

## How will this proposed partial demolition ordinance affect me?

**Partial demolition** is defined as the permanent removal of significant architectural features.

National historic preservation review standards identify what is considered a significant architectural feature of a building and they are also detailed in the City's Architectural Guidelines for Historic Preservation (AGHP).

An illustrative guide, *Preserving the Historic Building Envelope* draft is available on the city's website at [www.citystaug.com](http://www.citystaug.com) (search for "historic preservation update") to help

explain the proposed procedure for partial demolition review, which focuses on the following five critical elements of the building's exterior:

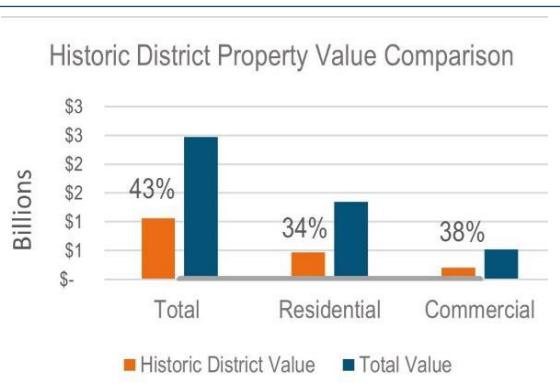
- Roofs and related elements (chimneys, cupolas, parapets, dormers, soffits)
- Windows
- Exterior finishes
- Porches, balconies, stoops, loggias
- Foundations



Consideration will be given for the existing character of the feature, its location, and how many of these features there are, whether the change is required for flood mitigation, and the impact of the replacement feature on the historic character of the building. Minor repair and maintenance like re-roofing or repairing some deteriorated siding boards to match is not subject to this revised policy.

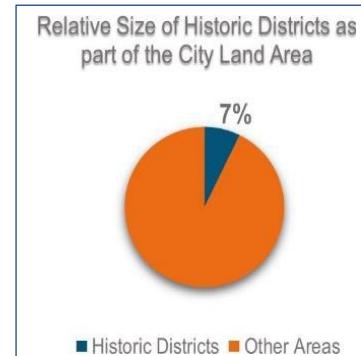
## Why is the city considering these changes?

1. St. Augustine has a rich historic heritage and abundant cultural resources. The goal of the proposed ordinance is to preserve the unique architecture and historic character of our city's significant buildings and neighborhoods, in response to the 2018 Historic Preservation Master Plan and 2020 Historic Preservation Element of the Comprehensive Plan recommendation of prioritizing the preservation of our historic resources.
2. Demolition in the city code includes full demolition and partial demolition (removal of significant architectural features). There has been ambiguity and inconsistency in how this is applied or reviewed. The proposed ordinance and policy procedure will provide clarity for city staff and property owners.
3. Demolition of historic buildings often changes the character of a neighborhood. Demolishing historic buildings and replacing with new reduces the historic authenticity of the city, one of the city's core values. There should be at least a concentration of 51% historic buildings in a National Register district.



4. Full or inappropriate partial demolition of historic buildings reduces the economic value of the city. Buildings within historic districts generally have higher and more stable property values.

PlaceEconomics found that St. Augustine's historic assets generate \$2.9B value in the city related to property values and the heritage tourism economy. In St. Augustine, these historic buildings comprise only 7% of the city's land mass but represent 43% of property values.



5. Partial demolition may be necessary in certain cases. When demolition is part of a larger rehabilitation plan, it can improve the compatibility of the historic building and associated additions or alterations. If design review is included in the partial demolition review process, HARB and the historic preservation staff can require compatible design and justify approving the partial demolition more easily.
6. If buildings are altered in an incompatible way, the property owner could cause the building to lose eligibility for preservation incentives as an individual building or for a district. Preservation incentives for private property owners can include federal historic tax credits for income-producing properties (even residential rental properties), local property tax exemptions for qualified historic rehabilitation and flood mitigation projects, and grants for owners that are non-profits or otherwise eligible through local programs that exist now (like the Lincolnville CRA) or future programs that may be developed for historic properties within the city.