



July 17<sup>th</sup>, 2020

## **Planning and Zoning**

City of Delray Beach

**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.



July 17<sup>th</sup>, 2020

## **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 a Florida Frame Vernacular style. It has an open plan concept with bedrooms on the 2nd floor and pool at the rear and a detached garage with a cottage over it. The elevations have timeless details, lap siding, smooth stucco finish, stucco banding and fries board around the entire roof overhang perimeter. 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.

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 Jones AIA

Principal



July 17<sup>th</sup>, 2020

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City of Delray Beach

Attn: Project Planner

**Re: Compliance with the Visual Compatibility Standards 4.5.1(F) 7 a-m**  
**Project: 150 Marine Way**

- (a) Height - The 2-story design is below the allowable height limit and is compatible with the height of other contributing structures in the district.
- (b) Proportion - The proportion of the height to width of the structure is compatible with other contributing structures in the district.
- (c) Proportion of openings windows and doors - The windows and doors are in proportion with other contributing structures including the existing structure on the lot that is going to be demolished.
- (d) Rhythm of solid and voids - This compatibility has been met through the massing and location of openings proposed in the 2-story design.
- (e) Rhythm of buildings on the street - The 2-story design is very compatible with other 2-story contributing structures on the street.
- (f) Rhythm of entrance and porch projections - This has been met. The front porch and entry are consistent with frame vernacular design and compatible with other structures on the street.
- (g) Relationship of materials - This has been met to comply with frame vernacular design and other adjacent contributing structures of a similar vernacular.
- (h) Roof Shapes - The gable roof is consistent with other contributing structures in the district and the frame vernacular style of architecture.
- (i) Walls of continuity - This criteria has been met.
- (j) Scale of the building – This criteria has been met.
- (k) Direct expression of front elevation – This criteria has been met.
- (l) Style of Architecture – The frame vernacular style of Architecture is consistent with other contributing structures in the district.
- (m) Additions - The proposal is for new construction so this criteria for additions is non applicable.

**Richard Jones Architecture Inc.**

Richard Jones AIA

Principal