



HISTORIC PRESERVATION





HISTORIC PRESERVATION ELEMENT

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INTRODUCTION

The City of Delray Beach is a community located along the Atlantic coast in southeast Florida. Delray Beach is a city rich in history, which extends back to the existence of indigenous people and settlement by early pioneers whose descendants still reside and remain active in the community. The local history is evident in the presence of diverse historic resources, such as artifacts, buildings, structures, bridges and cemeteries as well as the uncovering of archaeological sites, including ancient shell middens and burial grounds.

The purpose of the Historic Preservation Element is to provide a framework for future preservation efforts of Delray Beach's historical resources. The plan focuses on increasing awareness and ensuring the identification, preservation and protection of historical resources within the city. Delray Beach is a successful, world class community that serves as a home to businesses and residents alike. It is important to preserve the cultures, histories and stories of the past because they are tangible reminders of the history and heritage of the city and the nation.

HISTORY OF DELRAY BEACH

The following historical timeline was compiled by The Zion Study Circle. The first meeting of the Zion Study Circle was held in August 2006. The Study Circle Project was instituted by the City of Delray Beach to enhance race relations in the community. The Zion Study Circle is the first study circle originating from the City Sponsored Study Circle Project whose work was focused on projects fostering community unity within the City of Delray Beach.

- Prior to 1845, when Florida became a state, Africans, Seminole Native Americans, and Black Seminoles were already living in South Florida and continued to do so along with white Europeans.
- In 1868, William and Sara Gleason, Wisconsin natives, began purchasing thousands of acres of land in various locations in Florida including in what is now the City of Delray Beach. William Gleason was the Lieutenant Governor of Florida from 1868 to 1870. Two of their sons (W.H.H. and George) participated with them in handling real estate transactions using the business name of "Gleason Brothers, dealers in Real Estate." Many early settlers in the area bought property from the Gleasons.
- The military maps of the peninsula of Florida dating from the 1850's time of the Seminole Wars depict a haulover identified as Orange Grove Haulover along the beach area of what is now the City of Delray Beach. The name derived from an ancient orange grove found growing near the beach. (A haulover is a place where people traveling by boat could no longer navigate and had to haul their boats out of the water and carry them on land for a distance.)
- In 1876 The Orange Grove House of Refuge #3, a haven for the shipwrecked, was constructed by the U.S. Lifesaving Service and located just north of the ancient orange grove depicted on earlier military maps. The first Refugee-keeper was Hannibal D. Pierce.
- In 1885 Annie Andrews, wife of Stephen N. Andrews who was the second and last keeper of House of Refugee #3, established a post office address named Zion, Florida for the area now known as the City of Delray Beach.

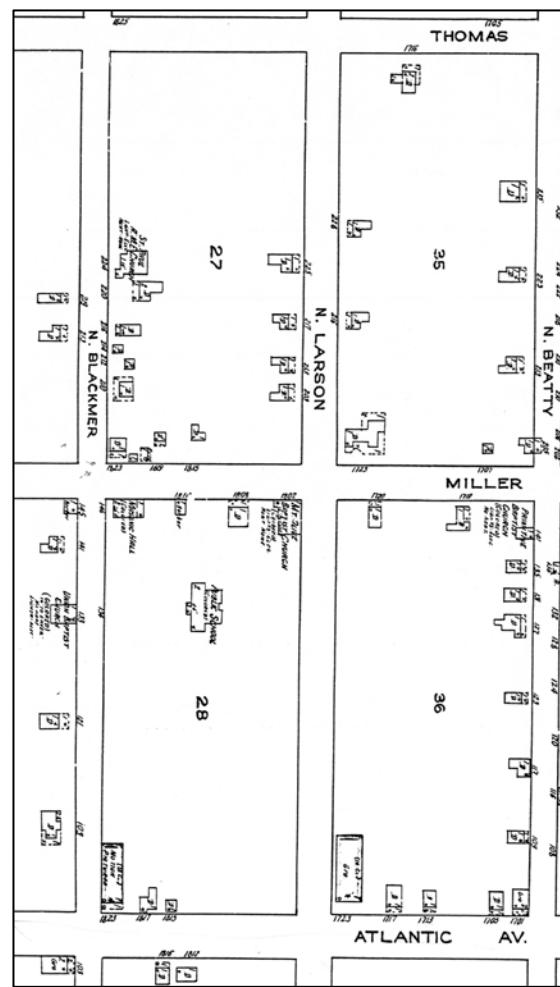


Orange Grove House of Refuge #3;
Source: mypalmbeachpost.com



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- In 1885, Henry Flagler purchased the Jacksonville, St. Augustine and Halifax River Railway in his efforts to build a railroad to connect the entire east coast of Florida. Flagler was granted millions of acres of land from the State of Florida to use in the construction of the Florida East Coast Railway. Flagler also purchased many thousands of acres of land under the name of Model Land Company along the east coast of Florida including many hundreds of acres in the area now known as Delray Beach. Many early settlers bought land from Model Land Company. Many of the workers for Henry Flagler in the construction of his railroad were African Americans.
- In 1890 the Florida Coast Line Canal (Intracoastal Waterway) was made navigable in parts allowing for easier access to areas along the southeast coast.
- By 1894 a number of people of African descent had settled here from north Florida, other nearby southern states and the Bahamas. Their population grew as they encouraged their relatives to relocate to the area.
- In 1894 William S. Linton arrived in the area from Michigan with David Swinton and Major Nathan Boynton. At that time, William Linton was a U. S. Congressman for the State of Michigan, serving from 3/1893 to 3/1897. Congressman Linton bought tracts of land from Henry Flagler's Model Land Company, the Gleasons and others. The following year Congressman Linton returned with a group of almost a dozen people, including civil engineer E. Burslem Thompson and named the town Linton.
- In 1894 the first school was established in Linton. It was established by the African American settlers. The African-American community was large enough to petition Dade County for a school. (This area was then a part of Dade County until 1909 when Palm Beach County was established) That school, known as "(Dade County) School #4, Colored," was located in Linton on Blackmer Street, currently known as North- west "Historic 5th Avenue." As with many such pioneer schools, it is thought to have been built with palmetto fronds.
- In 1895 the plat map of the Town of Linton, including about a mile along the beach, was drawn by E. Burslem Thomson, a civil engineer in Congressman Linton's group. Atlantic Avenue was platted next to a rock wall partially surrounding the ancient orange grove. Development of the Town of Linton began.
- In 1895 Adolf Hofman, a German native of a prosperous farming family arrived in the United States from Germany spending a few weeks in New York and then on to Illinois for a few months. Later that year, he traveled to Florida to purchase land for farming. He traveled to this area on the same barge with Linton's



1922 Sanborn Field Survey Map; Public School in Block 28 is Dade County School #4, Colored. The map also depicts other important landmarks in the African American community such as the St. Paul AME Church, Mount Olive Baptist Church, both of which remain and are important landmarks in the West Settlers Historic District.

