City of Delray Beach
Historic Architecture
Walking Tour

City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444

DELRAY BEACH FLORIDA All-America City 1993 2001

City of Delray Beach Historic Architecture Walking Tour

Welcome to historic Delray Beach. Our community has a rich and diverse architectural history beginning from the late 19th Century to the present that includes a diverse array of architectural styles and influences. Development pressure however, has caused strain on the historic built environment and only through perseverance and persistence have the historic structures that remain today been preserved and protected. It is a proud heritage that the City of Delray Beach displays through its historic resources and we invite you now to tour our City and discover it.

Open to the Public
Listed in the Local Register of Historic Places
Listed in the National Register of Historic Places

1. S.D. Spady Cultural Museum, 1926

170 NW 5th Avenue, West Settler's Historic District

This two-story Mission-Revival style building was the home of Solomon D. Spady, a prominent African-American civic and business leader, teacher at the Delray County Training School and teacher and principal at George Washington Carver Elementary and High School (later Carver Middle School). The home was the focal point of the community and is today the architectural highlight of the district, having been fully restored. Note the textured stucco

exterior, decorative curvilinear parapet with copper flashing, and the emphasis on verticality with its narrow front façade. Today it is the home of the S.D. Spady Cultural Arts Museum and EPOCH (Expanding and Preserving Our Cultural Heritage) and operates as an educational and cultural facility.

2. Susan Williams House, 1935
154 NW 5th Avenue, Individually Listed

Adjacent to (south of) the Spady Museum, the dwelling was once the home of Susan Williams, a local mid-wife who was often the only means of medical treatment to the early residents of the historic "Sands" neighborhood, now known as the West Settler's Historic District. The building was relocated in 2000 to become part of the Spady Complex due to development plans in the West Atlantic area. An exterior and interior restoration is currently underway for the Bungalow style house. Once complete, the building will be used as a community education center as part of the Spady Cultural Arts Complex.

3. Sundy House, 1902
106 South Swinton Avenue, Old School Square Historic District

The Sundy House was originally home to the John Shaw Sundy Family who moved to Delray in 1899. Mr. Sundy was Delray's first mayor when the town was incorporated in 1911 and served seven terms. The two-story frame vernacular house was constructed with Victorian influences that include the high pitched gable roof, bargeboard detail, decorative roof brackets, and wrap around porch. The building currently serves as a restaurant and inn.

4. Old School Square Complex, 1913 & 1926

51 North Swinton Avenue, Old School Square Historic District

Situated in the heart of downtown Delray Beach and the Old School Square Historic District, the site is home to the City's first high school and original gymnasium. The cornerstone of the City's preservation movement, today the rehabilitated buildings house the Crest Theatre and the Cornell Museum of Art & History. The *Crest Theatre* (1926, facing Swinton Avenue) was built in the Mediterranean-Revival style with its barrel tile roof and arched entryways, while the *Cornell Museum* (1913, facing Atlantic Avenue) was constructed in the Masonry Vernacular style displaying a hipped roof and widows walk. The building originally displayed a rusticated concrete block exterior that was later stuccoed over. The gymnasium, a Mediterranean-Revival building, also constructed in 1926, is open to the public for special events (of particular note are the building's paired Corinthian columns and arched surrounds at the front entrance off NE 1st Street). The arcade and band shell have recently been added to enhance the complex.

5. Cason Cottage Complex, Cason Cottage c.1915, Bungalow 1926

5 NE 1st Street, Old School Square Historic District

Cason Cottage was restored in 1988 and opened in January 1989 as not only one of the first restorations in the newly established Old School Square Historic District, but also the first museum in the City. The project was a joint effort of the City of Delray Beach and the Delray Beach Historical Society. *Cason Cottage* was once the home of the Cason family, Delray pioneers, and is today a historic house museum reflecting the South Florida lifestyle between 1915 to

1935. Note the clipped gable roof. The 1926 *Bungalow*, under threat of demolition, was moved to the site in 2002. Upon restoration, the building will serve as a visitor and docent center and additional exhibit space for the museum. Note the battered piers, 8/1 light pattern on the windows, and overhanging eaves with roof brackets. The dwelling is thought to be the only remaining Bungalow with a wood shake exterior in the City.

CONTINUE NORTH ON SWINTON AVENUE
TO TOUR DEL-IDA PARK

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6. Banker's Row, c.1920

NE 1st Avenue between 2nd and 3rd Street, Old School Square Historic District

This block was once home to many of Delray's most prominent business leaders and was thus named Banker's Row on their behalf. A series of architectural styles are displayed as you travel from the corner of NE 3rd Street and NE 1st Avenue south to NE 2nd Street. High styles of Mediterranean-Revival, such as Villa Abrigo (shown), and pristine frame vernacular dwellings can be found dating from the 1920s and 1930s. Today the neighborhood is both residential and commercial.

