

EXTERIOR BUILDING RENOVATIONS FOR HISTORIC PROPERTIES IN ST. AUGUSTINE

How the City Preserves Historic Buildings and Neighborhoods

If you own a building that is a local historic landmark, listed in the National Register, or is a contributing property to a National Register Historic District and you are doing demolition work, the attached standards will guide you through the process. These review standards work to clarify potential demolition or partial demolition work on structures, to safeguard the enduring economic benefits of historic properties, and maintain quality of life for residents and visitors.

A "HISTORIC PROPERTY" MEETS ONE OR MORE OF THESE CRITERIA:

LOCAL HISTORIC LANDMARK...

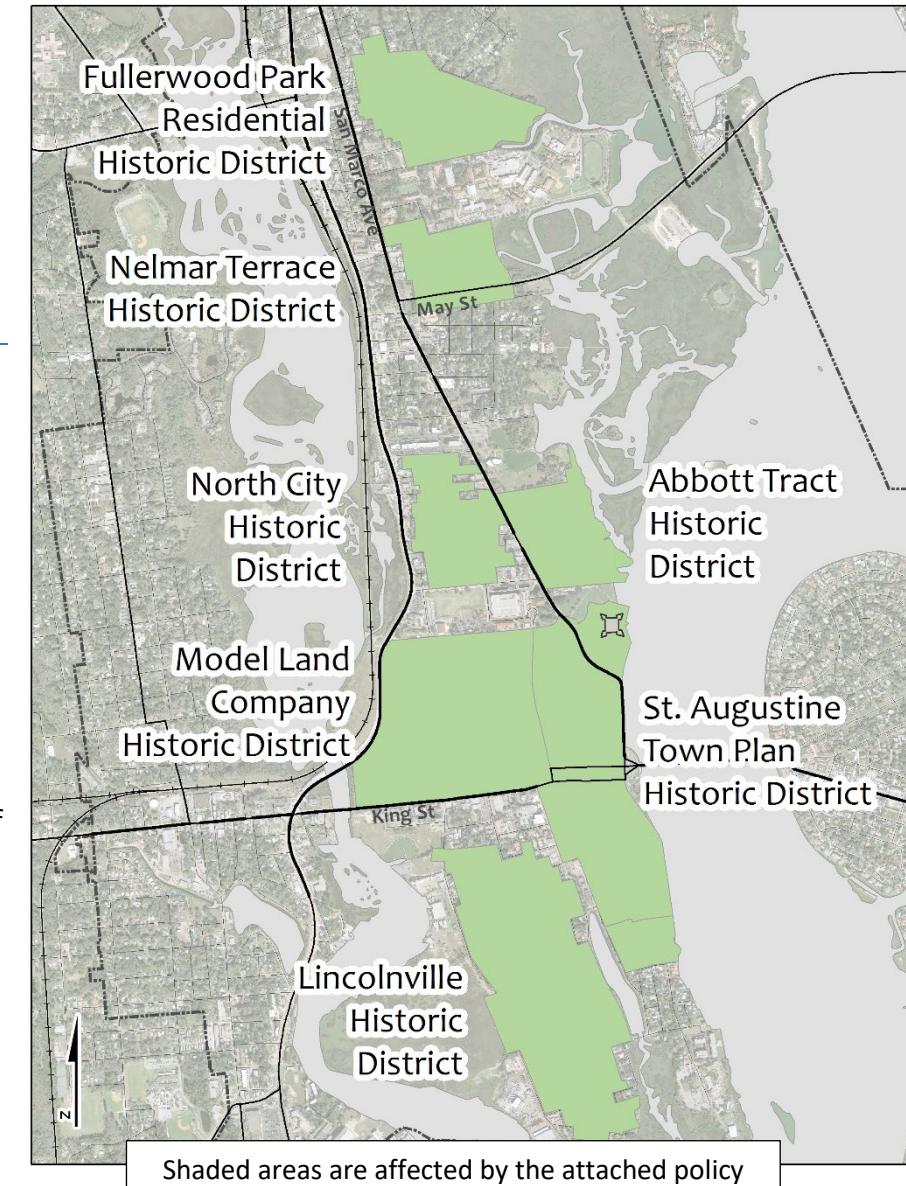
A building, object, site, or structure of the highest historical, architectural, cultural, or archaeological importance and whose demolition, partial demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. A list of these resources is on file with city staff and available on the city's website.

NATIONAL REGISTER...

The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Designated historic resources may be a building, district, object, site, or structure that meets the criteria of significance and integrity. A list and a map of these buildings is on file with city staff and available on the city's website.

CONTRIBUTING STRUCTURE...

Adds to the historical or traditional cultural associations, historic architectural qualities, or archeological values for which a property or district is significant. Each of the city's National Register Historic Districts has a list and a map of contributing and non-contributing resources. Buildings marked Contributing and/or Contributing but Altered are considered designated buildings. These records are on file with city staff and available on the city's website.