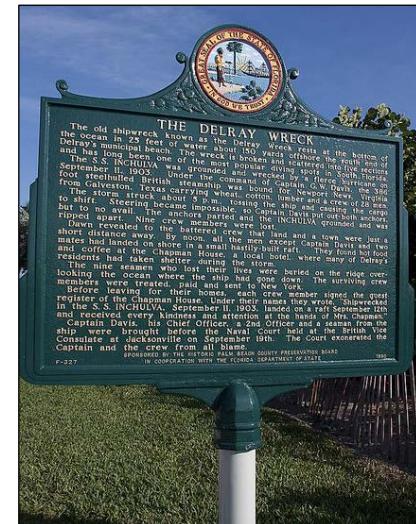
Miller Street in now NW 1st Street; Thomas Street is now NW 2nd Street/Martin Luther King Jr. Drive; North Beatty is now NW 3rd Avenue; North Larson is now NW 4th Avenue; and, North Blackmer is now NW 5th Avenue.



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group and first bought land from Flagler's Model Land Company in 1896. That land was located north of NE 4th Street (north of Linton's property) and stretched westward from the "canal" (Intracoastal) to Swinton Avenue and included land that is now known as Del Ida Park Subdivision. The Hofman family homestead was east of N.E. Seventh Avenue near NE 6th Street. Shortly thereafter, Hofman bought land from Congressman Linton and Gleason and later bought land from others.

- In 1896 the original plat for the Town of Linton was officially recorded.
- In 1896 the first church in Linton, Mt. Olive Baptist Church, was established. It was established by African American settlers.
- In 1896 Henry Flagler's Florida East Coast (FEC) Railway route was completed through the Town of Linton. The railroad and the local depot were essential for the farming economy and the growth of the town.
- By 1896 African descendant Mary Cohen (aka "Auntie" Cohen and "Ma" Cohen), a trained midwife, had settled in Linton and was the midwife for the birthing of babies of all races.
- In 1897, the second church in Linton, St. Paul African Methodist Episcopal (AME) Church, and formerly named Mt. Tabor was established. It was established by African American settlers.
- Between 1896 and 1898 a school was established by white settlers for children of European descent. This school was located at the site of what is now Old School Square.
- By 1898 Susan Williams, a trained midwife and general nurse practitioner of African descent had arrived from the Bahamas and handled medical needs of all races of people of Linton.
- In 1898 the name of the Town of Linton was changed to "Delray" following hardship brought on by crop-destroying freezes and William Linton's default on his land payments. W.W. Blackmer, a town leader suggested the name "Delray" which was derived from the name of a town located near Detroit, Michigan.
- In 1902 the Ladies Improvement Association was established. This small group of women spearheaded projects for many of the town's amenities that were later achieved through the years such as a cemetery, the public library, Atlantic Avenue improvements, and a town hall.
- In 1903 the church now known as Cason United Methodist Church was established by and attended by settlers of European decent.
- In 1903 hurricane winds wrecked the British ship, SS Inchulva, near the south end of Delray's municipal beach. Early settlers of African decent who emigrated from the Bahamas initiated the rescue of the survivors.
- In 1904 Trinity Evangelical Lutheran Church (originally called Evangelische Lutherische Dreiengigkeits Gemeinde by German settlers) was established. Adolf Hofman and other pioneer families of German decent were founding members.
- In 1904 "Yamato" was established as a Japanese agricultural colony south of Delray. Jo Sakai, the leader, named the colony "Yamato," an ancient name revered in Japan. The first group of Japanese settlers were recruited by Henry Flagler and were all men. In later years, their wives and children and some of their relatives and friends joined them including George Morikami for whom the Morikami Museum and Japanese Gardens in Delray Beach is named for which he donated more than 200 acres of land. The Japanese early settlers



Florida Historical Marker
commemorating "The Delray Wreck"
of the SS Inchulva located along
Ocean Boulevard.



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came to Delray for shopping, recreation and participation in civic events. Their children attended grade school in Yamato, but came to Delray to attend high school at Delray High School.

- ❖ In 1904 Missionary Bishop Rt. Rev. William Crane Gray held the first service in the new St. Paul's Episcopal Church which was for settlers of European descent.
- ❖ In 1905 Delray's first parochial school (Deutsche Schule) known as the German School was established by Trinity Lutheran Church.
- ❖ In 1908 telephone service became available.
- ❖ In 1909 Palm Beach County was created from the northern portion of Dade County.
- ❖ In 1911 the area west of the "canal" (Intracoastal Waterway) was incorporated as the "Town of Delray." John Shaw Sundy became the first Mayor and served seven terms.
- ❖ In 1911 Missionary Bishop Rt. Rev. William Crane Gray, along with about a dozen men and women settlers of African decent who emigrated from the Bahamas, organized St. Matthews Episcopal Church.
- ❖ In 1911 the first bridge was built over the canal, connecting the barrier island with the Town of Delray.



Town of Delray's first bridge
Photo Courtesy of the Delray Beach Historical Society

- ❖ In 1913 the Delray Beach Library was founded by the Ladies Improvement Association.
- ❖ In 1913 a new Delray Elementary and High School building was constructed. The building now houses the Cornell Museum of Art and History at Old School Square.
- ❖ In 1914 the Town of Delray passed the first bond issue and the first city electric and water plants were built.
- ❖ In 1923 "The Town of Delray Beach," the area east of the Intracoastal, was incorporated.
- ❖ In 1925 a new separate building for the Delray High School was constructed. The building is now the Crest Theatre at Old School Square.
- ❖ On May 11, 1927, the two incorporated towns - Town of Delray Beach and the City of Delray - united to form "The City of Delray Beach."



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RESOURCE INVENTORY

Historic Districts

There are five historic districts within the City of Delray Beach that are listed on the Local Register of Historic Places; two of these districts are also listed on the National Register of Historic Places.

Nassau Park Historic District

The Nassau Park Historic District placed on the Local Register of Historic Places by Ordinance 97-87 on January 12, 1988. The only historic district east of the Intracoastal Waterway, Nassau Park consists of two blocks along Nassau Street south of east Atlantic Avenue, which span from South Ocean Boulevard to Venetian Drive.



Nassau Street and Venetian Drive, looking east.

When Nassau Park Historic District was designated, the Period of Significance recognized the collection of architecture representative of the period of 1935-1943. This collection illustrates the modest, low-scale development of the early neighborhoods in Delray Beach with representation of the 1930's settlement following the Land Boom of the 1920's. Many of the structures within the district are attributed to renown architect Samuel Ogren, Sr. The district's designation was prompted by the demolition of a structure located at the southwest corner of Nassau Street and South Ocean Boulevard.

