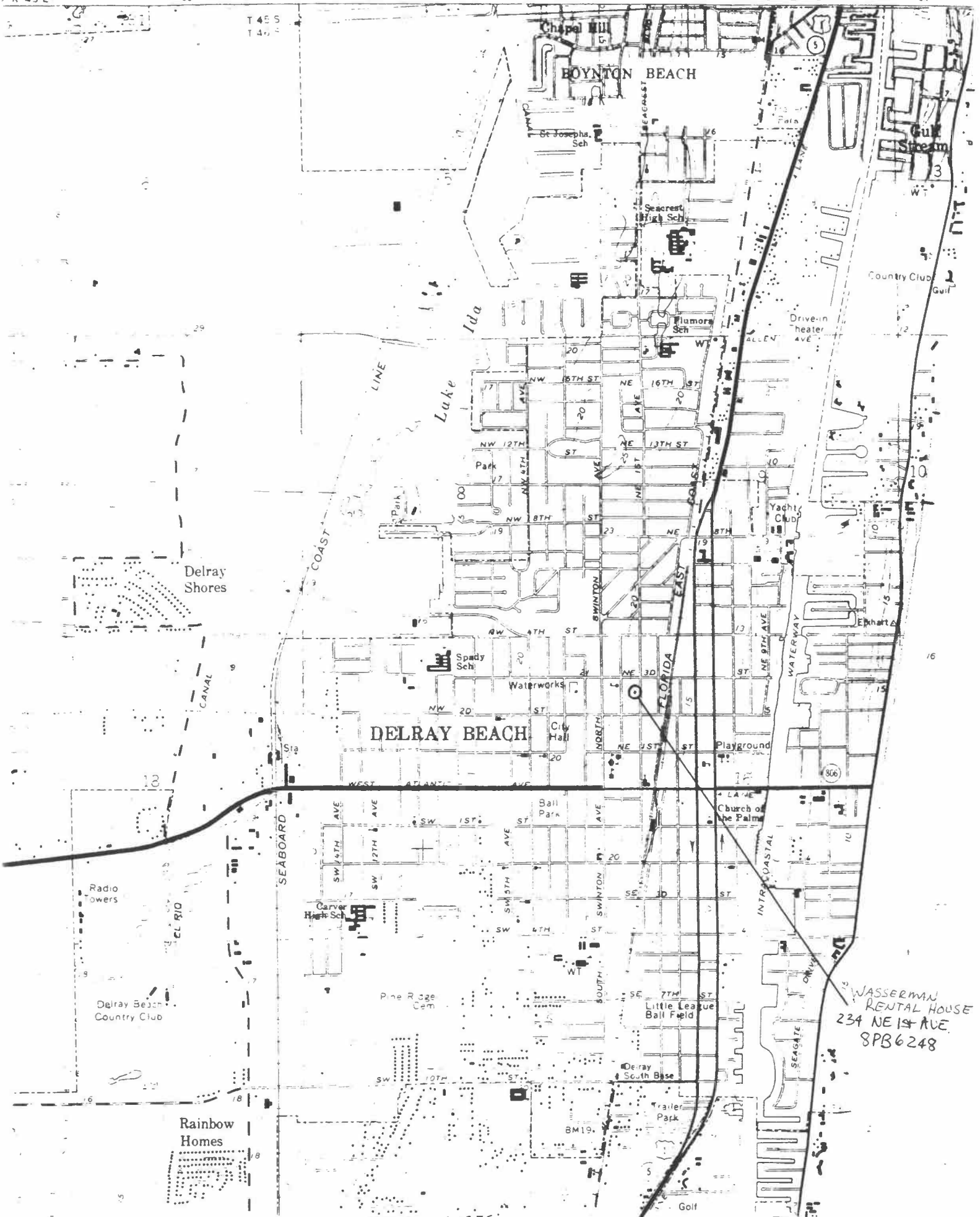
NEGATIVE NUMBERS: Roll # 1, Photo 15

PHOTOGRAPH

MAP



T 4 E S  
T 4 3 S



WASSERMAN  
 RENTAL HOUSE  
 234 NE 1st AVE  
 8PB6248

PAGE 1  
ORIGINAL  
UPDATE x  
RECORDER # B15

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB6249

SITE NAME: Bill Murray House  
HISTORIC CONTEXTS: Boom Times  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: J.C. Keen House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO. :

LOCATION:

ADDRESS: 226 N E 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the West side of NE 1st Avenue in the middle  
of the block  
SUBDIVISION: Linton BLOCK NO.: 66 LOT NO.: 13,14,  
PLAT OR OTHER MAP:  
TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:  
IRREGULAR SEC? Y LAND GRANT:  
USGS 7.5 MAP: Delray Beach 1962 PR 1983  
UTM: ZONE: EASTING : NORTHING:  
COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Unknown  
BUILDER: Unknown  
CONSTRUCTION DATE: 1925 RESTORATION DATE(S):  
MODIFICATION DATE(S):  
MOVE: DATE: ORIG. LOCATION:  
ORIGINAL USE(S): Residence - private  
PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Mediterranean Revival  
PLAN: EXTERIOR: Irregular  
PLAN: INTERIOR:  
NO. STORIES: 2 OUTBLDGS: 1 PORCHES: 1 DORMERS:  
STRUCTURAL SYSTEM(S): Hollow Clay Tile  
EXTERIOR FABRIC(S): Stucco  
FOUNDATION: TYPE: Masonry Wall MATERIALS: Masonry\Concrete  
INFILL:  
PORCHES: E\entry\2 steps  
ROOF: TYPE: Flat SURFACING: Tar & gravel  
SECONDARY STRUCS.: Shed  
CHIMNEY: NO: 1 MTLs: Stucco LOCNS: North  
WINDOWS: Casement , DHS 6\1, DHS 1\1, jalousie, fixed  
EXTERIOR ORNAMENT: Scuppers\balcony\textured stucco\barrel tile vents  
CONDITION: Good SURROUNDINGS: Residential  
NARRATIVE: This Mediterranean style house features visor roofs with  
barrel tile, scuppers, moorish arches over the door and  
first floor windows, and an arched wing wall.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No

SIGNIF. AS PART OF DISTRICT? Yes

SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

This 1926 residence is important because of its association with early Delray Beach leader J.C. Keen.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR

KEEPER DETERMINATION OF ELIG (DATE): YES NO
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO
LOCAL DETERMINATION OF ELIG. (DATE): YES NO
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

RECORDER INFORMATION: NAME: Jane S. Day

DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

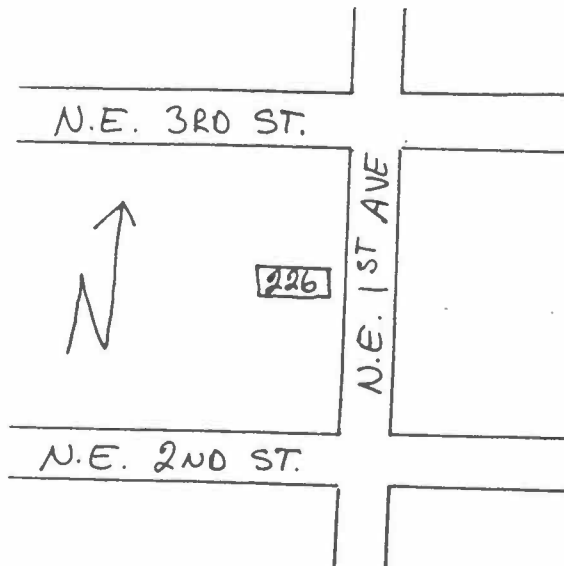
PHOTOGRAPHS

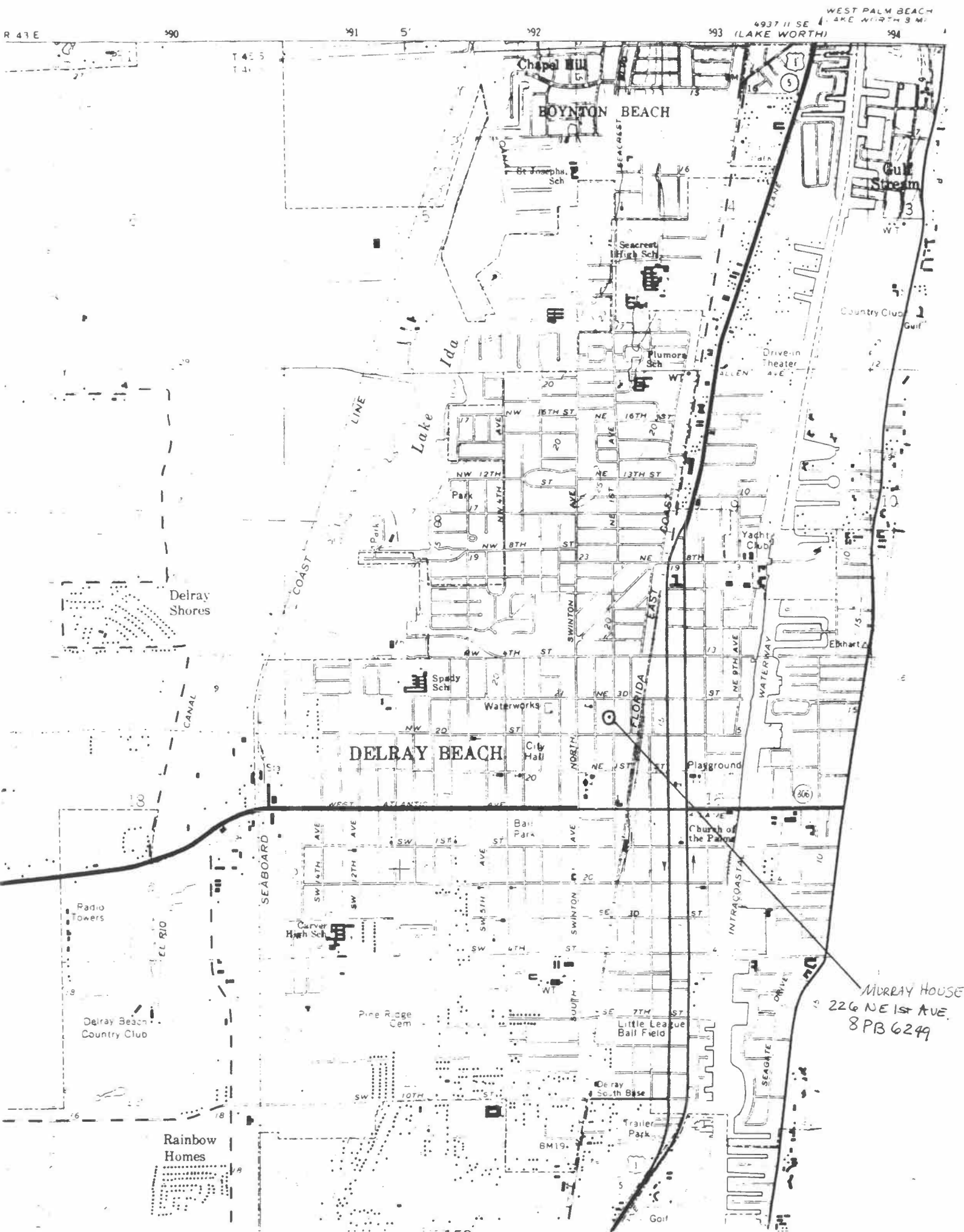
LOCATION OF NEGATIVES: Research Atlantica, Inc.

NEGATIVE NUMBERS: Roll # 1, Photo 16

PHOTOGRAPH

MAP





WEST PALM BEACH  
LAKE WORTH 9 MI

R 43 E 90 91 5' 92 93 94  
4937 11 SE (LAKE WORTH)

MURRAY HOUSE  
226 NE 1ST AVE.  
8 PB 6249

PAGE 1  
ORIGINAL x  
UPDATE  
RECORDER # B16

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

SITE 8PB6250

SITE NAME: David Gerhard House  
HISTORIC CONTEXTS: Depression\New Deal  
NATIONAL REGISTER CATEGORY: Building  
OTHER NAMES OR MSF NOS: C.Y. Byrd House  
COUNTY: Palm Beach County OWNERSHIP TYPE: Private-individual  
PROJECT NAME: Bankers' Row Historic Site Survey DHR NO.:

LOCATION:

ADDRESS: 218 NE 1st Avenue CITY: Delray Beach  
VICINITY OF/ROUTE TO: On the West side of NE 1st Avenue in the middle  
of the block

SUBDIVISION: Linton BLOCK NO.: 66 LOT NO.: 15,16

PLAT OR OTHER MAP:

TOWNSHIP: 46 RANGE: 43 SECTION: 16 1/4: 1/4 - 1/4:

IRREGULAR SEC? Y LAND GRANT:

USGS 7.5 MAP: Delray Beach 1962 PR 1983

UTM: ZONE: EASTING : NORTHING:

COORDINATES: LATITUDE: 26 N 28 LONGITUDE: 80 W 05

HISTORY

ARCHITECT: Unknown

BUILDER: Unknown

CONSTRUCTION DATE: 1937 RESTORATION DATE(S):

MODIFICATION DATE(S):

MOVE: DATE: ORIG. LOCATION:

ORIGINAL USE(S): Residence - private

PRESENT USE(S): Residence- private

DESCRIPTION

STYLE: Mediterranean Revival

PLAN: EXTERIOR: Irregular

PLAN: INTERIOR:

NO. STORIES: 2 OUTBLDGS: PORCHES: 1 DORMERS:

STRUCTURAL SYSTEM(S): Hollow Clay Tile

EXTERIOR FABRIC(S): Stucco

FOUNDATION: TYPE: Masonry Wall MATERIALS: Masonry\Concrete

INFILL:

PORCHES: E\ entry

ROOF: TYPE: Flat with parapets SURFACING: Tar & gravel\clay tile

SECONDARY STRUCS.: Shed

CHIMNEY: NO: 2 MTLs: Stucco LOCNS: N exterior wall

WINDOWS: DHS 3\1, 4\1, 5\1, jalousie, fixed, aluminum awning

EXTERIOR ORNAMENT: Parapet, barrel tile visor, scupper, fountain E

CONDITION: Good SURROUNDINGS: Residential

NARRATIVE: A variety of interesting architectural details are found  
on the Mediterranean Revival style house. A three car  
garage has been added to the property.



ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? No (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER? No  
SIGNIF. AS PART OF DISTRICT? Yes  
SIGNIFICANT AT LOCAL LEVEL? Yes

SUMMARY OF SIGNIFICANCE:

Although built later than the other four houses to the North, the architectural style is consistent with the rest of the block.

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

DATE LISTED ON NR  
KEEPER DETERMINATION OF ELIG (DATE): YES NO  
SHPO EVALUATION OF ELIGIBILITY (DATE): YES NO  
LOCAL DETERMINATION OF ELIG. (DATE): YES NO  
OFFICE

\*\*\*\*\*DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\* DHR USE ONLY \*\*\*\*\*

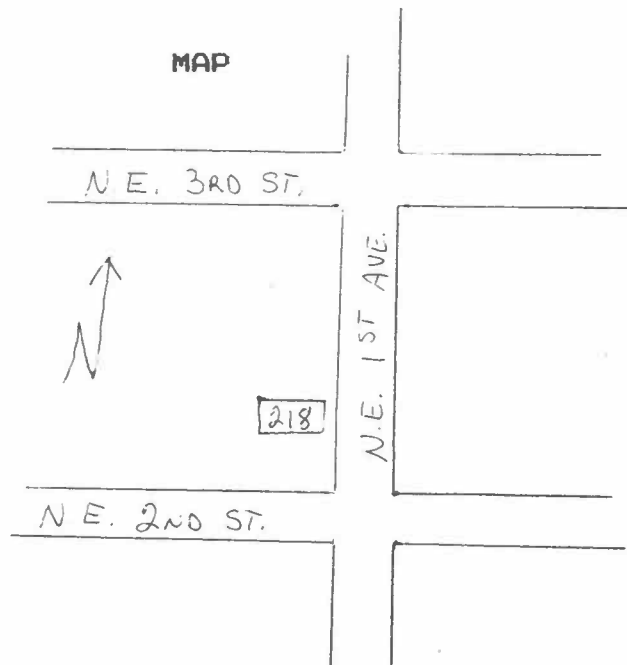
RECORDER INFORMATION: NAME: Jane S. Day  
DATE: 4-17-91 AFFILIATION: Research Atlantica, Inc.

