

Architectural Style: Masonry Modern

This project proposes the redevelopment of an existing retail lot into a dynamic mixed-use facility in downtown Delray Beach. Reflecting the urban trend of parcel consolidation, the design integrates multiple lots into a cohesive development with a gross site area of 29,963 square feet.

The architectural concept is structured around a **tripartite composition**—base, middle, and crown—each tier reinforcing the principles of **structural rhythm, solid wall articulation, material expression, and climate responsiveness**.

Base (Public Realm)

The ground level is conceived as a transparent, interactive public realm. Expansive storefront glazing maximizes visibility and promotes active street life. Entrances for pedestrians and vehicles are clearly articulated, reinforcing a sense of order within the composition. Here, **structural rhythm** is established at the pedestrian scale, framing storefronts with evenly proportioned bays and projecting fins.

Middle (Residential Realm)

At twice the height of the base, the middle tier provides private residential units. Its **solid wall articulation**—expressed through stucco planes, precast stone, and proportioned window openings—conveys permanence and weight. Carefully divided lites and recessed fenestration create depth, ensuring the façade balances transparency with the monolithic quality characteristic of Masonry Modern.

Top (Crowning Element)

The uppermost level, defined by a 6-foot parapet and continuous 5-foot overhang, completes the composition with a bold, sculptural crown. The crown emphasizes **material expression** through strong horizontality and shadow play, visually grounding the overall tripartite design.

Structural Rhythm

The building's elevations are organized into four equal vertical divisions, creating a disciplined order that unifies the façade. Projecting vertical fins, painted in a contrasting dark tone, reinforce this rhythm and frame both residential and retail components. Entry towers at the north and south ends strengthen the sense of balance and legibility.

Solid Wall Articulation

Facing Federal Highway, the façade leverages projected and recessed planes to produce sculptural depth. Angled walls with measured fenestration enhance privacy, while recessed windows establish pronounced shadow lines that convey the thickness and weight of masonry.

These gestures underscore the building's identity as a robust, wall-dominant form rather than a purely glazed volume.

Material Expression

- **Glazing:** High-performance clear glass balances transparency and energy efficiency.
- **Frames:** Durable anodized aluminum provides clean detailing.
- **Walls:** Smooth sand-finish white stucco serves as the primary surface, reinforcing the timeless character of masonry.
- **Accents:** Natural stone introduces tactile richness and permanence.

Together, these materials communicate solidity, weight, and timelessness—core attributes of Masonry Modern design.

Climate-Responsive Features

Balconies, breezeways, shaded retail seating, and outdoor civic spaces are integral to the design. These features mitigate solar heat gain, encourage natural ventilation, and promote outdoor living consistent with the subtropical climate. Climate responsiveness is not treated as an accessory, but as a defining architectural element that shapes massing, orientation, and user experience.

Entry Sequence

The main entry, located at the northeast corner, is defined by a dramatic 50-foot glazed volume that anchors the building. This gesture reinforces the hierarchy of access and underscores the clarity of the structural order.

Color Palette

The palette is deliberately restrained. White stucco conveys clarity and permanence, while subtle gray accents on railings, privacy walls, and architectural eyebrows introduce contrast without disrupting the sculptural purity of the form.

Conclusion

This project exemplifies Masonry Modern architecture by uniting structural rhythm, solid wall articulation, expressive materiality, and climate-responsive design. The result is a building that is visually enduring, contextually sensitive, and functionally aligned with the demands of contemporary urban living. For a detailed design analysis and graphical representation, refer to architectural sheets A4.2 through A4.7.

