



To: City of Delray Beach
Historic Preservation

Date: October 17, 2022

Re: Renovation at 229 Venetian Dr
Delray Beach, FL 33483
Historic Board Universal Application Form

In regards to the renovation project at 229 Venetian Drive, we have referred to both the Secretary of the Interior's Standards for Rehabilitation and the Visual Compatibility Standards as described in LDR Section 4.5.1(E)(7) when determining the proposed modifications to the existing historic structure.

The Secretary of the Interior's Standards for Rehabilitation guidelines are being met with our proposed modifications to the structure. Our design maintains the scale of the existing residence and proposes minimal changes to the characteristics of the building, to preserve the historic character of the property.

The proposed open porch with trellis above is a delicate addition that adds depth to the elevation and creates a more celebrated entryway, common to residences of this era and seen within the historic Nassau Street district. This new porch is compatible with the massing, size, scale, and architectural features of the residence and protects the historic integrity of the property. If the overhead trellis were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The renovation also aims to comply with the Visual Compatibility Standards. Below is a list of the standards as described in LDR Section 4.5.1(E)(7) and a corresponding explanation of how the project aims to meet these standards.

- (a) Height - The overall height of the structure is to remain the same as existing. The height of the proposed trellis will not extend above the eave of the roof.

- (b) Front Facade Proportion - We are proposing to maintain the existing width and height of the front facade. The new trellis is in proportion with the scale of the existing structure and will add depth and interest to this main facade.
- (c) Proportion of openings (windows and doors) - The removal of the non-original garage door creates an opportunity to rework the window openings on a facade that is most visible from the public way. We are proposing windows that are appropriate in scale to the residence and will be double hung with colonial shutters to better reflect the time period of the existing residence and the context of the historic neighborhood.
- (d) Rhythm of solids to voids - The massing of the existing structure will remain. The open porch and trellis feature overhead will add depth to the front facade while not interrupting the existing solid to void rhythm of the elevation.
- (e) Rhythm of buildings on streets - This will remain as existing.
- (f) Rhythm of entrance and/ or porch projections - By adding a front porch with trellis element overhead we are responding to the architectural vernacular characteristic of the Nassau Street historic district. This district has front porches that are fully covered as well as porches that are open air, some with canvas coverings.
- (g) Relationship of materials, texture and color - The selection of building materials aim to integrate with the historic district. We are proposing brick pavers leading up to the main entrance. The proposed driveway matches the existing pea stone, adding a cast stone border to help define the drive. The barrel roof tile is to match the other side of the duplex, and was previously approved by the historic board. We are proposing louvered style colonial shutters, which are prevalent in the Nassau Street district, and mirroring this language with a louvered style pedestrian gate facing Venetian Drive. The color of the house is proposed as a natural white, so as to reflect the warmer white tones seen in historic neighborhoods.
- (h) Roof shapes - The roof shape is to remain as existing.
- (i) Walls of continuity - The relocation of the site wall to the southern property line serves to create an entry garden with fountain feature. The new site wall will match the existing in height (6 ft), material (block), texture (smooth stucco) and color (white).

- (j) Scale of a building - The scale of the building is to remain as existing.
- (k) Directional expression of front elevation - To remain as existing.
- (l) Architectural Style - The new windows/ doors and the proposed open air porch are architectural features seen in the context of Nassau Street as well as in single story residences that are of the cottage vernacular. The windows are proposed as double-hung with a muntin grid on the upper sash. We are proposing louvered colonial shutters on all double hung windows. The triple sash, double hung window on the main facade (West Elevation) aims to more closely match the original proportion of the triple sash window seen in the 1949 west elevation. The doors proposed are swing and double swing French doors with clear glass and muntin grid. The main entry door will have side lites and a 3/4 glass lite with solid lower panel. The rear French doors and side lites will be full height glass with muntin grid. All muntins are to be raised (architectural) and all glass will be clear.
- (m) Additions to individually designated properties and contributing structures in all historic districts - There are no proposed additions that would obstruct the overall massing of the existing historic building. The trellis and front porch on the main facade are designed so that the basic form and character of the historic building will remain intact if ever removed.

In summation, the goal of this renovation is to improve the existing condition of the property while celebrating the original features that remain and, when possible, restoring the original character of the residence. The design elements that are new are appropriate to the scale and time period of the residence and aim to seamlessly integrate with the context of the historic Nassau Street district.

Thank you,

Hillary McClain, AIA
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