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January 18, 2021

City of Delray Beach
100 NW. First Ave.
Delray Beach, FL 33444

RE: Historic Preservation
18 NE 7th St.
Delray Beach FL, Del-Ida Park.
CASE FILE: 2019-148-CLIV

To whom it may concern:

The following is a brief narrative of the Compatibility Standards as listed in the LDR 4.5.1 (E)(7) and tabled according to requirements.

- A) Height: The proposed rear addition is only 2'-4" higher than the existing building. The main height line in the front will remain, and only the portion in the back will extend above the existing home ridge line. This extension is well within the existing scale and proportion. The height is consistent with surrounding buildings, as some are 2-story. The front façade will not have any height changes.
- B) Front Facade Proportion: The proposed addition will not affect the width as it is primarily in the back, and is still in-line with the proportion of the new height. See ratio on front elevation.
- C) Proportion of openings: The proposed facade renovation will increase the height of the windows only slightly to meet egress, but the overall look will remain as the original home with horizontal windows.
- D) Rhythm of solids to voids: The proposed addition will be a solid in the back and will not be visible. The garage enclosure will close off the current void, but the overall Rhythm of the home will remain intact.
- E) Rhythm of buildings on streets: The proposed addition will not affect the street rhythm. The main scale and proportion will remain as the addition is in the back.
- F) Rhythm of entrance and/or porch projections: Currently there is no formal entrance/patio. The Porch addition is subordinate to the main home and will not greatly affect the line of the current façade.
- G) Relationship of materials, texture, and color: The proposed addition seeks to match the original home's material along with bringing back the original style of materials back to the home with shutters and hardie-board. Refer to A5.1 for photographs of existing homes along street.

- H) Roof shapes: The proposed renovation will only affect the rear addition and will have a minimal impact to the existing home, but overall front proportion will remain intact. The proposed entry matches the existing fascia.
- I) Walls of continuity: This will not be affected. The enclosure of the car port will create a comparable solid mass matching other homes on the street.
- J) Scale of buildings: The overall scale of the front facade will not be affected.
- K) Directional expression of front elevation: The front elevation will remain as the current Ranch Style home. Minor brick work and Entry feature are new, but consistent with a ranch in that time.
- L) Architectural style: The architectural style will not match and home will be restored with original details. Refer to A5.1 for photographs.
- M) Additions to individually designed properties: The proposed addition is consistent with the current home. It is at the back of the home and single story therefore the front facade will remain intact and the proportions will not be affected at a large extent.

Change in details: Currently the home is a 1950's style Ranch home, which became popular with new home buyers in a mass market for suburban living. They are very well noted for low, single story home that are usually sprawled on a larger lot with an attached garage to take advantage of the automobile culture. Therefore, we propose to restore the original home to what it was meant to be and providing minor alterations to the front that are part of the 1950's Ranch. The enclosed garage is constant with home in that era and will not affect the style. The proposed porch may not be original; however, it is in the style of a 1950's Ranch which may have had one added. Finally, the addition of a planter, roof tile, shutter and hardie board is all part of the original permitted home and details that were either removed or never built.

Enclosure of the garage: In this case a garage fits with in the Ranch home dynamic as homes focused on the 1950 urban sprawl which cemented the automobile to families/our culture. However, knowing that some details are preferred to be kept, we also need to look at the current culture as well. Today, storage and security are a big part. With people having multiple homes, the need for security is large. Same as louvered windows, carports lack that security and we propose to enclose this to provide a secure place for a car and storage while the family is away to a second home. In respect to the street scape, there are several homes with enclosed garages, in the same double door style. It will fit both with current homes and with the original homes of the 1950's with an attached garage. The height and proportions match existing homes, as well as the spacing. These doors will be in metal, due to storms, but in the 1950's and 1960's metal was starting to become a new material for modern homes and metal garage doors were not uncommon for this period. The doors themselves will be simple panels, as the 50's Ranch homes did not have the craftsman details.

End-of-Narrative
Steve Siebert

Sincerely Yours,

Steven W. Siebert
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The following is a brief narrative of the Variance request for the subject property. The subject property is within the Del-Ida Historic district and is currently under review for a proposed renovation. The renovation needs to match the Historic Character of the surrounding homes and as a result will require us to get a Variance to meet this criteria. Currently the home has no front porch and is situated right on the front property setback line. Therefore, providing a new front porch to maintain the character of the neighborhood will require us to go beyond the setback line. This will not intrude or impede any public ways or rights. The proposed porch will be 4' to the structure and an additional 4" of trim. The total requested encroachment into the front setback will be 3'-10.5", enough to provide a scaled and visually compatible front porch to match the neighborhood style and integrity.

Justification statement: a). The entry porch/feature is necessary for this style of home to allow for protection from the elements.
b). Due to the current zoning designation, the home is already past the front setback line, and the addition of the entry will go beyond that. It seemed as though at one point the setbacks were less in this neighborhood.
c). The code does allow for entry features to be past the setback. However, the original historic entries were structuralized. To match the historic requirements, we cannot use the current code allowed entry features, i.e. canopies or trellises.
d). The approval of this entry will in no way impact the historic character, in-fact will be consistent with Ranch homes that did have a porch.
e). The addition of this entry is necessary to match other historic sites and homes as well as to allow for a proper entry feature to this home.

End-of-Narrative
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