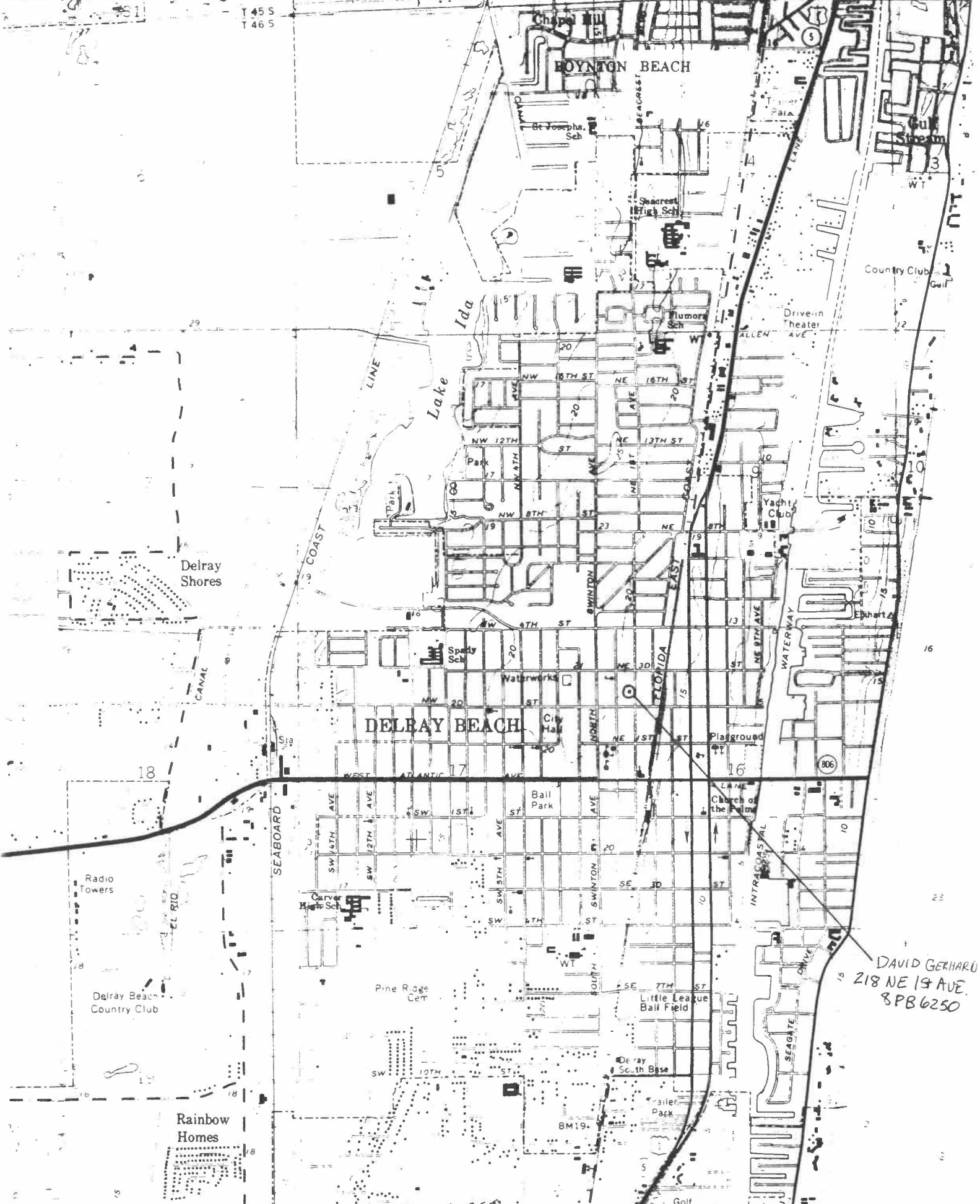
PHOTOGRAPHS

LOCATION OF NEGATIVES: Research Atlantica, Inc.  
NEGATIVE NUMBERS: Roll # 1, Photo 18

PHOTOGRAPH

MAP





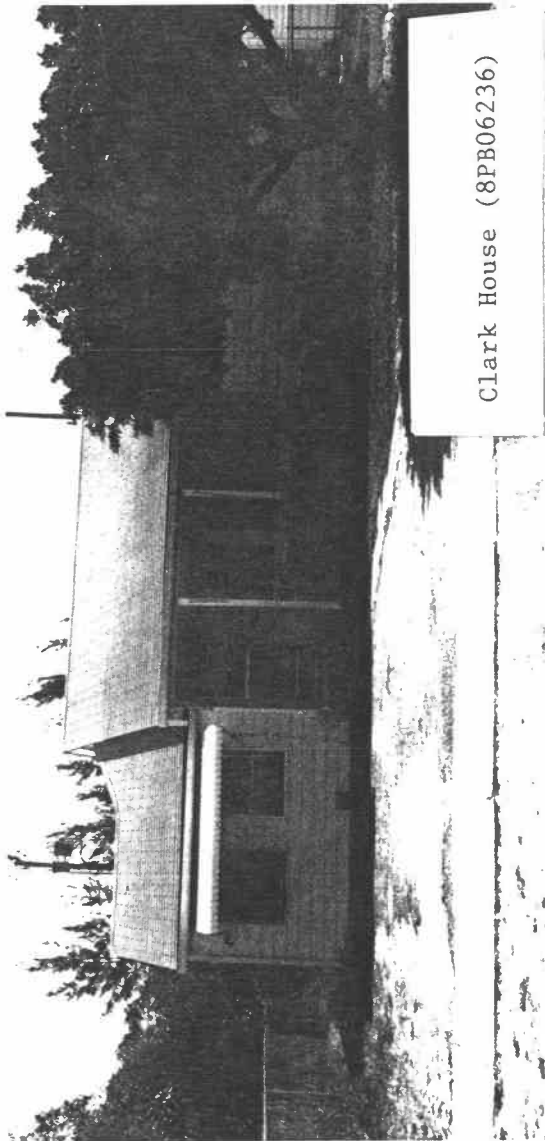
DELRAY BEACH

BOYNTON BEACH

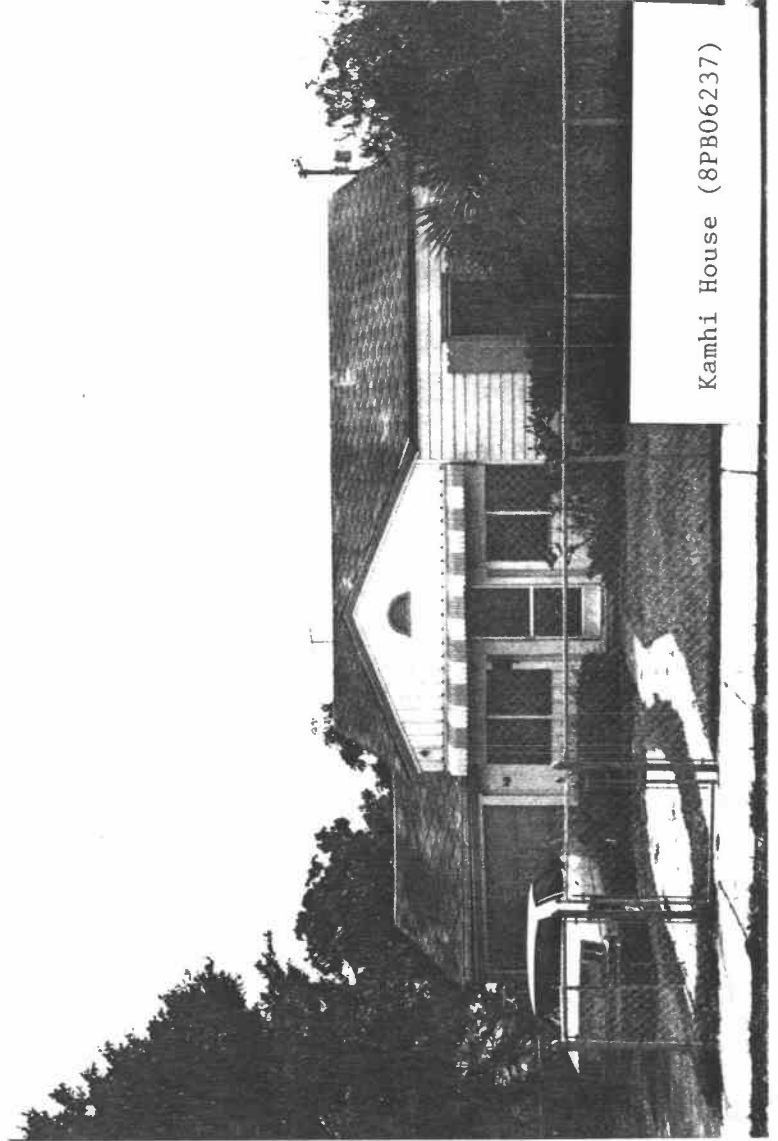
DAVID GERHARD HOX  
218 NE 19 AVE.  
8PB6250



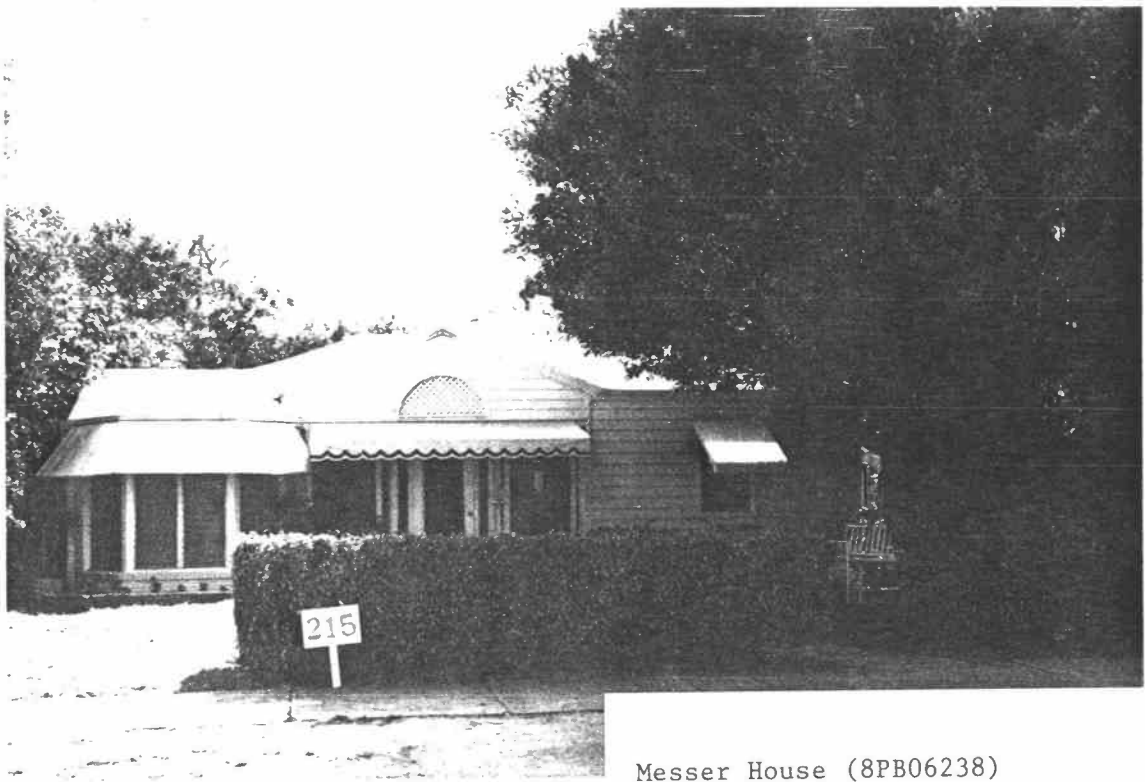
Siegel House (8PB06235)



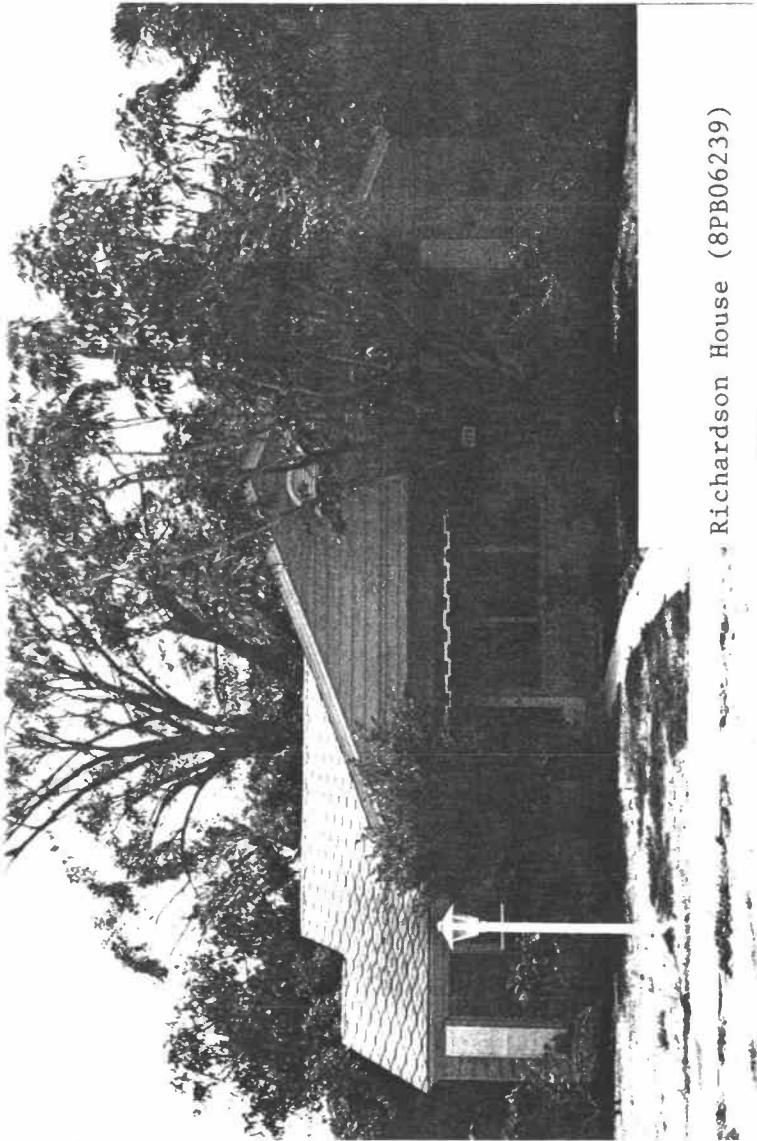
Clark House (8PB06236)



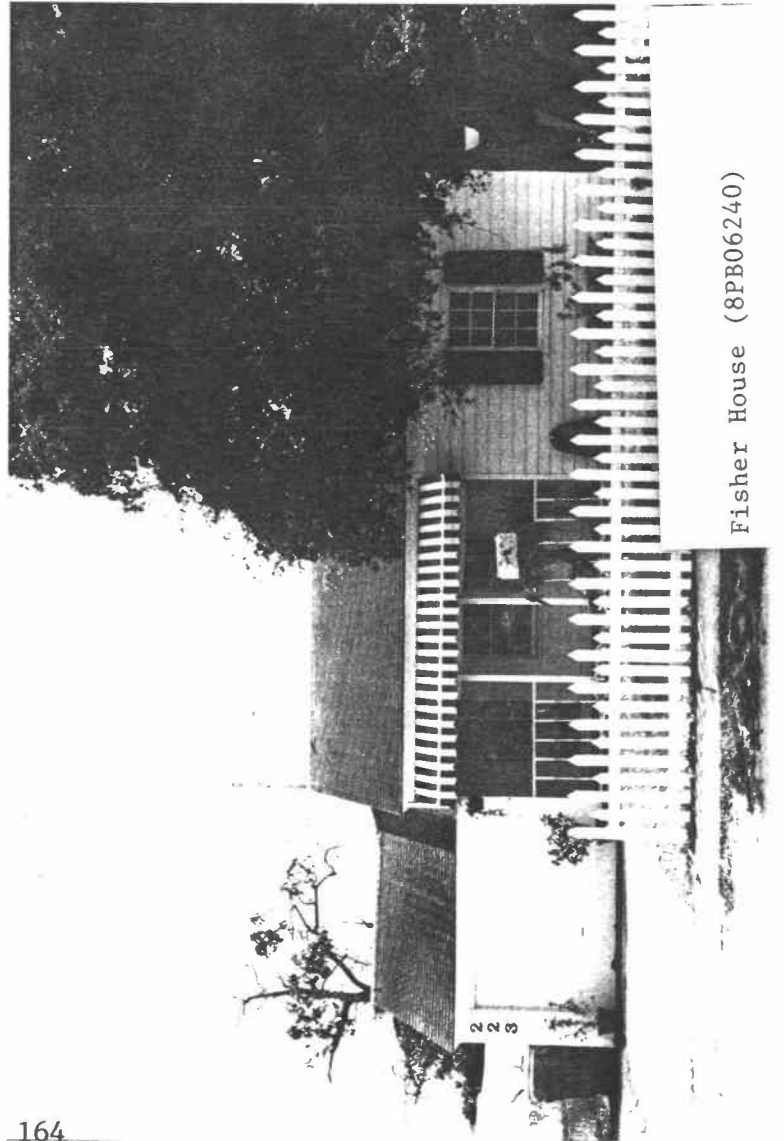
Kamhi House (8PB06237)



