



# HISTORIC PRESERVATION





## HISTORIC PRESERVATION ELEMENT

### WHAT IS THE HISTORIC PRESERVATION ELEMENT?

The Historic Preservation Element contains goals, objectives and policies that will strengthen and support historic preservation practices and programs that have been ongoing in Delray Beach since the late 1980's. With the adoption of the Comprehensive Plan in 2018, a Historic Preservation Element will be included for the first time. The Historic Preservation Element will reinforce the value of cultural, economic and environmental resources for the community, as preservation is a key component of the character, appeal and economy of the city and its neighborhoods.

In 1989, the City of Delray Beach adopted the Comprehensive Plan, which “proposed a renaissance for the City, a revival in both economic and social terms, based on its unique history and culture”. That renaissance has occurred with great success and the threatening decay of the historic downtown was successfully prevented. Delray Beach's downtown is now known nationwide as a bustling and desirable hub for business, culture and living.

It is important to recognize that the preservation, protection and enhancement of cultural and historic resources have public value, as they are visible and tangible reminders of the history and heritage of the city, state and nation; thus, creating a sense of place. Further, historic preservation has proven to be a significant economic driver for heritage tourism, a legacy industry, resulting in a positive and stabilizing impact on property values. Finally, conservation of historic resources is a bona fide form of sustainability as protection of finite and non-renewable resources, embodies the energy of those structures; hence, the most sustainable structure is the one already built.

Today, the City moves towards a focus on preventative maintenance, a need to ensure that the success the community worked so hard for be preserved for future generations. Historic preservation was at the center of that success and will continue to be an integral part of Delray Beach's ongoing success

### HISTORIC PRESERVATION GOALS

#### GOAL HPE 1

##### **PRESERVE, PROTECT, ENHANCE AND SUPPORT**

SECURE FOR FUTURE GENERATION THE OPPORTUNITY TO SHARE IN THE UNIQUE HERITAGE OF DELRAY BEACH, AND PROMOTE THE PRESERVATION OF HISTORIC ARCHAEOLOGICAL AND CULTURAL RESOURCES, THROUGH PURPOSEFUL IDENTIFICATION, PROTECTIONS AND CONTINUED USE OF BUILDINGS, STRUCTURES AND DISTRICTS, WHICH EXHIBIT SIGNIFICANT ARCHITECTURAL QUALITIES OR ARE ASSOCIATED WITH IMPORTANT CULTURAL EVENTS AND/OR PEOPLE IN THE CITY'S HISTORY.

#### GOAL HPE 2

##### **HISTORIC PRESERVATION INCENTIVES**

SUPPORT AND EXPAND THE CITY'S HISTORIC PRESERVATION PROGRAM THROUGH FINANCIAL INCENTIVES, ADAPTIVE REUSE, AND PROMOTIONAL PROGRAMS.

#### GOAL HPE 3

##### **EDUCATION & PUBLIC AWARENESS**

INCREASE PUBLIC AWARENESS OF THE CULTURAL IMPORTANCE AND ECONOMIC VALUE OF THE PRESERVATION OF HISTORIC RESOURCES.

#### GOAL HPE 4

##### **RECOGNITION**

CELEBRATE AND RECOGNIZE HISTORIC AND CULTURAL RESOURCES TO INCREASE THE PRESTIGE OF OWNERSHIP AND COMMUNITY PRIDE.



**SECURE FOR FUTURE GENERATIONS THE OPPORTUNITY TO SHARE IN THE UNIQUE HERITAGE OF DELRAY BEACH, AND PROMOTE PRESERVATION, THROUGH THE PURPOSEFUL IDENTIFICATION, PROTECTION AND CONTINUED USE OF STRUCTURES, SITES AND DISTRICTS WHICH EXHIBIT SIGNIFICANT ARCHITECTURAL QUALITIES OR ARE ASSOCIATED WITH IMPORTANT CULTURAL EVENTS AND/OR PEOPLE IN THE CITY'S HISTORY.**

**Performance Measure:** Success in addressing Objectives and Policies of **GOAL HPE1** shall be measured utilizing the following performance indicators:

- Increase in the number of historic resources listed in the Local and/or National Register of Historic Places;
- Create a digital database; and,
- Create a Historic Property Disaster Preparedness brochure.