On April 7, 2009, the City adopted Ordinance 13-09 providing for updates to the district including extending the Period of Significance for the collection of architecture representative of the period from 1949 through to 1964. The update

included listing 5 additional properties as contributing to the historic district, correcting the district's name from Nassau Street to Nassau Park and recommended that the district be listed to the National Register of Historic Places.

Architectural styles found during the Nassau Park Historic District Periods of Significance:

 Masonry Vernacular	 Cottage
 Frame Vernacular	 Ranch



1019 Nassau Street



1127 Nassau Street



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Old School Square Historic District

The Old School Square Historic District placed on the Local Register of Historic Places by Ordinance 01-88 on February 9, 1988.

At the time of designation, the district was recognized for its Period of Significance from 1898 to 1943 which represents the initial footprint for settlement and development of Delray Beach, the 1920's Land Boom and 1930's settlement following the Great Depression. Architectural significance is evident in the remaining structures, including Old School Square and the Sundy House, both of which are listed on the National Register of Historic Places. Significance within the district is includes associations with Delray's pioneers such as John Shaw Sundy, Delray's first mayor Frederick Henry Link, , an early investor, and Reverend John R. Cason, The Methodist Church Minister. Many structures within the district were designed by Delray Beach's first licensed architect, Samuel Ogren, Sr.



Cason Cottage at the Delray Beach Historical Society, 5 NE 1st Street

On June 15, 2010, the City adopted Ordinance 10-10 providing for updates to the district including extending the Period of Significance for its collection of structures illustrating post World War II growth from 1944 to 1965. The update included listing 13 additional properties as contributing, to the historic district and recommended that the district be listed to the National Register of Historic Places. The district was subsequently listed to the National Register on March 14, 2018.

Architectural styles found during the Old School Square Historic District Periods of Significance:

Masonry Vernacular	Mission
Frame Vernacular	French Colonial
Minimal Traditional	Monterey
Queen Anne	Ranch
Mediterranean Revival	International
Neo-Mediterranean	Bauhaus
Art Deco/Moderne	Bungalow
American Four Square	



The Clark House (ca. 1898), 102 North Swinton Avenue



238 NE 1st Avenue on Banker's Row

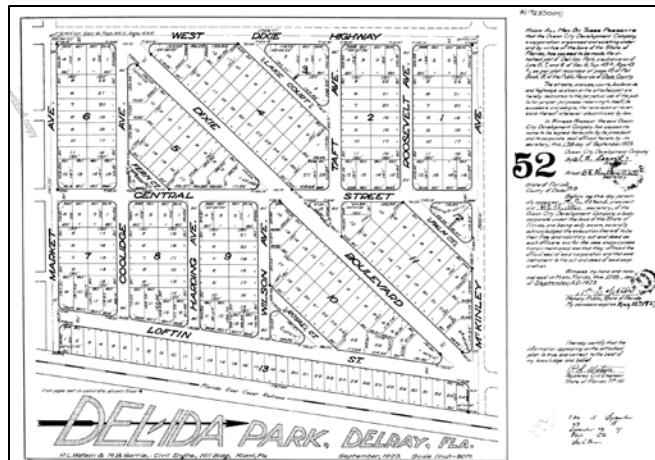


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Del-Ida Park Historic District

The Del-Ida Park Historic District was listed on the Local Register of Historic Places by Ordinance 09-88 on March 22, 1988.

The district was originally recognized for its Period of Significance from 1923 – 1943 for its representation of architecture from the 1920's Land Boom and the time that followed the Great Depression through the 1930's to early 1940's. The district is also significant due to associations with people significant in Delray Beach history such as Frederick Henry Link, a Craftsman at Mizner Industries under renowned architect Addison Mizner. Mizner's architectural include is visible throughout the district. Mr. Link's daughter Catherine Link Strong, who grew up and lived in Del-Ida Park, is recognized as the City's first female Mayor. Architect Samuel Ogren, Sr. also designed many structures in Del-Ida Park.



Del-Ida Park Plat recorded in 1923

On October 20, 2009, the City adopted Ordinance 15-09 providing for updates to the district including extending the Period of Significance to 1965 for its collection of architecture representative of the period from 1944 through to 1965. The added Period of Significance provided for the inclusion of post-World War II growth from the 1940's through the 1960's. As a result, the update included listing 48 additional properties as contributing to the historic district and recommended that the district be listed to the National Register of Historic Places.

Architectural styles found during the Del-Ida Park Historic District Periods of Significance:

Masonry Vernacular	Mission
Frame Vernacular	Contemporary
Minimal Traditional	Ranch
Mediterranean Revival	
Streamline Moderne	



411 NE 2nd Avenue



503 NE 2nd Avenue



102 NE 8th Street



HISTORIC PRESERVATION ELEMENT

Marina Historic District

The Marina Historic District was placed on the Delray Beach Local Register of Historic Places by Ordinance 156-88 on December 20, 1988.

The original Period of Significance for the district recognized the collection of architecture representative of the period from 1922 to 1943 which illustrates its association with the development of early neighborhoods in Delray Beach. The district's significance is also 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 Shouamate and John Volk. The Marina Historic District is unique to the city because of its proximity to East Atlantic Avenue and the Intracoastal Waterway. The predominant use within the district is single and multi-family residential, although the district is bounded by commercial properties fronting East Atlantic Avenue on the north. There is an area of city-owned parkland on the east side of Marine Way adjacent to the city marina and a church near the south side of the district.



East Atlantic Avenue and SE 7th Avenue (circa 1940s)

On March 17, 2009, the City adopted Ordinance 10-09 providing for updates to the district including extending the Period of Significance to 1960 for its collection of architecture representative of the period from 1947 through to 1960 and to include the listing of 17 additional properties as contributing to the historic district. The update included an amendment to remove a portion of the 300 block from the district boundary due to the adverse affects of inappropriate scale associated with new construction and development activity.

It was recommended that the district be listed to the National Register of Historic Places; the district was subsequently listed to the National Register on June 2, 2014.

Architectural styles found during the Marina Historic District Periods of Significance:

	Masonry Vernacular		Mission
	Frame Vernacular		Monterey
	Minimal Traditional		Ranch
	Mediterranean Revival.		Art Moderne
	Colonial Revival		Bungalow



Marine Villas, 110 Marine Way



36 Palm Square



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West Settlers Historic District

The West Settlers Historic District was listed on the Local Register of Historic Places by Ordinance 06-97 on February 18, 1997.



West Settlers Historic District, State Historic Marker on NW 4th Avenue.

The district was originally recognized for its collection of structures representing architecture from 1900-1947 which represents the early years of Delray Beach's African-American community, and the African-American pioneers. 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 "shot gun" houses that once occupied the east side of NW 3rd Avenue 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, 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 Patrick's built their homestead next door at 400 NW 2nd Street.