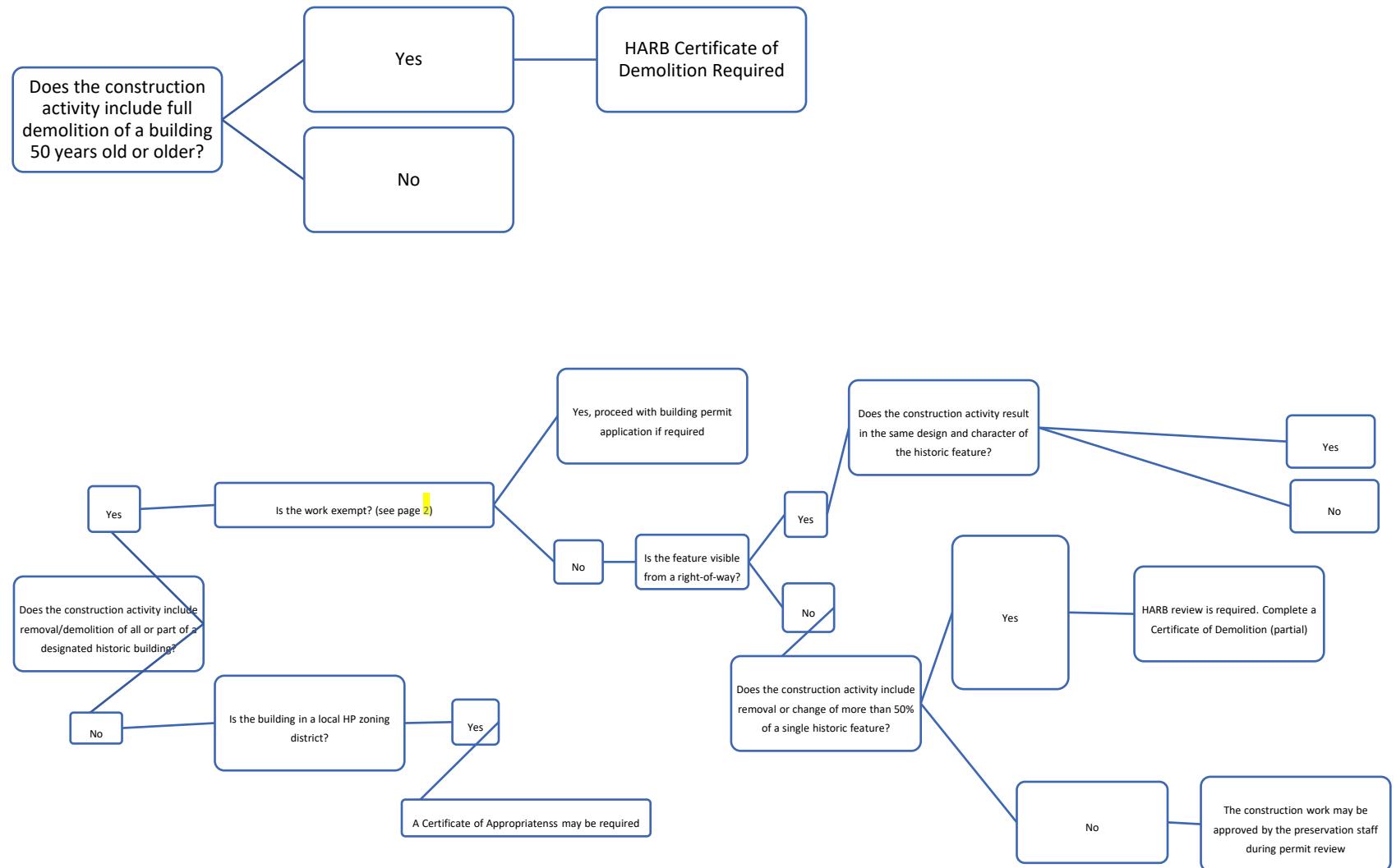


SCOPE OF WORK EXEMPTED FROM THIS REVIEW PROCESS:

Certain construction work is considered routine repair and maintenance or is not a type of improvement subject to this addendum

Note that if the property is zoned Historic Preservation 1, 2, 3, 4, or 5 or situated in an entry corridor, on Anastasia Boulevard, King Street, or San Marco Avenue, the property is not given these exemptions because they are regulated by the full extent of the Architectural Guidelines for Historic Preservation or the Design Standards for Entry Corridors.

- ✓ *Landscaping materials or other yard elements*
- ✓ *Sidewalks and driveways*
- ✓ *Fences*
- ✓ *Pools*
- ✓ *Paint color*
- ✓ *Adding screening or other porch enclosures when the historic porch will remain intact*
- ✓ *Alterations to detached accessory structures (garage, mechanical, or storage structures)*
- ✓ *Installation or removal of any utility or mechanical systems*
- ✓ *Repair of damaged building elements with the same character of design even if using the same material is not available or feasible*
- ✓ *Removal of porches, foundations, and chimneys required for a flood mitigation project if they will be replaced in similar character*
- ✓ *Removal of non-historic elements (ex: a building feature that is not 50-years old or older)*
- ✓ *Any new construction not associated with demolition work on a historic building*
- ✓ *Constructing any accessibility features when not associated with the full or partial demolition of a historic building*
- ✓ *Construction or partial demolition on properties in undesignated areas such as West Augustine, Lighthouse Park, and Davis Shores unless locally landmarked or listed individually in the National Register*



PURPOSE AND OBJECTIVE:

To encourage the preservation of the historic building envelope which characterizes the St. Augustine citywide landscape.

