



# Development Services Department

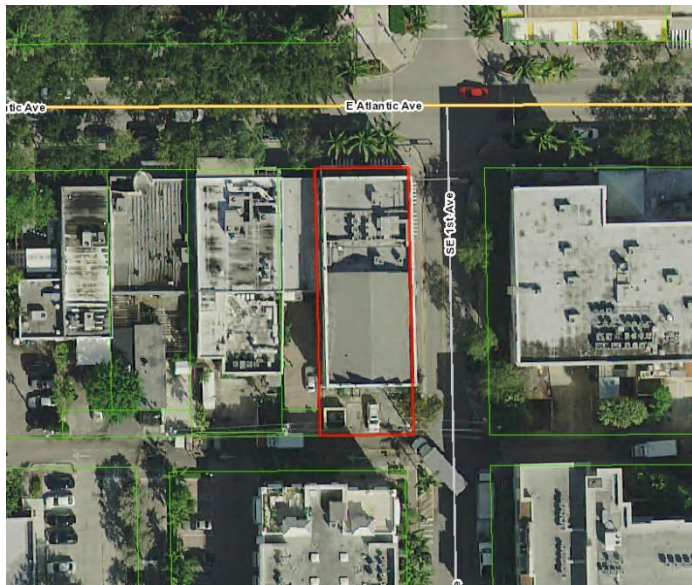
## City Advisory Board Memo

### 44 E Atlantic Avenue – 2019-192

The subject property is located at the southwest corner of E. Atlantic Avenue and SE 1<sup>st</sup> Avenue within the Locally and Nationally Designated Old School Square Historic District (OSSHAD) and is within the Old School Square Historic Arts District zoning district with CBD Overlay. The contributing building was constructed in 1924 as a two-story, Masonry Vernacular-style commercial building with stucco exterior, it was the home of the Delray Lodge of the Free and Accepted Masons. The building currently contains retail and restaurant uses on the first floor and offices on the second floor.

The request before the board is for a COA Class I Site Plan Modification for a change of color to exterior elevation and frames, replacing all awning fabric, replacing main entry awning with new canopy, and a mural on the north elevation for the new restaurant.

Location Map



**Application Type:**  
Certificate of Appropriateness  
Class I Site Plan Modification

**Address/Location:**  
44 E. Atlantic Avenue

**Zoning District/ Overlay:**  
OSSHAD (Old School Square Historic Arts District) zoning district  
Overlay: CBD (Central Business District)

**Applicant:**  
Richard Jones Architecture

**Project Planner:**  
Katherina Paliwoda  
paliwodak@mydelraybeach.com

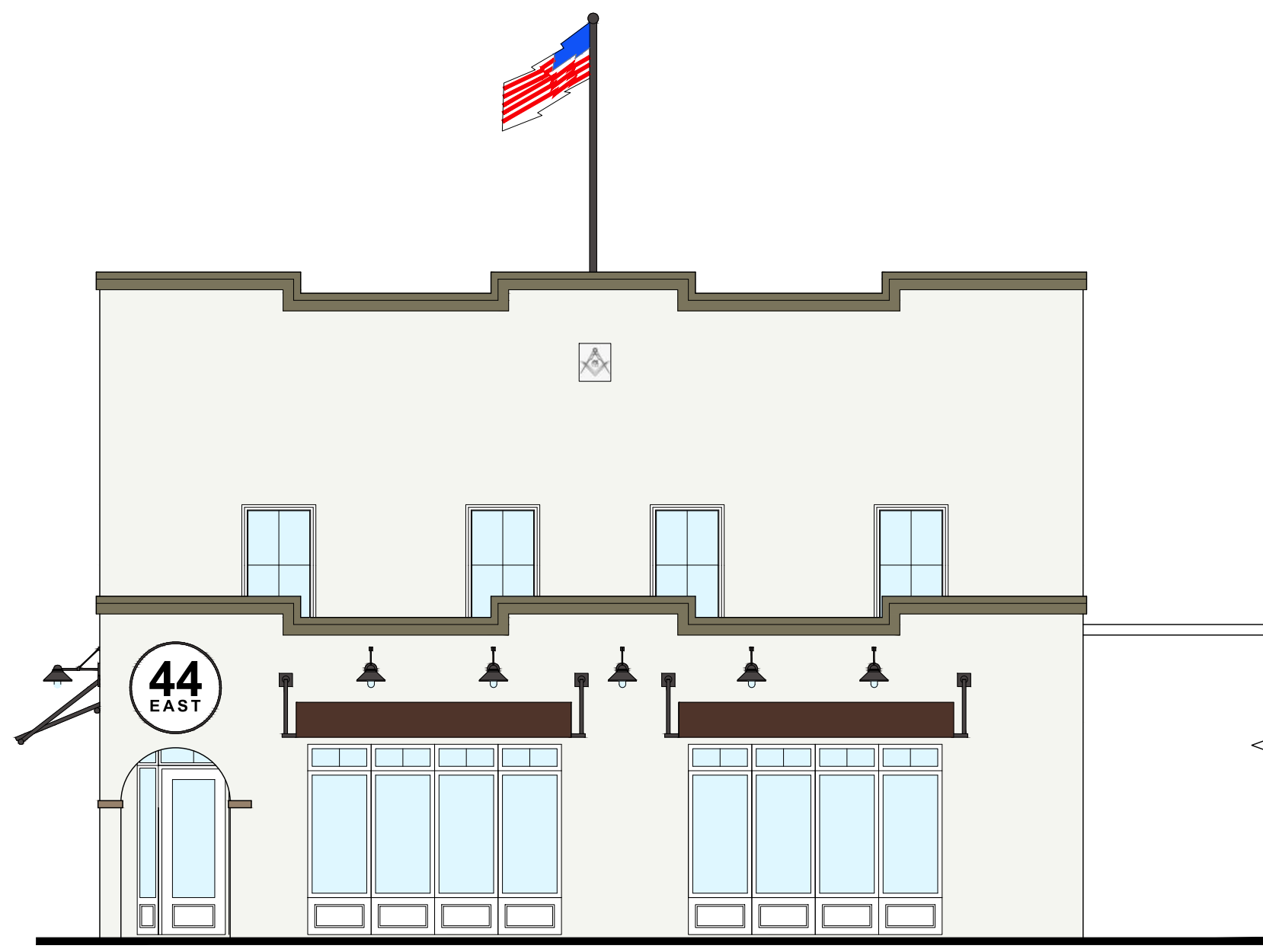
**Advisory Board Review Date(s):**  
DDA: August 12, 2019  
PAAB: August 26, 2019

**Final Action Review Date:**  
HPB: September 4, 2019

**Attachments:**  
Elevation Plans & mural rendering

**NOTE:** This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance.

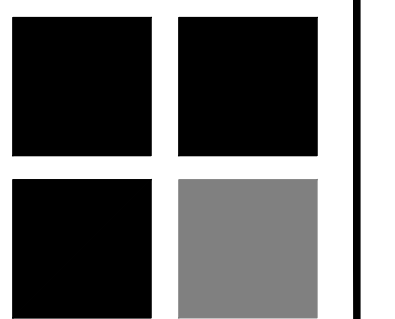
**Memo Date: August 5, 2019**



# 44 EAST ATLANTIC

44 EAST ATLANTIC AVENUE  
 DELRAY BEACH, FLORIDA

RICHARD JONES



ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102  
 DELRAY BEACH, FLORIDA 33444  
 V: 561.274.9186 | F: 561.274.9196  
 AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

44 EAST ATLANTIC  
 DELRAY BEACH, FLORIDA  
 JETPORT II LLC  
 10 S.E. FIRST AVENUE  
 DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-026  
 DESIGNER: RJ  
 DRAWN BY: RB  
 PLAN REVIEW: RJ

SUBMITTALS:  
 CLASS I 04.29.19  
 SUBMISSION:

REVISIONS:

COVER SHEET

CVR

## DRAWING INDEX

### ARCHITECTURAL

- CVR COVER SHEET
- SP-1 SITE PLAN/FLOOR PLAN
- A-1 SOUTH & NORTH ELEVATIONS, COLORS AND DETAILS
- A-2 EAST & WEST ELEVATIONS
- A-3 NORTH & EAST COLORED ELEVATIONS
- A-4 SOUTH & WEST COLORED ELEVATIONS
- A-5 BUILDING CURRENT & HISTORIC PICTURES

## CODE RESEARCH

PROPOSED PROJECT: EXTERIOR MODIFICATION TO EXISTING HISTORIC BUILDING

GOVERNING CODE: FLORIDA BUILDING CODE- 2017 6th EDITION EXISTING BUILDING  
 FLORIDA FIRE PREV. CODE-2017 6th EDITION  
 NFPA 1 UFC FLORIDA 2015 EDITION  
 NFPA 101 LSC FLORIDA 2018 EDITION  
 FLORIDA ACCESSIBILITY CODE- 2017 6th EDITION

HEIGHT OF BUILDING: EXISTING

TYPE OF CONSTRUCTION: V-B (SPRINKLED)

OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-2

HAZARD CLASSIFICATION: ORDINARY HAZARD

ZONING CLASSIFICATION: OSSHAD (OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT)  
 CBD (CENTRAL BUSINESS DISTRICT)  
 ATLANTIC AVENUE PARKING DISTRICT  
 ATLANTIC AVENUE LIMITED HEIGHT AREA