The district is also associated with Solomon David Spady, a prominent African-American educator and community leader in Delray Beach. Mr.

Spady's residence was located at 170 NW 5th Avenue; the historic structure is now home to the SD Spady Cultural Museum.

On June 2, 2009, the City adopted Ordinance 17-09 providing for updates to the district including extending the Period of Significance to 1970 for its collection of architecture representative of the period from 1948 through to 1970. The update included listing 7 additional properties as contributing to the historic district.

Architectural styles found during the West Settlers Historic District Periods of Significance:

 Masonry Vernacular	 Mission Revival
 Frame Vernacular	 Ranch
 Bungalow	
 Art Deco / Streamline Moderne	



317 NW 1st Street



154 NW 5th Avenue (Susan B. Williams House) and 170 NW 5th Avenue (SD Spady Cultural Museum)



HISTORIC PRESERVATION ELEMENT

Historic Properties: Local Register of Historic Places

There are 42 historic districts, sites, and/or buildings are listed to the Local Register of Historic Places. Listing to the Local Register of Historic Places qualifies property owners for the Local Ad Valorem Tax Exemption program. The program provides for exemptions to city and county Ad Valorem Taxes for historic properties which are designated historic. Exemptions are for 100% of the assessed value of qualifying improvements approved by the Historic Preservation Board for a period of up to 10 years.

The following is a list of the properties located within Delray Beach that are listed to the Local Register of Historic Places:

TABLE HPE-A
LOCAL REGISTER OF HISTORIC PLACES

	Site	Address/Location	Date Listed	Ordinance Number
1	Nassau Park Historic District	South of Atlantic Avenue and West of South Ocean Boulevard	01/12/1988	97-87
2	Old School Square Historic District	East and west sides of Swinton Avenue north and south of Atlantic Avenue	02/09/1988 06/15/2010	01-88 10-10
3	Del-Ida Park Historic District	North of Lake Ida Road, east of N. Swinton Avenue and south of George Bush Boulevard	03/22/1988 10/20/2009	09-88 15-09
4	Sundy Feed Store	Relocated in 1991, outside of the City of Delray Beach	08/23/1988	102-88
5	Historic Depot Square	1525 West Atlantic Avenue	10/11/1988	119-88
6	Marina Historic District	South of Atlantic Avenue, east of SE 6 th Avenue and west of the Intracoastal Waterway	12/20/1988 02/02/2008 03/17/2009	156-88 38-07 10-09
7	The Koch House	777 North Ocean Boulevard	01/10/1989	162-88
8	Site of School No. 4 Delray Colored	Lot 2, Block 28 – NW 5 th Avenue	04/11/1989	16-89
9	Greater Mount Olive Missionary Baptist Church	40 NW 4 th Avenue	04/11/1989	17-89
10	St. Paul African Methodist Episcopal Church	119 NW 5 th Avenue	04/11/1989	18-89
11	The Free and Accepted Masons Of Delray Beach Lodge 275	85 NW 5 th Avenue	04/11/1989	19-89
12	St. Matthew Episcopal Church	404 SW 3 rd Street	04/11/1989	20-89
13	Historic Fontaine Fox House Properties	610 North Ocean Boulevard	10/24/1989 12/06/2011 02/19/2013	70-89 43-11 04-13
14	The Scott House	19 Andrews Avenue	05/22/1990	17-90



HISTORIC PRESERVATION ELEMENT

TABLE HPE-A
LOCAL REGISTER OF HISTORIC PLACES

	Site	Address/Location	Date Listed	Ordinance Number
15	The Colony Hotel and the Colony Hotel North Annex	North side of Atlantic Avenue between NE 5 th & 6 th Avenues	03/26/1991	22-91
16	Milton-Myers Post No. 65, the American Legion of the United States	263 NE 5 th Avenue	10/18/1994	68-94
17	Solomon D. Spady House	170 NW 5 th Avenue	02/07/1995	08-95
18	The Susan Williams House	154 NW 5 th Avenue	02/07/1995 07/16/2002	09-95 29-02
19	The Monterey House	20 North Swinton Avenue	06/06/1995	27-95
20	The Historic Bungalow	24 North Swinton Avenue	06/06/1995	28-95
21	The Blank House	85 SE 6 th Avenue	06/06/1995	29-95
22	The Sandoway House	142 South Ocean Boulevard	12/03/1996	57-96
23	West Settlers Historic District	South of SW 2 nd Street and north of Atlantic Avenue	02/18/1997 02/05/2008 06/02/2009	06-97 38-07 17-09
24	The Trinity Evangelical Lutheran Church Chapel	400 North Swinton Avenue	07/01/1997	26-97
25	The Turner House	145 NE 6 th Avenue	11/18/1997	46-97
26	The Price House	1109 Seaspray Avenue	03/03/1998	12-98
27	The Fellowship Hall of the First Presbyterian Church of Delray Beach	36 Bronson Street	11/16/199	46-99
28	The Atlantic Avenue Bridge (State Structure #930864)	East Atlantic Avenue and the Intracoastal Waterway	08/15/2000	18-00
29	The George Bush Boulevard Bridge, formerly known as the N.E. 8th Street Bridge, (State Structure #930026)	George Bush Boulevard and the Intracoastal Waterway	08/15/2000	19-00
30	The Water House	916 & 918 NE 5 th Street	02/20/2001	15-01
31	The O'Neal House	910 NE 2 nd Avenue	07/16/2002	27-02
32	The Amelung House	102 NE 12 th Street	08/19/2003	25-03
33	The Dewitt Estate	1110 North Swinton Avenue	01/04/2005	71-04
34	The Hartman House	302 NE 7 th Avenue	05/03/2005	26-05
35	The Sewell C. Biggs House	212 Seabreeze Avenue	07/19/2005	50-05
36	The Harvel House	182 NW 5 th Avenue	07/20/2010	16-10
37	Adams Auto Dealership	290 SE 6 th Avenue	08/21/2012	24-12
38	Waters-Wellenbrink Residence	1108 Vista Del Mar Drive North	10/16/2012	29-12
39	The Marina House	170 Marine Way	03/05/2013	03-13



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TABLE HPE-A
LOCAL REGISTER OF HISTORIC PLACES

	Site	Address/Location	Date Listed	Ordinance Number
40	Two Fisher Lane	2 Fisher Lane	09/03/2013	18-13
41	Ridley Temple Church of God In Christ	102 SW 12 th Avenue	01/19/2016	01-16
42	The Clint Moore House	1420 North Swinton Avenue	04/04/2017	05-17

(Will Insert Photos of Local Individuals)



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Historic Properties: National Register of Historic Places

There are 7 historic districts, sites, and/or buildings are listed to the National Register of Historic Places. Listing to the National Register of Historic Places is largely an honorary designation; however, it qualifies property owners to a 20% income tax credit for the rehabilitation of historic income producing properties.