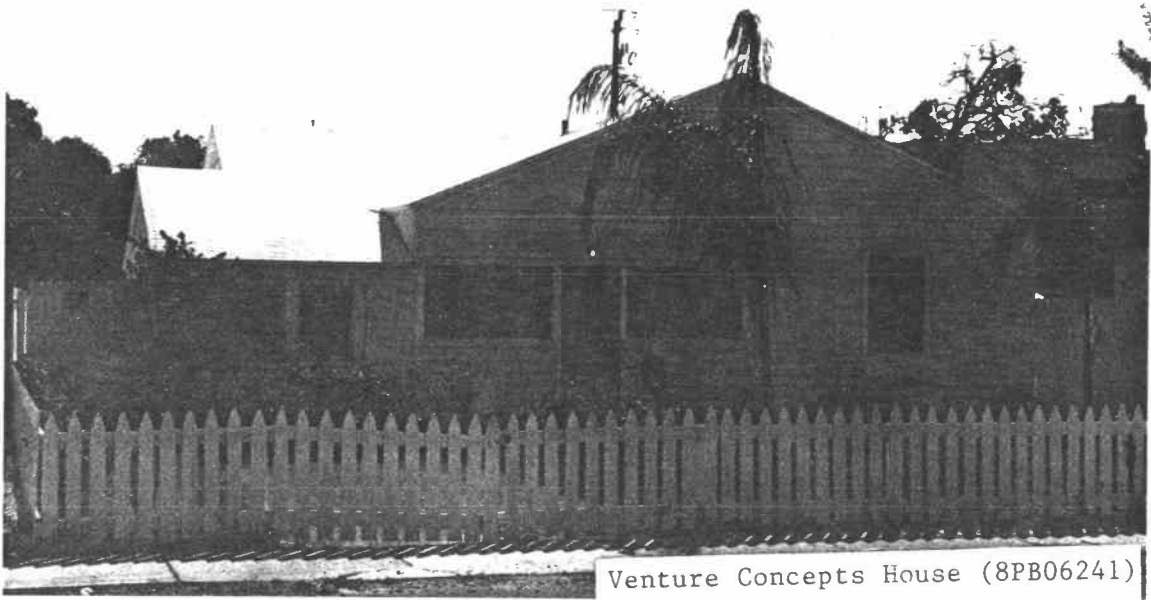
Messer House (8PB06238)



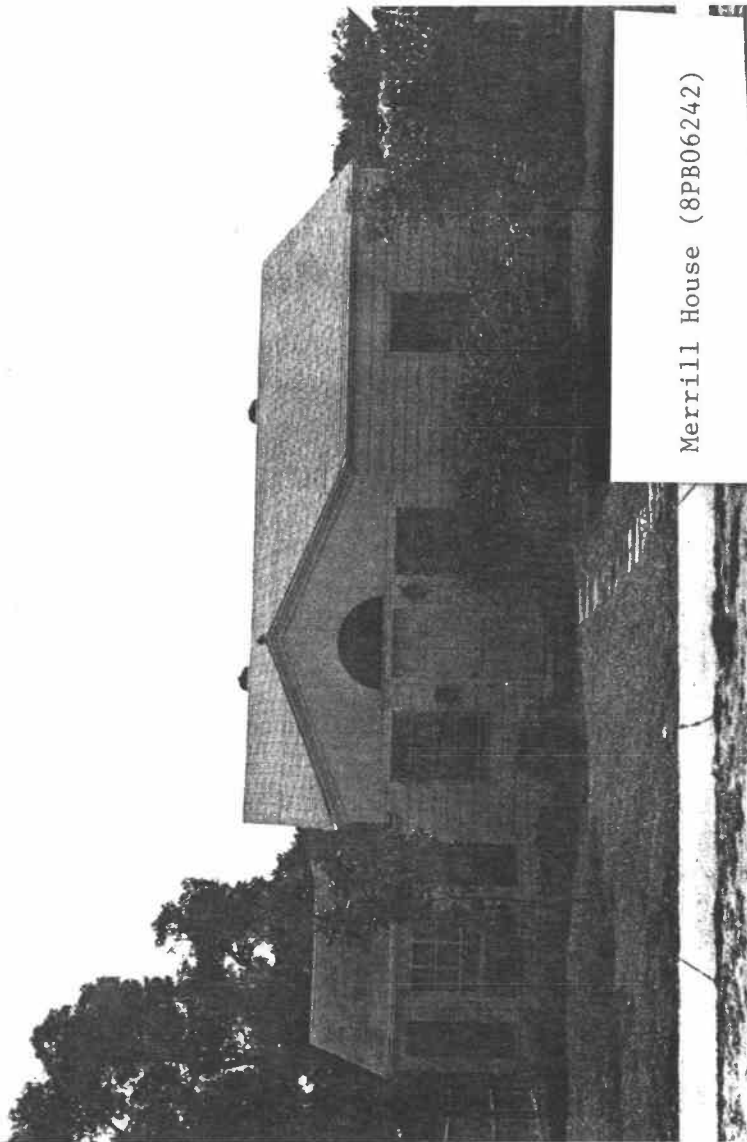
Richardson House (8PB06239)



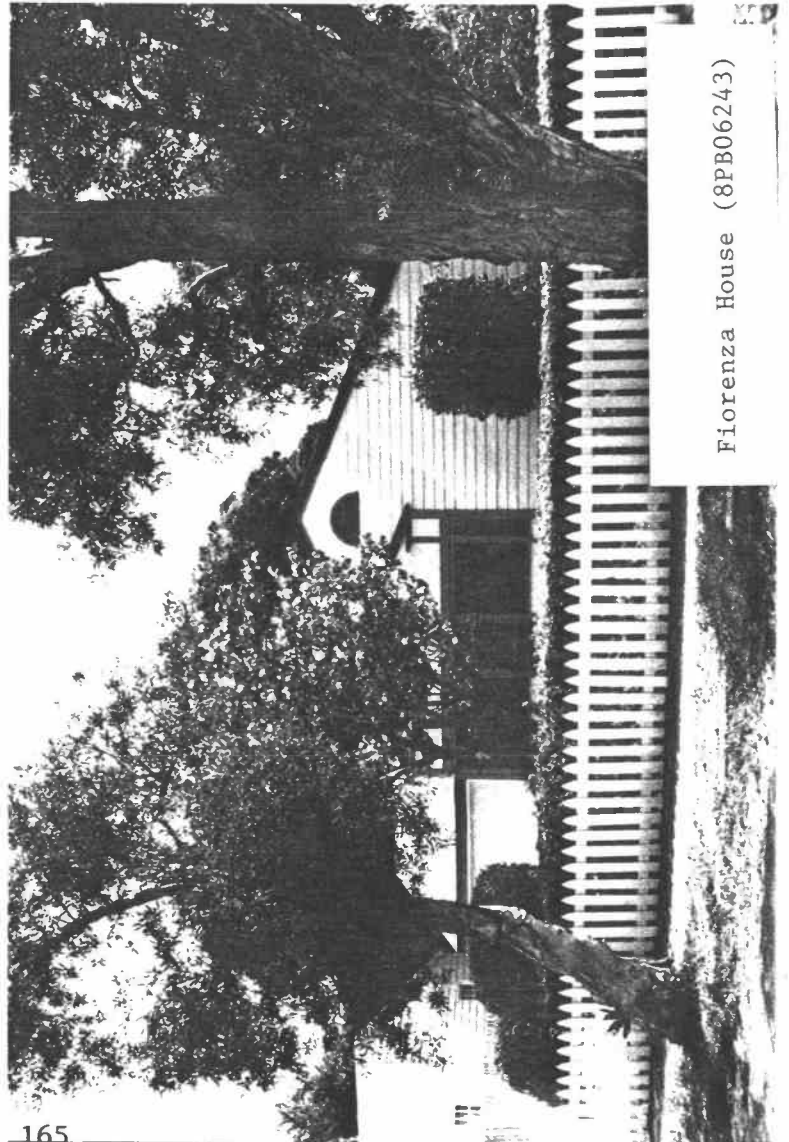
Fisher House (8PB06240)



Venture Concepts House (8PB06241)



Merrill House (8PB06242)

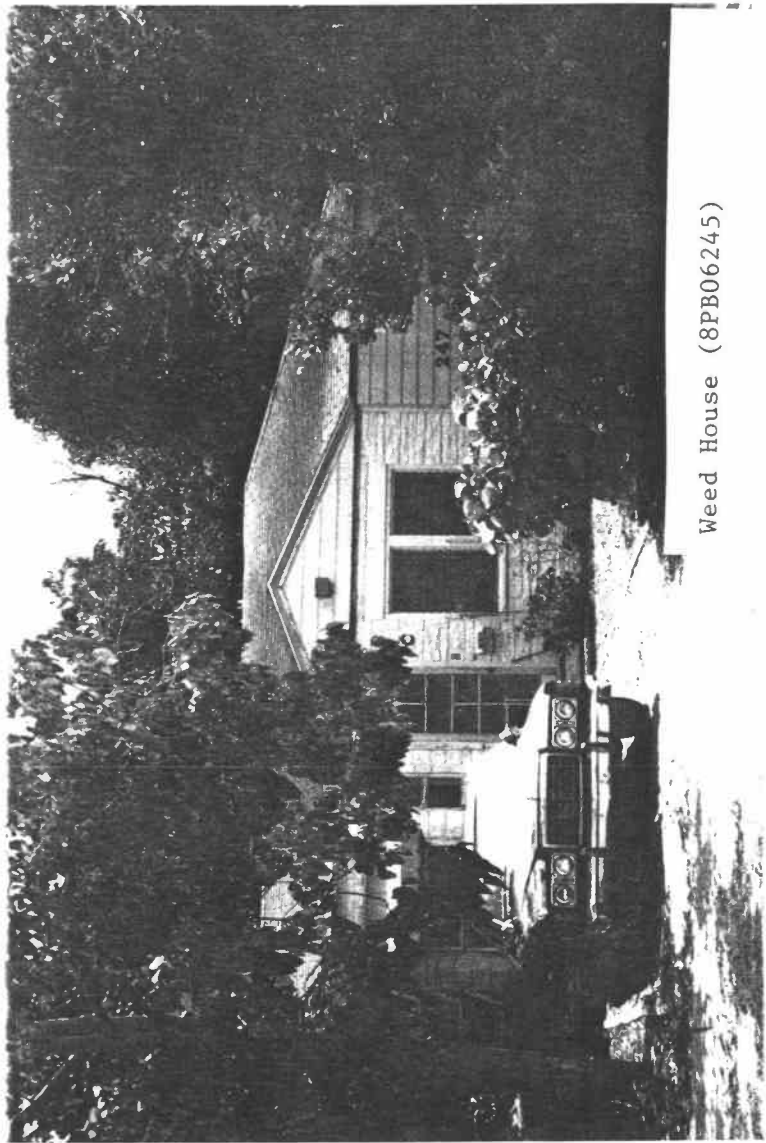


Fiorenza House (8PB06243)

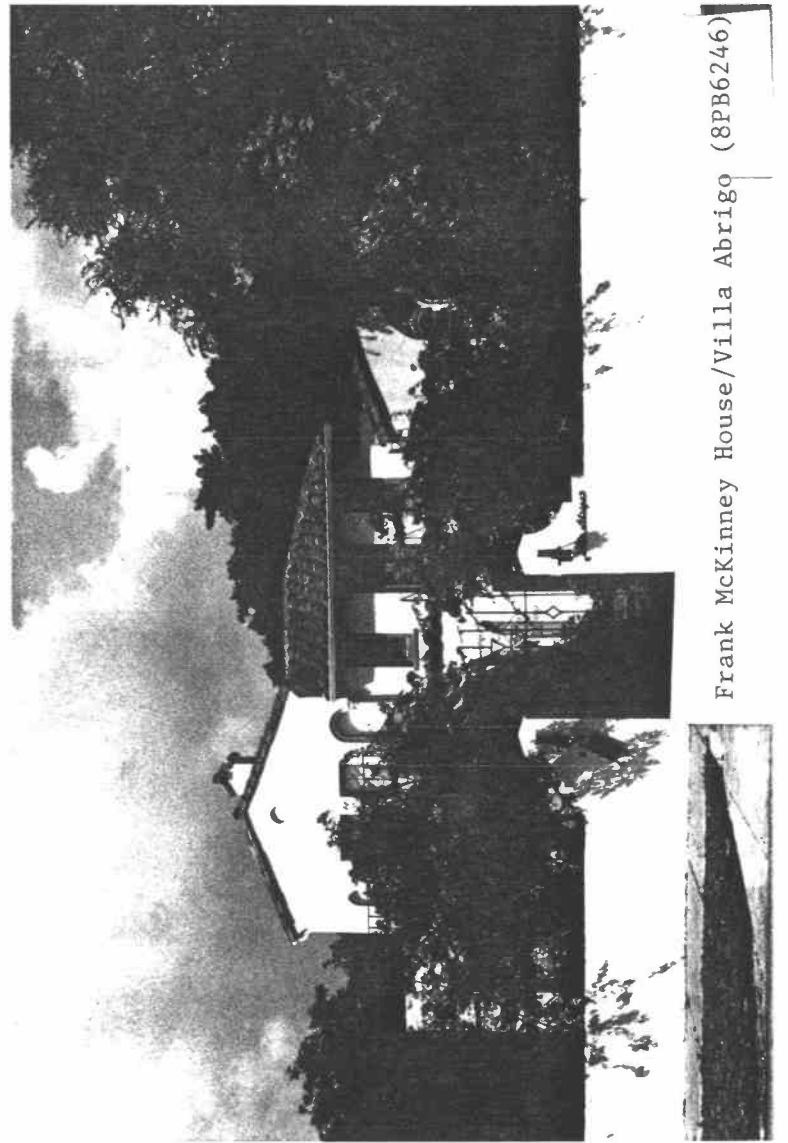




Kulok House (8PB06244)



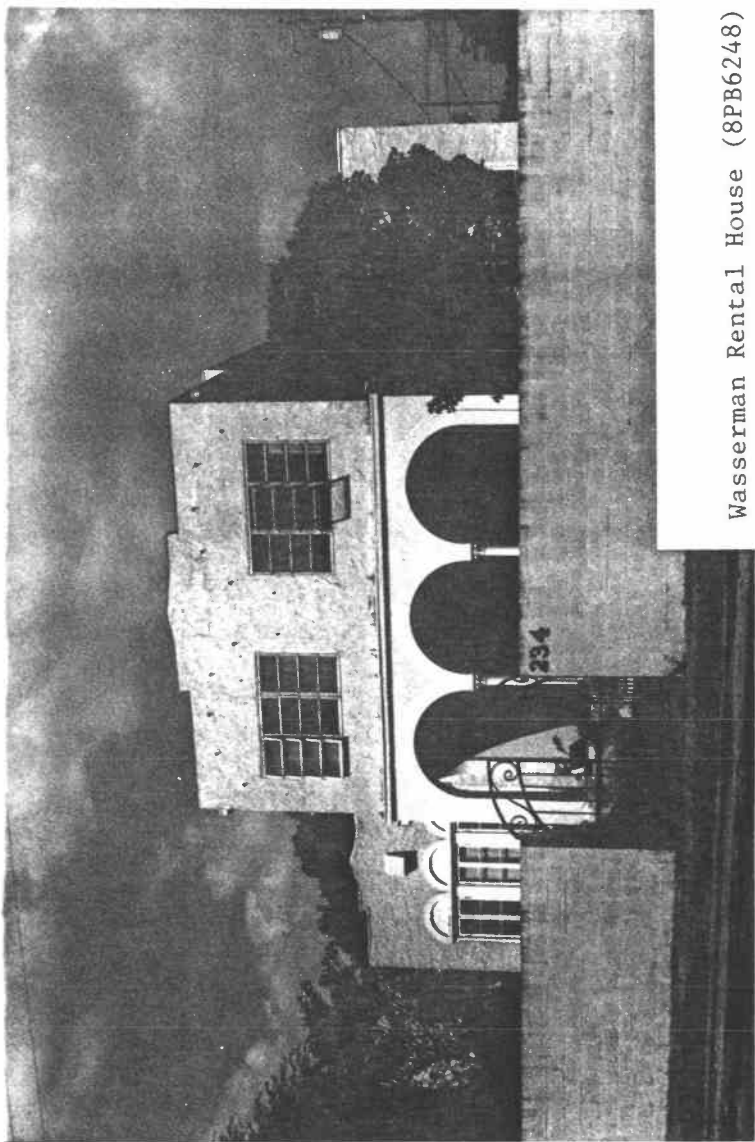
Weed House (8PB06245)



