

**HISTORIC CARVER / VILLAGE CENTER / DELRAY FULL SERVICE
PROPOSED CAMPUS REVITALIZATION PLAN
March 19, 2025**

BACKGROUND

A number of community input and other meetings have taken place regarding the revitalization of the Historic Carver HS / Delray Full Service Center Campus since 2017. A variety of uses have been discussed including, but not limited to, adult education, medical clinic, sports complex, and multipurpose center. Some preservation of the campus has been a consistent theme throughout these meetings. The School District's FY2017 Capital Plan included \$10 million for a project at the Delray Full Service Center and fields for Village Academy.

In September 2018 the Florida Department of Education concurred with the District's determination regarding the replacement of Buildings 1 (Admin), 2 (Classrooms), 3 (Labs), 4 (Art), 5 (Classrooms), 6 (Chorus), 7 (Music), 8 (Lab), 9 (Lab/Classroom), 10 (Lab), 11 (Gym), 12 (Dining/Kitchen), 13 (Mech/Elec), and 14 (Media Center), however, notification of the Division of Historical Resources was required.

In February 2019 the Division of Historical Resources sent a letter stating that the school is eligible for listing in the National Register of Historic Places, and Buildings 1, 2, 3, 4, 5, 6, 8, 9, 10, 11 and 12 are considered significant contributing resources. Because the demolition of these buildings would result in an adverse effect to the property, the District is to work with the Division of Historical Resources and the DOE on a resolution to the adverse effects. There was no specific requirement for obtaining the consent of the City of Delray Beach.

In March 2019 the School District informed the City of Delray Beach of its plans to demolish all buildings with the exception of Building 11 (Gym), or Building 12 (Cafeteria) if remodeling Building 11 is not feasible. The letter requests the City's approval of the District's plans.

In May of 2019 the School District presented at the City of Delray Beach City Commission Meeting and proposed to renovate/remodel Building 11 and demolish all other existing buildings. During the meeting discussion turned to saving Buildings 1 and 12. At the last minute, Building 2 was added to be saved for the purpose of accommodating a community clinic.

In June of 2019 the City of Delray Beach sent a letter to the School District indicating the Commission's vote to support the District's actions if Buildings 1, 2, and 12 (Cafeteria) are not demolished and Building 11 (Gym) is renovated and a new 20,000 SF building is built.

In August of 2019 the Educational Plant Survey Recommendation 5.11, which is submitted to and approved by the Florida Department of Education, states that Building 11 would be remodeled, Buildings 3-10 would be demolished, and Buildings 1, 2, and 12 would be kept for the City of Delray Beach to remodel/renovate for the City's use.

In October of 2021 the School District sent an email to the City of Delray Beach formally offering Buildings 1, 2, and 12 to the City of Delray Beach with recommended terms of agreement. A draft Interlocal Agreement was also developed, but never finalized.

In January of 2022 a Joint Delray Beach City Commission and CRA Board Workshop at which there was discussion about the City or CRA seeking historic preservation grant funds to preserve some of the buildings. Various concerns were raised about long-term maintenance costs and lack of clarity on the use of the buildings.

In June of 2022 a community input meeting was held seeking input on the future use of Buildings 1, 2, and 12.

In September 2023 the School Board approved the FY2024 Capital Plan which includes \$20 million for revitalization of Buildings 1 and 12. No funding was included for Building 2.

In 2024 the School District completed the construction of the project, which is now being called Phase 1, at a total project cost of approximately \$15.5 million. Phase 1 included the historic renovation of the original 1957/1958 gymnasium (Building 11) as well as the construction of a new 20,000 square foot, 2-story building, designed to operate technical education programs like a multi-trade construction lab, information technology and health science spaces as well as career and general educational programming.

PROPOSED PHASE 2 OF THE HISTORIC CARVER REVITALIZATION PLAN

The School District proposes to complete a historically sensitive renovation of Buildings 1 and 12 which are two more of the original 1957/1958 buildings.

