



PRESERVATION PLANNING

Final Community Workshop for Public Input on the Historic Preservation Master Plan

TUESDAY JANUARY 17, 2017 6-8PM

MARKLAND HOUSE 102 KING ST

Please join us to review our progress! We will briefly take a look at the basic tenets of a historic preservation plan and then review the public input provided thus far to begin drafting a framework and recommendations with your additional comments.

Opportunities for other public comment will be available in future HARB meetings.



CITY OF
ST AUGUSTINE
EST. 1565



City of St. Augustine

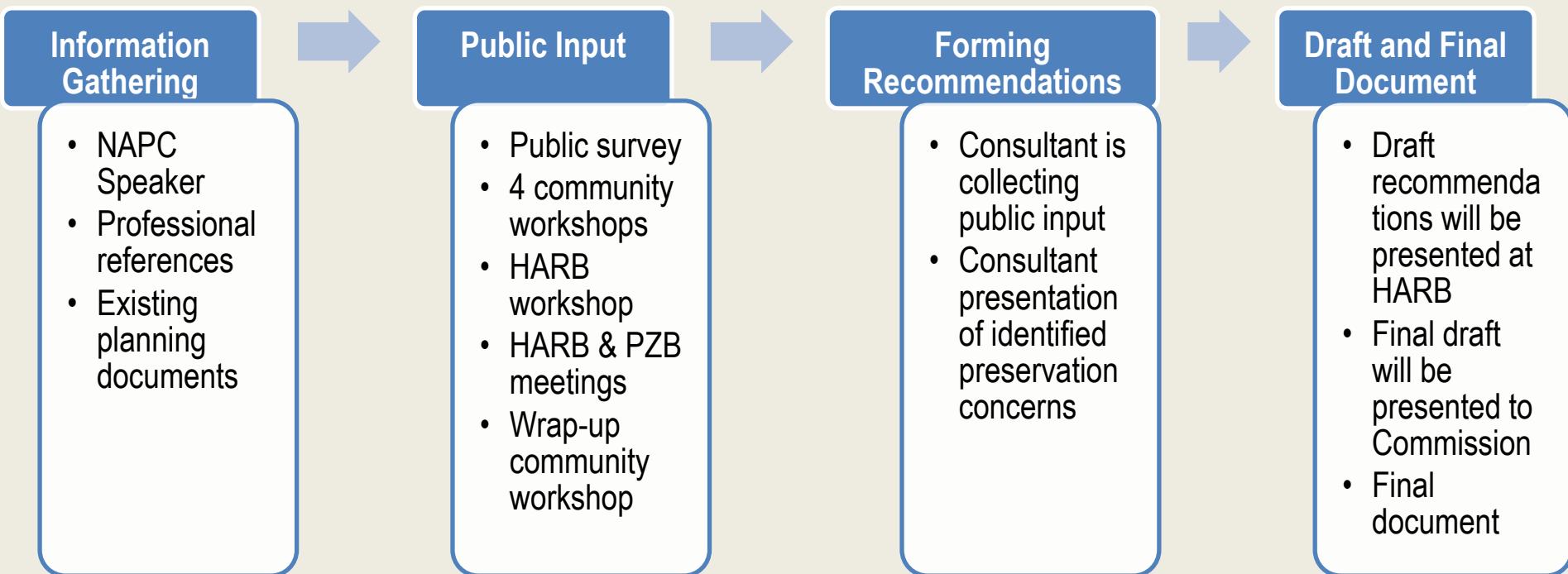
HISTORIC PRESERVATION MASTER PLAN: FINAL COMMUNITY WORKSHOP

*Progress report and forming
preliminary recommendations*



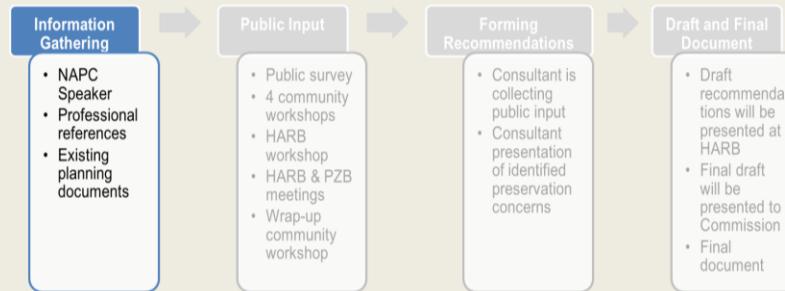
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Measuring our Progress:



Information Gathering

- Existing city planning documents reviewed include the 1986 Historic Preservation Element, current ordinances and guidelines, heritage tourism study performed by the NTHP, and recommendations of the 2003 mayoral ad hoc preservation committee among others
- Professional references are vast: APA/NTHP Preparing a Historic Preservation Plan, Thesis: Preservation Planning at the Local Level: A Case Study, many other community examples
- National Alliance of Preservation Commissions (NAPC) speaker presentation in March 2015 provided general strategies and elements of a preservation plan...



NAPC Speaker Abigail Christman:

- Introduction to preservation plans
- Questions and decisions to consider that establish the audience, format, and methodology
- Typical elements of a preservation plan
- Examples of strategies and goals
- Examples of other community preservation plans
- Implementation method

Ms. Christman is an architectural historian with the Center of Preservation Research, University of Colorado Denver. She is one of the many nationwide trainers for the non-profit organization National Alliance of Preservation Commissions (NAPC).

The NAPC mission is to build strong local preservation programs through education, advocacy, and training.

What is a preservation plan?

- Plans vary but generally they:
 - identify historic and cultural resources in a county or municipality
 - consider the issues, problems, and opportunities associated with those resources
 - develop goals, policies, and strategies for their appropriate use, conservation, preservation, and protection

Preservation Planning Process

- Summarize the current conditions
- Reflect on what is working and what isn't
 - Community meetings, surveys, and brainstorming sessions to identify needs and goals for improvement
- Create a preservation vision for the community
- Prioritize needs and goals
- Establish an action plan for achieving the goals
 - What actions and resources are needed to achieve goals?
 - Who will be responsible for actions? What partnerships can be formed to help achieve goals?

Things to consider before preparing a plan

- Who is the audience for the preservation plan?
 - Planning staff, historic preservation commission, preservation professionals, owners of historic buildings, the general public
- What type of document will it be?
 - An overview and analysis of the current state of preservation in the community
 - A reference guide to designated resources, local ordinances, and other preservation programs
 - A summary of brainstorming sessions held to identify preservation needs and goals and to prioritize these needs/goals
 - Guidelines for future growth and development
 - A planning document laying out detailed 5 and 10 year goals
 - A framework for evaluating preservation progress
 - An educational guide to the community's heritage and the benefits of preservation
 - A visual guide to preservation issues and concerns

Who will prepare the plan?

- Planning staff and HPC
 - Most knowledgeable about local concerns and issues
 - Best equipped to create a plan that is relevant to the community and meets the needs of the city's preservation program
 - Best placed to guide community engagement
 - Often has limited time to devote to developing a plan which can result in project delays or less-developed plans
- Consultant
 - Can provide objective evaluation of current programs and future needs
 - Knowledgeable on recommended practices for preservation planning
 - Can bring experience from planning process with other communities
 - Can complete a plan on a schedule

Questions to address during the planning process:

- What are the key resources that need to be preserved?
- What are the strengths/successes of the preservation program?
- What are the weaknesses of the preservation program?
- What are the local preservation concerns and threats?
- What are the frustrations with the preservation process?
- What should the city's preservation priorities be?
- What additional resources are needed?
 - Education/training, public support, funding, staffing?
- Are these questions answered differently by the Historic Architectural Review Board, planning staff, other municipal staff/representatives, the preservation community, owners of historic properties, and the general public?



Common Plan Elements

- 1) Historic context
- 2) Existing Conditions
- 3) Assessment of Current and Future Needs
- 4) Community Goals, Objectives, and Strategies
- 5) Implementation Plan

1. Historic Context/ Developmental History

- Key trends/themes in community development
- Overview of architectural styles and types
- History of local preservation efforts
 - Local ordinances, establishment of review board, designation of districts

(Common Plan Elements)

2. Existing Conditions: Historic Resources

- National Register listed properties and districts
- Locally designated properties and districts
- Additional resources identified as potentially eligible?
- Resource management
 - Survey updates
 - Additional resources to be surveyed?
- Other resources that should be considered in planning?
 - Open spaces? Viewsheds? Objects?
 - Resources considered significant by community?
- Critical Areas: Historic resources that are experiencing pressures related to growth/sprawl, neglect, transportation projects, insensitive alterations, tourism, demographic changes, etc.
(Common Plan Elements)

2. Existing Conditions: Historic Preservation Administration

- Local ordinances
- Historic Architectural Review Board
- Design guidelines
- Incentives
- Preservation partnerships

(Common Plan Elements)

3. Assessment of Current and Future Needs: Historic Resources

- Have architectural/archaeological inventory forms been completed for all resources within the historic districts?
- Have all resources within the city 50 years old or more been inventoried?
- When were resources last surveyed? What is the process for survey updates?
- Do the designated resources represent the full range of the city's history? Do they represent historical significance as well as architectural significance? Do designated resources reflect cultural, racial and economic diversity?
- Are there additional historic resources that should be recognized and protected with historic designations? What type of designation is needed for these resources? Individual designation? A district with design review? A conservation overlay district?

