

CHAPTER 1A: HISTORIC PRESERVATION ELEMENT

GOAL 1A-A: TO IDENTIFY AND PROTECT RESOURCES OF ARCHAEOLOGICAL HISTORICAL AND ARCHITECTURAL SIGNIFICANCE.

OBJECTIVE 1A-1.1: PRESERVE HISTORIC RESOURCES. The City's Historic Preservation Planner and Historic Architectural Review Commission (HARC) shall continue to: identify, document on the Florida Master Site File, and evaluate historic, architectural, and archaeological resources in the City; place historic and maritime resources on the local and National Register; issue awards of recognition; and prepare HARC annual reports, as specified in the following policies.

Policy 1A-1.1.1: Preservation Measures. The identification, analysis, and preservation of the City's historical, architectural, and archaeological resources shall be continued. This shall include the determination of their significance and vulnerability, as well as the implementation of preservation management policies as such resources are identified. The above efforts are to be coordinated by HARC, the Historic Preservation Planner, and other non-profit preservation organizations.

Policy 1A-1.1.2: Documenting Resources. All known historic, architectural, and archaeological resources, and those identified in the future, shall be documented, computerized upon plan adoption, compatible with and filed with the Florida Master Site File (FMSF) in the Florida Division of Historical Resources list, and kept on publicly accessible local records. Interim protection will be provided through the following means: If a proposal affects a property which has been filed in the FMSF but has not been evaluated by the Division of Historical Resources, the City Historic Preservation Planner will request that the Division of Historical Resources promptly prepare an evaluation. If the Division of Historical Resources is unable to prepare an evaluation within a reasonable time, the Planner will conduct an evaluation consistent with the Division's standards.

Policy 1A-1.1.3: Historic Survey. The Planning Department shall survey all publicly owned and managed properties in order to compile an inventory of historic, architectural, and archaeological resources under governmental ownership or management. Florida Master Site File (FMSF) standards will be utilized and the survey shall be updated on a regular basis. Reference Policy 5-1.9.3 of the Coastal Management Element.

Policy 1A-1.1.4: Responsible Local and Federal Entities. Historic resources in private ownership meeting National Register criteria and located outside the Historic District shall be identified, inventoried, evaluated and placed under the protection of the local or National Register, as appropriate.

Policy 1A-1.1.5: Maritime Resources. Historic maritime resources shall be surveyed, identified, evaluated and documented. Protective measures shall be applied according to designation procedures for historic resources in the Historic District.

Policy 1A-1.1.6: Annexation. In the event of any annexation of land, normal city procedures shall apply as described in Policy 1.1.1 above. The timing of such activities shall coincide with other survey initiatives, so as to ensure efficient use of time and resources.

Policy 1A-1.1.7: Update Database. The Planning Department shall organize, maintain, and, as sites are added, update a database or similar computerized record of historic sites at least annually and more

frequently if and when large numbers of sites are being added. Information to be included in such a database shall be compiled from existing historical survey data, survey data currently being obtained, and future survey updates.

Policy 1A-1.1.8: GIS System to Include Historic Preservation Data. The City shall incorporate data from the proposed historic structures database into any future plans for a Geographic Information System (GIS).

Policy 1A-1.1.9: Impact Analysis within Planning Studies. All public and private sector planning studies of neighborhoods, housing, transportation, drainage, stormwater, and utilities shall identify the presence of historic, architectural and archaeological resources and the potential impact of any proposals on these resources. Reference Policy 3-1.5.9 of the Housing Element.

Policy 1A-1.1.10: Historic Florida Keys Foundation Activities. The City shall continue to support the Historic Florida Keys Foundation Commission in its survey of unprotected properties and its annual program of issuing plaques and other awards of recognition to sites or structures of exemplary historical, architectural and archaeological significance.

Policy 1A-1.1.11: HARC Annual Report. Every year HARC, in accordance with Certified Local Government (CLG) requirements, shall prepare an annual report detailing the state of historic, architectural and archaeological resources in the City. Such a report shall address historic resources identified in the preceding year, the number of structures rehabilitated, demolished, or otherwise changed through historic preservation activities, revisions and/or clarifications recommended in the HARC Guidelines, and a summary of grant and other fiscal activities. Additionally, the annual report shall include an examination of density variances issued in the Historic District, the identification of any trends, and an analysis of their possible impacts on infrastructure.