The following is a list of the properties located within Delray Beach that are listed to the National Register of Historic Places:

**TABLE HPE-B
NATIONAL REGISTER OF HISTORIC PLACES**

	Site	Address/Location	Date Listed
A	Seaboard Air Line Railroad Station	1525 West Atlantic Avenue	09/04/1986
B	Delray Beach Schools - Old School Square Complex, Cornell Museum, Crest Theatre & Old School Square Gymnasium	51 North Swinton Avenue	03/10/1988
C	Sundy House (John and Elizabeth Shaw House)	106 South Swinton Avenue	01/16/1992
D	Milton-Myers American Legion Post No. 65	263 NE 5 th Avenue	04/20/1995
E	J.B. Evans House (Sandoway House Nature Center)	142 S. Ocean Boulevard	03/25/2002
F	Marina Historic District	South of Atlantic Avenue, east of SE 6 th Avenue and west of the Intracoastal Waterway	06/02/2014
G	Old School Square Historic District	East and west sides of Swinton Avenue north and south of Atlantic Avenue	03/14/2018

(Will Insert Photos of Local Individuals)

Sandoway

Seaboard Air Line



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BENEFITS OF HISTORIC PRESERVATION

Historic preservation is a central building block for revitalization and growth. Historic preservation is an economic generator that enhances the community, through job creation, the stabilization of property values, cultural enrichment and heritage tourism. These economic benefits have been a key component of the ongoing revitalization of City of Delray Beach.

In the late 2000s, the Great Recession crashed the US and global economies and is considered the most significant downturn since the Great Depression of the 1930's. This economic failure is marked by the bust of the US housing boom of the mid-2000s. Economic and historic preservation experts have learned much from the Great Recession; specifically, that many properties within historic neighborhoods did not experience the decline in property values that significantly affected other properties. In fact, evidence shows that historic properties retained and in some cases increased in value during the downturn.

In 2002, the Florida Department of State, Division of Historical Resources and the Florida Commission published "Economic Impacts of Historic Preservation in Florida" a study and report prepared by the Center for Governmental Responsibility, University of Florida Levin College of Law, the Center for Urban Policy Research, Rutgers, and the State University of New Jersey School of Planning and Public Policy. The study examined the total economic effects of historic preservation and showed how historic preservation investment within the State of Florida has a widespread impact while also providing snapshots of successes throughout Florida. The study was updated in 2010, including projects funded by the federal rehabilitation tax credit; heritage tourism; history museums; Florida Main Street program; and, historic preservation grants. The study also took into consideration the economic impacts of September 11, 2001 on travel, tourism and the international economy; the Great Recession; the effect of the sharp drop in property tax and sales revenues; and, unemployment. The study compared property values for properties located within historic districts and those located outside of historic districts. The results were astounding. During the economic downturn and recession,

while property values across the state and nation severely declined, many properties located within historic districts experienced property value appreciation.

In addition to stable or increasing values, historic buildings created jobs in the construction industry. Preservation of older buildings is more specialized and labor intensive. Also, historic buildings are typically located close to downtown, making them more desirable for private investment. Locally, this economic trend is supported by the investments in the Old School Square Historic District and the Marina Historic District.

Historic preservation is an economic tool that ensures the future success of the community through stakeholders' investments in historic and cultural resources. For example, Old School Square, a former original school site built in 1913 and located in the center of downtown, was preserved due to the efforts of the community. The Palm Beach County School District had abandoned its use of the site and buildings as a school in the mid to late 1980's. This vacancy had a negative effect on the surrounding downtown as many businesses were already struggling to keep their doors open; with the school shuttered up, many surrounding businesses followed suit. Many ideas of what to do with the site, how to redevelop it were discussed, including building a bowling alley or new department store on the site. The community came together and started a movement to preserve the site as a cultural arts facility with the hopes of spurring revitalization of the downtown. These efforts were successful, through a partnership with the City, which included the City purchasing the property. Old School Square was preserved, restored and is now known as the city's crown jewel of historic resources.

Subsequently, in the late 1980's the City undertook major strides in protecting its historic resources. The City adopted its first historic preservation ordinance, created the Local Register of Historic Places and established its first four historic districts. The City also adopted the first Comprehensive Plan which included policies addressing historic preservation in the community.



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Revitalization of the downtown began, and historic preservation set the stage for Delray Beach and its downtown, which in turn protected local historic and cultural resources. Additional factors fueling local success were downtown revitalization programs, such as, the Main Street revitalization program. Introduced by the National Trust for Historic Preservation in 1980, the program includes strategies, plans and investments that have helped many struggling downtowns recover. The program was designed to build stronger communities through preservation-based economic development, such as the idea of "buying local"; a concept that was the foundation upon which Delray Beach was built, but that had become part of a bygone era in the 1970s and 1980s as commerce was directed to newly constructed shopping malls in the suburbs.

The late 1990s and early 2000s marked Delray Beach's "Renaissance", as the downtown had been reinvented, people were visiting day and night, property values in the city soared and tourism once again became integral to the economy. The commitment to the revitalization of historic downtown Delray Beach has earned the city praise from renowned planners and economists, describing it as a "world class community". Delray Beach is a testament that historic preservation is a tool that preserves cultural landscapes and is a key component that is beneficial to the success of the local economy.

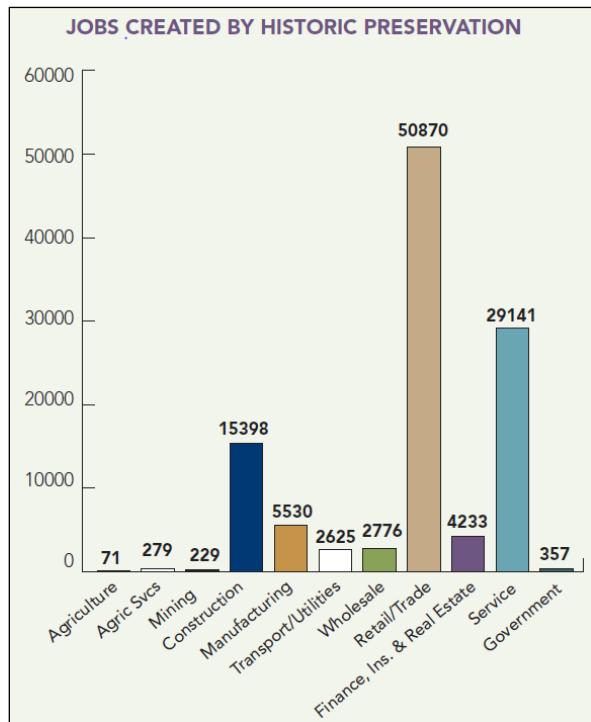
The Summary of Economic Benefits provided in Table HPE-C are found in the "Economic Impacts of Historic Preservation in Florida" study. The study also provides a breakdown of the job categories supported by historic preservation in Florida.

