

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORICAL PRESERVATION BOARD
JUSTIFICATION STATEMENT

RE: 701 N Swinton Ave
Delray Beach, 33444

February 12, 2019

Statement of Visual Compatibility according to Article 4.5.1 (E)(7)

- (a) Height – Compatible, proposed addition is single story, in rear of structure, and not visible from front property line.
- (b) First floor maximum height – proposed addition within maximum height.
- (c) Proportion of openings – proposed addition openings compatible with existing historical structure.
- (d) Rhythm of solids to voids – the relationship of the solids to voids of the proposed addition is consistent with the existing historical structure.
- (e) Rhythm of buildings on streets – The relationship of buildings to open space between them is compatible.
- (f) Rhythm of entrance and/or porch projections – The relationship of entrances is consistent with existing historical structure.
- (g) Relationship of materials, texture, and color – the materials, texture, and color of the facade of the proposed addition is compatible to existing historical structure.
- (h) Roof shapes – the roof shape of the proposed addition is compatible to the existing historical structure.
- (i) Walls of continuity – the proposed addition will form a cohesive enclosure and visual compatibility with existing historical structures.
- (j) Scale of a building – the size of the proposed addition is visually compatible with the building size and mass of the existing historical structure.
 - (1) Proposed addition less than 60 percent of lot width.
 - (2) Proposed addition not deeper than 50 percent of lot depth
 - (3) N/A
- (k) Directional expression of front elevation – the proposed addition is visually compatible with the buildings within the Del Ida Park Historic District.
- (l) Architectural style – the architectural style is consistent with the existing historical structure.
- (m) Additions to individually designated properties and contributing structures – the proposed addition is visually compatible to the existing historical structure and meets all the criteria listed in Subsections 1 – 6.