## LOCATION MAP



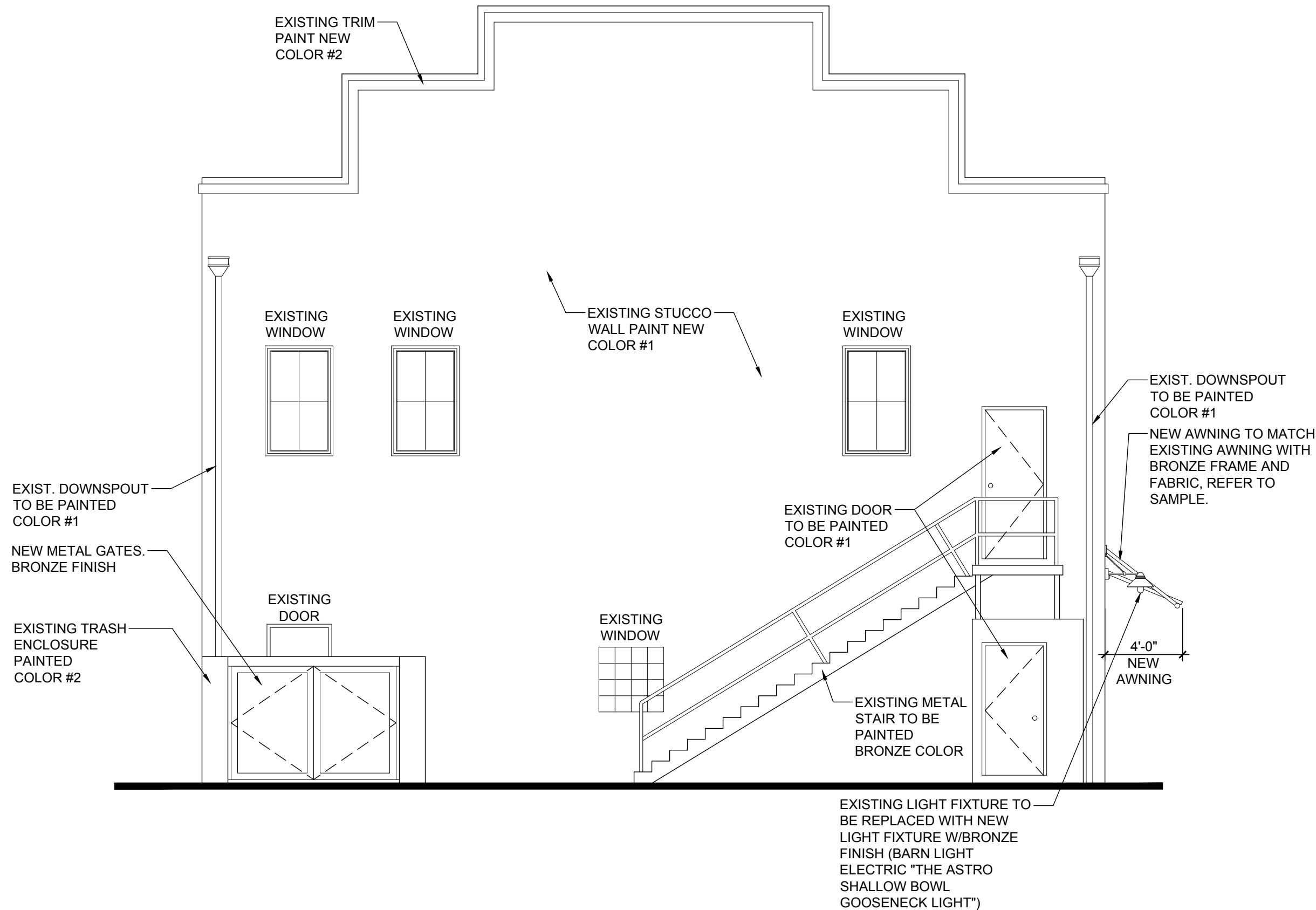
### OWNER

JETPORT II LLC  
 6678 GRANDE ORCHID WAY  
 DELRAY BEACH, FL 33446

### ARCHITECT

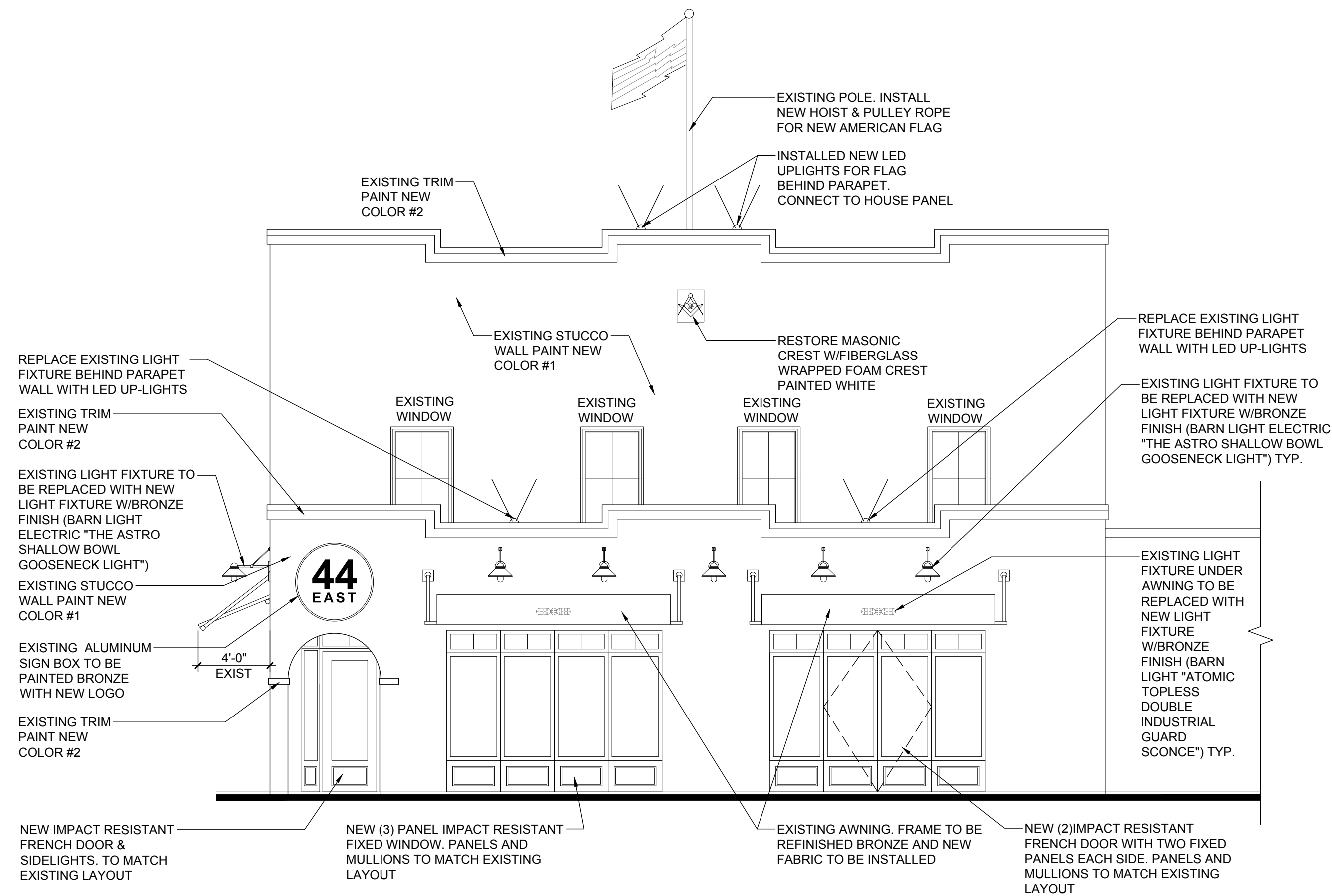
RICHARD JONES ARCHITECTURE  
 10 S.E. FIRST AVENUE, SUITE 102  
 DELRAY BEACH, FL. 33444  
 TELEPHONE: 561-274-9186





South Elevation

Scale: 3/16"=1'-0"



North Elevation

Scale: 3/16"=1'-0"



