

July 2, 2024

To: City of Delray Beach
Masonry Modern Architectural style
Justification letter

Re: Fifth Avenue Townhomes
142 SE 5th Avenue
Delray Beach, Florida

LDR Section 4.4.13(F)(3)(e):

The use of Masonry Modern or Art Deco architectural styles required City Commission approval, via recommendation by SPRAB or HBP as applicable, city commission approval is required prior to consideration of the site plan by SPRAB or HBP. Applicants shall provide an explanation, including graphics, demonstrating how the proposed building design implements the selected style.



The 5-unit townhome project is proposed using the Masonry Modern Architectural style. The masonry modern architecture has become a fast-growing style in the city of Delray Beach, this style has been well received by the residents and visitors. The fresh architectural style complements the surrounding developments using clean geometric shapes, adding a great visual impact and value to the community. Embracing the modern architecture throughout the city, with its bold and striking appearance helps the structure stand out to become a community landmark. The project meets and exceeds LDR standards for building articulations, façade tripartite composition, building stoop frontage following LDR sense of balance and harmony.

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Masonry Modern Architectural features such as skyline relief by alternating parapet heights, cantilevering eyebrows providing covered home entries, cantilever balconies and stepping back to the third floor providing façade relief, embraces modern playfulness design. The façade design compliments the streetscape with light tropical stucco color, stone wall cladding adding wall texture with wood like ceiling accents.

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The design is not only aesthetically pleasing but also functional as it creates comfortable outdoor living for the homeowner with deep roof top terraces enhances the scale and proportion of the structure.

Sincerely,



Randall E. Stofft, A.I.A.
President

RES
Carlos Linares

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