Policy 1A-1.1.12: Military Base Reuse Plans. Upon adoption of a Military Base Reuse Plan by the City of Key West, the Historic Planner shall review the Plan to determine appropriate actions required to protect and preserve identified historic resources within the base site. This review should be conducted in conjunction with the State Historic Preservation Officer and HARC. Appropriate actions include those contained in Policy 1A-1.1.2 and Policy 1A-1.1.3 herein. At a minimum, actions on the Peary Court Cemetery site should be consistent with the Historic Preservation Plan for that site.

OBJECTIVE 1A-1.2: DESIGNATED HISTORIC DISTRICTS AND LANDMARKS. To continue to ensure the stability, maintenance and improvement of designated historic districts and independently listed landmarks through: updating HARC Guidelines; evaluating the impacts of proposed development; providing incentives for maintenance; assessing adjacent land use compatibility; developing Transfer of Development Rights; prioritizing planning activities with historical preservation benefits; developing performance standards for protecting historic sites; reducing vehicular and non-vehicular traffic conflicts; restricting loss of City-owned historic properties and require preservation deed restriction; developing capital improvement programs which enhance historic areas; creating a master plan for the Key West cemetery; and preventing the increase or redirection of traffic onto the historic district's residential streets, as specified in the following policies.

Policy 1A-1.2.1: HARC Guidelines. The City and HARC shall continue to protect all historically significant structures and historic districts by periodically updating the HARC Guidelines.

Policy 1A-1.2.2: Mandate Impact Analysis. In reviewing and approving development proposals, the

Planning Department and HARC shall evaluate the impacts of proposed development on historic, architectural and archaeological resources.

Policy 1A-1.2.3: Related Incentives and Disincentives. The City shall maintain the protection of historic resources by providing disincentives from demolition, and affording property owners incentives for the maintenance and rehabilitation of historic structures, as well as other appropriate methods.

Policy 1A-1.2.4: Land Use Compatibility. The City shall identify and through its Building Code and enforcement of amended Land Development Regulations and code enforcement program, shall pursue the reduction and incremental elimination of inconsistent land uses in the Historic District. Adjacent land uses in the Historic District shall be compatible.

Policy 1A-1.2.5: Innovative Measures for Historic Preservation. The City shall pursue land acquisition or alternative innovative mechanisms such as Transfer of Development Rights (TDRs), to protect historic and archaeologically significant resources.

Policy 1A-1.2.6: Private Sector Participation. The City shall pursue increased private sector participation and support for historic preservation programs.

Policy 1A-1.2.7: Land Development Regulations to Benefit Historic Preservation. Innovative Land Development Regulations specific to maintaining and enhancing historic resources shall be amended and implemented in the Historic District upon plan adoption. Such LDRs shall give highest priority to planning activities with historical preservation benefits.

Policy 1A-1.2.8: Performance Standards. Performance standards for protecting sites of historic or archaeological significance shall be incorporated in amended Land Development Regulations, upon plan adoption, that address development safeguards to prevent the destruction or alteration of an historic site; the isolation from or alteration of the surrounding environment; the introduction of visual, auditory, or atmospheric elements that are out of character or alter its setting; vegetation removal unless part of a scientific excavation or an approved development plan; or other forms of neglect resulting in degradation of historic resources. Reference Policy 1-1.10.2 of the Land Use Element and Policy 5-1.9.2 of the Coastal Management Element.

Policy 1A-1.2.9: Vehicular and Non-Vehicular Traffic Conflicts. The Land Development Regulations in the Historic District shall address the reduction and elimination of conflicts between vehicular and non-vehicular traffic for shared space. The use of buffers, setbacks, slower speed zones, and the use of materials that inherently slow traffic and enhance the historic resources (e.g., brick roads) shall merit consideration.

Policy 1A-1.2.10: Prevent Loss of Historic Structures. There shall be no loss of historic resources on City-owned properties. Sensitive adaptive re-use of historic structures shall be encouraged as an alternative to demolition. Amended Land Development Regulations shall encourage that historic resources on private property will be protected, preserved, or re-used in a manner sensitive to the historic properties of the site and/or structure. Reference Objective 5-1.9 of the Coastal Management Element.

