

Alternate Architectural Style Approval

109 S. E. 5th Avenue, Delray Beach



City of Delray Beach Planning and Zoning Board

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109 SE 5th AVE – Architectural Design Style

CONTEMPORARY FUNCTIONALISM

We understand Contemporary Style to be that architectural trend that focuses on innovation and functionality as well as the set of current architectural styles that are more flexible and adaptable to new technologies. Contemporary style is a broad and constantly evolving term that refers to the architecture of a given moment.

Functionalism under the umbrella of Contemporary Style proposes the principles of classical functionalism. The form becomes a logical consequence of the internal and external functions and a clear reading of the function of the building. Facades and volumes contain a predetermined composition based building use. This expression is emphasized by the use of simple forms, modern materials, and minimal adornment. It also proposes elements that minimize climate impact.

The three main principles in functionalist architectures, these are firmatis, utilitas and venustatis.

1. Firmatis or durability means that the building should be sturdy and must remain in a good state.
2. Utilitas or utility states that the building can be utilized and can serve its purpose well.
3. Venustatis or beauty means that the establishment must be aesthetically pleasing and a delight to people's eyes.

Characteristics of Functional Style:

- Building design based on the building's function and its purpose.
- Emphasizes practical use over decorative elements
- Visible expression of functionality, as well as materials and structure.
- Simplicity, efficiency, and minimal ornamentation.
- Use of modern materials – steel, concrete, and glass.
- Use of expansive fenestration for natural light and connection to exterior.
- Tripartite Composition – Base, Middle, and Top.
- Response to climatic considerations.

JUSTIFICATION OF THE APPROPRIATENESS OF CONTEMPORARY FUNCTIONALISM

The Functionalist Style, away from the avant-garde forms of the modern trend, will adapt to the environment of downtown Delray Beach. The formal aspects of the design will be the result of the purpose and function of the building and the demands of the city without attacking it. It utilizes a modern but elegant language, contemplating the issue of the composition of its volumes and facades within the existing urban framework for reference. These characteristics will coexist fluidly with the city in a process of adaptability. We believe that its acceptance will be well received by the community.

We define our building as a Contemporary Functionalism Style. Through the use of simple geometric language with minimal ornamentation and modern materials like glass and concrete, we fit within the urban requirements; stylizing the residential character of the project. Articulation of entries, building facades, massing and materials humanizes the structures scale. Continuous balconies which are protected by louvered sunshades, provide a residential character and a response to the climate and tropical environment.

