

Do You Own a Property in the City of St. Augustine?

Things to Help You Be in the Know!

Our city has quite the history!

Founded in 1565, St. Augustine is the nation's oldest, continually occupied city. There is no shortage of history and cultural assets in St. Augustine, including our Town Plan National Historic Landmark district, numerous properties designated individually on the National Register of Historic Places, as National Historic Landmarks, as Local Historical Landmarks, as contributing to one of the 7 National Register Historic Districts (St. Augustine, Lincolnville, Model Land Company, Abbott Tract, North City, Nelmar Terrace, Fullerwood Park), or within the 5 local Historic Preservation Zoning Districts (HP-1 to HP-5). We have also an abundance of archaeological resources and three Entry Corridors (King Street, San Marco Avenue, and Anastasia Boulevard) extending from our city's core!

Watch for updates to our Abbott Tract, Lincolnville, and Model Land Company National Register Districts in the coming year!

How do you know if your building is considered historic?

While there are different definitions for the word historic and there are many older buildings in the city, a building is considered historic if the structure is individually listed or contributing to a district on the National Register of Historic Places, is designated as a Local Historic Landmark, and generally if it is eligible for historic designation.

St. Augustine values historic preservation

A Historic Preservation Master Plan was adopted in 2018 and the Historic Preservation Element Goals, Objectives & Policies in 2020 for the City's 2040 Comprehensive Plan. Read more about historic preservation in the city at www.citystaug.com/192/Historic-Preservation.

If you are planning any project to a building or property within the city

Projects on the exterior or interior of all buildings or properties, regardless of the location or designation, still require a building and possibly other permits and must meet all city standards prior to issuance and before work begins.

Full demolitions proposed for any building 50 years or older or in HP-1 to HP-5 require approval from our Historic Architectural Review Board (HARB), involving an application and hearing at a public meeting first.

Partial demolitions proposed for buildings that are designated or contributing may in some cases be able to be reviewed by Historic Preservation Staff if the proposed partial demolition ordinance is approved by the City Commission (see attached).

Thinking about doing any work that involves digging?

Check if your property is within an Archaeological Zone. Soil disturbance more than 3" deep and over 100 square feet in size may require Archaeological Review before work begins.

Other guidance and requirements

The Architectural Guidelines for Historic Preservation (AGHP) provides guidance for all older buildings within our city, as well as requirements to exterior changes of buildings and properties located within Historic Preservation Zoning Districts (HP-1 to HP-5). *Look for an update to our AGHP to be reviewed by the Historic Architectural Review Board (HARB), the Planning and Zoning Board (PZB), and the City Commission in the next few months before it is adopted.*

Curious if those older windows are worth saving or can be fixed, instead of replaced? Most historic wood windows were built from virgin lumber and have lasted many years (some over 100!), can be fixed, and improved for efficiency and soundproofing. Watch an on-demand video from our Window Workshop: [www.citystaug.com/1057/Preservation Resources](http://www.citystaug.com/1057/Preservation%20Resources).

Incentives to Rehabilitate Your Building

Find out more about the City's Ad Valorem Tax Exemption and the Federal Preservation Tax Credit programs available for designated or contributing buildings by contacting the Historic Preservation Division or visit www.citystaug.com/196/Incentives.

Want to protect your building against flooding or water related damage?

Check out great resources available online at www.citystaug.com/905/Flooding-and-Historic-Properties (or by entering "resilient heritage" in the www.citystaug.com search box) including:

Flood Mitigation Design Guidance for Historical Resources, the accompanying brochure *Flood Guidance for Historic Properties*, and StoryMap.

Also, to learn much more about the City's efforts and what you can do for your property, go to www.citystaug.com/863/Resiliency.