

September 03, 2024

City of Delray Beach  
100 NW 1st Avenue  
Delray Beach, Florida 33444

Attn.: Michelle Hoyland – Senior Historic Preservation Planner, Development Services

Re: Visual Compatibility Standards

Project: The Hazard Residence @ 2 N. Dixie Blvd., – Del Ida Historic District

Mrs. Hoyland:

I hope all is well.

As the Architect-Of-Record for the above referenced Project, please accept this letter addressing Visual Compatibility Standards associated with the COA processing of our Project.

I am focusing on LDR Section 4.5.1(E)(7)(a) through (m) Visual Compatibility Standards. See attached copy.

The specific details of the request are centered around the careful relocation of an existing historic structure (with minimal select demo), to a proper position upon the site that makes much more sense in terms of having a sound relationship with the front entry road (N Dixie Blvd.), the loving total restoration of said existing structure and then a harmonious and tasteful expansion of said structure – to make it compatible for my Client, his Family and their wishes.

### **VISUAL COMPATIBILITY STANDARDS**

#### **“Pursuant to LDR Section 4.5.1(E)(7)(a)-(m) – Additions to Individually Designated Properties & Contributing Structures in all Historic Districts”**

- (a) Height: The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a) shall also be determined through application of the following:
1. Building Height Plane
  2. 1<sup>st</sup> Floor Maximum Height
  3. Upper Story Height(s)

*Response: We are compatible because -*

1. *Our proposed improvements are compatible regarding height. Please see attached Building Height Plane graphic on new sheet A7.1 (no “incentives” required)*
2. *We meet these two (2) standards – we will be less than 14’ from finish floor to proposed top-of-beam and our “mean roof height” of +17’-2” is less than 18’.*
3. *We are a single-story structure, therefore we have no “upper” story.*

- (b) Front Façade Proportion: The front façade of each building or structure shall be visually compatible with and be in directional relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.

*Response: We have carefully crafted our design to be visually compatible not only to the existing historic structure but to other historic structures of the subject historic district as a whole.*

- (c) Proportion of Openings (Windows & Doors): The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.

*Response: The relationship of the width of our proposed windows & doors to the width of existing windows & doors generally associated with our prevailing architectural style and of the existing structures within the subject historic district is visually compatible.*

- (d) Rhythm of Solids to Voids: The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.

*Response: We are visually compatible – especially at our front façade.*

- (e) Rhythm of Buildings on Streets: The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing buildings or structures within the subject historic district.

*Response: We are visually compatible. We are UNIQUE, in that we are surrounded by an abundance of open space as we are the ONLY residence on the terminating cul-de-sac.*

- (f) Rhythm of Entrance and/or Porch Projections: The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.

*Response: We are HIGHLIGHTING our beautiful existing Entry and Front Porch, like never before, therefore, we are visually compatible.*

- (g) Relationship of Materials, Texture & Color: The relationship of materials, texture & color of the façade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.

*Response: We are visually compatible regarding use of building materials, material texture & even the choice of color so that we integrate seamlessly with those similar historic structures within the subject historic district (Del Ida) as a whole.*

- (h) Roof Shapes: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.

*Response: The use of gabled and sloped roof shapes is visually compatible on this carefully designed Architectural masterpiece, as they compliment the existing conditions.*

- (i) Walls of Continuity: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.

*Response: We are visually compatible.*

- (j) Scale of a Building: The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a subject district for all

development. To determine whether the scale of a building is appropriate, the following shall apply for major development only –

- 1 For buildings wider than 60% of the lot width.....(applicable)
- 2 For buildings deeper than 50% of the lot depth.....(not applicable)

*Response: We are a “major” development and we consider our improvements to be visually compatible as they relate to “massing”, more specifically between the relationship of the massing to open space. Our Site has a frontage of +-151.05’ and our overall building length (as it relates to that frontage) is +-101-7”, or +-67%. We have built-in setbacks (max. of 5’-8”) within the proposed frontage element of our façade so as to replicate that beautiful rhythm of the existing historic structure as well as existing historic structures within the subject historic district. Our overall Site depth is +-138’-1” and our overall building depth is +-65’, or +-47%. Therefore, we do not exceed the 50% depth ratio. In summary, we feel we are visually compatible and meet the intent of this section of the code.*

- (k) Directional Expression: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.

*Response: To better respond to the intent of this code, we feel the repositioning of the existing building within our Site produces a pure and tangible “directional expression” that is more consistent with the balance of existing historic structures in the subject historic district of Del Ida. The lack of directional expression of the property as it currently exists is disheartening.*

- (l) Architectural Style: All major & minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style.