**TABLE HPE-C
SUMMARY OF ECONOMIC BENEFITS¹**

ANNUAL SPENDING (2007 – 08)		
↳ Heritage Tourism		\$4.13 billion
↳ Historic Rehabilitation		\$2.03 billion
↳ Net Historic Museum Operations		\$97.5 million
↳ Net Main Street Program Activity		\$409.6 million
TOTAL IMPACTS OF HISTORIC PRESERVATION IN FLORIDA		
In-state benefits of the \$6.6 billion direct annual investment, based on multipliers:		
↳ Jobs		111,509
↳ Income		\$2.90 billion
↳ Gross state product		\$4.20 billion
↳ Total taxes		\$1.38 billion in taxes
↳ State & Local taxes		\$501 million
↳ In-state wealth		\$3.77 billion
Jobs & Income in Florida supported by annual Historic Preservation activities:		
	Jobs	Income
↳ Retail Trade	50,870	\$822.9 million
↳ Services Sector	29,141	\$803.5 million
↳ Construction	15,398	\$580.5 million
↳ Manufacturing	5,530	\$228.9 million
↳ Other Sectors	10,570	\$466.8 million
Total	111,509	\$2.903 billion



HISTORIC PRESERVATION ELEMENT



Historic preservation activities in Florida, including rehabilitation of historic buildings, heritage tourism, the operation of history museums and activities generated by Florida Main Street programs contribute some \$6.3 billion annually to the state. These impacts include the creation of jobs, income to Florida residents, an increase in the gross state product, increased state and local taxes, and increased in-state wealth.

- Summary of Benefits, Economic Impacts of Historic Preservation in Florida.

SUSTAINABILITY AND HISTORIC PRESERVATION

Historic preservation is an original, pure form of sustainability. In 2007, architect Carl Elefante wrote an article titled "*The Greenest Building is the one that already exists*". The article acknowledged that the built environment is the most sustainable. Elefante stated that "*to be sustainable, human activities need to increase the vitality of the planet, not diminish it*". He also stated that "*we cannot build our way to sustainability, we must conserve our way to it*". One of the ways to achieve this goal is to promote the adaptive reuse of historic structures; thus, benefiting the environment through a reduction of resource and material consumption by protecting building materials and

man-hours from the eminent waste of a landfill. Preventing climate change is no longer solely a goal of environmentalists; rather it is a goal for all.

Elefante's research concluded that "*Four out of every five existing [commercial] buildings will be renovated over the next generation while two new buildings are added*". His research is based upon data and projections from the US Department of Energy and Architect magazine, respectively. He suggests that in order for true sustainability to be achieved a focus on preservation of existing buildings and communities is needed, as well as the production of new construction materials designed for longevity, not replacement. This is based upon the fact that an old window (frame, glazing, etc.) can be restored and preserved while many new windows are built to last approximately 20 years. In many instances, this means that the components of a new window cannot be repaired or restored, so instead, are guaranteed to be discarded and replaced.

The National Trust for Historic Preservation, Research & Policy Lab (formerly known as the Preservation Green Lab) works to conduct research, prepare reports and develop policies to aid in the conservation and reuse of historic buildings while helping to realize the potential of cities, communities and neighborhoods. In 2012, they published *The Greenest Building: Quantifying the Environmental Value of Building Reuse* which demonstrated "*that building reuse and retrofit, coupled with responsible materials choices, offer tremendous promise for minimizing environmental impacts associated with the built environment*". A multitude of other reports document the positive economic, social and environmental impacts of preservation. The work of the Research & Policy Lab aids preservationists and community leaders in fostering inclusive, healthy and resilient communities.

In 2011, the National Park Service added the "*Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*" to the "*Secretary of the Interior's Standards for Rehabilitation*", replacing the chapter on Energy Conservation in the original 1992 publication of "*The Secretary of the Interior's Standards for Rehabilitation &*



HISTORIC PRESERVATION ELEMENT

Illustrated Guidelines for Rehabilitating Historic Buildings. The new guidelines focused on the fact that historic buildings are themselves “inherently sustainable” and they were designed to “offer specific guidance on how to make historic buildings more sustainable in a manner that will preserve their historic character and that will meet The Secretary of the Interior’s Standards for Rehabilitation”.

Finally, sustainable building practices further historic preservation in that there are many building materials and practices that will never exist again. Such as the utilizing woods for flooring or windows that are no longer available like Miami Dade pine or Heart Pine. Historically, building materials are locally sourced adding to the richness of history as they also represent place, time and craftsmanship. There is importance in respecting the work hours spent in building construction. Building practices and methods are often regional, dependent upon environmental factors. For example, in Florida and the South, houses were often built with large verandas or porches to provide shade for windows and clerestory windows were utilized to improve ventilation.

HISTORIC PRESERVATION FRAMEWORK

Legal Basis for Historic Preservation

In the last twenty years Delray Beach has grown from a small town community to a well-known world class community with a successful downtown. Somewhere along the way many of Delray's neighborhoods lost much of their original character. Buildings built before the 1940s were falling into a state of disrepair. Many were demolished and replaced with new construction that was insensitive and incompatible with the neighborhoods, others were altered beyond recognition, and some were left as vacant lots leaving holes in neighborhoods. By 1985, local historic preservationists and the Delray Beach Historical Society felt that more than individual efforts were needed to combat the losses of local cultural, architectural and community assets. Working with the Historic Palm Beach County Preservation Board, a Historic Resource Survey was conducted to identify built historic resources. The Delray Beach Historic Sites Survey, though not comprehensive, identified 270 historic structures within the City that were historically important to

the community. With this initial survey in hand, local preservationists met with the City Commissioners to discuss how to preserve the City's historic neighborhoods and its important architectural resources. The solution was to enact a Historic Preservation Ordinance, which was adopted in March of 1987 via Ordinance No. 13-87.

The Historic Preservation Ordinance established the Local Register of Historic Places, the Historic Preservation Board, regulations, standards and process for historic preservation as well as methods for administration and enforcement. The ordinance also stated that the city would include a preservation and conservation element within its Comprehensive Land Use Plan as required by state law. To date, the State of Florida does not require a Historic Preservation Element be included in a jurisdictions' Comprehensive Plan, but rather that historic preservation is addressed in comprehensive planning decisions. The city has identified the need to address future plans for local preservation efforts and is voluntarily including a Historic Preservation Element with the 2019 update to the Comprehensive Plan.

Certified Local Government

The City of Delray Beach became a Certified Local Government in 1986 as is defined by the National Park Service. “The Certified Local Government Program was enacted as part of the National Historic Preservation Act Amendments of 1980. The program links three levels of government – federal, state and local- into a preservation partnership for the identification, evaluation and protection of historic properties.” Benefits to being part of the Certified Local Government Program include: increasing public awareness, assistance in the survey, designation & preservation of historic resources, and waiver of state or federally funded Small Matching grant match requirements. Participation in the Certified Local Government Program is important as governments in Florida are required to address historic preservation in comprehensive planning decisions.

