

# DELRAY BEACH HISTORIC PRESERVATION DESIGN GUIDELINES

## DELRAY BEACH, FLORIDA

Faced with the pressures of development, the five (5) historic districts of the City of Delray Beach were in desperate need of new design guidelines and regulations to help preserve the historic integrity of its neighborhoods. Working closely with the City of Delray Beach and Delray Beach Community Redevelopment Agency, in coordination with the project architect, Urban Design Kilday Studios evaluated the impacts of mansionization within the historic districts.

Intensive inventory and analysis of contributing and conforming structures were developed to understand historical patterns and make recommendations for future additions, renovations, and new infill construction that will conform now in order to contribute later. Innovative land development regulations were created to address issues for the four (4) basic zoning classifications of single family, multi-family, commercial, and community facilities.

Hands on public workshops were held for each historic district with the proposed results presented to the Preservation Board, Planning Board, and finally the City Commission. Case studies were later developed to test the implementation strategies of four (4) existing historic lots. Regulations were illustrated using a combination of plans, elevations, streetscape pictures, and 3D sketches to effectively communicate the intent.

