



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 525 East Atlantic Avenue
Project Location: 525 East Atlantic Avenue, Colony Hotel
Request: Class I Site Plan Modification, Certification of Appropriateness (COA), and Architectural Elevations for alterations to the front elevation of an Individually Designated structure.

Board: Historic Preservation Board
Meeting Date: July 6, 2016

Board Action: Approved the Class I Site Plan Modification, COA, and Architectural Elevations on a 5 to 0 vote (Harden and Budano absent)

Project Description:

The subject property is located on the north side of East Atlantic Avenue between NE 5th Avenue and NE 6th Avenue. The property is zoned Central Business District (CBD) and classified as individually designated as The Colony Hotel in the Local Register of Historic Places.

The subject request is for alterations to the front elevation as follows:

- Removal of existing planters located below all existing storefront windows;
- Installation of 5 new planters located between store windows with stucco finish and paint matching existing color;
- Like-kind replacement of storefront and transom windows and two existing porch windows; and,
- Installation of brick pavers in place of existing planters.

Staff supported the request as submitted.

Board comments:

The Board comments were supportive and primarily focused on the new planters, and the type of palm to be planted.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

All required actions were taken.

Next Action:

HPB action is final unless appealed by the City Commission.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: July 6, 2016

ITEM: 525 East Atlantic Avenue, The Colony Hotel (2016-161) – Class I Site Plan Modification for the removal of planters on the front elevation, and replacement of storefront and transom windows.

RECOMMENDATION: Approve

GENERAL DATA:

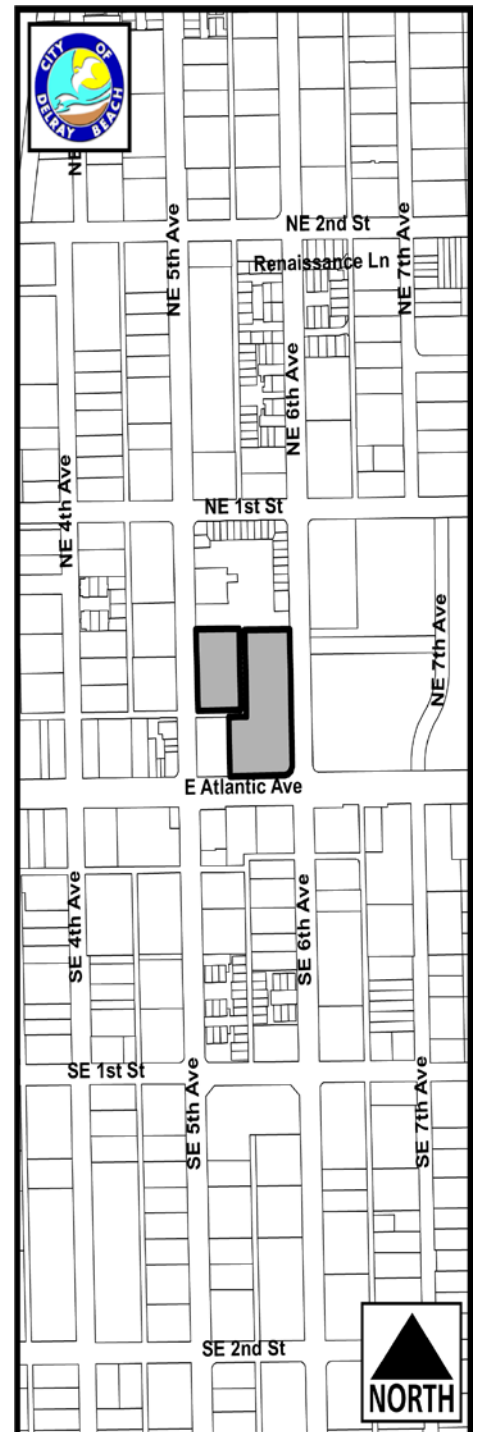
Owner/Applicant..... Boughton Hotel, Inc., Jestena Boughton

Location..... North side of East Atlantic Avenue,
between NE 5th Avenue and NE 6th
Avenue

Current Zoning..... Central Business District (CBD)

Adjacent Zoning.....North: CBD
East: CBD
South: CBD
West: CBD

Existing Land Use..... Hotel



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) and Class I Site Plan Modification for alterations to the front elevation of **The Colony Hotel** located at **525 East Atlantic Avenue, Individually Designated**, pursuant to Land Development Regulations (LDR) Section 2.2.6(D).