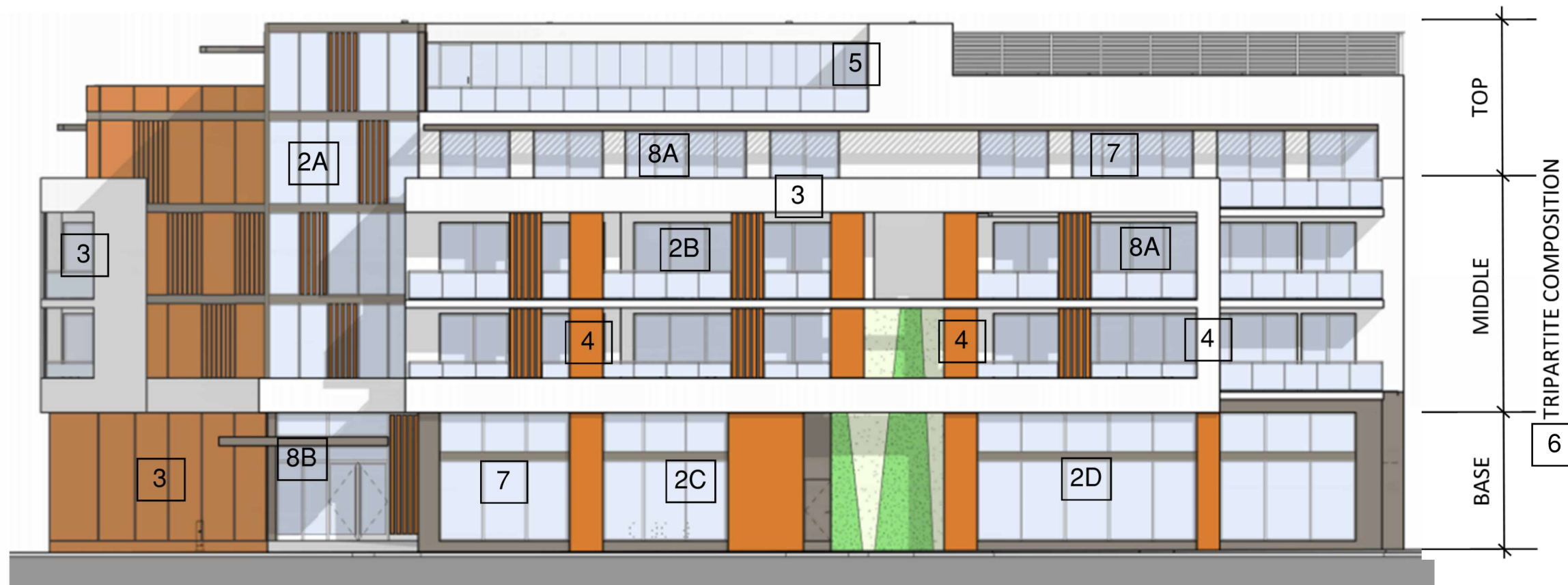
Delray's existing architectural traditions are steeped in low to mid rise structures of masonry and stucco. New development in Delray Beach has introduces a more varied palette of materials to augment the masonry. The use of wood elements is reflective of this evolution.

Within the framework of Delray Beach's aesthetic guidelines for the CBD, we proposed this building that maintains the characteristic tripartite division of its facades, the scale of the adjacent buildings and a rhythmic order of its vertical elements which connect the three levels of the facades.

In this project the Contemporary Functionalism Style manifests itself as an intervention that respects the rules of the city but interprets them with a modern language in its forms, materials and textures to contextualize within the neighborhood.

Contemporary Functionalism Style

Proposed Design



1-Functionalist - functional and practical with minimal ornamentation, emphasizing use/function over decorative elements.

2-Expressiveness - form and function are one and will be expressed through articulated volumes, colors, and textures that accentuate its functionality.

A - Vertical Circulation

B - Living Areas

C - Public Areas

D - Connection with the street

3-Simplicity - simple dominant geometric shapes and forms.

4-Structure - recognizable elements in façades that follow a proportionate rhythm, framing a series of openings.

5-Use of modern materials – Concrete, stucco, and Glass

6-Tripartite Composition - Distinct Base, Middle, and Top.

7-Use of expansive glass - to integrate with the natural environment and pedestrian activities

8-Consideration of climate - overhangs and eaves to provide shaded areas.

A - Continuous balconies with eaves

B - Overhangs to emphasize entrances

FLORIDA VERNACULAR EXAMPLES

The language and composition of the proposed design reflects a vernacular that is found throughout South Florida. Some examples:



Metronomic Place, Coconut Grove, FL



2005 Calais Drive, Miami Beach, FL



4098 NE 167th Street, North Miami Beach, FL



Aventura, FL

SURROUNDING NEIGHBORHOOD CONTEXT

The architectural vernacular continues to emerge throughout Delray's CBD towards a more contemporary aesthetic. Below are some of the more recent developments in the immediate area of this development. It creates a precedence for our design's language and composition and creates a fabric that our proposed design assimilates with.



318 SE 5th Avenue, Delray Beach, FL



135 SE 6th Avenue, Delray Beach, FL



190 SE 5th Avenue, Delray Beach, FL



777 E Atlantic Avenue, Delray Beach, FL