

## **Sundy House Elevation and Color Change**

The project consists of renovating the original wood-framed, Sundy Family Residence built in 1902 and still situated on its original site at the southwest corner of South Swinton Avenue and Southwest First Street in Delray Beach, Palm Beach County, Florida.

When built its architecture was reminiscent of Eastern stick style but now much of the stick work is hardly reflected with all of the structural alterations over the years. Our main goal is to strongly emphasize its original early vernacular style/period, featuring its open five-sided front verandah/porch, decorative wood brackets/scrollwork, square porch post with scrolls, balustrades, double-hung windows, and high pitched roof.

The exterior elevation changes are as follows:

- 1) Along the Street Façade (Swinton Avenue) we are removing the existing open-air, covered gazebo/valet stand (not original) and covered walkway that connects to the house's original porch. Removing this Gazebo and ancillary covered walk, not only provides a more accurate representation of this original street façade but also literally removes ancillary structures that currently 'block' the original structure from view. In addition to removing this 'gazebo' we are also returning the house's most prominent feature, its five-sided porch, back to its original condition by once again making the entire porch open air per its original intention/function. At some point in this building's history this portion of the original porch that the aforementioned walkway connects to, was enclosed and made part of the interior space.
- 2) It is also being proposed to remove the small and approximately 8ft x 8ft ancillary structure that was added on to the original structure, presumably at the same time the gazebo/valet stand/walkway and porch enclosure occurred. This small room now serves as a small reception desk/area for the Sundy House. The proposed removal of this ancillary structure (again not original), as with the removal of the Gazebo/Walkway, will also not only provide a more accurate representation of the house's original street façade but also literally removes an ancillary structures that currently 'block' the original structure from view.

- 3) In the 1990's there were three more ancillary structures (two dining rooms and the kitchen) built on site that created a courtyard bar in the space created by the now 4 structures (original residence, two dining rooms and kitchen) that is covered with a large canopy. We are removing this vinyl/canvas awning and replacing it with a new Steel and Glass Canopy that will allow this space to now be conditioned and more importantly keep out the elements.
- 4) Upgrading all single/double-hung windows to impact windows with aluminum frames, however keep them the same size and type as the original structure.
- 5) Proposing to replace all existing exterior doors with new wood/glass doors.
- 6) Proposing to repaint/replace all the existing base materials.

The proposed design characteristics for the renovation of the existing structure shall be compatible with the original style that combines decorative Queen Anne features with the simplicity and functionalism of South Florida Vernacular building. These design characteristics include:

- Horizontal lapped wood siding
  - Decorative roof brackets at the gable peaks (to match original)
  - Turn Wood Porch Columns
  - Horizontal and vertical decorative wood trim - stickwork
  - Single & double-hung windows
  - Balustrade's railings (to match original)
  - Decorative cross wood brackets (to match original)
  - Wrap-around open porch
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- **Physical Appearance:**

- The existing main façade (east elevation) is characterized by the blending of horizontal and vertical elements with the encircling enclosed porch which features beaded board and aluminum fixed windows atop the vertical beaded board siding and a gazebo with an extension of the roof over the walkway connecting to the house. The current renovations will remove the existing gazebo, the roof over the walkway connecting to the house, the porch board siding walls, and the fixed windows. We're going to fully open the porch to its original intended stick style 5-sided open porch and install new baluster porch railings (to match existing/original) around the whole porch perimeter and install turn wood columns and decorative wood brackets. The windows will be replaced for aluminum dark bronze single/double hung impact windows and doors with transom windows over French double wood doors.
- The south elevation features the continuation of the enclosed porch, gazebo, and the reception room connected to the house along with all the structural alterations such as the dining rooms and the enclosed structural cover courtyard. The current renovations will remove the gazebo, enclosed porch walls, and the reception room attached to the house. Relocate the single hung window from the original house from the west to the east side next to the open porch where it originally situated, remove the storefront door, and replace it with double wood doors, remove the louver and canopy attached to the dining room façade and replace it with a new fireplace clad in white bricks, remove the structural cover courtyard, and replace it with a new glass-enclosed structure. The windows will be replaced for aluminum dark bronze single/double hung impact windows and doors with transom windows over French double wood doors.
- The west elevation displays most of the structural alterations over the years. The additions of the dining and kitchen room feature folding glass doors in wood-clad framing, a freestanding awning, and a small singled hung window. The current renovations will replace the sliding glass doors with aluminum dark

bronze double hung impact windows and transom windows over double French doors.

- The north elevation retains much of its original configuration, it features an open, front porch with balustrades and the present additions of the dining room and back of the house/service kitchen. The current renovations will replace the windows with aluminum dark bronze single/double hung impact windows and install a new artificial hedge on the top of the flat roof to screen future mechanical equipment.
- All (4) facades/elevations materials such as the horizontal wood siding, shutters, louvers, wood trims, wood columns, balustrade railing, decorative brackets, roof gable wall lapped shingles, and dormers walls will be painted with a similar color palette as the original house.