Land Development Regulations

In 2006, the City Commission enacted a moratorium for the purpose of reviewing and studying the Land Development Regulations relating to historic preservation and to address



HISTORIC PRESERVATION ELEMENT

issues relating to McMansionization (larger scale new construction that was not appropriate nor compatible with historic districts). A significant update to the Land Development Regulations was adopted in February of 2008 providing for changes that addressed massing, scale, and developed methods to determine compatibility, particularly with residential development.

In 2015, updates were made to the Land Development Regulations to strengthen the requirements relating to demolition and relocation of structures within historic districts and on individually designated sites.

Design Guidelines

In 1990, the City of Delray Beach adopted the "Design Guidelines for Historic Places, A Preservation Manual". It featured characteristics for design review and restoration of essential building elements, and described the architectural history of Old Delray. The Design Guidelines were to be used as a tool for historic property owners to become acquainted with various approaches in preservation, rehabilitation, and construction. It also created awareness that a development review is necessary prior to modification and/or alteration to a structure.

In 2003, the Design Guidelines were updated to include revisions that addressed the addition of the West Settlers Historic District to the Local Register of Historic Places as well as sections relating to incentives and process.

Government Coordination

The City of Delray Beach coordinates with Palm Beach County to administer the historic Ad Valorem Tax Exemption program. In 1996, the City Commission approved Ordinance 50-96 which enacted an Ad Valorem Tax Exemption incentive for property owners making improvements to contributing properties in a designated historic district or individually designated properties. Properties are eligible be exempt from that portion of ad valorem taxation levied by the City of Delray Beach on 100 percent of the increase in assessed value resulting from any HPB approved renovation, restoration, rehabilitation, or other improvements of the qualifying property. Since the tax exemption program was adopted, many properties have

been improved and, in some cases, saved from neglect and demolition.

The State of Florida, Division of Historical Resources reviews development projects and provides technical assistance to the City of Delray Beach to ensure compliance with state and federal preservation laws mandating consideration of a project's impact on historic and archaeological properties. Typically, the State review is in relation to the properties, sites and projects that are listed on the National Register of Historic Places. The State also provides reviews for historic preservation aspects of local government comprehensive plans.

Local Preservation Partners

There are a number of local partners whose mission is to support the preservation of Delray Beach's historic resources and to advocate for the protection and celebration of Delray Beach history. The City has worked closely with the Delray Beach Historical Society and the SD Spady Cultural Museum; each of these organizations are located on historic properties, which are owned by the City. The Delray Beach Preservation Trust is another advocacy group, which was created during the 2006 historic preservation moratorium. The Trust has worked with staff to support preservation of contributing structures within the districts, created a historic signage and plaque program, and advocates for historic preservation in Delray Beach.

RECOMMENDATIONS

The Historic Preservation Element goals, objectives, policies, performance measures, and strategies reflect the following needs and recommendations suggested by the community:

- Preserve and protect Delray Beach's historic and cultural resources;
- Provide additional incentives for property owners and neighborhoods to preserve and protect the existing historic building stock while ensuring compatible new development;
- Promote historic preservation efforts by increasing public awareness of the importance of historic preservation to the entire community;



HISTORIC PRESERVATION ELEMENT

- Increase community pride in historic resources.

Preservation and Protection of Historic Resources

Historic resources in Delray Beach are rapidly diminishing with redevelopment efforts occurring every day. Less than 5% of the city's land area is protected through the designation of a historic district or individually designated sites and structures. It is important to share local history with future generations by promoting the protection of cultural and historical resources. Efforts to protect the past can be achieved through simple measures such as identification of such sites, and promotion of the ability to adaptively reuse historic structures for new purposes more fitting of a current need.

Conservation Districts

Several neighborhoods within the City of Delray Beach qualify for designation to the Local Register of Historic Places, yet many property owners are wary of the designation for fear of loss of property rights. An alternative to historic districts that can assist in preserving a distinct neighborhood are Conservation Districts. Offering a flexible alternative to the review procedures that accompany historic designation, Conservation Districts can be formed with the input and assistance of property owners and community stakeholders. These districts establish and implement their own distinct design guidelines to encourage preservation of existing architecture and compatible new construction.

Delray Beach has become a popular community attracting businesses, residents and tourists; thus, the city is experiencing development pressure for the redevelopment of properties. Oftentimes properties most at risk for redevelopment are located in areas and neighborhoods within close proximity to downtown Atlantic Avenue, where there is a high concentration of future historic resources. Many of these properties are not located within historic districts, which offer a level of protection against demolition. Rapid redevelopment of these neighborhoods is proving to change the historic development pattern of the overall community. For example, demolition of existing structures within the Lake Ida neighborhood, in order to make way for new structures, spurred the development of new land development regulations, designed to address

massing and scale. Yet some residents of the neighborhood have complained that the new regulations are not strong enough, as the character of the neighborhood is changing with the introduction of new architectural styles. Modern Architecture with its contemporary lines may not fit in well with the established architectural styles of the Lake Ida neighborhood, which include Ranch and Minimal Traditional.

The use of Conservation Districts could be explored for use within specific Delray Beach neighborhoods, like the Lake Ida neighborhood, which has a high inventory of historically qualifying structures. It could prove to be a means for architectural creativity while allowing for the preservation of the fabric of a neighborhood. Additional public engagement would be the first step in determining if a conservation district is desired.

Historic Trees

Trees are also an important resource to the history of a community. The community has expressed concern over the historic tree canopy within the downtown and historic districts. The City adopted a Tree Preservation Ordinance in 2018 that assesses fees for the removal of trees or allows a property owner to donate the trees to the city for use on City property. The City will explore possibilities for historic tree protection and, perhaps, the designation of sites with old trees such as public properties where historic significance exists or cultural activities have taken place.

(insert photo of a historic tree)



HISTORIC PRESERVATION ELEMENT

Threats to Historic Resources

With the successful revitalization of the downtown and marked increase in property values given the return and rise of the economy many historic structures are at risk for demolition posing a threat to the historic resource inventory in Delray Beach. Another factor considered a threat to the inventory is neglect. A number of properties within the city's historic districts are subject to neglect due to a lack of maintenance. Prior to 2018, the City did not have sufficient regulations in place to combat neglect nor to require affirmative maintenance. New regulations were adopted requiring owners of historic properties to maintain their properties and stiffer penalties were put in place requiring affirmative maintenance and to prevent demolition due to neglect. Investigation into improved and enhanced incentives are underway to aid in the rehabilitation of structures.