## **Objective HPE 1.1 Certified Local Government**

Maintain Certified Local Government status by the National Parks Service.

### **Policy HPE 1.1.1**

Maintain a qualified Historic Preservation Board that meets the Florida Certified Local Government Guidelines to oversee and further develop the functions of the historic preservation program.

### **Policy HPE 1.1.2**

Advise Historic Preservation Board members of training opportunities with the State Preservation Office.

### **Policy HPE 1.1.3**

Maintain staff to carry out the duties and responsibilities delegated to the Certified Local Government.

### **Policy HPE 1.1.4**

Continue to work cooperatively and in conjunction with the State Historic Preservation Office to achieve the goals set forth in the State Comprehensive Plan and the Comprehensive Statewide Historic Preservation Plan.

### **Policy HPE 1.1.5**

Continue to establish, maintain, and strengthen partnerships with external agencies and local institutions, as well as local history, preservation, and archaeological organizations for implementing preservation and education objectives.

## **Objective HPE 1.2 Designated Resources**

Maintain and increase the number of historic resources listed in the Local and/or National Register of Historic Places

### **Policy HPE 1.2.1**

Continue to maintain and update the historic, archaeological and cultural inventory for properties and historic districts listed on the Local and/or National Registers of Historic Places.

### **Policy HPE 1.2.2**

Continue to study and evaluate the eligibility of properties and potential historic districts for listing on the Local and/or National Register of Historic Places.

### **Policy HPE 1.2.3**

Continue to expand the inventory of historic properties by preparing new Florida Master Site Files for documented and undocumented properties and by updating existing Florida Master Site Files for properties that have undergone alterations or demolitions.

### **Policy HPE 1.2.4**

Create and regularly update a digital database of Florida Master Site File forms for properties and historic districts listed on the Local and/or National Registers of Historic Places. [Complete by 2022]

### **Policy HPE 1.2.5**

Continue to maintain and regularly update a historic resources map for properties and historic



## GOAL HPE 1 PRESERVE, PROTECT, ENHANCE AND SUPPORT

districts listed on the Local and/or National Registers of Historic Places.

### Policy HPE 1.2.6

Continue to protect Delray Beach's historic resources by maintaining provisions in the Land Development Regulations for the designation of historically significant sites, structures, archaeological sites, or districts.

### Policy HPE 1.2.7

Create a process to designate and make modifications to historic interiors at the time a designation is requested. [Complete by 2025-2040]

### Policy HPE 1.2.8

Explore options for designation of Conservation Districts where the concentration of original structures has been compromised. [Complete by 2025]

### Objective HPE 1.3 Regulatory and Educational Preservation

Utilize strategies to reduce the number of historic resources in need of stabilization and rehabilitation on an annual basis

### Policy HPE 1.3.1

Ensure historic resources remain consistent with the Historic Preservation Ordinances relating to affirmative maintenance, demolition by neglect and boarding, which are adopted in the Land Development Regulations and the Code of Ordinances.

### Policy HPE 1.3.2

Provide training to Code Enforcement staff to recognize and cite historic properties that suffer from decline due to neglect, vacancy and deferred maintenance.

### Policy HPE 1.3.3

Evaluate and, where necessary, amend the Land Development Regulations to ensure the protection of historic resources.

### Policy NDC 3.5.8

### Policy HPE 1.3.4

Create a Historic Property Disaster Preparedness brochure for historic sites, structures, and resources. [Create by end of 2025]

### Objective HPE 1.4 Historic Preservation Planning

Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

### Policy HPE 1.4.1

Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.

### Policy HOU 1.6.3

### Policy HPE 1.4.2

Design and construct public infrastructure improvements, such as, streets, street trees, streetlights, signage, furniture and sidewalks, within historic districts to be compatible with and reinforce the historic character of the district.

### Policy PFE 6.1.11

### Policy HPE 1.4.3

Continue to coordinate with all utility providers to locate utilities in a manner consistent with the historic character of historic sites and districts.

### Policy PFE 1.3.2

### Policy HPE 1.4.4

The City shall not abandon alley public rights-of-way within historic districts.

