

An aerial photograph of St. Augustine, Florida, showing the city's layout with numerous buildings, roads, and green spaces. In the upper right, the Castillo de San Marcos is visible, a large fortification. To the right, the Matanzas River flows into the ocean, with a bridge crossing it. The city extends from the river towards the top left of the frame.

City of St. Augustine Historic Preservation Master Plan

16 November 2016



About PDP

- Nationally recognized planning, design and architecture practice specializing in heritage planning & design
- Established in 1995
- Reorganized in 2010 to allow for a strategic expansion to pursue projects throughout the US
- Successfully engaged in multiple States and the District of Columbia





What We Do

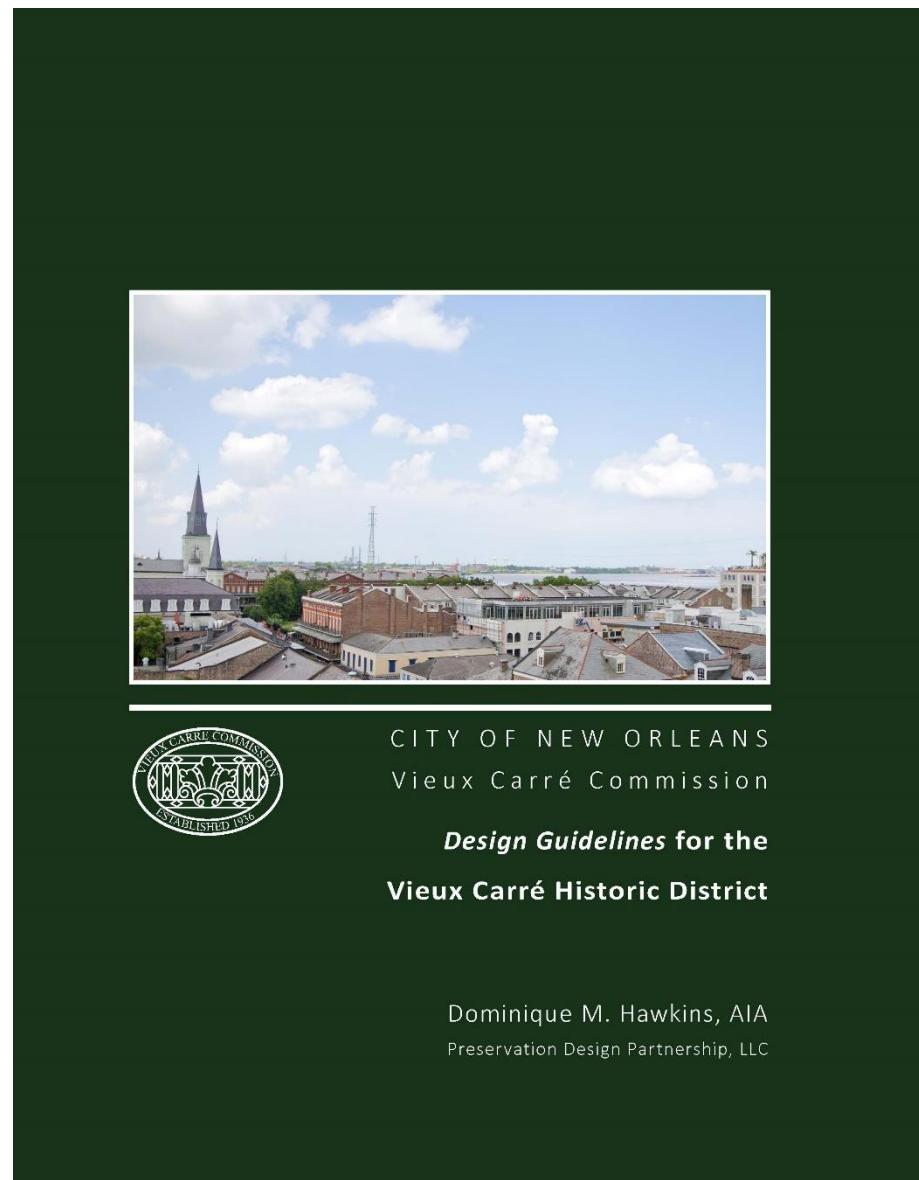
- Master Planning / Architecture / Historic Preservation
- We work exclusively in historic settings
- From large urban projects to “jewel interventions”
- Nationally recognized planners, designers and architects
- Our work has been recognized with **over 40 national, regional, state and local awards of planning, design, architecture and preservation excellence**
- Our hallmark is working in historic iconic settings throughout the US





Historic Preservation Planning

- Documentation
- Preservation Planning
- Administration of Historic Regulatory Process
- Design Guidelines
- Historic Master Planning



