

**The
Historic
Preservation Plan**

INTENT AND PURPOSE

The purpose of the Historical Preservation Chapter is to provide the comprehensive plan foundation for the protection and enhancement of the City of Sarasota's historic resources including buildings, structures, sites, districts, objects, and archaeological sites. The foundation for this Chapter is Sarasota's Strategic Plan.

Sarasota's Strategic Plan Goals

In 2004, the City Commission adopted "Sarasota's Approach to Strategic Planning", which provides the foundation for the Strategic Plan and six Strategic Goals that play a role in establishing the Historic Preservation Plan:

"A responsible and accessible government that has sound financial and administrative practices."

"Viable, safe and diverse neighborhoods and businesses that work together."

"An economically sustainable community."

Florida Statutory Requirements

The Historic Preservation Chapter is optional. Therefore, there are no State requirements.

Organization of the Historic Preservation Chapter

The Historic Preservation Plan consists of a goal followed by objectives and action strategies pursuant to the goal.

The Historic Preservation Chapter is organized around objectives addressing the following topics:

Objective 1. Inventory of Historic Resources;

Objective 2. Evaluation of Significance;

Objective 3. Creation of a Process for Identification and Designation;

Objective 4. Decision Making;

Objective 5. Legislation;

Objective 6. Community Awareness;

- Objective 7. Fiscal Matters;
- Objective 8. Preservation Partnerships;
- Objective 9. Economic Development Programs, and;
- Objective 10. Review and Evaluation.

The Historic Preservation Plan is one of eleven plans that collectively represent the Sarasota City Plan. This Plan can neither stand-alone nor be interpreted independent of the others.

Implementation of the Sarasota City Plan

Implementation of the Sarasota City Plan will require actions by both the public and private sectors. In this regard many of the plan components speak to “the City” pursuing certain actions to:

promote, provide, consider, identify, enhance, create, maintain, conserve, support, reduce, discourage, coordinate, and employ.

While these actions may be initiated by City government itself, City government will also be expecting applicants seeking development approvals to pursue these same type of actions as part of their applications.

GOAL, OBJECTIVES AND ACTION STRATEGIES

GOAL:

It shall be the goal of the City of Sarasota to identify, document, protect, preserve, and enhance all cultural, historic, architectural and archaeological resources of the City.

Objective 1 – Inventory of Historic Resources

Identify historic resources significant to the City of Sarasota, including buildings, structures, sites, districts, objects, and archaeological sites which reflect the City's cultural, social, economic, political, pre-historic and architectural history.

Action Strategies

- 1.1 **Florida Master Site File:** Continue to undertake review and analysis of the Florida Master Site File of properties within the City of Sarasota to assess their significance to the City.
- 1.2 **Survey of Resources:** Undertake an updated comprehensive survey of all of the cultural, historic, architectural, and archaeological resources of the City of Sarasota, giving particular attention to properties listed in the Florida Master Site File. Said survey may, as is economically feasible, be undertaken in its entirety, or in increments determined and directed by the Historic Preservation Board in accordance with applicable grant application cycles.
- 1.3 **Survey Completion:** Complete the entire survey of cultural, historic, architectural, and archaeological resources. Resources include buildings, structures, sites, areas, and objects. The projected date for accomplishment of this action strategy is January 2009.
- 1.4 **Assess Resources:** As part of the survey of resources, the consultant (or consultants) conducting the survey (or incremental portion thereof) shall, in conjunction with the Historic Preservation Board, assess the resources for their significance to the City of Sarasota.

- 1.5 **Publication of Results:** Within six months of the completion of the survey or any incremental portion thereof, publish and publicly distribute the results of the entire survey or incremental portion, as applicable.
- 1.6 **Preparation of Map(s):** As part of the publication and distribution of survey results, prepare an overall map, or map series, that identifies the City's cultural, historic, architectural, and archaeological resources.
- 1.7 **Alert Public to Historic Status:** Following completion of the survey, staff will work with various local governmental agencies to ensure that potential purchasers are alerted to the historic status of structures.

Objective 2 – Evaluation of Significance

Using National Register of Historic Places Criteria for Evaluation, evaluate the significance of the surveyed resources taking into consideration cultural, historic, architectural, and archaeological quality; integrity; and overall condition.