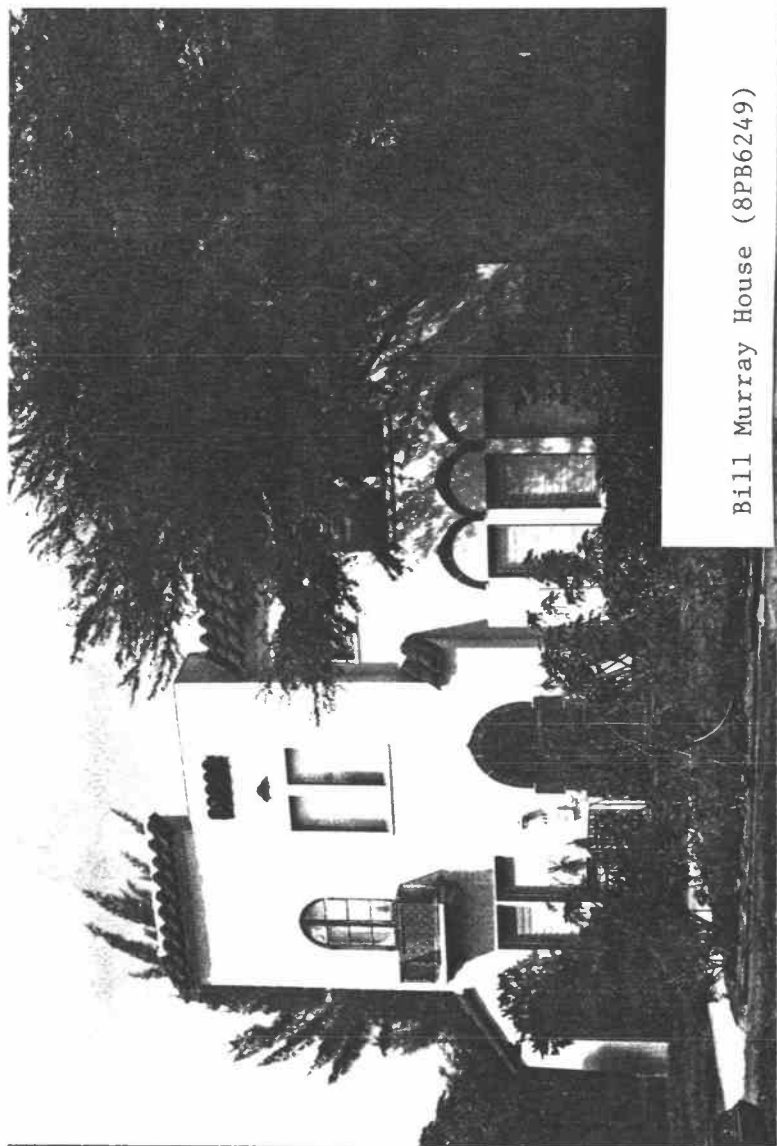
Frank McKinney House/Villa Abrigo (8PB6246)



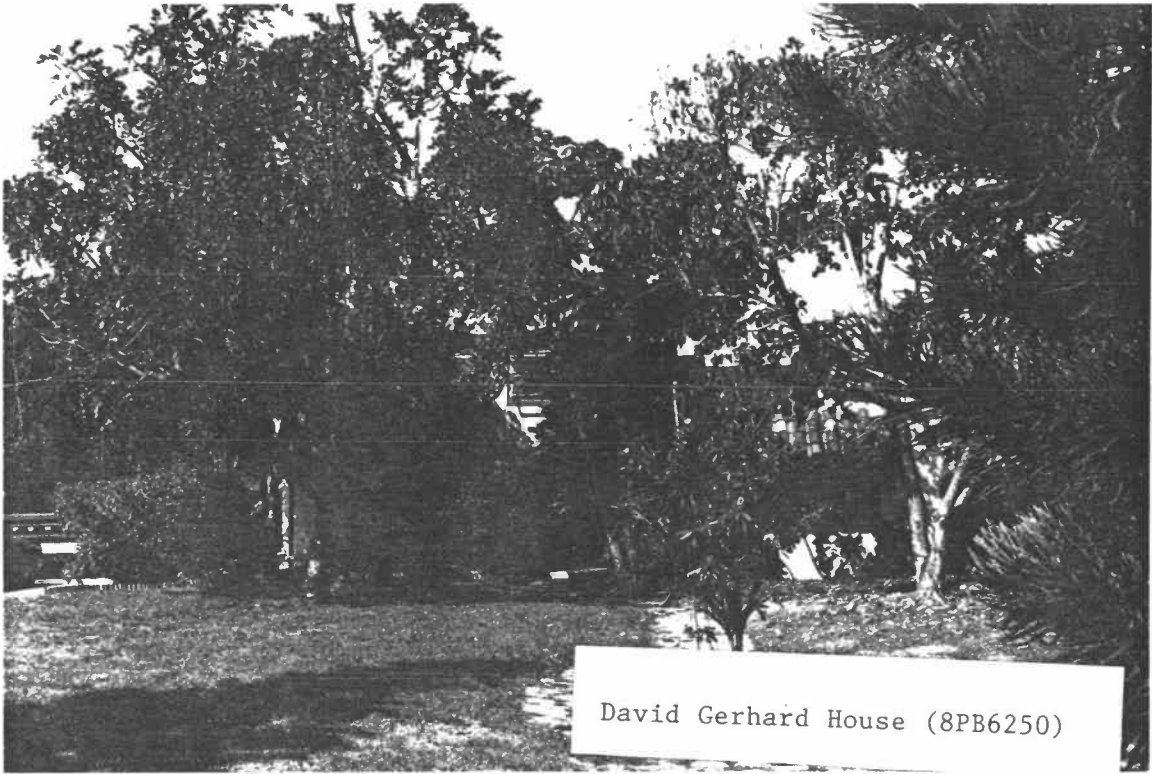
Bert Wasserman House (8PB6247)



Wasserman Rental House (8PB6248)



Bill Murray House (8PB6249)



David Gerhard House (8PB6250)



**ARTICLE 8.4 PUBLIC IMPROVEMENTS AND SPECIAL ASSESSMENTS**

**Section 8.4.1 Authority To Make Special Assessments; Exceptions:**

(A) The City Commission is authorized and empowered, in the manner herein provided, to cause any and all streets, highways, boulevards, avenues, lanes, alleys, and parks or any part thereof, to be graded, paved, repaved, surfaced, or resurfaced, and to cause curbs and gutters to be constructed therein, and sanitary sewers, storm sewers, sewers, and drains and canals or other waterways, laid and constructed, and to provide for the payment of the whole or any part of the cost thereof by levying and collecting special assessments upon abutting, adjoining and contiguous or other specially benefitted property. The amount assessed against the property benefitted by these improvements shall not exceed the estimated benefits accruing to that property by reason of these public improvements.

(B) However, offstreet parking garages, or other similar facilities, and mass transportation systems shall have the prior approval of affected property owners. If the city is ever in the situation where it is legally obligated for providing capital improvements for water or sewer facilities within an unincorporated area of the county, it may recover the costs of the capital improvements by levying and collecting special assessments for the purposes authorized in this section on the specially benefitted property; however, collections of the special assessment shall not take place until the specially benefitted property connects to the capital improvement.

**Section 8.4.2 Method Of Making Special Assessments; Petition For Improvement:**

(A) Special assessments upon the property benefitted by any public improvement herein authorized shall be by any one of the following methods:

(1) In proportion to the benefits which may result from that improvement.

(2) By foot frontage of the property bounding or abutting upon the improvement.

(B) When the owners of a majority of the frontage of lands liable to be assessed for any special local improvement shall petition the Commission for any improvement, the Commission may order the improvement to be made, or public improvements may be initiated and made in the discretion of the Commission.

**Section 8.4.3 Plans And Specifications Required:** Before any public improvement shall be authorized, or made under the provisions of this chapter, the Commission shall by resolution require plans, specifications, and estimates of cost of those improvements to be made and placed on file in the office of the City Manager.

**Section 8.4.4 Resolution Of Necessity Required:** When the Commission shall determine to make a public improvement, then it shall so declare by resolution, stating the necessity for and the nature of the proposed improvements; and what part or portion of the expenses thereof shall be paid by special assessments. The resolution shall also state the total estimated cost of the proposed improvement; the method of payment of assessments, and the number of annual installments.

(A) Scope and contents of resolution.

(1) The resolution aforesaid may embrace improvements of like character upon or in more than one highway, and these improvements need not continuous, but no improvements, except the laying of storm sewers, canals or other open waterways, shall be embraced in any single resolution except such improvements as are practically uniform in character and cost throughout the length of the street or streets or part or parts thereof to be so improved; but no street sidewalk, sewer or storm sewer, canal or other open waterway improvement shall be joined in any single resolution with any other of the four classes of improvement. If the resolution is for storm sewer improvement, or canal or other open water improvement, it shall designate the boundaries of the district comprising the property which the Commission deems will be specially benefitted by the improvement.

(2) The grading of sidewalks may be included in the cost of sidewalk construction, and curbing may be included either with street improvement or with sidewalk construction as the resolution may direct.

(3) The estimated cost stated in the aforesaid resolution shall include an estimate of the cost of preliminary and other surveys, inspection, and superintendence of the work, the preparation of the plans, specifications, and estimate, the printing and publishing of notices and proceedings, the preparation of certificates, bonds, and any other expenses necessary or proper, which expenses, except the cost of the work itself, are hereinafter referred to as incidental expenses.

(4) The improvements covered by a single resolution may be designated in all proceedings, assessments, or publications by any short or convenient designation, and property against which assessments may be made for the cost of the improvement may be designated as a district followed by a letter or number or name to distinguish it from other districts.

(B) Publication of resolution. The resolution to be adopted as aforesaid shall be published in a newspaper published in the city, once each week for two consecutive weeks, and shall be certified to be the City Clerk, together with a notice setting forth that the Commission has determined the necessity for the improvement to be made, according to plans and specifications on file in the office of the City Manager, and that the same is required to be so made, and that the Commission will sit at a place and upon a date and an hour not earlier than three days from the final publication of the notice, for the purpose of hearing objections to the proposed improvement.

**Section 8.4.5 Proceeding With Improvement:** If at the date fixed in the notice, the person owning property abutting upon and to be benefitted by the improvement, or in the case of a storm sewer, within the district to be benefitted by the improvement, shall not have constructed the same, in accordance with the plans and specifications aforesaid, and if no objections shall have been made, or if having been made they shall be deemed insufficient, the Commission shall proceed to have the improvement made, either by contract or directly by the employment of labor and purchase of materials, or separate contracts may be entered into for the performance of different classes of work included in any single improvement.

**Section 8.4.6 Report On Cost; Preparation Of Assessment Roll:**

(A) After the completion of the improvement, or in the event the improvement is made by contract, after the awarding of all contracts included in the improvement in a manner that the total actual cost of the improvement can be determined, the City Manager shall prepare and present to the Commission a report of cost of the improvement and an assessment roll showing the lots and lands assessed pay the cost thereof and the amount of the assessment as to each.

(B) The report cost shall show the total cost of the improvement, and the estimated cost of incidental expenses; that portion of the total cost chargeable to the city; that portion of the total cost chargeable to the lots and parcels of land, including real estate owned by the city, and including real estate within the city limits abutting upon the improvement for which the assessment is made. In the case of all improvements, except storm sewers, the amount chargeable upon each front foot of abutting property, which amount shall be the portion of the total cost chargeable to all abutting property divided by the number of feet fronting or abutting upon the improvement.

(C) The assessment roll shall show the number of feet of each lot or parcel of land fronting or abutting upon the improvement except in the case of storm sewers, canals, or other open waterways, and the amount of the assessment as to each.

(D) The amount chargeable against each lot or parcel of land shall be computed according to frontage in all cases except storm sewers, canals, and other open waterway improvements, and in those cases shall be the amount which the Commission deems to be proportioned to the special benefits received by lots and parcels of lands within the boundaries of the district designated in the resolution authorizing that improvement as hereinbefore provided, and not in excess of those benefits.

**Section 8.4.7 Approval, Publication Of Roll; Levy, Collection Of Assessments:**

(A) The Commission shall thereupon approve the report of cost and the assessment roll, if the same shall be in proper form, and the same shall be placed on file in the office of the City Clerk, and the assessment roll shall be advertised once each week for two successive weeks in a newspaper published in the city, together with a notice to be signed by the City Clerk setting forth that the assessment roll has been examined and approved by the Commission and that the Commission will sit upon a certain date and hour not earlier than three days from the final publication of the notice, for the purpose of hearing objections to the assessment roll. If no objections shall be made by persons affected by the assessment roll at the time and place specified in the aforesaid notice, or if objections having been made, they shall be deemed insufficient by the Commission, the Commission shall thereupon adopt an ordinance levying the assessments as shown by the assessment roll, and reciting by what method the special assessment is made and the time when the same shall become payable. The special assessment to be levied shall be a lien from the date of the assessment, upon the respective lots and parcels of land described in the ordinance of the same nature and to the same extent as the lien for general city taxes, and shall be collectible in the same manner and with the same penalties and under the same provisions as to sale and forfeiture as city taxes are collectible; however, assessments may be collected in any other manner and by any other method as may be provided by law.

(B) The commencement of work on any public improvement as provided for in this chapter shall constitute notice to the owners of property abutting upon, adjoining, or contiguous to, and to be benefitted by the improvement, that special assessments will be levied against that property and liens created and held against the same for benefits received by reason of those improvements.

**Section 8.4.8 Record Of Certificates Of Indebtedness Required; Notice Of Lien:** Immediately upon the issuance by the Commission of any certificates of indebtedness under the provisions of this chapter, and before the same shall be sold or deposited in the treasury as herein provided, the City Clerk, in a book to be kept by him for that purpose, shall note the issuance of those certificates, the date thereof, the improvement for which issued, a description of the property covered by each certificate, the rate of interest provided for therein, and the dates of maturity of the installments provided for in the certificates, which book shall constitute a notice to all parties of the lien held and claimed by the city upon the property described in each of the certificates.

**Section 8.4.9 Purpose Of Assessments:** The Commission may provide in whole or in part for the cost of replacing improvements now existing or which may hereafter be made by levying special assessments as herein above provided.

**Section 8.4.10 Statute Of Limitations To Challenge Validity Of Lien:** In no event shall the amount of validity of the liens or certificates of indebtedness provided for in this chapter be questioned by any direct or collateral proceedings instituted more than six months after the issuance of those certificates of indebtedness by the city.

**Section 8.4.11 Procedure For Enforcement Of Lien:**

(A) Upon any suit brought to enforce a lien or for the collection of the amount due upon any certificate of indebtedness issued on account of those liens, the certificates shall be and constitute prima facie evidence of the amount and existence of the lien upon the property described; and in all cases mentioned in this chapter where the city has acquired, or may hereafter acquire, liens for improvements, those liens or any of them may be enforced in the following manner by the city, or in the name of the city, by the holder of any certificates:

- (1) By a bill in equity.
- (2) By a suit at law.

(B) The bill in equity or the declaration at law shall set forth briefly and succinctly the issuance of the certificate of indebtedness on account of the lien; the amount thereof and the description of the property upon which lien has been acquired and against which the certificate of indebtedness was issued, and shall contain a prayer that the owner shall be compelled to pay the amount of the lien, including all court costs and reasonable

attorney's fees, or in default thereof that the property may be sold to satisfy the same; but the judgment or decree obtained in the suit shall not be enforced against or be a lien upon any other property than that against which the assessment was made, and in the decree or judgment as the case may be, for the enforcement or collection of the amount for which the lien is give.

(C) Decree or judgment shall also be rendered for a reasonable attorney's fee, for the institution of the suit, and collection of the amount due on the lien with interest, together with the costs of the proceedings, which attorney's fees and costs shall be a lien upon the lands the manner provided for the collection of the amount for which the lien was originally given.

**Section 8.4.12 Service Of Process Required In Enforcing Liens; Appeals:** In all suits or proceedings to enforce liens for improvements as mentioned herein, service shall be made in the same manner as is prescribed by state statutes, for service of process in any suit at law or in equity. In those suits and proceedings, appeals and writs of error may be taken to the proper appellate court as in other cases.

**Section 8.4.13 Attorneys' Fees For Collection Of Liens:** Should any certificate of indebtedness constituting liens against real estate for improvements made by the city, as mentioned in the preceding sections of this chapter, after becoming due and payable, be delivered by the Commission to an attorney for collection, the owner of the property against which the lien exists shall be liable to the city for a reasonable attorney's fee not exceeding 15% of the amount of the principal and interest due on those certificates of indebtedness with which to compensate its attorney for services in collecting the amount or amounts due on the certificates. This liability shall exist against the owner of the property when the certificates of indebtedness are delivered over to the attorney for collection.