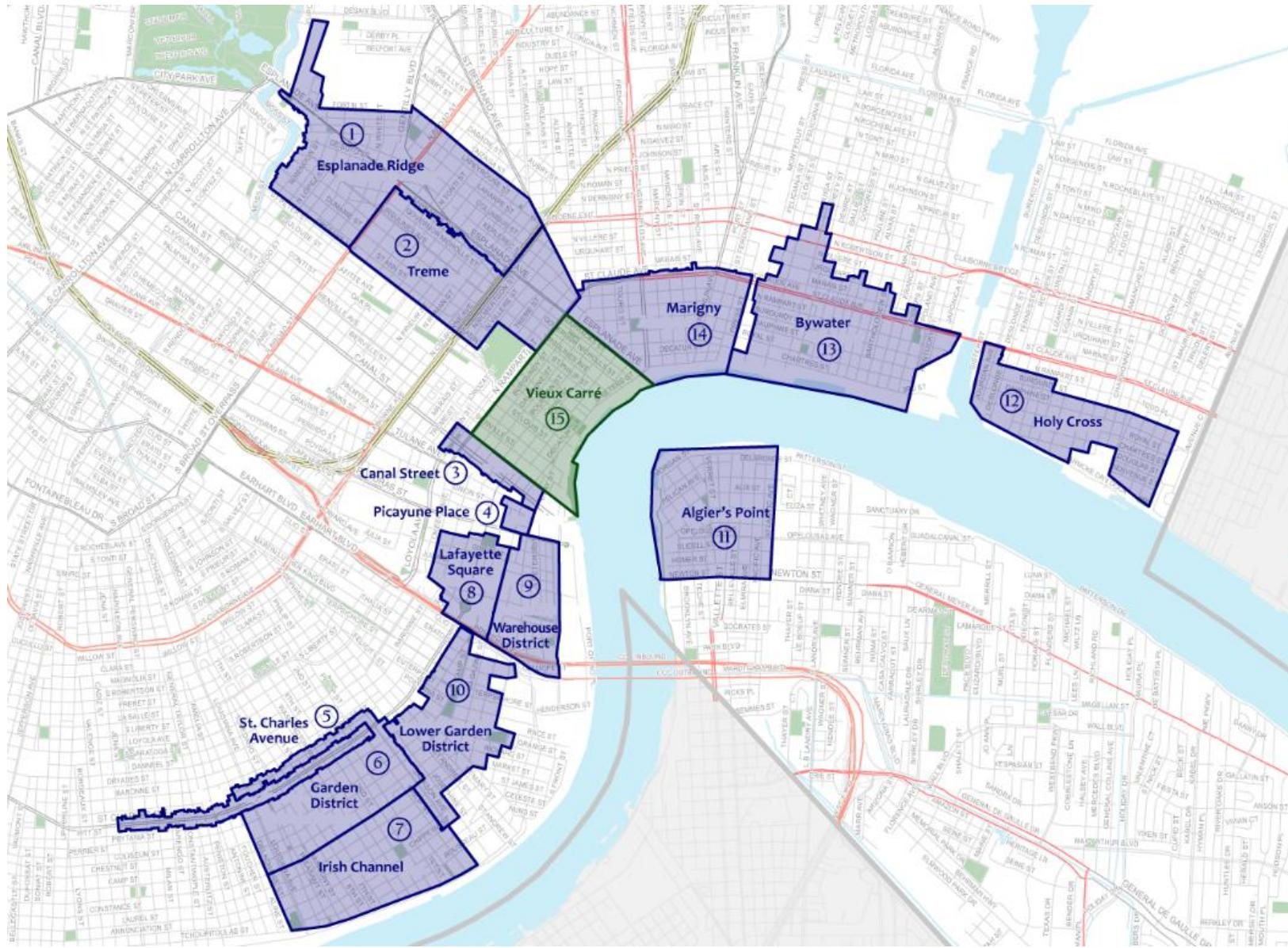
CITY OF NEW ORLEANS
Vieux Carré Commission

*Design Guidelines for the
Vieux Carré Historic District*

Dominique M. Hawkins, AIA
Preservation Design Partnership, LLC

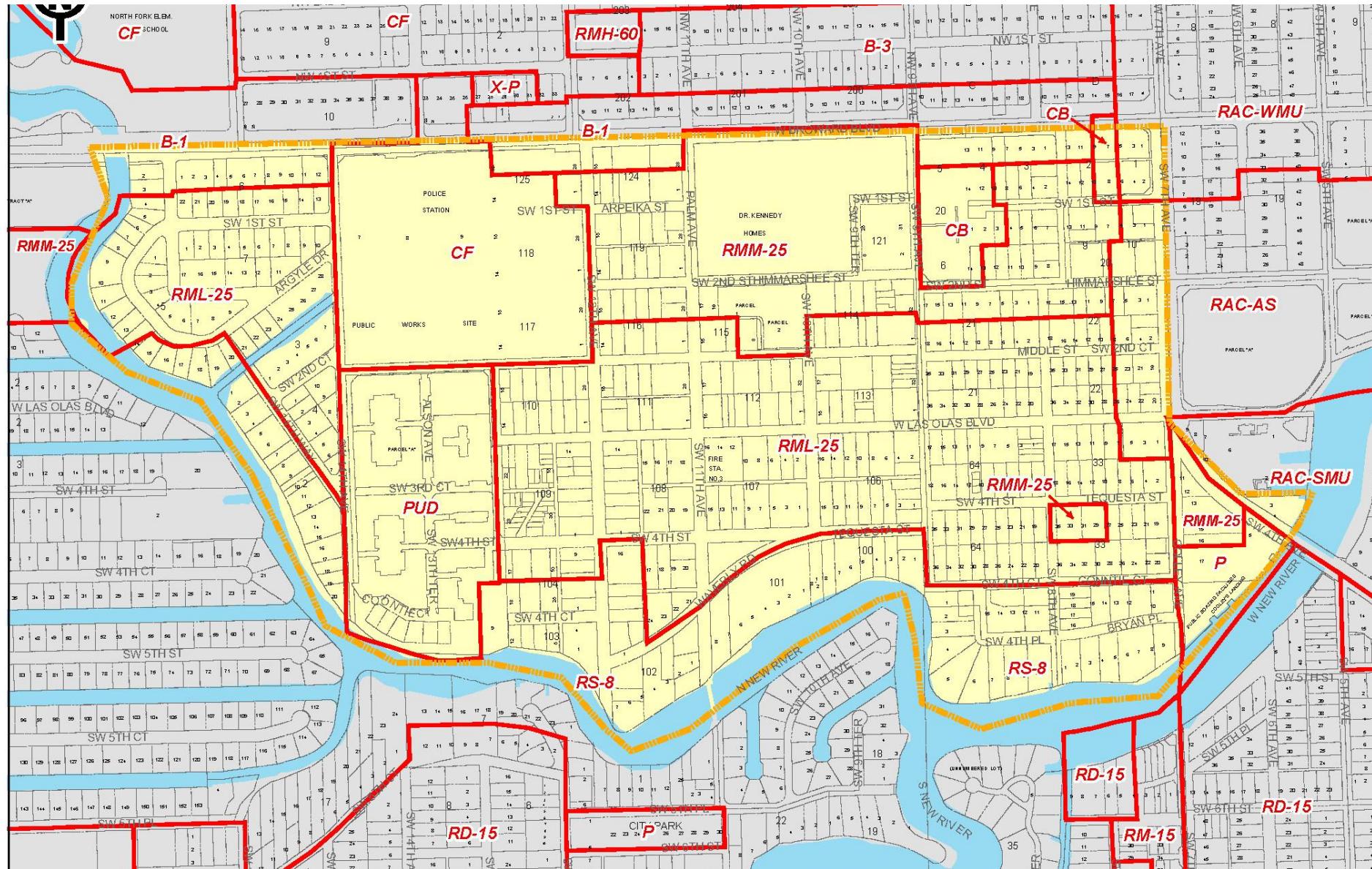


Water, Water Everywhere....





