

10/18/2023

Re: 53 Palm Square.
Delray Beach
Florida, 33483.

Visual Compatibility Standards

We respectfully seek your approval for a 6'-0" side setback in lieu of 7'-6" per LDR section 4.3.4 of the Base District Development Standards. While we fully understand and appreciate the rich history and significance of preserving the Historic District we only seek to enjoy the standard benefits of adapting a Historic cottage to modern living standards by means of renovating the interior of the existing cottage and adding to it making the space more usable for our family.

1. Pursuant LDR Section 4.5.1 (E) (7)-4.5.1 (8) Visual Compatibility Standards.

(a) New construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a) through (m) below.

The proposed scope of work for this existing single story Historic home is mainly interior renovation. The proposed area to be enclosed and expanded is at the rear and side away from view and is below 10 % of the existing home. The design was carefully and planned in honoring the existing Historic structure and will keep the architectural style preserved and intact. We consulted with the Historic Planners and coordinate with the relevant consultants to achieve the design we present to you for consideration. We believe that we have achieved the Visual Compatibility Standards set forth in the LDR section stated above. The massing, rhythm, roof shape, openings and solid to void proportions etc will remain un touched for the majority of the work. In addition to this the roof of the new addition is behind the building plane and not visible from the front property line. See site elevation on sheet A10.

(b) Front facade proportion. The front facade of each building or structure shall be visually compatible with and be in direct 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. [Amd. Ord. 38-07 2/5/08]

First floor maximum height is not breached. The top of existing tie beam height is 8'- The mean roof height is not breached as the roof to the highest point does not exceed p both roofs, existing and proposed, do not exceed 16'-0".

(c) Proportion of openings (windows and doors). The openings of any building within the 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. [Amd.

Ord. 38-07 2/5/08]

The front facade will be preserved. We are proposing to replace the front door only in order to meet the wind loads. The existing shutters will be replaced with the same material and, style as the existing or equal in keeping with the Historic theme and architectural character of the community.,

(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. [Amd. Ord. 38-07 2/5/08]

Proportion of openings (windows and doors) is being accomplished in the following ways: front and side facades of the existing structure are keeping the same windows and door openings. Finish to be white, painted aluminum glazed products for the windows and new wood entry door. All in keeping with the original style.

For the proposed side and rear elevations of the additions the windows and doors are designed with sizes proportional to the original windows. We are proposing french doors with muntins to tie back it back into the original colonial look of the original windows. We are making every effort to keep a balanced look with existing and new.

(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 historic buildings or structures within the subject historic district. [Amd. Ord. 38-07 2/5/08]

We understand that its critical to maintain the rhythm of buildings in the Historic District and we are making every effort to do so. We are proposing to enclose the existing open back patio with new exterior finishes to match the existing style. There are no major structural modification to the front façade in doing this. We aim to maintain the original style per LDR standards we trust the board will appreciate this initiative.

(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. [Amd. Ord. 38-07 2/5/08]

The rhythm of the front elevations is not lost but will remain untouched.. We believe with these changes we have met the Historic intent.

(g) Relationship of materials, texture, and color. The relationship of materials, texture, and color of the facade 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. [Amd. Ord. 38-07 2/5/08]

All materials, color & texture will be visually compatible to the Historic District material as follows:

- *Walls: Repainted yellow to match existing.*
- *Roof: Existing asphalt shingles to remain no change to existing roof.*
- *Fascia: Existing White-To be repainted white.*
- *Shutters: Existing white to be repainted green.*
- *Windows: White, aluminum frames with muntins like existing. Glass to be non-reflective type hurricane impact with Low-E coating for energy conservation.*

(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. [Amd. Ord. 38-07 2/5/08]

Existing gable roof will remain intact and in keeping with the original structure sloped gabled roof. The flat roof is in the rear of the structure -not visible from eye view or front property line.

(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. [Amd. Ord. 38-07 2/5/08]

Existing landscaping, fences and front yard will remain. Existing awning garage will remain no change. This will be done in conformance to LDR's under 4.3.4, 4.5.1(C)(3)(a)(1), and 4.6.5./Historic Standards.

(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 historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only: [Amd. Ord. 38-07 2/5/08]

The improvement is minimal and less than 10%. With respects to the scale of the building, this lot would be exempted [Amd. Ord. 38-07 2/5/08] as the lot is less than 65 feet in width.

(k)Directional expression of front elevation. 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. [Amd. Ord. 38-07 2/5/08]

The directional expression of the front elevation is not being compromised or changed from the original design intent preserving and returning the front façade like the existing time frame, condition and style. As noted above, the original front façade with window sizes and materials will remain as existing design while complying with current building codes and standards.