**Section 8.4.14 Provisions Declared Supplementary:** The city shall have all the powers, privileges, and authorities provided by the General Acts of the legislature of the state, as the same provide for making local improvements, and the same shall be an additional and alternative method for making local improvements in the municipality.



F.S. 1989

## INTERGOVERNMENTAL PROGRAMS

Ch. 163

conclusively presumed to have been executed in compliance with the provisions of this part insofar as title or other interest of any bona fide purchasers, lessees, or transferees of such property is concerned.

*History.*—s. 16, ch. 69-305; s. 15, ch. 77-391.

**163.410 Exercise of powers in counties with home rule charters.**—In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter.

*History.*—s. 17, ch. 69-305; s. 1, ch. 83-29.

**163.415 Exercise of powers in counties without home rule charters.**—The powers conferred by this part upon counties not having adopted a home rule charter shall not be exercised within the boundaries of a municipality within said county unless the governing body of the municipality expresses its consent by resolution. Such a resolution consenting to the exercise of the powers conferred upon counties by this part shall specifically enumerate the powers to be exercised by the county within the boundaries of the municipality. Any power not specifically enumerated in such a resolution of consent shall be exercised exclusively by the municipality within its boundaries.

*History.*—s. 18, ch. 69-305.

**163.430 Powers supplemental to existing community redevelopment powers.**—The powers conferred upon counties or municipalities by this part shall be supplemental to any community redevelopment powers now being exercised by any county or municipality in accordance with the provisions of any population act, special act, or under the provisions of the home rule charter for Dade County, or under the provision of the charter of the consolidated City of Jacksonville.

*History.*—s. 21, ch. 69-305.

**163.445 Assistance to community redevelopment by state agencies.**—State agencies may provide technical and advisory assistance, upon request, to municipalities, counties, and community redevelopment agencies for community redevelopment as defined in this part. Such assistance may include, but need not be limited to, preparation of workable programs, relocation planning, special statistical and other studies and compilations, technical evaluations and information, training activities, professional services, surveys, reports, documents, and any other similar service functions. If sufficient funds and personnel are available, these services shall be provided without charge.

*History.*—s. 25, ch. 69-305; s. 16, ch. 77-391; s. 19, ch. 84-356.

**163.450 Municipal and county participation in neighborhood development programs under Pub. L. No. 90-448.**—Nothing contained herein shall be construed to prevent a county or municipality which is engaging in community redevelopment activities hereunder from participating in the neighborhood development program under the Housing and Urban Development Act of 1968 (Pub. L. No. 90-448) or in any amendments subsequent thereto.

*History.*—s. 26, ch. 69-305; s. 19, ch. 85-80.

## PART IV

## NEIGHBORHOOD IMPROVEMENT DISTRICTS

- 163.501 Short title.
- 163.502 Safe neighborhoods; legislative findings and purpose.
- 163.503 Safe neighborhoods; definitions.
- 163.504 Safe neighborhood improvement districts; planning funds.
- 163.506 Local government neighborhood improvement districts; creation; advisory council; dissolution.
- 163.508 Property owners' association neighborhood improvement districts; creation; powers and duties; duration.
- 163.511 Special neighborhood improvement districts; creation; referendum; board of directors; duration; extension.
- 163.513 Crime prevention through environmental design functions of neighborhood improvement districts.
- 163.514 Powers of neighborhood improvement districts.
- 163.5151 Fiscal management; budget preparation.
- 163.516 Safe neighborhood improvement plans.
- 163.517 Safe Neighborhoods Trust Fund.
- 163.518 Crime prevention through environmental design program.
- 163.519 Duties of Department of Community Affairs.
- 163.521 Neighborhood improvement district inside enterprise zone; funding.
- 163.522 State redevelopment programs.
- 163.523 Safe neighborhood districts; cooperation and involvement of community organizations.

**163.501 Short title.**—<sup>1</sup>Sections 163.501-163.522 may be cited as the "Safe Neighborhoods Act."

*History.*—s. 55, ch. 87-243.

<sup>1</sup>*Note.*—Section 55, ch. 87-243, provides that "[s]ections 55-73 may be cited as the 'Safe Neighborhoods Act.'" Sections 55 through 70, ch. 87-243, are compiled at ss. 163.501 through 163.522. Sections 71, 72, and 73, ch. 87-243, are compiled at ss. 290.007, 163.340, and 177.806, respectively.

**163.502 Safe neighborhoods; legislative findings and purpose.**—

(1) The Legislature hereby finds and declares that among the many causes of deterioration in the business and residential neighborhoods of the state are the following: proliferation of crime, automobile traffic flow strangled by outmoded street patterns, unsuitable topography, faulty lot layouts, fragmentation of land uses and parking areas necessitating frequent automobile

movement, lack of separation of pedestrian areas from automobile traffic, lack of separation of vehicle traffic lanes and railroad traffic, and excessive noise levels from automobile traffic.

(2) The Legislature further finds and declares that safe neighborhoods are the product of planning and implementation of appropriate environmental design concepts, comprehensive crime prevention programs, land use recommendations, and beautification techniques.

(3) The Legislature further finds and declares that the provisions of ss. 163.501-163.522 and the powers granted to local governments, property owners' associations, and special dependent districts are desirable to guide and accomplish the coordinated, balanced, and harmonious development of safe neighborhoods; to promote the health, safety, and general welfare of these areas and their inhabitants, visitors, property owners, and workers; to establish, maintain, and preserve property values and preserve and foster the development of attractive neighborhood and business environments; to prevent overcrowding and congestion; to improve or redirect automobile traffic and provide pedestrian safety; to reduce crime rates and the opportunities for the commission of crime; and to provide environmental security in neighborhoods so they are defensible against crime.

(4) It is the intent of the Legislature to assist local governments in implementing effective crime prevention techniques to establish safe neighborhoods. The Legislature, therefore, declares that the development, redevelopment, preservation, and revitalization of neighborhoods in this state, and all the purposes of ss. 163.501-163.522, are public purposes for which public money may be borrowed, expended, loaned, and granted.

*History.*—s. 56, ch. 87-243.

#### **163.503 Safe neighborhoods; definitions.—**

(1) "Safe neighborhood improvement district," "district," or "neighborhood improvement district" means a district located in an area in which more than 75 percent of the land is used for residential purposes, or in an area in which more than 75 percent of the land is used for commercial, office, business, or industrial purposes, excluding the land area used for public facilities, and where there is a plan to reduce crime through the implementation of crime prevention through environmental design, environmental security, or defensible space techniques. Nothing in this section shall preclude the inclusion of public land in a neighborhood improvement district although the amount of land used for public facilities is excluded from the land use acreage calculations.

(2) "Association" means a property owners' association which is incorporated for the purpose of creating and operating a neighborhood improvement district.

(3) "Department" means the Department of Community Affairs.

(4) "Board" means the board of directors of a neighborhood improvement district, which may be the governing body of a municipality or county or the officers of a property owners' association or the board of directors of a special neighborhood improvement district.

(5) "Environmental security" means an urban planning and design process which integrates crime prevention with neighborhood design and community development.

(6) "Crime prevention through environmental design" means the planned use of environmental design concepts such as natural access control, natural surveillance, and territorial reinforcement in a neighborhood or community setting which is designed to reduce criminal opportunity and foster positive social interaction among the legitimate users of that setting.

(7) "Defensible space" means an architectural perspective on crime prevention through physical design of the environment to create the ability to monitor and control the environment along individual perceived zones of territorial influence that result in a proprietary interest and a felt responsibility.

(8) "Enterprise zone" means an area approved pursuant to s. 290.0065.

*History.*—s. 57, ch. 87-243; s. 24, ch. 88-381.

#### **163.504 Safe neighborhood improvement districts; planning funds.—**

(1) The governing body of any municipality or county may authorize the formation of safe neighborhood improvement districts through the adoption of a planning ordinance which specifies that such districts may be created by one or more of the methods established in ss. 163.506, 163.508, and 163.511. No district may overlap the jurisdictional boundaries of a municipality and the unincorporated area of a county, except by interlocal agreement.

(2) If the governing body of a municipality or county elects to create a safe neighborhood improvement district, it shall be eligible to request a grant from the Safe Neighborhoods Trust Fund, created pursuant to s. 163.517 and administered by the Department of Community Affairs, to prepare a safe neighborhood plan for the district.

(3) Municipalities and counties may implement the provisions of this section without planning funds from the Department of Community Affairs. However, nothing in this section shall be construed to exempt any district from the requirements of providing a safe neighborhood improvement plan pursuant to s. 163.516.

*History.*—s. 58, ch. 87-243; s. 25, ch. 88-381.

#### **163.506 Local government neighborhood improvement districts; creation; advisory council; dissolution.**

(1) After a local planning ordinance has been adopted authorizing the creation of local government neighborhood improvement districts, the local governing body of a municipality or county may create local government neighborhood improvement districts by the enactment of a separate ordinance for each district, which ordinance:

(a) Specifies the boundaries, size, and name of the district.

(b) Authorizes the district to receive a planning grant from the department.

(c) Authorizes the local government neighborhood improvement district to levy an ad valorem tax on real and personal property of up to 2 mills annually.

(d) Authorizes the use of special assessments pursuant to chapter 170 to support planning and implementation of district improvements. For the purposes of making such assessments, the terms "municipality" and



"governing board of the municipality" used in said chapter shall mean the district and board, respectively.

(e) Designates the local governing body as the board of directors of the district.

(f) Establishes an advisory council to the board of directors comprised of property owners or residents of the district.

(g) May prohibit the use of any district power authorized by s. 163.514.

(2) The advisory council shall perform such duties as may be prescribed by the governing body and shall submit within the time period specified by the governing body, acting as the board of directors, a report on the district's activities and a proposed budget to accomplish its objectives. In formulating a plan for services or improvements the advisory board shall consult in public session with the appropriate staff or consultants of the local governing body responsible for the district's plan.

(3) As an alternative to designating the local governing body as the board of directors, a majority of the local governing body of a city or county may appoint a board of three to seven directors for the district who shall be residents of the proposed area and who are subject to ad valorem taxation in the residential neighborhood improvement district or who are property owners in a commercial neighborhood improvement district. The directors shall be appointed for staggered terms of 3 years. The initial appointments shall be as follows: one director for a 1-year term; one director for a 2-year term; and one director for a 3-year term. If more than three directors are to be appointed, the additional members shall initially be appointed for 3-year terms. Vacancies shall be filled for the unexpired portion of a term in the same manner as the initial appointments were made. Each director shall hold office until his successor is appointed and qualified unless the director ceases to be qualified or is removed from office. Upon appointment and qualification and in January of each year, the directors shall organize by electing from their number a chairman and a secretary.

(4) A district may be dissolved by the governing body by rescinding the ordinance creating the district. The governing body shall consider rescinding the ordinance if presented with a petition containing the signatures of 60 percent of the residents of a district.

*History.*—s. 59, ch. 87-243; s. 26, ch. 88-381.

**163.508 Property owners' association neighborhood improvement districts; creation; powers and duties; duration.—**

(1) After a local planning ordinance has been adopted authorizing the creation of property owners' association neighborhood improvement districts, the local governing body of a municipality or county may create property owners' association neighborhood improvement districts by the enactment of a separate ordinance for each district, which ordinance:

(a) Establishes that an incorporated property owners' association representing 75 percent of all owners of property within a proposed district meeting the requirements of this section has petitioned the governing body of the municipality or county for creation of a district for the area encompassed by the property owned by members of the association.

(b) Specifies the boundaries, size, and name of the district.

(c) Authorizes the governing body through mutual agreement with the property owners' association to:

1. Request a matching grant from the state's Safe Neighborhoods Trust Fund to prepare the first year's safe neighborhood plan. The provider of the local match for the state grant shall be mutually agreed upon between the governing body and the property owners' association. The governing body may agree to provide the match as a no-interest-bearing loan to be paid back from assessments imposed by the association on its members or shareholders.

2. Provide staff and other technical assistance to the property owners' association on a mutually agreed-upon basis, contractual or otherwise.

3. Prepare the first year's safe neighborhood plan, which shall comply with and be consistent with the governing body's adopted comprehensive plan.

(d) Provides for an audit of the property owners' association.

(e) Designates the officers of the incorporated property owners' association as the board of directors of the district.

(f) May prohibit the use of any district power authorized by s. 163.514.

(2) In order to qualify for the creation of a neighborhood improvement district, the property owners shall form an association in compliance with this section, or use an existing property owners' association in compliance with this section, which shall be a corporation, for profit or not for profit, and of which not less than 75 percent of all property owners within the proposed area have consented in writing to become members or shareholders. Upon such consent by 75 percent of the property owners in the proposed district, all consenting property owners and their successors shall become members of the association and shall be bound by the provisions of the articles of incorporation, the bylaws of the association, the covenants, the deed restrictions, the indentures, and any other properly promulgated restrictions. The association shall have no member or shareholder who is not a bona fide owner of property within the proposed district. Upon receipt of its certificate of incorporation, the property owners' association shall notify the clerk of the city or county court, whichever is appropriate, in writing, of such incorporation and shall list the names and addresses of the officers of the association.

(3) Any incorporated property owners' association operating pursuant to ss. 163.501-163.522 shall have the power:

(a) To negotiate with the governing body of a municipality or county for closing, privatizing, or modifying the rights-of-way, and appurtenances thereto, within the district.

(b) To utilize various legal instruments such as covenants, deed restrictions, and indentures to preserve and maintain the integrity of property, land, and rights-of-way owned and conveyed to it within the district.

(c) To make and collect assessments against all property within the boundaries of the district and to lease, maintain, repair, and reconstruct any privatized

street, land, or common area within the district upon dedication thereof to the association.

(d) Without the joinder of any property owner, to modify, move, or create any easement for ingress and egress or for the purpose of utilities, if such easement constitutes part of or crosses district property. However, this shall not authorize the association to modify or move any easement which is created in whole or in part for the use or benefit of anyone other than association members, or which crosses the property of anyone other than association members, without the consent or approval of such person as required by law or by the instrument creating the easement. Nothing in this paragraph shall affect the rights of ingress or egress of any member of the association.

(4) A property owners' association neighborhood improvement district shall continue in perpetuity as long as the property owners' association created pursuant to this section exists under the applicable laws of the state.

*History.*—s. 60, ch. 87-243; s. 27, ch. 88-381.

**163.511 Special neighborhood improvement districts; creation; referendum; board of directors; duration; extension.—**

(1) After a local planning ordinance has been adopted authorizing the creation of special neighborhood improvement districts, the governing body of a municipality or county may declare the need for and create special residential or business neighborhood improvement districts by the enactment of a separate ordinance for each district, which ordinance:

(a) Conditions the implementation of the ordinance on the approval of a referendum as provided in subsection (2).

(b) Authorizes the special neighborhood improvement district to levy an ad valorem tax on real and personal property of up to 2 mills annually.

(c) Authorizes the use of special assessments pursuant to chapter 170 to support planning and implementation of district improvements. For the purpose of making such assessments, the terms "municipality" and "governing board of the municipality" shall mean the district and board, respectively.

(d) Specifies the boundaries, size, and name of the district.

(e) Authorizes the district to receive a planning grant from the department.

(f) Provides for the appointment of a 3-member board of directors for the district.

(g) May authorize a special neighborhood improvement district to exercise the power of eminent domain pursuant to chapters 73 and 74. Any property identified for eminent domain by the district shall be subject to the approval of the local governing body before eminent domain procedures are exercised.

(h) May prohibit the use of any district power authorized by s. 163.514.

(2) A referendum to implement a special residential or business neighborhood improvement district shall be held within 120 days after the occurrence of one of the following:

(a) The governing body of the municipality or county declares, by the enactment of a separate ordinance pur-

suant to subsection (1), that there is a need for a special residential or business neighborhood improvement district to function within a proposed area; or

(b) A petition containing the signatures of 40 percent of the electors of a proposed special residential neighborhood improvement district area or 20 percent of the property owners of a proposed special business neighborhood improvement district area is presented to the county commission of a county, if the proposed area is located in the unincorporated area of the county, or to the governing body of a municipality, if the proposed area is located within the incorporated limits of the municipality. The petition shall define the proposed area and shall state that it is for the purpose of calling a referendum to determine whether a special residential or business neighborhood improvement district should be created in such proposed area.

(3)(a) The referendum to implement a special residential neighborhood improvement district ordinance shall be held as prescribed in this subsection.