(Common Plan Elements)

3. Assessment of Needs for Historic Resources: Inventory and Survey

- One of the primary roles of a CLG is to maintain a system for the survey and inventory of historic resources
- Survey is an ongoing process
 - New resources reach 50 year mark every year
 - Previous surveys need to be updated (recommended every 10 years)
 - Evaluate changes to resources and districts since last survey
 - Address evolving considerations of significance
 - National Park Service initiative to preserve and promote resources that reflect the roles of Latinos, Asian-Americans, women and the LGBT community in American history
 - Mid-twentieth century history

(Common Plan Elements)

3. Assessment of Needs for Historic Resources: New and Current Designations

- Surveys used to identify additional resources eligible for individual or district designation
- Surveys used to recommend updates to existing designations
 - Revision to boundaries
 - Changes to status of individual resources as contributing or non-contributing to the district
- *Process for delisting resources that have been altered and lost their integrity?*

(Common Plan Elements)

Example of what the Assessment may identify: Conservation Overlay Districts can be a tool

- Zoning planning tool that is used to help preserve, revitalize, protect, and enhance neighborhoods
- Regulations vary and differ from neighborhood to neighborhood depending on the area's character and needs
- Property owners and residents determine what character defining features of site, buildings, and neighborhood plan that they want to preserve
- Based on identified character defining features neighborhood creates its own design guidelines and conservation plan with help of city staff/planning department

(Common Plan Elements)

Example of what the Assessment may identify: Conservation Overlay Districts can be a tool

Conservation Overlay District

- Regulates fewer features and changes
- Used sometimes when there isn't enough support for historic districts (residential neighborhoods, less than 50 years old)
- Focuses primarily on the control of massing, height, and scale
- Usually does not offer incentives
- Simplified review process, usually tied to permitting- projects are not reviewed by design review board
- Residents/property owners decide and establish guidelines and character defining features
- Generally does not address demolition but any new construction must follow guidelines established

VS

Traditional Local Historic District

- More strict design guidelines and must undergo a design review by a historic commission
- Properties within district eligible for tax credits and other incentives
- More emphasis on architectural styles and details
- Addresses demolition of structures
- Requires character analysis on site, building form, and landscaping

3. Assessment of Current and Future Needs: Administration of regulations and procedures

- Are there ways that the administration of preservation programs by city staff and the Historic Architectural Review Board can be improved?
- Is the general public aware of the programs, process, and guidelines?
- Are there ways that the program could run more efficiently?
- Is there a mitigation plan to deal with the potential impact of natural disasters on historic resources?

(Common Plan Elements)

Example of what the Assessment may identify: Disaster Mitigation Plan

- Identify the hazards that can affect the community
- Profile the hazards to determine the areas that are susceptible to hazards and what the magnitude is.
- Inventory the historic properties and cultural resources that are vulnerable and establish preservation priorities
- Estimate the amount of potential losses
- Develop a mitigation strategy



(Common Plan Elements)

Example of what the Assessment may identify: Efficiency and Effectiveness of Board Meeting

- Are applicants getting sufficient guidance on how applications can be adapted to meet design guidelines?
- Could more projects be reviewed by staff?
- Could a consent agenda be used for small projects/ project that seem to clearly meet guidelines?
- Should there be time limits on property owner presentations and public comment?
- Do review board comments reference guidelines?
- Are submittal guidelines clear? Is there a policy for when submittals are incomplete?
- Are there ways to streamline review board debate, move discussion towards a motion as soon as a consensus develops?

(Common Plan Elements)

3. Assessment of Current and Future Needs: Regulations

- Are revisions/additions to the preservation ordinance needed?
- Is the ordinance clear? Does it create a preservation vision for the town that can be uniformly implemented? Does the vision promoted in the ordinance align with the community's vision? Does it provide enough detail? Too much detail?
- Are the designation guidelines for individual resources and districts clear? Are the frameworks for different types of districts clearly established?
- Are the design guidelines complete? Is there any supplemental information that should be added?

(Common Plan Elements)

3. Assessment of Current and Future Needs: Incentives and Benefits

- Are local residents, developers, and realtors aware of the preservation incentives available?
- Are the current local incentives effective? Are there ways to increase their use? Ways that the incentive process could be made easier for applicants?
- Are the federal historic preservation tax credits being used?
- Are there additional incentives that St. Augustine could offer?

(Common Plan Elements)

3. Assessment of Current and Future Needs: Education and Advocacy

- Are sufficient education and training opportunities provided for planning staff and the review board?
- Is information on the city's historic resources made easily accessible to the public? Is it integrated with other planning data?
- Is historic resource training provided to local relators? Contractors?
- Do property owners have access to resources on maintaining historic buildings?
- What local/state/national organizations and agencies support preservation efforts in the city? How could partnerships be strengthened?

(Common Plan Elements)

4. Community Goals, Objectives, and Strategies

- Community input through meetings, advisory groups, surveys, etc.
- Analysis of current preservation processes by city staff and review board

(Common Plan Elements)

4. Common goals: Sustainability

- Economic stability
- Heritage tourism
- Adaptive reuse
- Encourage energy efficient retrofits
- Demonstration projects to highlight green building practices
- Sustainable landscaping

(Common Plan Elements)

4. Common goals: Connect City-wide Preservation efforts

- Integrate preservation with other community goals and policies
- Integrate preservation with street and park improvements
- Integrate with economic development
- Pursue partnership and collaboration possibilities

(Common Plan Elements)

4. Common goals: Managing the Historic Resource Inventory and Identify Update Strategies

- Develop historic context statements
- Integrate survey with planning resources and add to city GIS
- Use predictive modeling to prioritize survey areas- such as mapping areas with the most permit requests or with buildings from a particular time period
- Plan for survey updates
- Additional designation of individual resources and districts

(Common Plan Elements)

4. Common goals: Administration of Regulations and Procedures

- Revise preservation ordinance
- Streamline review process
- Expand administrative permitting
- Support code enforcement
- Review process for demolition review
- Create policies to address demolition by neglect

(Common Plan Elements)

4. Common Goals: Incentives

- Promote use of current incentives and expand incentive options
- Preservation revolving fund
- Financial assistance or grant programs
- Tax incentives
- Technical assistance to provide property owners with advice of trained architect

(Common Plan Elements)

4. Common goals: Education and Advocacy

- Training for staff and review board
- Make historic resource information readily available to the public
- Provide architectural advice and application assistance to property owners
- Training for realtors and contractors
- Update website frequently to provide up-to-date resource information; highlight successful projects; provide guidance
- Create a resource guide for owners of historic properties

(Common Plan Elements)

5. Implementation

- prioritize strategies within each goal
- set forth projected timeframes for completing projects
- identify responsible parties for accomplishing strategies
- resources to achieve goals
 - funding, volunteers, partners, etc.

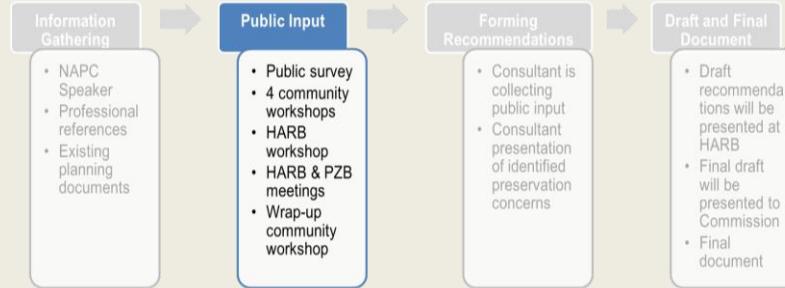
(Common Plan Elements)



How did workshops and public input correspond to general preservation planning resources?

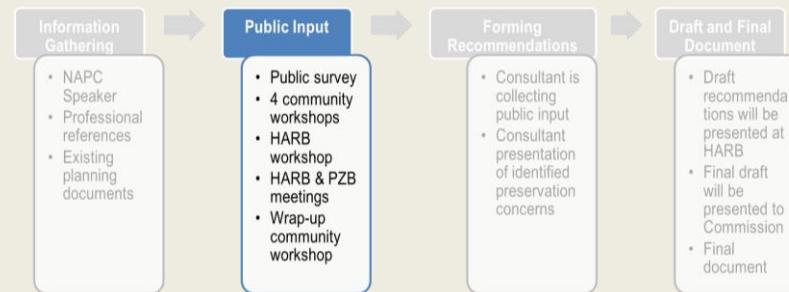
Public Input

- June 2015: HARB workshop reviewed information presented by the NAPC speaker and discussed several recommendations and questions...



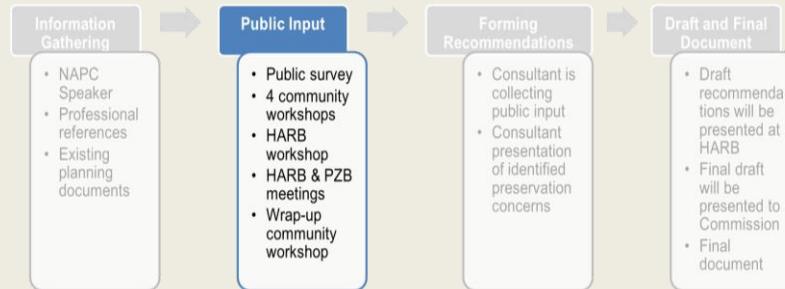
Results of June 2015 HARB workshop:

- **Intentions and expectations for the Plan:** needs a public and private commitment; not a boilerplate plan; include areas outside the HP zones; interconnect with other city initiatives and vision; develop as a set of goals for 5-10 years; and act as a daily reference for all
- **Develop a methodology to create the Plan:** hybrid approach relying on leadership of HARB, staff, and a consultant; gather public input and commitment for successful and prioritized implementation
- **Plan structure and benchmarks:** identify existing conditions and concerns with public survey and workshops; assess plan implementation and current practices; improve clarity and user-friendly access for the public