*Response: We are a “major” development and we have presented our design as a single Architectural Style and therefore, are visually compatible.*

- (m) Additions to Individually Designated Properties & Contributing Structures in All Historic Districts: Visual compatibility shall be accomplished as follows –

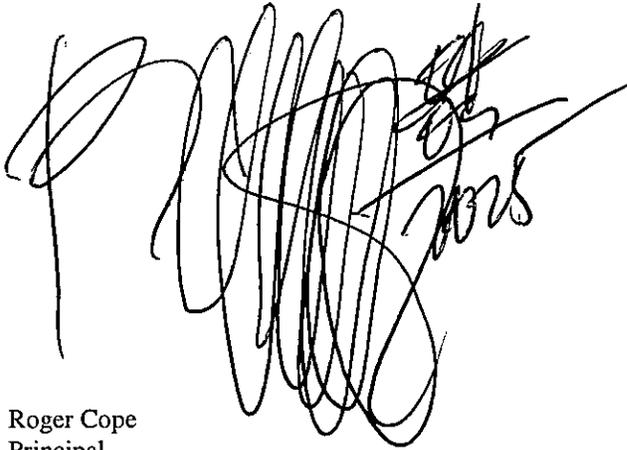
- 1 Additions shall be located to the rear or least public side of a building
- 2 Additions or accessory structures shall not be located in front of the established front wall plane
- 3 Characteristic features of the original building shall not be destroyed
- 4 Additions shall be designed & constructed so that the basic form & character of the historic building will remain intact
- 5 Additions shall not introduce a new architectural style
- 6 Additions shall be secondary and subordinate to the main mass of the historic building

*Response: This is a summary statement – Our Project is Visually Compatible and meets every intent of the code. Our “addition” is clearly on the “least public” side of the property, we consider the “established front wall plane” to be that leading edge of our existing re-imagined Dining Room (& modified former Garage) and therefore, we are not located forward of that line, we are not “destroying” any characteristic features of the existing historic structure, we are retaining the core of the existing historic structure, we are not introducing a new or foreign Architectural style, and we have made every attempt conceivable to be subordinate to the main mass of the existing historic structure.*

Finally, in my humble opinion, our proposal is an excellent example of renovating and rehabilitating an existing historic structure as outlined in the Secretary of the Interiors Standards for Rehabilitation.

This concludes our visual compatibility standards letter. Please do not hesitate to call should you require anything further. We look forward to being scheduled before the next appropriate HPB Board hearing. Thank you in advance.

Sincerely:

A handwritten signature in black ink, appearing to be "Roger Cope", written over a large, dense scribble of overlapping lines.

Roger Cope  
Principal  
RWC/jad

Cc Dr. Elizabeth Polsinelli, Client/Owner  
EJ Hazard, Client/Owner  
David Schmidt, Legal Counsel

“EXHIBIT B”

**SECRETARY OF THE INTERIOR STANDARDS:**

**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.”**

*Response: We are not changing the use of the property: it shall remain a private single-family residence.*

**Standard #2: “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.”**

*Response: The existing historic structure shall have it’s character retained and preserved.*

**Standard #3: “Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”**

*Response: We are not proposing to do anything conjectural.*

**Standard #4: “Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.”**

*Response: We agree, we have gone to great lengths to preserve the existing structure, the anchor of the property.*

**Standard #5: “Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize(s) a property shall be preserved.”**

*Response: We agree and are preserving such.*

**Standard #6: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.”**

*Response: We shall work in a collaborative effort with HPB Staff and the Chief Building Official. Should we experience any examples of deterioration so severe it requires replacement rather than repair, all shall be well documented.*

**Standard #7: “Chemical or physical treatments, such as sandblasting, that causes damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.”**

*Response: Sandblasting or any chemical or any other physical treatment that causes harm to historic*

*materials is not to be allowed on this Project.*

**Standard #8: “Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”**

*Response: Not applicable.*

**Standard #9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and Architectural features to protect the historic integrity of the property and it’s environment.”**

*Response: We shall carefully restore the original wood detailing, out-lookers, fascia, columns, cross-hair features, etc. of the original historic structure, then repeating while stylizing those same features – then deviating from the original with the general new stucco skin finish of the new structure – to satisfy this requirement.*

**Standard #10: “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and it’s environment would be unimpaired.”**

*Response: Agreed, if, in the very unlikely event, our improvements were removed in the future, said improvements have been designed in as independent a fashion as possible - from the original historic fabric - that virtually no negative impact will occur.*