



November 14th, 2019

Planning and Zoning

City of Delray Beach

Attn: Project Planner

Re: **Visual Compatibility Statement**

Project: **150 Marine Way**

150 Marine Way is located at the east most line or defining line of the Marina Historic District at 150 Marine Way next to the Intracoastal Waterway. To the north is a 3-story Townhouse building and a 2-story duplex build with lower level garage in flood plain. To the south is a 2-story single family house with rooftop terrace. The proposed structure for 150 Marine Way is a 2-story single family home with lower garage level in flood plain with a Florida Vernacular style. It has an open plan concept with bedrooms on the 2nd floor and pool to the front. The elevations have wonderful details of a front pergola, lap siding, board and batten, shutters and exposed rafter tails. These details are found prominent throughout the Marina Historic District and are very compatible with the adjacent residents as well as the entire district. With regards to scale, the proposed residence conforms with the LDR's for additional setback requirements as well as the ground plane projection. As a 2-story it is similar mass to at least 1/2 of the Marina Historic District structures.

This project has been design using all the visual compatibility standards:

- a) **Height.** The building provides a one-story proportion at the street facade and uses different planes and height to reduce the two-story volume, the building fits well within the BHP established by the standards.
- b) **Front façade proportion.** The design is in proportion with the streetscape having a three-story townhome project to the north and a two-story with roof deck single family residence to the south. The height and width of the design is in relation to the proportions of the architectural style and the streetscape where is located.
- c) **Proportions of openings.** We have design the openings to be proportioned in width and height by the use of mullions and muntins; openings have been placed in relation to outdoor spaces and in relation to the building volumes, all this in other to create a nice proportion and rhythm in the design.
- d) **Rhythm of solids and voids.** The building has an harmonic balance of solid's and voids, starting with a trellis area in the front next to an open pool deck, after that the building has one-story and then a two-story covered areas that generate a nice transition to the living areas, these have been also stacked to create a smooth transition avoiding the feel of a single solid element.
- e) **Rhythm of building streets.** The building complies with the district's setback requirements, as see on the streetscape the building width is in proportion the empty space between itself and the three-story



building to the north and the two-story building to the south. Our building width is 35 feet, that means we have approximated the that same distance divided in two in voided space to the north and south building (+/-17'-6" to the north & +/-14'-2" to the south)

f) ***Rhythm of entrance and/or porch projections.*** The project pedestrian entrance is welcomed by a slightly elevated terrace, then a fence and stairs taking you to the main floor pool deck. Our car entrance is located to the side and framed with a trellised patio in the pool deck, all this creates a nice composition of textures and volume projections that adds interest and architectural character.

g) ***Relationship of materials, textures and colors.*** We are using different materials, textures and colors to create a harmonic composition that is compatible with the architectural style and the districts requirements.

h) ***Roof shape.*** The roofs in this design have been laid out to create a less massive roof utilizing a setback on the second floor, in addition the roof slope creates a proportional roof mas above the building that in combination with it allows it to fit in the streetscape and district architectural environment.

i) ***Walls and continuity.*** This building façade has been designed to create an interesting play of wall enclosure with landscape cover, gates and railing. All this provides a proper composition the the street façade that has continuity with the rest of the building.

j) ***Scale of building.*** Our building in addition to only 35 feet in width provides a second floor setback on the front façade, in front of it there is a covered balcony and an open air balcony in front of it, in addition we have created a trellised area in the front of the property, all this to reduce the scale of the building. On the sides of the building we have added open balconies and roofed areas, creating the reduces second floor volume and complying with the district requirements.

k) ***Directional expression of front elevation.*** Our design has taking in consideration the surrounding buildings so we can maintain

l) ***Architectural style.*** We have designed this project with a Florida Vernacular style and have maintained all the characteristics of it.

We feel that this proposed 2-story residence in its entirety would make a fine addition and define the eastern edge of the Marina District along Marine Way.

If you should have any additional questions or comments, please contact me at (561) 274-9186.

Richard Jones Architecture Inc.

Richard Brummer
Project Manager



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Attn: Project Planner

Re: Compliance with the Interior's Standards for Rehabilitation
Project: 150 Marine Way

Standard 1

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.

The property will maintain its single-family use.

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.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

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.

Acknowledge, the new construction will conform city COA required in the Delray Marina Historic District LDR's.

Standard 4

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

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

Standard 5

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

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.



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.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

Standard 7

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.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

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.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

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.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

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

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

If you should have any additional questions or comments, please contact me at (561) 274-9186.

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Richard Brummer
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