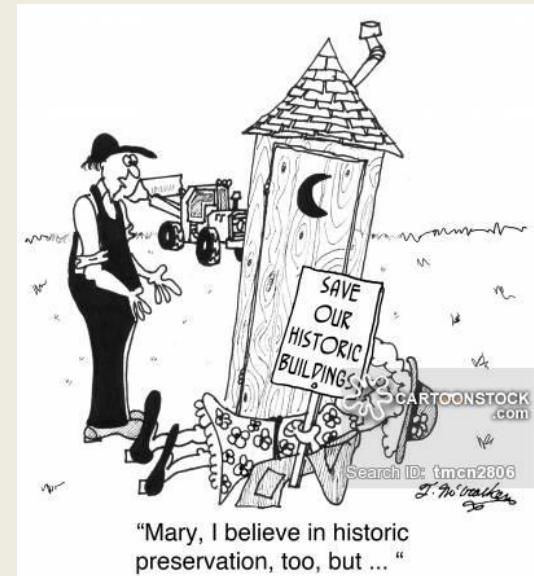
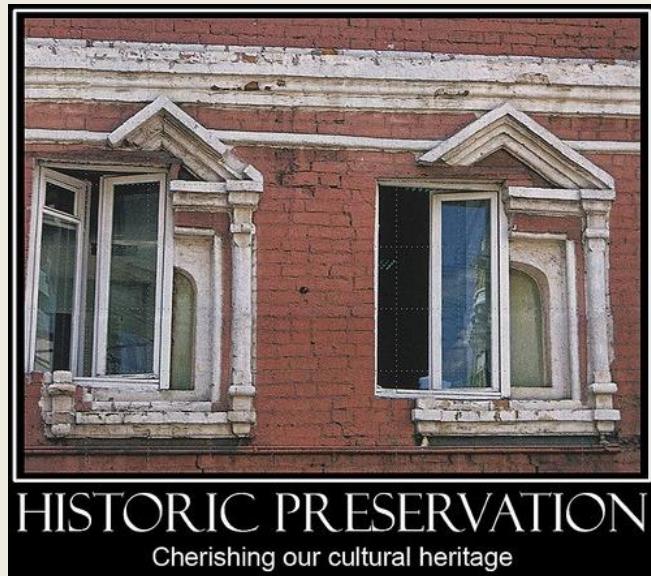
Results of June 2015 HARB workshop:

- **List of concerns to be addressed in the plan:**
 - Strength: preservation is a priority in the St. Augustine Town Plan District
 - Opportunity: broaden preservation to other areas with flexibility and modern approaches for design review to increase compatibility of infill development
 - Opportunity: more education and a comprehensive approach to connect historic resources with archaeological resources
 - Strength: demolition ordinance
 - Weakness: no review over replacement structures
 - Threat: demolition by neglect
 - Weakness: landmark program is underutilized
 - Opportunity: increase analysis of infill development's impact on the landscape/streetscape
 - Threat: no review for historic interiors
 - Weakness: preservation is primarily a practice by the government and institutions and there is no public advocacy group



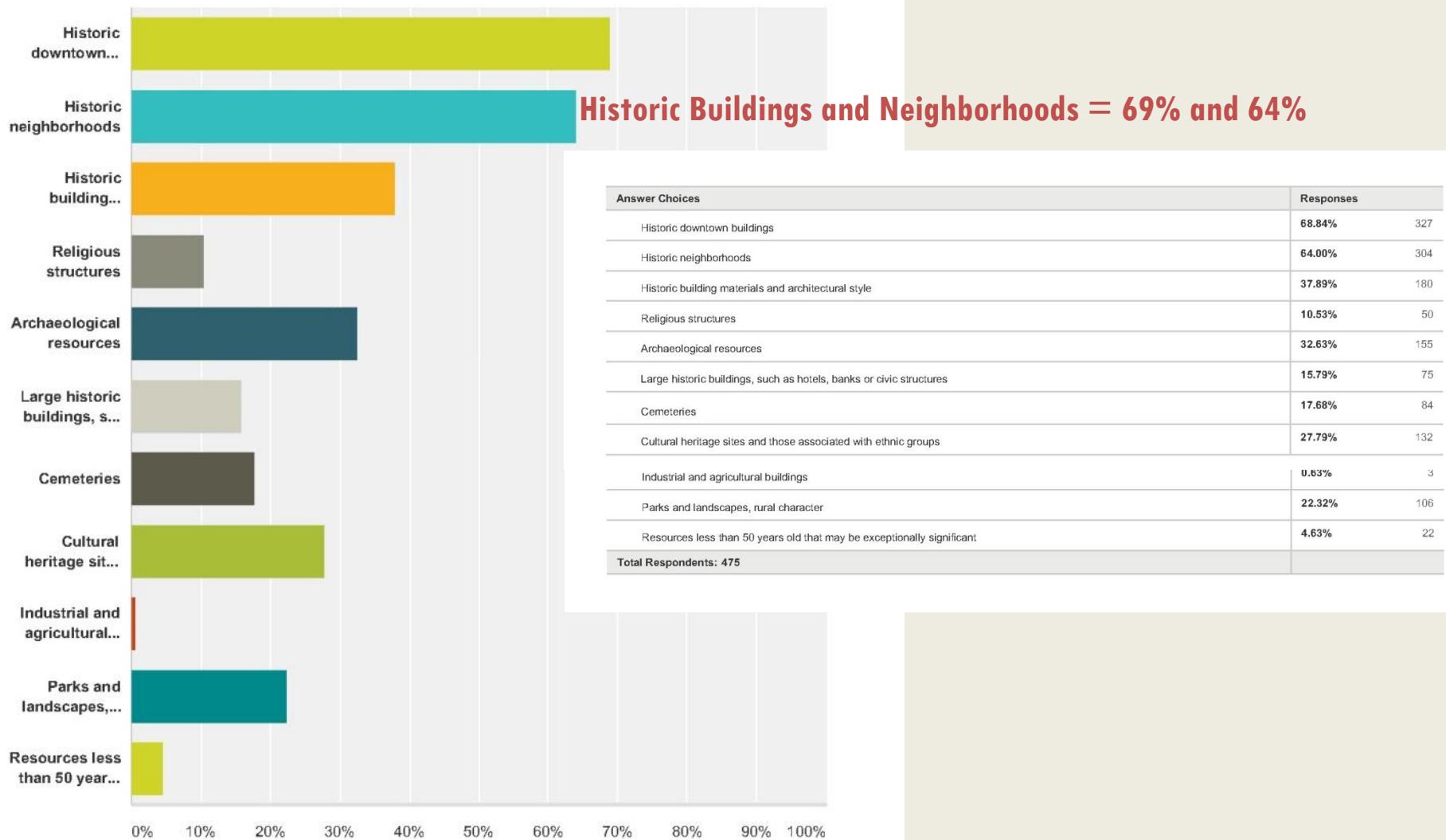
Public Input

- Public survey collected information from 475 respondents between November 2015 – January 2016



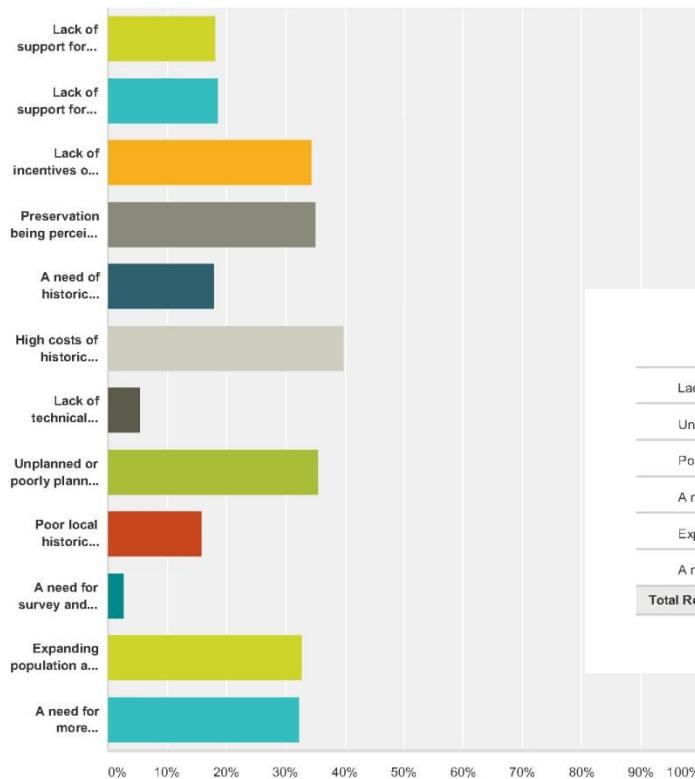
Q7 Which of the following are the most important to preserve? (Please choose up to 3)

Answered: 475 Skipped: 0



Q8 Which are the most critical issues or challenges facing historic preservation in St. Augustine? (Please choose up to 3)

Answered: 470 Skipped: 5

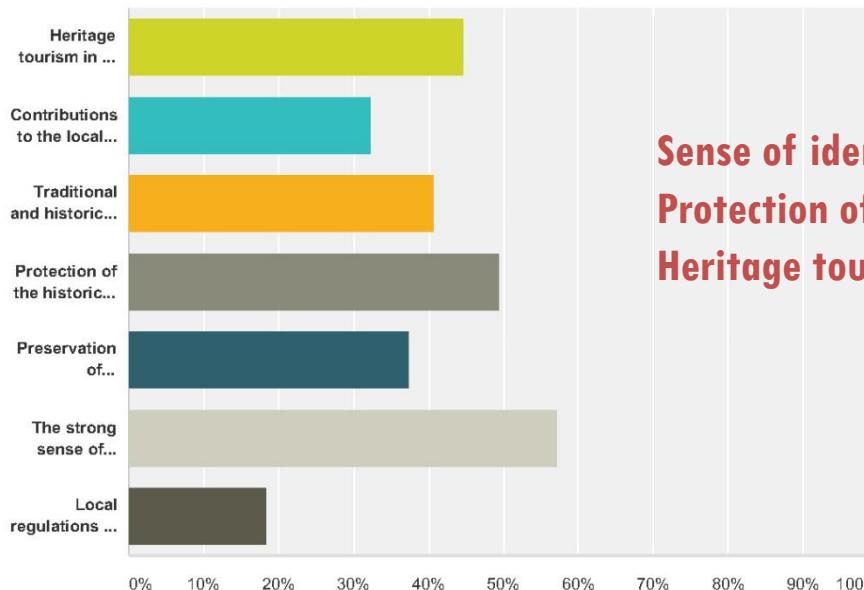


Costs (40%), growth management, lack of incentives, restrictions (35%)