BARN LIGHT ELECTRIC "ATOMIC TOPLESS DOUBLE INDUSTRIAL GUARD SCONCE"  
BLE-G-CGG2H-G39  
BRONZE FINISH  
LED LIGHT SOURCE

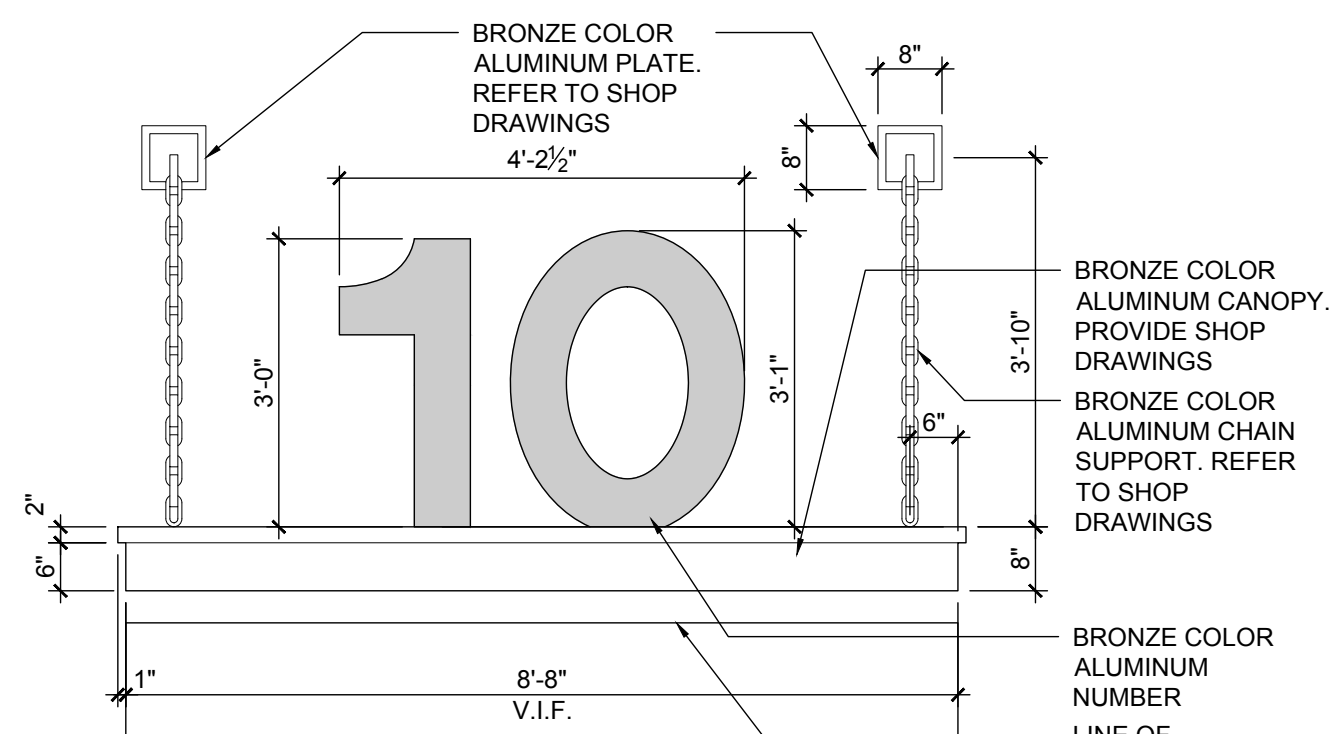
\*LIGHT BULBS TO BE OF EQUAL LUMENS THAN EXISTING BULBS WITH NON GLARE BULBS



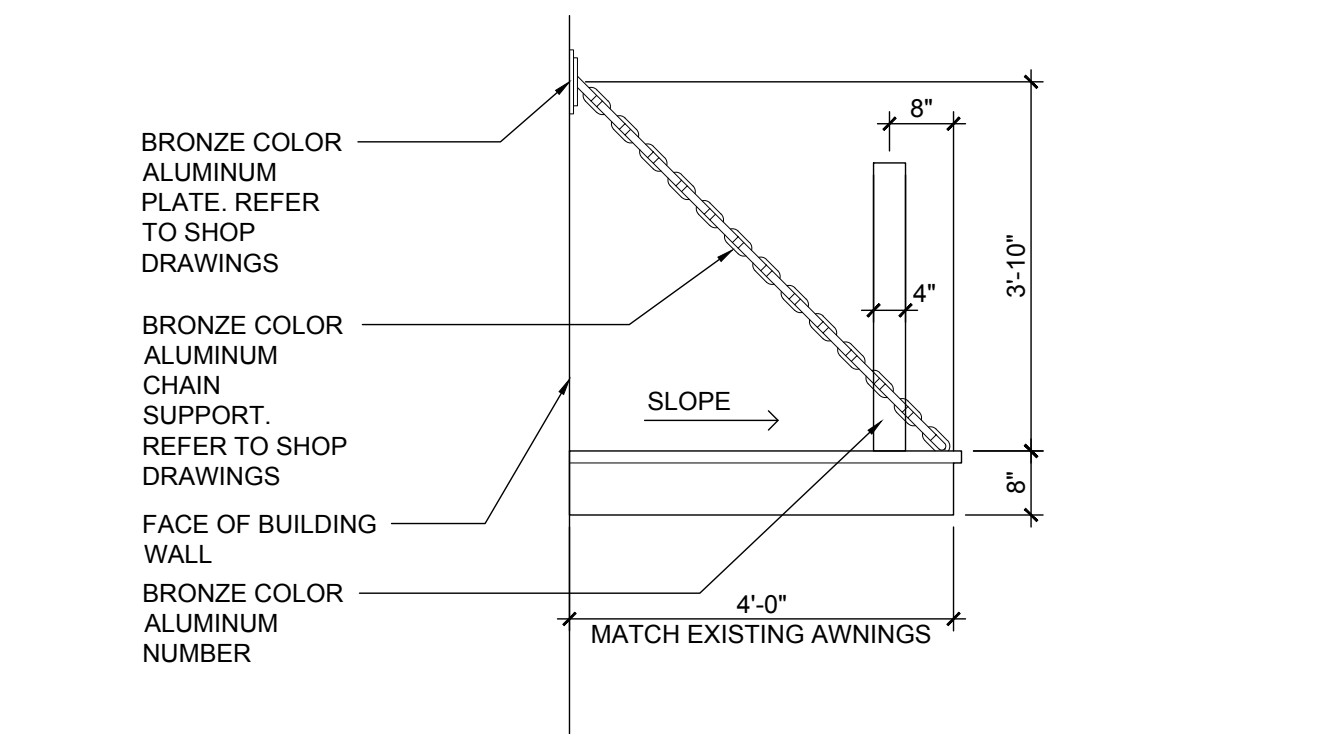
BARN LIGHT ELECTRIC "THE ASTRO SHALLOW BOWL GOOSENECK LIGHT"  
BLE-G-SBA  
BRONZE FINISH  
LED LIGHT SOURCE

\*LIGHT BULBS TO BE OF EQUAL LUMENS THAN EXISTING BULBS WITH NON GLARE BULBS

LIGHT FIXTURES



FRONT VIEW

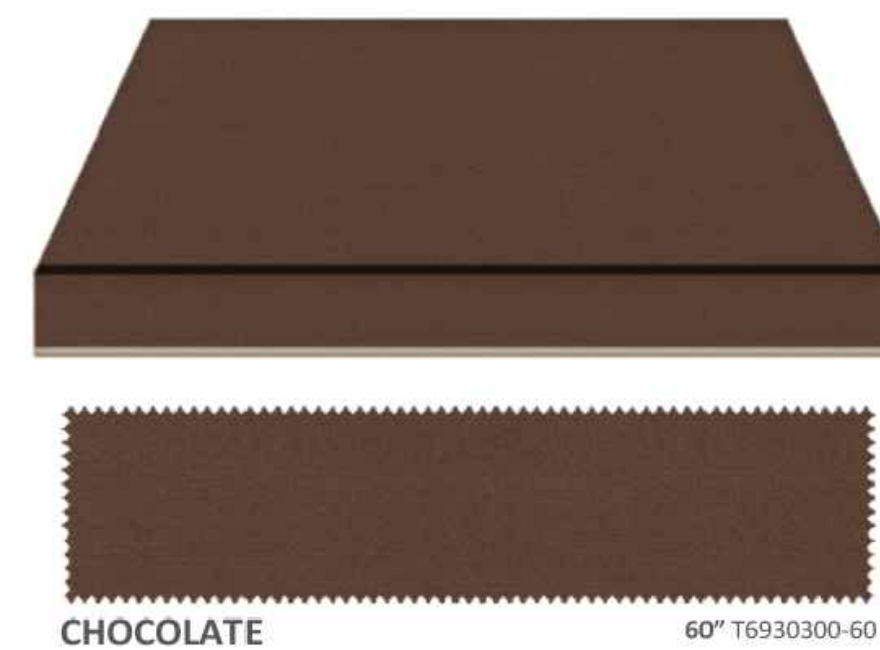


SIDE VIEW

ALUMINUM CANOPY

TEMPERATURE	96%
VISUAL PROTECTION	99%
UV PROTECTION	50+
G FACTOR	0.24
ATMOSPHERE	

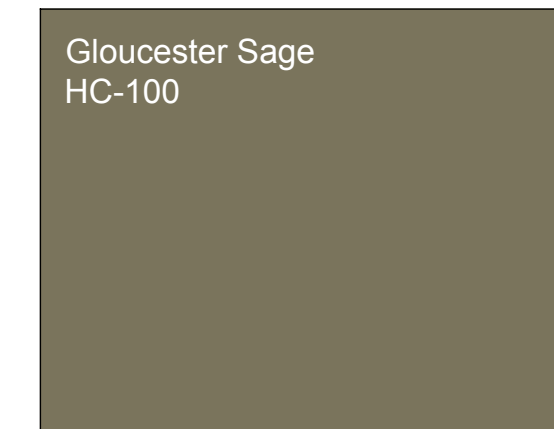
TEMPOTESTSTAR FR FABRIC T6930300-60



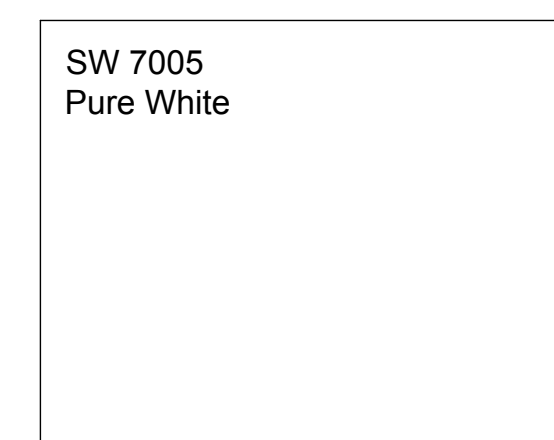
AWNING FABRIC



White Dove OC-17

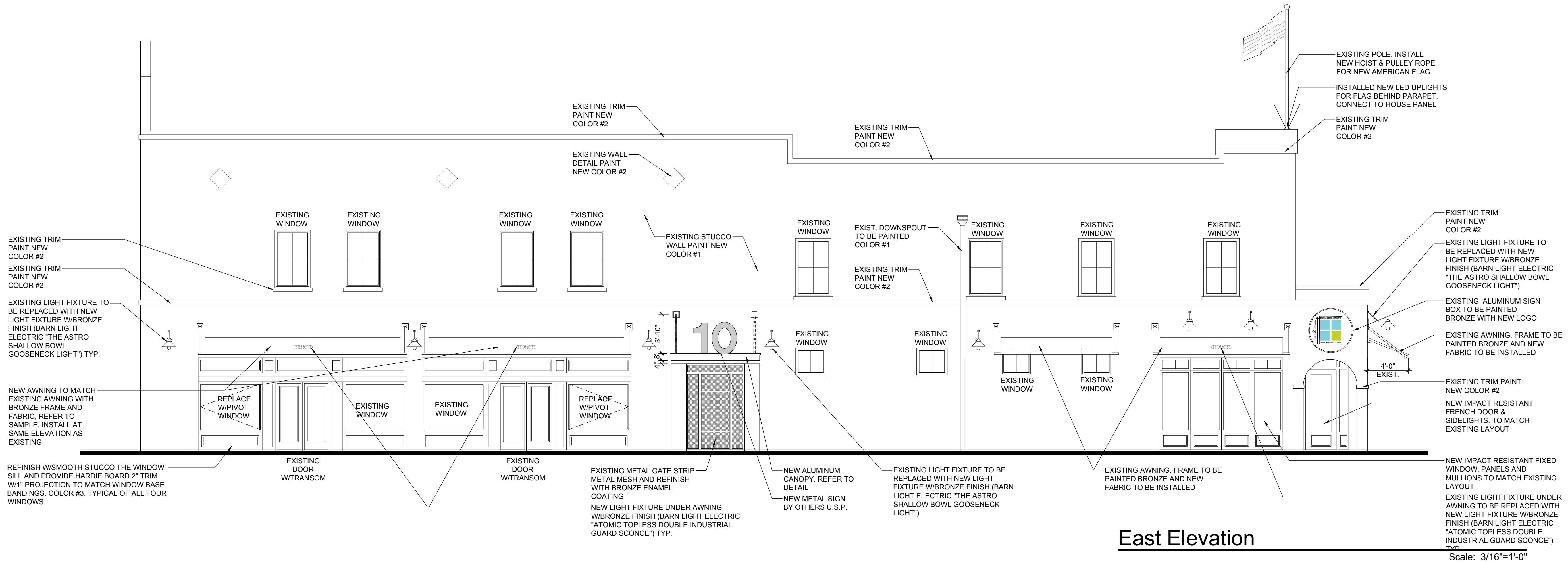
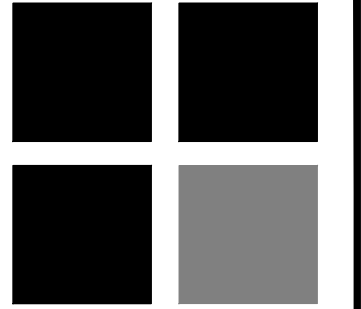


