



Date 8.07.20

To: Michelle Hoyland
City of Delray Beach
Historic Preservation Planner

**Re.: Waiver Request – LDR Section 4.5.1(E)(7)(a)
53 SE 7th Ave., Delray Beach, FL**

Dear Ms. Hoyland:

Please accept this correspondence as a request for a waiver to Delray Beach Land Development Regulation (“LDR”) Section 4.5.1(E)(7)(a), in conjunction with development applications currently pending for the Property, and pursuant to the processes and requirements set forth in LDR Section 2.4.7(B).

The subject residence is a 2-story 3,468 square foot residence designed in a Frame Vernacular vocabulary per the Historic Preservation Design Guidelines (HPDG)- page 20 (attached as reference at the end of this request). The Frame Vernacular style is one of several styles within the Marina Historic District. The proposed house details are consistent with Frame Vernacular including authentic cedar shake roof, rafter tails, lap siding, board and batten detailing, supporting brackets, 2 over 2 sash windows, wood paneled garage doors, with additional details of arbor’s and trellis on the front elevation. In addition, the Frame Vernacular massing for 2-story homes contains a portion(s) of double stacked massing as evidenced from the diagram and example picture of the style from Page 20 of the HPDG. As shown in the diagram and sample picture a portion of the front elevation is 2-story double stacked with the balance of the façade containing a 1-story lower roof and above that is the remainder of the 2nd story façade at a further setback.

The proposed design of 53 SE 7th is of similar massing a small portion of the front façade being double stacked. The balance of the front façade contains a 1-story lower roof area and balcony above the garage. The remainder of the 2nd floor is at a greater setback which complies with the BHP. In order to achieve the similar massing of the referenced images a waiver to code section 4.5.1 (E)(7)(a) is required.

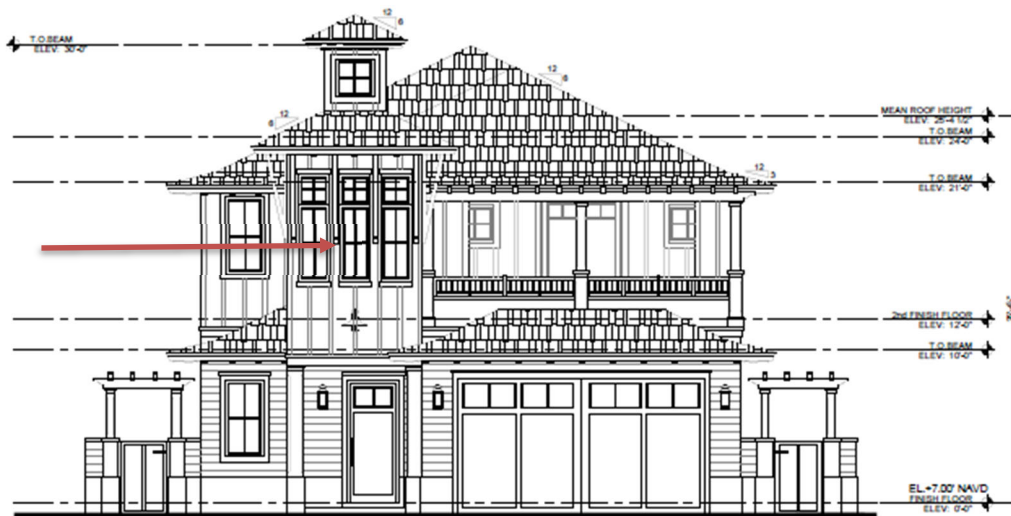
The area that extends into the BHP will be utilized as a modest 100 sq. ft. bunk room intended for children as depicted in the following images from the plan submittal.

Richard Jones ARCHITECTURE



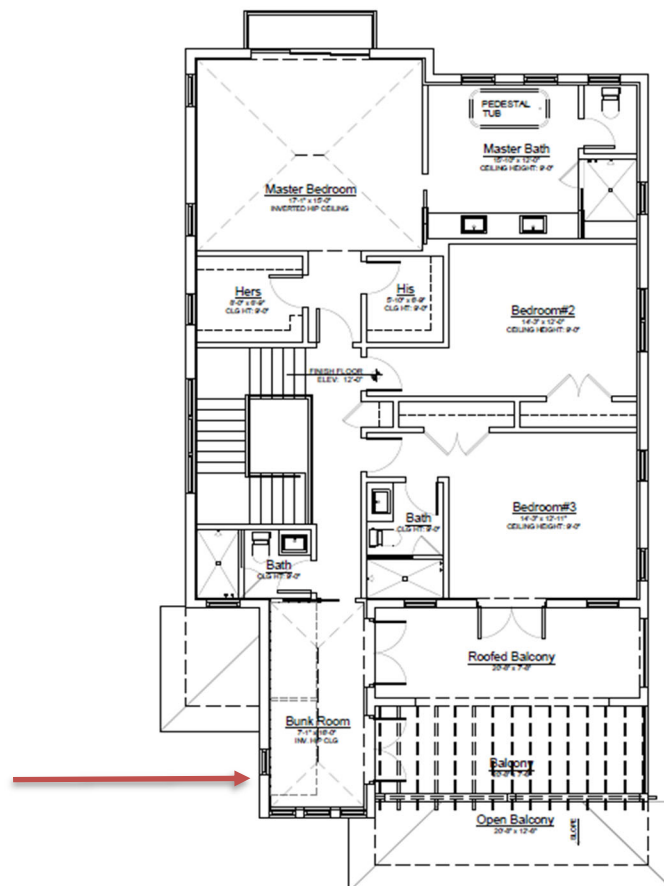
AA26001617 | IB26001056

10 SE 1st AVE DELRAY BEACH, FL 33444 | 5612749186 | www.rjarchitecture.com



West Elevation

Scale: 1/4"=1'-0"



Second Floor Plan

Scale: 1/4"=1'-0"



This waiver if approved would allow only 8'-9" linear feet of the front elevation to extend into the BHP thus allowing the proposed design to be consistent massing with the referenced images from page 20 of the HPDG. Should a waiver not be granted then in order to achieve this similar massing consistent with Frame Vernacular style the structure would have to set back on the site another 25'. With the site already at a disadvantage with the depth being reduced to 95' this is not physically possible.