In some cases, partial demolition is warranted, and when combined with standards of review, the construction work can result in an improved appearance that balances the existing historic character of the building. To accomplish this, City staff of the HARB will have ability to review the design of the replacement features within the scope of the partial demolition work. This applies only to designated historic structures. It does not apply to undesignated buildings and in-fill development on vacant or developed lots, regardless of location, except for HP zoning districts and entry corridors. **This process is an opportunity for staff and the HARB to encourage property owners to recognize and celebrate the unique and original features of their historic building.**

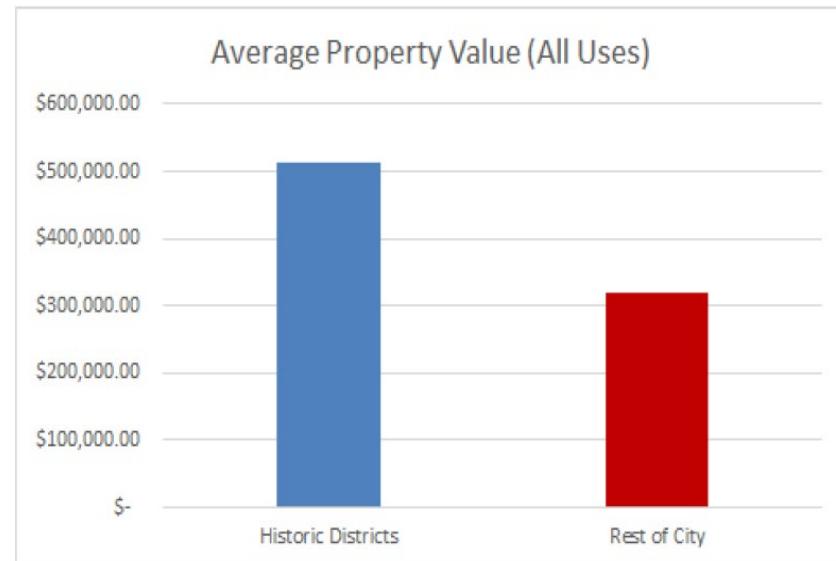
The standards for review apply to designated buildings including local **historic** landmarks, contributing buildings to a National Register Historic District, and buildings individually listed in the National Register. This is a small minority of the buildings in the city, and the property owners of these structures

are valued for their stewardship. **Currently there is a total of 1,659 designated buildings which is about 20% of the buildings in the city.** The historic districts are only 7% of the city's land mass. These districts currently include the St. Augustine National Register Historic District, Model Land Company, Lincolnville, Abbott Tract, North City, Nelmar Terrace, and Fullerwood Park.

Incremental demolition of historic buildings or reconstruction of historic buildings from the inside out can eventually threaten the validity of the National Register Historic Districts. **For example, Lincolnville has gone from a concentration of 81% of historic buildings to 67% when just considering full demolition, which could be greater if buildings that have lost integrity through partial demolition are included.** The purpose of these review standards is to increase the city's ability to protect and preserve the historic resources of the city's built environment, enhance the city's historic integrity, and promote an authentic and livable community amid changing economic and environmental circumstances.

(City of St. Augustine Comprehensive Plan, Historic Preservation Goal)

PlaceEconomics in *Resilient Heritage in the Nation's Oldest City*, 2020





127 Oneida Street before and after rehabilitation which used the 10-yr historic property tax exemption to reduce the taxable value by almost \$150,000

or district is no longer historic, this incentive would not be available to current and future property owners across the city. **Nearly every segment of our local economy is dependent upon tourism industry revenue.** Also, **A** 2020 economic study in *Resilient Heritage in the Nation's Oldest City* found that heritage tourism is driven largely by the volume of historic resources. A reduction of 10% of historic buildings in the city results in a 2% loss of visitor parties, and a reduction of 50% of historic buildings in the city results in 34% loss of visitor parties. The quality of life for residents and visitors alike would be negatively impacted without the community's commitment to historic preservation.

Recognizing and celebrating significant features of a building discourages loss of integrity from incompatible alterations on designated historic buildings, protects the validity of the city's historic districts, contributes to the unique character of the city, and preserves their contribution to the local economy.

Property values in the historic districts account for 41% of the city's assessed property values, and these property values increase more than other areas of the city. Therefore, preserving the historic character of these buildings is in the building owner's best financial interest.

The Historic Preservation Master Plan includes specific tasks related to the goal to minimize demolition of historic buildings and provide clear guidance to applicants of the review process. Designated historic properties and contributing properties to a district are eligible for tax benefits. If the building

REVIEW CHECKLIST

If you own one of St. Augustine's historic buildings and are proposing to make exterior changes, this process provides guidance to encourage preservation of the historic character that makes your building and our city unique. Preservation standards accepted nationally and recognized in the St. Augustine Architectural Guidelines for Historic Preservation were used to establish protocols in this addendum. Emergencies and damage from natural disasters will be handled on a case-by-case basis with officials.

