

November 12, 2021

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

Attn: Michelle Hoyland – Principal Planner

Explanation letter for items in the “Move to Continue with Direction” motion passed at the 11.3.21 HPB meeting for the COA for 610 N. Ocean and how we have addressed them in our resubmittal package.

Mrs. Hoyland:

After a thorough presentation made by us (applicant) and staff at the 11.3 HPB meeting that resulted in lengthy discussion about certain elements of our pending COA application, below is a description of the changes that have been implemented in our resubmitted plans per the direction of Staff at our 11.8 meeting and the direction of HPB at the 11.3 meeting which resulted in the “move to continue with direction” motion. Please set us for the December 1 agenda.

**Garage:**

The garage has been redesigned to honor the progression of change in size by recessing and offsetting the added bay toward the east and south and adding a second gable. The addition of the new bay and gable has been made even more unique, as it is now designed around a 50-year-old seagrape tree (see photos) that allows for this recessing and break in design to feel new, yet natural. When one approaches the garage from the east, then turns toward the south to enter the garage, the tree, the recessing, offsetting, and new gable make it clear that this was not a part of the 1971 garage design. Of course, we know that the original 1935 1-car garage was not in this location but was much further west.

**Guest Wing:**

The guest wing has been further revised (2<sup>nd</sup> revision from the original submittal for the 9.1 HPB meeting) to honor the progression of change in size through the following:

- Keeping the gable above the far north side of the east elevation of the first floor. We learned for the first time at the 11.3 HPB meeting that this was the original location of the 1935 1-car garage.
- Implementing a 16” apron that delineates the existing first floor from the new second floor.
- The new 2<sup>nd</sup> floor addition will have 6” wide cypress siding. The existing has 8” wide siding.
- Adding a gable to the roof on the far southeast side
- Adding indented faux window details to the west elevation
- Correcting the size of the windows as we had them represented on the existing first floor west elevation. They are currently single hung and were improperly identified on our drawings.

During the 11.3 presentation it was identified that this guest wing has been modified on numerous occasions, beginning in the early 1950’s all the way thru to the 1990’s. This latest revision goes a long way to accommodating the applicants needs of their growing family as this is their personal home, while doing our best to preserve the amalgamation of the myriad changes over the years.

**Massing of the Master Bedroom:**

There was a comment made about the “Churchill Downs” window gable trim on the south elevation of the Master Bedroom as creating too much massing. These have been removed, and the windows returned to their original height and trim.

**Siding Color:**

There has been much discussion about the color of the siding; what color was it originally, when did the color change, how many times has the color changed, how did it change (natural patina or thru paint/whitewash), who changed it, etc. What we can all agree on, is it has changed through the years.

The applicant has provided three proposed color samples of a whitewash for the siding and will be bringing the same to the 12.1 meeting. For simplicity, they are referred to as; "Whitewash 1," "Whitewash 2," and "Whitewash 3." The applicant will identify its preference and will invite Board comment.

**Covered Walkway from the Garage to the Kitchen:**

There was comment about this walkway "adding too much" or "overwhelming the home" or "not having enough detail." Rather than trying to convince Staff and the Board otherwise, the applicant has instructed me to remove this structure altogether and they are ok with bringing groceries from the garage to the kitchen in the event of rain while uncovered.

**Windows:**

There were comments made by the Board and in the Staff Report about the number of windows/doors being relocated, added, or removed as being too numerous. I have called out on my elevations the exact location of all relocated/new/removed windows/doors. The number is smaller than perceived.

**North and South Elevations of the new 2<sup>nd</sup> floor Guest Wing:**

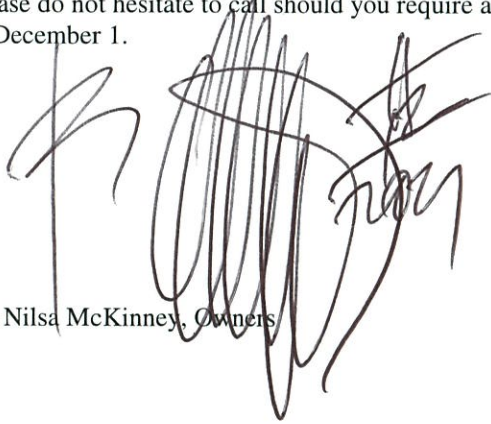
The north and south elevations of the new 2<sup>nd</sup> floor guest wing were missing from our submittal package. They have been included in my resubmittal.

Please do not hesitate to call should you require anything else. I look forward to a successful meeting on December 1.

Sincerely,

Roger Cope  
Principal  
RWC/jad

CC Frank & Nilsa McKinney, Owners

A large, stylized handwritten signature in black ink, likely belonging to Roger Cope, is written over the typed name and title.