Action Strategies

- 2.1 **Evaluation of Resources:** As part of the survey undertake an overall evaluation and rating of resources based on their cultural, historic, architectural, and archaeological quality, and significance to the City of Sarasota and the State of Florida.
- 2.2 **Basis for Evaluation:** The evaluation and rating of resources are also to be based on their existing cultural, historic, architectural, and archaeological integrity (including context of setting). This rating must also consider the potential for restoring the integrity of the resource if it does not currently exist, is significantly impaired or endangered, or at risk from other hazards.
- 2.3 **Physical and Structural Conditions:** The evaluation and rating of resources are also to be based on their existing overall physical and structural condition.

Objective 3 – Creation of a Process for Identification and Designation

Concurrent with the survey and evaluation of the resources of the City of Sarasota maintain and update the process for the identification and designation of historic districts, and create a process for the identification and designation of conservation districts, to protect the cultural, historic, architectural, and archaeological character of specific and identifiable areas of the City.

Action Strategies

- 3.1 **Historic Districts:** The City of Sarasota shall continue and actively pursue its program of identifying and designating any possible historic districts, that is, areas with a large number of resources with a high degree of significance, based on the evaluation of significance of surveyed resources in the City.
- 3.2 **Conservation Districts:** The City of Sarasota shall undertake a program to evaluate, identify and designate conservation districts, areas with a visually interesting stock of older buildings with some common characteristics such as age, style, size, and use, some of which may have a high degree of significance, but most of which may be simpler utilitarian structures, without a great deal of architectural embellishments, or structures with a high degree of significance that have been significantly altered over the years and have therefore lost some of their integrity.
- 3.3 **Zoning Districts:** Adopt district-appropriate zoning district regulations for specific conservation district zones to protect the areas from inappropriate demolition, rehabilitation, renovation, uses, alterations, and/or new construction based on the existing cultural, historic, architectural, and archaeological character of the area as identified in the survey of resources.
- 3.4 **Annual Review of Standards:** The City will maintain and annually evaluate the standards for the preservation of historic structures and archeological sites due to demolition, rehabilitation, renovation, alterations, and construction.
- 3.5 **Economic Incentives:** Establish an economic incentives program for the preservation of individual landmarks and resources in conservation and historic districts. These incentives may include, but not be limited to, creation of a property tax freeze or abatement program, waiver or deferment of city permit fees for projects involving cultural, historic,

architectural, and archaeological resources, and establishment of a façade rebate grant or revolving loan program. The Historic Preservation Board shall make recommendations to the City Commission, which shall establish the program by June 2009.

Objective 4 – Decision Making

Integrate historic preservation into the city staff and departmental decision-making process.

Action Strategies

- 4.1 **Improve Effectiveness:** Improve the operations and effectiveness of the Historic Preservation Board by actions including, but not limited to: reviewing and adopting the Historic Preservation Plan to guide and evaluate future historic preservation efforts; heightening the profile of the Board to the general public, City Commission, and other City Boards and Commissions; establishing better communication between the Department of Neighborhood and Development Services, the Historic Preservation Board, the Neighborhood Department, and other City agencies; providing thorough orientation for new Commissioners about the purpose, powers, operations and history of the Board, and the historic preservation ordinance; encouraging Commissioners to attend one certified local government workshop during their term, at a minimum; seeking timely discussion of issues threatening cultural, historic, architectural, and archaeological resources in order to improve the ability of the Board to advocate a constructive solution; and securing appropriate levels of funding for Board projects and programs through effective presentation to the City Commission and through acquisition of grants.
- 4.2 **Integration of Evaluations:** Integrate the evaluation of cultural, historic, architectural, and archaeological resources in the decision-making process for City-owned property, objects, sites and structures.
- 4.3 **Municipally Owned Structures:** Identify and protect municipal owned historic resources, including municipal buildings, parks and park structures, and other city-owned objects.

Objective 5 – Legislation

Protect historic resources through the use of appropriate legislative and legal measures.