Policy 1A-1.2.11: Capital Improvements. The City shall develop a capital improvements program for the Historic District that includes enhancement of the public rights-of-way through appropriate utilities, streetscape improvements, landscaping, the identification and removal of private encroachment on public rights-of-way, and other improvements. Such public improvements shall be compatible with

neighborhood characteristics according to HARC Guidelines. Reference Policy 3-1.5.8 of the Housing Element and Policy 5-1.10 of the Coastal Management Element.

Policy 1A-1.2.12: City-Owned Contributing Historic Structures. In the sale of City-owned contributing historic structures, the City shall attach a preservation deed restriction, requiring that the Secretary of the Interior's Standards for Rehabilitation and HARC's Guidelines be followed for any alteration to the resource. Reference Policies 5-1.9.5 of the Coastal Management Element.

Policy 1A-1.2.13: Relocation of Historic Resources. The Planning Department and HARC shall assess the impact and appropriateness of the relocation of any historic structures or archaeological resources according to the Secretary of the Interior's Standards for Rehabilitation and City Code.

Policy 1A-1.2.14: Master Plan for Key West Cemetery. The City, in conjunction with the Historic Florida Keys Foundation Commission, the Old Island Restoration Foundation, the Key West Art and Historical Society, and other non-profit preservation groups, shall create a master plan for the Key West Cemetery. Such a plan will address preservation and conservation needs, maintaining the integrity of the cemetery, open space reserves, the development of guidelines for the maintenance and care of plots, restoration of markers, and an assessment of the fence conditions, a landscape plan, and future cemetery policy.

Policy 1A-1.2.15: Traffic Flow Considerations. All future traffic studies that involve the Historic District shall have as their prerequisite to prevent the increase or redirection of traffic flow onto "local residential streets" within historic residential neighborhoods.

Policy 1A-1.2.16: Infill Development. Infill development in the Historic District shall be consistent with the character and scale of adjacent contributing structures and otherwise be subject to HARC Guidelines.

Policy 1A-1.2.17: Park and Ride Facilities. The feasibility of park and ride facilities shall be studied to relieve traffic congestion and parking problems in the Historic District.

Policy 1A-1.2.18: HARC Review of Military Base Reuse Plans. Upon adoption of a Military Base Reuse Plan by the City of Key West, the Historic Planner shall review the Plan to assess historic resources. Based on this analysis, the Planner shall propose appropriate changes to the boundary of the Key West Historic District necessary to protect historic resources contained in the Plan. HARC guidelines and procedures shall be updated to include review of historic resources identified in the Base Reuse Plan. All proposed development for the Truman Waterfront shall be reviewed by HARC consistent with the review processes used for other historically designated zoning districts.

OBJECTIVE 1A-1.3: SENSITIVE TREATMENT AND USE OF HISTORIC STRUCTURES. To encourage the sensitive rehabilitation, extended use, and/or compatible adaptive re-use of historic structures through: providing technical and financial assistance to blighted areas; requiring compliance with HARC Guidelines; and through other incentive techniques, as specified in the following policies.

Policy 1A-1.3.1: Rehabilitation and Adaptive Re-Use. The City shall continue to ensure the sensitive rehabilitation and compatible adaptive re-use of historic properties through technical assistance and economic incentive programs.

Policy 1A-1.3.2: Revitalization of Blighted Areas. The City shall identify blighted areas in the historic

district and encourage revitalization and conservation of such areas through technical and financial assistance.

Policy 1A-1.3.3: Apply HARC Guidelines and Federal Standards. In reviewing and approving development proposals, the City shall encourage the restoration, rehabilitation, and adaptive re-use of historic resources. The rehabilitation of historic resources using public or private funds shall require compliance with (HARC) Guidelines and the Secretary of the Interior's Standards for Rehabilitation. Reference Policy 5-1.9.4 of the Coastal Management Element.

Policy 1A-1.3.4: Concurrency Management and Capital Improvements. Concurrency standards shall be met while minimizing negative impact on historic resources. Consideration shall be given to drainage and stormwater management, open space, traffic flow, and off-street parking when assessing potential impact of redevelopment activities in the Historic District.

Policy 1A-1.3.5: Historically Appropriate Street Themes. Use of historically appropriate street themes during renovation and redevelopment activities shall incorporate appropriate streetscaping and landscaping techniques. Such themes shall be coordinated by HARC, the Historic Preservation Planner, the Historic Florida Keys Foundation Commission, the Tree Commission and other relevant parties.