Water, Water Everywhere...





Water, Water Everywhere...





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Water, Water Everywhere...



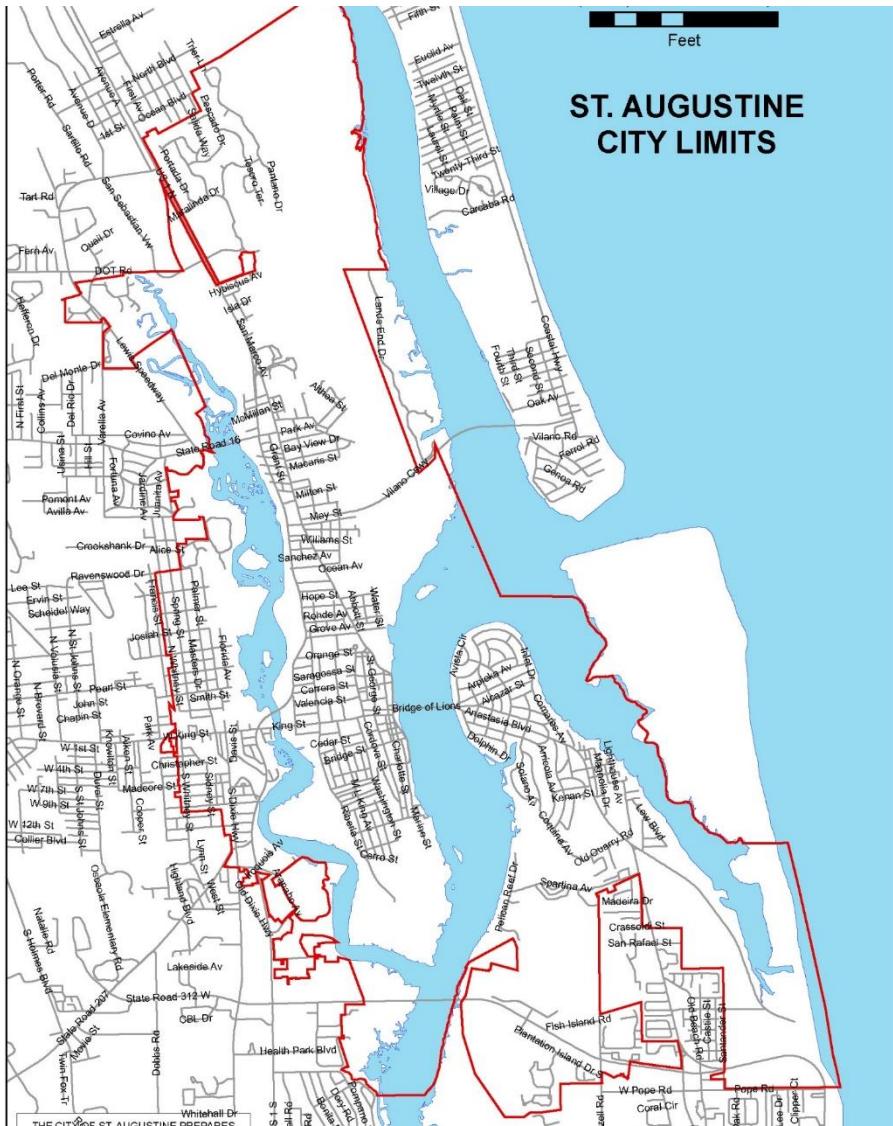


Water, Water Everywhere....

