



ATLANTIC AVENUE

HISTORIC DISTRICT SYMPOSIUM

→ **EDUCATIONAL SYMPOSIUM**
3 p.m., October 26, 2023
The Fieldhouse, at Old School Square

→ **COMMUNITY DISCUSSION**
10 a.m., October 27, 2023
The Fieldhouse, at Old School Square



DEVELOPMENT SERVICES DEPARTMENT
www.DelrayBeachFL.gov



SPEAKERS



MEGAN MCLAUGHLIN
Plusurbia

Megan McLaughlin is the director of preservation projects at Plusurbia. She is an AICP-certified planner and has over fifteen years of experience in the fields of historic preservation, urban design, and urban planning. Megan is an experienced researcher and writer on the topics of historical urban development, architecture, and communities. Her passion is bringing attention to Florida's unique history, and crafting planning and zoning strategies to protect the character of existing neighborhoods.

Megan worked for many years in the Preservation Office of the City of Miami and the Planning Office of the City of Coral Gables. She began her career at the office of Dover, Kohl & Partners as a Town Planner. She graduated from The Benjamin School in North Palm Beach, FL, she has a degree in art history from the College of William & Mary and a master's degree in architecture from the University of Miami.

Megan has led numerous large-scale documentation projects, including the neighborhoods of Shenandoah, Silver Bluff, Allapattah, Grove Park, and Brownsville in Miami, and the cities of Anna Maria, FL and Lake Wales, FL. Each of these documentation projects resulted in a book publication on the history of the place. Megan has extensive experience in development permitting, zoning, and land use policy through her municipal work. She has a unique perspective on the ways that zoning and land use regulations can be tailored to preserve a community's unique sense of place.

Megan is inspired by the writings and the life experience of William Morris, Fredrick Law Olmsted, and other architects and urban designers of the late 19th century. Borrowing the words of early 20th-century influencer Edward Bok, she strives to make the world a bit better or more beautiful because she has lived in it. To her, this means planning cities



RUBEN ACOSTA
State of Florida
Division of Historical Resources
Chief of the Bureau of Historic Preservation

Ruben A. Acosta heads the Bureau of Historic Preservation at the Division of Historical Resources. His staff of 15 carries out many of the state's responsibilities under the National Historic Preservation Act, including managing the National Register of Historic Places, the Certified Local Governments program, and the Federal Historic Tax Credit program. They also currently manage over \$10 million in historic preservation grants between small matching and special category grant programs.

Prior to serving as Bureau Chief, Ruben served for over six years as the Survey and Register Coordinator for the Division of Historical Resources, where he managed the National Register of Historic Places and Certified Local Governments programs. His staff researched, reviewed, wrote, and edited National Register nominations on average 20 or more nominations a year for a wide range of properties in Florida, from ancient archaeological sites to significant tourist attractions, from individual properties to large districts. He worked with staff to provide additional training opportunities for local governments and to standardize the CLG program.

Ruben is a graduate of the Savannah College of Art and Design, where he obtained his MFA in Architectural History and wrote his thesis on the demolished Savannah Union Station. He served as National Register and Certified Local Government Coordinator for the Nebraska State Historic Preservation Office prior to moving to Florida in 2016. He is a current member of the Southeast Chapter of the Society of Architectural Historians, where he serves on the organization's board as the Florida representative.



TIM E. MCLENDON, ESQ.
Legal Skills Professor & Assistant Director
Center for Governmental Responsibility
mclendon@law.ufl.edu

Timothy McLendon is a Legal Skills Professor and Assistant Director of the Center for Governmental Responsibility, a research and policy institute attached to the University of Florida Levin College of Law. Mr. McLendon received his B.A. in history from Duke University in 1989. His history studies included two semesters at the Universität Wien, Vienna, Austria. He received his J.D. in 1994 from the University of Florida. His research has involved environmental and local land use law, sustainable development, historic preservation law, Florida constitutional law, and international environmental law. He is the co-author of a casebook on Florida Constitutional Law. He is the author of a handbook on Florida historic preservation law, and two studies on the economic impacts of historic preservation in Florida (2000, 2010). He directed a USAID-funded project working with Colombian law schools on human rights from 2012-15, coordinating visits and training sessions. He participated in USIA-funded mediation and dispute resolution projects in Haiti from 1996-2003. He has participated in training programs for Brazilian judges and prosecutors in comparative environmental and land use law in 1996, and each summer since 2000. Since 2012, he has co-authored the annual Latin American Business Environment Report for the UF Center for Latin American Studies, contributing to the legal environment section. He worked with the Florida Constitution Revision Commission in 1997-98, researching legal and constitutional issues, and provided research support for the Florida Supreme Court's Committee on Privacy and Court Records from 2003-05. He served on the Florida Supreme Court's Committee on Access to Court Records, 2006-09.