- Confirm the property is a local **historic** landmark, contributing to a National Register District, or individually listed in the National Register
- Preservation staff will confirm the scope of work using photos, a sketch building and site plan, and material details submitted by the owner or applicant
- If the work is routine repair and maintenance, or otherwise exempt, no additional paperwork beyond the building permit is required
- If the work is a demolition activity that requires the HARB approval, a Certificate of Partial Demolition is required
- Administrative reviews are described in this document and general guidance for approvable alterations is provided
- HARB reviews will require a Certificate of Appropriateness for properties in the local HP zoning districts or a Certificate of Demolition
- HARB meetings are public hearings and comprised of City Commission-appointed volunteer experts in related fields of historic preservation. Meetings are held once per month and application deadlines occur once per month, generally a month prior to the hearing. A staff report will supplement the application materials and be presented to the HARB for its review
- The HARB will approve, approve with conditions, deny, or continue the application to an additional hearing date if additional information is requested
- After a building permit is submitted, the proposed changes to the building must be administratively approved or approved by the HARB. Once approved by staff or the HARB, the permit will proceed through the regular review process. Any conditions set by ordinance or the HARB must be satisfied prior to issuance of the building permit
- As an incentive to encourage preservation strategies, historic preservation staff may assist with an ad valorem tax exemption application
- The applicant is responsible for obtaining all other necessary approvals related to the project such as zoning requirements related to lot coverage, building setbacks, height, tree removal, etc. as well as any archaeology review, building, fire, right-of-way, and utility codes
- The administrative decision (staff reviews) and/or the HARB determination on an application may be appealed as per city ordinance

**If a property is being restored, rehabilitated, or renovated according to preservation guidelines, an ad valorem tax exemption for the dollar value of qualifying improvements may be applied that results in a reduction to the property's taxable value for a period of ten years. Improvements must meet a minimum threshold and can include a full or partial rehabilitation.*

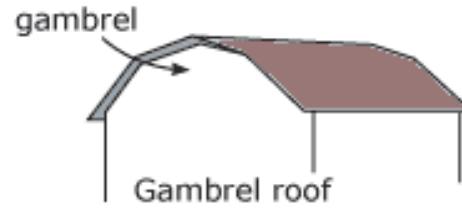
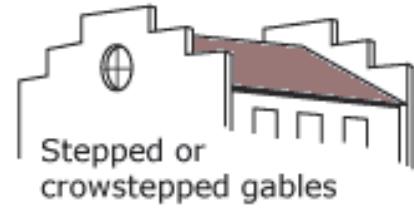
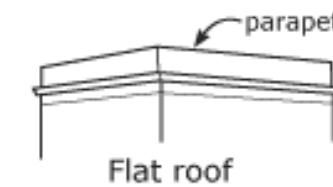
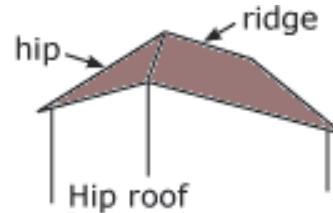
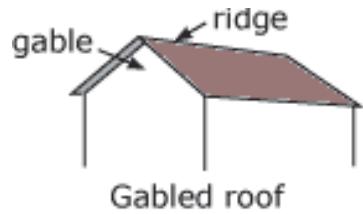
5 CRITICAL ELEMENTS OF THE HISTORIC BUILDING ENVELOPE

FOR **LOCAL HISTORIC** LANDMARK, NATIONAL REGISTER, AND CONTRIBUTING BUILDINGS TO DESIGNATED NATIONAL REGISTER HISTORIC DISTRICTS

*Feature descriptions are taken from the National Park Service Technical Preservation Services publication
of the Secretary of the Interior's Standards for Rehabilitation*

1. **Roofs and appurtenances like cupolas, parapets, chimneys, dormers and soffit elements**
2. **Windows**
3. **Exterior Finishes**
4. **Porches, Balconies, Stoops, Loggias**
5. **Foundations**

Roof: The form of the roof (gable, hipped, gambrel, flat, shed, mansard, etc.) is significant as are its decorative and functional features (appurtenances like cupolas, parapets, chimneys, dormers, and soffit elements), roofing material, and size, color, and patterning.



When the current exterior feature has existed on the building for more than fifty years, HARB approval is required to:

- ❖ Remove and change the following traditional roof coverings: clay or concrete tile, stamped metal shingle or diamond-patterned shingle systems
- ❖ Remove decorative or functional features visible from a right-of-way
- ❖ Change the configuration, shape and/or pitch on facades visible from a right-of-way
- ❖ And/or to remove 50% or more of the total roof structure (excluding roof sheathing)
- ❖ Use a colored metal roofing material (ex: blue metal roof)

If required, HARB approval will based on:

- ✓ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ✓ Is the roof or roof feature significant enough that it should not be altered unless proven technically and/or materially required?

Sample historic roofing materials:



Wood shingle roof



Diamond-patterned roof



Stamped metal shingle roof



Clay tile roof

- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the historic roof still the dominant visible feature; is there subtle but visible distinction of the new roof feature/element from the historic roof feature; does the new element match the size, scale, material/pattern of the historic roof?