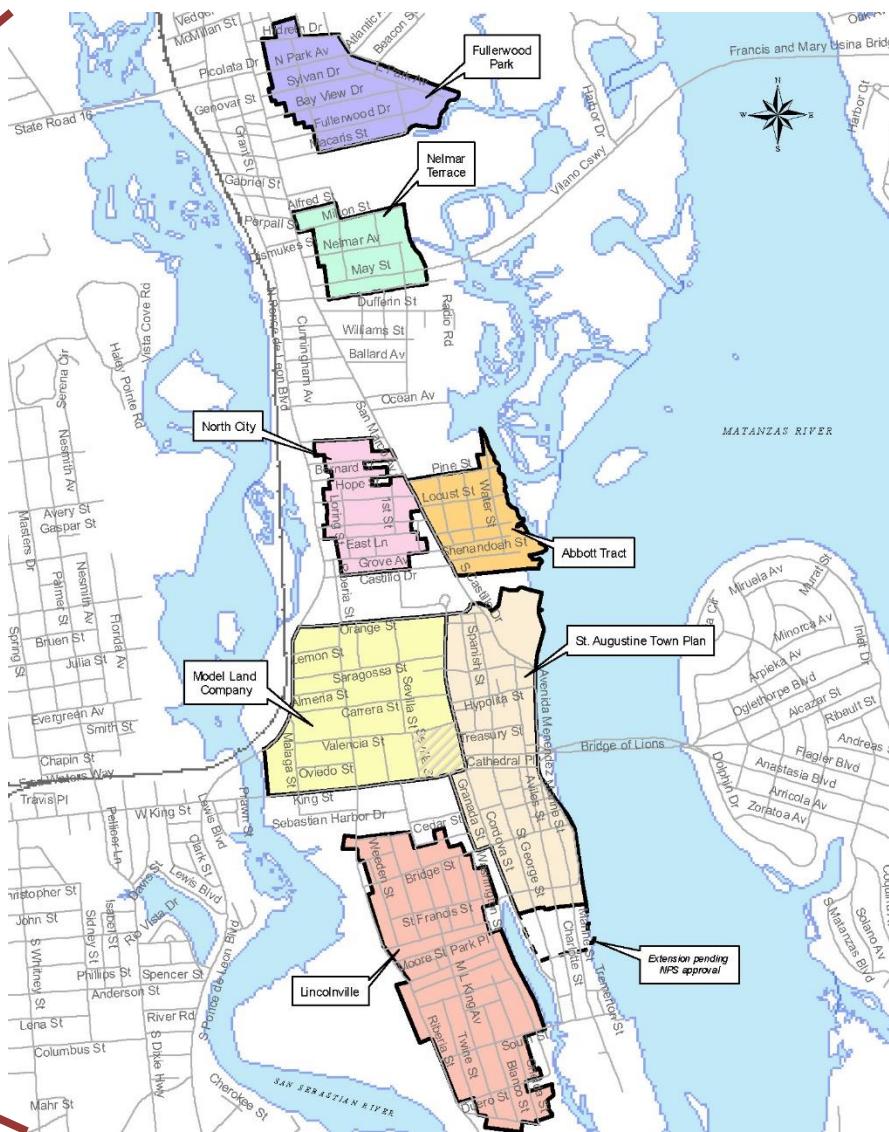
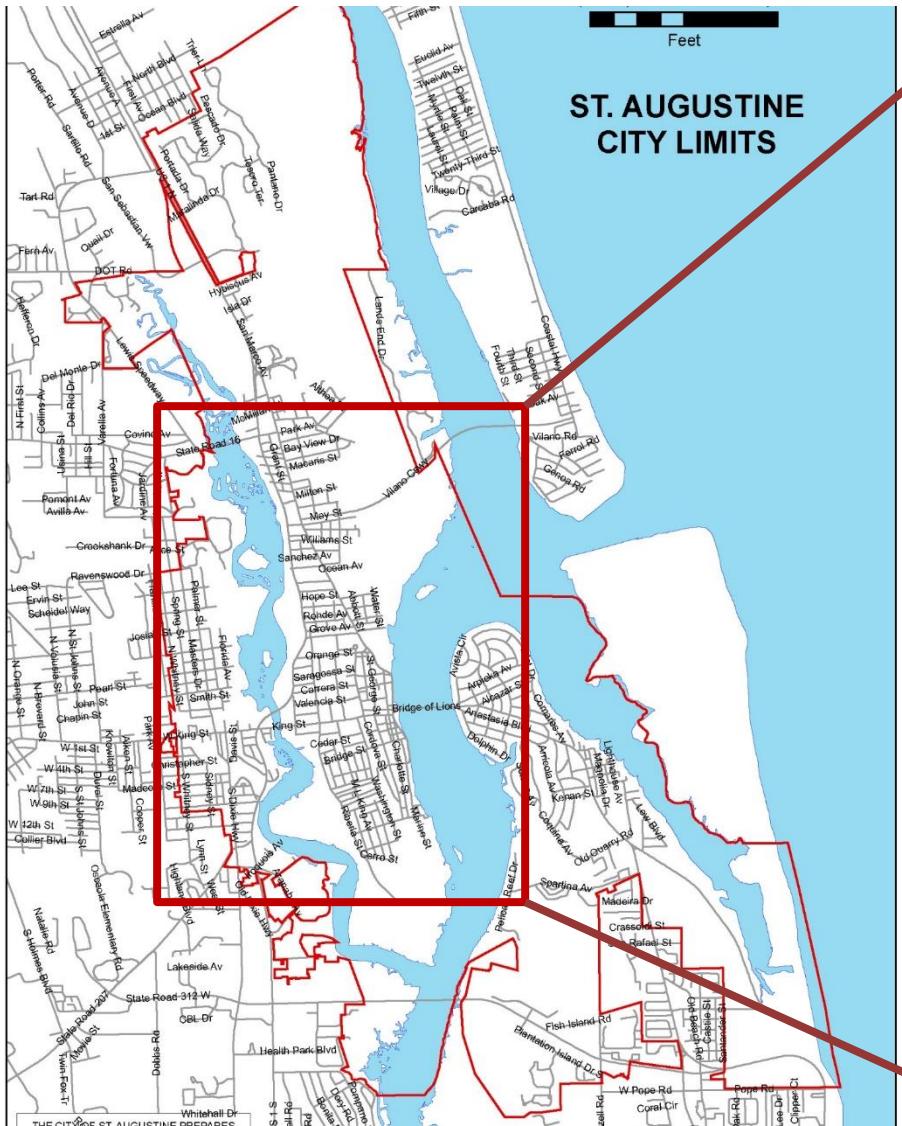




