

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, April 27, 2026 - 2:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
  - a. Minutes from the March 23, 2026 meeting
5. **PUBLIC HEARINGS**
  - a. **PZCOA2026-00019**  
Certificate of Appropriateness and Variance  
Lot Dimension  
109 Avenue D
6. **NEW BUSINESS**
  - a. Certificate of Appropriateness Administrative Approvals
  - b. Historic Preservation Certified Local Government Webinar and Conferences
7. **ELECTION OF CHAIR AND VICE-CHAIR**
8. **COMMENTS FROM THE PUBLIC**

9. **CONSIDERATION OF ABSENCES**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

**Historic Preservation Board - 2:00 PM**

**4. a.**

**Meeting Date:** 04/27/2026

**Re:** Historic Preservation Board Minutes 3/23/26

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Minutes from the March 23, 2026 meeting

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**Attachments**

Historic Preservation Board Minutes 3/23/26

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 03/26/2026 02:34 PM

Final Approval Date: 03/31/2026

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, MARCH 23, 2026, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Charlie Hayek; Betty Jo Starke; Susan Garrett; Minnie Spivey; Anthony Westbury;  
KeAndrea Davis, Chair

Absent:

Staff Present: Felicia Holloman, Assistant City Attorney  
Shaun Coss, Code Enforcement Director  
Chris Suneson, Assistant Planning Director  
Vennis Gilmore, Historic Preservation Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

**4. APPROVAL OF MINUTES**

- a. Minutes from the September 22, 2025 meeting

Motion was made by Betty Jo Starke, and seconded by Charlie Hayek to approve the minutes from the September 22, 2025 meeting.

AYE: Betty Jo Starke, Susan Garrett, Anthony Westbury, Minnie Spivey, Charlie Hayek, Chair  
KeAndrea Davis

Passed

**5. PUBLIC HEARINGS**

- a. **PZCOA2026-00014**  
Certificate of Appropriateness  
Demolition  
1121 Avenue E

The clerk introduced Certificate of Appropriateness PZCOA2026-00014 for the demolition located at 1121 Avenue E.

The chair called the proceeding to order.

The Board Attorney explained the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, board members have a duty to conduct quasi-judicial proceedings more like judges than legislators. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

The clerk confirmed the City complied with the advertisement and notice requirements.

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Garrett - no  
Ms. Spivey - no  
Mr. Westbury - no  
Mr. Hayek - no  
Ms. Starke - no  
Chair Davis - no

The chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation: Mr. Gilmore said the structure is a one-story wood-frame building with a gable roof built in 1946. The applicant is requesting approval for the demolition of the termite-damaged, deteriorated structure that is in very poor condition. After the demolition, the owner intends to develop a new one-story single-family residence. While rehab of the structure is permitted and possible, it would be at considerable expense. Given that the application meets A, B, C, D, and E of the criteria for demolition of a structure within a designated historic district, staff recommends that the Historic Preservation Board approve the demolition.

Board questions for staff: Ms. Garrett asked if the full replacement structure needs to go through the Certificate of Appropriateness process, and she clarified that the demolition does not indicate approval of the replacement structure. Ms. Starke asked if the framework is termite ridden or in good shape.

Applicant Presentation: Fernandez Andre, owner, sworn, said the main goal is to build a new structure. He said the 1947 structure, including the framework, is termite-ridden. Mr. Andre stated he met with two different architects, and he was told it would be safer and beautiful to

build a new structure. Mr. Andre said he would be honoring the same floor plan and almost the same square footage.

Board questions for applicant: Mr. Hayek asked if the new structure would be framed and cypress siding is being used. Mr. Andre said he would be using hardie board siding which is identical to what is on the structure proposed for demolition. Ms. Starke asked about the meaning of legal on #6 of the criteria for demolition. Mr. Andre said renovating is not a safe outcome.

Staff final comments: none

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to approve Certificate of Appropriateness PZCOA2026-00014 for the demolition of the structure located at 1121 Avenue E.

AYE: Susan Garrett, Minnie Spivey, Anthony Westbury, Charlie Hayek, Betty Jo Starke, Chair  
KeAndrea Davis

Passed

- b. **PZCOA2026-00017**  
Certificate of Appropriateness  
Duplex  
1102 Avenue E

The clerk introduced Certificate of Appropriateness PZCOA2026-00017 for a duplex at 1102 Avenue E.

The chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Westbury - no  
Ms. Spivey - no  
Mr. Hayek - no  
Ms. Starke - no  
Ms. Garrett - no  
Chair Davis - no

The chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation: Mr. Gilmore said the applicant is requesting approval for the construction of a

duplex with associated driveway, parking and landscaping on a prominent site in the Lincoln Park Historic District. He said the design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale, materials and massing; however, the architectural elements do not provide a continuity of character of the surrounding historic neighborhood. Mr. Gilmore said staff recommends the Historic Preservation Board approve the request with conditions that all mechanical equipment meet setback requirements, additional architectural details, like decorative window shutters or colonial window grid be incorporated into the final design, and as many trees as possible will be preserved.

Board questions for staff: Ms. Starke asked if the applicant received the historic design review elements and the location of the dumpster. Mr. Gilmore said the design review guidelines are listed in Municode. Ms. Garrett asked if the window sizes are proportionate to other windows in the district. Chair Davis asked for historic standards the Board could suggest as an add-on. Mr. Hayek asked about the mechanical setbacks.

Applicant Presentation: Monique Neal, applicant, sworn, stated they are addressing the historical embellishment with banding around the windows.

Board questions for applicant: none

Staff final comments: Mr. Gilmore stated the Board can approve with staff conditions, add a condition for the banding or have no conditions at all.

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Betty Jo Starke, and seconded by Charlie Hayek to approve Certificate of Appropriateness PZCOA2026-00017 for a duplex located at 1102 Avenue E with window banding.

AYE: Minnie Spivey, Anthony Westbury, Charlie Hayek, Betty Jo Starke, Susan Garrett, Chair  
KeAndrea Davis

Passed

- d. **PZCOA2026-00025**  
Certificate of Appropriateness  
Facade Renovation  
207-209 Orange Avenue

The clerk introduced Certificate of Appropriateness PZCOA2026-00025 for facade renovation at 207-209 Orange Avenue.

The chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Spivey - no  
Mr. Westbury - no

Mr. Hayek - no  
Ms. Starke - no  
Ms. Garrett - no  
Chair Davis - no

The chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation: Mr. Gilmore said the 1924 structure is a two-story brick-and-mortar mixed-use building with a flat commercial roof. The applicant is requesting approval to do an exterior renovation to the front façade, including adding outdoor window boxes and hurricane shutters to the upper windows, and renovating the entrance way, including replacing the exterior flooring, removing tile, replacing the windows and replacing the front doors with ADA-compliant entrances. Mr. Gilmore showed two different options, and he said the applicant prefers option A. Mr. Gilmore concluded by saying the overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10.

Board questions for staff: Mr. Hayek asked if the windows would be impact glass. He said option B has smaller windows and would be less expensive.

Applicant Presentation: Kris Einstein, owner, sworn, said smaller windows would be less expensive, but there may be an issue with lining up the windows in the current space. She said there was not much room between the windows and the doors. Ms. Einstein said the windows would be impact glass. She noted that if the doors are expanded, the windows will have to shrink down, but they are trying to keep them as large as possible.

Board questions for applicant: Mr. Hayek said a transom is historical, and he asked if a faux transom would work.

Staff final comments: Mr. Gilmore said the applicant could apply for an administrative Certificate of Appropriateness instead of having to come back to the Historic Preservation Board or choose option A with the transom recommendation.

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: Ms. Garrett suggested approving option B with the transom and if it is not practical, the applicant could come back for a modified option. Mr. Hayek suggested a recommendation instead of a condition to make it look like there is a transom above the doors.

Motion was made by Susan Garrett, and seconded by Anthony Westbury to approve Certificate of Appropriateness PZCOA2026-00025 located at 207-209 Orange Avenue for option B facade renovation with a transom or faux transom above the doors.

AYE: Anthony Westbury, Charlie Hayek, Betty Jo Starke, Susan Garrett, Minnie Spivey, Chair  
KeAndrea Davis

Passed

## 6. **NEW BUSINESS**

- a. Administrative Certificate of Appropriateness Approvals
- b. **Updated City of Fort Pierce Condemnation and Demolition of Structures Procedures**

Mr. Coss gave a presentation on the rules of procedure for condemnation and demolition of structures. He said resolution 25–R65 was adopted by the City Commission on October 13, 2025, when a structure was condemned by a licensed inspector and demolition is the desired outcome.