Gloucester Sage HC-100

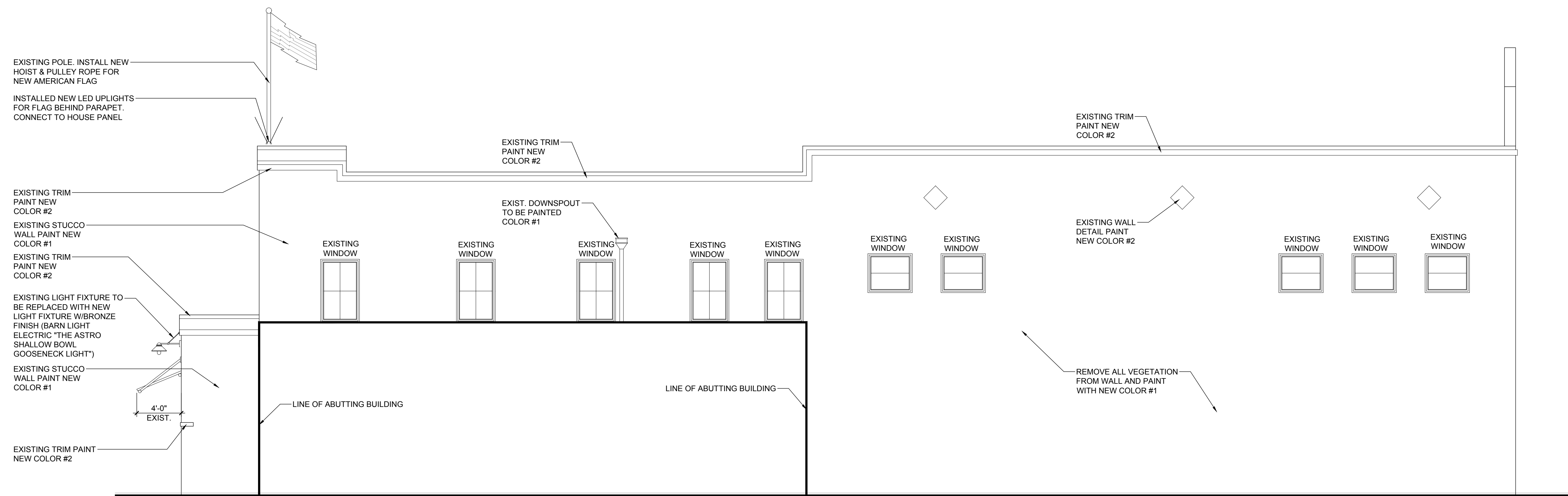


SW 7005 Pure White

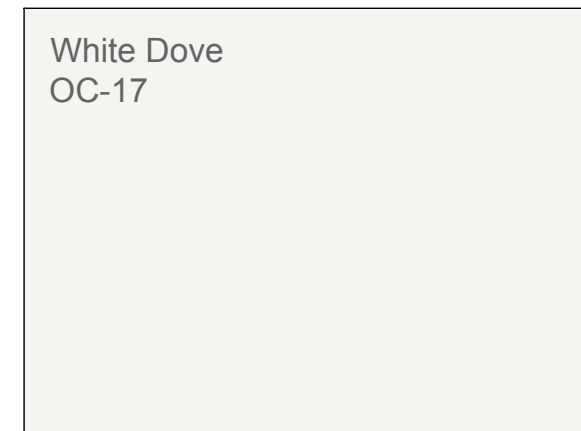
BUILDING COLORS



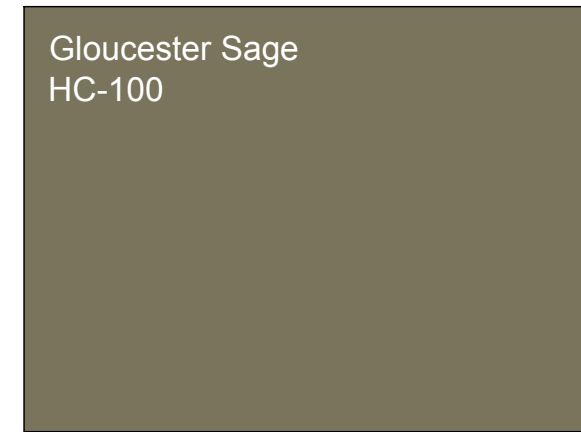
East Elevation



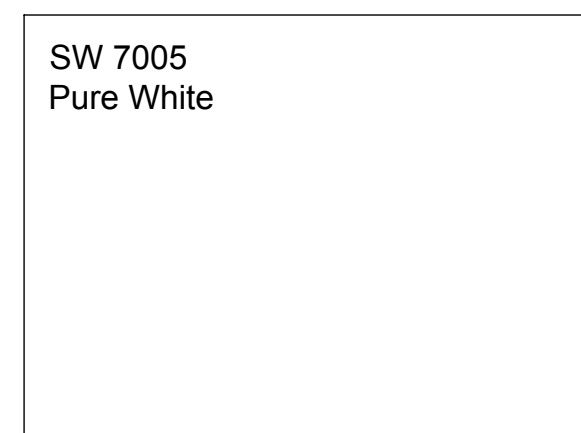
West Elevation



COLOR #1  
BENJAMIN MOORE  
OC-17 WHITE DOVE  
50% SOLUTION

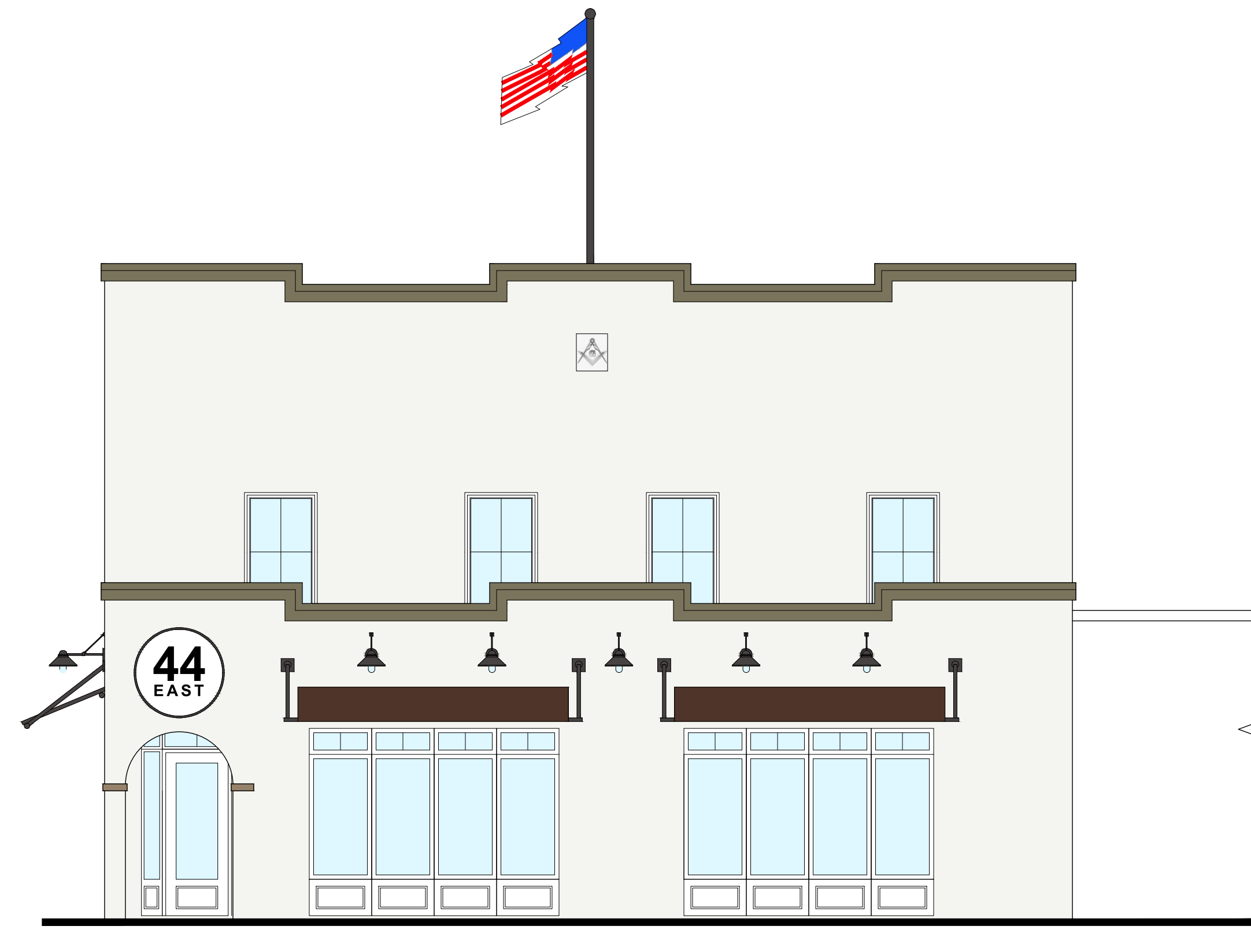


COLOR #2  
BENJAMIN MOORE  
HC-100 GLOUCESTER SAGE



COLOR #3  
SHERWIN WILLIAMS  
SW 7005 PURE WHITE

**BUILDING COLORS**



**Colored North Elevation**

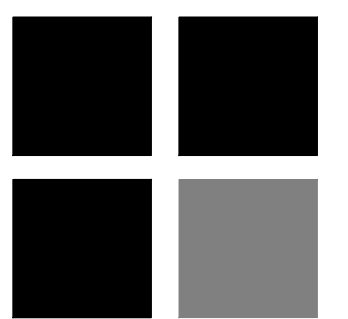
Scale: 3/16"=1'-0"



**Colored East Elevation**

Scale: 3/16"=1'-0"

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COMMISSION # 19-026  
DESIGNER: RJ  
DRAWN BY: RB  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS I 04.29.19  
SUBMISSION:

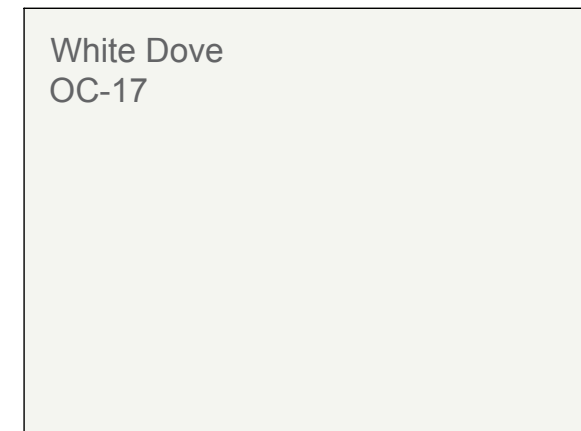
REVISIONS:

COLORED  
ELEVATIONS

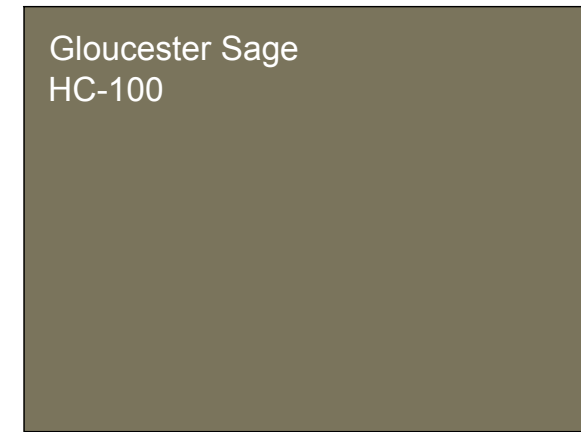
A-3

RICHARD JONES ARCHITECTURE

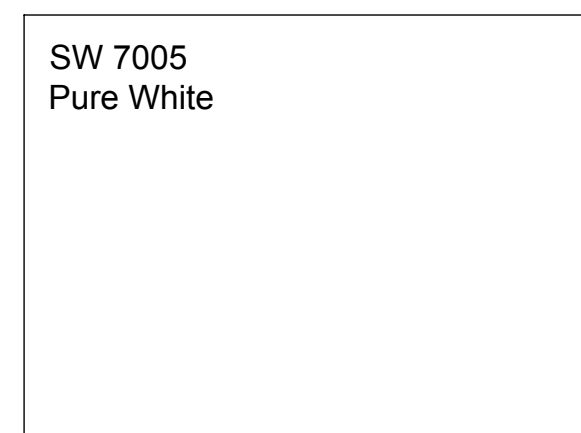
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COLOR #1  
BENJAMIN MOORE  
OC-17 WHITE DOVE  
50% SOLUTION

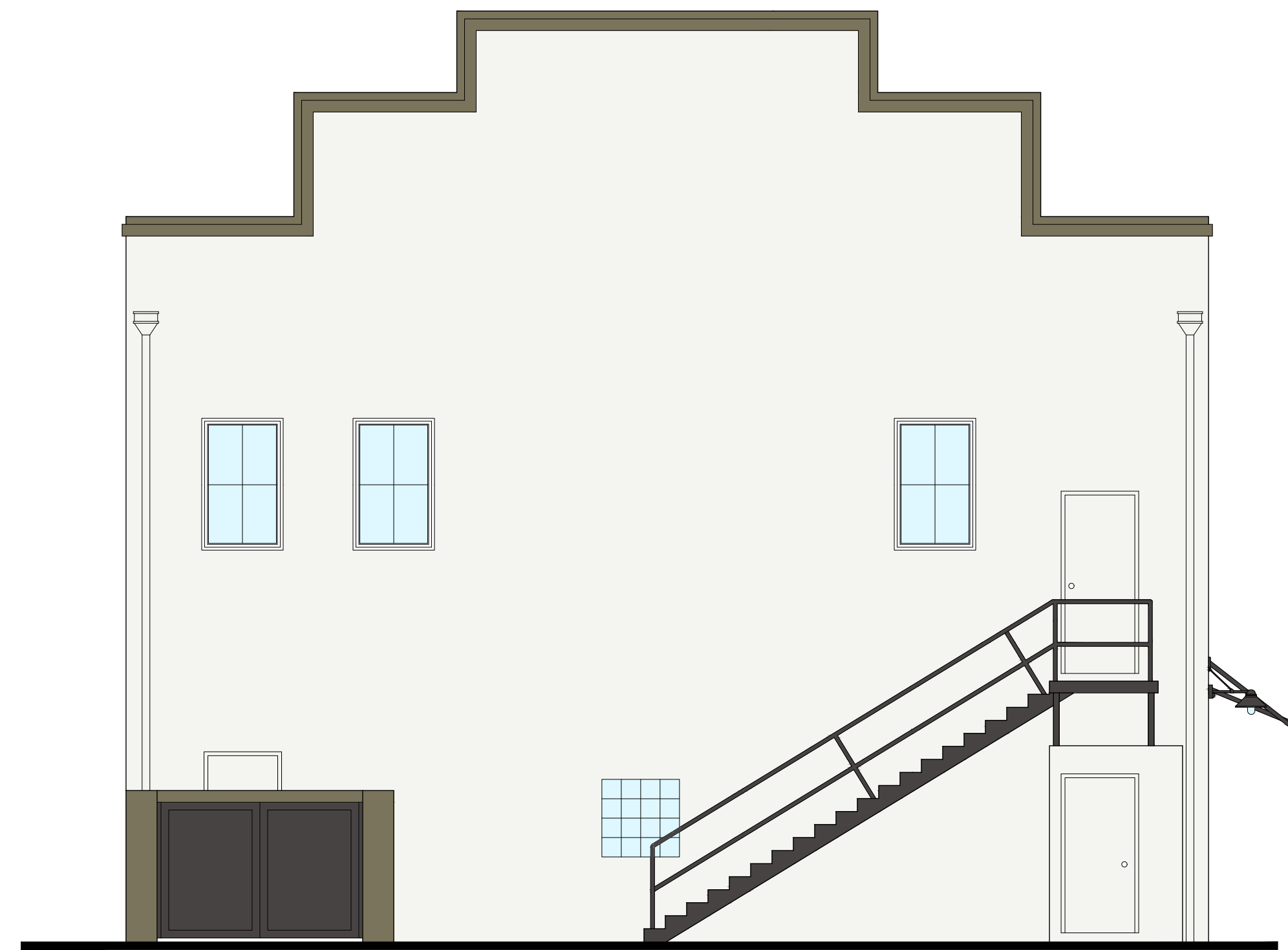


COLOR #2  
BENJAMIN MOORE  
HC-100 GLOUCESTER SAGE



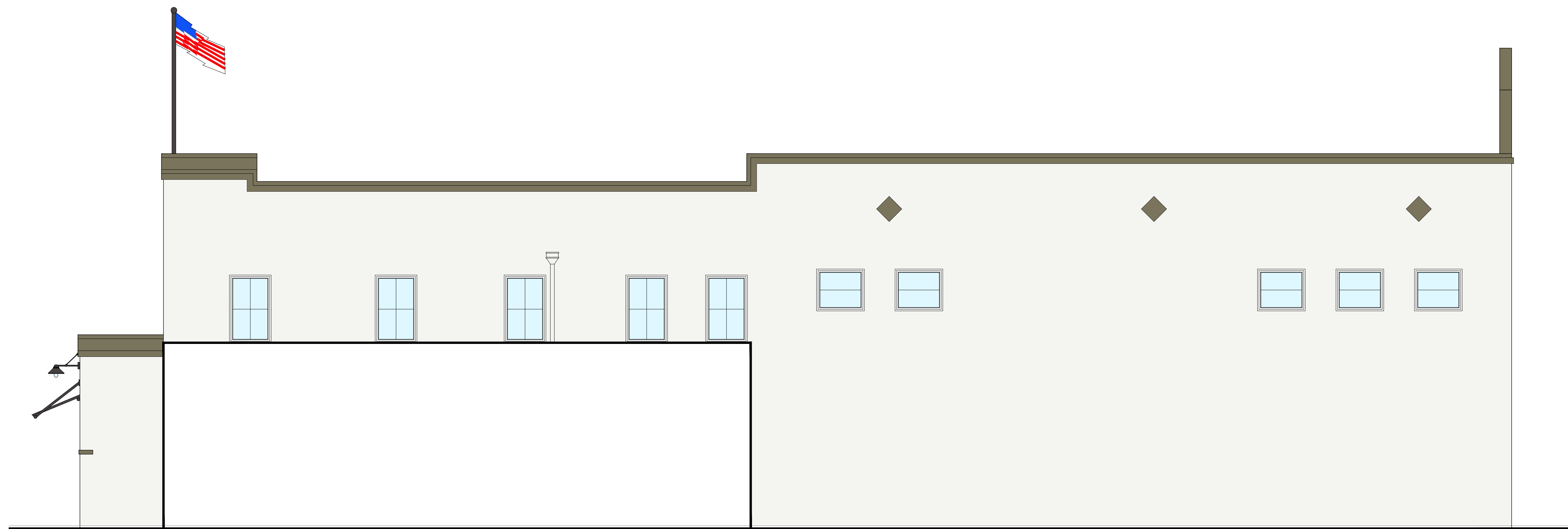
COLOR #3  
SHERWIN WILLIAMS  
SW 7005 PURE WHITE

**BUILDING COLORS**



**Colored South Elevation**

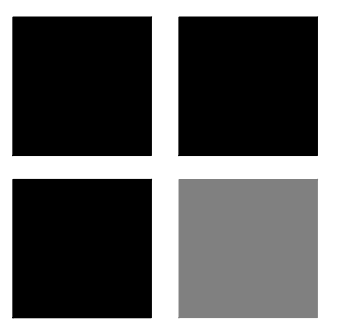
Scale: 3/16"=1'-0"



**Colored West Elevation**

Scale: 3/16"=1'-0"

