



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Bull Bar
Project Location: 2 E Atlantic Avenue
Request: Certificate of Appropriateness (COA)
Board: Historic Preservation Board
Meeting Date: December 6, 2017

Board Action:

Approved the COA for a color change to the existing historic structure located at 2 E Atlantic Avenue (5 to 0 vote, John Miller and John Klein absent).

Project Description:

The subject property, which consists of Lot 6, Block 69, is located on the southeast corner of E. Atlantic Avenue and S. Swinton Avenue, within the Old School Square Historic District.

The building is currently occupied by a mix of uses including: a bar known as Bull Bar and a restaurant known as ROK BRGR, both on the first floor and fronting Atlantic Avenue; a vacant retail space and a restaurant known as Jimmy's Bistro, both on the first floor and fronting on S. Swinton Avenue; and, an office space on the second floor, accessed by a stairwell off of S. Swinton Avenue.

The most recent modification was for signage and new paint scheme for the ROK BRGR restaurant. The eastern portion of the building was painted grey with white trim and accents, and the signage incorporated a complimentary grey and white color scheme including red accents. The subject request is for exterior color changes to the remaining portion of the building.

The proposed scheme, includes painting of the walls only:

- First floor walls: Behr – “Cascade Green” MQ6-36; and,
- Second floor walls: Behr – “Opal Waters” MQ5-50.

Staff supported the Certificate of Appropriateness request.

Board Comments:

The Board comments were supportive.

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.

HISTORIC PRESERVATION BOARD STAFF REPORT

Property Owner: Leviathan Land Group, Inc.
Applicant: Alyce Beck - Bull Bar, Inc.
Project Location: 2 E. Atlantic Avenue, Old School Square Historic District
HPB Meeting Date: December 6, 2017

ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) 2017-263 for color changes to the existing contributing building on the property located at **2 East Atlantic Avenue, Old School Square Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property, which consists of Lot 6, Block 69, is located on the southeast corner of E. Atlantic Avenue and S. Swinton Avenue, within the Old School Square Historic District. The property is zoned OSSHAD (Old School Square Historic Arts District). The property contains an existing, contributing 2-story, masonry vernacular style building which was originally constructed in 1910 by the early Delray pioneer family known as the Rhoden. The building served as a general store and grocery store while the family lived in the apartment above. It is the oldest, contributing building on Atlantic Avenue.

The building is currently occupied by a mix of uses including: a bar known as Bull Bar and a restaurant known as ROK BRGR, both on the first floor and fronting Atlantic Avenue; a vacant retail space and a restaurant known as Jimmy's Bistro, both on the first floor and fronting on S. Swinton Avenue; and, a vacant office space on the second floor, accessed by a stairwell off of S. Swinton Avenue.

There have been numerous modifications to the building over the years including, rehabilitation of the structure to comply with the Secretary of the Interior's Standards for Rehabilitation and the Delray Beach Historic Preservation Design Guidelines. The most recent modification was for signage and new paint scheme for the ROK BRGR restaurant. The eastern portion of the building was painted grey with white trim and accents, and the signage incorporated a complimentary grey and white color scheme including red accents.

The HPB reviewed a request for a color change to the exterior of the structure at its November 1, 2017 meeting, the request was denied because it did not receive a majority of the votes from the Board.

The applicant has revised the submittal by providing new color samples and the proposed scheme, it includes the painting of the exterior walls only:

- First-floor walls: Behr – "Cascade Green" MQ6-36; and,
- Second-floor walls: Behr – "Opal Waters" MQ5-50.

ANALYSIS OF PROPOSAL

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

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 (E)(8), **Visual Compatibility Standards**, all improvements to contributing buildings 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.

The following criteria apply:

(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.

The proposal includes repainting of the structure's walls only. The first-floor walls will be Behr – "Cascade Green" MQ6-36 and the second floor walls are proposed to be Behr – "Opal Waters" MQ5-50. All other existing elements will remain the same and include: white trim and banding, white framed windows, stained wood framed doors fronting Atlantic Avenue, white painted wood doors fronting Swinton Avenue, dark green awnings above the first floor windows and doors, and dark green shutters flanking the windows on the second floor.

The proposed color scheme is intended to improve the condition and appearance of the existing building as it fronts on a prominent corner in the city's downtown, the southeast corner of Swinton and Atlantic Avenue, which is a highly visible and traveled location. This building greets residents and visitors alike as they cross Swinton Avenue and enter into the bustling area of E. Atlantic Avenue.

A new color scheme will provide a much needed update to the existing building. The applicant has noted that utilizing a darker color on the first floor of the building will also help to reduce the appearance of dirt that typically accumulates at the base of the structure due to foot traffic. Positive findings are made with respect to the subject LDR Sections for the proposed color changes.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness 2017-263 for **2 East Atlantic Avenue, Old School Square Historic District**, 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 the Land Development Regulations Section 2.4.6(H)(5).
- C. Deny the Certificate of Appropriateness 2017-263 for **2 East Atlantic Avenue, Old School Square Historic District**, by finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

RECOMMENDATION

Approve the Certificate of Appropriateness 2017-263 for **2 East Atlantic Avenue, Old School Square Historic District**, 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 the Land Development Regulations Section 2.4.6(H)(5).

Attachments: Photographs and color samples

Report Prepared by: Michelle Hoyland, Principal Planner

COLOR SAMPLE & FINISH SCHEDULE

Existing Colors/Material:

YELLOW BUILDING W/ WHITE
TRIM, GREEN AWNINGS,
GREEN SHUTTERS

Proposed Colors/Materials:

~~2ND FLOOR~~

1ST FLOOR

ATTACHED

FASCIA

EXISTING

OPAL WATERS

2ND FLOOR

MO5-504

PHS OF TYPE PROPOSED
al proposed.

AWNINGS

EXISTING

AILINGS/
FENCE

N/A

DOORS

EXISTING

REENING
(IO/POOL)

N/A

OTHER

N/A







