



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

Development Services Department
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

RE: Historic Wellbrock House – Compatibility Standards Justification

To Whom It May Concern:

Please accept this letter on behalf of the Delray Beach Community Redevelopment Agency (Delray Beach CRA), as part of the Class IV Site Plan Modification request pursuant the City of Delray Beach LDR LDR Section 4.5.1(E) Development Standards and LDR Section 4.5.1(E)(7) Visual Compatibility Standards, for the Historic Wellbrock House located at 22 North Swinton Avenue, Delray Beach, FL 33444.

Compliance with The Secretary of the Interior's Standards for Rehabilitation

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.

Response 1:

Complies. As part of the Delray Beach Community Redevelopment Agency's (Delray Beach CRA) historic preservation efforts, the Historic Wellbrock House was relocated to its current location at 22 North Swinton Avenue in 2019. The structure is now within the protected Old School Square Historic Arts District (OSSHAD) and has also been listed on the Local Register of Historic Places. Once the renovation is complete, the Delray Beach CRA will utilize the structure as additional office space.

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.

Response 2:

Complies. The application for a Class IV Site Plan Modification is part of the renovation phase of the project, where the exterior will be restored to its original intent by following the original architectural renderings provided by the Delray Beach Historical Society, created by Samuel Ogren, Delray Beach's first registered architect.

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.

Response 3:

Complies. The proposed design will not include architectural elements that would create a “false sense of historical development.” In order to renovate and restore the exterior of the building to its original intent, the Delray Beach CRA architect’s proposed design has been based off, the original architect’s architectural renderings.

Standard 4:

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

Response 4:

Complies. Any modifications to the building over the years by previous owner’s have no historical significance and will be removed and replaced to match the original architecture design and design intent.

Standard 5:

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

Response 5:

Complies. All distinctive features, finished, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved and restored.

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.

Response 6:

Complies.

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.

Response 7:

Complies. No chemical or physical treatments that could cause any damage will not be used.

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.

Response 8:

Complies. No archaeological resources have been discovered at the site.

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.

Response 9:

Complies. The proposed design for the property will not destroy any previously recognized historic material or architectural feature. The proposed design maintains the original historical design and aims to embrace the characteristics of the site and surrounding environment with no negative effect on the historic integrity of the Historic District.

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.

Response 10:

Complies. The structure was relocated from an unprotected area in the City. The proposed design does not include any structural additions. The proposed design aims to embrace the original design and style of the era in history at which time it was designed and constructed. The use of the original architect's drawings has ensured that the original design intent will be restored.

Compliance with City of Delray Beach Land Development Regulations - LDR Section 4.5.1(E)(7) Visual Compatibility Standards**Standard A: Height**

The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of

residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.

Response A:

Complies. The overall height of the proposed two-story building will be visually compatible in comparison and relation to the height of existing structures and buildings within the Historic District. Directly east of the structure is the Monterey House, another historically designated structure within the property boundary. The Monterey House, also two-stories, is consistent with the architectural style and design of the Historic Wellbrock House. When the Historic Wellbrock House was relocated in 2019, it was placed on a foundation with the same FFE as the existing Monterey House. This was done intentionally to provide visual compatibility through planned space and massing.

Standard B: Front Façade Proportion

The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.

Response B:

Complies. The front of the Historic Wellbrock House is visually compatible with and is in direct relationship to the width of the building and to the height of the front elevation of other existing structures within the subject Historic District.

Standard C: Proportion of Openings (Windows and Doors)

The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.

Response C:

Complies. Overall, the proportions for the windows and doors of the proposed building will be visually compatible with those of other existing buildings located within Historic District. Proportion of windows and doors on the original is primarily existing to remain.

Standard D: Rhythm of Solids to Voids

The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.

Response D:

Complies. The relationship of solids to voids of the proposed building will be visually compatible with those of other existing buildings and structures within the Historic District. By enclosing the ground floor parking area and through the addition of openings, the proposed design establishes a

more consistent relationship of solids to voids and the proposed building will be more visually compatible with front facades of buildings and structures that currently exist within the area.

Standard E: Rhythm of Buildings on Streets

The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.

Response E:

Complies. The structure does not compromise or change the rhythm of buildings and open spaces that currently exists within the area. The addition of the Historic Wellbrock to the site creates a campus like feeling of three (3) historic structures adjacent to each other (Monterey House and the Historic Bungalow, on a separate parcel, north and adjacent to the subject property). This campus style site layout is supported and encouraged by the City's Comprehensive Plan and Land Development Regulations.

Standard F: Rhythm of Entrance and/or Porch Projections

The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.

Response F:

Complies. The relationships of entrances to the proposed building and sidewalks will be visually compatible to those of existing buildings and structures within the Historic District.

Standard G: Relationship of Materials, Texture, and Color

The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.

Response G:

Complies. The materials, texture and color of the façade of the proposed building and/or hardscaping will be visually compatible and consistent with the predominant materials, textures, and colors used on the existing buildings and structures within the Historic District and will also be based on the original Samuel Ogren architectural renderings.

Standard H: Roof Shapes

The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.

Response H:

Complies. The hip roof shape is existing and will remain. The building is visually compatible with the roof shapes of existing buildings and structures within the Historic District. More specifically, the roof shape, material, and color is visually compatible and consistent with that of the surrounding area.

Standard I: Walls of Continuity

Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.

Response I:

Complies. The overall proposed building façade and landscaping is cohesive and visually compatible with the other existing buildings and structures within the Historic District.

Standard J: Scale of Building

The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development.

- a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
- b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:

Response J:

Complies. The proposed overall size of the building and building mass is visually compatible with the building size and mass of other existing buildings and structures within the Historic District.

Standard K: Directional Expression of Front Elevation

A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.

Response K:

Complies. The directional expression of the front elevation of the two-story historic structure will not change and will be visually compatible with the buildings, structures, and sites within the Historic District.

Standard L: Architectural Style

All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

Response L:

Complies. There are two existing structures on the property, the Historic Monterey House, relocated to 20 North Swinton Avenue in 1995 and the Historic Wellbrock House, relocated in 2019. Both of these historic structures were designed and constructed during the same time period. Although they were designed by two different architects, the architectural style is very similar and compatible. Similar scale and massing are prominent, as well as, the use of symmetry, wood siding and shutters.

Standard M: Additions to individually designated properties and contributing structures in all historic districts. Visual compatibility shall be accomplished as follows:

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
3. Characteristic features of the original building shall not be destroyed or obscured.
4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

Response M:

Complies. The Historic Wellbrock House was relocated to the current location in 2019. The Delray Beach CRA has taken care to utilize the original architect's architectural renderings to restore the structure to its original intent. No additions are proposed outside of what was originally designed.

If you have any questions or would like to discuss the project further, please contact me directly at (561) 276-8640.

Sincerely,

Tara Toto
Redevelopment Manager