BACKGROUND & PROJECT DESCRIPTION

The subject property consists of Lots 5 thru 7 (less West 10 feet), Lots 14 Thru 17 (less East 5 feet), the North 15 feet and South 12 feet of Lot 18 (less the East 5 feet), the 16 foot alley right-of-way (less the East 5 feet), Lot 21 (less West 10 feet), Lots 22 thru 24, Lot 25 (less East 5 feet), Town of Delray. The 46,310 square foot hotel is located at the northwest corner of NE 6th Avenue (North Federal Highway) and East Atlantic Avenue, within the CBD (Central Business District).

The Colony Hotel was constructed in 1925 in the Colonial Mission Revival Style. Originally known as the Alterep, the hotel was purchased by the Boughton family in 1935 and the name was changed to the Colony Hotel.

In 2015, the Board approved a COA for the replacement of windows on the second and third floors.

The subject request is for the following:

- Removal of existing planters located below all existing storefronts;
- Installation of five new planters located only between store windows (48" wide x 20" high), with stucco finish and paint to match existing;
- Installation of brick pavers in place of existing planters, to match existing paver sidewalk; and,
- Replacement of three existing storefront and transom windows and 2 porch existing windows with impact resistant, CGI Sentinel, Low E windows.

The subject COA for window replacement is now before the Board for consideration.

DESIGN ELEMENTS ANALYSIS

Pursuant to **LDR Section 2.4.6(H)(5)**, Prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to **LDR Section 4.5.1(E), Development Standards**, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to **LDR Section 4.5.1 (E)(4), Alterations**, in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The planters located below the storefront windows were added in the 1950s; historical photographs submitted by the applicant illustrate the kneewall below the windows, with trees placed between the tenant bays.

Pursuant to **LDR Section 4.5.1 (E)(5), Standards and Guidelines**, a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time. Those applicable Standards are noted below:

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. (Standard # 2)

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. (Standard #9)

The proposed window replacements are consistent with the existing windows, the openings will not be altered, and the glass type is the same as the new windows with the Low E "tint." The removal of the non-original planters is appropriate, and their replacement with brick pavers will assist with the evident drainage issues caused at the retail entrances for each bay. The new, smaller planters are appropriate and in scale with the building, while maintaining green areas along the front of the building.

Pursuant to **LDR Section 4.5.1(E)(8)(a-m), Visual Compatibility Standards**, new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m).

The applicable Standards are noted below:

(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.

(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.

(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.

The proposed window replacement is appropriate and is not altering the window openings, thereby maintaining the historic proportions. The proposed window material will be aluminum and impact rated, which is consistent with the balance of the new windows installed in the upper stories. Additionally, the muntins for the new transom windows will be dimensional and similar to the existing profile. The new planters will match the stucco finish and building color, thereby maintain a compatible relationship with the existing building details. The proposed alterations will also not alter the integrity of the building or introduce elements indicative or definitive of another style. Therefore, the proposed alterations can be supported as proposed.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the Certificate of Appropriateness (2016-161) for **525 East Atlantic Avenue, The Colony Hotel, Individually Designated**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in LDR Section 2.4.6(H)(5).
- C. Move denial of the Certificate of Appropriateness (2016-161) for **525 East Atlantic Avenue, The Colony Hotel, Individually Designated**, by adopting the findings of fact and law contained in the staff report, and finding that the request does not meet the criteria set forth in LDR Section 2.4.6(H)(5).