(l) Architectural style. All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. [Amd. Ord. 38-07 2/5/08]

The architectural style is remaining true to its existing style and presence of the Historic District. The scope of work will be maintained and kept in line with the existing architectural style. Techniques to achieve this include replacing/repainting the existing wood siding to match the existing. Window sizes in line with those on the original structure with similar muntin pattern, all visible roofing will remain existing. The architecture will remain authentic and true to the Historic Standards.

(m) Additions to individually designated properties and contributing structures in all historic districts. Visual compatibility shall be accomplished as follows: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

With regards to the addition, the visual compatibility is achieved in response to subparts 1 through 6:

1 The addition is inconspicuous. It will not be seen from the front of the property and as stated before it is not located within the Building Height Plane (refer to sheet A10). Only the existing front façade will be seen.

2 Construction will be less than 10% to the rear and side of the property.

3 The design will be kept in line with the existing style and characteristics, nothing in our proposed design will destroy or change the original essence or look of the existing style. The original structure will be preserved and rehabilitated to the original state. We will also ascertain the proper engineering inspections and evaluation to ensure the existing structure is in good condition.

4 The addition meets the full intent of subpart 4.' Nothing proposed diminishes the basic form of the original building down to the original perimeter walls, existing roof structure will remain. Except for the areas of the flat roof to be exposed to receive the new roof of the addition. The proposed floor plan clearly exemplifies using the original structure and adapting it to proposed design needs.

5 No new architectural styles are introduced as you can see in the proposed elevations; we are simply using the original language and style to blend the new with existing. We believe the design does extremely well to maintain the existing style of the original structure, thus preserving the character of the neighborhood. We are taking extensive steps to keep to the historic pattern of the contributing structure.

6 As demonstrated, the additional structure is entirely behind the original structure and not over the BHP. We believe we have met all the intents of this section because the addition is not exposed to any street frontage. This is in keeping with the 6'-0" side setback variances that are being requested, in lieu of the current 7'-6".

Variance Request.

Pursuant to LDR Section 2.4.7(A)(6) Historic findings of the Historic Preservation Board.

Should the Historic Preservation Board need alternative reasons to approve this variance application we put forward the following findings below.

(a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

The approval of the variance will not affect the existing front façade of the historic structure, its historic pattern/ features or public safety. Not granting this variance would emphasize a disproportioned and inconsistency in the side façades adding to the fact that the existing structure is already 1'-6" into the side setbacks.. In enhancing the rich Historic features and blend in with the existing context as well as create high quality interior spaces for dwelling. Granting this variance would not be uncommon for the board especially for these lots with portions of the existing structure already within the setbacks. The granting of this variance for the 6'-0" setbacks amounts to a mere 17 square feet. This small area is critical to effectively achieve the design intent that serves only to maintain and enhance the Historic character of the neighborhood while providing comfort to the our client..

(b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

As mentioned before the existing contributing structure is unique. The existing north & south side of the contributing structure encroaches into the setback (little over 5'-0"). Also, the proposed design is geared towards preserving and limit any redesigning of the original existing Historic structure maintaining that 1930s appearance. The variance being requested does not impact other properties etc. in the same zoning district in that this is the most original façade still in existence in the Riker's Row area. Neither will it in any way diminish or change the character of the existing structure but will only enhance and complement the existing and new, within the context of the Historic Preservation design guidelines. This is quite evident in the elevations provided. Our findings from existing onsite measurements and the survey supports the conclusion that the orientation of the structure on the site is slightly rotated and not parallel to the site boundaries from its original construction and the corners are slightly skewed hence minimal compensations will have to be made in the proposed addition to achieve balance and proper alignment. Maintaining a 7'-6" setback under these circumstances will significantly compromise the interior spaces. The addition needs a bit more on each side to make the interior compliant with modern standards and expectations.

(c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

The historic character of the existing historic structure will be preserved. The level of alteration is minimal

and is in keeping with the Land Development Regulation (LDR).

- (d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

The variance requested will not diminished the historic character. Firstly, the proposed roof line will remain as existing, secondly, the solid to void character is being maintained, thirdly the windows will be colonial style with muntins to match existing and all proposed exterior finishes to match existing. The elevations and the new material will not deviate from the existing look it will be the same appearance except in color for the shutters to be painted green vs. the existing white color. All the above is to preserve the existing vernacular of the home in the time frame of when it was constructed while meeting the current building codes and regulations.

- (e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site:

The requested variance is necessary to accommodate the reuse of this historic property for basic residential security, basic family needs, and standard quality of life.

Shane Ames

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