



3705 North Federal Highway
Delray Beach, Florida 33483
T.561.733.2225 AA26000726
info@hnm-architecture.com
www.hnm-architecture.com

Project Name & Address:

March 9th, 2019

**HNM Architecture Office
143 South Swinton Avenue, Delray Beach FL, 33444**

RE: Developer's Interest and proposed character of development letter.

To: Historical Preservation Board

Please accept this letter as our firm's request for a concept plan review by the HPB.

Project consists of restoring and renovating an Existing 1,571 square foot, Historic Residential Structure, as well as constructing a new addition. The improvements proposed shall not be phased in any manner.

The existing 1-story, main structure is to remain with the exception of the renovation to a portion of the existing southwest corner of the structure that will revert back to its original function as an exterior porch, which shall now serve as the main entry to the building.

The new addition being proposed shall be a 1-story, 'L' shaped structure that connects to the existing structure along its secondary, East Facade and its tertiary, North Façade; thereby creating a new internal, open-air courtyard at the northeast corner of the original structure. The two primary facades of the existing structure, South Elevation (SE 2nd Street) and West Elevation (Swinton Avenue) are to be preserved in their entirety, less some alterations to fenestrations (doors and windows) and the aforementioned renovation of the original exterior porch.

The maximum building height for both the existing structure and the new proposed addition is 14'-6"(top of roof ridge @ gabled roof).

Proposed design characteristics for the restoration of the existing structure and that of the new addition shall both be compatible with the original Framed Vernacular/Bungalow Architectural Style. These design characteristic include:

- **Authentic Cedar shingle exterior wall cladding**
- **Double Pier Porch Columns**
- **Front Facing and Cross-Facing Gable Roofs**
- **Multiplane Roof Lines**
- **Exposed Roof Brackets**
- **Pier Foundations**
- **Casement Windows**
- **Exposed Exterior Chimney**