RECOMMENDATION

Move approval of the Certificate of Appropriateness (2016-161) for **525 East Atlantic Avenue, The Colony Hotel, Individually Designated**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in LDR Section 2.4.6(H)(5).

525 East Atlantic Avenue, The Colony Hotel,, Individually Designated



The Altrep Hotel built 1926

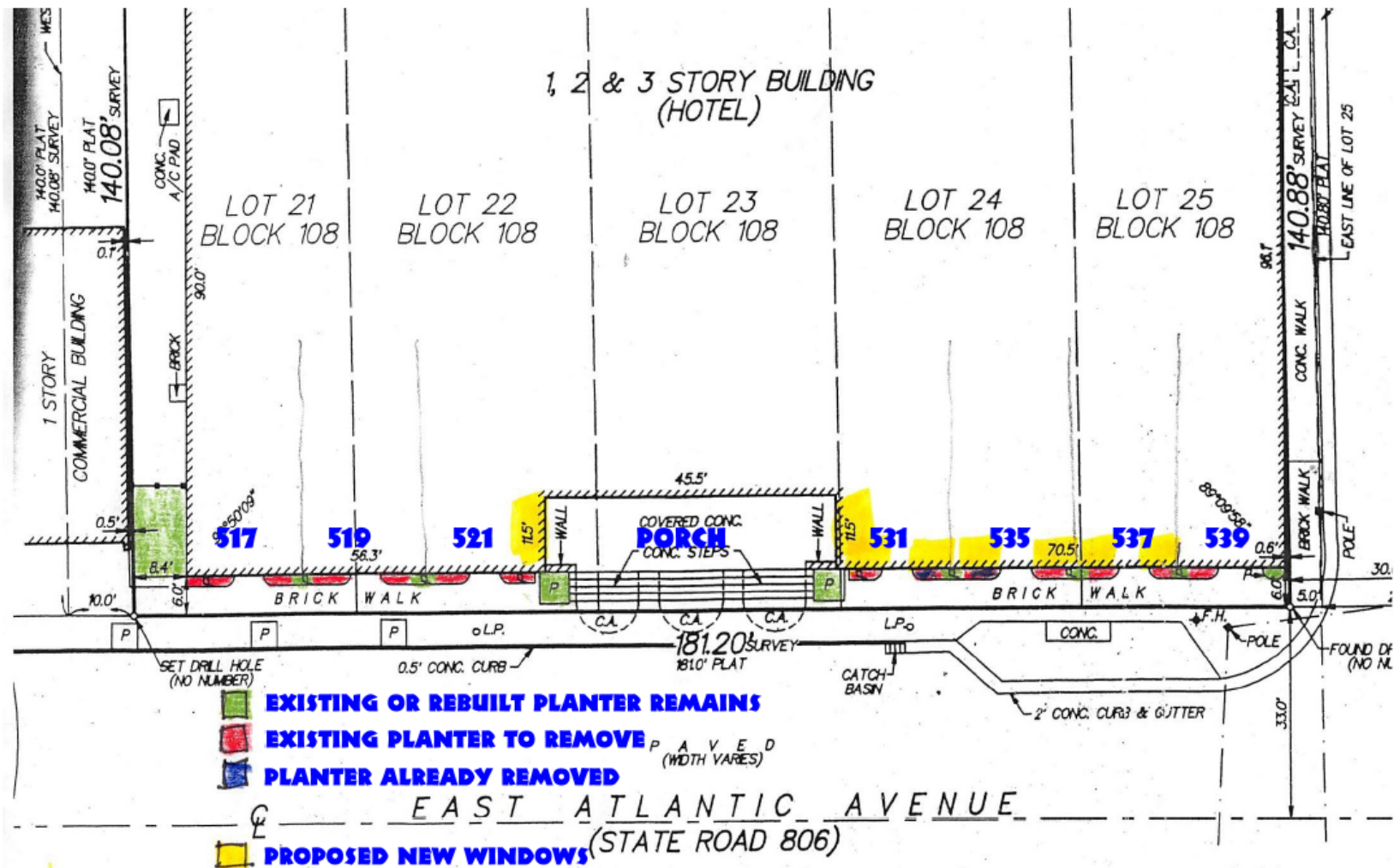


1926 COLONY PHOTO NO PLANTERS
COLONY HOTEL STOREFRONT PLANTER PROJECT



Colony Hotel - 1938

1938 NO PLANTERS
COLONY HOTEL STOREFRONT PLANTER PROJECT



SITE SURVEY WITH PROPOSED IMPROVEMENTS

525 East Atlantic Avenue, The Colony Hotel,, Individually Designated



517, 519, 521 WEST STOREFRONTS
COLONY HOTEL PLANTER PROJECT



531, 533, 535 EAST STOREFRONTS
COLONY HOTEL STOREFRONT PLANTER PROJECT



**PROPOSED NEW PLANTERS BETWEEN STORE WINDOWS
TO BE SIMILAR TO EXISTING PLANTER
COLONY HOTEL STOREFRONT PLANTER PROJECT**