Historic Preservation Staff will have the ability to approve the following during regular permit review:

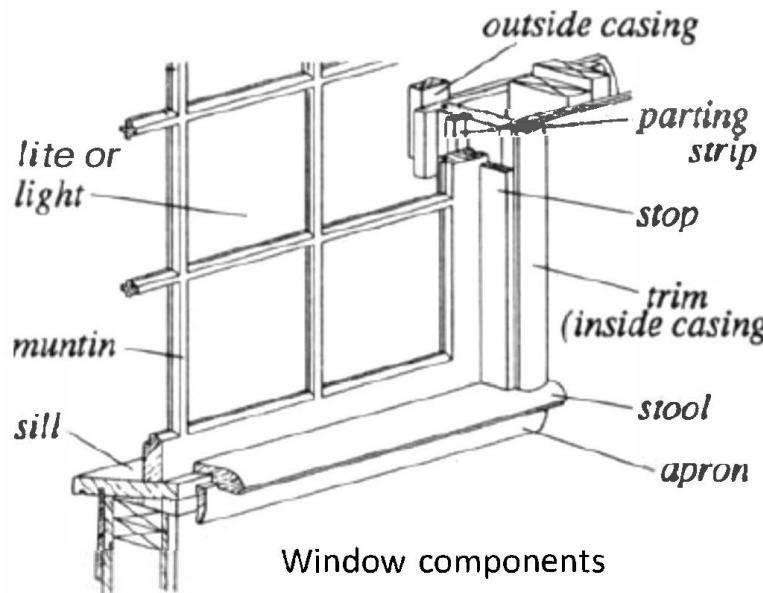
- ✓ Routine roof and trim repairs not meeting the above thresholds
- ✓ Removal of a decorative or functional feature not visible from a right-of-way
- ✓ Replacement of roof sheathing up to 100% of the roofed areas for existing asphalt shingle roofs, galvalume/sheet metal type roof, and other modern roof cladding

Example: *Full replacement of any asphalt shingle or metal roof with a new asphalt shingle roof or metal roof (respectively) using a traditional color will be approved administratively*



Historically this building had a clay barrel tile roof matching the barrel tile still evident on the lower parapet roof.

Windows: Window materials and how the window operates (e.g. double hung, casement, awning, **jalousie (louvered)**, or hopper) are significant as are its components (sash, muntins, pane configuration, sills, mullions, casings, or brick moulds) and related features such as historic shutters or awnings.



When such features have existed on the building for more than fifty years, HARB approval is required to:

- ❖ Remove and change window design, or change their operational direction (ex: up/down sash to swing) on facades visible from a public right-of-way
- ❖ And/or to remove 50% or more of all the building's windows (visible or not), unless the replacement window matches the character and design of the existing window (regardless of material)

If required, HARB approval will be based on:

- ✓ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ✓ Is the window feature or design significant enough that it should not be altered unless proven technically and/or materially required?
- ✓ Window condition assessment and consideration of replacement cost and life service of the replacement window versus the repair cost and life service of the original window (see photo caption next page)
- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value



The window design is described by the number of glass panes called 'lites' as shown in these examples. These patterns are not interchangeable because they are unique to the style of the building.

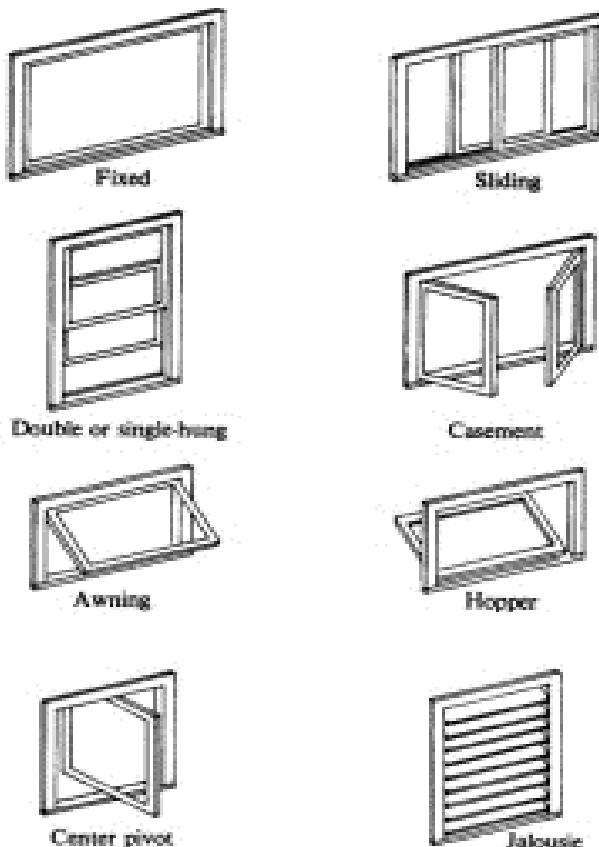
Traditional wood, vertical sash windows:
6/6 divided lite (Left)
2/2 divided lite (Right)

Historic Preservation Staff will have the ability to approve the following during regular permit review:

- ✓ Repair and maintenance of windows not meeting the above threshold
- ✓ Replacement of windows with windows that match the historic design and character (regardless of materials)
- ✓ Replacement of windows on facades not visible from a right-of-way under the 50% threshold
- ✓ Replacement of non-historic windows with windows that match the design character of the building

Example: *Removing a ranch-style picture window on a historic frame vernacular house and installing any vertical sash-type window will be approved by Historic Preservation Staff*