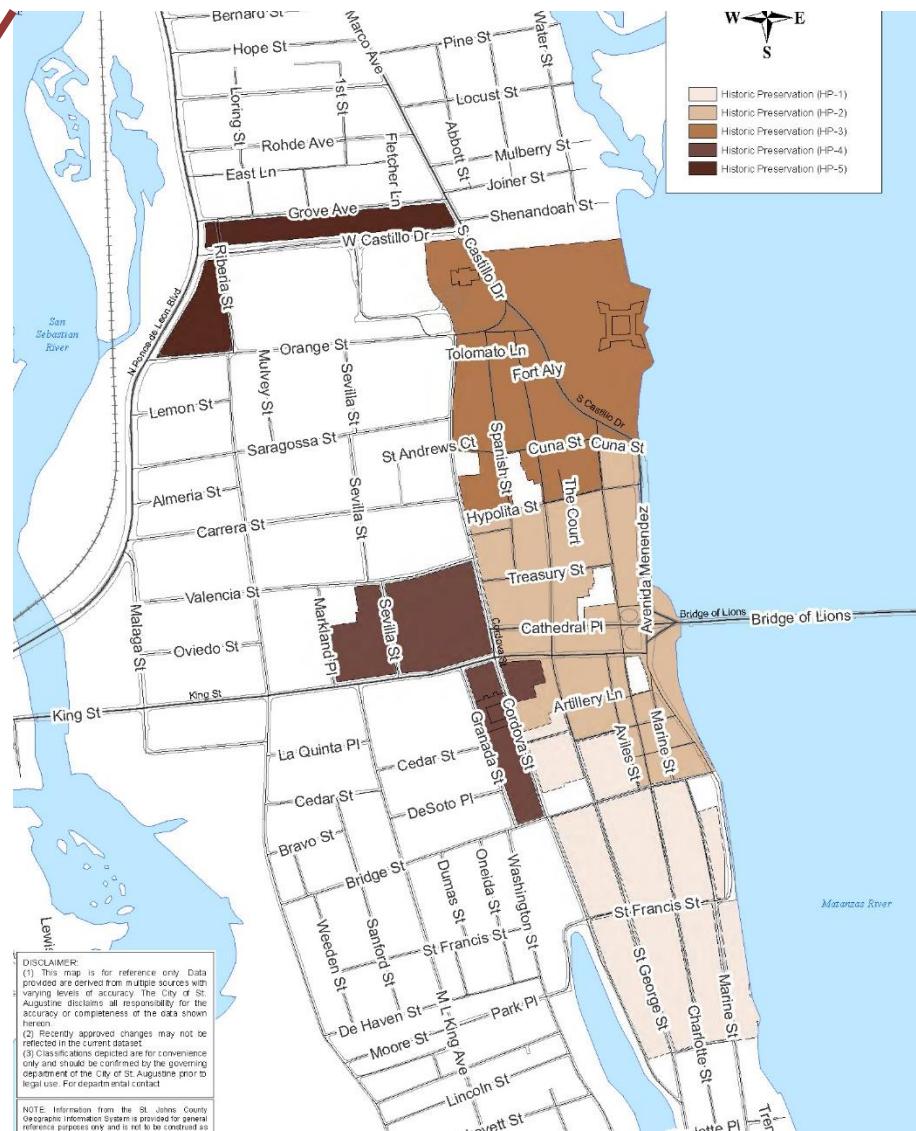
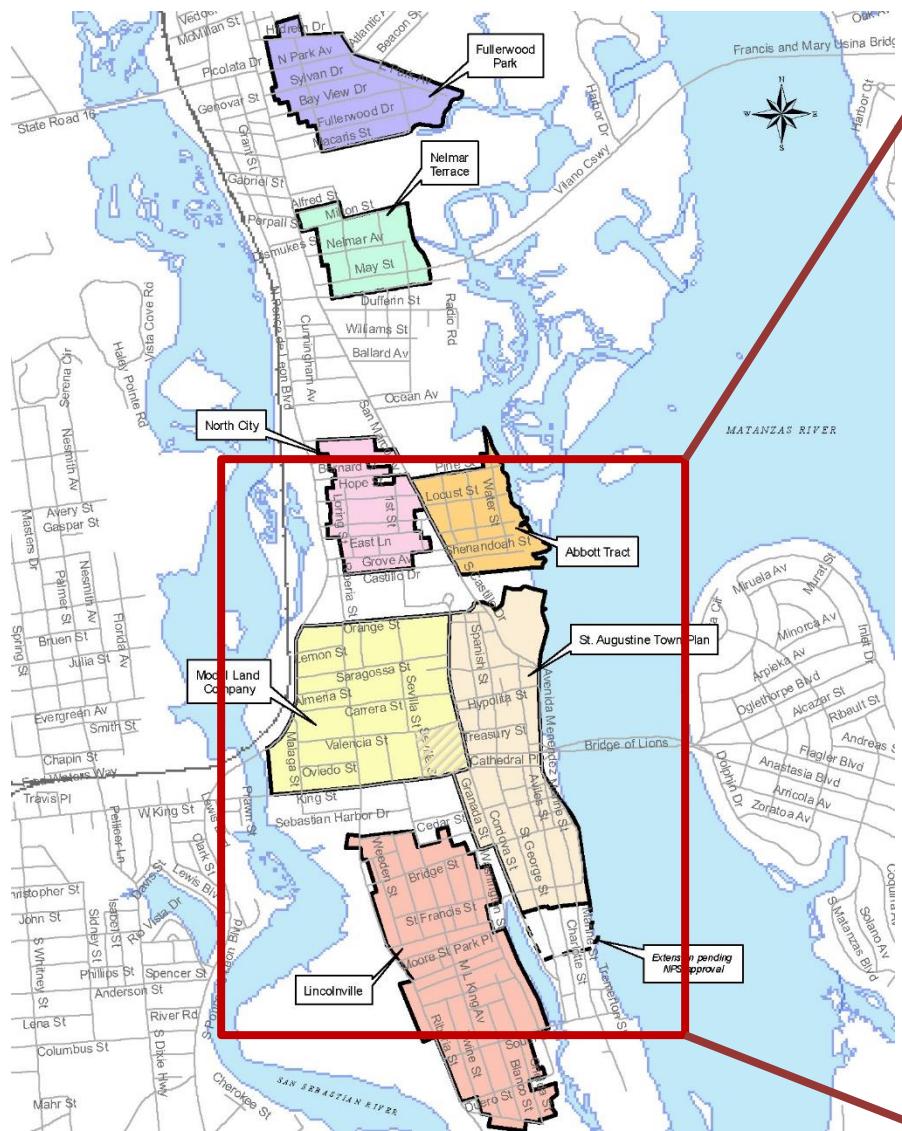
St. Augustine Historic Preservation Master Plan