A future threat is the option for property owners to "opt-out" of historical designation with the redesignation of each historic district. As of 2010, 10 properties within the Old School Square Historic District "opted-out" of being reclassified as historic; thus, presenting a threat to future resources. While a process to opt-out was created a process to "opt-in" has not been established within the Land Development Regulations. There has been an instance where a property owner that had "opted-out" wanted to later be reclassified and a path to do so was not available.



21 NW 2nd Street; the owners of this 1950 Frame Vernacular structure opted-out of reclassification to Contributing in 2010.

Preservation and Protection of Historic Resource Recommendations:

- Provide regulations, which prohibit a property owner to "opt-out" of a historic classification in a historic district, while providing a path for property owners to "opt-in" to a historic classification if already located in a historic district.
- Explore options for designation, including Conservation Districts where the concentration of original structures has been compromised, but the overall integrity and character has remained.
- Study options to provide for the preservation of historic trees and tree canopies.

Historic Preservation Incentives

In addition to the current incentives available to property owners with the Historic Property Ad Valorem Tax Exemption for locally designated properties, and the Historic Income Tax Credit for nationally designated properties, the City has acknowledged the importance of providing additional incentives to further ensure the preservation and protection of historic resources.



42 Palm Square; the property owner utilized the Income Tax Credit Program to assist in the improvements to this contributing structure.



HISTORIC PRESERVATION ELEMENT

Historic Preservation Recommendations:	Incentives	Public Awareness
<ul style="list-style-type: none">• Study incentives provided by other communities that support historic preservation efforts.• Study the feasibility for a Transfer of Development Rights program for commercially zoned properties within the downtown to transfer development rights such as density and height in exchange for the designation of historic resources to the Local Register of Historic Places.• Explore incentives for property owners to assist in the appropriate preservation and rehabilitation of historic resources.• Provide incentives to retain historic structures when economic pressures to redevelop are a threat.		<p>Public awareness can be achieved through signage, recognition efforts, promotion of historic resources, and collaboration with local businesses.</p> <p>Delray Beach is supported by tourism, which is a strong economic driver in the community. Heritage tourism is an important aspect of historic preservation programs throughout the country and world; therefore, additional efforts should be made to enhance the historic preservation program and raise awareness of Delray Beach's unique and interesting history.</p>

Education and Public Awareness

Education and public awareness of a community's important cultural and historic resources are crucial to the success in efforts to secure them for future generations.

Education

Educational outreach can include a wide range of topics and efforts. Informational brochures, seminars, and workshops for the community can provide overviews of the City's resources or focus on specific subjects, like successful adaptive reuse of historic resources. For property owners, these types of efforts demonstrate an understanding and appreciation of historic preservation.

Educational efforts are equally important for those officials charged with applying regulations to historic properties and districts. These efforts can provide training by outside organizations, which support historic preservation, as well as internal training between City departments. Advisory board members, particularly those charged with making decisions such as the Historic Preservation Board, and locally elected officials should take advantage of opportunities to attend trainings, seminars, workshops, and conferences.

Education and Public Awareness

Recommendations:

- Provide community workshops and readily available information on the benefits of historic preservation to assist property owners and inform the community.
- Provide training to Code Enforcement Staff on the importance of historic preservation.
- Integrate historic preservation efforts into the programming of heritage tourism and economic development.

Recognition

Formal recognition of historic resources, whether for tourism purposes or at the initiative of a property owner, benefits historic preservation programming. Recognition can be achieved by providing awards to those property owners who have appropriately improved their historic property, built an exemplary new structure in a historic district, or even superbly maintained their historic structure.

Recognition can also be achieved by celebrating the designation of resources both to the Local and National Registers of Historic Places. Celebration of a designation can be achieved by working with local news media outlets, distribution of press releases by the City Public Information Officer, or other appropriate means. Recognition helps to cultivate pride, which turns to prestige for those in the historic districts.

The National Trust for Historic Preservation promotes historic preservation by celebrating National Preservation Month during the month of



HISTORIC PRESERVATION ELEMENT

May. Delray Beach could reestablish its past efforts during this month, or create new ones to assist in improving community awareness. Past efforts include poster contests with local schools, historic tours, a scavenger hunt along East Atlantic Avenue, bus shelters art contest with local students, and Historic Preservation Board awards.

Recognition Recommendations:

- Celebrate and promote historic designations.
- Establish an annual Historic Preservation Month program with activities to engage the community.
- Establish programs, events, and activities to formally recognize historic preservation efforts.



HISTORIC PRESERVATION ELEMENT

DEFINITIONS

ARCHAEOLOGICAL SITE

Earthworks; any subsurface remains of historical, archaeological, or architectural importance; or any unusual ground formations of archaeological significance.



FLORIDA MASTER SITE FILE

The Florida Master Site File is the State of Florida's official inventory of historical cultural resources. Categories of resources recorded at the Site File include archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts.



ELIGIBLE RESOURCE

An area, site, building, or structure that is identified as historic through a historic site survey but has not yet been designated to the Local and/or National Register of Historic Places.



HISTORIC RESOURCE

A historic resource is one with historical architectural qualities, historic associations, archaeological values, or cultural significance present in areas, districts, sites, buildings, or structures, which may or may not be designated to Local and/or National Register of Historic Places.



HISTORIC STRUCTURE

A structure which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because it was present during the period of significance of the district, possesses historic integrity reflecting its character at that time, is capable of yielding important information about the period, or independently meets the National Register of Historic Places criteria for evaluation. Also referred to as a Contributing Structure within a historic district.



HISTORIC DISTRICT

A geographically defined area which has been designated as a historic district under the procedures described in the Land Development Regulations. Any historic district may have within its area non-historic buildings or other structures that contribute to the overall visual character of the district.



HISTORIC PRESERVATION ACT OF 1966

An act to establish a program for the preservation of additional historic properties throughout the nation, and for other purposes, approved October 15, 1966.



HISTORIC SITE (Also referred to as Individually Designated Site/Property)

Any site, building, structure, feature, or improvement which has been designated as a historic site and which may be located outside of a designated historic district.



HISTORIC SITE SURVEY

A comprehensive survey designed to identify, research, and document building sites, and structures of any historic, cultural, architectural, or landmark importance in the city, which may be compiled in cooperation with state and local public and non-profit historic preservation organizations.



LOCAL REGISTER OF HISTORIC PLACES

A listing and a means by which to identify, classify, and recognize various archaeological sites, buildings, structures, improvements, districts, and appurtenances as historically and/or architecturally significant.





HISTORIC PRESERVATION ELEMENT

NATIONAL REGISTER OF HISTORIC PLACES

A federal listing maintained by the United States Department of the Interior of buildings, structures, and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966, as amended.



NON-HISTORIC STRUCTURE

A structure which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because it was not present during the period of significance of the district, due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or it does not independently meet the National Register of Historic Places criteria for evaluation. Also referred to as a Non-Contributing Structure.