



SMITH | KELLOGG ARCHITECTURE, INC.
ARCHITECTURE | HISTORIC PRESERVATION | INTERIOR DESIGN

November 3, 2022

City of Delray Beach

Re: 170 Marine Way Narration

Per our previously submitted drawings approved at the July 6, 2022 Historic Preservation Board Meeting, we plan to elevate the historic structure from 6.4' NAVD to 8.5' NAVD. Our current request to increase the scope of demolition is mandated by the tectonics of the building move. Specifically, the building mover must be able to detach the main house from the stem wall to accept the rigging. As reviewed by the structural engineer, contractor, and building mover, we must remove three additional non-original elements: the front steps, later addition to the north (only shell work was completed), and a small terrace to the south. These elements will be reconstructed following the building move.

The Pending Flood Zone AE for the residence is 8 FT NAVD.

The existing main structure, not including steps, is 1,465 SF. The request would demolish 236 square feet to include the north later addition and south terrace. Refer to demolition plan.

Please see the attachment from the contractor and images showing the requested additional demolition are "recent" additions to the historic structure.

Sincerely,

Kristin H. Kellogg

Principal Architect | Smith Kellogg Architecture, Inc.





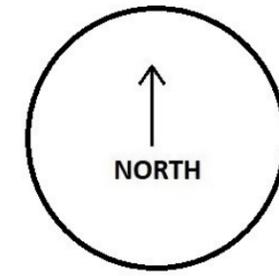
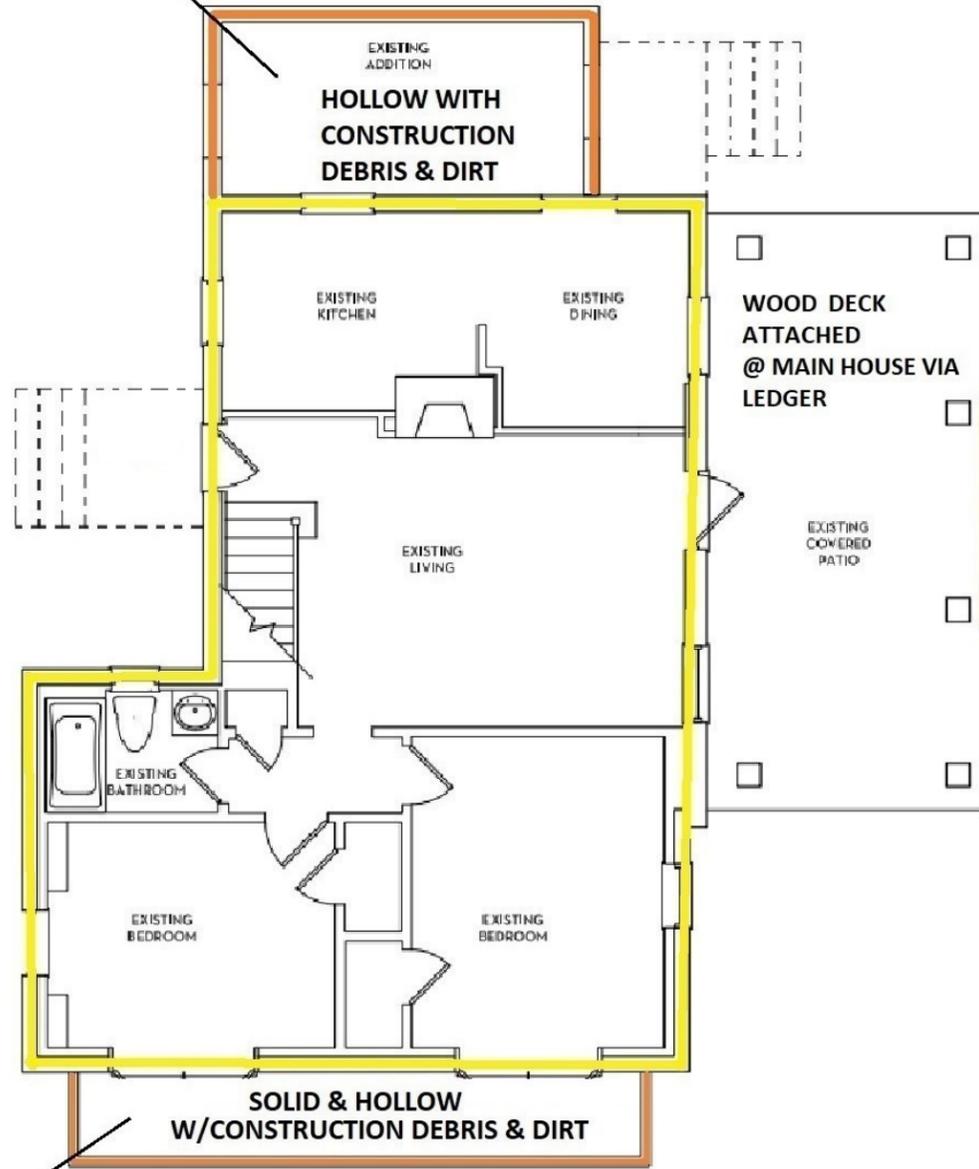
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170