St. Augustine Historic Preservation Master Plan



St. Augustine Historic Preservation Master Plan





St. Augustine

- 1565 – Oldest European City in the US





St. Augustine

- 1565 – Oldest European City in the US
- 1723 – Oldest House





St. Augustine

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- 1880s – Resort City





St. Augustine

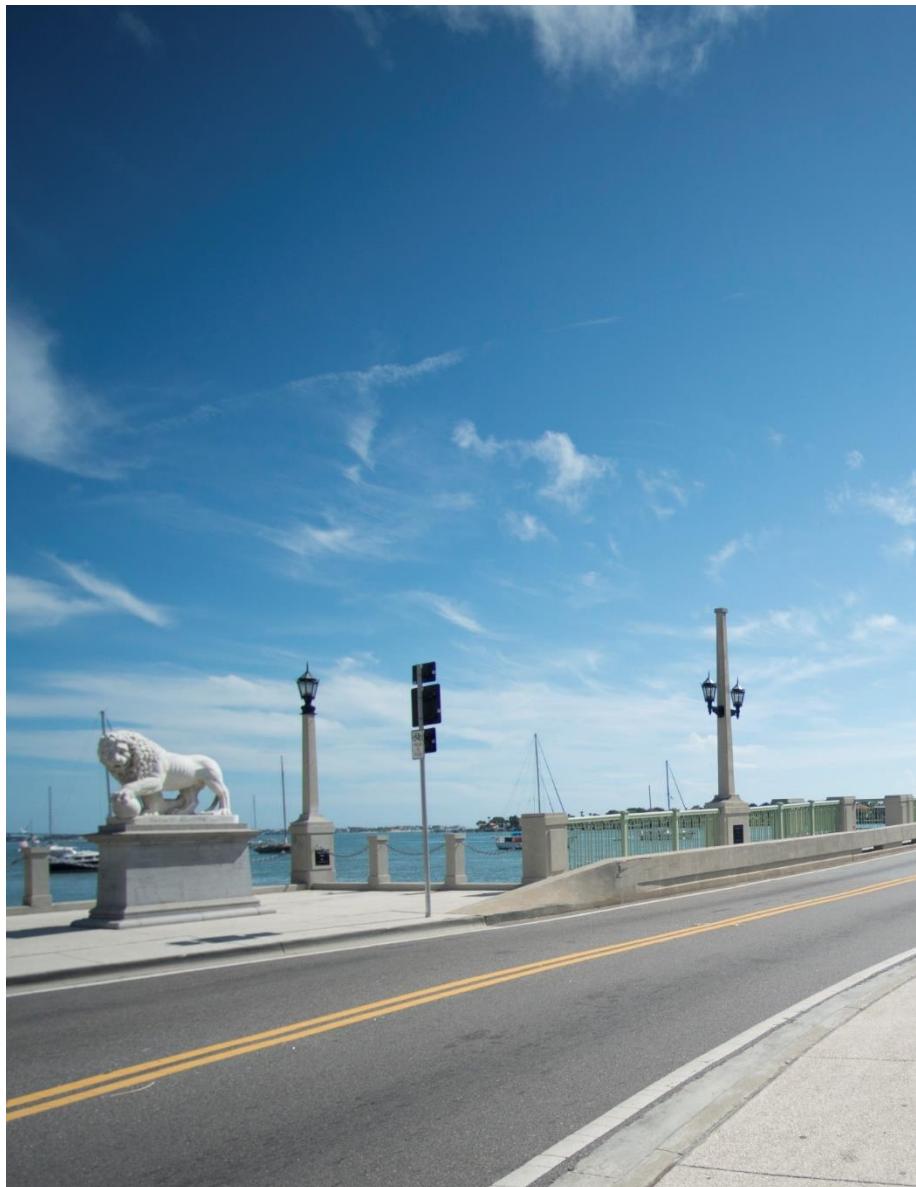
- 1565 – Oldest European City in the US
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- 1918-1926 – Boom Period
 - Residential Developments
 - 1923 – North Anastasia Island
 - 1926 – West Augustine





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 - 1923 – North Anastasia Island
 - 1926 – West Augustine
- 1927 – Bridge of Lions
- Post WWII – Population Boom





St. Augustine – Regulation

- Focus on Colonial City
- 1937 – St. Augustine Historical & Restoration Committee
- 1959 – St. Augustine Restoration Plan





St. Augustine – Regulation

1959 – St. Augustine Restoration Plan

“to acquire, restore, preserve, maintain, reconstruct, reproduce and operate for the use, benefit, education, recreation, enjoyment and general welfare” of the people the “historical and antiquarian sites” in St. Augustine and its environs

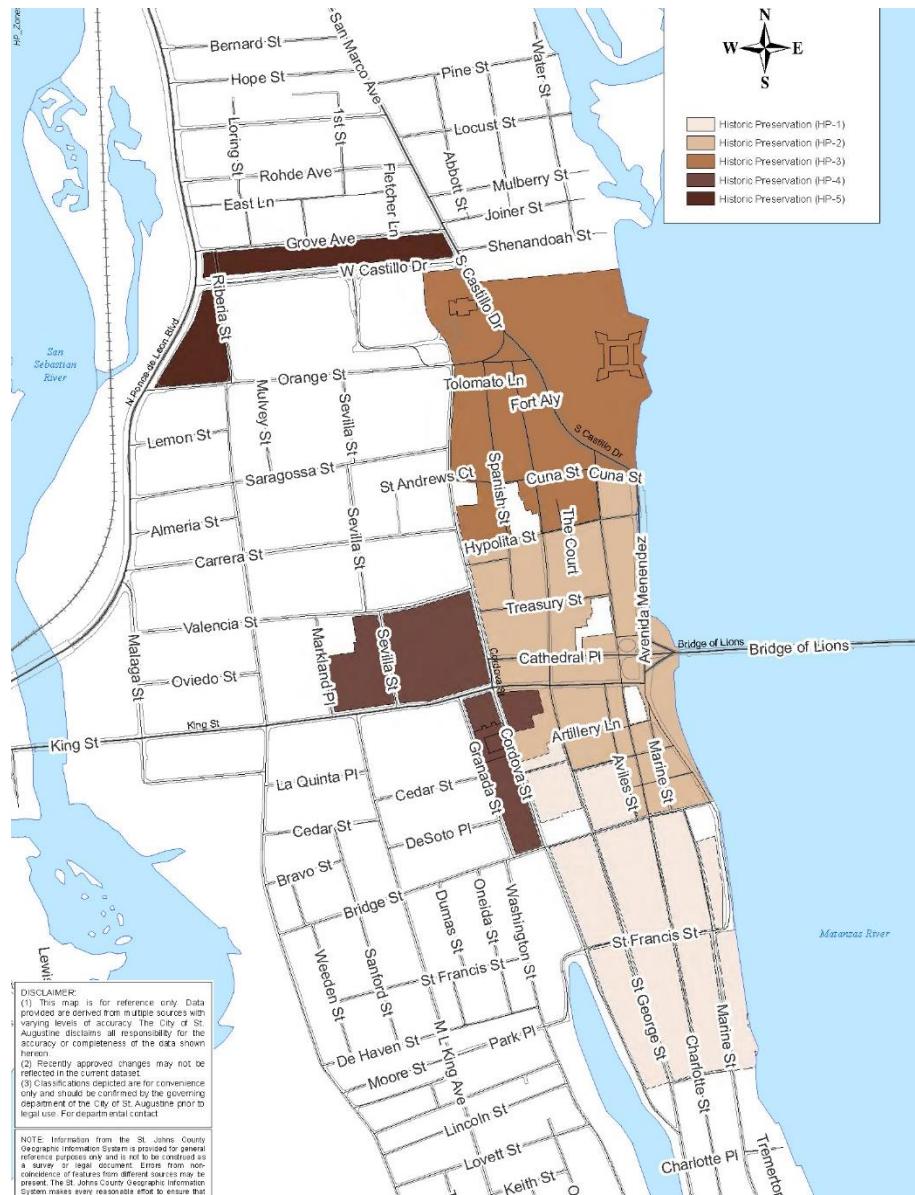
The Plan placed “major stress in the Restoration at or near 1763” while acknowledging that “other phases in the long history of St. Augustine need not be neglected.”