He reviewed the condemnation process and highlighted that the affidavit and copy of the notice of violation are recorded and are also forwarded to the Historic Preservation Officer (if applicable). Mr. Coss explained the demolition determination, the demolition approval process and the demolition procedure. He said the City Commission determines whether the structure is unsafe and shall be demolished. Mr. Coss stated the second phase is if the structure is within a designated historic district, or has otherwise been declared historic, the resolution for demolition approved by the City Commission is forwarded to the Historic Preservation Officer for the matter to be placed before the Historic Preservation Board to obtain a Certificate of Appropriateness to have the structure demolished.

Chair Davis asked why the Historic Preservation Board makes a decision after the City Commission.

Mr. Hayek asked about to handle a building that was partially demolished. Mr. Coss said that affirmative maintenance may come into play, and he suggested the matter be brought to the Board by the Historic Preservation Officer.

**8. COMMENTS FROM THE PUBLIC**

Kris Einstein, owner of 207-209 Orange Avenue, suggested the Historic Preservation Board members should ask the applicant more questions if they do not understand what is being done. She stated she is under a FPRA grant timeline and the approval given by the Board could set her back. She said she is hopeful an administrative approval would apply if the windows need to be shrunk down to be even with the doors.

**9. CONSIDERATION OF ABSENCES**

All members were in attendance.

**10. ADJOURNMENT**

Meeting Date: 04/27/2026

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Information

REQUESTED ACTION

**PZCOA2026-00019**

Certificate of Appropriateness and Variance

Lot Dimension

109 Avenue D

SUMMARY

**Background**

The subject property originally consisted of a historic two-story wood-frame single-family home with a gable roof built in 1901. The structure was in very poor condition, had been heavily damaged by termites, and left to deteriorate for an extended period. In addition, the structure had multiple additions performed that were not structurally sound. A property maintenance inspection report was provided, and the applicant submitted a conceptual site plan to redevelop the property by building two (2) two-story single-family home residences with detached accessory garages on the property. On August 25, 2025, the Historic Preservation Board approved a Certificate of Appropriateness for the demolition of the structure.

**Request**

The applicant is requesting COA approval to deviate from City Code Section 125-197. – Edgartown Settlement (ES) Zoning District and its minimum requirements for lot width and lot depth of a “standard” lot in the Edgartown Zoning District. The applicant has provided two (2) options for the Historic Preservation Board to decide which is the preferred and acceptable variance request that meets the required Variance criteria of the City Code. The applicant has provided option 1; a 9ft dept variance for two proposed lots with the front of the homes facing Avenue D and option 2; a 2ft wide variance for each proposed lot with the front of the homes facing N 2nd Street.

LOCATION

109 Avenue D

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

Both proposed variance options are acceptable to the Planning Department. The Historic Preservation Board was made aware during the applicant's Demolition COA review that there was a future intent to build two (2) single-family residences with detached accessory garages on the subject property. The applicant has provided two variance options for lot configuration and seeks the recommendation and approval of one or both presented options.

Given that the application meets all the criteria for granting variances, staff recommends that the Historic Preservation Board **approve** both variance options for the proposed lot configurations due to the future review by the City's Engineering Department to approve driveway distances. This will give flexibility for the applicant to redevelop the property located within Edgartown Historic District and Community Redevelopment Area. If one or both variances are approved, the applicant will have to apply for a minor replat/lot split application and two (2) additional Certificate of Appropriateness applications for the construction of both proposed single-family homes.

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### Attachments

Staff Report  
Narrative and Justification Statement  
Location Map  
Edgartown Settlement Zoning District Lot Standards  
Variance Option 1  
Variance Option 2

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### Form Review

Form Started By: Vennis Gilmore  
Final Approval Date: 04/17/2026

Started On: 04/17/2026 02:35 PM

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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**PROJECT:** VARIANCE – CERTIFICATE OF APPROPRIATENESS  
Project #: PZCOA2026-00019

**REVIEWER:** VENNIS GILMORE, HISTORIC PRESERVATION OFFICER/SENIOR PLANNER

**DATE:** APRIL 17, 2026

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### STAFF REPORT

**Applicant:** Glen Hutchins, Glenmark Homes Inc.

**Owner:** Mark Hutchins, Avenue D Investments LLC

**Requested Action:** Certificate of Appropriateness

**Location:** Generally located at 109 Avenue D

**Parcel ID(s):** 2403-705-0107-000-7

**Historic District:** Edgartown District

**Historic Designation:** Contributing

**Current Zoning:** ES, Edgartown Settlement Zoning District

**Future Land Use:** RH, High Density Residential

Aerial



**Future Land Use**



St. Lucie County & City of Ft. Pierce (I)

**Zoning**



**Surrounding FLU/Zoning:**

North	East	South	West
RH/ES	RH/ES	RH/ES	RM/ES

**Site Area:** +/- 0.20 Acres

**Utilities:** Located within the FPUA Service Area

**Staff Analysis:*****Background***

The subject property originally consisted of a historic two-story wood-frame single-family home with a gable roof built in 1901. The structure was in very poor condition, had been heavily damaged by termites, and left to deteriorate for an extended period. In addition, the structure had multiple additions performed that were not structurally sound. A property maintenance inspection report was provided, and the applicant submitted a conceptual site plan to redevelop the property by building two (2) two-story single-family home residences with detached accessory garages on the property. On August 25, 2025, the Historic Preservation Board approved a Certificate of Appropriateness for the demolition of the structure.

***Request***

The applicant is requesting COA approval to deviate from City Code Section 125-197. – Edgartown Settlement (ES) Zoning District and its minimum requirements for lot width and lot depth of a “standard” lot in the Edgartown Zoning District. The applicant has provided two (2) options for the Historic Preservation Board to decide which is the preferred and acceptable variance request that meets the required Variance criteria of the City Code. The applicant has provided option 1; a 9ft dept variance for two proposed lots with the front of the homes facing Avenue D and option 2; a 2ft wide variance for each proposed lot with the front of the homes facing N 2nd Street.

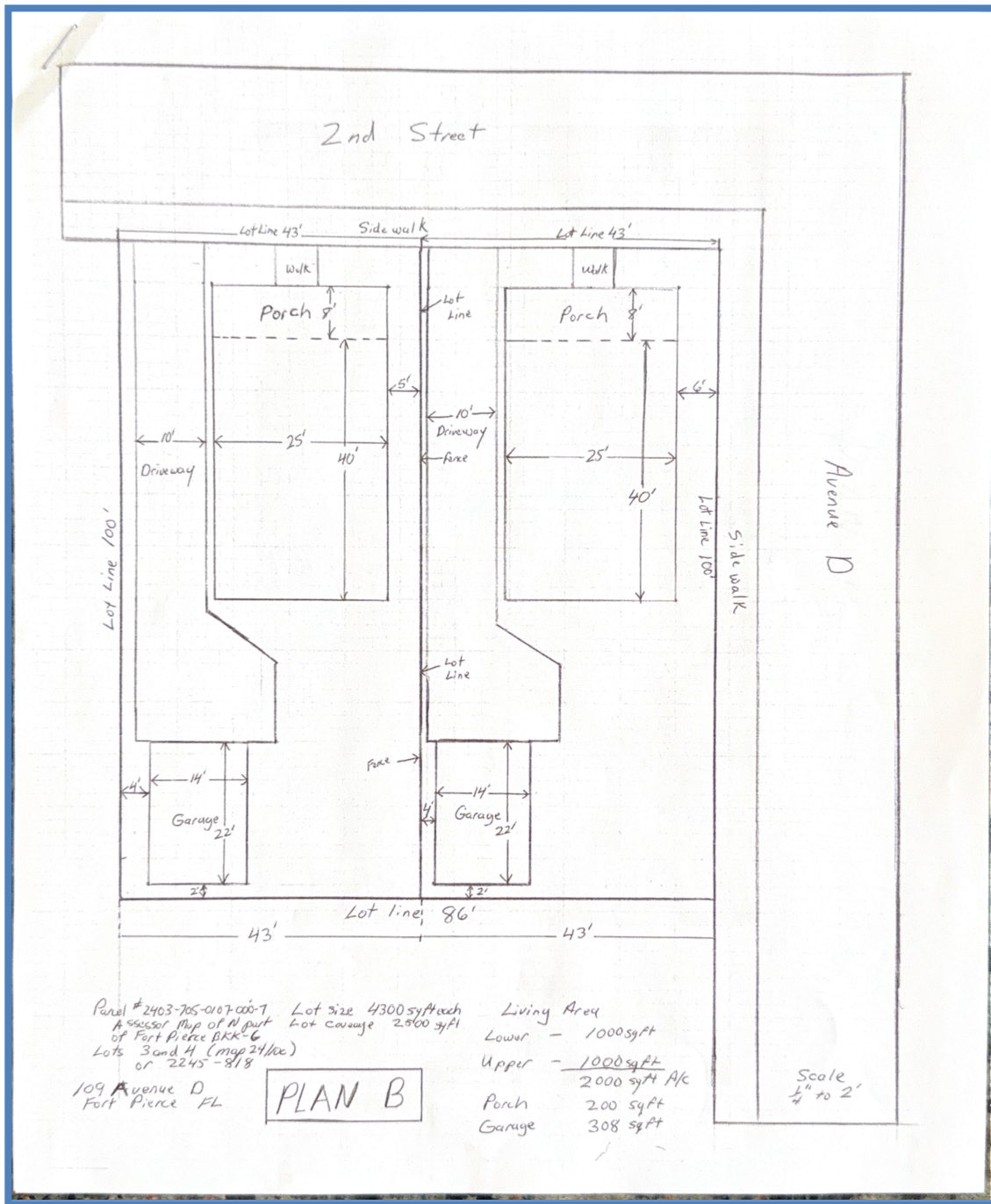
**City Code Section 125-197. – Edgartown Settlement (ES) Zoning District – Standard-Use – Lot Dimension Standards**