At the University of Florida Levin College of Law, he teaches Legal Writing, Historic Preservation Law, an interdisciplinary seminar on Law and Policy Issues in the Americas, and has taught courses on Florida Constitutional Law and Legislative Drafting. He has taught European Union Law in the Department of Political Science. He has lectured on comparative constitutional and land use law issues in Brazil, Peru, Colombia, and Poland.

A member of the Florida Bar, Mr. McLendon's practice in state and federal courts has included issues relating to constitutional law, privacy rights, open government, environmental and education law, as well as initiative amendments to the Florida Constitution.



DONOVAN D. RYPKEMA
PlaceEconomics
Welcoming address by H.E. Mr. Néstor Osorio
Opening remarks by Mr. Ban Ki-moon
Keynote address by Mr. Mo Ibrahim
drypkema@placeeconomics.com

Donovan D. Rypkema is the Principal at PlaceEconomics, a Washington, D.C.-based real estate and economic development consulting firm. The firm provides services at the nexus of historic buildings and economic development. In 2004 Heritage Strategies International served worldwide clients. He has undertaken assignments for public and non-profit sector clients in 49 US states and more than 30 countries. International clients have included the World Bank, the UN Development Program, the Council of Europe, the Inter-American Development Bank, and the National Trusts of Australia, Slovakia, and the UK. Serves on the Board of Directors of Global Urban Development and the Team of Specialists for Public-Private Partnerships for the UN Economic Commission for Europe. He also teaches a course on the economics of historic preservation at the University of Pennsylvania where he received the 2008 G. Holmes Perkins Award for Distinguished Teaching.

Rypkema received a Master of Science degree in Historic Preservation from Columbia University. He is the author of several publications including Community Initiated Development, The Economics of Rehabilitation, and the Feasibility Assessment Manual for Reusing Historic Buildings. The Economics of Historic Preservation: A Community Leader's Guide is widely used by preservationists nationwide and has been translated into Russian, Georgian, and Korean.

Rypkema has worked with the Urban Land Institute, the Mayors' Institute on City Design, the American Planning Association, Smart Growth America, the National Trust for Historic Preservation, and the International Downtown Association. Federal Government clients have included the U.S. Army, the Department of State, the Department of Housing and Urban Development, the Department of Interior, and the Advisory Council for Historic Preservation for whom he prepared a report entitled Measuring Economic Impacts of Historic Preservation.

In the fall of 2012, Rypkema received the Louise du Pont Crowninshield Award from the National Trust for Historic Preservation. The Crowninshield Award is the nation's highest preservation honor and is awarded for lifetime contribution to historic preservation in the United States.



On Day One, panelists and experts will discuss how historic districts benefit communities, how they preserve the character and charm of downtowns, the economics of historic districts, and the legal and financial implications of historic designation.

On Day Two, during the community feedback session, stakeholders will be allowed to further engage in the conversation by encouraging a dialogue with an open exchange of ideas and concerns.

OCTOBER 26

3:00 PM – 6:00 PM

WELCOMING REMARKS
Anthea Gianniotis, AICP

PANELIST PRESENTATIONS

Megan McLaughlin
Donovan D. Rypkema
Tim E. McLendon, Esq.
Ruben Acosta

OCTOBER 27

10:00 AM – 12:00 PM

WELCOMING REMARKS
Anthea Gianniotis, AICP

COMMUNITY DISCUSSION

Megan McLaughlin
Donovan D. Rypkema
Tim E. McLendon, Esq.
Ruben Acosta
Anthea Gianniotis, AICP
Michelle Hoyland

HISTORIC DISTRICTS

OLD SCHOOL SQUARE HISTORIC DISTRICT

The Old School Square Historic District is the city's largest historic district. Centered in the heart of the historic district lies the actual "Old School Square," an arts and entertainment complex that features significant historic buildings that were rehabilitated into the Crest Theatre, the Cornell Art Museum, and event spaces. The community effort to save and preserve these structures spurred historic preservation efforts in the city and was the backbone of the revitalization of the downtown.