**Justification Statement -Compliance with Visual Compatibility Standards**

LDR Section 4.5.1(E)(8)

**A) Height:**

Existing Structure's Main Roof Overall Height is 28'-6" (top of ridge at North-South, Cross-Gable). The new enclosed glass structure replacing the existing cover courtyard area will have a 28' overall height, thereby not negatively impacting the prominence of the original structure. More so this new Glass/Steel enclosure is not visible from the street as it is surrounded on all sides by structures.

**B) Front Façade Proportion:**

The front façade is not being impacted in any manner, matter of fact, it is being restored back to its original design, with the removal of the aforementioned, gazebo/walkway/enclosed porch and ancillary 8 ft x 8 ft 'reception area'

C) Proportion of openings (Windows and Doors):

All windows and doors openings of the new renovation are the same proportions as the openings of the existing historic structure. All windows and doors of the existing additions are also to be the same proportions.

D) Rhythm of Solids to Voids:

The relationship of solids to voids of the new renovation is visually compatible with the existing historic structure and district. The rhythm of solid to void is balanced well along the Primary Front Façade (Swinton), and the 5-sided renovated open porch presents a void (less the 5 double pier wood columns).

E) Rhythm of Buildings on Streets:

This remains the same as there is no additions but actually demo being done to the existing structure.

F) Rhythm of Entrance and/or Porch Projections:

We're renovating the 5-sided porch of the historic structure to its original design. Currently, this space is enclosed. We will be utilizing the open porch as one of the main entrances to the building as originally intended, with the new front double wood door facing Swinton.

G) Relationship of Materials, Textures and Color:

The relationship of the materials, textures and color of the façades of the building will be of original materials. New Hardieplank siding will be used as a base to the building and new aluminum framed windows are being proposed; however both of these types of 'newer' materials are already represented throughout the Historic District. In order to make these 'newer' materials more compatible to authentic original materials, we are also providing wood casings/trim/sills around all the windows/doors as well as framing the openings within the renovated porch with wood casings and trims.

H) Roof Shapes:

All existing roofs to remain. The enclosed-glass structure will replace the existing courtyard cover structure with a combination of a mansard roof with an extended roof cupola section.

I) Walls of Continuity:

Remaining the same.

J) Scale of a Building:

Remaining the same and with the removal of the ancillary structures noted herein only returns this structure back to its original footprint/scale

K) Directional Expression of Front Elevation:

Front elevation is being brought back to its original intent as mentioned herein, with the removal of the ancillary structures that currently, partially 'blocks' the original structure's street façade.

L) Architectural Style:

The architectural style of this structure is an Eastern stick style. All building elements being proposed are compatible with this style and mostly being taken from the original contributing structure's design/components.

M) Additions to Individually Designated Properties and Contributing Structures in all Historic Districts:

1. All characteristics features of the original building will not be destroyed or obscured. All features will be restored using authentic material that pertains to the existing historic structure.

**Defining characteristics of a typical 'Stick style' residential building:**

- a) Deep, wide porches with expressive structural elements such as exposed columns, rafters, and brackets.
- b) Gable roofs with deep overhangs, exposed rafter tails at the eave overhang, and decorative brackets at the rake overhang.
- c) A mixture of materials is often used, including brick, wood shingles, and wood siding.
- d) Variety of window types are often found, some themes remain consistent within the style. and although, double-hung windows. The windows are typically vertical in proportion

All of these defining characteristics of ***the building*** are clearly being left intact as depicted on the architectural drawings submitted as part of this approval and further defined in writing below:

- a) Most importantly it is being proposed to redefine the building's *most defining characteristic*, which is currently non-existent. This is being achieved by renovating the original front porch (facing Swinton Avenue) its original condition and purpose. At some point in this building's history, this porch was enclosed and turned into interior space (currently this space is the entry for the restaurant)
- b) The new renovations elegantly complement the existing building's defining characteristics and do so in a manner that allows the original structure to remain the focal point along both street façades.
- c) Windows, balustrades, decorative brackets, and Casings are *another most defining characteristic* of the existing structure. The window casing characteristic is also not only being maintained (all new windows propose window casings) but further emphasized and showcased in the proposed renovation of the porch, whereas new casework is being proposed to frame the openings and create a horizontal entablature above and across the now exposed wood columns of the renovated 5-sided exterior porch.

- d) The Exterior Wall Cladding of horizontal wood siding is also a *defining characteristic* of the existing structure. The existing structure renovations have proposed NEW Wood siding, thereby assuring that this defining characteristic material of the existing structure will be maintained as such and only reinforce the design style.

**For the reasons stated directly above, the proposed improvements are not altering the building's characteristics in any manner, and in fact we are reinforcing its characteristics and more importantly redefining/renovating its most defining characteristic, that being the exterior covered porch facing Swinton Avenue.**