Answer Choices	Responses
Lack of support for historic preservation from local residents and property owners	18.09% 85
Lack of support for historic preservation from community leaders	18.51% 87
Lack of incentives or funds for preservation projects	34.47% 162
Preservation being perceived as restrictive	35.11% 165
A need of historic preservation education or training	17.87% 84
High costs of historic building rehabilitation	39.79% 187

Q9 What are the strengths of historic preservation in St. Augustine? (Please choose up to 3)

Answered: 466 Skipped: 9

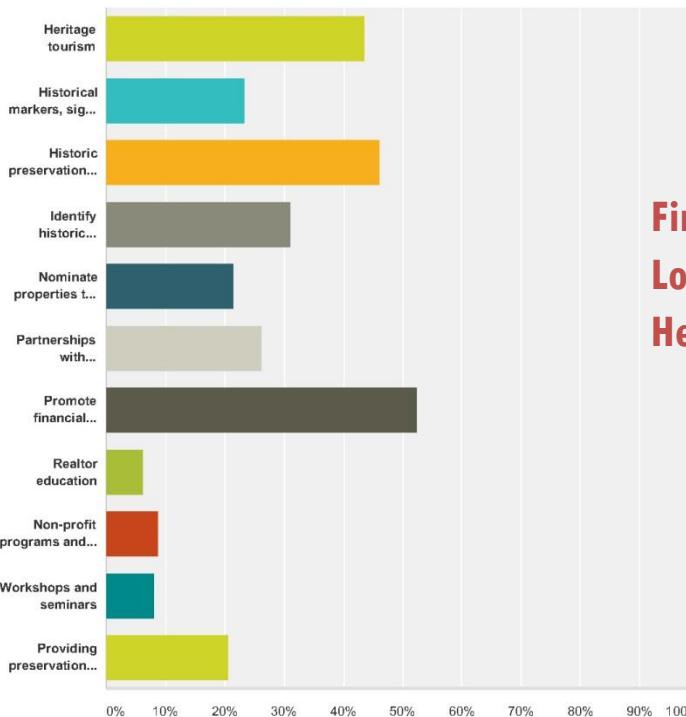


Sense of identity and place 57%
Protection of city landscape 49%
Heritage tourism 45%

Answer Choices	Responses
Heritage tourism in the colonial area	44.64% 208
Contributions to the local economy	32.40% 151
Traditional and historic neighborhoods	40.77% 190
Protection of the historic city landscape	49.57% 231
Preservation of archaeological resources	37.34% 174
The strong sense of identity and place	57.30% 267
Local regulations of the historic districts	18.45% 86
Total Respondents: 466	

Q10 What are the top opportunities for promoting preservation in the St. Augustine area? (Please choose up to 3)

Answered: 467 Skipped: 8

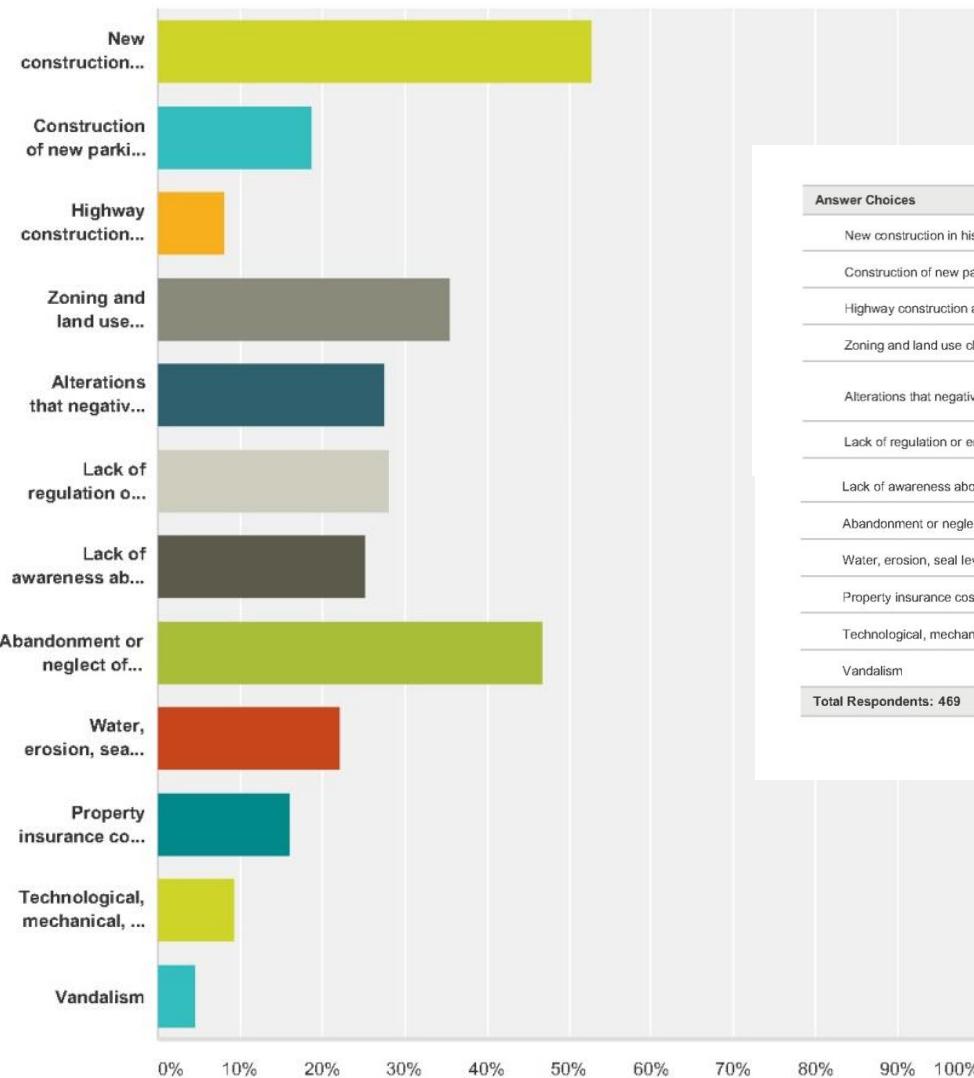


Financial incentives 52%
Local planning 46%
Heritage tourism 44%

Answer Choices	Responses
Heritage tourism	43.68% 204
Historical markers, signs, and plaques	23.34% 109
Historic preservation planning and ordinances at the local level	46.04% 215
Identify historic properties with architectural surveys and landmark programs	31.05% 145
Nominate properties to the National Registers of Historic Places	21.41% 100
Partnerships with conservation, environmental, or sustainability groups	26.34% 123
Promote financial incentives to preserve historic buildings	52.46% 245
Realtor education	6.21% 29

Q11 What do you think are the most serious threats to historic preservation? (Please choose up to 3)

Answered: 469 Skipped: 6



New construction 53%

Abandonment/neglect 48%

Zoning and land use changes 35%

Answer Choices	Responses
New construction in historic areas	52.88% 248
Construction of new parking lots or existing parking lots	18.76% 88
Highway construction and roadway widening	8.10% 38
Zoning and land use changes	35.39% 166
Alterations that negatively impact the historic building	27.51% 129
Lack of regulation or enforcement	28.14% 132
Lack of awareness about significant properties	25.16% 118
Abandonment or neglect of historic structures and sites	46.70% 219
Water, erosion, seal level rise, natural forces	22.17% 104
Property insurance costs for historic buildings	15.99% 75
Technological, mechanical, and energy upgrades to buildings	9.38% 44
Vandalism	4.69% 22
Total Respondents: 469	

Public Comments from May 2016 Public Forum with Consultant:

SWOT analysis

Strengths

- Archaeological/historical resource
- Brand as the “Oldest City in the US”
- Core of professional preservationists, and related fields
- Local historic preservation districts
- City of “firsts”
- Demolition Ordinance
- Core of Volunteers (particularly in archaeology)
- Walkability, Connectivity
- Only 17th Century Fortification in the US
- Accessibility of Local Government
- Political Strength
- Presence of the following: National Park Service, Flagler College, University of Florida
- Passionate Community

Weaknesses

- Tell the whole story of St. Augustine, including areas outside of Downtown
- Lack of enforcement
- Demolition by neglect
- Lack of preservation incentives
- Tourism pressure
- No design review for many historic areas in the City (i.e. Lincolnville)
- Inappropriate infill
- Zoning deviates from the original intent of the neighborhoods
- Restoration vs. renovation issues
- Addressing traffic congestion
- Need more support for the archaeology program
- No Florida tax credit program
- Contractors are not trained in preservation – there is a need for more education in that industry
- Sometimes community support for historic preservation is absent
- Perception that downtown is for tourists only
- Apathy in the community – a belief that “someone else will do it”
- Need to create a sense of inclusion for newcomers

Opportunities

- Educational outreach to next generations to show the value of preservation
- St. Augustine Historical Society is working to involve local schools
- St. Augustine Livability Group
- St. Augustine is very recognizable and has a high-status
- Provide a webinar for development professionals
- Flagler College Educational Programs – many are free to the public
- Provide a workbook or introduction to historic property owners
- Create a broad educational process for historic neighborhoods
- Neighborhood Zoning Workbooks as a tool for creating design guidelines specific to neighborhoods
- Identifying the character of neighborhoods
- Move away from restrictive regulations – instead provide motivation for preservation
- One size fits all doesn’t work for the neighborhoods
- Chapter 12 of the Florida Building Code

