

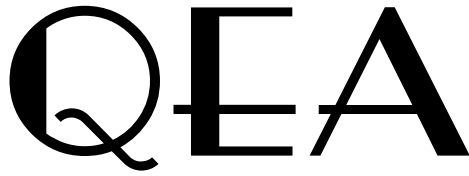
QUANTUM ENGINEERING ASSOCIATES INC.

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Structural Engineering & Cost Segregation

JUSTIFICATION STATEMENTS

SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION:

1. THIS NON-CONTRIBUTING HISTORICAL PROJECT EXISTS AS A SINGLE-STORY COMMERCIAL SPACE AND WILL REMAIN THIS WAY EVEN WITH THE ADDITION. OUR GOAL IS TO MAINTAIN THE SHELL OF THE ORIGINAL STRUCTURE WHILE ADDING ADDITIONAL USE AND AREAS OF THE PROJECT TO REPLICATE LARGER STRUCTURES FROM THE SAME PERIOD. THE ORIGINAL MATERIALS ARE NO LONGER A FEATURE OF THE EXISTING BUILDING, BUT WE HAVE MAINTAINED THE SPATIAL RELATIONSHIPS RELATING TO THE EXISTING AND THE NEW.
2. THE HISTORIC CHARACTER OF THE PROPERTY HAS BEEN ALTERED OVER TIME AND, IN OUR OPINION, DOES NOT REFLECT THE PERIOD IN WHICH IT WAS BUILT. OUR GOAL IS TO RESTORE SUCH AREAS AND INCREASE THE BUILDING SIZE TO REPLICATE THE ART DECO CONSTRUCTION METHODS PRESENT WITHIN THE ORIGINAL TIME PERIOD.
3. THERE WILL BE NO CHANGES TO THIS PROJECT'S RECORD OF ITS TIME. OUR DESIGN AND VISION WILL IN NO WAY CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT. EXISTING AND NEW ADDITIONS WILL SEAMLESSLY MERGE AND FURTHER ENRICH THE PROJECT'S STANDING IN A HISTORICAL CONTEXT.
4. THE HISTORIC SIGNIFICANCE OF THIS PROJECT HAS BEEN DIMINISHED OVER THE LIFE OF THE BUILDING WITH VARIOUS UNAPPROVED CHANGES. RETENTION AND PRESERVATION IN THIS CASE ARE THEREFORE DIFFICULT, HOWEVER, THE PROPOSED STRUCTURE WILL OFFER A HIGH-LEVEL HISTORICAL SIGNIFICANCE.
5. ALL PROPOSED CONSTRUCTION DETAILS (MATERIALS, FEATURES, FINISHES) & CRAFTSMANSHIP WILL BE PERFORMED TO A HIGH LEVEL AND AIM TO PRESERVE THE TECHNIQUES USED FROM THE HISTORICAL PERIOD.
6. WHERE WE INTEND TO REPLACE AND REBUILD ELEMENTS OF THE EXISTING, WE WILL MATCH THE OLD DESIGN, COLOR, TEXTURE, SCALE, & MATERIALS.
7. CHEMICAL OR PHYSICAL TREATMENTS ARE NOT CONTAINED WITHIN THE SCOPE OF THIS PROJECT.
8. SHOULD WE DISCOVER ANY ARCHEOLOGICAL RESOURCES THROUGHOUT THIS PROJECT, THEY WILL BE PROTECTED AND PRESERVED IN PLACE. IF NECESSARY TO DISTURB, MITIGATION MEASURES WILL BE UNDERTAKEN.



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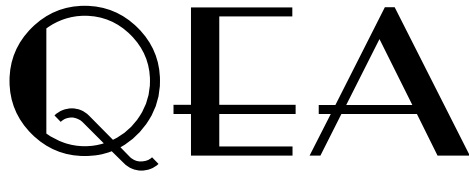
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9. THE NEW ADDITION, IN THIS CASE, IS FOCUSED ON SURROUNDING THE EXISTING PROPERTY AND BUILDING ABOVE THE ORIGINAL STRUCTURE. FROM THE STREET LEVEL, WE HAVE AIMED IN OUR DESIGN PROCESS TO EMBRACE THE HISTORICAL IMPORTANCE OF THE EXISTING STRUCTURE AND CARRY THIS CHARM AND PROPORTIONS INTO THE NEW SPACES. ULTIMATELY ADDING ADDITIONAL HISTORICAL VALUE TO THE PROJECT.