**NEW PLANTERS BETWEEN STORE WINDOWS TO BE SIMILAR TO THIS EXISTING, PLANTER
COLONY HOTEL STOREFRONT PLANTER PROJECT**



531 WHO'S KAREN? LEFT PLANTER TO BE REMOVED
COLONY HOTEL STOREFRONT PLANTER PROJECT



BREZINSKI TEMPORARY BRICK PAVING ON LEFT, PLANTER TO BE REMOVED ON RIGHT
COLONY HOTEL STOREFRONT PLANTER PROJECT



CRACKED EAST PLANTER BETWEEN SALUTATIONS & BREZINSKI TO BE REDONE
COLONY HOTEL STOREFRONT PLANTER PROJECT



517 EARTH COLLECTION DRAINAGE PROBLEM
COLONY HOTEL STOREFRONT PLANTER PROJECT



WESTSIDE PORCH PICTURE WINDOW
COLONY HOTEL STORES
WINDOW REPLACEMENT PROJECT 2016

521 E

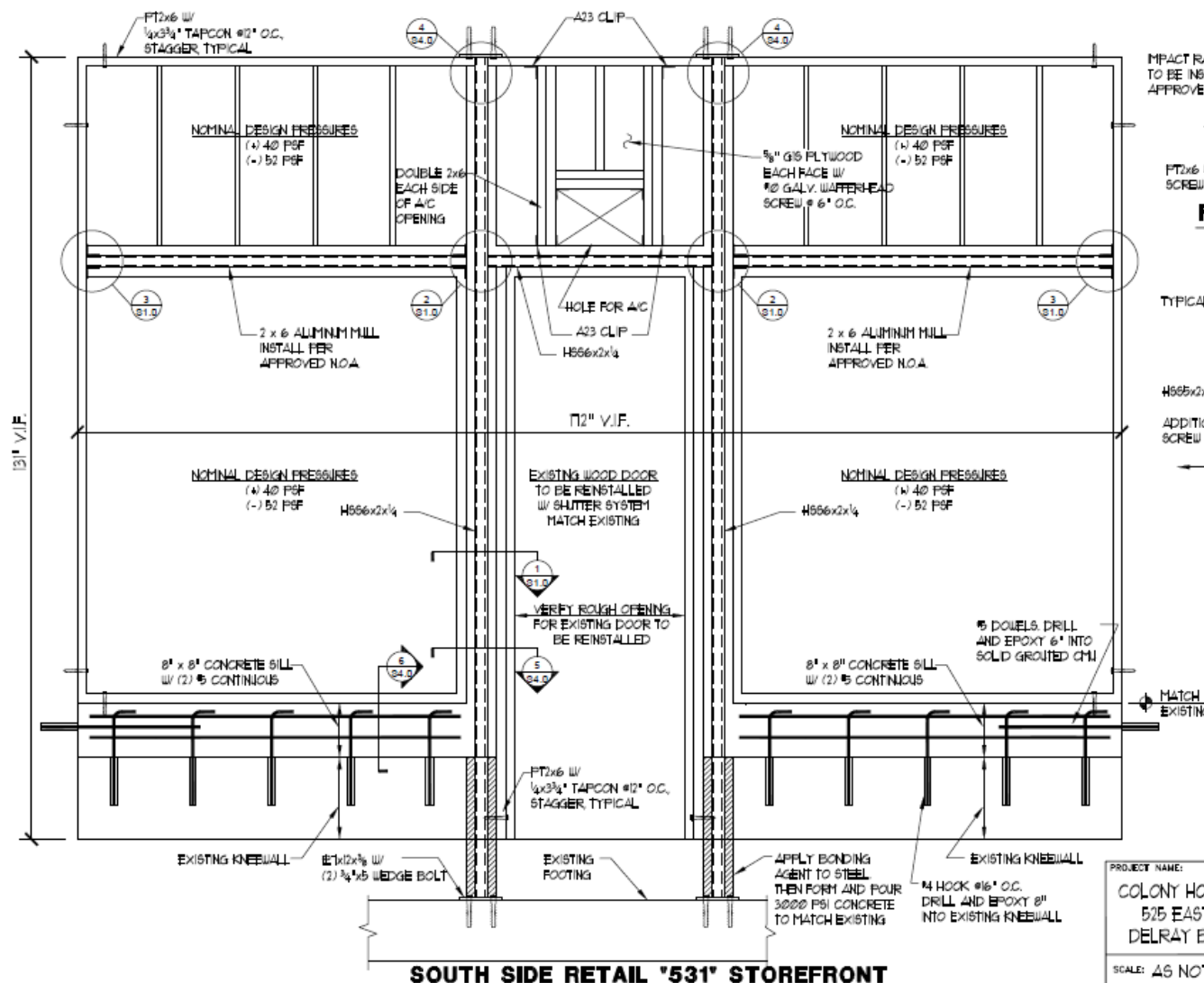
SILVER FEATHERS