Policy 1A-1.3.6: Endangered Historic Resources. Public and private funding shall be pursued for the acquisition and adaptive re-use of endangered historic resources.

Policy 1A-1.3.7: Apply Urban Design Techniques Sensitive to Preservation Needs. Urban design techniques (as described in the HARC Guidelines) sensitive to historic preservation shall be applied to redevelopment activities in the Historic District.

Policy 1A-1.3.8: Public/Private Incentive and Partnerships. Public/private incentives and partnerships shall be encouraged for redevelopment, restoration, and rehabilitation efforts.

Policy 1A-1.3.9: Variance Criteria and Procedures. The City shall assess variance procedures to determine their impact on historic preservation objectives and consider waiving "economic hardship" requirements where a variance allows renovation or restoration work consistent with the Secretary of the Interior's Standards.

Policy 1A-1.3.10: Special Assistance for Subsidized Housing Residents. The City shall provide technical assistance to residents of subsidized housing for rehabilitation consistent with the Secretary of the Interior's Standards.

Policy 1A-1.3.11: City Actions to Assist Historic Preservation. The City shall consider mechanisms, including provision through Land Development Regulations, allowing waiver of specific building code requirements to encourage the renovation or rehabilitation of contributing structures in the Historic District in a manner consistent with the HARC Guidelines and related Federal standards.

OBJECTIVE 1A-1.4: CONSIDER ARCHAEOLOGICAL POTENTIAL DISCOVERIES IN PRE-DEVELOPMENT PLANNING. To require that the potential discovery of archaeological resources be considered during any capital improvements projects or construction activities and adopt an ordinance addressing protection of archaeological significant resources as specified in the following policies. Reference Objective 1-1.10 and Policies 1-1.10.1 and 1-1.10.2 of the Land Use Element.

Policy 1A-1.4.1: Archaeological Resources Considerations. The potential for loss, recovery, or preservation in situ of undiscovered archaeological resources shall be evaluated during all phases of building construction and capital improvements programming including, but not limited to site plan review, HARC application and review and the building permit process.

Policy 1A-1.4.2: Development Regulations. Amended Land Development Regulations shall require that any capital improvements program and/or any building construction shall be done in a manner sensitive to the possible discovery of archaeological resources and to assure their protection. The City shall be notified of the discovery of any archaeological resources at development sites. Development activity in areas designated as archaeologically sensitive shall be required to assure that verification is conducted of archaeological resources and means established to document and, where possible, preserve artifacts discovered. Land Development Regulations shall require work be temporarily discontinued for a reasonable period until such a time that an archaeologist or other qualified personnel can determine the nature and sensitivity of any such discovery. Reference Objective 1-1.10 and Policies 1-1.10.1 and 1-1.10.2 of the Land Use Element.

Policy 1A-1.4.3: Initiate Ordinance to Protect Archaeological Resources. The City shall pass an ordinance addressing protection of resources of archaeological significance which shall be attached as an appendix to this Historic Preservation Element, Goals, Objectives and Policies.

OBJECTIVE 1A-1.5: HISTORIC PRESERVATION IN COASTAL HIGH-HAZARD AREA. To meet or exceed standard coastal management practices, policies, and FEMA standards with regard to historic resources in high-hazard areas and the HARC shall develop a hurricane strategy for the Historic District as specified in the following policies.

Policy 1A-1.5.1: Compliance with FEMA Standards. All development and redevelopment in the Historic District shall meet Federal Emergency Management Agency (FEMA) standards or other appropriate requirements in coastal high-hazard and flood-prone areas, except where Land Development Regulations provide for exemptions for contributing structures.

Policy 1A-1.5.2: Hurricane Strategy Plan. HARC shall develop a hurricane strategy plan for the renovation of damaged resources and the preservation of the character in the Historic District. Such a plan will include: an inventory of existing National Register resources; the education of property owners about hurricane preparedness and compliance with the Secretary of the Interior's Standards; and the establishment of code review procedures to monitor rehabilitation efforts following a hurricane. In the event of a hurricane, a survey of the extent of damage shall be done, strategies for emergency stabilization and long range restoration shall be identified, and a preparation of realistic estimates of financial efforts needed to address such damage shall be undertaken.