St. Augustine – Regulation

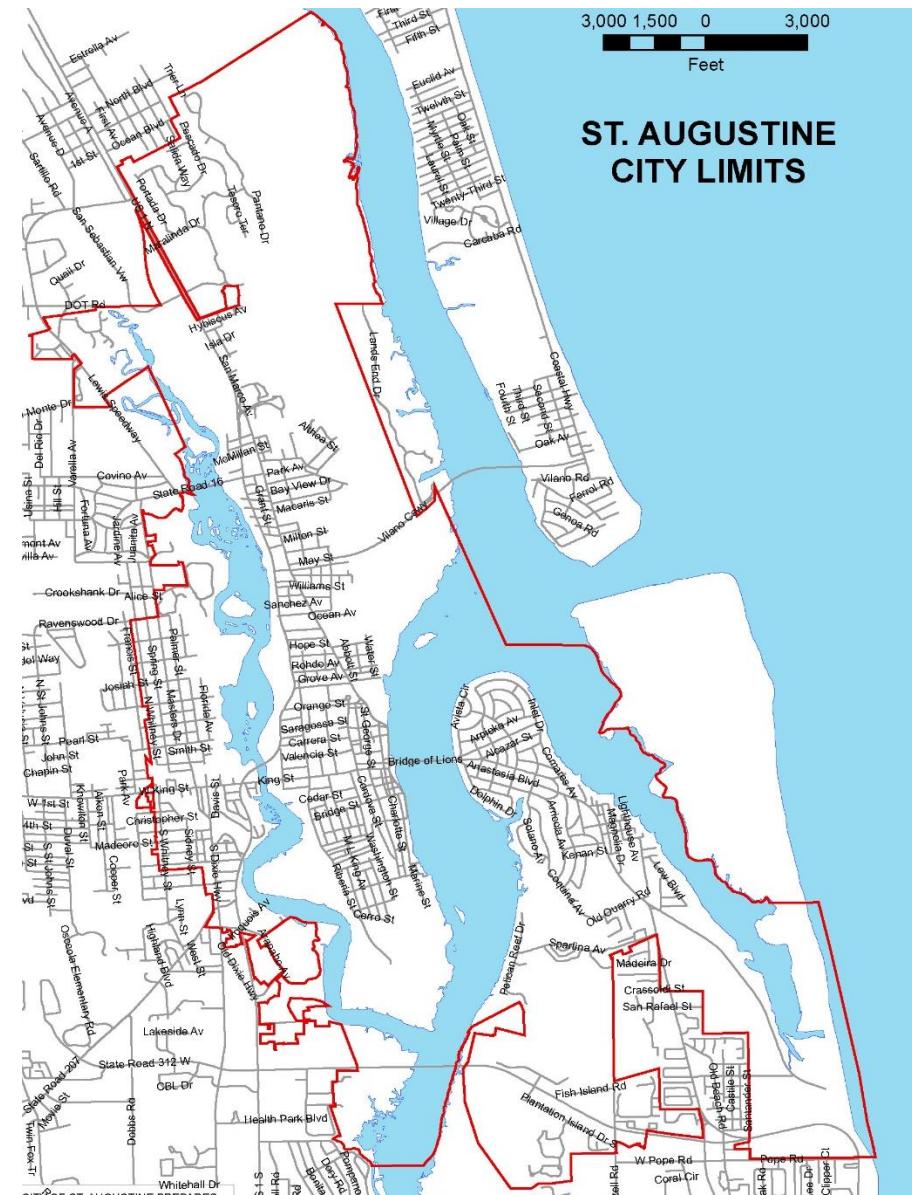
- 5 Local Historic Districts



St. Augustine – Regulation



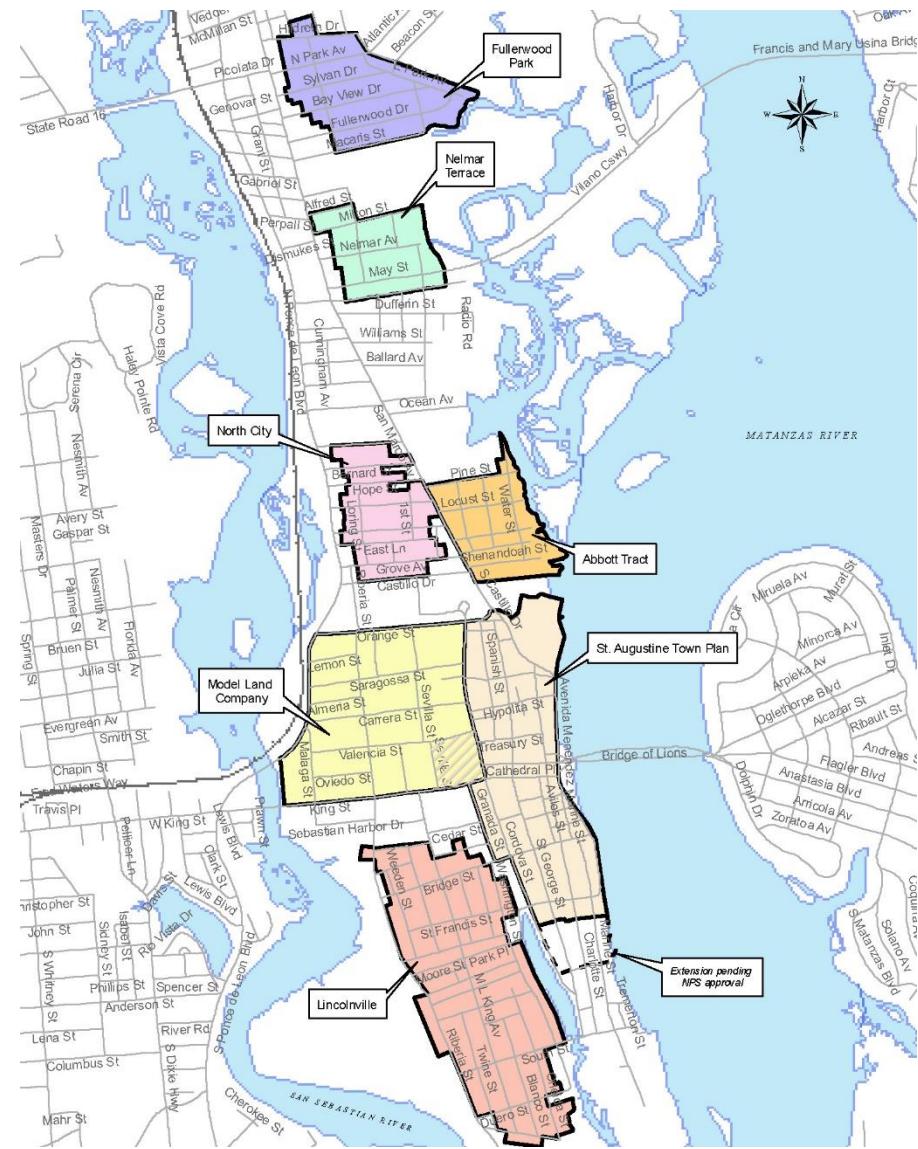
- Demolition Review
- Archaeological Review



