



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Cover Memorandum/Staff Report

File #: 18-0344 CRA

Agenda Date: 5/14/2019

Item #:

TO: CRA Board of Commissioners
FROM: Jeff Costello, CRA Executive Director
DATE: May 14, 2019

DIRECTION - HISTORIC HOUSE RELOCATION - 215 NE 7TH AVENUE

Recommended Action:

Provide direction for staff to issue an Invitation to Bid for the relocation of the historic house located at 215 NE 7th Avenue to the CRA Office site.

Background:

The property located at 215 NE 7th Avenue contains an historically contributing single family residence constructed in 1939 and design by Samuel Ogren, the city's first registered architect. The California Monterey architectural style home is approximately 2,800 sq.ft. The owner of the property, Azure Development, has been working with the Roger Cope (Cope Architecture, Inc.) and Price Patton to relocate and preserve the house. The CRA has been approached by Mr. Cope and Mr. Patton to find out if the CRA has funding available to assist in relocating to the home to another site and preserve the home. However, due to the relocation and potential renovations costs, continued utilization for residential purposes does not appear to be a viable option.

The Board may recall that last year the CRA proposed a 1,500 sq.ft. office addition due to space constraints with an estimated cost of approximately \$500,000. Due to the cost of the addition, the CRA did not construct the addition and proceeded with minor interior alterations, and repairs and maintenance to the existing historic structure. The price of the improvements was awarded at \$217,009.68.

During the discussion the CRA expressed interest to relocate the home to the CRA office site, which will ensure the preservation of an historically significant structure while addressing the need for additional office space. It is noted, the conversion of the home from residential to commercial use will require upgrades to comply with current Building Code and ADA accessibility requirements. An estimate of the total cost of the renovation is not available at this time.

Due to the pending redevelopment of the property at 215 NE 7th Avenue, there is a small window of opportunity to relocate the structure. The developer has indicated a timeframe of 90 days. If the direction of the Board is to pursue relocation of the structure, the CRA would issue an Invitation to Bid and concurrently work with the City to obtain the necessary approvals for relocation, including site plan approval to locate the building on the CRA property.

The relocated house would be situated on the west side of the CRA property facing the Block 60 Parking Lot, which will be highly visible in the Old School Square Historic District. The relocation will complement the City's ongoing preservation efforts and is consistent with the Community Redevelopment Plan.

Attachments: Exhibit A - Location Map; Exhibit B - Photos; Exhibit C - Floor Plans & Elevations

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

Funding is available in the amount of \$125,000 General Ledger #7312 - Grant Programs/Historic Façade Assistance. The funds can be reallocated and utilized for relocating the structure and installation of the foundation.

Timing of Request:

N/A