Policy 1A-1.5.3: Activities of Hurricane Recovery Task Force. The Hurricane Recovery Task Force, which shall be activated following a hurricane event, shall encourage repair to historic structures according to the Secretary of the Interior's Standards for Rehabilitations and the Guidelines of HARC.

OBJECTIVE 1A-1.6: ACHIEVE TOURISM AND COMMERCIAL ACTIVITIES SENSITIVE TO HISTORIC DISTRICT CHARACTER. To encourage tourism development activities and commercial land use policies in the Historic District which are sensitive to the historic character of the community as specified in the following policy.

Policy 1A-1.6.1: Commercial Core Development Consistent with Historic Character. Commercial

development decisions shall encourage use of the commercial core for government, institutional, tourism, retail trade, offices, and civic and cultural activities. The amended Land Development Regulations shall achieve a mix of land use consistent with the historic character of the community.

GOAL 1A-2: TO PROMOTE PUBLIC EDUCATION, AWARENESS, AND APPRECIATION OF HISTORIC, ARCHITECTURAL, AND ARCHAEOLOGICAL RESOURCES.

OBJECTIVE 1A-2.1: Education and Awareness Program Initiatives. HARC shall encourage heritage education and awareness program initiatives directed at school age children, senior citizens, tourists, the business community, and the general public through: promoting school field trips; preparing pamphlets; creating a video documentary; building a public information display; holding seminars; and continuing operation of tourist activities related to historic resources, as specified in the following policies.

Policy 1A-2.1.1: Public Information, Education and Technical Assistance. Coordination and dissemination of information for the public sector relating to public assistance for rehabilitation of historically significant structures shall be provided. HARC and other non-profit preservation organizations shall provide public information, education, and technical assistance relating to historic preservation programs.

Policy 1A-2.1.2: Coordination with Local Non-Profit Preservation Organizations. The City shall coordinate with local non-profit preservation organizations on matters relating to historic, architectural, or archaeological resources as appropriate.

Policy 1A-2.1.3: City-Owned Properties of Historic Significance. The City shall make available historic, architectural, and archaeological resources for the study and visitation by public and private school field trips to City-owned properties.

Policy 1A-2.1.4: Providing Technical Assistance to the School Board. The City shall pursue a cooperative arrangement between the Historic Preservation Planner, HARC members, or other qualified persons in the historic preservation community and the Monroe County School Board for the purpose of introducing and maintaining an awareness of the value of historic preservation in the school curriculum.

Policy 1A-2.1.5: Public Awareness and Education Programs. Public awareness and education efforts shall include but not be limited to the preparation of a series of pamphlets promoting preservation and the pursuance of funding to support the production of a video documentary and the sponsoring of an annual seminar addressing historic preservation issues.

Policy 1A-2.1.6: Media Considerations. The establishment of a periodic series of articles/videotapes appearing in local newspapers, other publications, or on local cable channels covering historic preservation shall be considered as a method to inform the general public or preservation issues.

Policy 1A-2.1.7: Public Information Display. The City shall provide a public information display of reference materials on historic preservation issues and technologies for property owners, architects, and contractors. Such a display should be available at the Monroe County Library, City Hall, or other convenient public places.

Policy 1A-2.1.8: Seminars and Conferences. The knowledge of the Historic Preservation Planner and HARC members shall be furthered through their participation in seminars and conferences relating to

historic preservation issues.

Policy 1A-2.1.9: Tourist Related Activities to Promote Preservation. Encourage the continued operation of tourist related activities that identify and promote the significance of Key West architectural and historical resources in an appropriate manner. The use of varying routes used by tour vehicles shall be encouraged so as to reduce the impact on residential communities in the Historic District.

GOAL 1A-3: TO PROVIDE INCREASED OPPORTUNITIES FOR ALL PERSONS TO PARTICIPATE IN HISTORIC PRESERVATION PROGRAMS AND ACTIVITIES.

OBJECTIVE 1A-3.1: INCREASE ACCESSIBILITY WITHOUT ENDANGERING PRESERVATION RESOURCES. To increase accessibility to the island's historic architectural, and archaeological resources, while protecting such resources from damage and deterioration through publicizing historic properties and encouraging accessibility for the economically disadvantaged and the physically handicapped, as specified in the following policies.