**SARNO PROJECT: 170 MARINE WAY
 ADDITIONAL ITEMS REQUIRING DEMO FOR HOUSE LIFTING**

**NORTH UNFINISHED ADDITION
 NON-HISTORIC**



**FREE STANDING
 POURED SOLID
 FRONT ENTRY STEPS
 NON-HISTORIC**

SOLID

***NOT TO SCALE**

**SOUTH 1ST FLOOR BALCONY/TERRACE
 NON-HISTORIC**

**SOLID & HOLLOW
 W/CONSTRUCTION DEBRIS & DIRT**

-  EXISTING CONCRETE STEM WALL OF HISTORIC HOUSE WITH "L-SHAPED" PERIMETER: TO BE EXCAVATED, CUT TO ALLOW FOR LIFT RIGGING TO BE INSTALLED & SAW CUT AROUND THE ENTIRE PERIMETER TO ALLOW FOR DETACHING HOUSE FROM FOUNDATION
-  DEMO ITEMS ALREADY APPROVED
-  ADDITIONAL ITEMS REQUIRING DEMO & REMOVAL TO PROVIDE ACCESS TO MAIN "L-SHAPED" FOOTPRINT STEM WALL OF HISTORIC HOUSE FOR LIFT & TO ALLOW LIFT OF MAIN HISTORIC STRUCTURE ALONG WITH EXISTING COVERED PATIO (WOOD DECK)



December 3, 2021

City of Delray Beach

Re: 170 Marine Way

Visual Compatibility Standards Justification - LDR Section 4.5.1 (E)(7)&(8):

- (7) a. Height. The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development.

Complies. The primary façade remains intact. The two-story addition is at the rear and is not visible from the street.

1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line.

The addition is at the rear and is lower than the existing height of the building.

- b. A structure relocated to a historic district or to an individually designated historic site shall be exempt from this requirement.

The building is individually designated and is in a historic district.

2. First floor maximum height. Single-story or first floor limits shall be established by:
a. Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet.

Complies.

- b. Mean Roof Height shall not exceed 18 feet.

The building is existing. The addition has a lower roof height than the existing.

- c. If any portion of the building exceeds the dimensions described in a. and b. above, the building shall be considered a multi-story structure

N/A

- e. Sections a., b., and c., above may be waived by the Historic Preservation Board when appropriate, based on the architectural style of the building.

3. Upper Story Height(s). Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet.

Complies.

SMITH | KELLOGG ARCHITECTURE, INC.

(b) Front facade proportion. The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.

The original front façade is to remain in its entirety.

(c) Proportion of openings (windows and doors). The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.

Proportion of windows and doors on the original structure is primarily existing to remain. The existing doors and windows are to be replaced in their existing openings. The rear façade has new openings with the head heights and to match the existing.

(d) Rhythm of solids to voids. The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.

The rhythm of solids to voids is nearly identical from the street façade. With the rear addition, the massing is broken up with a change in planes, compatible with the existing structure.

(e) Rhythm of buildings on streets. The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.

The visual impact from the street will remain virtually unchanged.

(f) Rhythm of entrance and/or porch projections. The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.

N/A

(g) Relationship of materials, texture, and color. The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.

All new or repaired materials will look identical to those predominant existing materials.

(h) Roof shapes. The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.

The roof shape is existing to remain. Additions replicate the roof detail and tie into the existing structure.

(i) Walls of continuity. Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.

The walls of the addition are to be setback from the original structure to differentiate the old from the new and still be cohesive.

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(j) Scale of a building. The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development.

To determine whether the scale of a building is appropriate, the following shall apply for major development only:

1. For buildings wider than 60 percent of the lot width, a portion of the front façade must be setback a minimum of seven additional feet from the front setback line:

a. Lots 65 feet or less in width are exempt from this requirement.

Exempt. The lot is less than 65'.

2. For buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line:

(k) Directional expression of front elevation. A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.

Complies.

(l) Architectural style. All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style.

Complies.

(m) Additions to individually designated properties and contributing structures in all historic districts. Visual compatibility shall be accomplished as follows:

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.

Complies. The addition is at the rear and interior side property line.

2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.

Complies. The addition is at the rear façade.

3. Characteristic features of the original building shall not be destroyed or obscured.

Complies.

4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.

Complies. The addition is in keeping with the original structure's shape and massing and there is differentiation between the old and the new.

5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building.

Complies. The addition follows the existing architectural language while creating subtle differentiation at the addition.

6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

Complies. The addition is lower in height and the mass is smaller than the historic building.

- (8) a. Open air spaces. The ratio of the Building Height Plane (BHP) can increase from two to one (2:1) to two to one and a half (2.1:5) for open air spaces limited to: first or second floor front porches (separation must be provided between floors), first or second floor side porches (separation must be provided between floors), balconies, and overlooks with open railings.

The addition does not affect the Building Height Plane.

b. Front elevation. Up to 25 percent of the front elevation(s) can extend above the Building Height Plan (BHP) to a maximum height of 35 feet, provided 25 percent or more of the front elevation(s) remains one story. The total width of extension shall not exceed 18 feet along the front elevation(s).

The addition does not affect the Building Height Plane.

Secretary of the Interior's Standards for Rehabilitation:

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.

Complies. The property will continue to be used as a single-family residence.

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.

Complies. The original character defining features of the home will be preserved.

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.

Complies. Conjectural features have not been added. Detailing of the original structure to remain intact.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Complies. The existing structure is to remain with a new addition at the rear.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Complies. Character defining features include the brick pavers at the entry, eave detail, and chimney detailing. All of these features will remain.

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.

Complies.

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.

Complies.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Acknowledged.

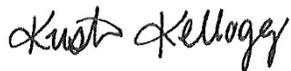
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Complies. The proposed alterations and addition to the home will allow the materials to be restored. The street façade retains all of its original detailing and massing. The addition to the home is differentiated in a jog in the plane of the building. By adding the two-story massing to the rear of the main house, there is an emphasis on the historic massing and no view of the addition from the street façade. The property is surrounded by homes with more than one story.

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.

Complies. The addition is jogged away from the original portion of the house and primarily impacts the rear of the structure. The two-story addition could easily be removed in the future while leaving the original footprint and massing of the house intact.

Sincerely,



Kristin H. Kellogg

Principal Architect | Smith Kellogg Architecture, Inc.