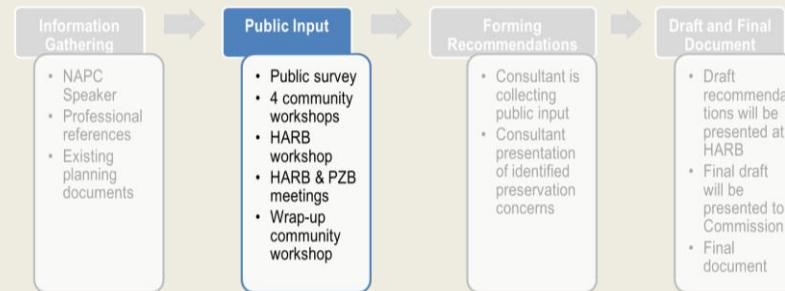
Threats

- Perception of St. Augustine as a tourist attraction, as well as associated parking issues
- Apathy in the community – a belief that “someone else will do it”
- Not recognizing individual buildings – erosion of the historic fabric
- Viewing St. Augustine as a money making opportunity
- Edges and Corridors under attack – New construction is out of scale, has large massing and inappropriate architecture
- Documenting outlying historic areas/neighborhoods
- Demographic composition (little diversity)
- Cost of living/affordability
- Need to attract more high-paying jobs (but where to put new industry?)
- No rental market
- Development from St. Johns County encroaching on St. Augustine
- Vacation rentals clogging up market and encroaching on neighborhoods

Public Comments from May 2016 Public Forum with Consultant:

Ideas for Historic Preservation in St. Augustine

- 6 month zoning moratorium
- Let neighborhoods tell their story
- Education the public about the local historic preservation process, legislation, etc.
- Recognize the importance of address sea level rise
- Enforce the code
- Preserve the essence of St. Augustine for the future
- Educate through coloring books – accessible education
- Avoid spot zoning
- Issues with noise and garbage on north St. George Street
- Eliminate billboards and overhead power lines
- Keep living history alive
- Reduce number of tourists/impact on historic structures
- Bring historic preservation education component into schools



Public Comments from Fall 2016

Community Workshops:

#1: What is the historic character you want to preserve, encourage, protect?

- St. Augustine has diversity in history, architecture, and culture/lifeways
- 450th programming was a success, specifically the passport tour
- keep the old, keep the historic
- preserve and document the people's stories and experience (oral histories)
- culture in architecture, cuisine, diversity
- St. Augustine is unique and significant most importantly because of its Spanish Colonial heritage
- size, scale, and style of historic construction
- trees
- residential quality
- stone and block property walls
- diversity of style and scale
- highest concentration of Victorian-era architecture is in Lincolnville
- openness, scenic vistas, viewsheds
- preserve the uses of properties
- authenticity, diversity are priorities
- unique streetscape
- diverse time periods evidenced in building fabric, not generic
- height limits preserve panoramic views as in Ponce Hotel visible over Bridge of Lions
- "shabby chic" quality, eclectic, individuality
- St. Augustine's a community of neighborhoods

Public Comments from Fall 2016

Community Workshops:

#2: How do we measure and preserve authenticity?

- use scale; set it as a priority and respect the existing forms
- architectural creativity can preserve style and scale
- built to look old does not mean old
- promote exterior façade preservation
- If you don't recognize significance and uniqueness of St. Augustine go elsewhere
- prevent encroachment of large scale construction
- livability of the HP districts needs to be improved; changes are happening rapidly
- require new construction to be compatible in scale; new hotels, dorms, etc are out of scale, is it too late?
- preserve the character, not rebuild the character
- "Modern" looking new construction is not compatible
- tours/trolleys/trains tell and promote the history of St. Augustine but also may take away from the historic experience
- eroding overall fabric of Victorian-era housing in Lincolnville
- use the supporting documentation in the NRHD nominations
- If you buy into St. Augustine you must buy into its history
- renovating and remodeling contributes to loss of historic character
- recent construction and reconstructions are "non-historic"
- 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
- recognize each corridor has a distinct character
- existing building patterns: Lighthouse Park has zero/small front set backs with parking in front
- the 35' height limit set does not produce compatible infill development
- the change that is occurring is slowly converting the city to a "polished" and "manicured" community in conflict with its heritage
- preserve tree canopy and green space
- its authentic unless it's created not to be; for example building Spanish Colonial beyond where there is a historic pattern of Spanish Colonial
- architectural styles should not be prescribed, encourage diversity
- noticeable distinctions between some areas like south St. George Street where architectural style is more varied
- should be different approaches for the different areas, Davis Shores can have more flexibility than downtown
- new construction overshadows/out of scale
- do not regulate "style" outside of the HP district
- archaeology is our authenticity, one of the few places with an ordinance

Public Comments from Fall 2016

Community Workshops:

#3: Tools, Incentives, Regulations?

- More education and awareness
- form a welcome package for residents and businesses
- Williamsburg model sets expectations
- Control Flagler College growth
- Sustainability measures not incorporated; how do we layer historic with 20th cen technology?
- all attendees in one session supported for design review outside of HP zones that can be administratively applied but supported by the neighborhoods
- more support for renovations, not just new construction
- need more tools including stronger, enforced zoning allowances for PZB and HARB
- study existing codes
- develop a preservation fund bank; as mitigation through development permits set in amount that is proportionate to the new development
- look at Springfield, Jacksonville example
- seek out the 'flippers' to educate them on benefits of preservation and community goals
- use volunteer teams to provide design review
- preserve viewsheds to prevent block-outs like US1 and A1A
- encourage people to 'buy into' St. Augustine
- review flood elevations and zoning allowances for increased height maximums
- write out regulations that prevent 'disney-like' construction and
 - traffic control through neighborhoods
 - proactive education of community's character
 - increase accessibility and awareness of conservation easements and ad valorem tax exemptions
 - variances: the hardship does not take into account unique qualities of the historic streetscape
 - need to address the non-conformities and resolve lot size as it exists not random zoning designation
 - allow flexibility in different areas
 - establish transition areas between existing and new construction
 - expand archaeological program with funding and staffing
 - install proactive maintenance requirements
 - get surrounding property owner input
 - enforce regulations already in place
 - use a revolving fund
 - 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
 - increase planning efforts to the commercial sector versus the residential
 - 35' height limit for viewsheds
 - encourage residents to stay and maintain
 - incentives for maintenance and restoration and information provided to residents

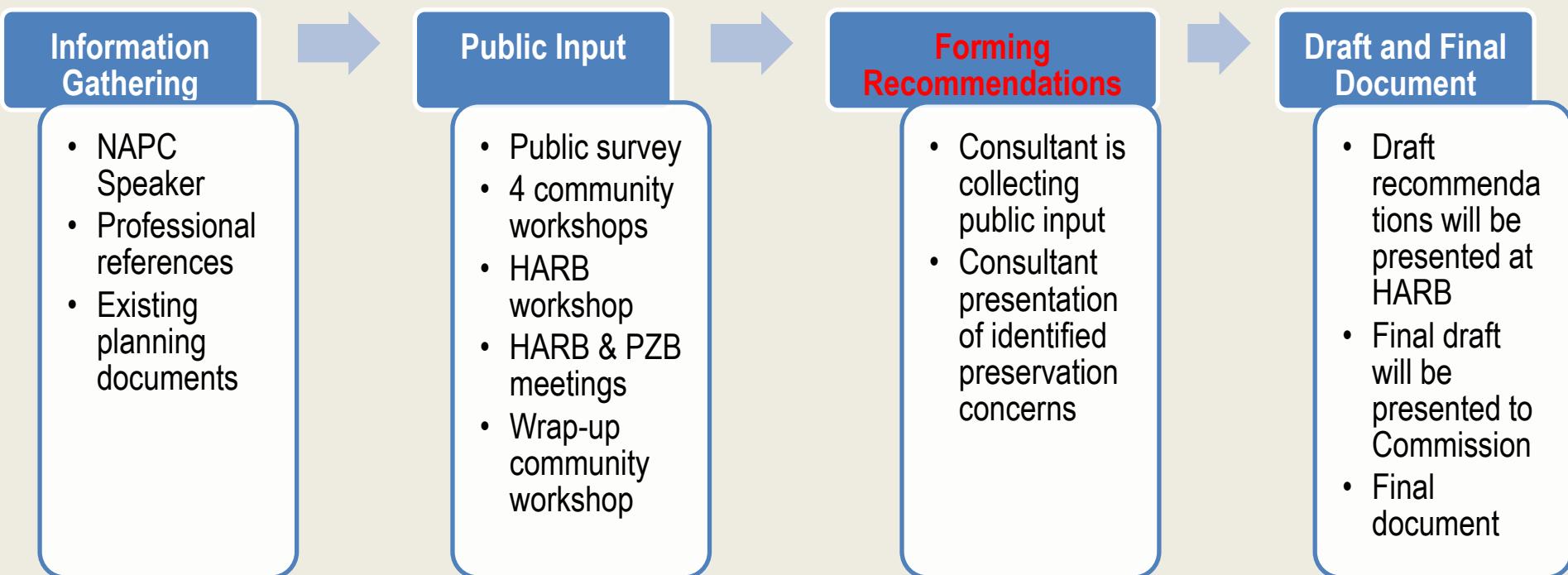
Public Comments from Fall 2016

Community Workshops:

#4: Demolition Issues

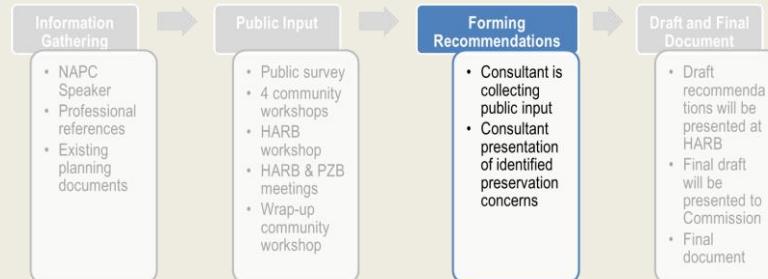
- there are 'orphan' buildings; buildings without protection
- mitigation for demolition by neglect
- address blighted structures
- there are property rights that need to be considered in preservation efforts
- pattern of asking for forgiveness and not permission
- economic hardship criteria does not work
- codes are too broad
- stronger thresholds should be set to make demolition more restrictive because of the uniqueness of the city
- strengthen HARB's authority to prevent demolition
- As a pre-requisite to demolition mitigation should include providing extensive interpretation of its significance and history
- enforce demolition by neglect
- there are no consequences or low fines for demolitions without permits or after-the-fact reviews
- require archaeology prior to the demolition
- give HARB responsibility of fines for demolitions
- educate new property owners on demolition requirements and zoning
- need regulations to penalize demolitions; hold up the CO, \$5000 fine does not discourage demolition
- set requirements for replacement structure
- connect demolitions with erosion of building fabric which detracts from authenticity

Measuring our Progress: Forming Preliminary Recommendations



Consultant observations and initial ideas

- During a public workshop held jointly by the City, Florida Trust and Flagler College historic preservation issues were presented in the context of building codes, disaster management, and sustainability
- The consultant provided a presentation at this workshop. In the previous two months the consultant also appeared before HARB and PZB to discuss existing conditions and potential ideas that may evolve into plan recommendations...

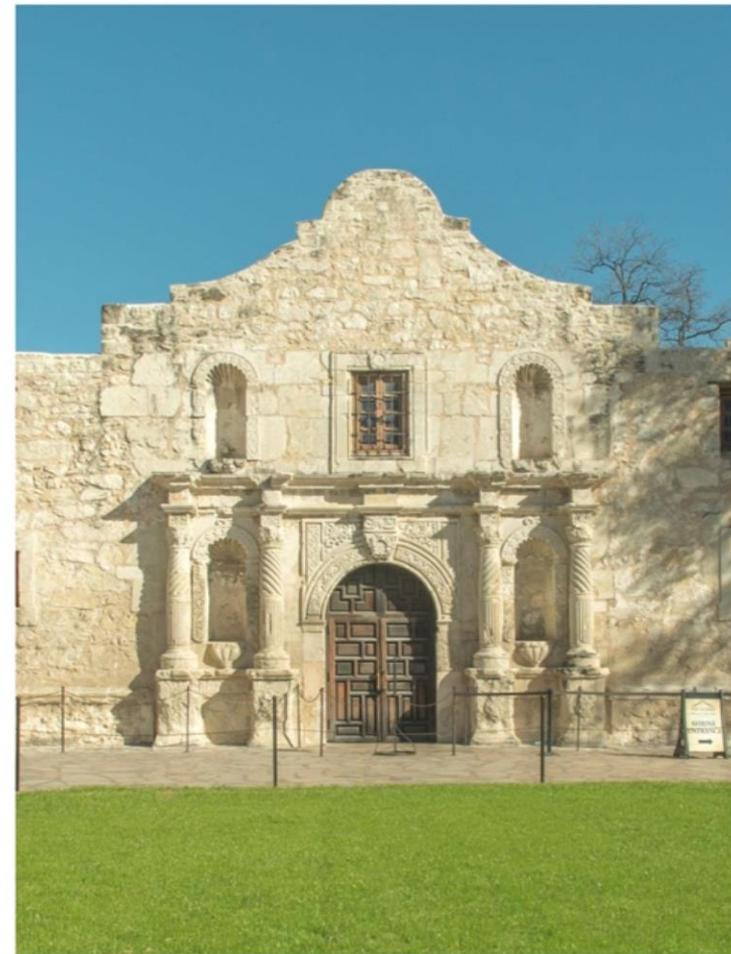






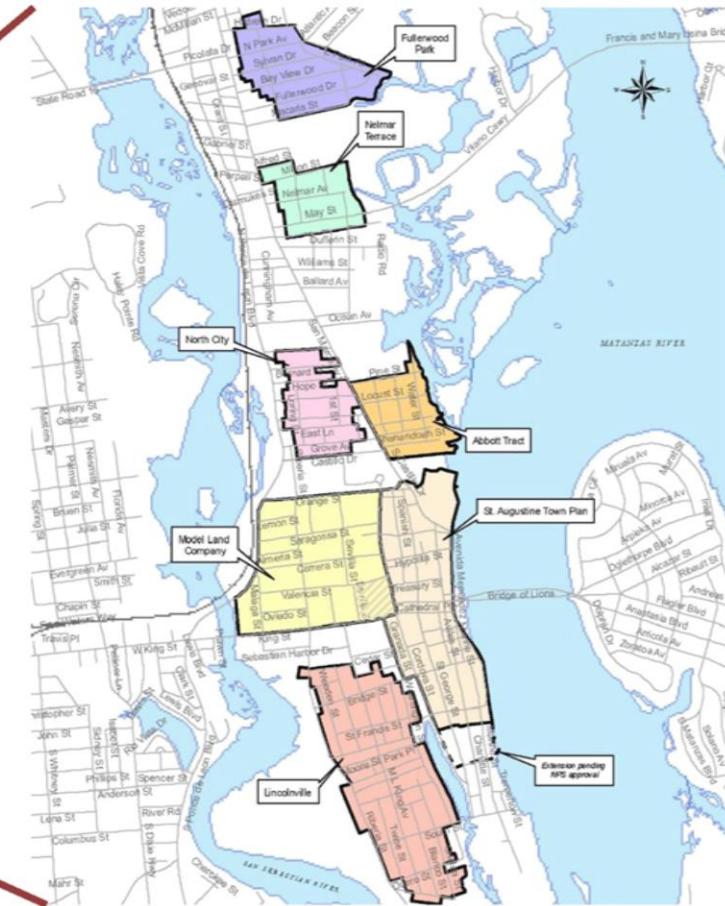
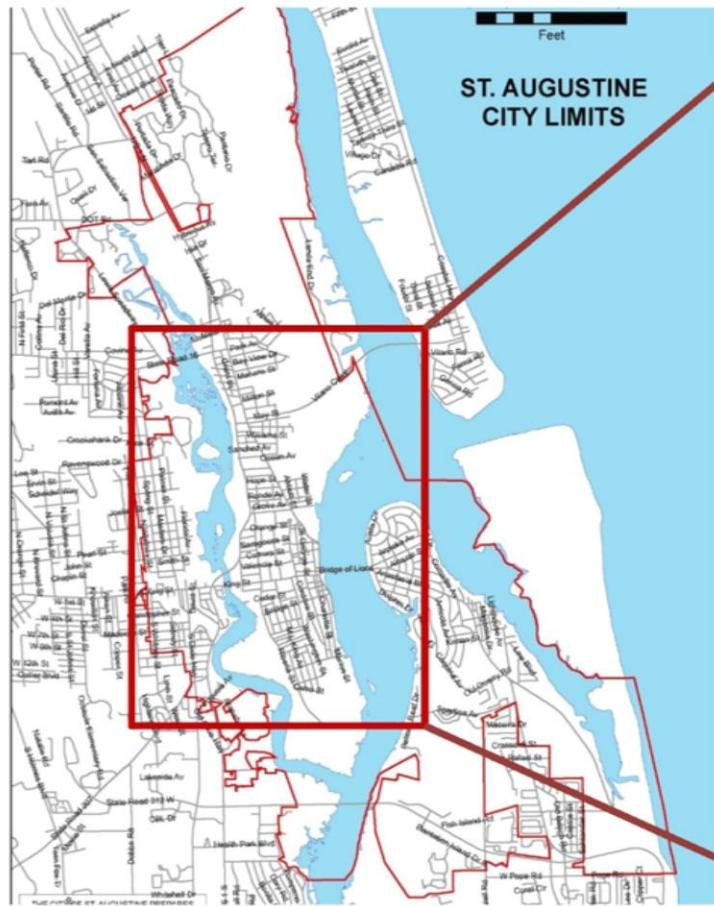
What We Do