(b) Within 45 days from the date the governing body of the municipality or county, whichever is appropriate, enacts an ordinance pursuant to subsection (1), or is presented with a petition pursuant to subsection (2)(b), so that the boundaries of the proposed improvement district are defined, the city clerk or the supervisor of elections, whichever is appropriate, shall certify such ordinance or petition and compile a list of the names and last known addresses of the electors in the proposed special residential neighborhood improvement district from the list of registered voters of the county as of the last day of the month preceding that in which the ordinance was enacted or the petition was presented, and the same shall constitute the registration list for the purposes of the referendum required under this subsection, except as otherwise provided in this subsection.

(c) Within 45 days from compilation of the voter registration list pursuant to paragraph (b), the city clerk or the supervisor of elections shall notify each such elector of the general provisions of this section, including the taxing authority and the date of the upcoming referendum. Notification shall be by United States mail and, in addition thereto, by publication one time in a newspaper of general circulation in the county or municipality in which the district is located.

(d) Any resident of the district whose name does not appear on the list compiled pursuant to paragraph (b) may register to vote as provided by law. The registration list shall remain open for 75 days after enactment of the ordinance defining the special neighborhood improvement district or after presentation of the petition calling for creation of the district.

(e)1. Within 15 days after the closing of registration, the city clerk or the supervisor of elections shall send a ballot to each elector at his last known mailing address by first-class United States mail. The ballot shall include:

a. A description of the general provisions of this section applicable to special residential neighborhood improvement districts; and

b. Immediately following said information, the following:

"Do you favor the creation of the \_\_\_\_\_  
Special Residential Neighborhood Improvement  
District and approve the levy of up to 2 mills of ad  
valorem taxes by such proposed district?"

\_\_\_Yes, for the Special Residential Neighborhood  
Improvement District.

\_\_\_No, against the Special Residential Neighbor-  
hood Improvement District."

2. Ballots shall be returned by United States mail,  
or by personal delivery.

(f) All ballots received within 120 days after enact-  
ment of the ordinance or presentation of the petition de-  
fining the district shall be tabulated by the city clerk or  
the supervisor of elections, who shall certify the results  
thereof to the city council or county commission no later  
than 5 days after said 120-day period.

(g) The electors shall be deemed to have approved  
of the provisions of this section at such time as the city  
clerk or the supervisor of elections certifies to the gov-  
erning body of the municipality or county that approval  
has been given by a majority of the electors voting in the  
referendum.

(4)(a) The referendum to implement a special busi-  
ness neighborhood improvement district ordinance shall  
be held as prescribed in this subsection.

(b) Within 45 days from the date the governing body  
of the municipality or county, whichever is appropriate,  
enacts an ordinance pursuant to subsection (1), or is  
presented with a petition pursuant to subsection (2)(b),  
so that the boundaries of the proposed improvement  
district are defined, the city clerk or the supervisor of  
elections, whichever is appropriate, shall certify such or-  
dinance or petition and compile a list of the names and  
last known addresses of the freeholders in the proposed  
special business neighborhood improvement district  
from the tax assessment roll of the county applicable as  
of the thirty-first day of December in the year preceding  
the year in which the ordinance was enacted or the peti-  
tion was presented, and the same shall constitute the  
registration list for the purposes of the freeholders' refer-  
endum required under this subsection, except as other-  
wise provided in this subsection.

(c) Within 45 days from compilation of the freehold-  
ers' registration list pursuant to paragraph (b), the city  
clerk or the supervisor of elections shall notify each such  
freeholder of the general provisions of this section, in-  
cluding the taxing authority and the date of the upcom-  
ing referendum, and the method provided for submitting  
corrections to the registration list should the status of  
the freeholder have changed since the compilation of  
the tax rolls. Notification shall be by United States mail  
and, in addition thereto, by publication one time in a  
newspaper of general circulation in the county or munic-  
ipality in which the district is located.

(d) Any freeholder whose name does not appear on  
the tax rolls compiled pursuant to paragraph (b) may  
register to vote with the city clerk or the supervisor of  
elections. The registration list shall remain open for 75  
days after enactment of the ordinance defining the spe-  
cial business neighborhood improvement district or af-  
ter presentation of the petition calling for creation of the  
district.

(e)1. Within 15 days after the closing of the registra-  
tion list, the city clerk or the supervisor of elections shall  
send a ballot to each registered freeholder at his last  
known mailing address by first-class United States mail.  
The ballot shall include:

a. A description of the general provisions of this  
section applicable to special business neighborhood im-  
provement districts;

b. The assessed value of the freeholder's property;

c. The percent of the freeholder's interest in such  
property; and

d. Immediately following said information, the fol-  
lowing:

"Do you favor the creation of the \_\_\_\_\_  
Special Business Neighborhood Improvement Dis-  
trict and approve the levy of up to 2 mills of ad va-  
lorem taxes by such proposed district?"

\_\_\_Yes, for the Special Business Neighborhood  
Improvement District.

\_\_\_No, against the Special Business Neighbor-  
hood Improvement District."

2. Ballots shall be returned by United States mail or  
by personal delivery.

(f) All ballots received within 120 days after enact-  
ment of the ordinance or presentation of the petition de-  
fining the district shall be tabulated by the city clerk or  
the supervisor of elections, who shall certify the results  
thereof to the city council or county commission no later  
than 5 days after said 120-day period.

(g) The freeholders shall be deemed to have ap-  
proved of the provisions of this section at such time as  
the city clerk or the supervisor of elections certifies to  
the governing body of the municipality or county that ap-  
proval has been given by freeholders representing in ex-  
cess of 50 percent of the assessed value of the property  
within the special business neighborhood improvement  
district.

(5)(a) The city clerk or the supervisor of elections,  
whichever is appropriate, shall enclose with each ballot  
sent pursuant to this section two envelopes: a secrecy  
envelope, into which the elector or freeholder shall en-  
close his marked ballot; and a second envelope, into  
which the elector or freeholder shall then place the se-  
crecy envelope, which shall be addressed to the city  
clerk or the supervisor of elections. The back side of the  
mailing envelope shall bear a certificate in substantially  
the following form:

Note: Please Read Instructions Carefully Before  
Marking Ballot and Completing Voter's Certificate.

CERTIFICATE

I, \_\_\_\_\_, am a duly qualified and registered (voter or  
freeholder, whichever is appropriate) of the proposed  
(name) (Special Residential or Business, whichever is  
appropriate) Neighborhood Improvement District; and I  
am entitled to vote this ballot.

\_\_\_\_\_  
(Voter's Signature)

Note: Your Signature Must Be Witnessed By Either:

1. A Notary or Officer defined in Item 6.b. of the In-  
struction Sheet.



Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_ 19\_\_\_\_. (Official Title) My Commission Expires this \_\_\_\_ day of \_\_\_\_ 19\_\_\_\_. (Do Not Use Impression Seal)

(Address) (Signature of Official) (City/State)

Or

2. Two Witnesses 18 Years of Age or Older as provided in Item 6.a. of the Instruction Sheet.

(First Witness) (Address) (City/State)

(Second Witness) (Address) (City/State)

(b) The statement shall be so arranged that the signature of the elector or freeholder and the attesting witness or witnesses shall be across the seal of the envelope. The elector or freeholder and the attesting witness or witnesses shall execute the form on the envelope.

(6) The city clerk or the supervisor of elections shall enclose with each ballot sent to an elector or freeholder pursuant to this section separate printed instructions in substantially the following form:

READ THESE INSTRUCTIONS CAREFULLY BEFORE MARKING BALLOT.

1. VERY IMPORTANT. In order to assure that your ballot will be counted, it should be completed and returned as soon as possible so that it can reach the city clerk or the supervisor of elections no later than 7 p.m. on the (final day of the 120-day period given here).

2. Mark your ballot in secret as instructed on the ballot.

3. Place your marked ballot in the enclosed secrecy envelope.

4. Insert the secrecy envelope into the enclosed mailing envelope, which is addressed to the city clerk or the supervisor of elections.

5. Seal the mailing envelope and completely fill out the Voter's Certificate on the back of the mailing envelope.

6. VERY IMPORTANT. Sign your name on the line provided for "(Voter's Signature)."

a. Persons serving as attesting witnesses shall affix their signatures and addresses on the Voter's Certificate. Any two persons 18 years of age or older may serve as attesting witnesses.

b. Any notary or other officer entitled to administer oaths or any Florida supervisor of elections or his deputy may serve as a sole attesting witness. The sole attesting witness shall affix his signature, official title, and address to the Voter's Certificate.

7. Mail, deliver, or have delivered the completed mailing envelope. Be sure there is sufficient postage if mailed.

(7) The business and affairs of a special neighborhood improvement district shall be conducted and administered by a board of three directors who shall be residents of the proposed area and who are subject to ad valorem taxation in the district. Upon their appointment and qualification and in January of each year, the

directors shall organize by electing from their number a chairman and a secretary, and may also employ staff and legal representatives as deemed appropriate, who shall serve at the pleasure of the board and may receive such compensation as shall be fixed by the board. The secretary shall keep a record of the proceedings of the district and shall be custodian of all books and records of the district. The directors shall not receive any compensation for their services, nor may they be employed by the district.

(8) Within 30 days of the approval of the creation of a special neighborhood improvement district, if the district is in a municipality, a majority of the governing body of the municipality, or if the district is in the unincorporated area of the county, a majority of the county commission, shall appoint the three directors provided for herein for staggered terms of 3 years. The initial appointments shall be as follows: one for a 1-year term, one for a 2-year term, and one for a 3-year term. Each director shall hold office until his successor is appointed and qualified unless the director ceases to be qualified to act as a director or is removed from office. Vacancies on the board shall be filled for the unexpired portion of a term in the same manner as the initial appointments were made.

(9) Reappointment of the directors shall be accomplished in the same manner as the original appointments by the governing body of the municipality or county 2 months prior to the reappointment date.

(10) The governing body of a municipality or county may remove a director for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he has been given a copy of the charges at least 10 days prior to such hearing and has had an opportunity to be heard in person or by counsel. A vacancy so created shall be filled as provided herein.

(11) The district may employ a manager, who shall be a person of recognized ability and experience, to serve at the pleasure of the district. The manager may employ such employees as may be necessary for the proper administration of the duties and functions of the district. However, the district shall approve such positions and fix compensation for such employees. The district may contract for the services of attorneys, engineers, consultants, and agents for any lawful purpose of the district.

(12) The directors shall be subject to the code of ethics for public officers and employees as set forth in part III of chapter 112 and to the requirements of the public records law and public meetings law in chapters 119 and 286, respectively.

(13) Any special neighborhood improvement district created pursuant to ss. 163.501-163.522 shall cease to exist at the end of the tenth fiscal year of operation. Such a district may continue in operation for subsequent 10-year periods if the continuation of the district is approved at a referendum conducted pursuant to ss. 163.501-163.522. Said referendum shall be held upon one of the occurrences specified in subsection (2). Should the district cease to exist, all property owned by the district shall become property of the municipality or county in which the district is located.

(14) In the event the district is dissolved, the property owners in the district shall make alternate arrangements

ceptable to the debtholders and local governments pertaining to payment of debts.

*History.*—s. 61, ch. 87-243; s. 28, ch. 88-381.

**163.513 Crime prevention through environmental design functions of neighborhood improvement districts.**—All boards of local governments, property owners' associations, and special neighborhood improvement districts created pursuant to ss. 163.501-163.522 shall:

(1) Collect data on the types, frequency, severity, and location of criminal activity occurring in the district, including determination, from surveys and other research techniques, of the level of crime as perceived by neighborhood residents and comparison of the types of crime in the district on a per capita, citywide, and countywide basis.

(2) Provide an analysis of crimes related to land use and environmental and physical conditions of the district, giving particular attention to factors which support or create opportunities for crime, which impede natural surveillance, which encourage free circulation through the district, or which hinder the defense of social territories perceived by residents as under control. Any factor used to define or describe the conditions of the physical environment can serve as the basis of a crime-to-environment relationship. These factors include streets, alleys, sidewalks, residential blocks, position of dwellings on a block, single vs. multifamily dwellings, abandoned houses, parking areas and parking lots, informal pathways, functional areas of the environment, traffic flow patterns, and the existence of barriers such as fences, walls, gullies, and thick vegetation.

(3) Determine, from surveys and other data collection techniques, areas within the district where modification or closing of, or restriction of access to, certain streets would assist crime prevention and enhance neighborhood security for property owners and residents.

(4) Formulate and maintain on a current basis for each district short-range and long-range projects and plans which the crime-to-environment analysis, including surveys and citizen participation, have determined are applicable and appropriate for crime prevention through environmental design strategies and tactics and which will improve the attractiveness and security of the district by reducing criminal activity, will stabilize neighborhoods and enhance property values within the district, will promote proper use and informal control of residential streets within the district, will improve public facilities and amenities and provide for territorial control of streets and areas within the district by legitimate users, and will increase the probability that persons who commit crimes in the district will be apprehended.

(5) Prepare and initiate actions deemed most suitable for implementing safe neighborhood improvement plans, including modifications to existing street patterns and removal, razing, renovation, reconstruction, remodeling, relocation, and improvement of existing structures and facilities, and addition of new structures and facilities, and coordination with other agencies providing relevant informational, educational, and crime prevention services. The preparation of actions for implementation

shall utilize crime prevention through environmental design strategies and tactics.

(6) Participate in the implementation and execution of safe neighborhood improvement plans, including any establishment, acquisition, construction, ownership, financing, leasing, licensing, operation, and management of publicly owned or leased facilities deemed beneficial in effecting such implementation for the public purposes stipulated in s. 163.502. However, this subsection shall not give the board, association, or special district any power or control over any city or county property unless and until assigned to it by the city or county governing body.

(7) Ensure that all capital improvements within the district are consistent with the Capital Improvement Plan of the Local Government Comprehensive Plan.

*History.*—s. 62, ch. 87-243.

**163.514 Powers of neighborhood improvement districts.**—Unless prohibited by ordinance, the board of any district shall be empowered to:

(1) Enter into contracts and agreements and sue and be sued as a body corporate.

(2) Have and use a corporate seal.

(3) Acquire, own, convey, or otherwise dispose of, lease as lessor or lessee, construct, maintain, improve, enlarge, raze, relocate, operate, and manage property and facilities of whatever type to which it holds title and grant and acquire licenses, easements, and options with respect thereto.

(4) Accept grants and donations of any type of property, labor, or other thing of value from any public or private source.

(5) Have exclusive control of funds legally available to it, subject to limitations imposed by law or by any agreement validly entered into by it.

(6) Cooperate and contract with other governmental agencies or other public bodies.

(7) Contract for services of planning consultants, experts on crime prevention through environmental design, environmental security, or defensible space, or other experts in areas pertaining to the operations of the board of directors or the district.

(8) Contract with the county or municipal government for planning assistance, and for increased levels of law enforcement protection and security, including additional personnel.

(9) Promote and advertise the commercial advantages of the district so as to attract new businesses and encourage the expansion of existing businesses.

(10) Promote and advertise the district to the public and engage in cooperative advertising programs with businesses located in the district.

(11) Improve street lighting, parks, streets, drainage, utilities, swales, and open areas, and provide safe access to mass transportation facilities in the district.

(12) Undertake innovative approaches to securing neighborhoods from crime, such as crime prevention through environmental design, environmental security, and defensible space.

(13) Privatize, close, vacate, plan, or replan streets, roads, sidewalks, and alleys, subject to the concurrence of the local governing body and, if required, the state Department of Transportation.

(14) Prepare, adopt, implement, and modify a safe neighborhood improvement plan for the district.

(15) Issue revenue bonds pursuant to chapter 125 or chapter 166.

(16) Subject to s. 12, Art. VII of the State Constitution, pledge the revenue under its control to the payment of revenue bonds.

(17) Identify areas with blighted influences, including, but not limited to, areas where unlawful urban dumping or graffiti are prevalent, and develop programs for eradication thereof.

(18) Make and collect general assessments to finance any of the improvements to the district authorized in this section.

(19) Exercise all lawful powers incidental to the effective and expedient exercise of the foregoing powers.

*History.*—s. 63, ch. 87-243; s. 29, ch. 88-381.

**163.5151 Fiscal management; budget preparation.**

(1) Subject to agreement with the local governing body, all funds of the districts created pursuant to ss. 163.501-163.522 shall be received, held, and secured in the same manner as other public funds by the appropriate fiscal officers of the municipality in which the district is located, or the county if the district is located in the unincorporated portion of the county. The funds of the district shall be maintained under a separate account, shall be used for purposes authorized by this act, and shall be disbursed only by direction of or with approval of the district pursuant to requisitions signed by the manager or other designated chief fiscal officer of the district and countersigned by at least one other member of the board.