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ELEVATIONS

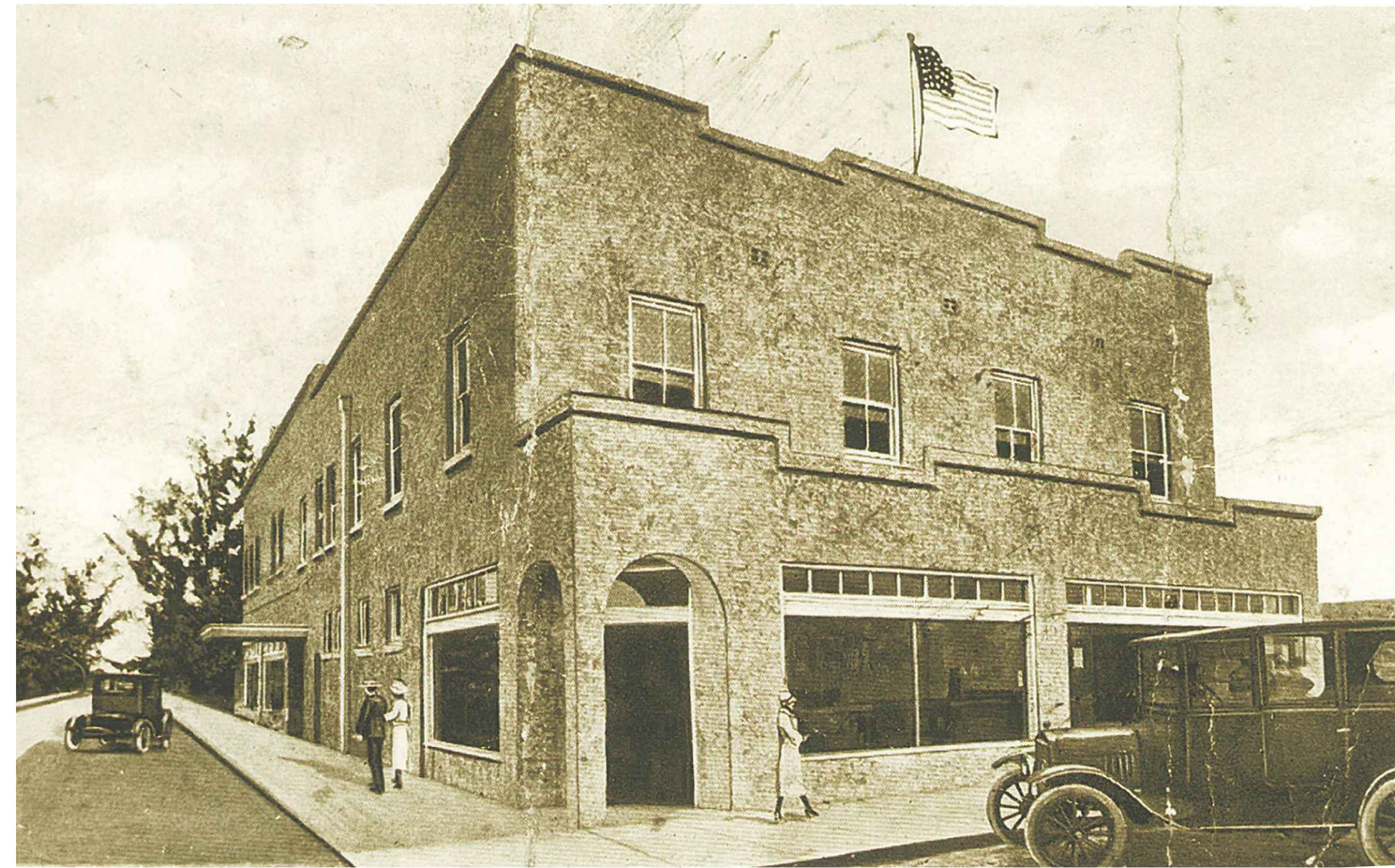
A-4

RICHARD JONES ARCHITECTURE

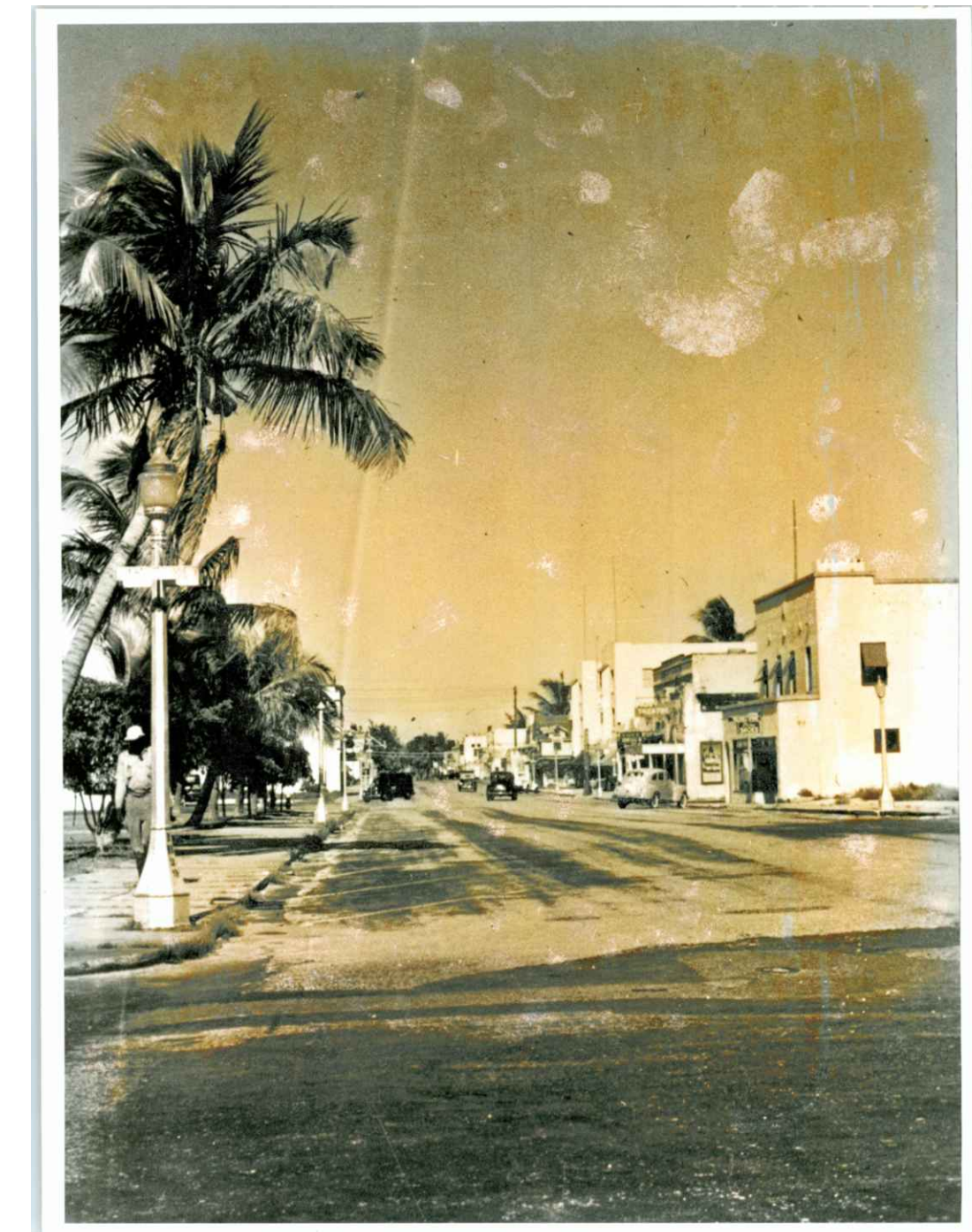
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VIEW FROM:  
NORTH EAST CORNER OF  
ATLANTIC AND SE 1ST AVENUE



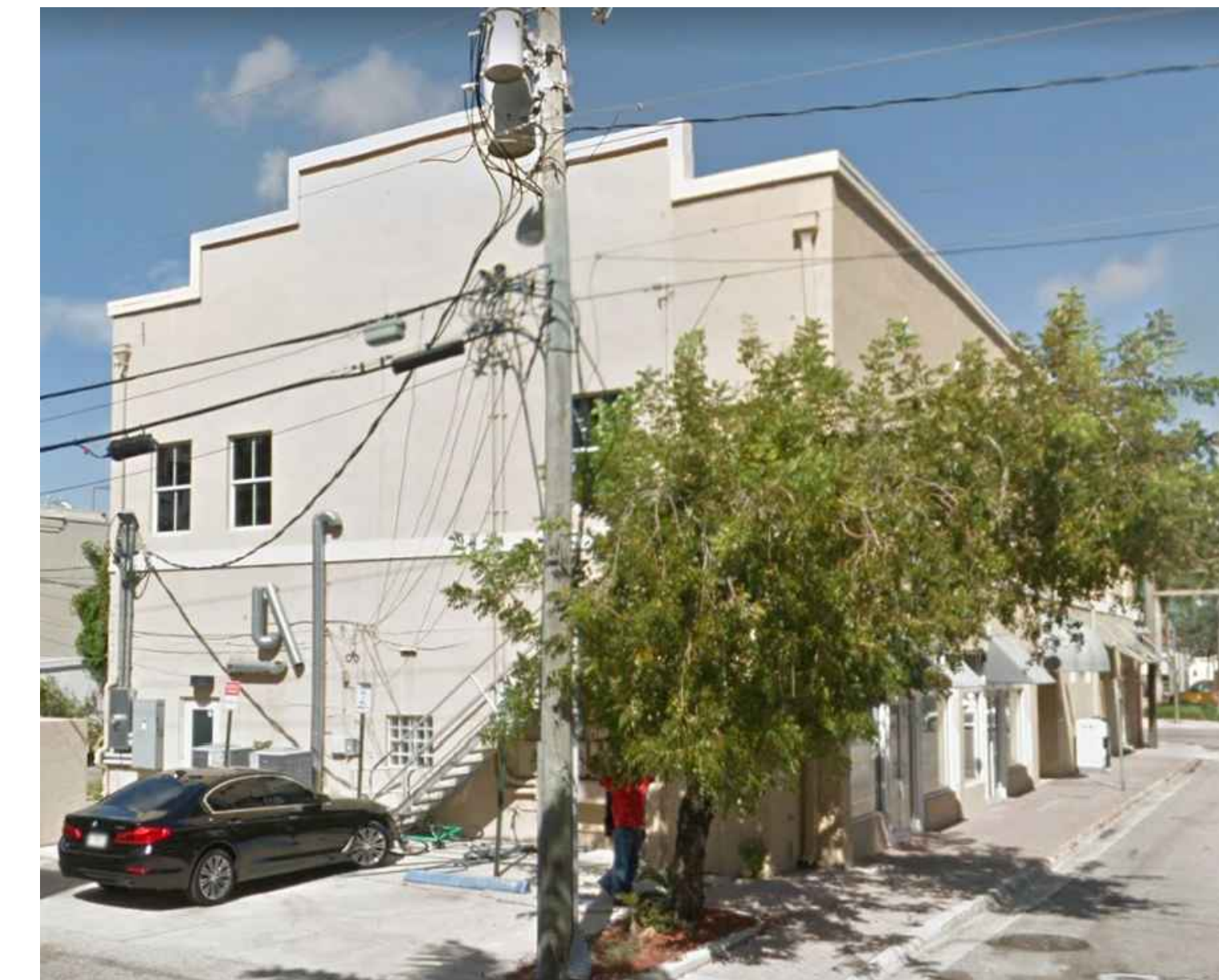
VIEW FROM:  
OLD SCHOOL SQUARER



VIEW FROM:  
SWINTON LOOKING EAST.  
CIRCA 1030

Historic Photos

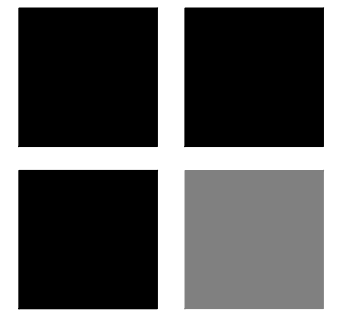
Scale: N.T.S.