Example: *Window replacements that use characteristic exterior molding and muntin profiles may be approvable even if using different materials*

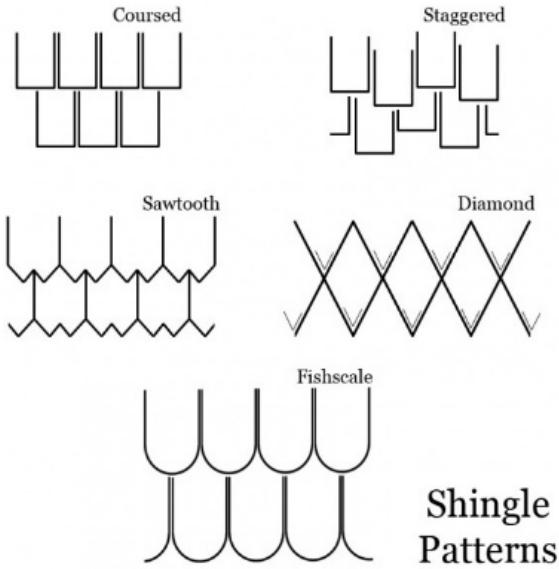


Historic windows can be repaired and restored to last longer than the average replacement window. Therefore, when considering the lifetime cost of a window, the original will be less expensive. Prices can range from \$500 to over \$1000 for restoration, comparable to replacement windows with a negative economic and historic impact.*

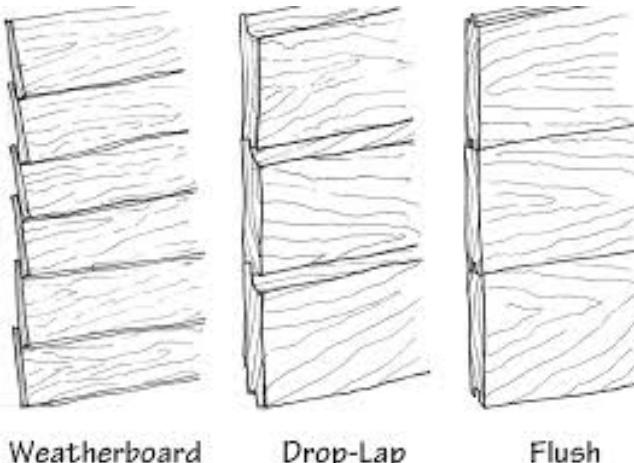
*For data and analysis, see <https://savingplaces.org/stories/preservation-tips-tools-retrofitting-historic-windows#.X-4YhNhKh3A> and <https://austinhistorical.com/services/residential-window-restoration/>.



Exterior Finishes: Wood and masonry exterior features (walls, siding, brackets, railings, cornices, window and door surrounds, steps, and columns) and repetitive exterior detailing are important in defining the overall historic character of a building.



Sample wood siding profiles that contribute to the unique scale and pattern on a historic building:



When the current exterior features have existed on the building for more than fifty years, HARB approval is required to:

- ❖ Remove and change wood and/or masonry wall finishes on facades visible from a public right-of-way

Example: *Removing wood horizontal siding, brick or brick veneer, stucco, coquina/coquina concrete and changing to a different material/pattern requires HARB approval*

- ❖ **A**nd/or to remove 50% or more of these exterior features, unless the replacement matches the character and design of the existing feature (regardless of material)

If required, HARB approval will be based on:

- ✓ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ✓ Is the window feature or design significant enough that it should not be altered unless proven technically and/or materially required?
- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the exterior still the dominant visible feature and does it match the size, scale, material/pattern of the historic exterior?

Historic Preservation Staff will have the ability to approve the following during regular permit review:

- ✓ Repair and maintenance of wall cladding when it does not meet the above threshold

Example: *Removing singular elements/portions of the exterior finish that is deteriorated beyond repair and replacing it with the same design will be approved administratively even if not using the same material.*

- ✓ Repair or replacement of features on facades not visible from a right-of-way

- ✓ Replacement of non-historic exterior features that match the design character of the building

Example: *Removing asbestos siding and restoring/replacing traditional horizontal siding underneath will be administratively approved if it does not compromise the structural stability of the building*



Traditional wood, coursed shingle finish. *Changing the shingle pattern to a staggered design would change the character of the historic building from Shingle Style to a Bungalow or Arts and Crafts style.*



Historic masonry finishes can be simple or highly detailed and have unique stucco texture



The siding on this building was altered (ca. 1930-50s) and shows the impact of replacement finishes that change the scale and detail of the building's historic character. Restoring the Queen Anne siding would be a staff-approvable request. Also note for reference the scale of historic horizontal siding shown on the adjacent historic building.

Porches, Balconies, Stoops, Loggias: These functional and decorative features along with their materials and features (doors, transoms, pilasters, columns, balustrades, stairs, roofs, canopies) are important in defining the overall historic character of a building.



Wrap-around porch with columns and balusters (Above)

Front entry porch with columns and steps
symmetrically aligned with front door (Below)



When such features have existed on the building for more than fifty years, HARB approval is required to:

- ❖ Remove a historic porch, balcony, or stoop
- ❖ And/or to remove 50% or more of their materials and features
- ✓ *Exception: See staff approval for flood mitigation project*

If required, HARB approval will be based on:

- ✓ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ✓ Is the window feature or design significant enough that it should not be altered unless proven technically and/or materially required?

