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Friday, March 4, 2022

City of Delray Beach

100 NW. First Ave.
Delray Beach, FL 33444

RE: Historic Preservation
219 N. Swinton Ave.
Delray Beach FL.

To whom it may concern:

The following is a brief narrative of the Compatibility Standards as listed in the LDR 4.5.1 (E)(7) and tabled according to requirements.

a.) Height:

The proposed addition will match the existing home in height.

b.) Front facade proportion:

The proposed addition will not affect front facade as it is in the back.

c.) Proportion of openings:

The new openings will stay within the scale of the existing home. Rear openings will change in scale to differentiate the existing from the new addition.

d.) Rhythm of solids to voids:

At the current home, the portion with the proposed addition does not have an extension. The original duplex to the left however does. This new addition will mirror that and create a new solid to match within the existing design.

e.) Rhythm of buildings on streets:

The proposed addition will not affect the street rhythm. The main scale and proportion will remain as the addition is in the back.

f.) Rhythm of entrance and/or porch projections:

The proposed addition will not affect the existing front entrance.

g.) Relationship of materials, texture, and color:

The proposed addition will be similar in style, texture and material. The roof will match for consistency, however the stucco below will be smooth and will have a noticeable vertical scoreline to differentiate the 2 spaces.

h.) Roof shapes:

The proposed addition will not change the shape of the roof. The new roofline is in the back of the home and will be based on the proportions of the original home.

i.) Walls of continuity:

This will not be affected; The new addition will align with the original walls and be an addition to the back.

j.) Scale of buildings:

The overall scale of the front facade will not be affected. as for the rear, the home is becoming larger. The scale of the addition will match the scale of the original left duplex's master bedroom.

l.) Architectural style:

The architectural style to the existing home will be very similar and the overall style will not be modified.

m.) Additions to individually designed properties:

The proposed addition is consistent with the current home and will have similar details as it is only an extension. The details will be different to show the new portion is an addition by the removal of all precast stills and only providing punch out windows.

End-of-Comments
Steve Siebert

Sincerely Yours,

Steven W. Siebert
Architect AR0017834