	Standard
Lot area, minimum	4,275 s.f.
Lot width, minimum	45'
Lot depth, minimum	95'
Lot coverage, maximum	60 percent
Build-to, front, including porch	6'
Build-to, side corner including porch	6'
Setback, side, minimum	5'
Setback, rear, primary structure, minimum	6'
Build-to, rear, detached garage	2'
Building height, maximum	2.5 stories
Accessory dwelling permitted	Yes
Uses allowed per lot (total)	3
Dwelling units per lot	2
Fence/wall height, front yard	4'
Fence/wall setback, front yard	2'
Fence/wall height, rear and side yard	6'

- **4,275 sq ft lot minimum**
- **45 ft lot width minimum**
- **95 ft lot depth minimum**

**Proposed Lots - Variance Option #1**





- Deviates from the required minimum 45 ft width with a 43 ft width for each proposed lot
- Meets the required minimum 95 ft depth with a 100 ft depth for each proposed lot

**Proposed Elevation**

 AMERICA'S BEST  
HOUSE PLANS

Bungalow Plan 028-00113



SQ FT

2,080



BEDS

3



BATH

2



1/2 BATHS

1



CAR

~~1~~  
1



STORIES

2



WIDTH

~~20~~  
30



DEPTH

~~30~~  
40'



<https://www.houseplans.net/floorplans/02800113/bungalow-plan-2080-square-feet-3-bedrooms-2.5-bathrooms>







5/28/25, 8:00 PM  
Page 1 of 5

**Proposed Floor Plan**

**MAIN FLOOR**

**SECOND FLOOR**

## FEATURES

-  **Master Up**
-  **Detached Garage**
-  **Breakfast Nook**
-  **Laundry Second Floor**
-  **Front Porch  
Rear Porch**
-  **Formal Living Room  
Sitting Room**

<https://www.houseplans.com/interiors/0.1500112/bungalow-plan-2000-square-feet-3-bedrooms-1.5-bathrooms> 5/26/25, 7:07PM  
Page 2 of 5

**Criteria for granting Variances (City Code Section 125-100):**

<b>Criteria for granting Variances (Sec. 125-100): 109 Avenue D</b>	<b>Applicant Responses</b>	<b>Criteria for variance met?</b>
<p><b>1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;</b></p>	<p>With the lots having been plotted as 2 lots the configuration of the length of the lot lines are such that they do not meet the current criteria. Basically, they are not in the right shape, but they do meet the lot size criteria of 4275 sq ft as they are 4300 sq ft in size.</p>	<p>Yes</p>
<p><b>2. The special conditions and circumstances do not result from the actions of the applicant;</b></p>	<p>No, they do not result from the actions of the applicant.</p>	<p>Yes</p>
<p><b>3. The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;</b></p>	<p>The literal interpretation of the ordinance of a standard lot is 95 ft to 100 ft deep by 45 ft to 50 ft wide, with the houses facing Avenue D the lots would be 86 ft deep by 50 ft wide meeting two of the criteria (4300 sq ft and 50 ft wide). If facing North 2<sup>nd</sup> Street, they would be 100 ft deep by 43 ft wide, again meeting two of the criteria (4300 sq ft and 100 ft deep).</p>	<p>Yes</p>

<p>4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and</p>	<p>The minimum would be 9 ft in depth if the houses faced Avenue D of the minimum would be 2 ft wide for each lot if facing North 2<sup>nd</sup> Street.</p>	<p>Yes</p>
<p>5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.</p>	<p>The variance should not even be noticeable, and it will be in harmony with what we believe to be the spirit of the historic district under section 125-197 of the Edgartown Settlement Zoning District.</p>	<p>Yes</p>

**Staff Recommendation:**

Both proposed variance options are acceptable to the Planning Department. The Historic Preservation Board was made aware during the applicant’s Demolition COA review that there was a future intent to build two (2) single-family residences with detached accessory garages on the subject property. The applicant has provided two variance options for lot configuration and seeks the recommendation and approval of one or both presented options.

Given that the application meets all the criteria for granting variances, staff recommends that the Historic Preservation Board **approve** both variance options for the proposed lot configurations due to the future review by the City’s Engineering Department to approve driveway distances. This will give flexibility for the applicant to redevelop the property located within Edgartown Historic District and Community Redevelopment Area. If one or both variances are approved, the applicant will have to apply for a minor replat/lot split application and two (2) additional Certificate of Appropriateness applications for the construction of both proposed single-family homes.

To the historic preservation board:

Regarding 109 Avenue D in Edgartown

We would like to amend our variance request from the initial paperwork you received and let the preservation board decide which variance they would grant us of the two. The two variance requests would be

1—A 9ft depth variance if the houses are positioned facing Avenue D.

2---A 2ft wide variance for each lot if the houses are facing 2<sup>nd</sup> st.

If the houses are positioned facing ave D the lots would be 86ft deep by 50ft wide and have a sq footage of 4300sq ft. This would meet two criteria lot width and sq ft size,

If the houses are positioned facing 2<sup>nd</sup> street the lots would be 100ft deep by 43ft wide and have a square footage of 4300sq ft. this again would meet 2 criteria lot depth and sq ft size.

Our architects have determined that either way the houses are positioned they can design suitable elevations and floor plans for each house.

Sincerely Mark Hutchins Avenue D Investments

To the historic preservation board:

Response to variance criteria:

City code section 125-100:

Regarding 109 ave d in Edgartown

1 With the lots having been plotted as 2 lots the configuration of the length of the lot lines are as such that they do not meet the current criteria, Basically they are not the right shape. But they do meet the lot size criteria of 4275 sq ft as they are 4300 sq ft in size.

2---No they do not result from the actions of the applicant.

3---The literal interpretation of the ordinance of a standard lot is 95ft to 100ft deep by 45ft to 50ft wide, With the houses facing Avenue D the lots would be 86ft deep by 50ft wide meeting two of the criteria (4300sq ft and 50ft wide.) If facing 2<sup>nd</sup> street they would be 100ft deep by 43 ft wide, again meeting two of the criteria (4300 sq ft and 100ft deep.)

The hardship would be only being able to use one lot instead of two.

4---The minimum would be 9ft in depth if the houses faced Avenue D or the minimum would be 2ft wide for each lot if facing 2<sup>nd</sup> street,

5---The variance should not even be noticeable and it will be in harmony with what we believe to be the spirit of the historic district under sec 125-197 of the Edgartown settlement zoning district.

Sincerely,

Mark Hutchins

Owner

Avenue D Investments

772-341-2650



~~Primary use means a permitted or conditional use of a property as defined by the ES use table, classifications, definitions and standards.~~

(f) Development standards.

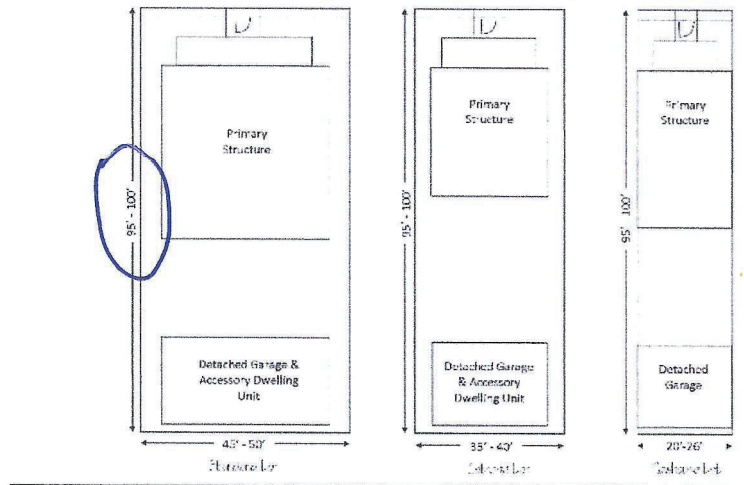
(1) Standard lot: 45 feet to 50 feet wide lots reflective of the existing historic development pattern of the neighborhood. Standard lots are permitted fronting on any vehicular right-of-way. Standard lots permit up to a 2½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to three separate primary uses are permitted: two uses in the primary structure, and one in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.