Example: Reconstructing a balcony or porch that is deteriorated beyond repair with matching materials and design may be approvable and recommended for an expedited hearing.

- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the existing porch/balcony/stoop still the dominant visible feature and do changes match the size, scale, material/pattern of the historic feature?

Example: Removing a balcony and constructing a larger balcony that maintains scale, design, and materials of the building may be approvable.



Centered porch with simple balustrade and folk-style bracketed posts



Two-story front porch undergoing repairs that are in-kind with its historic character which could be approved by staff

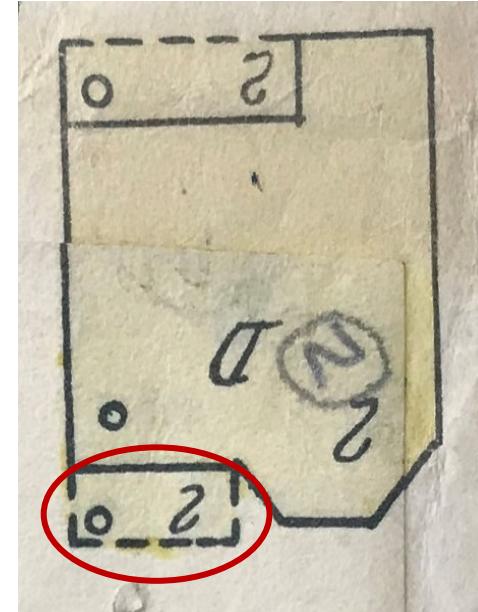
Historic Preservation Staff will have the ability to approve the following during regular permit review:

- ✓ Repair and maintenance of porches/balconies/stoops when it does not meet the above threshold
- ✓ Repair or replacement of porches/balconies/stoops facades not visible from a right-of-way
- ✓ Replacement of non-historic exterior features that match the design character of the building

Example: Restoring an enclosed porch to an open/screened porch will be staff approved if using the porch's historic elements or reinforcing the historic character of the building.

- ✓ Removal of porches or stoops when necessary for a flood mitigation project if using a best-practice approach

Example: Constructing a new but similar porch at the elevated location will be staff approved if it is context-sensitive and uses compatible materials.



Evidence on the Sanborn map (left) and the building shows there used to be a historic two-story frame porch likely removed ca. 1930-1950s when asbestos siding was added. Reconstructing a compatible porch could be approved by staff.

Foundations: Structural systems and visible features of such systems are important in defining the overall historic character of a building including the materials (wood, metal, and masonry), the type of system, and its features such as posts and beams, masonry columns, above-grade stone or masonry foundation walls or piers.



Coquina concrete block is a material unique to St. Augustine



A new brick pier foundation matches historic materials and scale, as seen above

When such features have existed on the building for more than fifty years, HARB approval is required to:

- ❖ Removing and changing the foundation type (ex: brick pier to stem wall) or exterior material (ex: brick to concrete masonry unit/block)
- ❖ And/or to remove 50% or more of the above-grade foundation system
- ✓ *Exception: See staff approval for flood mitigation project*

If required, HARB approval will be based on:

- ✓ An evaluation of how removal of the foundation impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place? Is the original foundation significant enough that it should not be altered unless proven technically and/or materially required?
- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the historic foundation still the dominant visible feature and do changes match its size, scale, material/pattern?

Example: Constructing a replacement brick pier foundation that restores structural soundness and matches the original design may be approvable and may be recommended for expedited hearing.

Historic Preservation Staff will have the ability to approve the following during the regular permit review:

- ✓ Repair and maintenance of foundations that do not meet the above threshold
- Example: Replacing a singular, deteriorated brick pier with a matching brick pier in the same basic location will be staff approved.*
- ✓ Removal of a foundation when necessary for a flood mitigation project if using a best practice approach



A building elevation project revealed unique coquina stone piers (background) along with traditional brick piers (foreground)

Example: Constructing a new but similar foundation using the same materials and scale will be approved by staff.

NOTE: Archaeological review may be required before any work begins that includes ground disturbances, consult the City Archaeologist and Archaeological Preservation Ordinance for more information.



Foundation (and porch) was removed to allow for the building to be elevated to a new floor height for a flood mitigation project.

The following information is presented as a reference to assist property owners in identifying the unique characteristics of their historic building. It is not a full representation of the types of buildings in St. Augustine but rather a set of limited examples with features that are easily identifiable and referenced in this document.