St. Augustine – Historic Preservation Concerns



- Current National Register Districts – Mostly unprotected





St. Augustine – Historic Preservation Concerns





St. Augustine – Historic Preservation Concerns





St. Augustine – Historic Preservation Concerns





St. Augustine – Historic Preservation Concerns





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St. Augustine – Historic Preservation Concerns





St. Augustine – Historic Preservation Concerns



St. Augustine – Historic Preservation Master Plan



Historic Preservation Review Process

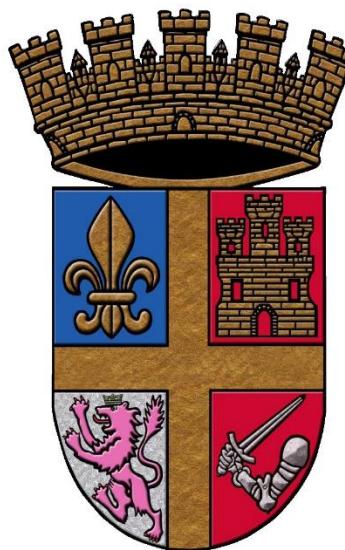
- Demolition Process
- Limit COA Duration
- Revise Guidelines
- Staff Review
- Integrate HP in GIS/Permitting

“You've got to preserve it and yet you've got to have people use it. The two things are always at odds.”

A handwritten signature in black ink that reads "Albert Manney".

Architectural Guidelines for Historic Preservation

Prepared by the Planning and Building Division
City of St. Augustine, Florida
Fourth Edition, October, 2011



St. Augustine – Historic Preservation Master Plan



Emergency Preparedness

- Documentation
- Mitigation
- Expedited Review Process



St. Augustine – Historic Preservation Master Plan

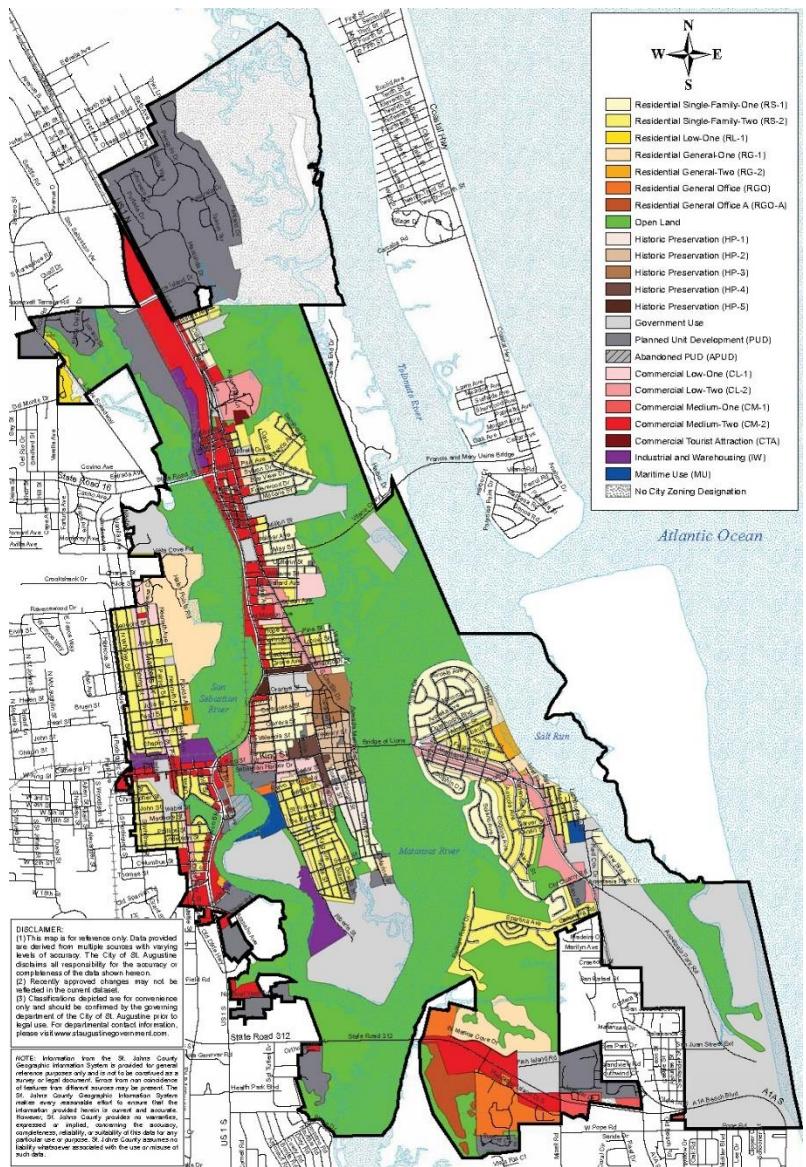




St. Augustine – Historic Preservation Master Plan

Zoning Review Process

- Review Zoning for Compatibility
- Possible Overlays





St. Augustine – Historic Preservation Master Plan

Archaeology





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Financial Incentives





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Preservation Advocacy and Education





St. Augustine – Historic Preservation Master Plan

Timeline

- Public Meetings
- History Review
- Formulate Recommendations
- Prepare Draft Plan

Patience.....



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