

Describe the proposed project in detail and indicate if there is to be any phasing of the improvements:

Project consists of restoring and renovating an Existing 1,571 square foot, Historic Residential Structure, as well as constructing a new 2,826 square foot addition; in order to convert the property into the new offices for HNM Architecture, a local Delray Beach Architectural Firm since 2003, now relocating their offices to downtown Delray Beach. Expected occupancy for these new HQ offices shall be 15 to 20 occupants. The improvements proposed shall not be phased in any manner.

The existing 1-story, main structure is to remain with the exception of the renovation to a portion of the existing southwest corner of the structure that will revert back to its original function as an exterior porch, which shall now serve as the main entry to the building.

The new addition being proposed shall be a 1-story, 'L' shaped structure that connects to the existing structure along its secondary, East Facade and its tertiary, North Façade; thereby creating a new internal, open-air courtyard at the northeast corner of the original structure. The (4) facades of this newly created courtyard consist of (2) facades of the original structure and (2) facades of the new structure. The two primary facades of the existing structure, South Elevation (SE 2nd Street) and West Elevation (Swinton Avenue) are to be preserved in their entirety, less some alterations to fenestrations (doors and windows) and the aforementioned renovation of the original exterior porch.

The maximum building height for both the existing structure and the new proposed addition is 14'-6" (top of roof ridge @ gabled roof).

Proposed design characteristics for the restoration of the existing structure and that of the new addition shall both be compatible with the original Framed Vernacular/ Cottage Bungalow Architectural Style. These design characteristic include:

- Authentic Cedar shingle exterior wall cladding
- Double Pier Porch Columns
- Front Facing and Cross-Facing Gable Roofs
- Multiplane Roof Lines
- Exposed Roof Brackets
- Pier Foundations
- Casement Windows with Horizontal Mullions
- Exposed Exterior Chimney

Justification Statement -Compliance with Visual Compatibility Standards

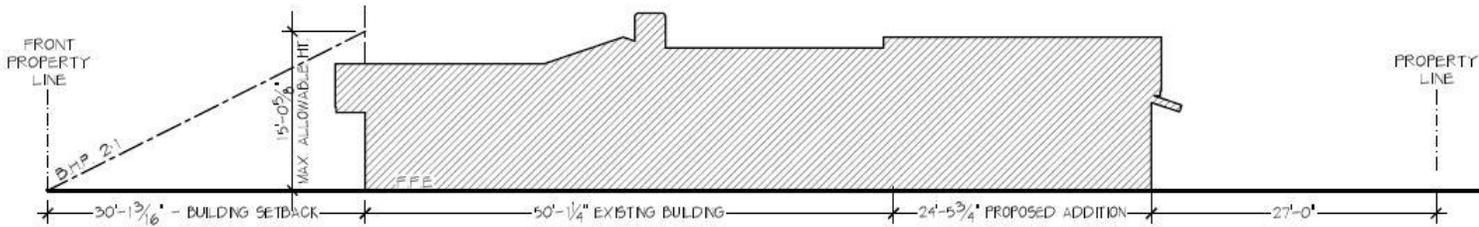
LDR Section 4.5.1(E)(7)

a) Height:

Existing Structure's Main Roof Overall Height is 14'-6" (top of ridge at North-South, Cross-Gable). New Addition proposes two new secondary roofs at the primary facades; hipped on Swinton (West elevation) and gabled on 2nd Street (South Elevation); with 12'-0" and 12'-8" overall roof heights, respectively. Along the West Elevation there is also a tertiary roof line (behind the aforementioned secondary hipped roof), which has a top of roof ridge height of 12'-11-3/4" that extends southerly for approximately 10 feet and terminates into the original structure's north facing gabled roof . This 12'-11-3/4" ridge height allows the addition's new roof to join the existing structures north façade and fall under this aforementioned existing Main Cross-Gable Roof height of 14'-6". Along the South Elevation(2nd Street) there is also a tertiary roof line (behind the aforementioned new 12'-8" high Gabled roof) with a top of ridge at 14'-6" to match and balance out the main/existing 14'-6" cross gable; however this tertiary roof at this height only extends the width of the existing structure's east façade and the eastern edge of this tertiary roof then 'pops' out along the east elevation as a gabled roof above and on top of the main roof along the east façade. This tertiary roof allows this portion of the new addition to join the existing structure's roof, which is an existing gabled roof on the original east façade.

