

**David Miller and Associates, P.A.**

AA-26000963

David R. Miller, A.I.A., NCARB

AR - 9417

May 31, 2022

Town of Palm Beach 360  
S. County Road Palm  
Beach, FL 33480

Project: 155 Hammon Avenue  
Landmarks Case Number: COA-22-030  
Zoning Case Number: ZON-22-081

We are pleased to submit our application and accompanying final drawings for the review of the proposed project at the Colony Hotel located at 155 Hammon Avenue in Palm Beach, FL. The proposed work includes (a) a new paint color for the hotel and accessory structures, (b) new striped awnings, and (c) the replacement of an existing chiller, a partial new roof enclosure over the new chiller(s), and the installation of two (2) new cooling towers within the existing equipment screen enclosure.

Please note the following as it relates to this application:

A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161.

1. We consider the proposed improvements to be visually compatible with the buildings and the environment with which the new construction is visually related as follows:
  1. The height, gross volume, and proportion between the width and height of the existing facades are existing to remain;
  2. This application proposes the replacement of an existing door within an existing masonry opening at the existing equipment screen enclosure. Otherwise, the proportions and relationships between existing doors and windows are existing to remain;
  3. The rhythm of solids to voids created by openings in the existing facade is existing to remain;
  4. This application proposes new striped awnings that are visually compatible with the buildings and the environment with which the new awnings are visually related. Otherwise, the materials used in the facade are existing to remain;
  5. The existing texture inherent in the façade(s) is existing to remain;
  6. This application proposes a new paint color on the façade, which is visually compatible with the buildings and the environment with which the new construction is visually related; and
  7. This application proposes the replacement of an existing chiller, a partial new roof enclosure over the new chiller(s), and the installation of two (2) new cooling towers within the existing equipment screen enclosure. This scope of work is proposed within the envelope of the existing equipment screen enclosure and is not visible from the outside of the enclosure.

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• **Architecture • Engineering • Planning • Project Management •**

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2. The existing rhythm created by the existing building masses and the space between them has been preserved.
  3. All landscaping is existing to remain.
  4. The proposed street facade with new paint color and awnings will blend directionally with other buildings with which it is visually related.
  5. Existing architectural details will remain as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.
- B. Architectural Review in accordance with the Section 18-205 and/or Section 18-206.
1. Not applicable.
- C. Special Exception in accordance with Section 134-229.
1. Not applicable.
- D. Site Plan Review Approval in accordance with Section 134-329.
1. Not applicable.
- E. Variance (s) in accordance with Section 134-201. Variance being requested is:
1. Section 134-1060(6)f: a variance for a side yard setback of 1.75 feet in lieu of the 30-foot minimum setback required for the replacement of the chiller and addition of the two (2) new cooling towers which currently have the same non-conforming setback.

We hope the Town of Palm Beach will look favorably upon our application. In the meantime, please feel free to contact me with any questions.

Sincerely,



David R. Miller, A.I.A.

CC:Nevin Bauman  
Maura A. Ziska, Esq.

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