

8. Pursuant to LDR Section 4.2.24(G)(4)

- Business and professional offices shall provide one space per 300 square feet of total new or existing net floor area being converted to office use. This requirement may be reduced to one parking space per 400 sq. ft. of net floor area, or by at least one space, where there is a mix of residential and office use in the same structure. The parking calculations are as noted 1 space per 400 sq. ft. for the commercial floor area. The parking for the residential area is correct. Revise site data table relating to parking on sheets A101 & A101a to reflect such.

ANSWER: Please refer to the revised parking calculations provided on sheet A100.

9. Pursuant to LDR Section 4.4.24(H)(1)

- The gross floor area of residential units within a structure containing permitted non-residential use(s) shall not exceed 50 percent of the gross floor area of the structure within which they are located. Provide square footage calculations for the proposed office and residential areas to ensure compliance with this code section.

ANSWER: Please refer to the square footage calculations as requested on sheet A101.

10. Pursuant to LDR Section 4.5.1(E)

- Development Standards: all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section. Provide a written narrative or justification statement demonstrating how the proposal complies with the requirements of this code section as well as the Secretary of the Interior Standards for Rehabilitation.

ANSWER: Please refer to sheet A101 for the Justification Statement stating that our proposed design complies with the requirements of LDR Section 4.5.1(E)

Standard 1

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A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

ANSWER: The proposed design embraces the characteristics of the existing building, site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

ANSWER: The proposed design retains historical features by matching materials and spaces.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

ANSWER: The proposed design embraces the characteristics of the existing building, site and environment

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

ANSWER: The proposed design embraces the characteristics of the existing building, site and environment. The design is intended to preserve the historic significance.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

ANSWER: The proposed design embraces the characteristics of the existing building, site and environment. The design is intended to preserve the historic significance

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

ANSWER: The proposed design is intended to preserve the historic significance. The repair of deteriorated elements shall match the old in design, color, texture where possible.

Standard 7

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Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

ANSWER: *The design is intended to preserve the historic significance. The use of Chemical or physical treatments such as sandblasting shall not be used. Contractor to comply.*

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

ANSWER: *Yes,. Contractor to comply.*

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ANSWER: *The proposed design embraces the characteristics of the existing building, site and environment. The design is intended to preserve the historic significance. The size, scale, and architectural features were designed to protect the historic integrity of the property.*

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANSWER: *Yes, the new addition matches existing facia and roof lines.*

11. Pursuant to LDR Subsection 4.5.1(E)(2) – Major and Minor Development –

Review of a Modification of Contributing Structures Over 25% within the OSSHAD zoning district is performed by applying the regulations applicable to Major Development, which requires additional technical and specific regulations to determine appropriateness and compatibility. See table below per **LDR Section 4.5.1(E)(2):**

ANSWER: *We will comply with the regulations and procedures of review.*

12. Pursuant to 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 shall be determined by utilizing criteria contained in (a)-(m) of this section.

Provide a written narrative or justification statement demonstrating how the proposal complies with the requirements of this code section as well as the Secretary of the Interior Standards for Rehabilitation.

ANSWER: Please refer to sheet A101 for the Justification Statement stating that our proposed design complies with the requirements of LDR Section 4.5.1(E)(8)

Staff comments include:

a. Maximum height measurement for historic first floor is 14 feet. There are currently two different measurements shown for bottom of fascia. Revise site plan sheets A301e – A302 to reflect accurate measurement;

ANSWER: Please see revised elevations sheets A301e – A302 . The fascia heights were field verified and dimensioned based of the average crown of road.

b. Add note to window schedule on sheet A201 that all window glass will be clear;

ANSWER: The note has been added to the window schedule as requested.

c. Fourth window addition on the front elevation should not be identical to the concurrent existing windows as instructed by the Standards of Rehabilitation;

ANSWER: The windows have been modified to enhance the esthetics or the architecture. Please see revised floor plan and exterior elevations.

d. A vertical plank fence is more appropriate for Mediterranean Style architecture. Horizontal planking is more commonly used with more modern styles;

ANSWER: A vertical plank fence has been specified on the plans as requested. See Sheet A101

e. Provide material details for all exterior structures. For example, provide details of railing material for the ADA ramp, the proposed wall enclosure, garage door, etc.;

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