

April 5, 2023

City of Delray Beach
100 NW First Avenue
Delray Beach, Florida 33444

To: The Chairman and Members of the Historic Preservation Board
Subject: Visual Compatibility Statement
Project: Laundry/Maintenance Building for the Colony Hotel

This letter is submitted in association with the COA in support of the construction of a Utility Building to house the Colony Hotel's Laundry and Maintenance departments to better service the hotel. It is intended that the new building be compatible and complementary to the existing historic Hotel and Annex.

Visual Compatibility Standards

Pursuant to LDR Section 4.5.1 (E) (7)(a) – Height:

The Building's height of 12'-6" is visually compatible with the on-site and neighboring buildings in height and proportion.

Pursuant to LDR Section 4.5.1. (E) (7)(b) – Front Façade Proportion:

The building will have minimal effect, if any, on the architectural proportions of the front façade of the Hotel since it is to be located near the rear property line and 67 feet from the side street, N.E. Fifth Avenue. The exposed façades of the building are compatible with the existing structures.

Pursuant to LDR Section 4.5.1. (E) (7)(c) – Proportion of Openings (Windows and Doors):

The window and door sizes are to be in similar proportions and character to those of the existing Hotel and the Annex. Therefore, the project's Proportion of Openings is compatible.

Pursuant to LDR Section 4.5.1. (E) (7)(d) – Rhythm of Solids to Voids:

The one-story building is scheduled to reflect the rhythm and pattern of the existing buildings with similar style doors and windows, maintaining the existing rhythm. Therefore, the Project's rhythm of solids to voids is compatible.

Pursuant to LDR Section 4.5.1. (E) (7)(e) – Rhythm of Buildings on Streets:

The architectural design of the addition is consistent with the existing building and open space between buildings following the pattern of the buildings in the area, and its location will have no visual nor other effect on the character of the buildings on the street. Therefore, the Addition Project is compatible with the Rhythm of Buildings on Streets.

Pursuant to LDR Section 4.5.1. (E) (7)(f) – Rhythm of Entrance and Porch Projections:

Not Applicable.

Pursuant to LDR Section 4.5.1. (E) (7)(g) – Relationship of materials, texture, and color:

The project retains the relationship of materials, textures, and colors of the existing buildings, with no change to the existing landscaping and hardscape. Therefore, the project is compatible with the Relationship of materials, textures, and color.

Pursuant to LDR Section 4.5.1. (E) (7)(h) – Roof Shapes

The architectural concept of the Addition utilizes the design and patterns of the existing buildings and is consistent in detail with the existing structures. Therefore, the project's roof design is compatible with the Roof Shapes requirement.

Pursuant to LDR Section 4.5.1. (E) (7)(i) – Walls of Continuity

The location of the proposed building retains the existing paved parking area and the existing perimeter landscape, retaining the relationship of mass to the existing buildings and landscape, and the neighboring properties. Therefore, the project is visually compatible with the existing structures and Walls of Continuity.

Pursuant to LDR Section 4.5.1. (E) (7)(j) – Scale of the Building

The size and scale of the proposed one-story structure is compatible with those of the existing and neighboring structures. The new building will not affect the mass to lot size, open space, nor the neighboring structures. Therefore, the project is compatible with the Scale of the building.

Pursuant to LDR Section 4.5.1. (E) (7)(k) – Directional Expression of Front Elevation:

The proposed structure is to be insignificant on the site though compatible is style and character. The existing structures will remain intact with no change to the Directional Expression of Front Elevation. Therefore, the proposed structure is compatible with the other structures within the district.

Pursuant to LDR Section 4.5.1. (E) (7)(I) – Architectural Style:

The proposed building is designed to follow the architectural style and the character of the existing Hotel buildings, maintaining the same Architectural Style and compatibility.

Pursuant to LDR Section 4.5.1. (E) (7)(m) – Additions to Individually Designated Properties and Contributing Structures in all Historic Districts:

1 and 2. Location of Additions: The proposed free-standing building is inconspicuous as it is located toward the rear of the property, behind both multi-story structures, and 67 feet from the side street.

3. Characteristic Features: The proposed structure is designed to incorporate the characteristic features of the existing Hotel buildings. The one-story frame/stucco structure has matching materials, colors, white wood doors, windows, and Spanish Tile trim.

4. Basic Form and Character of the Existing: The existing structures will remain intact establishing the form and character of the proposed smaller structure. The shape of the building and pattern of the facades of the addition will match those of the existing structures. The colors and materials will be identical to the existing buildings.

5. Additions shall not introduce a New Architectural Style: As noted above, the exterior details, windows, doors, and finishes of the Addition will follow those used on the existing buildings, maintaining the Architectural Style and patterns of the existing structure.

6. Additions shall be secondary and subordinate: To maintain its minor role, in compliance with the intent of the Compatibility Standards, the proposed one-story building is located 10 feet from the rear of the property behind the existing three-story buildings, and 67 feet from the nearest street. The Proposed Addition is designed to be visually compatible and in harmony with the existing structures and the neighboring structures in compliance with the LDR Section 4.5.1 (E)(7) (m). Therefore, the proposed addition is compatible and does not negatively impact the character, the site, or setting of the existing Hotel structures nor the neighboring buildings.

SECRETARY OF THE INTERIOR STANDARDS: EXISTING STRUCTURES

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.

The existing Hotel structures will continue its intended purpose and operation. The proposed structure is designed to provide laundry and maintenance services to the Hotel.

Standard #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features or spaces that characterize the property shall be avoided.

The character of the property is to remain with minimal changes to the site and its landscaping.

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.

As stated above, the intent is to retain the character of the existing Site and Buildings throughout.

Standard #4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The existing structures are to remain in their present form.

Standard #5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize(s) a property shall be preserved.

The proposed structure is designed to incorporate the characteristics, colors, and materials matching exterior finish, details, and craftsmanship of the existing structures.

Standard #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of 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.

The normal maintenance that is performed repairs the deteriorating features of the existing structures. None is scheduled at this time.

Standard #7: Chemical or physical treatments, such as sandblasting, that causes damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Although no such work on the existing buildings is proposed at this time, methods for cleaning the stucco surfaces and trim will be selective to eliminate those that would be harmful to the existing surfaces and materials.

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.

No significant archeological resources were identified on the soil tests performed on the property.

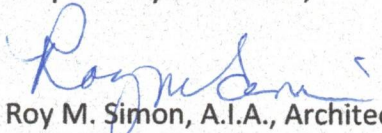
Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The proposed new structure is designed to be compatible in scale, massing, and architectural features to the existing buildings. The intent is to be in compatibility with the historic integrity of the property and its neighborhood.

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.

The proposed building is a free-standing building separated from all existing structures. The integrity of the existing structures will be retained, as they are to remain intact.

Respectfully submitted,



Roy M. Simon, A.I.A., Architect

Agent for the Owner