Policy 1A-3.1.1: Publicize Resource Accessible to the Public. The City shall help publicize historic properties open to the public and encourage that they are affordable and accessible.

Policy 1A-3.1.2: Resources Accessible to the Disadvantaged and Handicapped. The City shall encourage the accessibility of historic resources for the economically disadvantaged and the physically handicapped.

OBJECTIVE 1A-3.2: PUBLIC PARTICIPATION. To provide opportunities for public participation in historic preservation initiatives and activities through public meetings, community workshops, and special events related to historic preservation as specified in the following policies.

Policy 1A-3.2.1: Advertising Meetings and Scheduling Workshops. Public participation in the historic preservation planning process shall be encouraged through the advertisement of public meetings and the scheduling of community workshops.

Policy 1A-3.2.2: Special Events Days. In keeping with Key West tradition, special events days shall be considered to celebrate the historic heritage of the island.

GOAL 1A-4: COORDINATING ACTIVITIES FOR HISTORIC PRESERVATION. To coordinate within City agencies and departments, local and non-local historic preservation organizations, and with other municipalities, counties regional councils, and state agencies in matters pertaining to historic, architectural, and archaeological resources.

OBJECTIVE 1A-4.1: COORDINATING ACTIVITIES FOR HISTORIC PRESERVATION. To coordinate within City agencies and departments, local and non-local historic preservation organizations, and with other municipalities, counties, regional councils, and state agencies in matters pertaining to historic, architectural, and archeological resources through: identifying, documenting, and preserving historical resources; enforcing HARC Guidelines; developing an inter-local agreement with Monroe County; and coordinating the City's Historic Preservation Planner with ad hoc preservation participants, as specified in the following policies.

Policy 1A-4.1.1: Pooling Resources and Coordinating Funding and Promoting Activities. Representatives of established preservation organizations and other organizers of historic preservation

programs shall be encouraged to continue to pool resources and coordinate efforts in funding and promoting historic resource protection.

Policy 1A-4.1.2: Public Improvement Projects Must Address Preservation Issues. The City shall ensure that all public improvements projects and other municipal actions address the preservation of historic resources. The City shall coordinate with HARC, the Historic Preservation Planner, and the Historic Florida Keys Foundation Commission in identifying, documenting, and preserving historical, archaeological, and architectural resources. Reference Policy 5-1.9.1 of the Coastal Management Element.

Policy 1A-4.1.3: Enforcing HARC Guidelines. The City shall establish and maintain interdepartmental programs and adequate staff to enable effective enforcement of HARC Guidelines including, where applicable, a video inventory of non-compliant conditions and efficient notification procedures to encourage corrective action where required.

Policy 1A-4.1.4: City Coordination with Monroe County. The City shall coordinate with Monroe County in surveying, identifying, evaluating, and documenting historic, architectural, and archaeological resources.

Policy 1A-4.1.5: Archaeological Services. The City shall pursue an inter-local agreement with Monroe County to provide archaeological services. The availability of monies shall be considered for retaining an archaeologist for the purpose of identifying and evaluating archaeological discoveries, and to assist the City and County in archaeological resource issues.

Policy 1A-4.1.6: Governmental Projects to Comply with Preservation Guidelines. Any governmental development action by County, State, or Federal agencies subject to City regulations shall meet HARC Guidelines where historic, architectural, or archaeological resources are present, subject to the right of appeal to the Board of Adjustment.

Policy 1A-4.1.7: Support Preservation Legislation. The City shall interact with other Florida communities to initiate and support state legislation that promotes historic preservation including ad valorem and other tax relief, and state fire and building code and property assessment policies more sympathetic to historic resources. Reference Policy 5-1.9.8 of the Coastal Management Element.

Policy 1A-4.1.8: Coordination of Public Information and Education Activities. The City shall establish and coordinate programs of public information and education between the Planning Department and the Monroe County School Board, public non-profit organizations, and other related boards/commissions as appropriate.

Policy 1A-4.1.9: Ad Hoc Preservation Groups and Activities. Members of the various preservation organizations should be encouraged to continue to meet as an ad hoc preservation group to foster continued inter-agency coordination. The Historic Preservation Planner shall continue to serve as liaison between ad hoc preservation participants.

