



# HISTORIC PRESERVATION

LIVE



## GOALS, OBJECTIVES, AND POLICIES

GOAL HPE 1 Preserve, Protect, Enhance and Support

GOAL HPE 2 Historic Preservation Incentives

GOAL HPE 3 Education & Public Awareness

GOAL HPE 4 Recognition

WORK



PLAY



GROW





## 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 the city'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.



# HPE 1 PRESERVE, PROTECT, ENHANCE AND SUPPORT

**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 digital database
-  Create the 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**

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 1.1.2**

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.

### **Policy HPE 1.1.3**

Provide opportunities for Historic Preservation Division staff to attend and participate in local and national seminars and conferences where historic preservation topics and issues are presented to support the City's status as a Certified Local Government.



## **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 or National Register of Historic Places. ~~Conduct periodic neighborhood surveys to identify and evaluate potential historic resources at least once every five years.~~ (Partial old Policy A-4.2)

### **Policy HPE 1.2.3**

Continue to expand its 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.

### **Policy HPE 1.2.5**

Maintain and regularly update a historic resources map for properties and historic districts listed on the Local and or National Registers of Historic Places.

### **Policy HPE 1.2.6**



# HPE 1 PRESERVE, PROTECT, ENHANCE AND SUPPORT

Protect the city's historic resources by maintaining provisions in the Land Development Regulations for the designation of historically significant sites, structures, archaeological sites, or districts. (Partial old Policy A-4.2)

### Policy HPE 1.2.7

Create a process to designate and make modifications to historic interiors at the time a designation is requested.



### 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 HPE 1.3.4

Create a Historic Property Disaster Preparedness brochure for historic sites, structures and resources.



### Objective HPE 1.4 Historic Preservation Planning

Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts. ~~The redevelopment of land and buildings shall provide for the preservation of historic resources. The objective shall be met~~

~~through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies—(Reworded Old Objective A-4)~~

### Policy HPE 1.4.1

Findings shall be made by the Historic Preservation Board 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, Section 4.5.1 of the Land Development Regulations, and Historic Design Guidelines.

(Reworded old Policy A-4.1)

### Policy HPE 1.4.2

Public infrastructure improvements, such as, streets, street trees, streetlights, signage, furniture and sidewalks, within historic districts shall be designed and constructed to be compatible with and reinforce the historic character of the district.

LOOP INTO THE UTILITIES ELEMENT

### Policy HPE 1.4.3

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

LOOP INTO THE UTILITIES ELEMENT

### Policy HPE 1.4.4

Prohibit the abandonment of alley public rights-of-way within historic districts .

(Reworded Old Policy C-2.2 – LOOP TO MOBILITY)

### Policy HPE 1.4.5

Create Land Development Regulations for visual compatibility standards for commercial properties.

### 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.



### Objective HPE 1.5 Advocacy



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

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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**

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 1.5.3**

Use historic buildings to accommodate public uses whenever feasible.

### **Policy HPE 1.5**

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

### **Policy HPE 1.5.5**

Survey the City cemetery for potential designation to the Local Register of Historic Places.



## HPE 2 HISTORIC PRESERVATION INCENTIVES

### 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
- 🌟 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.

encouraging the adaptive reuse of historic structures within mixed-use zoning districts and providing parking relief strategies

#### Policy HPE 2.1.1

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

#### Policy HPE 2.1.2

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

#### 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 the City'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.

#### 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



## HPE 3 EDUCATION & PUBLIC AWARENESS

### CREASE 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
- ✿ 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.

##### 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.

##### 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 HPE 3.2.1

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

##### 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



## HPE 4 RECOGNITION

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### CELEBRATE AND RECOGNIZE HISTORIC AND CULTURAL 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
- Recognize National Preservation Month

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#### 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.

##### Policy HPE 4.1.2

Establish an annual awards program that officially recognizes excellence in historic preservation activities.

##### 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.