(2) Cottage lot: 35 feet to 40 feet wide lots which permit a small scale, tightly knit pedestrian court type of housing. Cottage lots are permitted fronting a pedestrian-only right-of-way in groups of at least three contiguous lots. Cottage lots permit a two-story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to two separate primary uses are permitted: One use in the primary structure and one use in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.

(3) Rowhouse lot: 20 feet wide lot in a group of at least three but no more than six contiguous lots (rowhouse group), with separate dwelling units attached horizontally in a linear arrangement. Rowhouse groups are permitted along any vehicular right-of-way. Each lot permits a two-story connected rowhouse and a detached garage. Accessory dwelling units are not permitted. One primary use is permitted on a rowhouse lot in the primary structure. Accessory uses are permitted in addition to the primary use.

(4) Lot types:

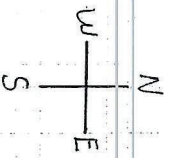
Edgartown Settlement (ES) Zoning District Lot Types



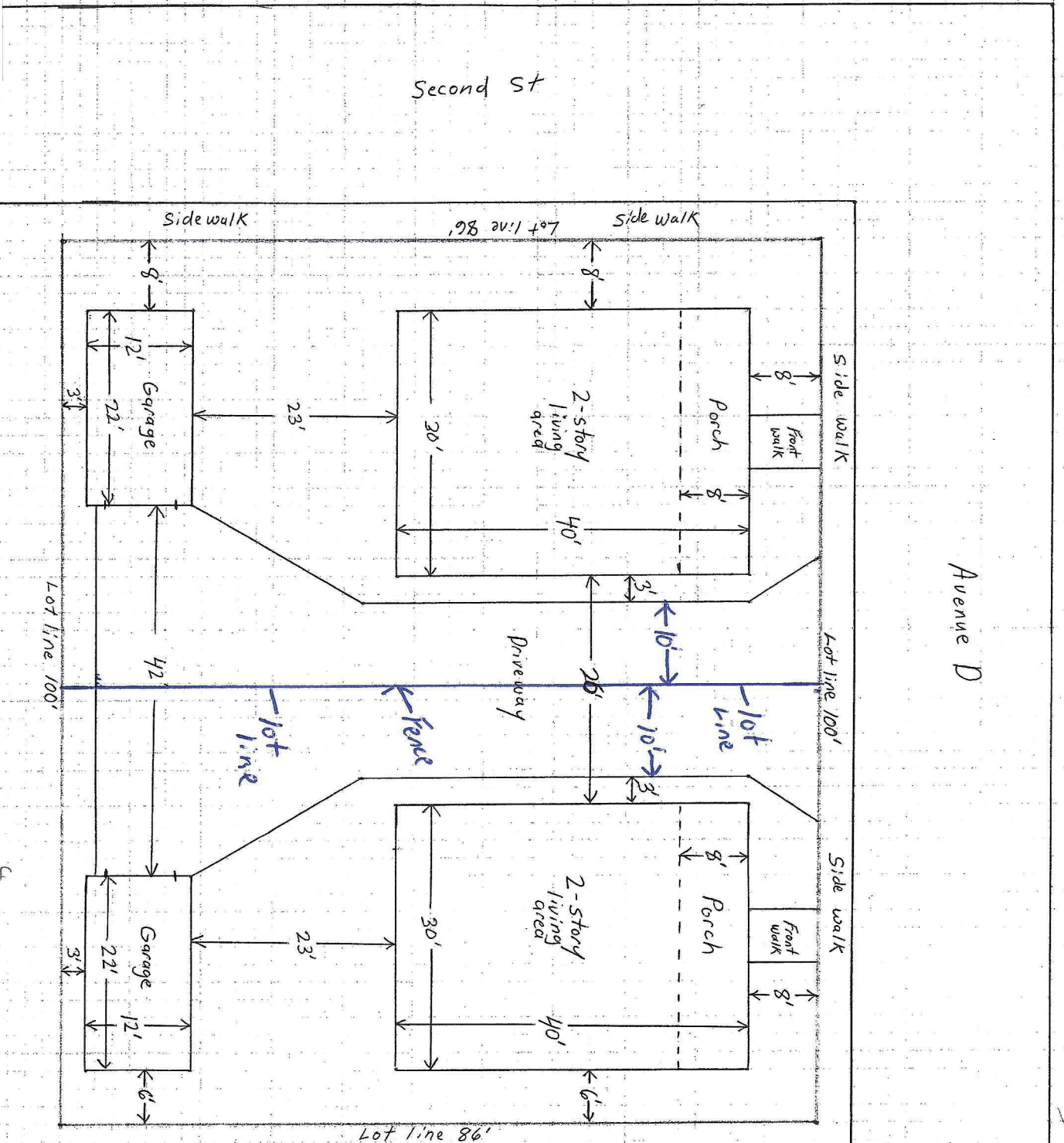
(5) Lot dimensional standards.

	<u>Standard</u>	<u>Cottage</u>	<u>Rowhouse</u>
<u>Lot area, minimum</u>	<u>4,275 s.f.</u>	<u>3,325 s.f.</u>	<u>1,900 s.f.</u>
<u>Lot width, minimum</u>	<u>45'</u>	<u>35'</u>	<u>20'</u>
<u>Lot depth, minimum</u>	<u>95'</u>	<u>95'</u>	<u>95'</u>

# 109 Avenue D Fort Pierce FL



109 Avenue D Fort Pierce FL



Avenue D

Owner:  
Avenue D Investments LLC  
99 67 SW Ventura Dr  
Palm City FL 34990  
Parcel # 2403-705-0107-000-1

109 Avenue D

Assessor Map of N part  
of Fort Pierce BKK - G Lots  
3 and 4 (map 24/10c)  
(or 2245-88)