### Policy MBL 2.5.8

### Policy NDC 2.2.2

### Policy HPE 1.4.5

Create Land Development Regulations for visual compatibility standards for non-residential properties. [Complete by 2025]

### Policy NDC 3.5.6

### Policy HPE 1.4.6

Analyze the historic development pattern and characteristics of each historic district for the purpose of creating context-related Land Development Regulations. [Complete by 2025]

### Policy NDC 3.5.7



## GOAL HPE 1 PRESERVE, PROTECT, ENHANCE AND SUPPORT

### Policy HPE 1.4.7

Analyze the Land Development Regulations regarding the reclassification of historic properties based upon recommendations of a historic resource survey. [Complete by 2025]

### Policy HPE 1.4.8

Conduct a Cultural Resources Survey Report of Atlantic Avenue from Interstate-95 to Ocean Boulevard for the purpose of identifying a qualifying area or areas where a historic district(s) may be established through the designation process identified in the Land Development Regulations. [Complete by 2022]

### Policy HPE 1.4.9

Protect the historic character of the Swinton Avenue corridor by maintaining two travel lanes, and establishing design guidelines associated with infrastructure and supplemental accessory improvements within the public right-of-way. [Complete by 2022]

#### Policy MBL 2.6.5

#### Policy MBL 2.6.6

### Policy HPE 1.4.10

Conduct a Cultural Resources Survey Report of North Swinton Avenue from Lake Ida Road/NE 4th Street to NE 22nd Street for the purpose of identifying a qualifying area or areas where a historic district(s) may be established through the designation process identified in the Land Development Regulations. [Complete by 2022]

### Policy HPE 1.4.11

Conduct a Cultural Resources Survey Report of historically important neighborhoods, such as, but not limited to, South Swinton Avenue, Frog Alley, and other areas initially developed fifty years ago or more, for the purpose of identifying a qualifying area or areas where a historic district(s) may be established through the designation process identified in the Land Development Regulations. [Complete by 2022]

### Objective HPE 1.5 Advocacy

Advocate for the protection and awareness of historic resources and archaeological sites.

### Policy HPE 1.5.1

Encourage the protection of archaeological sites from destruction by working with appropriate agencies to preserve newly discovered archaeological sites.

### Policy HPE 1.5.2

Promote knowledge of submerged archaeological sites as cultural heritage and patrimony.

### Policy HPE 1.5.3

Pursue the acquisition of historic and cultural resources when ownership would provide a public benefit to Delray Beach and when financial resources can be secured.

### Policy HPE 1.5.4

Use historic buildings to accommodate public uses whenever feasible.

### Policy HPE 1.5.5

Explore the potential for designation of parks, landscapes, gardens, trees, and tree canopies to the Local Register of Historic Places.

### Policy SPE 2.1.8

### Policy HPE 1.5.6

Survey the City cemetery for potential designation to the Local Register of Historic Places. [Complete by 2022]



### SUPPORT AND EXPAND THE CITY'S HISTORIC PRESERVATION PROGRAM THROUGH FINANCIAL INCENTIVES, ADAPTIVE REUSE, AND PROMOTIONAL PROGRAMS.

**Performance Measures:** Success in addressing Objectives and Policies of **GOAL HPE 2** shall be measured utilizing the following performance indicators:

- Increase in Historic Ad-Valorem Tax Exemption participation; and,
- Increase in awarded/approved grant applications.

#### Objective HPE 2.1 Economic Incentives

Encourage historic preservation efforts through the promotion, creation, and/or establishment of economic incentives.

##### Policy HPE 2.1.1

Continue to monitor and participate in local and State historic preservation programs to fund local historic preservation activities.

##### Policy SPE 1.5.17

##### Policy HPE 2.1.2

Continue to promote the Historic Ad-Valorem Tax Exemption program to property owners of eligible and historic resources.

##### Policy HOU 1.6.4

##### Policy HPE 2.1.3

Continue to provide information regarding all local, state and federal financial incentives to the public such as, the City and County Historic Ad-Valorem Tax Exemption program and the Federal Historic Preservation Tax Incentives programs.

#### Objective HPE 2.2 Program Incentives

Continue to develop programs and policies to protect and preserve Delray Beach's historic resources.

