

QUANTUM ENGINEERING ASSOCIATES INC.

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Structural Engineering & Cost Segregation

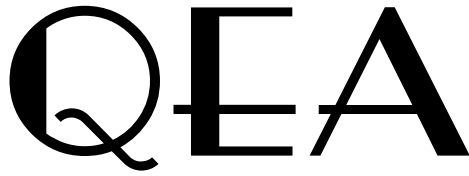
JUSTIFICATION STATEMENTS

SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION:

1. THIS CONTRIBUTING HISTORICAL PROJECT EXISTS AS A SINGLE-STORY FAMILY RESIDENCE AND WILL REMAIN THIS WAY EVEN WITH THE ADDITION. OUR GOAL IS TO MAINTAIN OR REPLICATE THE ORIGINAL MATERIALS, FEATURES, SPATIAL RELATIONSHIPS.
2. THE HISTORIC CHARACTER OF THE PROPERTY WILL BE RETAINED AND PRESERVED. IN THE EVENT WE ARE REMOVING ANY DISTINCTIVE MATERIALS OR ALTERATION OF FEATURES, SPACES AND SPATIAL RELATIONSHIPS OUR GOAL IS TO RESTORE SUCH AREAS TO REPLICATE THE ORIGINAL CONSTRUCTED PROJECT.
3. THERE WILL BE NO CHANGES TO THIS PROJECTS RECORD OF TIME. OUR DESIGN & VISION, IN NO WAY, WILL CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT. EXISTING AND NEW ADDITION WILL SEAMLESSLY MERGE AND FURTHER ENRICH THE PROJECTS STANDING IN AN HISTORICAL CONTEXT.
4. THE HISTORIC SIGNIFICANCE OF THIS PROJECT WILL BE RETAINED & PRESERVED.
5. ALL CONSTRUCTION DETAILING (MATERIALS, FEATURES, FINISHES) & CRAFTSMANSHIP WILL PRESERVED.
6. WHERE WE INTEND TO REPLACE AND REBUILD ELEMENTS OF THE EXISTING, WE WILL MATCH THE OLD DESIGN, COLOR, TEXTURE, SCALE & MATERIALS.
7. THE NEW ADDITION, IN THIS CASE, IS FOCUSED ON THE REAR OF THE PROPERTY AND FROM THE STREET WILL BE NOT VISIBLY DISTRACTING FROM THE ORIGINAL HISTORICAL CONTEXT. WE HAVE AIMED IN OUR DESIGN PROCESS TO EMBRACE THE HISTORICAL IMPORTANCE OF THE EXISTING STRUCTURE AND CARRY THIS CHARM AND PROPORTIONS INTO THE NEW SPACES. ULTIMATELY ADDING ADDITIONAL HISTORICAL VALUE TO THE PROJECT.
8. OUR ADDITION DESIGN, SHOULD IT EVER NEED TO BE REMOVED, WOULD NOT IMPAIR THE ORIGINAL FORM AND INTEGRITY OF THE HISTORICAL PROPERTY.

VISUAL COMPATIBILITY STANDARDS LDR SECTION 4.5.1 E (7) A-M:

- OUR BUILDING HEIGHTS ADHERE TO THE CODE REFERENCES EVEN THOUGH OUR INTENTION IS TO ELEVATE THE FINISH FLOOR & TIE BEAM HEIGHT DUE TO FEMA RECOMMENDATIONS AND THE AREAS HAZARDOUS FLOOD ZONE.



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- THE FRONT FACADE PROPORTIONS WILL BE MAINTAINED HAS WILL THE OPENINGS OF WINDOWS & DOORS ON THE FRONT ELEVATION. WE DO INTEND TO ADD A SIDE DOOR FROM THE GARAGE MATCHING THE STYLE OF THE FRONT ENTRY DOOR. THERE IS ALREADY A DOOR AT THE REAR OF THE SIDE ELEVATION SO I FEEL THIS ELEMENT WILL BE FITTING IN ITS CONTEXT AND LOCATION.

- THE BUILDINGS NUMEROUS RHYTHMS WILL BE MAINTAINED SO NOT TO ALLOW AN APPEARANCE OF VARYING RELATIONSHIPS BETWEEN THE STRUCTURE, THE STREET & THE FRONT PROJECTIONS.

- ALL MATERIALS, TEXTURE & COLORS WILL EITHER BE MAINTAINED OR PURPOSELY REPLICATED TO HOLD THE IMPORTANCE OF THE BUILDINGS HISTORICAL CHARACTERISTICS.

- ROOF SHAPES OF THE EXISTING (HIPPED ROOF) WAS ALSO APPLIED TO THE NEW ADDITION IN ORDER TO APPEAR CONSISTENT WITH THE ARCHITECTURAL STYLE, SO TO WITH THE ROOF TILE MATERIAL.

- BUILDING SCALE REMAINS THE SAME SINCE ALL OUR ADDITION AREAS ARE NARROWER THAN THE EXISTING AND ARE TOWARDS THE REAR OF THE PROPERTY.

- ALTHOUGH WE PLAN TO RAISE THE EXISTING (APPROX. 13 INCHES) WE FEEL THAT THE DIRECTIONAL EXPRESSION OF THE FRONT ELEVATION WILL REMAIN COMPATIBLE WITHIN THIS HISTORICAL AREA & THE ARCHITECTURAL STYLE WILL BE ENHANCED FURTHER BY THE INTRODUCTION OF THE ORIGINAL PLANTER BEDS AT THE BASE OF THE STRUCTURE. THIS ALLOWS FOR ANY INCREASE IN HEIGHT AT FINISH FLOOR LEVEL TO BASICALLY ABSORB IN TO THE HARDSCAPE/LANDSCAPE.

- IN ALL OF OUR EFFORTS WE HAVE ALWAYS KEEP THE CONTRIBUTING FACTORS OF THE HISTORICAL EXISTING STRUCTURE AT THE FOREFRONT. THIS BUILDING IS AND WILL CONTINUE TO CONTRIBUTE TO ITS SPECIFIC AREA. FOR YEARS TO COME, DUE TO OUR REGIONS NEED FOR BETTER FLOOD PROTECTION, THIS BUILD/PROJECT MAY BECOME AN EXAMPLE TO THE MERGING OF HISTORIC PRESERVATION IN AN EVER-CHANGING MODERN WORLD.