7. Masonic Building, 1924

40-44 E. Atlantic Avenue, Old School Square Historic District

This two story commercial building was originally constructed in 1924 as the home of the Delray Lodge of the Free and Accepted Masons and housed the local Post Office from the late 1920s through the 1950s. Designed in the Mission Revival

style, with its crenelated parapets and stucco exterior, it is today at the core of the downtown commercial district of Atlantic Avenue and the Old School Square Historic District. Funded by the Community Redevelopment Agency, the building's façade is protected by an easement intended to preserve the integrity of the exterior.

8. Colony Hotel, 1926

525 E. Atlantic Avenue, Individually Listed

The hotel was designed by Martin L. Hampton, a principal planner and architect for the City of Coral Gables in the 1920s who was associated with famed entrepreneur Addison Mizner. Originally known as the Hotel Alterep (named for the original owner, Albert T. Repp), the resort hotel was constructed in the Mission-Revival style, a most prominent style in its day, with central twin towers, arched entry and loggia, cast concrete moldings, and barrel tile visor roofs. The hotel opened to the public in January 1926 and survived the 1928 hurricane despite the need for extensive repairs. The hotel is the last remaining hotel of the eight resort hotels from the Boom years of the 1920s. It became the Colony Hotel in 1939 and remains a resort hotel to this day.

TURN RIGHT (SOUTH) ON SE 7th AVENUE
TO TOUR THE MARINA DISTRICT

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9. Atlantic Avenue Bridge, 1951

East Atlantic Avenue at the Intracoastal Waterway, Individually Listed

The Atlantic Avenue Bridge is a gear driven, Chicago style, double leaf Bascule bridge, a type of movable balanced structure that can be tilted using a counterbalance system (similar to a drawbridge). The first bridge over the

canal (a swing bridge) was constructed in 1911. Construction of the current bridge began in 1951 by Cleary Bros. Construction Company and was completed the following year. The structure is approximately 235' long and 52' wide. The masonry vernacular Bridge Tender's House was also constructed in 1952 but was redesigned in 1991 with the addition of the cupola, pineapple finial, and shutters.

10. Sandoway House, 1936

142 South Ocean Boulevard, Individually Listed

Designed in the Frame Vernacular Style, the building was originally the home of J.B. Evans, a local produce broker from Deerfield Beach. Constructed in 1936 and designed by famed local architect Samuel Ogren, Sr., the building remains relatively unchanged from the time of its construction including its clapboard siding, screened porch, and pine wood floors. Currently the home of the Sandoway Nature Center, the building is now owned by the County and is a treasure as it is one of the last remaining historic buildings of this style on the ocean.

CONTINUE TWO BLOCKS SOUTH
TO TOUR THE NASSAU PARK DISTRICT

Locally Designated Historic Districts

Old School Square Historic Arts District (OSSHAD)

Named for the focal point of the downtown area, Old School Square Historic Arts District was listed in the Local Register of Historic Places in 1988. The inventory of historic architecture ranges from Frame and Masonry Vernacular and Bungalow to

Mission and Mediterranean Revival styles dating between 1902 and 1945. The district boundaries expand south to SE 2nd Street and north to NE 4th Street with NW and NE 1st Avenues making up the west and east boundaries.

Nassau Park District

Nassau Park was the City's first planned residential development south of Atlantic Avenue. It was intended to compliment the surrounding resorts and hotels along South Ocean Boulevard and the topography of the area. Built in the Cape Cod Revival and Minimal Traditional styles dating between 1935-1941, the neighborhood remains residential today. Originally named Jo-Jo Avenue, it was renamed Nassau Street by developer R.C. MacNeil who commissioned architect Samuel Ogren, Sr. to design the first house in 1935. District boundaries include the two block area of Nassau Street between Venetian Drive to the west and South Ocean Boulevard to the east. Nassau Park was listed as a local historic district in 1988.

Del-Ida Park District

Recorded in September 1923, Del-Ida Park was one of Delray's earliest planned communities. With its unique diagonal arrangement of streets and triangular lots, Del-Ida Park is unique amongst the grid pattern layout of the remainder of the City. Architectural styles throughout the neighborhood reflect the popular culture of South Florida and the land boom and bust that followed. Dating between the 1920s and the 1940s, Mediterranean and Mission-Revival styles are prevalent with detailed Bungalows, Craftsman Cottages, and Frame Vernacular dwellings also present. The neighborhood lies between NE 4th Street and NE 8th Street (George Bush Boulevard) with Swinton Avenue to the west and NE 3rd Avenue to the east. Del-Ida Park became a locally designated historic district in 1988.

