



Legislation Text

File #: 18-0429 CRA, Version: 1

TO: CRA Board of Commissioners
FROM: Tara Toto, Project Manager
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: August 13, 2019

MODIFICATION TO HISTORIC FAÇADE - MASONIC LODGE BUILDING (44 EAST ATLANTIC AVENUE)

Recommended Action:

Approve the proposed modifications to the façade of the Masonic Lodge Building located at 44 East Atlantic Avenue and authorize the Chair, to execute, on behalf of the CRA, the necessary written permission pursuant to the CRA's Historic Façade Architectural Control and Redevelopment Easement dated March 20, 1998.

Background:

The Masonic Lodge Building, located at 44 East Atlantic Avenue, was originally constructed in 1924 and is within the Old School Square Historic Arts District (OSSHAD) and has a Central Business District Overlay. The building is a two (2) story, Masonry Vernacular style commercial building with stucco exterior and is currently being utilized on the first floor for retail and restaurant uses and on the second floor for office use.

In 1997, the City Historic Preservation Board approved plans to renovate the building, which included the removal of the brick veneer on the exterior, restoration of the building's stucco exterior, exposing and recapping the parapet, replacing the storefronts and second floor windows, adding stucco banding to the parapet, and adding stucco lintels and sills.

In 1998, the property owner received a \$45,000 façade easement grant for the approved renovation plans. The CRA also recorded a historic façade easement (CRA Easement) which ensured additional review and required prior written approval by the CRA for any proposed exterior changes in the future. The purpose of the easement was "to assure the preservation and maintenance of the historic structure."

In 2019, the owner, Jetport II, Ltd. submitted a Certificate of Appropriateness application to the Development Services Department Historic Preservation Division requesting approval to modify the exterior of the building and is scheduled for the September Historic Preservation Board meeting. The proposed scope of work includes an exterior color change (existing: beige with white trim; proposed: white with sage trim), replacement of fabric on all awnings (existing: white and green striped; proposed: solid brown/chocolate), refinishing of awning frames and rear outdoor staircase (existing: white; proposed: bronze), replacement of four (4) existing ground floor windows and doors (white), replacement of lighting fixtures (existing: white; proposed: bronze), replacement of fabric entry awning with an aluminum, architectural canopy (bronze) and restoration of the existing flagpole on the roof.

Prior to review by the City, the CRA must review the proposed modifications and provide prior written consent. Based on the terms of the CRA Easement, CRA General Counsel advised that the CRA Board shall review and apply the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings issued by the

Department of the Interior at 36 CFR Section 68.3 and/or state or local standards. Consequently, the Historic Preservation Board for the City of Delray Beach uses these same guidelines in their approval process.

The City Historic Preservation Division has reviewed the application and CRA Staff concurs with their findings: the requested modification is considered to be a “minor development” as it involves “alteration of less than 25% of the existing floor area of the building and all appurtenances”; “the improvements will add appropriate visual and historic interest to the building and will ensure the structure is compatible with the overall streetscape”; “the proposed color will be compatible with neighboring structure within the streetscape”; “the restoration of the entrance canopy on the east side of the building along with the Masonic Crest on the north façade will aid in freshening the exterior elevations while maintaining the historic character of this building”. Based on the above, positive findings can be made with respect to compliance with the Land Development Standards and Guidelines set forth in the City’s Land Development Regulations”.

CRA Staff recommends approval of the proposed modifications.

Attachments: Exhibit A - Location Map; Exhibit B - Draft Historic Preservation Division Staff Report; Exhibit C - Proposed Architectural Elevations and Existing Photos, Exhibit D - Recorded Historic Façade Architectural Control and Redevelopment Easement

CRA Attorney Review:

The CRA General Counsel has reviewed the Historic Façade Architectural Control and Redevelopment Easement and determined that the Certificate of Appropriateness application submitted to the Development Services Department Historic Preservation Division shall be reviewed by the CRA Board.

Finance Review:

N/A

Funding Source/Financial Impact:

N/A