Action Strategies

- 5.1 **Amendments to the Historic Preservation Ordinance:** Prepare and enact comprehensive amendments to the existing historic preservation ordinance. The amendments may include, but not be limited to, definitions, standards for protections of archaeological sites, cultural landscapes, process for designation of sites, elimination of owners consent requirements, improvement and expansion of preservation standards for review of alteration work and new construction, criteria for designation of conservation districts, clarification of what activities are subject to review, elimination or limitation of use of conditional uses, standards for review of structures in historic districts and conservation districts, and economic hardship procedures. The projected date for accomplishment of this action strategy is June 2010.
- 5.2 **Enforcement of Building Code:** Strictly enforce the building code to prevent neglect of buildings that would ordinarily result in demolition, and consider prohibition, for a period of years, future construction on properties that have been illegally demolished or allowed to fall into disrepair by the owners.
- 5.3 **Nominations for Designation:** Prepare nominations for designation of buildings, sites, districts, objects, and archaeological sites based on evaluation of cultural, historic, architectural, and archaeological resources.

Objective 6 – Community Awareness

Increase community awareness of and provide public education opportunities about the benefits of the preservation and protection of the City's cultural, historic, architectural, and archaeological resources.

Action Strategies

- 6.1 **Preservation Week Activities:** Continue to participate in and undertake Preservation Week activities during May of each year which includes the identification of significant rehabilitations in the City, recognition of individuals responsible for furtherance of identified preservation goals, and education of residents about the benefits of the preservation and protection of cultural, historic, architectural, and archaeological resources.

- 6.2 **Workshops:** Periodically co-sponsor and coordinate workshops with federal, state, and local historic preservation groups and historical societies that advocate and educate participants about appropriate preservation technology and techniques.
- 6.3 **Tours:** Sponsor, coordinate, and/or promote tours of the community that identify and interpret the City's cultural, historic, architectural, and archaeological resources for residents and visitors.
- 6.4 **Plaques:** Present plaques to owners of the City's cultural, historic, architectural, and archaeological resources, for public display, that recognize the significance of the resource(s).
- 6.5 **Maps:** Prepare and distribute maps that identify the City's cultural, historic, architectural, and archaeological resources.
- 6.6 **Assistance:** Provide technical assistance to local residents on appropriate preservation techniques.
- 6.7 **COA Review:** Promote the Certificate of Appropriateness process of the Historic Preservation Board as an opportunity for property owners to secure technical assistance.
- 6.8 **Educational Videos:** Utilize and support educational videos to publicize the City's historic resources and historic preservation program, and local efforts to protect, preserve, and enhance historic resources.

Objective 7 – Fiscal Matters

Revise municipal regulations and fees, where economically feasible, to encourage rehabilitation of designated historic landmarks, structures in historic districts and conservation districts, sites, objects, and archaeological sites.

Action Strategies

- 7.1 **Recommended Incentives:** The Historic Preservation Board shall make specific recommendations to the City Commission regarding an economic incentive program to promote the preservation and rehabilitation of cultural, historic, architectural and archaeological resources. The City Commission is projected to act upon the recommendations by June 2009. Said incentives may include, but not be limited to: waiver of building permit fees until sale of the property or for a specified period for the

rehabilitation of cultural, historic, architectural, and archaeological resources, or when the applicant has mitigated the adverse effect of a construction project on archaeological resource; establishment of a façade rebate program, including grants or revolving loan funds, using funds available to Certified Local Governments or other historic preservation grants administered by the State of Florida; tax credits or tax exemptions; establishment of a grant or revolving loan program to promote the preservation of and mitigation of adverse impacts on archaeological resources (which program should consider the cost of available technology to mitigate adverse impacts); and undertake the preparation of zoning regulations that provide for the transfer of unused density from a designated landmark, archaeological site, historic district or conservation district to other sites.

- 7.2 **Encouragement of Public/Private Partnerships:** As part of the development of its economic incentive package and the successful implementation thereof, the Historic Preservation Board and, as applicable, the City Commission and City staff will work with private lenders to encourage, among other things, establishment of a loan pool for reduced interest rate rehabilitation loans for cultural, historic, and architectural resources designated as landmarks, or located in historic districts or conservation districts. In addition, locally designated resources may qualify for other economic incentives.
- 7.3 **Demolition Fees:** A prescribed portion of the fees collected from all demolition permits issued shall be set aside to fund the City of Sarasota’s historic preservation goals.

Objective 8 – Preservation Partnerships

Maintain and strengthen preservation partnerships with county, state and federal government agencies, and local institutions.