Marina District

Constructed predominantly between 1922 and 1943, the district displays various architectural styles ranging from Mediterranean and Mission Revival to Monterrey, Florida Cottages, and Art Moderne. The area was home to many prominent seasonal

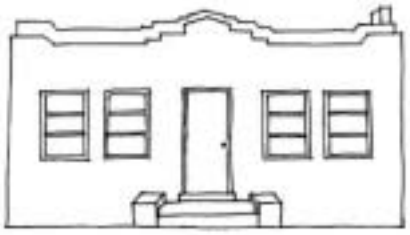
residents who enjoyed its close proximity to the ocean and the Intracoastal Waterway. The buildings highlight the designs of prominent architects of the day including Gustav Maas, Sam Ogren, Sr., and John Volk. The Marina District is bounded by East Atlantic Avenue to the north, SE 4th Street to the south, SE 7th Avenue to the west and the Intracoastal Waterway to the east. The Marina District was designated a historic district in the Local Register of Historic Places in 1988.

West Settler's District

Originally called "the Sands," so named for its sandy soil, the West Settler's Historic District is the site of the first African-American settlement in Delray Beach established in 1894. African-Americans from northern and western Florida, Georgia, and South Carolina were the first non-native settlers in the Delray area pioneering a rich agricultural heritage. Dating back to 1905, many frame vernacular styles abound in the area as early settlers utilized both local materials and their own knowledge of construction to develop the built environment. High styles include Bungalow and Mission-Revival architecture popularized in the 1920s. West Settler's was deemed a historic district in the Local Register of Historic Places in 1997.

Prominent Architectural Styles in Delray Beach

Frame Vernacular - Constructed of wood framing and reflecting no high architectural style or formal architectural design, the vernacular house can be either symmetrical or asymmetrical in design. Built by laymen, often the owner, with no formal construction experience who utilized local building materials and craftsmanship techniques (also Masonry Vernacular).



Mission Revival - Minimally ornamented with built-up, flat roofs often with stepped or curvilinear parapets, a wood or hollow clay tile frame with smooth or rough textured stucco exterior. Tile visor roofs over windows and entryways are also common. Fenestration often includes casement windows and arched entryways.

Mediterranean Revival (1915-1940) - Influenced by the Italian and Spanish styles and popularized by Henry Flagler and Addison Mizner, this style displays low pitched, multi-plane roof lines often with red clay tiles and little or no overhang. Tile visor roofs are also common. A stucco exterior, often textured, covers an asymmetrical, wood or hollow clay tile frame. Arches are prevalent within the fenestration design including entryways, arcades, and colonnades.

Minimal Traditional (1935-1950) – Typically, a one-story building displaying a low or intermediate pitched gable roof with a large chimney. Shares Tudor style traits such as rock or brick facing (particularly on the chimney) and minimal wood detailing. Popularized after World War II, this style is often associated with tract housing.

Bungalow (1900-1940) – Influenced by peasant huts in India, Bungalows have a particularly good design for Florida climate utilizing large, wide overhangs, wrap around porches, and pier foundations to cool the interior. Design characteristics typically include

battered porch piers or columns, brick chimneys, multi-plane roof lines often with cross or front facing gables with exposed rafters tails, dormers, roof brackets or knee braces, and gable vents. Fenestration can include casements, and single or double hung sash with 3/1 and 4/1 light configurations. Hand carved woodwork and stained glass craftsmanship is also common in the interior as well as exterior.

Monterrey (1925-1955) - Two-story building with low pitched gable or hip roof. Second story displays a balcony typically cantilevered over the first floor and covered by the principal roof. Fenestration includes paired windows often with false shutters.

For further information, contact:

Planning & Zoning Department, Historic Preservation Planner
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LOCATIONS:
1. SPADY HOUSE - 170 NW 5TH AVENUE
2. SUSAN WILLIAMS HOUSE - 154 NW 5TH AVENUE
3. SUNDY HOUSE - 106 S. SWINTON AVENUE
4. OLD SCHOOL SQUARE - 51. N. SWINTON AVENUE
5. CASON COTTAGE - 5 NE 1ST STREET
6. BANKER'S ROW - NE 1ST AVENUE
7. MASONIC LODGE - 10. E. ATLANTIC AVENUE
8. COLONY HOTEL - 525 E. ATLANTIC AVENUE
9. E. ATLANTIC AVENUE - INTRACOASTAL BRIDGE
10. SANDOWAY HOUSE - 142 S. OCEAN BOULEVARD
ATLANTIC AVENUE
INTRACOASTAL WATERWAY
Atlantic Ocean
N
CITY OF DELRAY BEACH, FL
PLANNING & ZONING DEPARTMENT
-- DIGITAL BASE MAP SYSTEM --
HISTORIC WALKING TOUR SITES
- AREA OF HISTORIC DISTRICTS
- WALKING PATH - 2.6 MILES
MAP REF: LMA 146