

May16,2019

Historic Preservation Board

Re: 215 NE 1<sup>ST</sup> Ave  
Sylvester's Residence  
Variance Application

Dear Sir or Madam,

We respectfully seek relief from the Historic Preservation Board to extend a limited area of our existing home over the north setback at 215 NE 1st Ave and the south side pool setback at the said property. We understand the rich history and significance of preserving this property and we only seek to enjoy the standard benefits of a home making the space more comfortable and secure for our soon to be extended family.

1. **See full set of architectural plans attached. Note:** This project has been in the been in City for an over extended period and has passed through several planners. As a result of the comments dated; 01/27/17, 12/29/17 & 01/20/17 there has been several significant design changes to which several of these comments didn't apply. There were several meetings with Architect Shane Ames and the previous planners to discuss the said comments at the above dates resulting in major design changes, from an extensive second floor previously proposed to the current pre-approved design. As our record drawings indicate the comments that were applicable were addressed at that time.
2. **See sheet A03 for updated parking data per LDR Section 4.4.24(G)(4)(D).**
3. **Pursuant LDR Section (E) (5)- Standards and guidelines.**

*A historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.*

In conforming to Land Development Regulations (LDR) section (5) for contributing historic properties, we will namely highlight that the front façade will not be modified or changed but restored if needed. This will entails replacing rotten wood siding, modifying some less than 50% of the existing flat roof at the rear and restoring the trims (if needed), shutters and replacing non-impact windows and doors with hurricane impact while maintaining the color, style and size, matching the existing colonial style. Also, we would like to highlight that no portion of the existing or proposed structure will be above the Building Height Plane. The existing front porch is 26 feet from the front property line and the proposed second floor addition is 92 feet from the front property line significantly behind the Building Height Plane refer to sheet A08.1 of architectural plans. The existing fascia will remain intact unless in need of repair, but the new fascia will match the existing. Also, note the front entry will remain the same refer to sheet A07.

4. **Pursuant LDR Section 4.5.1 (E) (8)- Visual Compatibility Standards.**

*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.*

- a. The design of the addition of the 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 due to extensive coordination and planning and research study of the solid to void proportions, we have managed to achieve this and in addition to this keep the second-floor maximum roof height in line with the existing roof line and completely behind the Building Height Plane. The second-floor addition won't be seen from the front property line.
- b. First floor maximum height is not breached as the proposed first floor addition roof line is at or below the original structures roof ridge. The mean roof height is not breached as the entire roof area for existing and proposed does not go above 18'. Proposed second story elevation does not exceed the 12' limit but is actually being proposed at approximately 9' to keep the second floor limited in overall height.
- c. As described in the section above regarding the front façade we are not proposing any modifications to the existing original front structure, original roof vents at the gable ends to keep with the original look of the residence intact.
- d. 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 window and door openings and windows and doors are being updated to meet current wind loads. Finish to be white, painted aluminum glazed products for the windows and new wood entry door to match existing. 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 south side by the pool we are proposing sliding glass doors with muntins at the top to tie it back into the original muntin style colonial look of the original windows. Same for the rear as well. We are making every effort to keep a balanced look with existing and new.
- e. We understand that its critical to maintain the rhythm of buildings in the Historic District and we are making every effort to do so, hence no structural modification to the front façade. We aim to maintain the original style of the Banker's Row. We trust the board will appreciate this initiative.
- f. No changes are proposed for the rhythm of entrance and existing porch is not proposed to be extended therefore we believe we have met the historic intent.
- g. All materials, color & texture will be visually compatible to the Historic District material as follows:
  - Walls: Blue, like existing color.
  - Roof: Gray shingles to match existing roof finish.
  - Fascia: White, like existing.
  - Shutters: Blue to match existing.
  - Windows: White frames with muntins like existing. Glass to be non-reflective type hurricane impact with Low-E coating for energy conservation.
- h. 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. Existing fence 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. 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. 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. 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 door 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 is authentic will remain 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 A08.1). 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 rehabilitate to the original state. We will also ascertain the proper engineering inspections and evaluation to ensure the existing structure is in-tact.
- 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, rafters and roof deck remain. Except for the areas of the flat roof to be rehabilitated and pitched. 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. The design does extremely well job to maintain the existing style of the original structure to influence the balance of the design. 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 (front, side or rear). This is in keeping with the variance application to minimally extend over the side setbacks.