1. Building Height Plane

a. see below for illustration of compliance with BHP:

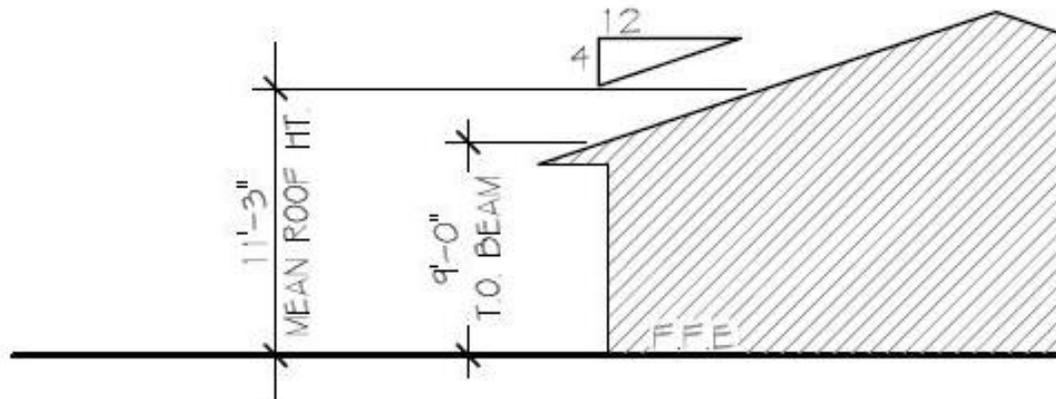


2. First Floor Maximum Height:

a. Height from finished floor to top of beam shall be 9'-0"

b. Mean roof height of the highest roof shall be 11'-3"

c. See below for illustration of compliance with 1st Flr Max Ht.



b) Front Façade Proportion:

West Elevation

The new addition is proportional to the main existing façade, in terms of height, scale and massing, in order to serve as 'a secondary and subordinate structure to the main mass of the historic building and not overwhelm the original building. Proportion of the addition is subordinate to the existing in that the existing historic structure has a width of 37'-0" and the new addition 22'-9"; thereby making the existing structure's mass more prominent over the subordinate/secondary, new addition. The addition is also subordinate to the existing in terms of height, in that the existing main roof over the existing 37 foot length of façade along this West elevation is 14'-6" high (top of ridge) and the new addition is 12'-0" (hipped roof) and 12'-9" (secondary roof), this lower roof height reduces the scale of the addition in comparison to the original structure. To further reduce the scale of the addition as it relates to the original structure, the south wall of addition's main element, extends east past the front (west wall) of the original structure and then jogs south, to tie into the original structure. To provide balance along this western façade, the 18-foot wide main element (small hipped roof) of the new addition is situated on the same plane as that of the 18-foot wide main element (open air porch with gable roof) of the original structure. Furthermore these two components also share a matching roof height of 12'-0" which provides for a near same proportion of these two elements and consequently allows this West Elevation to be completely balanced.

c) Proportion of openings (Windows and Doors):

All windows openings of the new addition (2' x 4' or 2:1) are the near same proportions as that of the larger window openings of the existing historic structure (2'-8" x 5'-6" or 1.95:1). Even though we have

introduced several of these larger windows, the location of these larger windows have been limited within the exterior walls of only the original historic structure in order to make the original structure appear more dominant, being that the smaller windows of approximately 2ft x 4ft are only used within the walls of the new addition's structure.

d) Rhythm of Solids to Voids:

The relationship of solids to voids of the new addition is visually compatible with the existing historic structure and district. Particular attention was taken to keep the openings of the new structure residential in scale to match the vocabulary of the historic residential structure even though the end use will be commercial in nature where larger glass openings are typical. The rhythm of solid to void is also well-balanced along this Western Primary Front Façade (Swinton), whereas the new 18'-0" wide main element of the addition presents a solid wall (less the corner windows) and the main element of the existing 18'-0" wide renovated open porch presents a void thereby presenting an easily discernable balanced and rhythmic relationship between Solids and Voids along this Western Elevation.

e) Rhythm of Buildings on Streets:

The relationship of the new structure with the new addition is compatible with the existing historic district with regards to open space between buildings. Along the south (2nd street), the distance of 'openness' from Swinton's eastern edge of pavement to the west edge of the structure is 50 feet, followed by this subject property's 75 ft southern façade length, then 60 feet of openness (parking, alley and green area) then the western edge of the adjacent property's (to the east) 100 ft long façade; thereby giving a balanced rhythm of 50 ft (open) 75 ft (building) 60 ft (open) 100 ft (building) along 2nd street. Along the West (Swinton), from 2nd Street's northern edge of pavement to the south face of the structure is 45 feet, followed by this subject

property's 60 ft western façade length, then 52 feet of openness (green area and parking lot of adjacent property (to the north) and then the adjacent property's building width of approximately 45 ft; thereby giving a balanced rhythm of 45ft-65ft-50ft. All compatible with existing siting of buildings along the street in this historic district, even though this subject property is somewhat unique to the historic district given the following:

- a) Its corner lot location
 - b) Located at the south limit of the historic district
 - c) Having a lot width of 100 ft and
 - d) Situated across the street from St. Paul's Church a Community Facility.
- f) Rhythm of Entrance and/or Porch Projections:

We are proposing to renovate the porch of the historic structure to its original design. Currently this space is enclosed. We will be utilizing the renovated porch as the main entrance to the building as originally intended, with the new front door facing Swinton. Renovating this porch to its original nature allows the original and historic relationship between porch and sidewalk to be reclaimed.

- g) Relationship of Materials, Textures and Color:

The relationship of the materials, textures and color of the façade of the building will be of original materials with new natural cedar siding throughout. The unique pattern/texture at the gabled ends will be duplicated with new cedar siding as well. In addition to these materials, New Hardieplank siding will be used as a base to the building and new aluminum framed windows are being proposed; however both of these types of 'newer' materials are already represented throughout the Historic District. In order to make these 'newer' materials more compatible to authentic original materials, we are also providing wood

casings/trim/sills around all the windows/doors as well as framing the openings within the renovated porch with wood casings and trims. To separate the Hardieplank siding from the natural cedar siding, there is also a wood sill being proposed.

h) Roof Shapes:

The roof shapes of the new addition are the same type as the existing historic structure with gabled ends where the structures physically meet along with hipped roofs at the same slope as the existing historic structure. The existing structure utilizes hipped, gabled and cross-gabled roof types as does the new addition, which also utilizes all three of these roof types.

i) Walls of Continuity:

A new 30" high white vinyl composite fence comprised of 8ft panels (with top/bottom rails & vertical pickets of alternating widths) separated by 4" x 4" posts; is being proposed along the west and south perimeters of the site that abut Swinton (west) and SE 2nd Street (south). This 30" high fence is proportionate and visually compatible with the surrounding historic district. At the NW corner of the property the fence turns east along the northern property at a height of 30 inches for approximately 40 feet (which is the same distance from the property line to the original structure's main exterior wall facing Swinton, then increases to a height of 72 inches along the north property line. These fences form the enclosure along the East, West and North side, while the building's east façade creates the enclosure along the alley (east).

j) Scale of a Building:

1. The overall width of the building is 60% of the lot width, thereby making it compatible with the building size and mass of historic buildings and structures within the historic district for all development.
2. Not applicable. Single story building.
3. Porch is being restored to its original design and location to remain at the southwest corner.

k) Directional Expression of Front Elevation:

The 1-story structure being proposed is horizontal by nature, given its height vs façade length ratio. This horizontality is further expressed by the Hardieplank siding being proposed to the base of the building, thereby making this proposed expression of the front elevation compatible with the mostly all 1-story structures in the surrounding historic district.

l) Architectural Style:

The architectural style of this structure is wood framed vernacular/cottage bungalow style. All building elements being proposed are compatible with this style and mostly being taken from the original contributing structure's design/components.

m) Additions to Individually Designated Properties and Contributing Structures in all Historic Districts:

1. Being that this site is situated on a corner lot (Swinton the West and SE 2nd Street to South), the addition being proposed to the original structure is being placed on the two least public sides of the building, the north (side interior) and the east (alley).