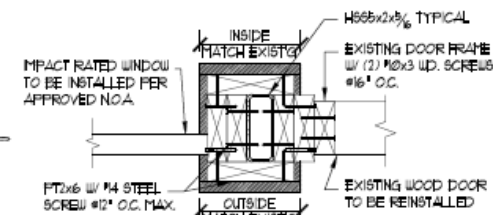
EASTSIDE PORCH PICTURE WINDOW
COLONY HOTEL STORES
WINDOW REPLACEMENT PROJECT 2016

531 E

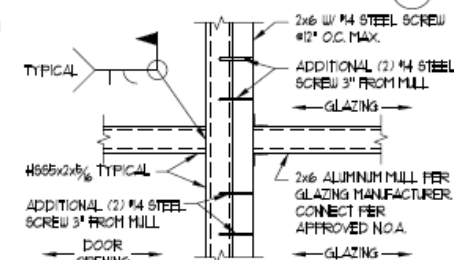
WHO'S KAREN?



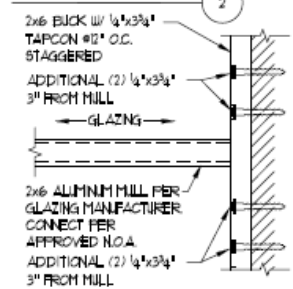
SOUTH SIDE RETAIL '531' STOREFRONT




FRAME BUCK DETAIL



SECTION



SECTION

PROJECT NAME: COLONY HOTEL AND CABANA CLUB 525 EAST ATLANTIC AVENUE DELRAY BEACH, FLORIDA 33483		RCL Structural Engineering, LLC C.O.A. No. 27445 Robert J. Sullivan, P.E. Rtd. 1, L.E. 00033 601 N. Congress Avenue Suite #420-B DeLray Beach, FL 33445 (561) 706-7841
SCALE: AS NOTED	DATE: 5-1-2016	REV:  5-9-2016
SHEET NAME: STOREFRONT ELEVATION		SHEET S1.0