Current Photos

Scale: N.T.S.

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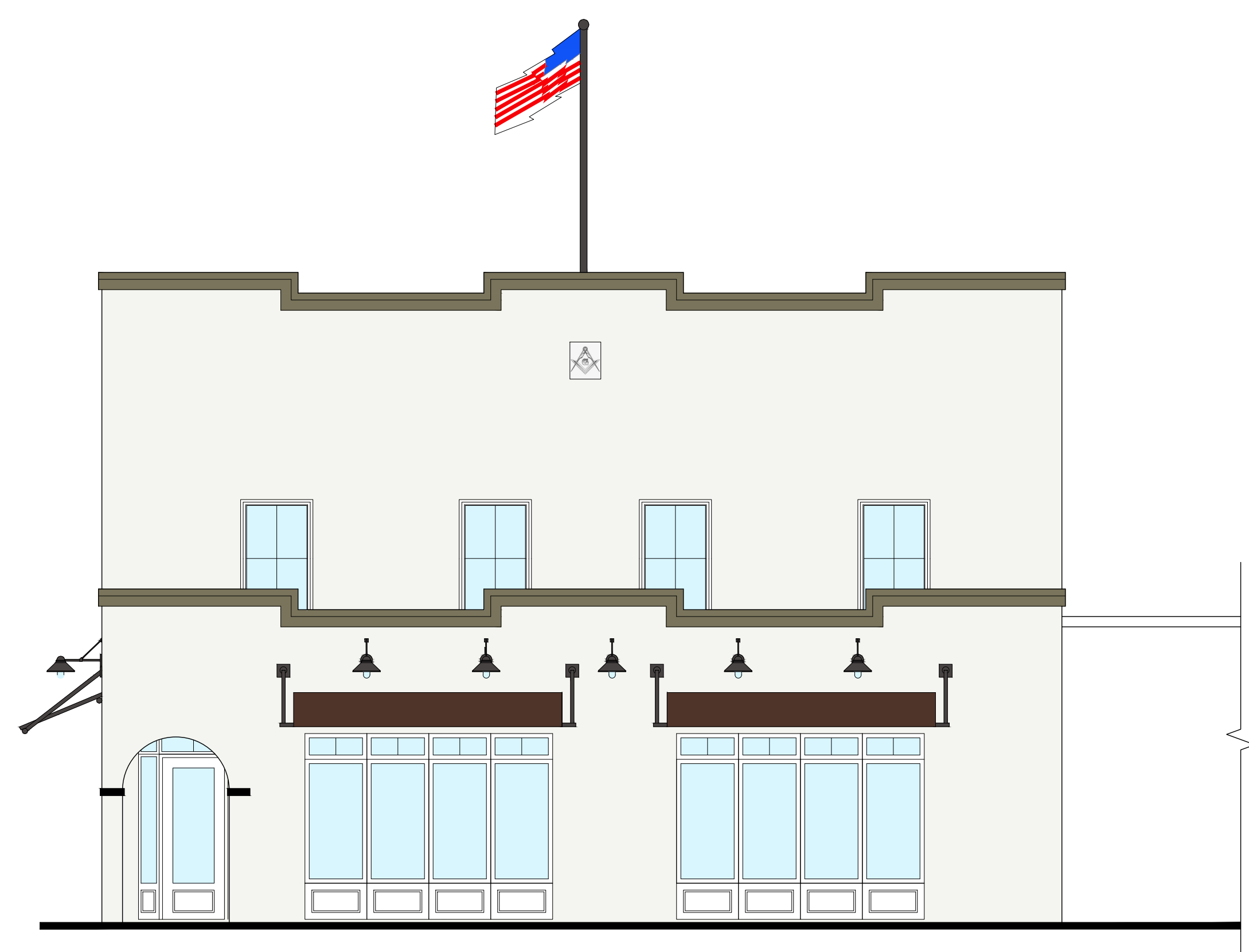
SUBMITTALS:  
CLASS I 04.29.19  
SUBMISSION:

REVISIONS:

BUILDING  
CURRENT &  
HISTORIC  
PICTURES

A-5





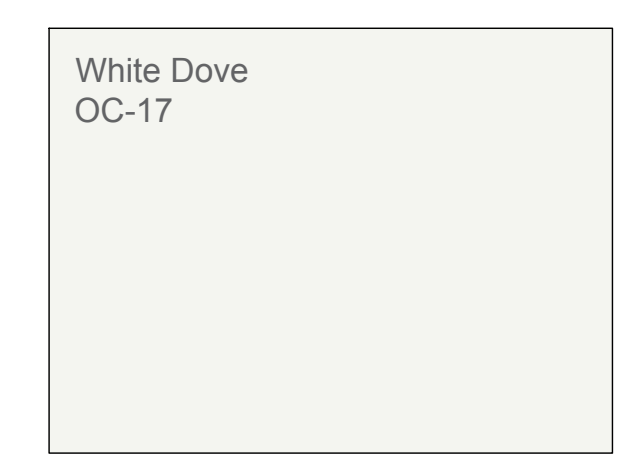
Colored North Elevation

Scale: 3/16"=1'-0"

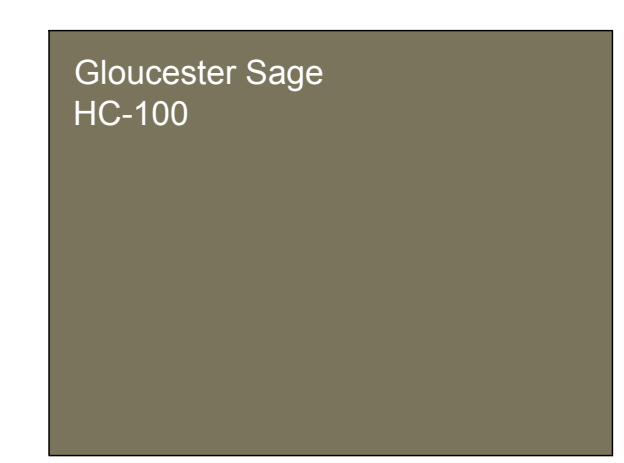


3D Illustrative Rendering

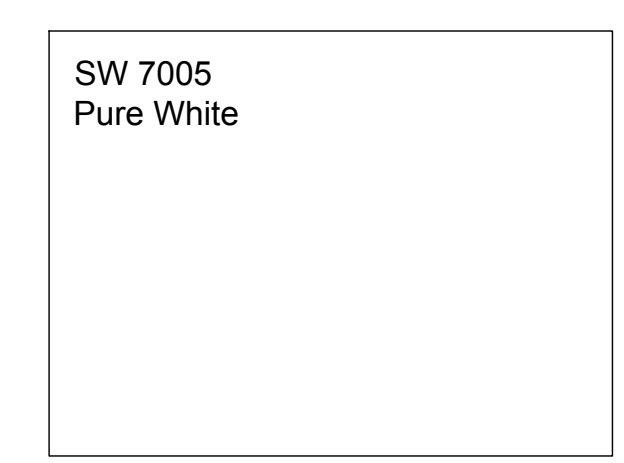
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COLOR #1  
 BENJAMIN MOORE  
 OC-17 WHITE DOVE  
 50% SOLUTION

