



September 12, 2019

**City of Delray Beach
Planning and Zoning Department
Historic Preservation**

**Re: Visual Compatibility Statement
Project: 44 East Atlantic**

This letter is a statement pursuant to Section 4.5.1 of the Delray Beach Land Development Regulations ("LDRs").

The Masonic Building at 44 East Atlantic Avenue built in 1925 was a landmark building in the downtown for many years. The City of Delray Beach post office occupied the ground level from the 1930's through the 1950's, and the Masonic Hall occupied the second floor until 1996. Currently there are retail and restaurant tenants on the ground floor and professional office suites on the 2nd floor. The buildings central arcade plan and Main Street Vernacular style of architecture enjoy a prominent corner on Atlantic Avenue overlooking Old School Square.

The applicant has been a tenant in the building for the past 12 years and is excited to share the owner's vision for the building's future as we move into the 2020's. Using old blueprints and photos as historic references, the applicant proposes façade modifications that include new paint colors, awnings, and light fixtures as well as storefront glazing, 2nd floor office entry canopy, and a mural on the rear of the building. The proposed modifications are compatible with adjacent buildings in the OSSHAD District and comply with the Department of the Secretary of the Interiors for Historic Preservation. The results would help to enliven the rear alley and corner of SE 1st Street and Atlantic Avenue, while maintaining the historic character of this building. With the proposed restored flagpole on the roof, this 100-year-old building can once again enjoy landmark status.

If you should have any additional questions or comments, please contact me at (561) 274-9186.

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