## 5. Pursuant to LDR Section 2.4.7(A)(5) Variance Findings

- a. The location of the existing structure creates special and nonconforming conditions forcing this proposed alteration that minimally affects the existing contributing structure. The existing property does not allow much room to the sides for alteration unless variance is granted. Presently, the existing northern corner of the original structure is over the 7'-6" setback both in the field and from permitted documents obtained from the City of Delray Beach. The variance being sought will align the proposed with the existing non-conforming structure leaving a minimum of 5'-0" between our extended structure and the property line. As for the pool setback we seek variance to go to the building setback of 7'-6" in lieu of 10'-0". We believe this will improve, visually and proportionally the current nonconforming structure. In addition, the granting of the variances, will not be a burden or hardship as it relates to the public interest, but instead will improve the neighborhood tremendously by if Land Development Regulation (LDR) accommodates the improvement of this project as a model historic preservation project.
- b. A The areas requested for variance would facilitate a common to residential element aiming to enhance the residence within the same zone classification. A rejected variance would not only prevent the comfort and expansion of our standard of living as a family but also lose the opportunity to uplift and maintain the beauty of the neighborhood.
- c. The condition or circumstance leading to this request is not a result of the applicants doing. It is an existing condition we seek to improve. Nothing the applicant has done since ownership has led to any special conditions.
- d. There are no special privileges afforded to the applicant but will only ensure the applicant enjoys as the standard privileges enjoyed by residence of the same zoning.
- e. The applicant has presented a reasonable and most, importantly minimum variance required for expansion, with minimal alteration of the existing structure, with the expansion integrating into the property. By

allowing this variance of a 5'-0" for only 44 linear feet on the north side of property and 18'-4" linear feet on the south side of property by the proposed pool does not remove the historic pattern of the property but would rather strengthen and preserve the historic presence since all material and aesthetic will match the existing.

- f. The granting of this variance will keep the harmony preserved by these regulations and will not have any adverse effect on the neighborhood or public safety.

**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. 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 façade. The aim is enhancing the rich historic features and blend in with the existing context as well as create high quality interior spaces for dwelling.
- b. As mentioned before the existing contributing structure is unique. The existing north side of the contributing structure is over the side setbacks. The variance we are seeking is to align the proposed north side of the addition with the existing structure. The proposed usage of this area does not in any way diminish or change the character of the existing structure but will enclose the requested area as interior space while maintaining the finish for the façade within the context of the existing and per Historic Preservation design guidelines. as you can see from 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 especially for the interior spaces. As reference the areas for variance request amounts to approximately 100 square feet on the north side and 43 square feet south side for the pool.
- c. 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. 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 match the existing. 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. 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.

**6. Pursuant to LDR Section 4.3.4(J)(1) Height is defined as:** *The vertical distance from grade to the highest finished roof surface of a flat roof or to the mean level between tie beams and ridge for gable, hip or gambrel roofs. Pursuant to LDR section 4.3.4(J)(2)(b). For buildings adjoining more than one street the grade is established as the average of the mean elevation of the crown of the adjoining streets. Elevations have been revised. See sheet A07, A08 & A08.1.*

**7. Pursuant to LDR Section 4.6.14(B)(1) Site Visibility Triangle measurements.** *Driveway intersecting street or alley. The area on both sides of a driveway formed by the intersection of a driveway and a street or alley with a length of ten feet along the driveway, a length of ten feet along the street or alley right-of-way and the third side being a line connecting the ends of the other two lines. All required plans have been updated with visibility triangle see sheets A02, A02.1, A02.2, A03 & A05.*

**8. Pursuant to LDR Section 6.4.1(C)(3)(1) Location of Driveways-** *No driveway shall be located within five feet of a property line except on the zero-lot line side of a zero-lot line development lot.*

Existing paver driveway to remain and doesn't exceed the 5'-0" mark see sheet A03.2 with dimension.

**9. Pursuant to LDR Section 4.3.4(H)(4)(k), Permanently installed generators and LDR section 4.3.3(ZZ)** Provisions will be made for a future residential generator not to exceed 4.5 feet in height and will be compliant per the above LDR sections.

**10.** See sheets A06 for room labels. Square footage has been reviewed and adjusted see chart on sheet A03.

**11.** Pool equipment located see sheet A03.

**12.** Window and door schedule added see sheets A05 & A06.

We hope that this application is received with much understanding and the approval granted for the variance requested. Please extend your usual courtesy.

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Shane Ames

Architect CEO & Interior Designer



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