



Steve Siebert Architecture
466 N. Federal Highway
Boynton Beach, Florida 33435
ph. 561.880.7894
AR 0017834

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City of Delray Beach

100 NW. First Ave.
Delray Beach, FL 33444

RE: Historic Preservation
531 N. Swinton
Delray Beach FL, Del-Ida Park.
CASE FILE: 2021-091

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 addition will be lower than the existing height of the home, there will not be a change in height.

b.) Front facade proportion:

The proposed addition will not affect front facade as it is in the back. As to the back, it is an extension to the home so it will match the existing. On the side view, the home will keep well within the existing proportions and be slightly recessed back as a second element.

c.) Proportion of openings:

The proposed addition will not greatly affect the proportion of openings. we are matching all openings proportions to the existing home.

d.) Rhythm of solids to voids:

The proposed addition will only increase the solids of the home and we will provide a new patio void in the back, none of which will greatly affect the facade and the linear home will remain. The new addition will provide a void currently not present in the home.

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:

The proposed addition will not affect the entrance as it is in the back. The back porch projection matches the existing home and it becomes the different element to compliment the existing but not match as there are no existing porches.

g.) Relationship of materials, texture, and color:

The proposed addition will match the existing conditions and colors. there is no proposed material/texture/color change to keep the constancy of the home. However, the new addition will incorporate a new smooth stucco at the rear and new column details with new trim details consistent with these homes but to make it slightly different than the existing.

h.) Roof shapes:

The proposed addition will not change the shape of the roof. The new roofline is in the back of the home and will be based on the proportions of the original home and stepped back to create a break from the original home.

i.) Walls of continuity:

This will not be affected; The new addition is stepped back to create a break to the home. The new walls will stay with the same proportions and have slight variation in details.

j.) Scale of buildings:

The overall scale of the front facade will not be affected. as for the rear, the home is becoming 9' longer. The existing scale will only extend the home and will not be larger.

k.) Directional expression of front elevation:

The front elevation will not be affected. The addition is in the back of the home and only the side street view will be effected.

l.) Architectural style:

The architectural style to the existing home will be very similar and the overall style will not be modified. The new porch element and small details at the front will create a break but keep the main home extending out. Only a few elements like the shutters and will be copied for consistency.

m.) Additions to individually designed properties:

The proposed addition is consistent with the current home and will match all details as it is only an extension. The new addition will not have an adverse effect on the new home as it keeps the same scale as the original home. It is also in the back and hidden within the existing privacy fence. The original street front on Swinton will not be effected as the addition is not seen from that front. The side street will remain intact and the addition will be in the same scale but recessed which will not overpower the street scape. The existing roof line will remain as well along with all the original details but be slightly recessed to create a break.

End-of-Comments
Steve Siebert

Sincerely Yours,

Steven W. Siebert
Architect AR0017834