2. The new addition facing Swinton (primary façade) aligns with the front plane of the existing structure which is a 30'-0" setback from the property line even though by code 30'-0" setback is permitted.
3. All characteristics features of the original building will not be destroyed or obscured. All features will be restored using authentic material that pertains to the existing historic structure. The main characteristic of the building, which is the open porch, that was enclosed at some point in this structure's history, is being renovated back to its original design/function.
4. We have designed jogs in the exterior walls along the West façade & along the South Façade, where the new structure is 'joining' into the existing. These jogs are proposed to not only enhance the aesthetic appeal (NOT make it appear as an obvious addition) but also to provide a feasible structural expansion joint to tie the new into the old. These jogs and structural joints, provide not only further 'visual relief' to the proposed overall length of these facades and but also provide the ability for the basic form and character of the historic building to remain intact should the addition ever be removed.
5. The addition does not introduce a new architectural style in that we are keeping with the wood framed Cottage Bungalow Style, it does not mimic too closely the style of the existing building or replicate the original design but instead provides an proportionate massing to the existing. We feel that the proposed massing will celebrate the existing historic structure and provide a secondary façade that will showcase the existing contributing structure.
6. The (2) proposed building facades portions of these new additions (to the north of the west façade and to the east of the south façade) are not only proportional to the main existing façade, in terms of height, scale and massing, but also proportional in that the new additions are in a proper scale/mass in order to serve as 'a secondary and subordinate structure to the main mass of the historic building and they do not overwhelm the original building; thereby keeping with the intent of the code.

- n) Secretary of the Interior's Standards for Rehabilitation, standard 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***".

Defining characteristics of a typical 'Craftsman Bungalow' residential building:

- a) Deep, wide porches with expressive structural elements such as exposed columns, rafters and brackets.
 - b) Shallow-pitched roofs with deep overhangs, exposed rafter tails at the eave overhang and decorative brackets at the rake overhang.
 - c) A mixture of materials is often used, including brick, wood shingles and wood siding.
 - d) Variety of window types are often found, some themes remain consistent within the style. and although, double-hung windows are predominant; casement windows are also common. The windows are typically vertical in proportion
- I. Defining characteristics of **the building** (this subject property) are:
- a) Exterior Porch (currently enclosed) facing Swinton
 - b) Roof Styles/Roof Lines/Outlookers
 - c) Corner Windows / Window Casings
 - d) Exposed Chimney
 - e) Exterior Wall Cladding - Wood Shake Shingles

All of these defining characteristics of **the building** are clearly being left intact as depicted on the architectural drawings submitted as part of this approval and further defined in writing below:

- a) Most importantly it is being proposed to redefine the building's *most defining characteristic*, which is currently non-existent. This is being achieved by renovating the original front porch (facing Swinton Avenue and SE 2nd Street) to its original condition and purpose. At some point in this building's history, this porch was enclosed and turned into interior space (currently this space is the entry and kitchen for one of the two residential units).
- b) The new addition elegantly compliments the existing building's defining characteristics and does so in a manner that allows the original structure to remain the focal point along both street façades. This is achieved by designing the addition smaller in scale than the original structure, by *maintaining matching roof lines and overhangs, matching the characteristic roof styles of the existing structure while keeping the decorative roof outlookers intact*.
- c) Corner Windows and Casings are *another most defining characteristic* of the existing structure. The corner window characteristic is not only being maintained but further emphasized as can be seen in the corners of both portions of the new addition that face both streets. The window casing characteristic is also not only being maintained (all new windows propose window casings) but further emphasized and showcased in the proposed renovation of the porch, whereas new casework is being proposed to frame the openings and create a horizontal entablature above and across the now exposed wood columns of the renovated exterior porch.
- d) The Exterior Wall Cladding of Wood Shake Shingles is certainly the *most defining characteristic material* of the existing structure. The existing structure and new addition both have proposed NEW Wood Shake Shingle, thereby assuring that this most defining characteristic material of the existing structure will be maintained as such and only reinforce the bungalow design style for not only the existing structure but also the proposed addition.

For these reasons stated directly above, it is clear that even though this property is being placed in a new use, it is being done so while not altering the building's characteristics in any manner and in fact we are reinforcing its characteristics and more importantly redefining/renovating its most defining characteristic, that being the exterior covered porch facing Swinton Avenue and 2nd Street.