Lot Size 8600 sqft  
Lot coverage 5000 sqft

Living area

Lower - 960 sqft

Upper - 960 sqft

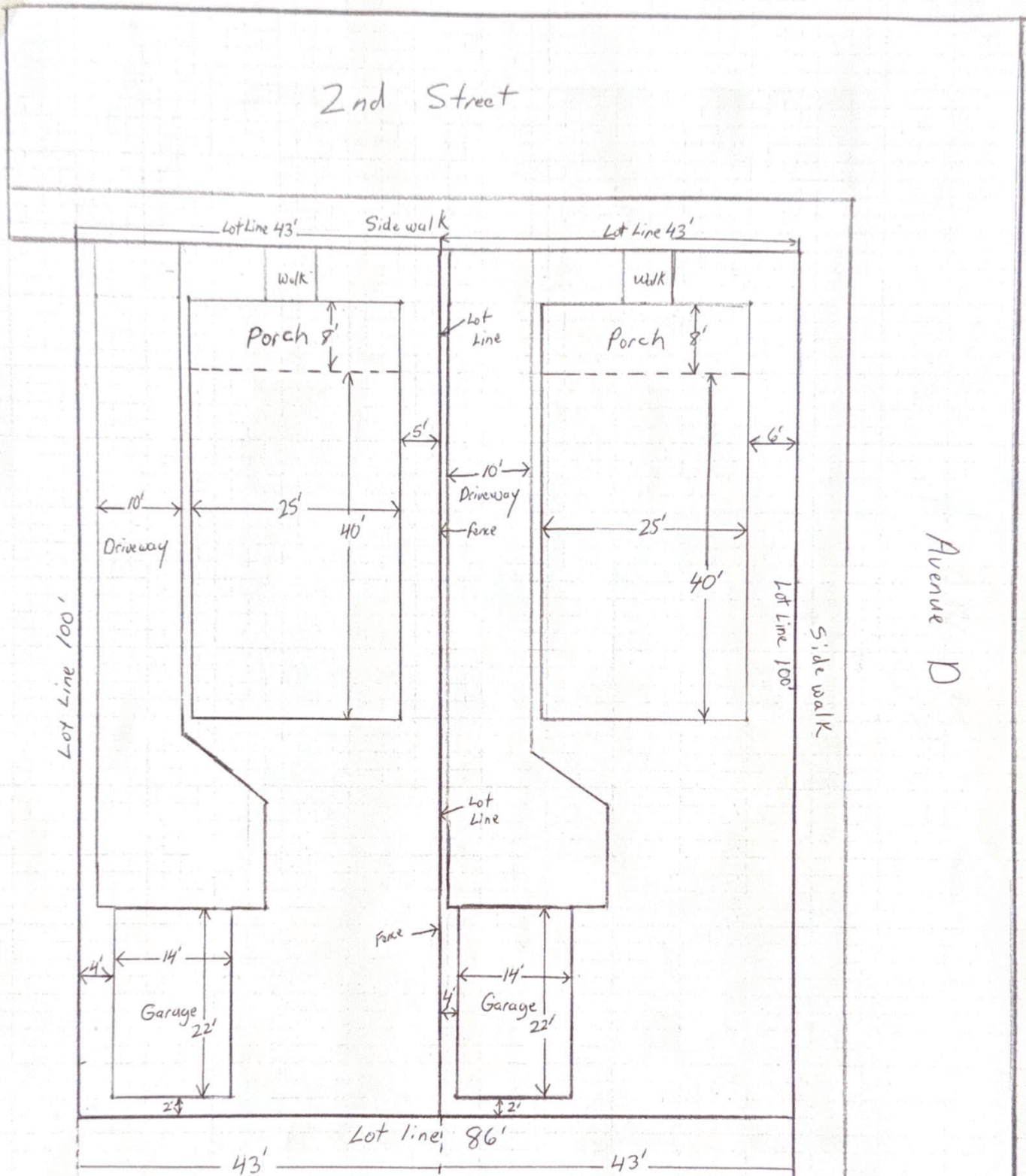
Total - 1920 sqft

Porch - 240 sqft

Garage - 264 sqft

Scale 1/4" to 2'

80' 80' 80'



Parcel # 2403-705-0107-000-7 Lot size 4300 sqft each  
 Assessor Map of N part of Fort Pierce BKK-6 Lot coverage 2,500 sqft  
 Lots 3 and 4 (map 24/xx) or 2245-818

109 Avenue D  
 Fort Pierce FL

**PLAN B**

Living Area  
 Lower - 1000 sqft  
 Upper - 1000 sqft  
 2000 sqft A/c  
 Porch 200 sqft  
 Garage 308 sqft

Scale  
 1/4" to 2'

**Historic Preservation Board - 2:00 PM**

**6. a.**

**Meeting Date:** 04/27/2026

**Re:** Certificate of Appropriateness Administrative Approvals

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Certificate of Appropriateness Administrative Approvals

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**Attachments**

Certificate of Appropriateness Administrative Approvals

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**Form Review**

Form Started By: Vennis Gilmore

Started On: 04/20/2026 03:26 PM

Final Approval Date: 04/21/2026

**Administrative Certificate of Appropriateness Approvals as of March 2026**

<b>Certificate of Appropriateness - Administrative Approvals</b>	<b>Project #</b>	<b>Address</b>	<b>Approval Date</b>
<b>Windows/Doors</b>	PZCOA2026-00018	108 S. 2 <sup>nd</sup> Street	3/3/2026
<b>Water Heater - Exterior</b>	PZCOA2026-00020	529 N. 13 <sup>th</sup> Street	3/3/2026
<b>Roof</b>	PZCOA2026-00026	526 N. 11 <sup>th</sup> Street	3/17/2026
<b>Windows</b>	PZCOA2026-00023	716 S. 10 <sup>th</sup> Street	3/23/2026
<b>Roof</b>	PZCOA2026-00027	520 Douglas Court	3/27/2026

**Historic Preservation Board - 2:00 PM**

**6. b.**

**Meeting Date:** 04/27/2026

**Re:** Upcoming Certified Local Government Webinar - Historic Preservation

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Historic Preservation Certified Local Government Webinar and Conferences

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**Attachments**

Certified Local Government Facts

Upcoming CLG Webinar Trainings

Recent CLG Training - Preservation Across Different Levels of Government - PowerPoint & Commentary Notes

Recent CLG Training - Preservation Across Different Levels of Government - Minutes

Recent CLG Training - Preservation Across Different Levels of Government - Transcript

Upcoming Historic Preservation Conferences

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**Form Review**

Form Started By: Vennis Gilmore

Started On: 04/20/2026 11:10 AM

Final Approval Date: 04/20/2026

# What is a “Certified Local Government”?

A Certified Local Government (CLG) is a municipality or county that has established a qualified historic preservation commission and adopted an ordinance to protect local historic resources, officially partnering with state and federal agencies under the National Historic Preservation Act. CLG's gain access to technical assistance, training, and exclusive grant opportunities for preservation projects.

## **Key Aspects of the CLG Program:**

- **Purpose:** To promote local preservation, increase awareness of cultural heritage, and connect local, state, and federal governments in a collaborative partnership.
- **Requirements:** To become a CLG, a community must pass a preservation ordinance, establish a commission, maintain a local historic resource inventory, and ensure public participation.
- **Benefits:** Qualified communities receive technical assistance, training, and preference for dedicated CLG subgrants to fund surveys and national register nominations.
- **Administration:** The program is administered by the National Park Service (NPS) and State Historic Preservation Offices (SHPOs).

## **Usage Examples & Benefits**

- **Grants & Funding:** CLGs can apply for specialized, competitive grants to fund restoration, surveys, and planning studies.
- **Regulatory Role:** They provide formal comments on local nominations to the National Register of Historic Places.
- **Planning Participation:** CLGs often integrate preservation into local land-use planning and review processes, such as section 106 compliance.

**Technical Support:** Access to expert training and advice from state staff on how to manage local, historic resources.

**Florida's Certified Local Government Program was created in 1986. Florida currently has 87 CLGs who receive technical assistance and training and may apply for federally funded CLG subgrants to conduct survey, planning and National Register nomination projects.**

**The program helps ensure that local governments have a seat at the table in preserving, protecting, and increasing awareness of unique cultural heritage, encompassing everything from small villages to major urban centers.**

- **April 29: Secretary of Interior Standards (Part 1): The Basics**

This upcoming Certified Local Government (CLG) Training Webinar is on the “Secretary of Interior Standards for the Treatment of Historic Properties (SOI Standards)” with a primary emphasis on Rehabilitation. This topic will be presented by Mark Tarmey, the principal architect and the founder of 4M Design Group in Tallahassee, who has over 40 years of experience in historic preservation. Tarmey’s impact on Florida’s Historic Preservation is highlighted by his role in the rehabilitation of numerous historic sites, his advocacy for sustainable and resilient urban planning, and his continuous volunteer work which exemplifies his unwavering commitment. He will be speaking about how the SOI Standards are applied in practice.

Please remember that these training courses are a privilege of being a certified local government partner and are a safe space for learning for the Historic Preservation Commission/Board, internal staff, and our chief elected official. This training is not open to the general-public and anyone who shares the link that was sent by email will be asked to leave the webinar immediately, along with their guests. Please express your interest.

Webinar Date & Time: April 29, 2026, Wednesday 12:30 pm - 2:00 pm

- **June 24: Secretary of Interior Standards (Part 2): In-Depth**
- **August 26: Zoning Tools: Euclidian vs Form Based Code**
- **October 28: Stakeholder Engagement**
- **December 9: Designation: Districts vs Individual Resources**

# Preservation Across Different Levels of Government

And How Your CLG Fits Into The Picture

Florida Division of Historical Resources  
Bureau of Historic Preservation

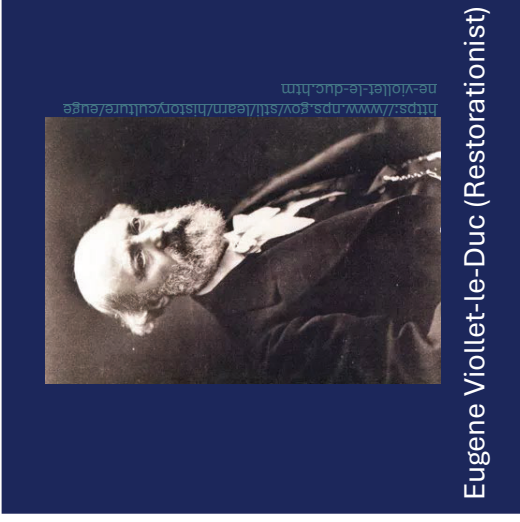
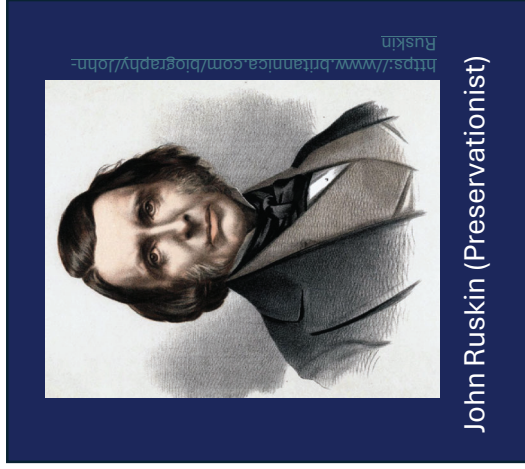
Dr. Kyra Lucas & Tyler Smith



# Origins of Preservation



Modern historic preservation stems from the Industrial Revolution. The Industrial Revolution devours resources across the globe forcing societies to consider what is important to them, why, and how to protect them.



