

#1: What is the historic character you want to preserve, encourage, protect?	#2: How do we measure, preserve, authenticity?	#3: Tools (regulatory, incentives)	#4: Demolitions; evaluate current review process
St. Augustine has diversity in history, architecture, and culture/lifeways	use scale; set it as a priority and respect the existing forms	More education and awareness	there are 'orphan' buildings; buildings without protection
450th programming was a success, specifically the passport tour	architectural creativity can preserve style and scale	form a welcome package for residents and businesses	mitigation for demolition by neglect
keep the old, keep the historic	built to look old does not mean old	Williamsburg model sets expectations	address blighted structures
preserve and document the people's stories and experience (oral histories)	promote exterior façade preservation	Control Flagler College growth	there are property rights that need to be considered in preservation efforts
culture in architecture, cuisine, diversity	If you don't recognize significance and uniqueness of St. Augustine go elsewhere	Sustainability measures not incorporated; how do we layer historic with 20th cen technology?	pattern of asking for forgiveness and not permission
St. Augustine is unique and significant most importantly because of its Spanish Colonial heritage	prevent encroachment of large scale construction	all attendees in one session supported for design review outside of HP zones that can be administratively applied but supported by the neighborhoods	economic hardship criteria does not work
size, scale, and style of historic construction	livability of the HP districts needs to be improved; changes are happening rapidly	more support for renovations, not just new construction	codes are too broad
trees	require new construction to be compatible in scale; new hotels, dorms, etc are out of scale, is it too late?	need more tools including stronger, enforced zoning allowances for PZB and HARB	stronger thresholds should be set to make demolition more restrictive because of the uniqueness of the city
residential quality	preserve the character, not rebuild the character	study existing codes	strengthen HARB's authority to prevent demolition
stone and block property walls	"Modern" looking new construction is not compatible	develop a preservation fund bank; as mitigation through development permits set in amount that is proportionate to the new development	As a pre-requisite to demolition mitigation should include providing extensive interpretation of its significance and history
diversity of style and scale	tours/trolleys/trains tell and promote the history of st. Augustine but also may take away from the historic experience	look at Springfield, Jacksonville example	enforce demolition by neglect

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highest concentration of Victorian-era architecture is in Lincolnville	eroding overall fabric of Victorian-era housing in Lincolnville	seek out the 'flippers' to educate them on benefits of preservation and community goals	there are no consequences or low fines for demolitions without permits or after-the-fact reviews
openness, scenic vistas, viewsheds	use the supporting documentation in the NRHD nominations	use volunteer teams to provide design review	require archaeology prior to the demolition
preserve the uses of properties	If you buy into St. Augustine you must buy into its history	preserve viewsheds to prevent block-outs like US1 and A1A	give HARB responsibility of fines for demolitions
authenticity, diversity are priorities	renovating and remodeling contributes to loss of historic character	encourage people to 'buy into' St. Augustine	educate new property owners on demolition requirements and zoning
unique streetscape	recent construction and reconstructions are "non-historic"	review flood elevations and zoning allowances for increased height maximums	need regulations to penalize demolitions; hold up the CO, \$5000 fine does not discourage demolition
diverse time periods evidenced in building fabric, not generic	when building in the HP districts is it based on what we "expect" historic buildings to look like or is it based on "real" evidence	write out regulations that prevent 'disney-like' construction and attractions downtown	set requirements for replacement structure
height limits preserve panoramic views as in Ponce Hotel visible over Bridge of Lions	recognize each corridor has a distinct character	Nations Oldest City should have strong, enforceable rules - educate newcomers and make information accessible	connect demolitions with erosion of building fabric which detracts from authenticity
"shabby chic" quality, eclectic, individuality	existing building patterns: Lighthouse Park has zero/small front set backs with parking in front	Lincolnville should adopt protection policies like the HP	rising property values is related to demolitions and new construction is maxing out the lot coverage
St. Augustine is a community of neighborhoods	the 35' height limit set does not produce compatible infill development	set strict height limits and definition of height to the building code version	require photo documentation
Florida Avenue is an old established large property that should be preserved	the change that is occurring is slowly converting the city to a "polished" and "manicured" community in conflict with its heritage	consider tradeoffs for height limit versus lot coverage	expand 50 year demolition review to remodels

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scenic roadways like Magnolia Avenue	preserve tree canopy and green space	scenic highways designation	limit footprint of replacement structures
places can have a new character but fit among the old Florida style	its authentic unless it's created not to be; for example building Spanish Colonial beyond where there is a historic pattern of Spanish Colonial	traffic control through neighborhoods	
west area of town is quaint, has local flavor	architectural styles should not be prescribed, encourage diveristy	proactive education of community's character	
limit on-street parking which takes away from streetscape experience	noticeable distinctions between some areas like south St. George Street where architectural style is more varied	increase accessibility and awareness of conservation easements and ad valorem tax exemptions	
	should be different approaches for the different areas, Davis Shores can have more flexibility than downtown	variances: the hardship does not take into account unique qualities of the historic streetscape	
	new construction overshadows/out of scale	need to address the non-conformities and resolve lot size as it exists not random zoning designation	
	do not regulate "style" outside of the HP district	allow flexibility in different areas	
	archaeology is our authenticity, one of the few places with an ordinance	establish transition areas between existing and new construction	
	do not label King Street as West King, or West Augustine...consider New Augustine as it was originally called	expand archaeological program with funding and staffing	
	pay attention to all of King Street and nearby neighborhoods	install proactive maintenance requirements	
	create authentic historic identity for west area of town	get surrounding property owner input	

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	Downtown sold its soul, Disney-esque	enforce regulations already in place	
	new buildings downtown are consistent with the historic character	use a revolving fund	
	building in historic styles promotes authenticity (ie Flagler College buildings vs. Water Street modern)	reach out to contractors, architect, etc.	
		require pier foundations for new construction to limit the scale	
		design review for individual neighborhoods	
		encourage diversity of scale	
Uncategorized:		increase planning efforts to the commercial sector versus the residential	
tag line: value history and culture, embrace diversity, add the new in gently		35' height limit for viewsheds	
Houses are too large and house big families but do not provide the necessary parking		encourage residents to stay and maintain	
		incentives for maintenance and restoration and information provided to residents	
		use educational videos, not just written directions	
		protection is not necessarily design review	
		taxes prohibit younger, new professionals from living in the city	
		maintenance requirements and strict code enforcement for high level issues; not paint color	
		protect viewshed of Anastasia Boulevard	
		prevent in and out traffic through neighborhoods	

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		do not discourage traffic directed toward downtown businesses	
		use one-way/pedestrian bulb-outs for scenic roadways like Magnolia ave	
		designate premier streets	
		improve sustainability of commercial opportunities in the west side and improve safety and beautification projects	
		neighborhoods need private and non-profit funding	
		develop interpretation program for west king	