



HISTORIC FAÇADE EASEMENT PROGRAM

PROGRAM GUIDELINES

PURPOSE

THE HISTORIC FAÇADE EASEMENT PROGRAM was established in 1994 by the Delray Beach Community Redevelopment Agency to promote historic preservation as a redevelopment tool. Historic preservation can enhance the social and economic vitality of an area and increase the property tax base. A well preserved historic downtown can be marketed as a unique place to work, shop, eat and congregate.

Through the Historic Façade Easement Program, the CRA may purchase an easement over the facade of a historic structure for a portion of the cost of exterior improvements. The easement benefits property owners by allowing them to initiate improvements at a fraction of the total cost. It also benefits the public by improving the appearance of the building, the area in general, and by preserving a historic structure as a linkage to the past. The CRA retains ownership and architectural control of the historic facade in perpetuity.

FUNDING GUIDELINES

- All funding requests are subject to approval by the Delray Beach CRA Board of Commissioners.
- Program funding is distributed on a reimbursement basis.
- Expenses incurred prior to board approval are not eligible for reimbursement.
- A privately owned structure that is being renovated at its current location or relocated in order to avoid demolition may receive a maximum award of \$75,000; public structures (those owned and maintained by a public entity) may receive up to \$125,000; structures owned by nonprofit organizations are eligible for \$75,000 and may receive up to \$125,000 if the facilities are made available for public use on a continuing basis.
- A minimum of 51% of funds must be used for the renovation/restoration of the exterior façade of the structure.
- Historic Façade Easement funds awarded for privately owned structures may be used for any renovations and improvements to the exterior of the actual structure, including expenses related to structure relocation.
- Historic Façade Easement funds granted to nonprofit organizations or for projects reserved for public use may be used for any renovations and improvements to the exterior façade of the structure, expenses related to structure relocation, and interior structural improvements. Eligible interior structural expenses may include, but are not limited to, interior stairs, ceiling joists, sub-flooring, and load-bearing walls.
- The CRA maintains architectural control over the historic façade in perpetuity.
- Maintenance of the façade improvements is the responsibility of the building owner.
- Historic Façade Easement funds may be offered as matching funds to another grant program.

- Projects that receive Historic Façade Easement Grant funds may be eligible for additional CRA funding under the Site Development Assistance Program.
- Buildings must either be designated as a historic site with the City of Delray Beach or must be a contributing structure within a designated historic district.
- All historic structures must be located within the CRA District or must have been moved from outside the area to a location within the CRA District.

GENERAL PROVISIONS

The CRA has the right to approve or deny Historic Façade Easement Program applications in its sole and absolute determination and evaluation, as to the benefits projected by such projects in the furtherance of the applicable redevelopment plan (i.e. CRA Plan, Downtown Master Plan, West Atlantic Redevelopment Plan, etc.), public benefit, and other factors.

Grantees under this program agree to complete the project that the funding was awarded for, according to the scope of work presented in the application. Furthermore, all work must be done in compliance with City of Delray Beach ordinances and regulations, and must have the appropriate permits and Certificates of Completion issued.

Grant funds are dispersed on a reimbursement basis for eligible and pre-approved expenses only. To receive reimbursement, grantees must submit a detailed work invoice with proof of payment in the form of a cancelled check (front and back), credit card statement, or vendor certification of payment.

Delray Beach CRA Sub-areas Map