*“Humans are social creatures driven to record, study, practice, and preserve history in order to connect to each other, reinforce individual and social identity, and maintain the temporal continuity of experiences.”*

# Summary of Comments on February26\_Roundtable\_Preservation Across Different Levels of Preservation (003).pdf

Page: 2



Author: Presenter Notes

Subject: Presentation Notes

Date: 3/2/2026 8:44:41 AM -05'00'

Humans have long enlisted scholars to maintain historic records. The impulse to preserve has existed since there were first things worthy of preservation. It was only in the nineteenth century, however, that the impulse became an institutionalized practice, and that ideas concerning restoration developed into preservation philosophies, with France and England leading the field of what was to become the modern preservation movement. During the mid-nineteenth century, two very prominent historic preservation philosophers emerged: Eugene Emmanuel Viollet-Le-Duc and John Ruskin. Though they both advocated for historic preservation, they did so at opposing ends of the preservation spectrum. Viollet-Le-Duc was a French master architect and a restorationist. He restored numerous buildings to their former glory including Notre-Dame de Paris (1844) and wrote a ten-volume dictionary of architecture, from which much of the early modernist designs were created nearly a century later. Viollet-Le-Duc's philosophy was that buildings of great significance should remain in their original splendor, even if that meant replacing the authenticity of the building by rebuilding it or retrofitting materials into it. He once noted that "to restore a building is not only to preserve it; to repair it; or to rebuild it; but to bring it back to a completion such as may never have existed at any given moment."

Ruskin on the other hand was an English art historian and writer who vehemently opposed restoration as a form of historic preservation. Ruskin believed that each significant structure was unique and that the best and only way to honor them was to leave them untouched. As Ruskin stated in his book *The Seven Lamps of Architecture*, "it is impossible, as impossible as to raise the dead, to restore anything that has ever been great or beautiful in architecture ... [for] the greatest glory of a building is not in its stones, or in its gold. Its glory is in its age." He was essentially a preservationist in its purest form, preserving things as they are, preventing further decay, and loving them even once they fell into a dilapidated pile of rubble-y ruins. Their efforts and philosophies go on to be the basis for all preservation across western civilization, leading some countries to lean towards cultural authenticity and others to lean towards material authenticity.

# American Origins of Preservation



Ann Pamela Cunningham  
Mt. Vernon Ladies Association

<https://www.achp.gov/news/membership-preservationst-ann-pamela-cunningham-who-saved-george-washingtons-home>



Pennsylvania Station  
New York City

[https://commons.wikimedia.org/wiki/File:3APenn\\_Station1.jpg](https://commons.wikimedia.org/wiki/File:3APenn_Station1.jpg)



President Johnson  
NHPA 1966

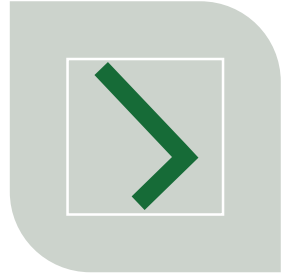
<https://nchnp.org/resources/federal-history-preservation-program/>



In 1853, Ann Pamela Cunningham discovered that Mount Vernon, the home of the nation's first president, had fallen into disrepair. The group originally petitioned the government to buy and protect the property for its historical importance to the nation's development. When the government denied the petition, Ann Pamela Cunningham chartered the Mount Vernon Ladies' Association and bought and protected the property herself. The group was created directly by stakeholders, people with a specific interest in the sites future and past. They successfully petitioned to get the government to recognize the importance of the estate and preserving our country's earliest resources. It established a model for subsequent stakeholders to take preservation actions. These localized, stakeholder initiated preservation actions continued and were the dominant form of preservation throughout the 19th and early 20th century.

Then in 1906 Theodore Roosevelt passed the Antiquities Act, the first federal preservation law, which was largely for the protection of archeological artifacts but also gave the federal government the power to establish protected historical federal lands and national monuments. This was followed up by the Historic Sites Act of 1935 which proclaimed that "it is a national policy to preserve for public use historic sites, buildings and objects of national significance for the inspiration and benefit of the people of the United States." Functionally, this act established to importance of preservation within the federal government and created systems of documentation, namely HABS. Of course the combination of the Great Depression and WWII stalled any upward momentum that historic preservation had as a field. However, after WWII the country experienced two important things that led to the establishment of preservation protocols: the first was the idea of the postwar nuclear America society, which was centralized around scientific expertise, "traditional" family and social values, and economic prosperity and growth. The second was the result of that growth. Across the nation folks were pouring into cities and urban renewal became rampant. One such urban renewal project was the demolition of Penn Station in New York City in 1963-1966 to make way for Madison Square Garden. The demolition of this architectural edifice elicited international outrage and the public demand for reparations was so vehement that in 1966 President Johnson signed the National Historic Preservation Act into law, which forms the basis of all preservation in the country.

# The Role of the Federal Government



PROVIDES CREDENCE AND CREDIBILITY TO THE ACT OF PRESERVATION



ESTABLISH FEDERAL RESPONSIBILITY FOR PRESERVATION



SETS STANDARDS AND EXPECTATIONS

The role of the federal government in historic preservation is to provide credence and credibility to the act of preservation. By merely recognizing historic preservation as a civic responsibility, developing program to protect and recognize cultural resources, and codifying preservation legislation the federal government is stating through action that these resources, this history, and this culture are important, that they are worthy of protection, and that the act of preservation is righteous one. My generation takes this for granted in America, since preservation has been enacted and codified since before I was born, but for those who lived through the demolition of Penn Station, through the scourge of urban renewal as it tore historic communities apart, preservation is not something to be taken for granted but rather something to fight for. It means a lot that the federal government recognized and codified this into law.

To reinforce this, the federal government establishes self responsibility for the preservation of resources within its direct control, whether that be historical government documents and artifacts or federally owned property. Section 106 requires the federal government to consider any actions and development that has the potential to negatively impact historic resources. They may decide that the public need is more important than the negative impact to that resource, but they must consider the impact, consider alternatives, and engage in mitigation to that impact. In this way they are supposed to be role models for preservationists. In order to ensure this they established the Advisory Council on Historic Preservation, which acts as guides, mediators, and watchmen to federal section 106 projects. Finally, the federal government set the standards and expectations of what historic preservation is and how to conduct it, which they reinforce by codifying into law and through supplemental guides, which are codified as standards through procedural law.

# What Does The Federal Role Look Like in Practice?



Advisory Council  
on Historic  
Preservation  
(ACHP)

National Register  
of Historic Places  
(NRHP)

State Historic  
Preservation Office  
(SHPO)

National Historic  
Landmarks (NHL)

Section 110

National  
Preservation Fund  
(HPF) (1976)

National Trust for  
Historic  
Preservation  
(NTHP) (1976)

Federal Historic  
Preservation Tax  
Incentive Program  
(HRTC) (1976)

National Heritage  
Areas Program  
(NHA) (1976)

World Heritage  
Program (1980)

Historic Surplus  
Property Program  
(1980)

National Historic  
Networks

Federal Historic  
Preservation  
Grants Program  
(via STPLG) (1980)

Secretary of  
Interior Standards  
(1976)

Tribal Historic  
Preservation Office  
(THPO) (1992)

Technical  
Preservation  
Services education  
(TPS) (1992)



# Establish Federal Responsibility



FLORIDA DEPARTMENT OF STATE  
DIVISION OF HISTORICAL RESOURCES

Tribal Historic  
Preservation Office  
(THPO) (1992)

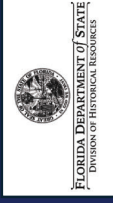
Section 106

Section 110

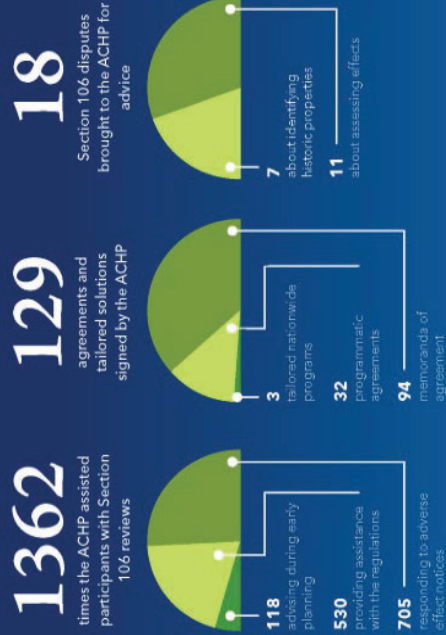
National  
Preservation Fund  
(HPF) (1976)