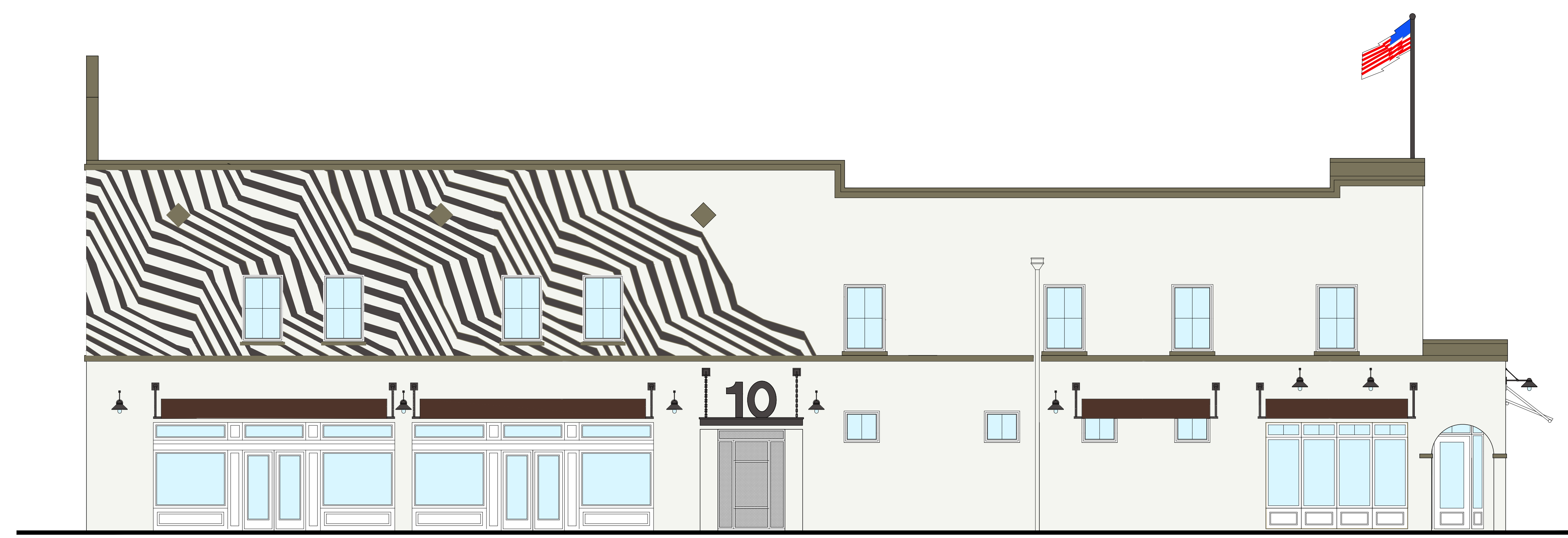


COLOR #2  
 BENJAMIN MOORE  
 HC-100 GLOUCESTER SAGE



COLOR #3  
 SHERWIN WILLIAMS  
 SW 7005 PURE WHITE

BUILDING COLORS

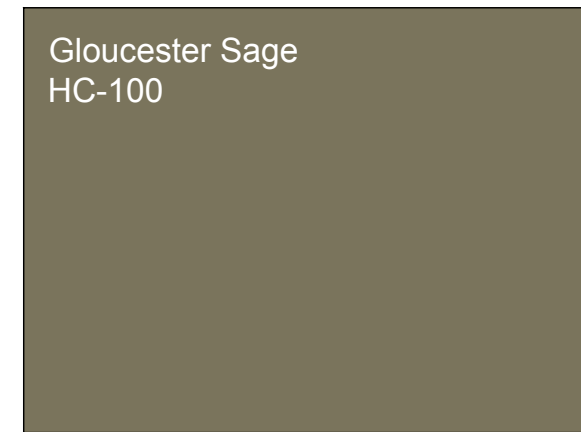


Colored East Elevation

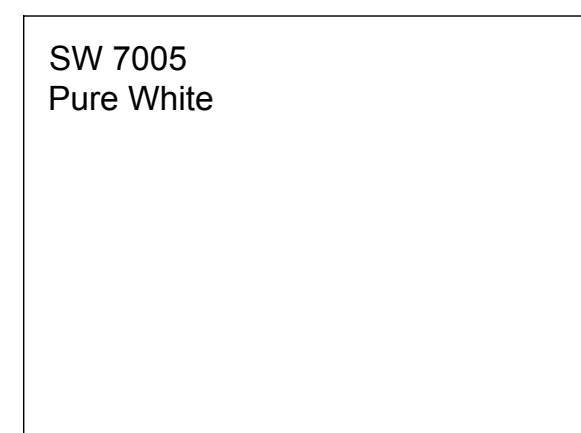
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BENJAMIN MOORE  
OC-17 WHITE DOVE  
50% SOLUTION

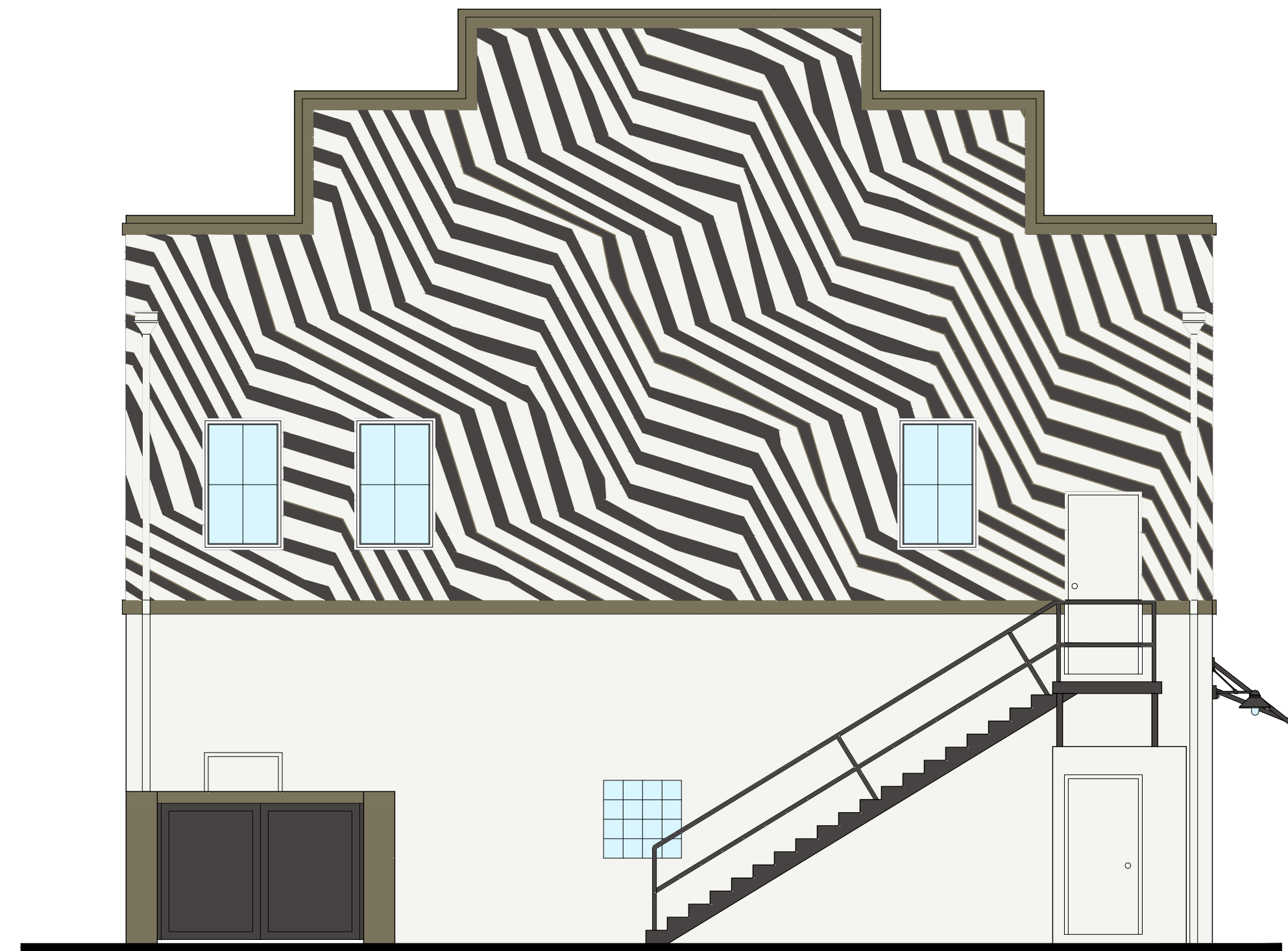


COLOR #2  
BENJAMIN MOORE  
HC-100 GLOUCESTER SAGE



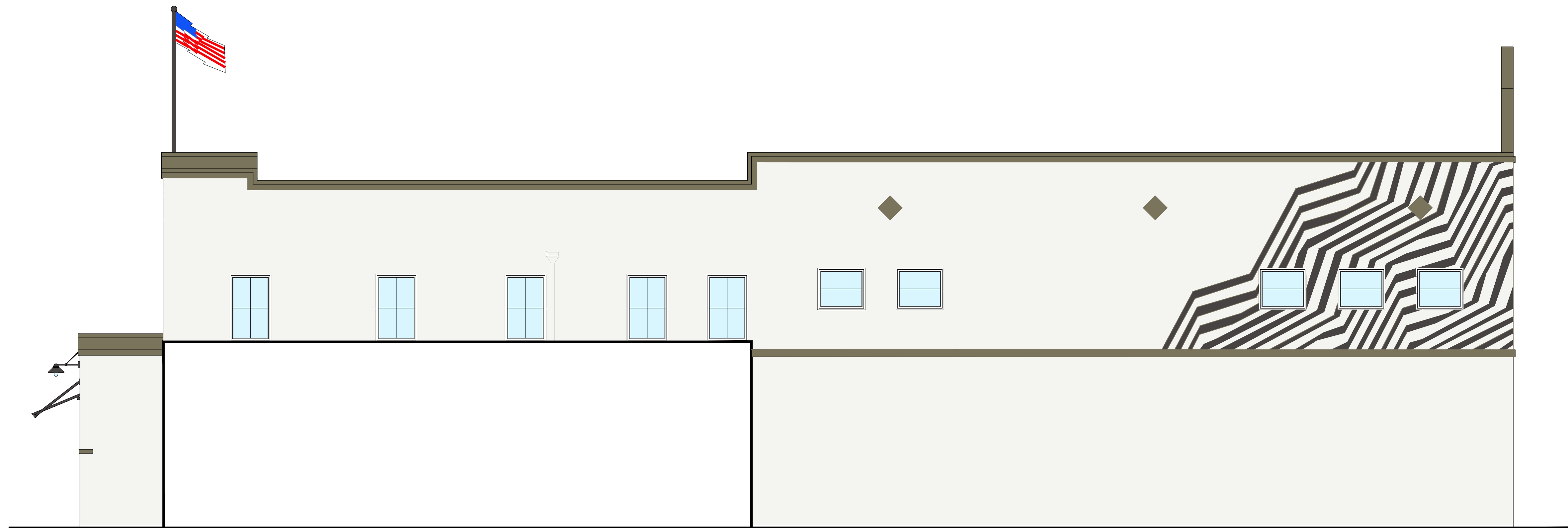
COLOR #3  
SHERWIN WILLIAMS  
SW 7005 PURE WHITE

**BUILDING COLORS**



**Colored South Elevation**

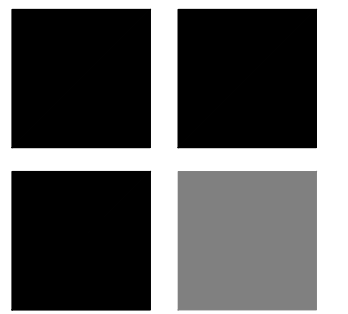
Scale: 3/16"=1'-0"



**Colored West Elevation**

Scale: 3/16"=1'-0"

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DRAWN BY: RB  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS I 04.29.19  
SUBMISSION: OWNER 07.19.19  
REVISION

REVISIONS:

COLORED  
ELEVATIONS

A-4

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