

9/12/2022

Re: 310 NE 1<sup>ST</sup> Ave

Historic Preservation Board

Dear Sir or Madam,

**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 design of the single story addition was done meticulously to have flowing synthesis between the existing historic structure and the proposed new addition, keeping the architectural style preserved and intact. It was through extensive research, coordination and consultation with the client and the Historic Planners we were able create the design we now present to you for your 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 have all been met. 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 proposed addition is a single story. The top of existing tie beam height is 8'-3" and the addition is at 9'-3" just 12" higher to allow for enough structure of the new to tie into the existing. The mean roof height is not breached as both roofs, existing and proposed, do not go above 18'. Highest roof is a little over 16'.*

(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 minimal changes to preserve the Historic theme of the neighborhood. Firstly, to remove the non original elements like the vertical railing at the front porch, the "V" banding at the gable face, replace the glass door with a raised panel door that fits the Historic theme, similarly we are adding carriage doors to the existing carport in keeping with the 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. To the proposed east of the pool, we are proposing sliding glass doors with muntins to tie back it back into the original muntin style 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 garage but the existing columns will remain defined to keep the existing look. There is no major structural modification to the front façade in doing this. We aim to maintain the original style per OSSHAD character 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 rather improved in its visual appearance. 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: White*
- *Roof: Standing seam metal roof, mill finish or Brown shingles to match existing roof finish.*
- *Fascia: White.*
- *Shutters: Tan/Khaki.*
- *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]

*Roof Shape will be in line with the original structure sloped gabled roof with sections of flat roof that are not visible. Flat areas area designed to reduce overall height-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 fence and front yard will remain. For parking and proposed pool area wood fence is proposed. 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]

*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 remaining like existing design as much as possible 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 but are not limited to uniform stucco finish to match the existing, window sizes in line with those on the original structure with similar muntin pattern, all visible roofing will match the existing. The large sliding glass doors at the veranda / pool area are scaled proportionally to fit within the style and scale of the existing structure (refer to sheet A07-A08). 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 All major construction will be to the rear 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 at 5'-0" setbacks at the sides. In enhancing the rich historic features and blend in with the existing context as well as create high quality interior spaces for dwelling, and preserving the vehicular character of the original carport structure, we are proposing operable custom wood carriage doors, with period hardware and a design consistent with other remaining wood carriage doors in the Banker's Row area. The vertical posts of the carport will remain exposed as part of the new north wall, in order to further call out its vehicular motif. As a result, the immediate interior of that "storage" area will not be conditioned. The use of the carport area will be limited, unlike all of the other carport conversions in the area. Granting this variance would not be uncommon for the board especially for these lots, along Banker's Row. In the past variance approval for setbacks were granted for 215 NE 1<sup>st</sup> Ave. (Bankers Row) and for 228 N Dixie Blvd, Delray Beach being faced with these site constraints. The limitation of use, combined with a 5' dedication of the eastern boundary, as well as a mandatory 2' dedication at the western property line, is taxing on a 50' wide lot with 15' (total) of side setbacks creates a situation that inhibits maintenance of the historic character of the property. The granting of this variance for the 6'-0" setbacks is critical to effectively achieve the design intent that serves only to maintain and enhance the Historic character of the neighborhood.*

(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"). The carport appearance issue, and small lot size with significant dedication and setback restrictions, doesn't seem to be common to other properties in the OSSHAD areas. Also, the proposed design is geared towards preserving and limit any redesigning of the original existing Historic structure maintaining that 1940s 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 Banker'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 does not exceed the highest existing roof, 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 and hardy plank for the addition only. 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.*

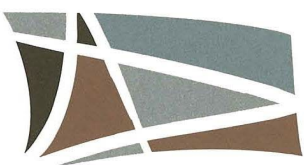
- (e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site:

*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.*

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Shane Ames

Architect CEO & Interior Designer



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