- 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



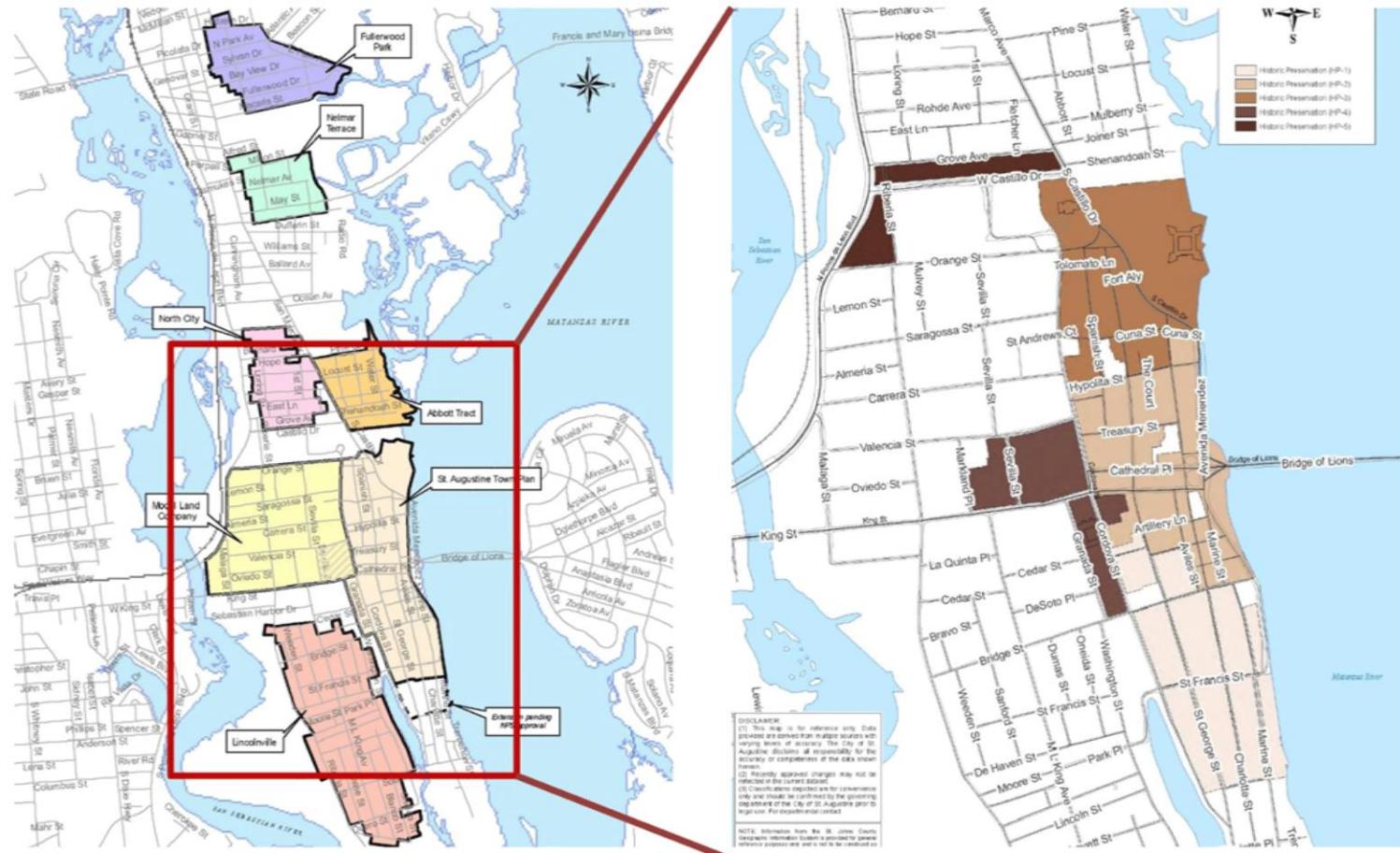
PDP

St. Augustine Historic Preservation Master Plan



PDP

St. Augustine Historic Preservation Master Plan



PDP



St. Augustine – Regulation

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



PDP



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.”

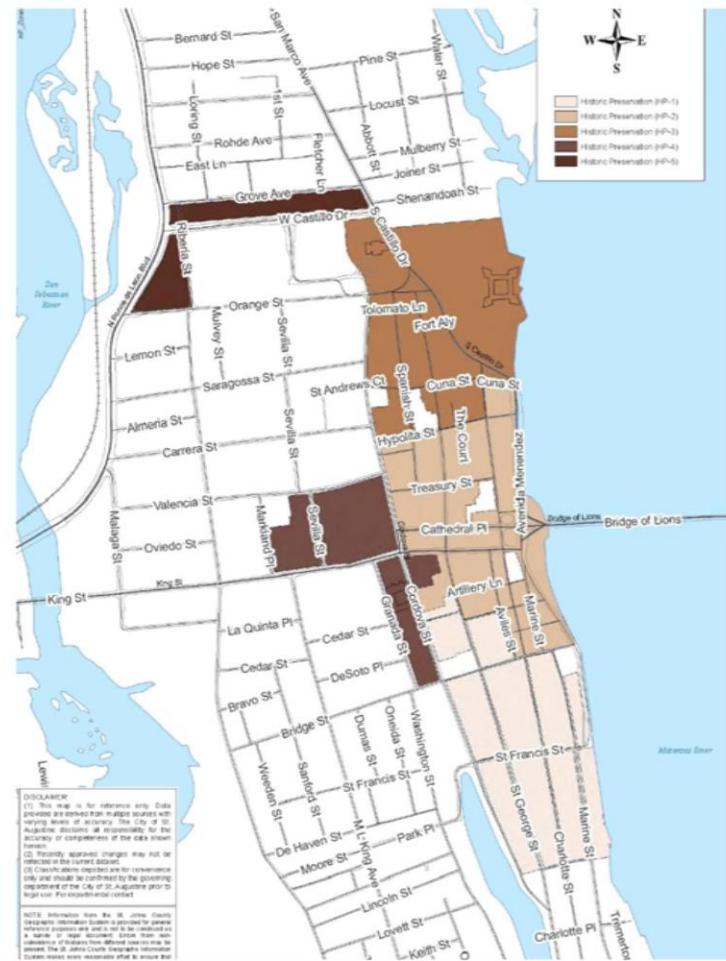


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St. Augustine – Regulation



- 5 Local Historic Districts

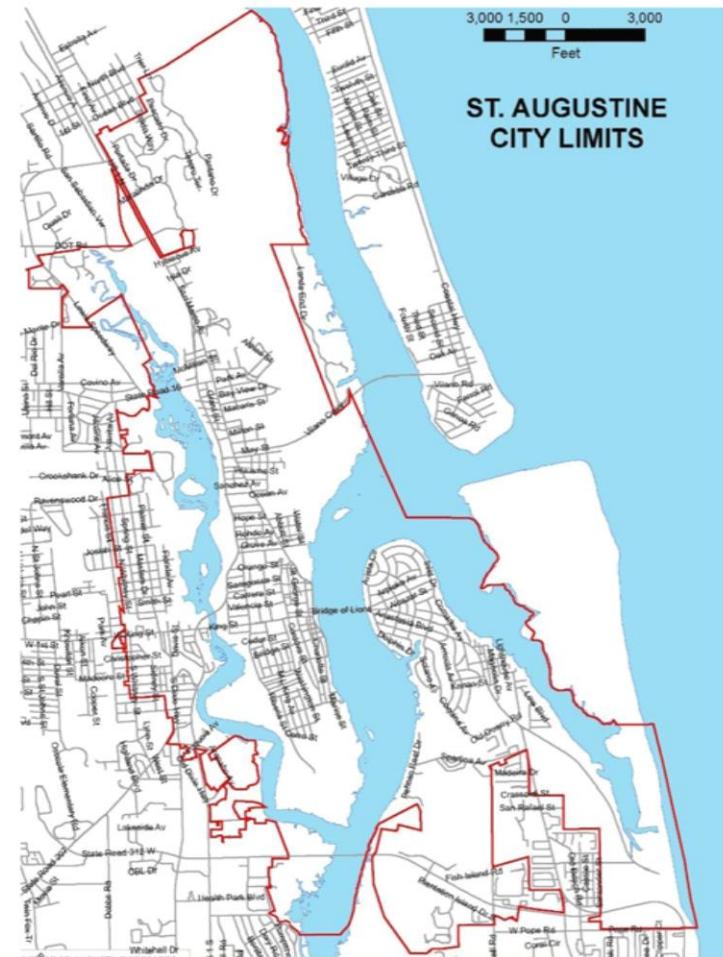


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St. Augustine – Regulation



- Demolition Review
- Archaeological Review

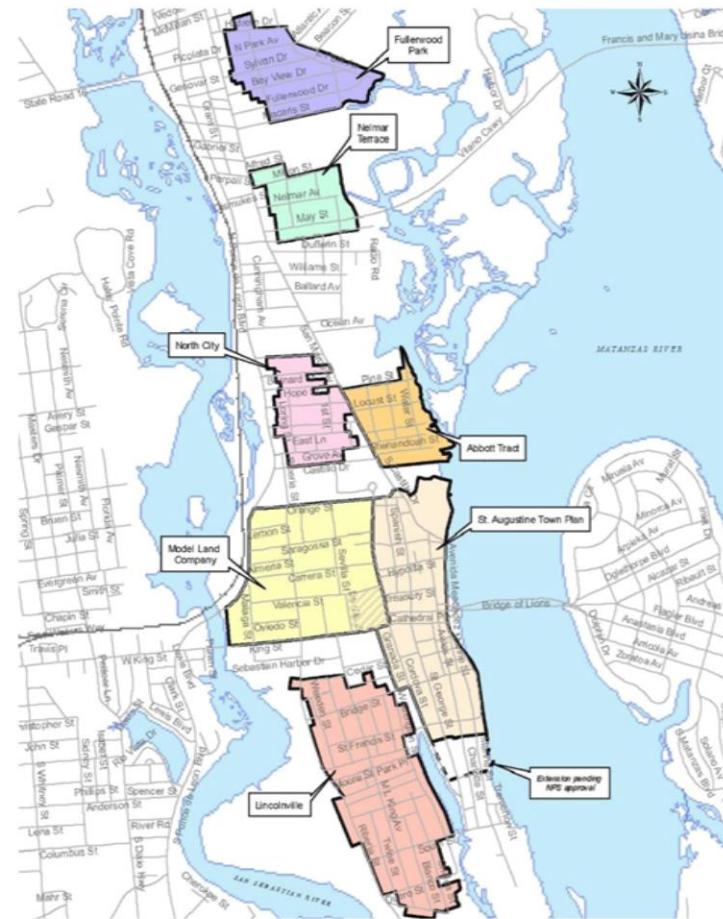


PDP

St. Augustine – Historic Preservation Concerns



- Current National Register Districts –
Mostly unprotected



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St. Augustine – Historic Preservation Concerns