##### Policy HPE 2.2.1

Explore and pursue incentives for maintenance, restoration and rehabilitation, and stabilization of eligible and historic resources.

##### Policy HPE 2.2.2

Analyze the potential for a Transfer of Development Rights program that requires the preservation of eligible and historic resources.  
[Complete by 2025]

##### Policy NDC 3.5.9

#### Policy HPE 2.2.3

Continue to develop new land use and zoning incentives for eligible and historic resources within the Land Development Regulations, such as encouraging the adaptive reuse of historic structures within mixed-use zoning districts and providing parking relief strategies.

##### Policy NDC 2.2.3, 3.5.5



### INCREASE PUBLIC AWARENESS OF THE CULTURAL IMPORTANCE AND ECONOMIC VALUE OF THE PRESERVATION OF HISTORIC RESOURCES.

**Performance Measures:** Success in addressing Objectives and Policies of **GOAL HPE 3** shall be measured utilizing the following performance indicators:

- Develop education and outreach program;
- Create printed promotional materials; and,
- Install historic wayfinding signage.

#### **Objective HPE 3.1 Public Education**

Educate and improve public awareness about the value and significance of local historic, cultural and archaeological resources.

##### **Policy HPE 3.1.1**

Develop an education and outreach program about the benefits of owning a historic site and listing an eligible resource to the Local or National Register of Historic Places; this outreach shall include information about the economic advantages inherent in the rehabilitation of historic buildings and that historic preservation is a form of sustainable development. [Complete by 2022]

##### **Policy HPE 3.1.2**

Develop promotional and reference materials about local historic resources, preservation and cultural heritage; such information will be available at City Hall and on the City website. [Complete by 2022]

##### **Policy HPE 3.1.3**

Sponsor at least one public seminar or workshop per year about historic preservation topics.

##### **Policy HPE 3.1.4**

Educate stakeholders and the development community as to the development review process for historic sites and structures.

##### **Policy HPE 3.1.5**

Continue to hire student interns within the Historic Preservation Division who would receive credit towards their degree.

##### **Policy HPE 3.1.6**

Continue to support local historical museums through information and technical assistance.

#### **Objective HPE 3.2 Heritage Tourism**

Support, enhance and encourage public awareness of heritage tourism as an economic benefit to Delray Beach.

##### **Policy ECP 6.6.1**

##### **Policy HPE 3.2.1**

Work with the Delray Beach Chamber of Commerce, other local agencies, and history-based organizations to promote heritage tourism as part of the City's economic development efforts such as, the creation of historic tours.

##### **Policy ECP 6.6.1**

##### **Policy HPE 3.2.2**

Promote and increase awareness of historic structures, sites and districts for heritage tourism purposes; such as, installing historic street identification and Recreational and Cultural Interest Area signs.

##### **Policy HPE 3.2.3**

Encourage restoration and adaptive reuse of historic structures and sites where such investments will provide for or contribute to heritage tourism development.

##### **Policy ECP 8.1.2**



### CELEBRATE AND RECOGNIZE HISTORIC AND ARTS RESOURCES TO INCREASE THE PRESTIGE OF OWNERSHIP AND COMMUNITY PRIDE.

**Performance Measures:** Success in addressing Objectives and Policies of **GOAL HPE 4** shall be measured utilizing the following performance indicators:

- Provide certificates;
- Established awards program; and,
- Recognize National Preservation Month.

#### **Objective HPE 4.1 Recognition**

Formally recognize historic resources that are considered significant according to the Historic Preservation Ordinances.

##### **Policy HPE 4.1.1**

Increase prestige of ownership by providing certificates recognizing the significance of historic structures or sites. [Complete by 2022]

##### **Policy HPE 4.1.2**

Establish an annual awards program that officially recognizes excellence in historic preservation activities. [Complete by 2022]

##### **Policy HPE 4.1.3**

Encourage and support the nomination of historic structures, sites and/or districts to the National Register of Historic Places.

##### **Policy HPE 4.1.4**

Promote awareness of historic and cultural resources through continued use of the historic markers program administered by the Department of State.

##### **Policy HPE 4.1.5**

Recognize local historic preservation efforts each year during National Preservation Month through programming activities and collaborating with local organizations. [Complete by 2022]