(2) The district bylaws shall provide for maintenance of minutes and other official records of its proceedings and actions; for preparation and adoption of an annual budget for each ensuing fiscal year; for internal supervision and control of its accounts, which function the appropriate city or county fiscal officers may perform for the district at its request; and for an external audit at least annually by an independent certified public accountant who has no personal interest, direct or indirect, in the fiscal affairs of the district. A copy of the external audit shall be filed with the city clerk or the clerk of the court, whichever is appropriate, within 90 days after the end of each fiscal year. The bylaws shall specify the means by which each of these functions is to be performed and, as to those functions assigned to district personnel, the manner and schedule of performance.

(3) Each special neighborhood improvement district shall establish its budget pursuant to the provisions of chapter 200. Prior to adoption of the final budget and setting of the millage rate to be levied by the board, the board shall submit a tentative budget and proposed millage rate of the district to the governing body of the municipality in which the district is located, or to the county if the district is located in the unincorporated portion of the county, for approval or disapproval. Such governing body shall have the power to modify the budget or millage submitted by the board. Subsequent to approval, the board shall adopt its final budget and millage rate in accordance with the requirements of chapter 200.

(4) At the option of the county property appraiser for the county within which the neighborhood improvement district is located, the assessments levied by the district shall be collected in the same manner as all ad valorem taxes if so requested by the local governing body pursuant to s. 197.363.

*History.*—s. 64, ch. 87-243; s. 30, ch. 88-381.

**163.516 Safe neighborhood improvement plans.—**

(1) A safe neighborhood improvement plan is mandated for all neighborhood improvement districts. The plan shall contain at least the following elements:

- (a) Demographics of the district.
- (b) Crime activity data and analysis.
- (c) Land use, zoning, housing, and traffic analysis.
- (d) Determination of the problems of the crime-to-environment relationship and the stability of the neighborhood improvement district.

(e) Statement of the district's goal and objectives.

(f) Assessment of crime prevention through environmental design strategies and tactics that will be applied to the crime-to-environment relationship problems.

- (g) Cost estimates and the methods of financing.
- (h) Outline of program participants and their functions and responsibilities.

(i) Schedule for executing program activities.

(j) Evaluation guidelines.

(2) Every safe neighborhood improvement plan shall show, by diagram and by general explanation:

(a) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

(b) Specific identification of any publicly funded capital projects to be undertaken within the district.

(c) Adequate safeguards that the improvements will be carried out pursuant to the plan.

(d) Provision for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body of the municipality in which the district is located, or the county if the district is located in the unincorporated portion of the county, deems necessary to effectuate the purposes of ss. 163.501-163.522.

(e) Projected costs of improvements, including the amount to be expended on publicly funded capital projects in the district and any indebtedness of the district, the county, or the municipality proposed to be incurred if such indebtedness is to be repaid with district revenues.

(f) Promotion of advertising programs to be undertaken by the district or in conjunction with businesses in the district.

(g) Suggested physical improvements necessary for the safety of residents in or visitors to the district.

(h) Increased law enforcement and security plans for the district.

(3) The safe neighborhood improvement plan shall:

(a) Be consistent with the adopted comprehensive plan for the county or municipality pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act. No district plan shall be imple-



mented unless the local governing body has determined said plan is consistent.

(b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, street modifications, redevelopment, and rehabilitation as may be proposed to be carried out in the district.

(c) Provide some method for and measurement of the reduction of crime within the district.

(4) The county, municipality, or district may prepare or cause to be prepared a safe neighborhood improvement plan, or any person or agency, public or private, may submit such a plan to a district. Prior to its consideration of a safe neighborhood improvement plan, the district shall submit such plan to the local governing body for review and written approval as to its consistency with the local government comprehensive plan. The district must be notified of approval or disapproval within 60 days after receipt of the plan for review, and a revised version of the plan may be submitted to satisfy any inconsistencies. The district may not proceed with the safe neighborhood improvement plan until final approval is given by the local governing body.

(5) Prior to adoption of the safe neighborhood improvement plan, the board shall hold a public hearing on the plan after public notice thereof by publication in a newspaper of general circulation in the county or municipality in which the district is located. The notice shall describe the time, date, place, and purpose of the hearing; identify the boundaries of the district; and outline the general scope of the plan.

(6) The board, after the public hearing, may approve the safe neighborhood improvement plan if it finds:

(a) The plan has been approved as consistent with the local comprehensive plan by the local governing body; and

(b) The plan will improve the promotion, appearance, safety, security, and public amenities of the neighborhood improvement district as stipulated in s. 63.502.

(7) If, at any time after approval of the safe neighborhood improvement plan, it becomes desirable to amend or modify the plan, the board may do so. Prior to any such amendment or modification, the board shall obtain written approval of the local governing body concerning conformity to the local government comprehensive plan and hold a public hearing on the proposed amendment or modification after public notice thereof by publication in a newspaper of general circulation in the county or municipality in which the district is located. The notice shall describe the time, place, and purpose of the hearing and generally describe the proposed amendment or modification.

(8) Pursuant to ss. 163.3184 and 163.3187, the governing body of a municipality or county shall hold two public hearings to consider the board-adopted safe neighborhood improvement plan as an amendment or modification to the municipality's or county's adopted local comprehensive plan.

(9) A safe neighborhood improvement plan for each district shall be prepared and adopted by the municipality or county prior to the levy and expenditure of any of the proceeds of any tax assessment or fee authorized

to such districts other than for the preparation of the safe community or business improvement plan.

**History.**—s. 65, ch. 87-243.

#### **163.517 Safe Neighborhoods Trust Fund.—**

(1) The Safe Neighborhoods Trust Fund is hereby created. The purpose of the trust fund shall be to provide planning grants and technical assistance on a 100-percent matching basis to the three types of neighborhood improvement districts authorized by this part. Planning grants shall be awarded in the order in which applications are received, provided the threshold criteria in subsection (4) are met, as follows:

(a) Property owners' association neighborhood improvement districts may receive up to \$20,000.

(b) Local government neighborhood improvement districts may receive up to \$250,000.

(c) Special neighborhood improvement districts may receive up to \$100,000.

(2) Each local governing body which creates a neighborhood improvement district is eligible to receive an allocation of up to \$30,000 to employ the services of technical experts in the fields of crime prevention through environmental design, environmental security, or defensible space.

(3) Any funds deposited in the Safe Neighborhoods Trust Fund and not needed for distribution may be invested pursuant to s. 215.535, with the interest earned to be deposited in the trust fund.

(4) Applications for planning grants from the Safe Neighborhoods Trust Fund shall be evaluated and considered when the following threshold criteria are met:

(a) Verification that the local governing body has passed an ordinance creating neighborhood improvement districts.

(b) Verification of commitment to provide matching funds for purposes of planning for neighborhood improvement districts. A local match may include in-kind services such as office space and supplies. The fair market value of such in-kind services must be documented.

(c) Evidence of commitment from neighborhood organizations, homeowners, property owners, business or merchant's associations, or concerned individuals to participate in the activities of their neighborhood improvement districts.

(d) Need of the community for neighborhood improvement districts for purposes of reducing crime, including the degree to which crime data indicates an escalation of criminal activities which impact area physical and economic conditions, identification of environmental factors which support criminal activities, previous crime prevention plans and efforts which impact the physical environment, excessive traffic counts for residential roads, and crime rates in enterprise zones and in business and commercial areas.

(e) Capacity to successfully implement neighborhood improvement districts, including knowledge of and ability to utilize crime prevention through environmental design and defensible space strategies and techniques, organizational structure which utilizes trained experts in crime prevention, community planning, environmental control, and engineering.

(5) Population distribution of Florida's cities and counties shall be considered in order to give communities of all sizes an opportunity to benefit from the matching funds provided by the Safe Neighborhoods Trust Fund for the establishment of neighborhood improvement districts.

**History.**—s. 66, ch. 87-243.

**Note.**—Section 215.535 was amended and transferred to s. 18.125 by s. 2, ch. 87-331. Note, however, that generally a specific cross-reference is unaffected by subsequent amendments to or repeal of the statute. See Preface, supra p. viii.

**163.518 Crime prevention through environmental design program.**—The Department of Community Affairs shall contract with the Department of Legal Affairs to create within the Department of Legal Affairs a crime prevention through environmental design program. This program shall act as the repository of crime prevention through environmental design strategies, principles, and tactics; environmental security plans and procedures; defensible space techniques; and safe neighborhood plans. The program shall:

(1) Utilize staff and provide crime prevention through environmental design and defensible space training.

(2) Provide for consultant contracts for statewide training on safe neighborhood development for planners, engineers, local officials, property owners' associations, and boards of directors of special neighborhood improvement districts.

**History.**—s. 67, ch. 87-243.

**163.519 Duties of Department of Community Affairs.**—The Department of Community Affairs shall:

(1) Develop program design and criteria for funding neighborhood improvement districts.

(2) Carry out the development, promulgation, and revision of rules required for the operation of the Safe Neighborhoods Trust Fund.

(3) Develop application and review procedures.

(4) Provide advice and technical assistance to local government units, property owners' associations, and boards of directors for special neighborhood improvement districts in their efforts to promote the goals of the Safe Neighborhoods Act and to apply for planning grants.

(5) Review and evaluate applications for planning assistance.

(6) Provide for contract management, including the review of contract close-out reports for accountability and conformance with state law and the required administrative procedures.

(7) Evaluate program performance in light of state objectives and future trends and opportunities and prepare recommendations for the Legislature.

**History.**—s. 68, ch. 87-243.

**163.521 Neighborhood improvement district inside enterprise zone; funding.**—The local governing body of any municipality or county in which the boundaries of an enterprise zone include a neighborhood improvement district may request the Department of Community Affairs to submit a budget request to the Legislature to fund 100 percent of the capital improvement costs for 25 percent of the area of the enterprise zone in which the district or portion thereof is located. The local gov-

erning body may also request a matching grant for capital improvement costs for the remaining 75 percent of the area of the enterprise zone in which the district is located.

**History.**—s. 69, ch. 87-243; s. 31, ch. 88-381.

**163.522 State redevelopment programs.**—Any county or municipality which has authorized the creation of an enterprise zone pursuant to s. 290.0055 which has state approval pursuant to s. 290.0065 is directed to give consideration to the creation of a neighborhood improvement district within said area.

**History.**—s. 70, ch. 87-243.

**163.523 Safe neighborhood districts; cooperation and involvement of community organizations.**—To the extent possible, local governments may cooperate and seek the involvement of community organizations such as churches, chambers of commerce, community development corporations, civic associations, neighborhood housing services, urban leagues, and other not-for-profit organizations in the creation of safe neighborhood improvement districts under this part. Any neighborhood improvement district may enter into agreements with any of such community organizations to undertake any of the activities authorized under this part, except the preparation of safe neighborhood improvement plans. To this end, the district may compensate any such organization for the value of its service. However, such compensation shall not exceed 1 percent of the total annual budget of the district. The community organization may also contract with the district to provide maintenance services for projects implemented in the district. The fee for such services shall not exceed 2 percent of the total budget for the district's project for which services are to be rendered. All service agreements made with community organizations shall have a renewable term of no longer than 3 years. A district may receive funds from such organizations in connection with the performance of any of the functions authorized in this part.

**History.**—s. 32, ch. 88-381.

## PART V

### REGIONAL TRANSPORTATION AUTHORITIES

- 163.565 Short title.
- 163.566 Definitions.
- 163.567 Regional transportation authorities.
- 163.568 Purposes and powers.
- 163.569 Exemption from regulation.
- 163.570 Special region taxation.
- 163.571 Issuance of bonds.
- 163.572 Expansion of area.

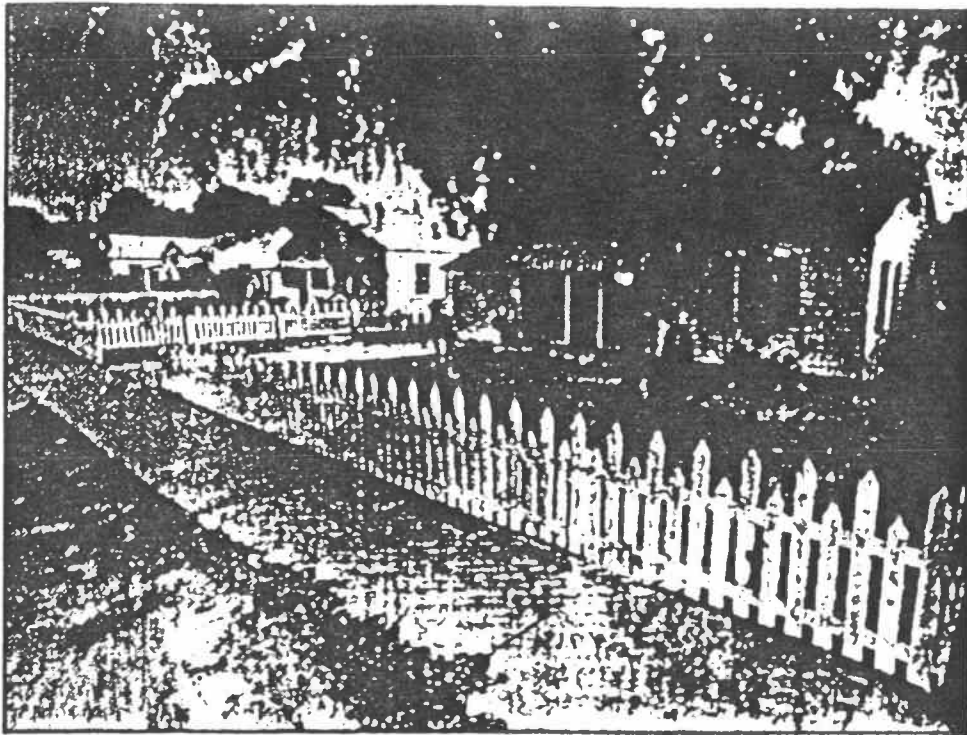
**163.565 Short title.**—This part shall be known and may be cited as the "Regional Transportation Authority Law."

**History.**—s. 1, ch. 71-373; s. 1, ch. 73-278.

**163.566 Definitions.**—As used in this part, and unless the context clearly indicates otherwise:



THE NEW YORK TIMES, SUNDAY, NOVEMBER 18, 1990



Tom Sawyer for The New York Times

Banker's Row cottages that were restored in Delray Beach, Fla.

## Delray Beach, Fla. Rebuilding Downtown

**T**HREE years after a local hair stylist rallied his neighbors with a vision of a thriving arts community in what was then a decaying downtown neighborhood, this Atlantic coast city about 50 miles north of Miami is benefiting from both public and private investment.

More than \$3 million of a \$21 million city bond issue has been earmarked for the neighborhood, a 24-square-block area that has been officially renamed Pineapple Grove in recognition of what was once a major local product.

The area, the oldest part of the downtown, is home to about 400 of Delray Beach's 47,000 residents. They live in Mediterranean Revival style homes that range from mansions to cottages. There is little residential turnover, and houses currently on the market are priced from \$65,000 to \$95,000. There are also some 200 businesses, among them gift and antiques shops and service stores.

Settled by a handful of fruit farmers in the early 1890's, Delray Beach grew steadily after the Florida East Coast Railroad reached it from the North in 1896. By the 1920's, it was widely known as a winter resort.

Although its population is mainly full time, it still grows in the winter by about 8,000 — part-time residents and tourists for whom hotels and restaurants have sprung up.

A few years ago, concerned about creeping downtown blight, the hair stylist, Norman Radin, who owns a salon in the area, founded the Pineapple Grove Support Group. It began lobbying the city for money and for recognition of the area's potential.

The group got the City Commission to approve the name change, to provide trash receptacles bearing a pineapple logo and to rename the neighborhood's main thoroughfare Pineapple Grove Way.

Last year the city committed the \$3 million in bond money to Pineapple Grove projects, including a \$2.6 million conversion of two historic school houses into a complex of art galleries, studios, shops and an auditorium, and \$500,000 in such public improvements as new street lights.

The state awarded the city a \$24,000 matching grant to prepare a historic renovation plan for a five-acre portion of Pineapple Grove known as Banker's Row. An artists' colony in the 1920's, it later fell victim to neglect. Today, several of 16 historic structures have been or are being privately restored.

The city's Community Redevelopment Agency is working out an incentive package in which owners or buyers of Banker's Row property would get low-interest loans to rehabilitate their properties. ■

MARCIE CLOUTIER

► DELRAY BEACH

# Restoration rescues Banker's Row

*Residents return elegance to historic street in Delray*

BY ANTHONY MARX  
STAFF WRITER

Neat, brightly colored bungalows and imposing, two-story Mediterranean revival homes line the 200 block of Northeast First Avenue in Delray Beach.