II. Defining characteristics of **the site and environment** (for this subject property) are the following:

- a) The building's height/roof lines/massing and lot coverage
- b) Setbacks from the public ROWs and
- c) Extensive landscaping and buffers adjacent to the ROWs.

These characteristics are being maintained and/or improved in the following manner:

- a) The new addition's defining roof lines on the primary street facades are lower than the existing building height in order to maintain the focal point of the street facades on the portion of the façade that is part of the original structure.

More so, along the Swinton Avenue façade, the addition's primary façade component being proposed on the north side of the existing building is only approximately 18 feet wide. Visually this 18 foot wide portion of the addition replaces the existing 20 feet wide wood fence enclosure/exterior patio that currently exists and is in place. Therefore; it should be apparent that replacing the massing width of the solid wood , 20 foot long fence enclosure with the proposed 18 foot wide portion of the addition, not only maintains a similar massing of this façade; but also provides a better balanced façade along Swinton.

Furthermore, both of the roofs over the two main components of the Western Primary façade along Swinton (gabled roofed porch at the original structure and the hipped roof addition) now have the same roof slope, roof

height and overall width; which further balances this façade, versus the 20 ft long solid wood fence massing that has no roof. In addition, by making this addition's roof a hipped roof, it also provides a more interesting or complex balance to the porch's gabled roof and once again allows the original and most defining characteristic of this original structure (the porch) to be the focal point of the façade along Swinton. The balance of these two components are further enhanced by the dichotomy of the porch being open (columns only) whereas the new addition is nearly a solid wall with only windows at the corners.

Even though the existing exterior patio (wooden fence enclosure along the north side) does not technically count towards the lot coverage it does affect the visual massing of this West Façade. By replacing this wooden fence enclosure with a new enclosed structure does not alter the basic characteristic of the site even though, technically it does increase the lot coverage; however the proposed lot coverage is still under the allowed lot coverage by 6% or approximately 775sf. The fact that we are NOT covering the lot with maximum building area permitted by code represents how we are proposing to maintain this property's defining site and environmental characteristics.

In regards to the lot coverage or massing of the addition, please refer to the historical information section of the application submitted. This property historically also had two additional structures on it which over time have been taken down.

Along the north side of the property there was once a 'guest home' that measured approximately 29 feet in the north-south direction (along Swinton) and 24 feet, east-west.

This approximate 700 sf structure was nearly adjacent to the remaining existing structure and therefore one could say that the addition we are proposing is not only more defining of this property's historically accurate site characteristics but also since the width of the addition being proposed along the north side of the main/existing house is a shorter length than that of the

original guest house on this property, one could then also say that in terms of the visual massing from Swinton Avenue, the new proposed addition is a LESS imposing façade than the original historical site characteristic.

Same justification can be attributed to the South or 2nd Street Façade, whereas historically this property once had an approximate 18 foot by 17 foot (306 sf) garage or carport located on the Southeast corner of the property.

Once again the width of the addition along the South Façade is now nearly the same width as the historical structure that used to be located in this same part of the property's site. Both of these now torn down structures were also both the same height (12 feet) as the two portions of the additions that are being proposed along the Swinton Ave and 2nd Street facades.

Finally, when considering the massing or lot coverage being proposed for this subject property, its context within the block and its surrounding neighbors should be greatly considered. These considerations are

- 1) It is located on a corner lot and substantially larger lot (100' x 131') than typical lots (50' to 75' x 100') in this area.
 - 2) The fact that it is the only property in ALL of OSSHAD without any drives and/or parking on any of its sides, except for the alley. The site being proposed has full uninterrupted landscape buffers along both Swinton (West) and SE 2nd Street (South).
 - 3) It provides the largest separation between structures along Swinton from Atlantic Ave to SE 2nd Street (South OSSHAD)
 - 4) The fact that it is surrounded on all sides by much larger buildings in length and in height.
- b) Existing setbacks are being maintained along the Primary Façade.

c) The extensive landscape buffer is being further enhanced by proposing to remove the 4 parking stalls along 2nd Street that had previously received a COA from the City and further enhanced by all the new landscaping being proposed, refer to Landscape Dwgs.

For these reasons stated directly above, it is clear that even though this property is being placed in a new use, it is being done so while not only maintaining the defining characteristics of the site and environment but in fact presenting a more historically accurate representation of this property's original site and environment's defining characteristics.