

HISTORIC PRESERVATION

**City of St. Augustine Comprehensive Plan
EAR-Based Amendments**

Historic Preservation Element

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, preservation, continued use and adaptive reuse of existing historic structures.

HP Objective 1

Continue to identify and preserve historic neighborhoods. The measurable targets for this objective are: [1] that the Town Plan continues to be listed on the National Register of Historic Places as a National Landmark; [2] that the Model Land Company Subdivision, the Abbot Tract Subdivision, Lincolnville–North City and the Fullerwood Park District continue to be listed on the National Register of Historic Places; and [3] that other deserving neighborhoods such as Lighthouse Park, Kingsland Addition, D. H. Cherry Subdivision, Rohde Addition, Masters Tract, Garnett Addition and Nelmar Terrace be nominated to the National Register of Historic Places.

HP Policy 1.1

Maintain the present street pattern and restore colonial street widths where practical in the area bounded by Orange, Cordova, and St. Francis Streets and the bay front.

HP Policy 1.2

Maintain the current thirty-five foot height limit on construction within the locally designated historic preservation zoning districts and National Register Districts.

HP Policy 1.3

The Architectural Guidelines for Historic Preservation (AGHP), as amended from time to time by the City Commission, included by reference as part of the City Code shall continue to contain the specific architectural development guidelines for all of the architectural styles represented in the city, and shall continue to be used as the standard for review for: new construction, additions, renovations, and adaptive reuse, parking lots, signs, landscape materials and features, fences and walls, demolitions and relocations in the locally designated historic preservation districts. Amendments to the AGHP shall require an advertised public hearing before the Historic Architectural Review Board (HARB) with recommendation to the City Commission, an advertised public hearing before the Planning and Zoning Board (PZB) with recommendation to the City Commission, and two (2) advertised public hearings before the City Commission prior to consideration of approval. Said public hearings before the City Commission shall be scheduled with at least thirty (30)

days between public hearings, and all public hearings shall be advertised as a display advertisement in a newspaper of general circulation and not in the legal section of the newspaper.

HP Policy 1.4

The City shall prohibit the use of roadways other than King Street, Cordova Street, Cathedral Place, Avenida Menendez and the Bridge of Lions in the area of the City of St. Augustine National Register District as arterials in the State highway system.

HP Policy 1.5

When new streets are named or existing streets are renamed, consideration should be given to well-known historic people associated with St. Augustine's past. Examples include novelists Marjorie Kinnan Rawlings and Zora Neal Hurston; generals John Schofield, Martin D. Hardin and Edwin Kirby Smith; civil rights leaders Fred Watersway and Dr. R.B. Hayling; and architects James Renwick, Andrew Jackson Davis, Robert Mills, Franklin W. Smith, John M. Carrere and Thomas Hastings (Existing).

HP Policy 1.6

The City shall continue to nominate qualified neighborhoods to the National Register of Historic Places as staff time and budget constraints permit, subject to the approval of the residents in the neighborhoods.

HP Policy 1.7

The City shall continue to implement the streetscape design guidelines which establish guidelines for appropriate street and sidewalk surfaces, street furniture, street lights, and similar municipal appurtenances in the locally designated historic preservation zoning districts when existing fixtures are repaired or replaced by the City.

HP Policy 1.8

The City shall continue to enforce the provisions of Chapter 28 of the City Code pertaining to demolitions. Demolitions of structures which are in a locally designated historic preservation zoning district or which are listed on the Master Site File shall be approved by the Historic Architectural Review Board. Demolitions of structures through the City's building abatement program which are in a locally designated historic preservation zoning district or which are listed on the Master Site File shall be approved by the Historic Architectural Review Board. Demolition of any Colonial Period (1563-1821) structure shall be approved by the Historic Architectural Review Board. In all cases, the Master Site File form and a structural condition survey from a qualified individual clearly indicating the condition of the structure and its potential for rehabilitation shall be

presented to and considered by the board or commission in determining whether or not to approve the demolition.

HP Policy 1.9

All traffic control signs, traffic signals, transformers, switching gear and related accessory equipment to be installed in the public right-of-way in locally designated historic preservation zoning districts shall be approved by the Historic Architectural Review Board.

HP Policy 1.10

New electrical, telephone and cable television wires and related equipment to be installed in locally designated historic preservation zoning districts shall be installed underground wherever possible.

HP Objective 2

Continue to identify and preserve archaeological resources. The measurable target for this objective is the number of archaeological investigations conducted as required by the City's archaeology program.

HP Policy 2.1

Continue to enforce the City's archaeological program contained in Chapter 6 of the City Code. The intent of the City's archaeological program is to document those archaeological remains that will be subject to disturbance from construction activities. The aims are to understand the nature of the remains that are buried on the site, how those remains will be impacted by construction, and to recover as much information as possible prior to and during construction so that the site's archaeological heritage is not lost. These aims are integrated with research goals which are intended to address issues concerning St. Augustine's growth, development, ethnic affiliations and interactions, and cultural history.

HP Policy 2.2

The City shall continue to maintain laboratory and curation facilities to support the City's archaeology program.

HP Policy 2.3

The City shall nominate archaeological sites to the National Register of Historic Places if and when, in the professional judgment of the City archaeologist, archaeological sites of sufficient significance to merit nomination are discovered.

HP Objective 3

Continue to identify, preserve and encourage the adaptive reuse of historic structures in all areas of the City. This objective is implemented by HP Policies 1.3, 1.4, 3.8, 3.11, 3.12, A, D and E and Housing Policies 4.1 and 4.5. The measurable targets for this objective are: [1] conditions of the

buildings listed on the Master Site File; [2] the number of demolitions of buildings listed on the Master Site File; [3] the number and condition of buildings individually listed on the National Register; [4] the number and condition of contributing buildings to the City's National Register Districts; and [5] the number of buildings rehabilitated qualifying for the Historic Preservation Property Tax Exemption program. Building conditions are as measured during the land use and building condition survey conducted every five years.

HP Policy 3.1

Restoration of the Cubo defense line on public lands shall be incorporated into City park planning as the City plans for the development of individual sites identified in the Recreation and Open Space Element.

HP Policy 3.2

The City shall continue to award plaques to buildings or sites that possess significant historic or architectural qualities according to locally established criteria.

HP Policy 3.3

The City shall continue to provide and maintain landscaping, street lights, and similar municipal appurtenances in the public rights-of-way along San Marco Avenue, King Street, Ponce de Leon Boulevard and Anastasia Boulevard to provide an aesthetically pleasing streetscape which will encourage the maintenance, use and adaptive reuse of existing buildings.

HP Policy 3.4

The City shall continue to encourage the rehabilitation and adaptive reuse of historic buildings through the Historic Preservation Property Tax Exemption Program adopted pursuant to Sections 196.1997 and 196.1998 Florida Statutes.

HP Policy 3.5

The City shall continue to provide special inspections for homeowners and developers upon request. These special inspections are intended to help determine the condition of a structure after a fire or in the event that the owner is considering rehabilitation of the structure.

HP Policy 3.6

The City shall make *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and similar technical publications available on request to property owners or developers interested in rehabilitating historic structures.

HP Policy 3.7

Maintain existing procedures contained in Chapter 28 of the City Code requiring a Certificate of Appropriateness from the Historic Architectural Review Board before a building permit is issued for construction activities within the locally designated historic preservation zoning districts.

HP Policy 3.8

Continue to involve the St. Augustine Historical Society in developing and updating guidelines and development regulations related to historic preservation.