Every architectural style in the city can be found in the district including the Queen Anne, Mediterranean Revival, Mission, Monterey, and American Four Square to name a few. Many of the historic structures have been converted to commercial uses. The Old School Square Historic District is proof that the adaptive reuse of historic buildings increases the economic feasibility of restoring many of the city's most significant structures.

The district includes famed Banker's Row along NE 1st Avenue, with the grandeur of Spanish-style structures designed by Samuel Ogren, Sr. along the west side of the street and post-World War II cottages along the east side of the street, Banker's Row is a valuable illustration of American History in the built environment. Old School Square was listed as a local historic district in 1988 and the National Register of Historic Places in 2018.





WEST SETTLERS HISTORIC

Established in 1894, the West Settlers area is the site of the first African-American settlement in Delray Beach. African Americans from north and west Florida, Georgia, and South Carolina were the first non-Native Americans in the area, laying the foundation of a strong agricultural economy in the region. The community was self-sufficient and settlers utilized local materials and their own construction knowledge. Known as the "Red Line" for the painted tin roofs, the "shotgun" houses were developed for Henry Flagler's railroad workers. Isaiah Bruin, one of the community's earliest builders constructed many residences along NW 3rd and 4th Avenues, including the Susan Williams House, which is now located at the S.D. Spady Cultural Complex on NW 5th Avenue. The La France Hotel (1949), located at 140 NW 4th Avenue, was once the only hotel in Delray Beach that welcomed African Americans during segregation. Owned by Charles and Francenia Patrick, the hotel welcomed celebrated black musicians and civil rights figures. The Patricks built their homestead next door at 400 NW 2nd Street. The district was listed on the Local Register of Historic Places in 1997.



NASSAU PARK HISTORIC DISTRICT

The Nassau Park Historic District was originally conceived in 1935 as the first planned residential development south of Atlantic Avenue. Originally platted as Asbury Park Heights, it was renamed Nassau Park in 1935 by developer R.C. McNeill, who commissioned Sam Ogren, Sr. to design the first house, located at 234 South Ocean Boulevard in 1935, now demolished. Nassau Park's close proximity to the beach and charming, simple yet stylish architecture of its small-scale homes made this neighborhood highly desirable and successful from its inception. Eighteen houses were built

between 1935 and 1941, with four more homes built during the 1950s and 1960s. The homes were inspired by the Colonial-Cape Cod Revival Style. Nassau Park was listed as a local historic district in 1988.



DEL-IDA PARK HISTORIC DISTRICT

The Del-Ida Park Subdivision was the city's first platted subdivision, it was first recorded on September 18, 1923. Motivated by patriotic spirit and the optimism of Florida's land boom, Del-Ida Park originally contained streets named after six U.S. Presidents. Mr. J.C. Secord of Miami organized the Ocean City Development Company and purchased the 58-acre tract containing 300 lots and three pie-shaped public parks. Within days of its recording, it was reported that "Del-Ida Park is growing fast", as 58 lots had sold. Mr. Frederick Henry Link, a former craftsman at Addison Mizner Industries in West Palm Beach, purchased several lots and served as the subdivisions' general contractor. In 1923, he began construction of his own home at 524 NE 2nd Avenue. Constructed in the Mediterranean Revival style, the house started the trend for such designs which

remained popular through 1930. The property was also once owned by the Link family, with Frederick H. Link and his daughter Catherine Link (Strong) listed as owners on original building permit records. Catherine Link Strong was Delray Beach's first woman mayor in 1954. Originally a rather elite development, the real estate bust left the area without much growth and development until the 1940's and later. The City of Delray Beach designated the Del-Ida Park Historic District in 1988.



MARINA HISTORIC DISTRICT

Situated on the Intracoastal Waterway, the district displays a variety of architectural styles, from Mediterranean and Mission Revival to Monterey and Art Moderne. The district's significance is attributed to important people in Delray Beach history such as the pioneering Blank family, famed cartoonist Fontaine Fox, and architects Addison Mizner, Samuel Ogren, Sr., Gustav Maas, Belford Shoumate and John Volk. The district is unique to the city because of its proximity to East Atlantic Avenue and the Intracoastal Waterway. The Marina Historic District was listed on the Local Register of Historic Places in 1988 and the National Register of Historic Places in 2014.



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DEVELOPMENT SERVICES DEPARTMENT

City of Delray Beach

100 N.W. 1st Avenue

Delray Beach, FL 33444

www.DelrayBeachFL.gov

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