Character defining features:

- *Asymmetrical two-story front building face façade with multiple roof pitches*
- *Opening patterns: Paired wood, 2/2 vertical sash windows and single doors*
- *Novelty wood horizontal siding mixed with coursed shingle siding*
- *Note porch locations, size/scale, form*
- *Porch posts that are a combination of turned and bracketed design*
- *Porch railing design*
- *Stoop location and materials*
- *Foundation is obscured by contemporary screening but is likely a pier system*
(Roof cladding is not historic so other materials could be allowable)



Character defining features:

- *Asymmetrical one-story form*
- *Shed roofs in opposing position*
- *Horizontal lines and brick stamped finish*
- *Metal 1/1 vertical sash windows and corner windows*
- *Likely a slab on grade foundation*
- *(Roof cladding is not a prominent visual character)*



Character defining features:

- Three-block massing with central vertical chimney
- Gable and parapet roof types with clay tile exterior
- A unique stucco finish and texture
- Arched windows with fanlights on top
- Open entry porch and stoop framed with square piers
- Plaster detailing along top of building face/facade
- Likely a stem wall foundation



Character defining features:

- Front face of the building is divided in three-bay in a symmetrical fashion
- A large shed roof dormer sits on the second floor and the overall roof is a gable roof with metal crimp exterior finish
- Front porch (historically enclosed) with knee-wall under a shed roof supported by block columns (the porch could be fully opened with minimal impact)
- Simple single pane windows with no dividers
- Horizontal siding
- Stoop has been altered to accommodate a ramp and is easily reversible
- Pier foundation



Character defining features:

- *Symmetrical design under single gable roof with composition shingles*
- *Wood 6/1 vertical sash windows with operable louvered shutters*
- *Entry stoop is a classical design*
- *Brick façade is in a running bond pattern (unpainted) with distinguishable window lintels using a different brick pattern*
- *Likely a continuous wall foundation*



Character defining features:

- *Asymmetrical façade pattern under single hipped roof with metal crimped roof*
- *Wood 1/1 vertical sash windows with inset of stained glass and arched lintel above*
- *Rough/rusticated, unpainted, concrete block exterior building elements*
- *Open porch is under the main roof and has wood brackets and trim at the top*
- *Entry stoop with matching block piers*
- *Likely a continuous wall foundation*

KEY TERMS AND PRESERVATION PRINCIPLES

Ad Valorem Tax Exemption: See Historic Preservation Property Tax Exemption

Archaeological Preservation Ordinance: Chapter 6 of the St. Augustine Code of Ordinances which identifies archaeological zones that requires archaeological review when the threshold of ground disturbance activity is met or exceeded with development and utility permits.

Architectural feature: Includes but is not limited to the following: architectural style, scale, massing, siting, general design, and general arrangement of the exterior of the building or structure; type and texture of exterior materials; size, type, placement, and patterns of roof(s), windows, doors, and all attached appurtenances including porches, stairs and stoop features, dormers, additions, trim details, balconies and railings or other decorative attachments.

Architecturally similar: Having substantially the same façade design or exterior appearance using like characteristics in terms of height, mass, scale, footprint, arrangement of openings, pattern, and compatible materials.

Contributing property: A building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation, or (d) have yielded or may be likely to yield information important in history or prehistory.

Design compatibility: New construction or alterations to a historic building or setting that preserves significant materials, features and form, and preserves the building's historic character. For alterations to a historic building, repairs using historic materials is preferred; however, there are circumstances where substitute materials that imitate historic materials may be used (i.e. unavailability of historic materials or skilled craftspeople, inherent flaws in the original material, or code-mandated changes) if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result. For new construction and additions, the materials and form should be harmonious with the historic building with just enough differentiation from the historic building to not be jarringly out of place or too similar to be confused as part of the original historic fabric.

Façade: The face of a building; most commonly referred to as a street façade and/or visible façade, whereas the other sides are referred to as elevations

Historic character: All visual aspects and physical features that comprise the appearance of historic properties and extends to the setting of historic properties to include a building's relationship to the environment and adjacent streets and buildings, landscape plantings, views, and the presence of accessory features.

Historic integrity: The authenticity of a property's identity, evidenced by the survival of physical characteristics that existed during the property's historic period including evaluation of any changes that may have occurred through time which could contribute to the building's later-acquired historic character and significance. An overall sense of past time and place are evident in the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association.

Historic period: Primary timeline for which the historic building derived its historic association with an event, person, place, pattern of development or other historic context.

Historic Preservation Property Tax Exemption (Ad Valorem Tax Exemption): An exemption for qualifying properties (designated historic structures) from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvements to real property for 10 years. To qualify, the improvements must be at least \$20,000 or 50% of the assessed value of the structure before improvements, whichever is less. A minimum of 25% of the proposed improvements must be to the exterior or foundation of the structure. Flood mitigation projects, partial restoration projects, and full adaptive use projects may be eligible.

Material deficiency: Inability of the building material, or a majority of building materials that comprise a feature or structure, to serve its purpose and documented as beyond repair.

National Register of Historic Places: List of individually designated historic properties or historic districts that are significant in American history, architectural, archaeology, engineering and culture maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended. May be significant at the local, state, or federal level.

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Reconstruction: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values.

Relocation: The act of moving a building from its original location to another site, either on the same property or to another location entirely.

Restoration: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

Routine maintenance and repair (in terms of historic preservation): Using the same materials in a way that matches the architectural style of the existing building.

Significant architectural feature: An architectural feature(s) that comprises the historic character of the structure and built near the same time as the building or added features and alterations that maintain the historic character of the building.

Technical requirement: Performance mandates established by local, state, or federal governments and their supporting regulatory documents.

See Chapter 28, Section 28-2 Definitions for other pertinent definitions

U.S. Department of the Interior: Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.