

220-226 N Swinton Ave.

WRITTEN ANALYSIS ON HOW THE PROPOSED ASIAN INSPIRED STRUCTURE WILL BE VISUALLY COMPATIBLE WITH THE EXISTING MEDITERRANEAN REVIVAL STYLE OF ARCHITECTURE ON THE MAIN STRUCTURE:

1. The Chinese pagoda IS **NOT COMPATIBLE** with the existing Mediterranean Revival Style.
2. However, it should be noted that this is an accessory structure, a garden structure.
3. It is **not** a major or minor addition to the existing Mediterranean Revival Style structure.
4. As an accessory garden structure, the Chinese Pagoda is not any more or less compatible as a children's play equipment might be, or a tennis court, or a basketball hoop, or a sculpture. A children's play equipment is not compatible...it did not exist in the era of the Mediterranean Revival Style structure and a play equipment would be totally acceptable and approved.
5. We are not altering in any form to the main contributing structure. 0%
6. Swimming pool fences shall be provided to meet code, as well as height limitations. There are no side street conditions.
7. There are no garage or carports additionally proposed.
8. There are no additional parking requirements and vehicular circulation, carports, garages and driveways remained unaltered.
9. No additional parking is proposed.
10. No alterations are proposed to the existing buildings.
11. No parking is additionally proposed.
12. No relocation is proposed, other than existing plant material
13. Nothing is being demolished.
14. Photo documentation is provided. Please refer to Sheets PH-1 and PH-2
15. Visual Compatibility:
 - a. The Pagoda is located in the rear yard and significantly away from the front setback.
 - b. The Pagoda is a hexagonal shape (plan), 14' in width, and 20' in overall height, with a finial of 2' in height.
 - c. The Principal Building is 30' in height
 - d. Mean Roof height does not exceed 18'
 - e. Proportion, openings, voids, solids, rhythm, materials, roof shape are all proportionate to the canons of a traditional and historic Chinese Pagoda and is in good taste and timeless in design. It is an open air garden structure, a retreat pavilion, an oasis.
 - f. The scale of the Pagoda is totally in harmony with the overall scale and massing of the existing structures and overall disposition/siting of all elements. The Pagoda is not an overbearing, ponderous structure. It is a class structure, as a sculpture, set in a natural garden setting. An secret garden, a place to find solace and nature.
 - g. The Pagoda is Asian inspired but fully in context in the garden landscape, with streams, waterfalls and ample visual screening to prevent visually pollution and to maintain privacy and a retreat/haven.
 - h. The Pagoda in the context of what is prominently visible in the City of Delray and within blocks of the subject proposal include the Sculptural Pylons at I-95 and Atlantic Boulevard, the metalwork gateway to Pineapple Grove, the multitude of murals, good or bad, scattered throughout downtown, of dubious artistic merit, in some

cases, buildings painted as “art” (recent red graphic building, located on the south side of Atlantic Blvd.) or Bedner’s, to bring attention to itself. Finally, a bright red “contemporary structure” at the north end of Bankers Row, as well as a blue metal sculpture in the public parking area.

- i. All of these “anomalies” can be viewed as “non-compatible” if assessed in the old-town neighborhood image of Delray Beach, of an earlier vintage. Or it could be interpreted as art and culture and vitality and youthfulness and fun and good.
- j. As such, and in context with examples provided, the Asian Inspired structure is art, sculpture, a positive thing rather than negative, a beautifully crafted structure backed by hundreds of years of tradition, if not thousands. It is as marvelous addition to a garden, well designed and secluded and private. It will not be visible from without. The roof is dark green tile. It will blend with the landscape. It will also be screened extensively from the main structure.
- k. A well designed garden is never NOT COMPATIBLE. Nature blends with everything. In fact, nature, landscape and screening solves many ugly and unsightly problems. Nature is forgiving. Nature never goes out of style. A garden can last for decades, generations.
- l. This is an amazing garden, which the City should be proud of endorsing.
- m. This garden is infinitely better than a construction storage yard, I personally think. But design is subjective. I keep my fingers crossed.