GOAL 1A-5: TO PRESERVE THE QUALITY OF HOUSING AND NEIGHBORHOODS IN THE HISTORIC DISTRICT.

OBJECTIVE 1A-5.1: PROTECT PRESERVATION OF HOUSING. To continue to ensure that housing in the Historic District is protected through conservation, preservation, revitalization, and

rehabilitation activities through: creating a program to eliminate substandard housing; enforcing the Building Code; incorporating alteration, renovations, and rehabilitation efforts in the amended Land Development Regulations; providing technical assistance and providing assistance in State and Federal funding applications, as specified in the following policies. Reference Objective 3-1.5 and Policies 3-1.5.1 through 3-1.5.8 of the Housing Element.

Policy 1A-5.1.1: Eliminate Substandard Housing. The City shall establish a program whose goal is to identify and work toward eliminating substandard housing listed in the Florida Master Site File and initiate a technical assistance program using historic preservation as a tool to revitalize and rehabilitate deteriorating housing without causing displacement. Such activities shall be documented and included in the historic preservation annual report. Reference Policy 3-1.5.5 of the Housing Element.

Policy 1A-5.1.2: Enforcement Activities. Demolition of historically significant housing in the Historic District shall be discouraged through the enforcement of the Building Code and application of strict code enforcement activities and by encouraging effective maintenance and rehabilitation.

Policy 1A-5.1.3: Redevelopment and Revitalization. The City's Community Development Office and City Commission shall pursue redevelopment and neighborhood revitalization of declining areas of historically significant housing.

Policy 1A-5.1.4: Maintain Unique Architectural Heritage of Historically Significant Housing Resources. The City's amended Land Development Regulations shall incorporate criteria for maintaining the unique architectural heritage of the Historic District's housing. HARC responsibilities in protection of historically significant housing and in evaluating alterations, renovations, and rehabilitation efforts shall be incorporated in the amended Land Development Regulations.

Policy 1A-5.1.5: Technical Assistance in Rehabilitation and Adaptive Re-Use. The Historic Preservation Planner and HARC shall assist in the rehabilitation and adaptive re-use efforts through State-funded technical and economic assistance programs when available. Such efforts shall be coordinated with the State Division of Historic Resources. Reference Policy 3-1.5.2 of the Housing Element.

Policy 1A-5.1.6: Promote Use of State and Federal Assistance Preservation Programs. The City shall assist property owners of historically significant housing in applying for and utilizing available State and Federal assistance programs. Reference Policy 3-1.5.3 of the Housing Element.

GOAL 1A-6: TO ENCOURAGE THE USE OF ALL AVAILABLE FISCAL RESOURCES IN HISTORIC PRESERVATION ACTIVITIES.

OBJECTIVE 1A-6.1: PURSUE FISCAL RESOURCES FOR PRESERVATION. To accommodate specific historic preservation activities and needs through: vigorously pursuing varied fiscal resources through the Certified Local Government Program; considering tax reductions for non-profit owners of historic properties; assisting in funding and technical assistance programs; pursuing state tax abatement legislation; and establishing local fiscal programs, as specified in the following policies.

Policy 1A-6.1.1: CLG Program. As a Certified Local Government, the City of Key West shall pursue available funding and support offered through the CLG program.

Policy 1A-6.1.2: Tax Breaks for Preservation. The City shall consider reduction of taxes based on

percent of assessed value for non-profit owners of historic properties. Eligibility for tax deduction to be contingent on maintenance of property consistent with HARC Guidelines.

Policy 1A-6.1.3: Investigate Specific Preservation Assistance Programs. The City shall investigate using Inner City Ventures Funds of the National Trust for Historic Preservation, the Neighborhood Housing Services model and other funding sources and technical assistance programs.

Policy 1A-6.1.4: State Enabling Legislation and Tax Abatement Incentives for Preservation. The City shall pursue state enabling legislation and tax abatement incentives for application to historic resources.

Policy 1A-6.1.5: Establishing Fiscal Programs for Preservation. The City shall coordinate with local financial institutions to encourage the establishment of fiscal programs with benefits for historic resource owners, restoration contractors, and other appropriate applicants.

Policy 1A-6.1.6: Tax-Exempt Non-Profit Preservation Organizations. The City shall actively provide and seek support for and from Section 501C3 tax-exempt non-profit preservation organizations in attempts to secure funding for preservation related activities.