LDR Section 2.4.7(B)(5) provides the factors the City is to consider in reviewing an application for a waiver request and states:

Findings. Prior to granting a waiver, the granting body shall make findings that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;

The applicant feels that with only a very small portion of the front façade being double stacked and the massing being consistent with Frame Vernacular Architecture from page 20 of the (HPDG), the requested waiver will not adversely affect the neighboring area. Also consider this is the 1st lot in the historic district adjacent to a non-historic district to the north and across the street which lessens the affect of the request since it is at the edge of the district vs. the center.

- (b) Shall not significantly diminish the provision of public facilities;

This request should not have any affect on public facilities.

- (c) Shall not create an unsafe situation; and

This request shall not create an unsafe condition.

- (d) Does not result in the grand of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

A similar request which incorporated even more relief from the BHP was granted for a house in the middle of the district at 73 Palm Square. That request was accompanied by a supportive staff report and the design included +/- 35' of façade that encroached into the BHP.

The applicants request is similar and only asking for 8'-9" of façade encroachment.



Because the requested waiver is the minimum request to accomplish the double stack massing consistent with the Frame Vernacular style, (i) will not adversely affect the neighboring area, (ii) will not significantly diminish the provision of public facilities, (iii) will not create an unsafe situation, and (iv) will not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner, we respectfully ask for your support of this waiver as it relates to the development application.

If you should have any questions or comments, please contact me at 561.274.9186.

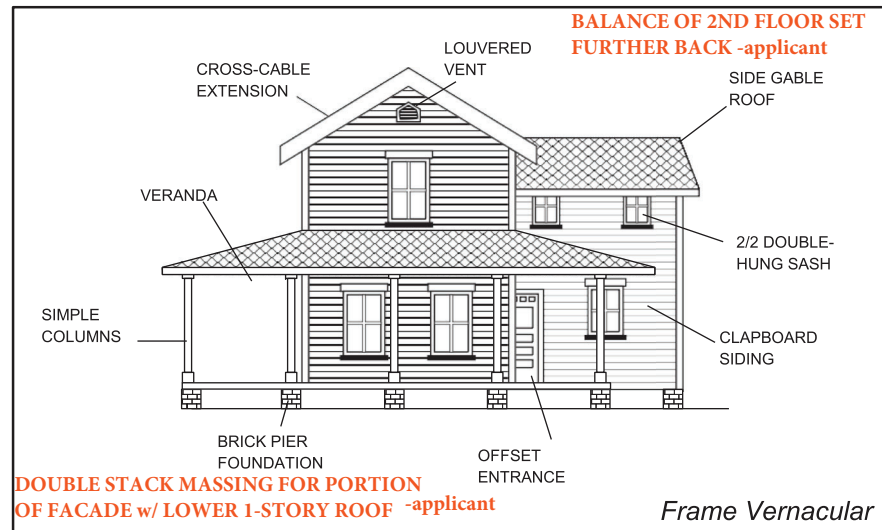
Sincerely,

Richard Jones Architecture Inc.

Richard Jones, AIA, NCARB

Principal

Vernacular (Frame and Masonry)



The dictionary describes “vernacular” as something native to a particular area or resident culture. In architecture, the term vernacular is used to embrace a diversity of folk and mass-produced building forms that were transmitted by memory or sometimes by pattern book.

Vernacular buildings typically were designed and constructed by lay builders who utilized traditional building techniques. When America changed from an agrarian nation to a nation with an industrial economy during the late nineteenth century, mass production was made possible, leading to the standardization of building elements. Decorative features

DOUBLE STACK MASSING FOR PORTION OF FACADE w/ LOWER 1-STORY ROOF - applicant



Frame Vernacular residence

BALANCE OF 2ND FLOOR SET FURTHER BACK -applicant

often were derived from historical styles that may result in a classification of Vernacular with elements that are tied to a specific architectural style. For example, residential buildings in Delray Beach are frequently a vernacular type, but have recognizable features associated with the Mediterranean Revival or Mission styles.

The Vernacular is no less important than examples of recognized traditional architectural styles. In fact, of all the building styles, Vernacular is of the most significant consequence in defining the unique characteristics of a place. In Delray Beach, most of the Vernacular examples are built between the early 1920s and the late 1940s.



WWII-era Frame Vernacular residence

General Characteristics: Residential Frame Vernacular

- Plan shape: symmetrical, frequently “L”
- Building material: frame; locally-available materials
- Exterior surface treatment: wood siding
- Roof type: gable or hip
- Height: one or two stories
- Window type: sash
- Foundation: elevated, raised pier
- Other:
 - Shed roof porch across front elevation
 - Ornamentation: rafter tails, cornerboards, vents in the gable ends, and shutters
 - Often a freestanding garage that may reflect details that exist on the main residence