Feature	Section 106 (54 USC § 306108)	Section 110 (54 USC § 306101)
<b>Purpose</b>	Protects historic properties from "undertakings"	Manages and identifies historic properties
<b>Nature</b>	Project-specific, reactive process	Ongoing, proactive program
<b>Requirement</b>	Consider effects of, and mitigate harm from, federal actions	Establish agency programs for survey, inventory, and stewardship
<b>Timing</b>	Early in project planning	Continuous, long-term responsibility
<b>Goal</b>	Minimize harm from specific projects	Integrate preservation into agency mission

# Act as Watchmen and Role Models

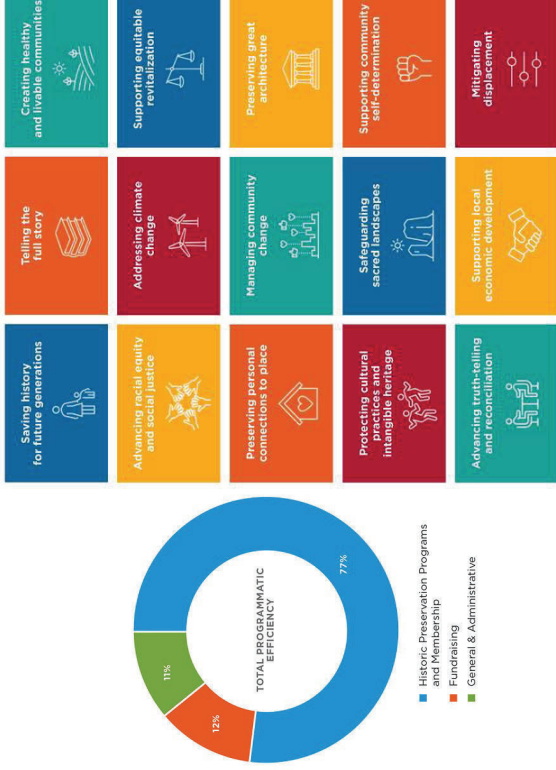


## Advisory Council on Historic Preservation (ACHP)



**378** Additionally, the ACHP participated in consultation for 378 Section 106 reviews to help parties reach resolution.

## National Trust for Historic Preservation (NTHP) (1976)



# Sets Standards and Expectations



FLORIDA DEPARTMENT OF STATE  
DIVISION OF HISTORICAL RESOURCES

National Register  
of Historic Places  
(NRHP)

Secretary of  
Interior Standards  
(1976)

Technical  
Preservation  
Services education  
(TPS) (1992)

## Best Practices Review

The "Best Practices Review" complements the guidance provided in National Register Bulletins by providing examples on specific topics. New Best Practices Reviews are typically issued quarterly. Your feedback as well as suggestions for future topics are welcome; please contact us.

- [Best Practices Review Issue 14, January 2026: Looking at the Landscape](#)
- [Best Practices Review Issue 13, September 2025: Considering Unusual Properties](#)
- [Best Practices Review Issue 12, July 2024: Removing Properties from the National Register](#)
- [Best Practices Review Issue 11, April 2024: Considering Parking Lots](#)
- [Best Practices Review Issue 10, January 2024: Area of Significance, Community, Planning, & Development](#)
- [Best Practices Review Issue 9, September 2024: Assessing Integrity, Not Condition](#)
- [Best Practices Review Issue 8, July 2024: Special Edition: Updating National Historic Landmarks](#)
- [Best Practices Review Issue 7, March 2024: Developing a Complete and Concise Property Description](#)
- [Best Practices Review Issue 6, January 2024: Nominating Properties for Cultural Significance under Criterion A](#)
- [Best Practices Review Issue 5, September 2023: Preparing a Concise Significance Statement](#)
- [Best Practices Review Issue 4, July 2023: Evaluating Common Resources](#)
- [Best Practices Review Issue 3, April 2023: Amending National Register Documentation](#)
- [Best Practices Review Issue 2, January 2023: Evaluating Garages and Outbuildings in Historic Districts](#)
- [Best Practices Review Issue 1, September 2022: Evaluating Non-Historic Exterior](#)

## National Register Info Sheets

- [Info Sheet: What is the National Register of Historic Places?](#)
- [Info Sheet: Places Associated with Cultural, Ethnic, or Identity Communities](#)
- [Info Sheet: What is a National Historic Landmark?](#)
- [Info Sheet: What is Integrity?](#)

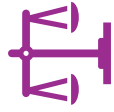
## National Register of Historic Places Bulletins

- [Consolidated and Updated Photograph Policy, 2024](#)  
This 2024 guidance replaces the 2013 [Guidance on How to Submit a Nomination](#), the 2013 [Photo Policy Factsheet](#), and the 2020 [Electronic-Only Submission Instructions](#); and reiterates the information issued in 2022 for nominating authorities submitting photographs through the Cultural Resources Submission Portal (CRSP). **This guidance does not introduce any new requirements.**
- [How to Avoid the National Register Criteria for Evaluation \(NRB 15\)](#)
- [How to Complete the National Register Registration Form \(NRB 16A\)](#) -- also see [addendum below](#)
- [How to Complete the National Register Multiple Property Documentation Form \(NRB 16B\)](#)
- [How to Prepare National Historic Landmark Nominations](#)
- [Re-designating a Historic Property \(NRB 49\)](#)

TY



# The Role of the State Government



Provides Enabling  
Legislation to Conduct  
Preservation



Establish State  
Responsibility for  
Preservation



Sets Standards and  
Expectations



Provide Tools to Conduct  
Preservation

# Department of State



- Each state is federal mandated by the National Historic Preservation Act of 1966 to have a State Historic Preservation Office
- Division of Historical Resources is the State Historic Preservation Office
- Director of the Division of Historical Resources is the State Historic Preservation Officer (SHPO)
- Located in the R.A. Gray Building and nearby locations



# Division of Historical Resources



**Chapter 267, *Florida Statutes***, directs the Division of Historical Resources (DHR) to **identify, document, protect, preserve, interpret and promote Florida's historical, archaeological, and folklife resources.**

# State Historic Preservation Office



**Division Director's Office**

**Bureau of Historic Preservation**



**Bureau of Archaeological Research**



**Bureau of Historical Museums**

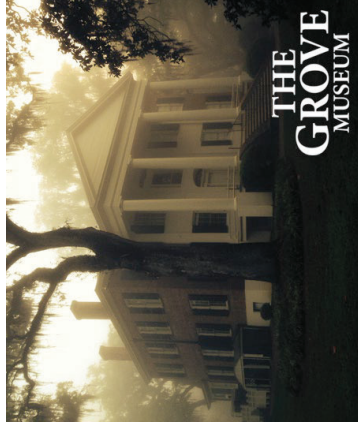


# Bureau of Museums

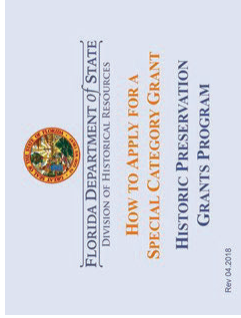
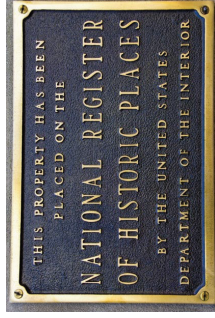
M·F·H Florida  
MUSEUM · History



FLORIDA DEPARTMENT OF STATE  
DIVISION OF HISTORICAL RESOURCES



# Bureau of Historic Preservation



- Compliance & Review Program
- State Historical Marker Program
- Office of Historic Cemeteries
- Development & Construction Projects
- Outreach
- Task Forces

# Florida Master Site File



## 50 Years Old - usually but there are exceptions

- There is no historical significance requirement.
- Inclusion in the Site File inventory does not convey any direct protections or restrictions via Florida Statutes.
- Resource management tool that raises awareness of a potential historic resource or historic districts.

## Completed Site File Form

- A complete form includes a map and a photo.
- Anyone may submit a form, not just for historic preservation professionals.
- We rely on user submissions (Compliance, Grants, Local Govt Surveys).