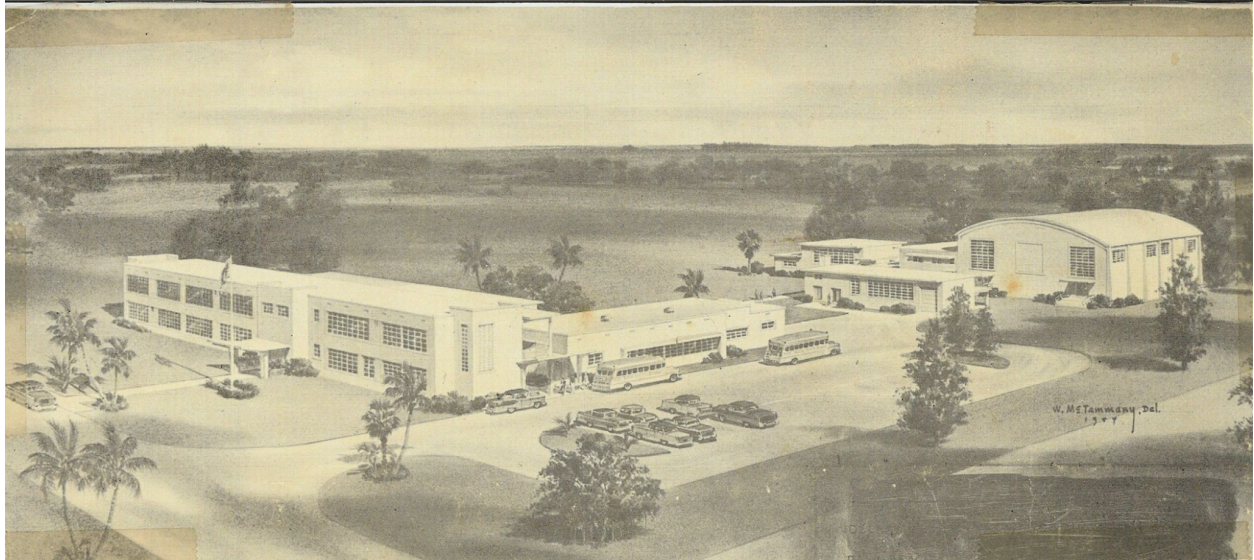

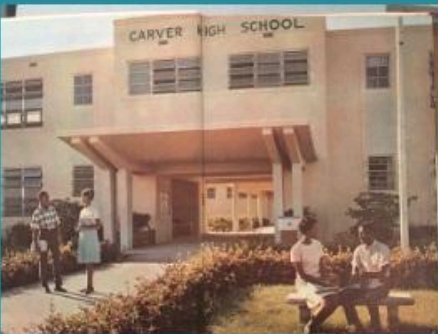


Figure 1 - Rendering showing original 1957/1958 buildings.

The project will include recreating the historic entrance in the middle of Building 1, part of the original design by Gustav A. Maass, a well-known mid-century architect who also designed the Seaboard Air Line train station just west of Interstate 95 in Delray Beach. Note that Building 2 was not part of Maass' original design.



Mr. C. Spencer Pompey and Mr. Frank T. Hearst



The Preservation Trust is Taking Steps to Save Carver High School

Submitted by Price Patton of the Preservation Trust

Sept. 11, 2018 is when the County School Board will meet to decide which schools in Delray are rehabbed, rebuilt or demolished.

It is the mission of The Preservation Trust and The Carver High School Historical Preservation Society, a newly formed community organization, to preserve and revitalize Carver High School's legacy, (also known as "Delray Full Service Center") as a center for personal and academic excellence. The CHS Historical Preservation Society is asking for your support!

We feel the preservation of two (original buildings) of the fourteen remaining buildings on the Historic Carver High School Campus is worth fighting for. George Washington Carver High School (later changed to Carver High School) was the first African American High School in Palm Beach County and the last segregated school in Delray Beach. [FIND OUT MORE HERE!](#)

Figure 2 - In 2018 The Preservation Trust supported saving two original buildings.

Phase 2 - Preliminary Programming

Clinic and Medical Program - In response to requests by the community, the School District plans to include a clinic in the first floor of Building 1. There is an existing clinic in Building 1, however, during the planning and design phase of the project it may be determined to renovate or remodel the space.

The school currently offers Home Health Aide, Phlebotomy, and Medical Assistant training, however, it is pursuing expansion to include training to become a Licensed Practical Nurse (LPN). Additional training, perhaps working in association with Palm Beach State College, may also be made available in the future.

Construction Programs - The school is currently offering pre apprenticeship training in HVAC and Electrical and apprenticeship in HVAC and Electrical. A Career Certificate Program in HVAC will begin in the Fall of 2025.

Integrated Education and Training (IET) - Additional adult education and workforce training will be offered. In addition to expanding to meet the continued needs for ESOL and GED programs, renovation of Buildings 1 and 12 could also training in the fields of:

- Culinary Arts
- Cosmetology
- Automotive (classroom only)

High School Career & Technical Education - As the workforce programs gain accreditation, plans are to make Career Dual Enrollment classes available to high school students from Village Academy and other surrounding high schools.

After taking into account the original Gustav Maass architectural design and the wishes of the community to reestablish a clinic at the school, we believe that the current proposal balances the interests of historical preservation, meaningful programming at Historic Carver High, and the need for adequate parking facilities. It is our hope that the School District, community, and City of Delray can move forward in concert on this approach, as we all have the community's best interests at heart.