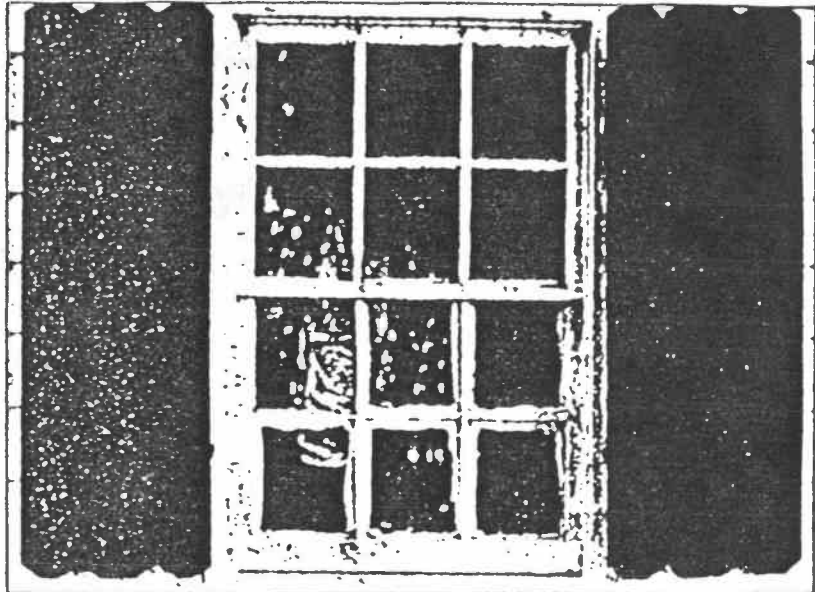
It's a stark contrast to the same houses that sat boarded-up and forgotten for much of the 1980s, degenerating into a haven for squatters and drug dealers.

The once-elegant "Bankers Row," where artists and businessmen lived in the 1920s and 1930s, took a nose-dive into neglect when absentee landlords failed to supply basic maintenance.

"These properties were in danger of demolition," said Pat Cayce, the city's historic preservation planner. "The city would have been left with vacant lots."

But the street has undergone a remarkable transformation in the last three years, as residents began purchasing and revamping many of the block's 30 historic homes.

Buyers say the neighborhood — just blocks from the city's downtown, the new Old



DAVID BECKER THE NEWS

Gene Fisher works on renovations at his Banker's Row home in Delray Beach on Monday.

School Square cultural center and the Pineapple Grove arts district — is ideal for redevelopment.

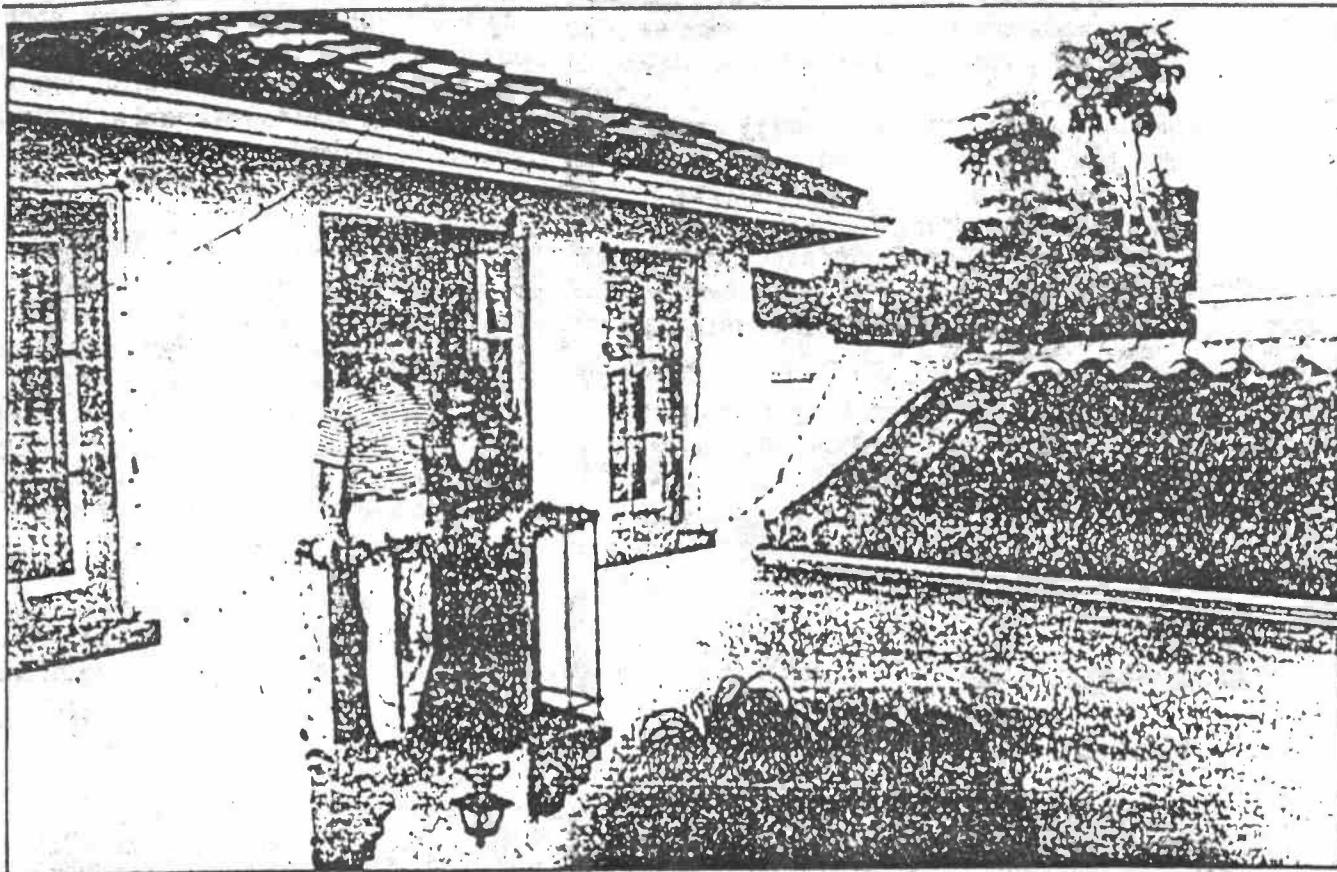
"It's a hot little area. This area's going to become trendy," said resident Gene Fisher. "Boca people are coming into town. It's going to start to happen around here."

Fisher bought the cottage at 223 NE First Avenue in July and has spent his time and money since then making repairs. The 1,200 square-foot structure, which like many other houses on the block includes separate guest quarters in the back yard, is for sale at \$85,000.

Across the street, Bert Wasserman bought two of the larger, Mediterranean homes in 1987 and has spent about \$75,000 fumigating the houses and repairing electrical, plumbing and roofing problems.

Restoration has become a full-time business for Frank McKenny, who lives on the block and fixed up at least five homes.

Early next year, city officials will use a \$24,000 state grant to study the area's architectural features and draft a plan to improve building facades front yards, sidewalks, lighting and landscaping. □



established historic districts and special zoning considerations to attract private investment.

The efforts gained national attention recently when the *New York Times* came to Delray to do a piece on rebuilding downtown.

The article pointed out the Community Redevelopment Agency's program to give low-interest loans to people willing to refurbish homes on Banker's Row, and efforts to create an arts district in Pineapple Grove.

CRA Executive Director Frank Spence praises people like McKinney.

"He is a prime example of what the city has done to encourage private initiative."

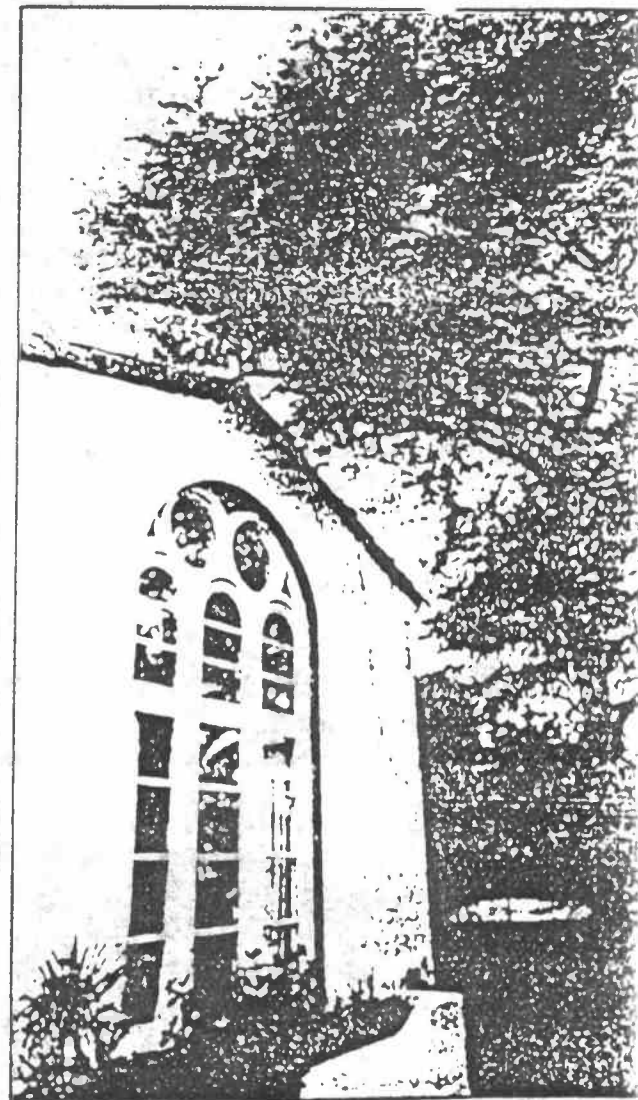
To boost future investment the city recently announced a joint effort with the state to draw up a restoration plan for the area.

The plan will use Banker's Row as a model project for neighborhood planning, says Pay Cayce Delray's historic preservation planner. The Banker's Row project will involve an in-depth study of the architectural features of the homes and the best way to restore and preserve all the homes in the area.

For McKinney, who described himself as a horrible high school student, the future is bright.

"I guess if you were to lay me down on a couch and analyze me it would come down to this: I don't have a college education. People had given up on me, just like people had given up on these houses and this area. That's what attracted me to Banker's Row. We had a lot in common. People had given up on us."

In Delray Beach nobody is giving up on the area or McKinney's future.



Top left: McKinney and his wife Nilsa are very high on Delray's future. They see Banker's Row as an Old Florida-type neighborhood, referring to Boca's success in bringing back that historic neighborhood.

Above: Frank McKinney's Villa Abrigo is Mediterranean style luxury. The home was meticulously restored right down to an old-fashioned door bell which visitors must crank instead of ring.

Staff photos by GINA FONTANA



Continued from Page 1

In the past two years, he has begun buying and restoring some of the historic houses on Northeast First Avenue, breathing new life into an area chock full of local history.

McKinney and his wife, Nilsa, live in a home called Villa Abrigo, the jewel of Banker's Row. The home features lush tropical landscaping, grand gates, statues, fountains, and a guest cottage where cartoonist Jim Raymond created the famous Dagwood and Blondie comic strip.

"I just saw this great potential in Delray Beach," says McKinney. "Underneath the neglect were these beautiful houses that nobody seemed to want."

**Bright future**

Nobody except McKinney, who also bought and restored several of the smaller craftsman houses built in 1938 on the east side of Banker's Row. McKinney was attracted by the guest cottages that the smaller homes offered, and the good deals that he was able to arrange with local banks to buy the houses.

Today, the houses are selling well as young people tired of living in identical "cookie cutter" houses in costly manufactured western communities seek a return to traditional roots.

McKinney says Banker's Row, with its proximity to Pineapple Grove, the beach and downtown Delray is very appealing to young families.

McKinney says people also are attracted by the city's new zoning code, which allows people to live and work out of their homes. Many local residents hope the area will attract artists, professional offices and bed and breakfasts.

McKinney says the history of the area was very appealing to him. He hopes to strike a deal with the city to install "medallions," like the Hollywood Walk of Fame, in front of some of the older homes. The medallions would give a detailed history of Banker's Row and would serve as an unofficial walking tour of one of the city's



**AFFORDABLE HISTORY:** On the east side of Northeast First Avenue, craftsman-style cottages built in 1938 were restored by McKinney's company. The white picket fences and guest cottages are attracting young families who can't afford more expensive homes.

Staff photo by GINA FONTANA

most colorful neighborhoods.

"I've always had the ability to recognize an opportunity," says McKinney who is concentrating solely on Delray after similar restoration efforts in West Palm Beach. "Banker's Row offers affordable housing near entertainment and culture. That's a very attractive combination."

"We're very pro-Delray," adds Nilsa McKinney, an interior designer and architect. "There's so much happening here in the near future. We attended a lot of city meetings and talked to

many people. We were very impressed with some of the plans the city was talking about. You'd go to the meetings and see the effort being made and it was very appealing. We're young and ambitious and we see this as an opportunity and a challenge."

**Public and private initiative**

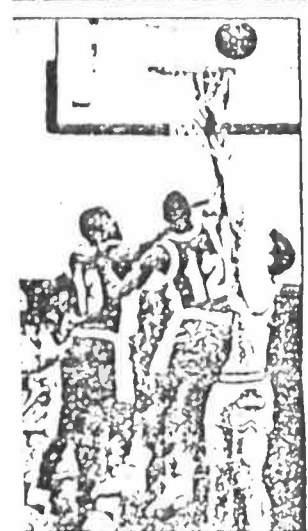
City officials are hoping that other young families feel the same way. In recent years the city has earmarked more than \$3 million for areas near Banker's Row. In addition, the city has es-

Continued on next page

and issue proposal for  
 lying environmentally  
 sensitive land, there is  
 still hope of  
 permanently  
 preserving the Delray  
 banks.....PAGE 7.

**MAXING PROBLEM;**  
 late Attorney David  
 Ludworth doesn't think  
 the SWA's special  
 assessment is  
 institutional...PAGE 6.

**Sports**



**ANGLES FLY:** Atlantic  
 High School's  
 basketball team beat  
 Pope John Paul II High  
 School 62-45 last week  
 to play Lake Worth in  
 the finals.....PAGE 14.

**And more**

**MOVIE REVIEW** .....9.  
**CALENDAR** .....16.  
**CLASSIFIEDS** .....11.

Where others saw decay, Frank McKinney of Delray saw opportunity. The marriage of McKinney's vision and city efforts to encourage neighborhood preservation is saving Delray's Banker's Row.

Staff photo by GIINA FONTANA

*Entrepreneur's initiative brings new life to historic area*

# 'Row' a model for neighborhood restoration

By Jeff Perlman  
 Staff Writer

In its 1920s heyday, the stately Mediterranean style houses in the 200 block of Northeast First Avenue were palaces.

Fountains. Statues. Grand gates and plush landscaping gave the area a luxurious look that fit the lifestyles of the bank presidents who lived there.

But when the stock market crashed in

1927 and the great depression set in, many of the bankers lost their homes as their institutions and personal fortunes crumbled.

The banks took over the grand houses, about 30 of them, and people began to call the block "Banker's Row." A fitting name for an area defined by the rise and fall of banks.

A breathe of fresh air

In the years since the depression,

many of the homes on Banker's Row had fallen into disrepair. Some of the homes were abandoned and used as shelter by vagrants.

For years, the future of Banker's Row looked bleak.

Enter Frank McKinney.

McKinney, a 27-year-old entrepreneur, saw an opportunity on Banker's Row where others saw nothing but neglect.

See ROW on Page 2

*Oh Christmas tree, to recycle thee*

## Program makes mulch of secondhand Xmas trees

By Judy Vik  
 Staff Writer

Your Christmas tree can have a second life as mulch through a tree chip program now under way from Key West to Indian River County.

In Palm Beach County, the trees will be chipped into mulch at the hazardous waste facility in West Palm Beach.

The program saves on landfill space and gets a second use out of the tree, according to Jana Haskins, public education coordinator for the Solid Waste Authority.

Residents who want free mulch can pick it up at the hazardous waste facility at 6161 N. Jog Road. The remainder will be used for landscaping at the disposal facility and for soil erosion on the landfill, according to Jana Haskins, public

education coordinator for the SWA.

The tree recycling program is co-sponsored by the Solid Waste Authority and the South Florida Christmas Tree Retailers Association.

Drop-off programs, open until Jan. 15, will be at the Delray Beach Transfer Station, 1901 Southwest Fourth Ave, and the Lantana Transfer Station, 1810 Lantana Road. Hours are from 7 a.m. to 4 p.m. on Mondays and from 7 a.m. to 3 p.m. Tuesday through Friday.

Haskins said all decorations, garlands and metal and wood stands should be removed from the trees before they're taken to the drop-off stations.

Last year was the first time the SWA ran the Christmas tree recycling program. Haskins expects more people to drop off trees this year.