10. OUR ADDITION DESIGN, SHOULD IT EVER NEED TO BE REMOVED, WOULD NOT IMPAIR THE ORIGINAL FORM AND INTEGRITY OF HISTORICAL PROPERTY.

VISUAL COMPATIBILITY STANDARDS LDR SECTION 4.5.1 E (7) A-M:

- OUR BUILDING HEIGHTS ADHERE TO THE CODE REFERENCES EVEN THOUGH OUR INTENTION IS TO ADD AN ADDITIONAL FLOOR WITH ROOF TERRACE ACCESS. THE HEIGHTS FOR THE FIRST FLOOR & UPPER FLOORS MEET THE REQUIREMENTS.
- BOTH THE STREET FRONT FAÇADE PROPORTIONS WILL BE MAINTAINED AS WILL THE OPENINGS OF WINDOWS & DOORS ON THE ELEVATIONS. WE DO INTEND TO ADD DOORS MATCHING THE STYLE OF THE EXISTING FRONT ENTRY DOOR. THERE IS ALREADY A DOOR AT THE REAR OF THE SIDE ELEVATION, SO I FEEL THIS ELEMENT WILL BE FITTING IN ITS CONTEXT AND LOCATION.
- THE BUILDING'S NUMEROUS RHYTHMS WILL BE MAINTAINED AS TO NOT ALLOW AN APPEARANCE OF VARYING RELATIONSHIPS BETWEEN THE STRUCTURE, THE STREET & THE FRONT PROJECTIONS.
- ALL MATERIALS, TEXTURE & COLORS ARE UNABLE TO BE MAINTAINED DUE TO ALTERATIONS OVER TIME. HOWEVER, THE PROPOSED BUILDING HAS PURPOSELY REPLICATED THE ART DECO PERIOD WITHIN THE DELRAY CBD TO JUSTIFY THE IMPORTANCE OF THE NEW BUILDING'S HISTORICAL CHARACTERISTICS.
- ROOF SHAPES OF THE EXISTING (FLAT ROOF) WAS ALSO APPLIED TO THE NEW ADDITION TO APPEAR CONSISTENT WITH THE ARCHITECTURAL STYLE, AS WELL AS WITH THE FLAT ROOF MATERIAL.
- THE BUILDING SCALE HAS ALTERED WITH THE ADDITIONAL SQUARE FOOTAGE AND INCREASE IN FLOOR LEVELS, BUT THE PROPORTIONS OF THE BUILDING MASSES REMAIN THE SAME. SINCE OUR ADDITION AREAS ARE WRAPPING THE CROSS STREETS, THE USE OF ARCADE AND UPPER FLOOR BALCONIES SIGNIFICANTLY REDUCE THE MASS OF THE NEW STRUCTURE'S IMPACT AT STREET LEVEL AND ALLOW THE SCALE OF THE BUILDING TO REMAIN UNIFORM.



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- ALTHOUGH WE PLAN TO RAISE THE EXISTING CLG. (APPROX. 24 INCHES) AND ADD A FLOOR, WE FEEL THAT THE DIRECTIONAL EXPRESSION OF THE ARCADE ELEVATIONS WITH LIVING SPACE ABOVE WILL REMAIN COMPATIBLE WITHIN THIS HISTORICAL AREA, & THE NEW ARCHITECTURAL STYLE (ART MODERNE/STREAMLINE MODERNE) WILL ENHANCE THE NEIGHBORHOOD TO POSSIBLY FOLLOW SUIT. EXPANSION OF THE PEDESTRIAN DOWNTOWN WOULD BE A WELCOMED ADDITION TO THIS AREA. THIS ALLOWS FOR THE BUILDINGS' INCREASE IN HEIGHT AT STREET LEVEL TO BE ABSORBED INTO THE ARCADE, RECESSED BALCONIES, AND UPPER TERRACE HARDSCAPE/LANDSCAPE PLANTERS.

- IN ALL OF OUR EFFORTS, WE HAVE ALWAYS KEPT THE HISTORICAL CONTRIBUTING FACTORS OF THE NEIGHBORHOOD AT THE FOREFRONT. THIS BUILDING, EVEN THOUGH NON-CONTRIBUTING, WILL CONTRIBUTE TO ITS SPECIFIC AREA. FOR YEARS TO COME, THIS BUILD/PROJECT MAY BECOME AN EXAMPLE OF THE MERGING OF HISTORIC PRESERVATION IN AN EVER-CHANGING MODERN WORLD.