Action Strategies

- 8.1 **County-Owned Resources:** Identify, designate and promote the preservation and protection of County-owned cultural, historic, architectural, and archaeological resources located in the City of Sarasota. As appropriate, work with Sarasota County’s Historical Resources Unit to accomplish this action strategy.
- 8.2 **Florida Master Site File:** Review and analyze the Florida Master Site File to evaluate the significance of cultural, historic, architectural, and archaeological resources located in the City of Sarasota. As appropriate,

work with the State to add new resources and to update information about existing resources on the Florida Master Site File.

- 8.3 **Certified Local Government Program:** Actively participate in and fulfill the requirements of the Certified Local Government (CLG) program administered by the state by maintaining a preservation ordinance complying with federal requirements, filing required annual report, participating in training workshops for CLG staff and Historic Preservation Boards, applying for CLG grants to fund qualifying historic preservation projects, and supporting the statewide network of CLG communities.
- 8.4 **Historic Preservation Board:** Improve the efficiency and effectiveness of the Historic Preservation Board and City staff in the Section 106 review process of the National Historic Preservation Act (1966) in which Federal agencies take into account the effects of their actions on historic properties.
- 8.5 **State and Federal Legislation:** Monitor state and federal legislation related to historic preservation and take positions on matters of local concern. Where necessary, work with local legislators to initiate new legislation or regulatory changes.
- 8.6 **State and Federal Programs:** Maintain current information on state and federal historic preservation programs and provide copies of appropriate materials to the public.
- 8.7 **Partnerships with Arts and Education Institutions:** Seek the partnership of the Ringling School of Art and Design, The John and Mable Ringling Museum of Art, the FSU/Asolo Conservatory for Action Training, Sarasota County Public School Board, University of South Florida, New College of Florida, Gulfcoast Wonder and Imagination Zone (GWIZ), Marie Selby Botanical Gardens and Mote Marine Laboratory in establishing and implementing historic preservation objectives for educational campuses and other institutionally-managed properties.
- 8.8 **Local Cemetery Designations:** Partner with private groups to assist with and encourage the maintenance and historic designation of local cemeteries of historic interest to the community.

Objective 9 – Economic Development Programs

Establish and support economic development efforts appropriate to preservation and protection of cultural, historic, architectural, and archaeological resources within the City of Sarasota.

Action Strategies

- 9.1 **Federal Rehabilitation Tax Credit:** Encourage and support private efforts to rehabilitate income-producing cultural, historic, and architectural resources using the federal rehabilitation tax credit.
- 9.2 **Technical Assistance:** Provide incentives and technical assistance to encourage rehabilitation of locally, Nationally Registered, and Florida Master Site File designated historical landmarks and structures in conservation districts and historic districts.
- 9.3 **Heritage Tourism:** Establish and support heritage tourism efforts appropriate to the City of Sarasota’s cultural, historic, architectural, and archaeological resources by convening representatives of local and state tourism groups and agencies to discuss heritage tourism initiatives and ways to cooperate; by recognizing that heritage tourism can be developed in connection with other visitor interests and needs; and by promoting the establishment of special events and festivals associated with the City’s heritage for the interest of local residents and visitors.
- 9.4 **Florida Scenic Highways Program:** Encourage and support grant applications associated with the Florida Scenic Highway designation of Tamiami Trail.
- 9.5 **Preservation of Historic Structures:** The City shall facilitate the preservation of existing historic structures that are eligible for consideration as a cultural resource when they are threatened by demolition due to development. Measures used to save historic buildings may include relocation of these resources as reuse buildings within historic districts, reuse as affordable housing units, and to enhance conservation districts.

Objective 10 – Review and Evaluation

Create a mechanism for regular review and evaluation of the Historic Preservation Plan and other initiatives by the Historic Preservation Board.

Action Strategies

- 10.1 **Annual Report:** Continue to prepare and distribute annual reports of the Historic Preservation Board describing the activities of the Board.
- 10.2 **Annual Goals:** Continue to establish annual goals and objectives for the Historic Preservation Board based on the Historic Preservation Plan.
- 10.3 **Bi-Annual Review:** Comprehensively review and evaluate Historic Preservation Plan objectives and action strategies on a bi-annual basis to assess the progress toward attaining the goals of preservation and protection of the City’s cultural, historic, architectural, and archaeological resources. The evaluation should specifically address the extent to which the City is meeting the objectives and action strategies identified in the Plan. Where appropriate, new timelines for completing specific tasks should be developed.