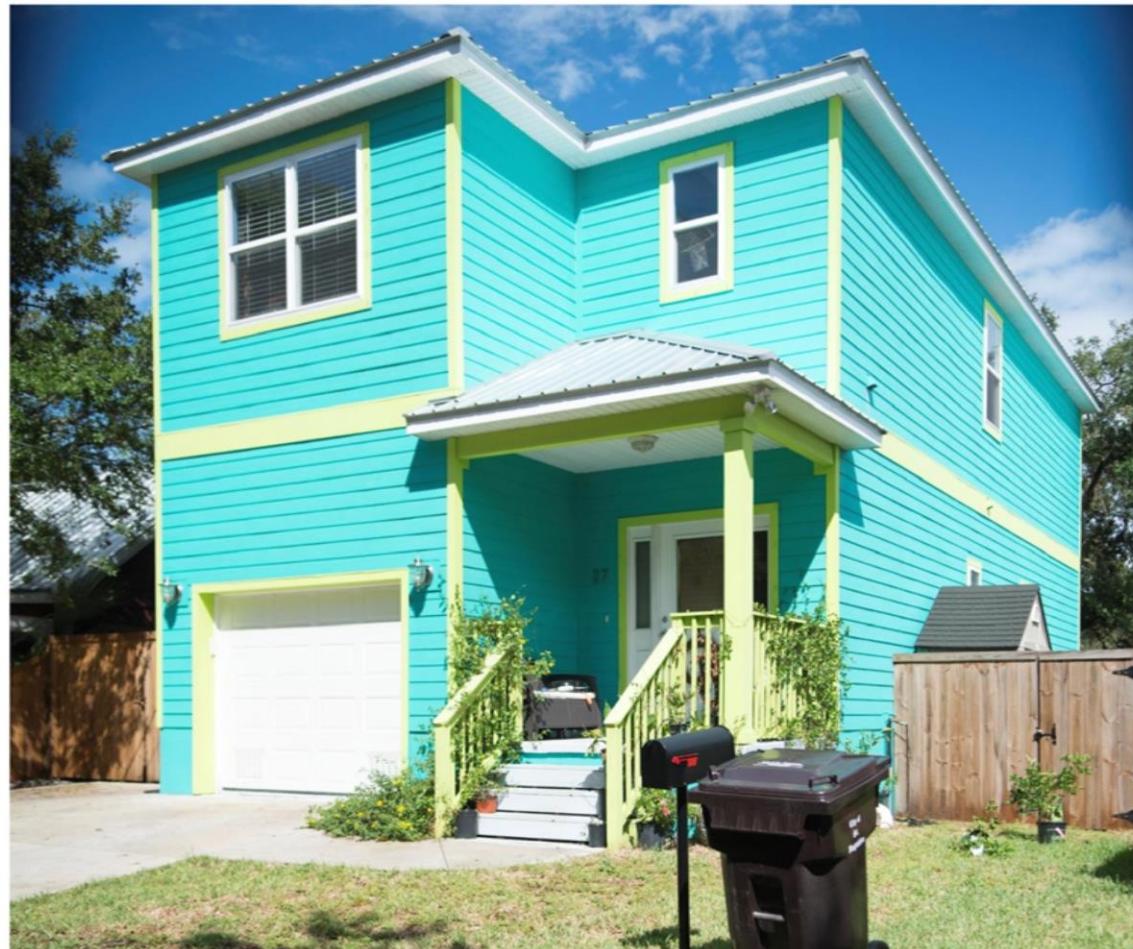
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St. Augustine – Historic Preservation Concerns



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St. Augustine – Historic Preservation Concerns



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St. Augustine – Historic Preservation Concerns



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St. Augustine – Historic Preservation Concerns



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St. Augustine – Historic Preservation Concerns



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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 cursive script 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



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St. Augustine – Historic Preservation Master Plan



Emergency Preparedness

- Documentation
- Mitigation
- Expedited Review Process



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St. Augustine – Historic Preservation Master Plan



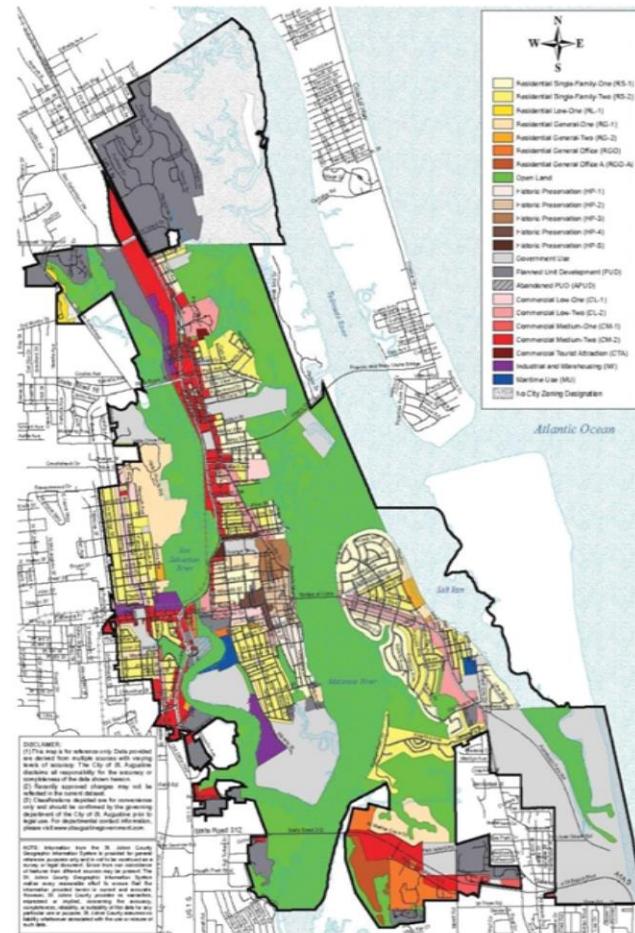
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St. Augustine – Historic Preservation Master Plan



Zoning Review Process

- Review Zoning for Compatibility
- Possible Overlays

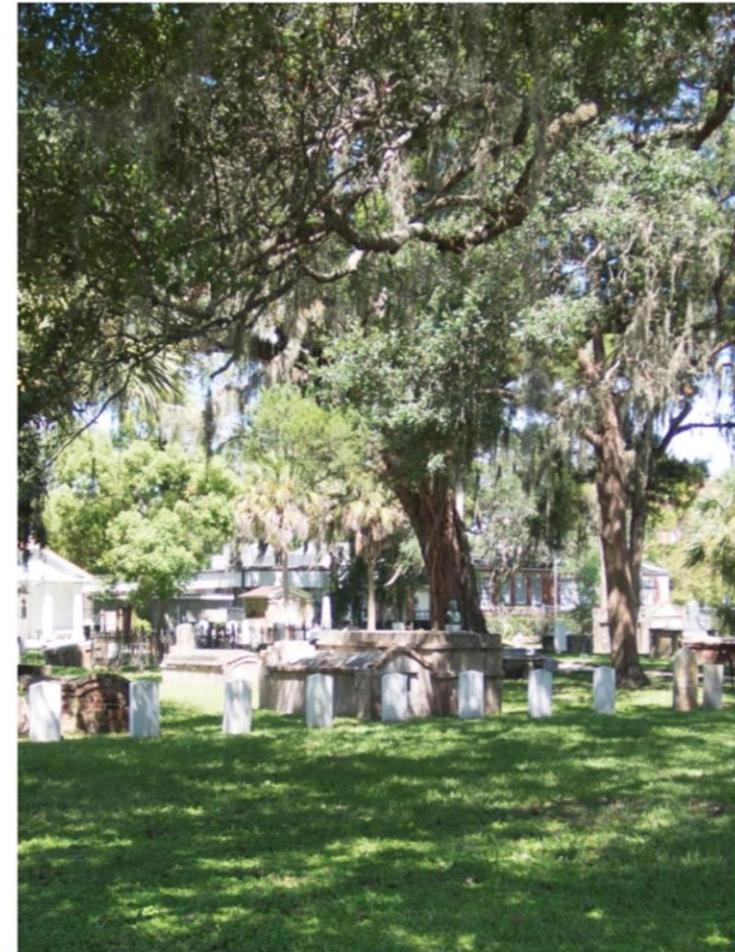


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Archaeology



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Financial Incentives



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Preservation Advocacy and Education



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Timeline

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

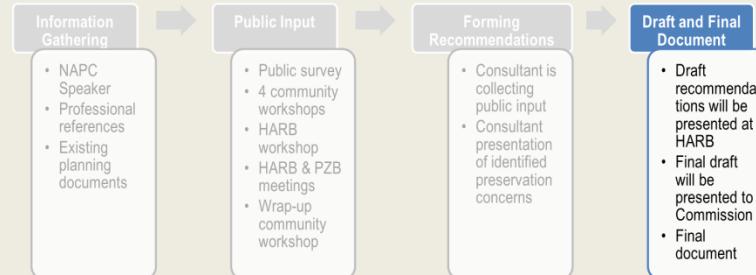
Patience.....



PDP

Measuring our Progress: Public Meetings with Draft and Final Plan

- Preliminary Draft Preservation Plan, Community Education Program topics and speakers, Final Draft Preservation Plan, and Completed Preservation Plan are next sets of deliverables.
- HARB meeting to review draft preservation plan upcoming
- Refer to public notices, website for resources, and contact us



Let's Discuss!

- Many preservation concerns have been identified through this process. Can these be distilled further? Anything that does not belong or something missing?
- Recommendations developed into the plan will take public support to become a policy or program. Are there recommendations that you will champion? Are there limits to some of the recommendations?
- One of the common factors is the absence of a citizen-led advocacy group. A group of this nature could supplement the City effort where resources to do so are not in place. Could this work for our community?



City of St. Augustine

HISTORIC PRESERVATION MASTER PLAN: FINAL COMMUNITY WORKSHOP

Jenny Wolfe, Historic Preservation Officer

**Erin Minnigan, Historic Preservation and
Community Development Planner**

**City of St. Augustine Planning
and Building Department**

Thank you for attending!



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ST AUGUSTINE
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