

REVISED HISTORIC PRESERVATION ORDINANCE COMMENTS 10/12/22

ONLY LOCAL DISTRICTS ARE INCLUDED IN SIX DIFFERENT SECTIONS OF THIS DOCUMENT EVEN THOUGH OUR CITY DOES NOT HAVE ANY FORMALLY NAMED LOCAL DISTRICTS. THE COALITION RECOMMENDS ADDING WHAT WE DO HAVE, NATIONAL REGISTER OF HISTORIC PLACES HISTORIC DISTRICTS IN ARTICLE I, SECTIONS 50-3, 4, AND 7 AND ARTICLE II SECTIONS 50-12 AND 18 FOR THOSE PROTECTIONS AS WELL.

ARTICLE 1, 50-3 AND 50-7(G), ALTHOUGH SOMEWHAT DIFFERENT, ARE BOTH OF SPECIAL CONCERN IN THAT BOTH GIVE TO A DESIGNATED PERSON IN THE PLANNING DEPARTMENT THE RIGHT TO APPROVE A DEMOLITION IN AN HISTORIC DISTRICT UNILATERALLY IF THERE IS AN IMMINENT DANGER TO THE RESIDENTS OR A NEIGHBORHOOD. THIS IS REDUNDANT IN THAT CODE ENFORCEMENT WOULD HAVE IDENTIFIED THIS STRUCTURE AS A DANGER BEFORE REACHING A STATE OF EMERGENCY.

ARTICLE II, 50-5 PERPETUATES THE IDEA THAT LOCAL AND HISTORIC DISTRICTS ARE MUTUALLY INCLUSIVE; THEY ARE NOT. AN NRHP HISTORIC DISTRICT COMES WITHOUT REQUIREMENTS FOR HOW TO PROTECT THEM; LOCAL GOVERNMENTS ARE SUPPOSED TO CREATE ORDINANCES FOR NRHP DISTRICTS AS WINTER PARK HAS DONE. LOCAL DISTRICTS CAN BE AND OFTEN ARE CREATED WITHIN THE NRHP DISTRICTS AS IN ST. AUGUSTINE TO PROVIDE FOR PROTECTIONS FOR THE HISTORIC PERIOD OF A NEIGHBORHOOD within the NRHP larger district, EACH TYPE DISTRICT IS INDEPENDENT OF THE OTHER. FOR EXAMPLE THE CITY COMMISSION CAN CREATE AN HISTORIC DISTRICT BY FOLLOWING THE GUIDELINES OF THE STATE BUREAU OF HISTORIC PRESERVATION.

WE APPLAUD SECTION 50-13, DEMOLITION BY NEGLECT, BUT THE ONLY PUNISHMENT WE COULD FIND WOULD BE A DELAY OF 22 MONTHS BEFORE REBUILDING. THE RC HAS ADDED LANGUAGE TO THAT SECTION THAT WE BELIEVE WOULD BE MORE COMMENSURATE WITH THE ACTION AND BETTER FOR RETAINING THE CHARACTER OF THE HISTORIC DISTRICT.

IN ADDITION TO THESE EIGHT SECTIONS I HAVE JUST DISCUSSED THE COALITION IS OFFERING ELEVEN MORE COMMENTS THAT WE HOPE YOU WILL REVIEW AND DISCUSS ALONG WITH COMMENTS FROM OTHER CITIZEN GROUPS AND MEMBERS OF THIS BOARD.