## Cultural Resources – 268,957

- 222,450 Historic Structures
- 38,252 Archaeological Sites
- 2,121 Historic Cemeteries
- 1,803 Historic Bridges
- 4,331 Resource Groups

## Manuscripts – 29,545

- Field Survey Reports by Archaeologists and Historians
- Excavation Reports
- Other Unpublished Preservation Documents

2004 – 142,000 cultural resources recorded  
Compiled 2.12.2025

# Compliance and Review



## Section 106: Who Completes the Process?

- The federal agency that is funding or permitting the project is responsible for initiating and completing the process, but may delegate some responsibilities to others:
  - Federal Agencies
  - State Agencies
  - Local Government
  - Permit Applicants
  - Grant Applicants

## Chapter 267: Florida Historical Resources Act

- Establishes responsibilities of state agencies regarding the treatment of historic properties.
- “Each state agency of the executive branch having direct or indirect jurisdiction over a proposed state or state-assisted undertaking shall, in accordance with state policy and prior to the approval of expenditure of any state funds on the undertaking, consider the effect of the undertaking on any historic property that is included in, or eligible for inclusion in, the National Register of Historic Places. Each such agency shall afford the division a reasonable opportunity to comment with regard to such an undertaking.” - 267.061(2)(a), *Florida Statutes*

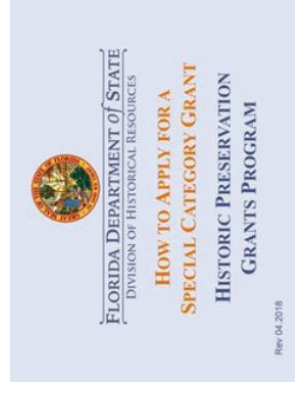
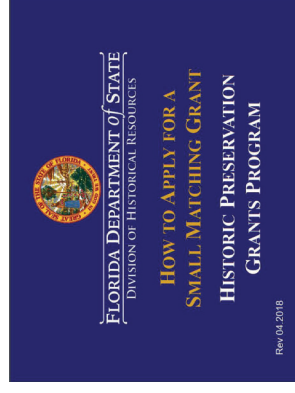
# Grants



- Small Matching Grants (up to \$50,000)
- Special Category Grants (up to \$1,000,000)
- Abandoned African-American Cemetery Grants (\$50,000)

Those eligible to apply for grant funding include state agencies, state universities, non-profit organizations, units of local government, cities, towns, and counties. Private property owners are not eligible for state grant funding from the Department of State's Division of Historical Resources.

[flheritage.com/grants](http://flheritage.com/grants)



# Historic Cemetery Program



## Program Duties and Responsibilities

- Coordinate the recording and updating of FMSF records of cemeteries.
- Research, identify, and record abandoned cemeteries, with an emphasis on abandoned African-American cemeteries.
- Coordinate with the USF's Black Cemetery Network to facilitate the inclusion of abandoned African-American cemeteries in the Black Cemetery Network.
- Assist the public and stakeholders with inquiries relating to abandoned cemeteries.

# Historical Marker Program



FLORIDA DEPARTMENT OF STATE  
DIVISION OF HISTORICAL RESOURCES



The purpose of the Florida Historical Marker program is to increase public awareness of the rich cultural heritage of the state and to enhance the enjoyment of historic sites in Florida by its citizens and tourists.

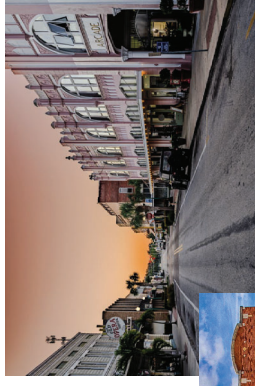
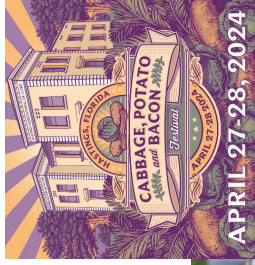


# Main Street Program



*“People stay longer and spend more money in places that attract our affection ... but no place in America will stay special by accident.”* (Ed McMahon, National Main Street Board of Director)

- Florida Main Street provides training and technical assistance to local organizations in support of their efforts to revitalize their traditional downtown and/or business district.
- **At the local level...**
  - Grants
  - Public Art
  - Events
  - Fundraising
  - Training
  - Community Building
  - Streetscaping
  - Preservation
  - Job creation









# National Register of Historic Places



This is the Nation's official list of properties worthy of preservation

- Administered by the NPS and SHPO
- Primary form of historic designation in Florida
- Forms the basis for local designation programs
- What the NR Does:
  - Recognizes and honors significant historical resources
  - Ensures that local, state, and federal planners are aware of significant historical properties
  - Allows property owners to receive tax credits on rehabilitations of income-producing properties
- What the NR Does NOT do:
  - Force property owners to keep their properties exactly the same
  - Force property owners to allow the public onto their property
  - Lead to the acquisition of the property by the state or federal government

Local Designation is regulatory and based on ordinance

National Register is honorary and largely used as a planning tool, based on Federal Law

# Tax Credit Program



FLORIDA DEPARTMENT OF STATE  
DIVISION OF HISTORICAL RESOURCES



- Federal Income Tax Credits for Certified Historic Buildings
- Credit equals 20% of Qualified Rehabilitation Expenses on a certified project
- Property must be income generating and either NR listed, contributing to an NR Historic District, or eligible for listing
- Three-part application through SHPO and NPS



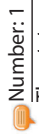
Number: 1 Author: Presenter Notes Subject: Presentation Notes Date: 3/2/2026 8:44:46 AM -05'00'

What does this program really do at the local level? Well it revitalizes areas. When used property by developers in conjunction with local planning organizations the tax credit program can preserve physical history, open new commercial ventures, establish downtown, affordable housing, promote walkability, create jobs, pump up the local economy, restore community pride, and in some cases reverse blight.

# Certified Local Government Program



- The Goal of the CLG Program is Preservation Through Partnership
  - Connects Local, State, and Federal Governments in a preservation partnership for the identification, evaluation and protection of historic properties.
  - The CLG Program ensures local participation and leadership in historic preservation
  - Grants equal status to local designations as NR listings
  - Facilitates participation in review of federal undertakings and NR nominations
  - Provides access to state resources and trainings
  - Grants special considerations in federal programs
  - Promotes consideration of historic resources in planning and governance



Number: 1 Author: Presenter Notes Subject: Presentation Notes Date: 3/2/2026 8:44:46 AM -05'00'

The state role in the CLG program is four fold: it provides tools and training for you to conduct preservation activities, it sets the standards and expectations as role models and experts, and it acts as watchmen, acts as intermediary and translator between local government and federal government, and it acts as the watchmen, both upwards and downwards, ensuring that you all are doing your part to the best of your abilities and that the federal government is doing their part and not botching your local resources.

# The Role of Local Government



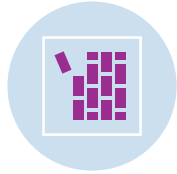
ACTS AS LOCAL EXPERTS  
OF RESOURCES



ACT AS WATCHMEN



PROVIDE SYSTEMS AND  
TOOLS FOR LOCAL  
PRIVATE CITIZENS



CONDUCT HISTORIC  
PRESERVATION



You guys are the local experts both of your resources and local history but also experts of historic preservation protocols and standards to your local community. It is a two way expertise. Because you act as the conduit of knowledge, there exist a professional ethic to advance your knowledge for the benefit of your community. Through things like this training or the Preservation on Main Street conference.

You are also the local watchmen. Like the state responsibility, your watchmen duties go two ways, keeping an eye on your local resources and making sure they are preserved to the best of your ability and within the confines of government as well as notifying the state of any issues that they may be able to assist with. We cannot bring issues up to the legislature or federal government if we do not know they exists and as much as we'd like to be everywhere and do everything at once our entire office for all our programs, including museums and archeology are about 120 people to serve nearly 24 million people and 270,000 documented resources.

You provide systems and tools to aid your fellow municipal agencies in preservation and your private citizens. Whether that be educating the permitting department about COA procedures or doing a downtown brick and mortar cleaning demonstration so people don't use the wrong tools and methods. Most communities only do this part on paper, through written guidance, without really getting out in the field. Many of your boards only serve during public meetings. And Many CLG's and CRA's alike leave field demonstrations and local advocacy entirely to your main street or other local group.

You are responsible for actually conducting preservation in your community. The feds are responsible for their resources, the state is responsible for theirs, and you are responsible for both your city/county owned resources and for the overall preservation of private resources in your community. Does that mean you can go onto private property and tell them what to do, no, but you can educate an owner on the value of preservation, provide them tools to preserve, propose growth mgmt. strategies, designate their resources, and establish and enforce regulations for alterations and new construction.



# Private VS Public



FLORIDA DEPARTMENT OF STATE  
DIVISION OF HISTORICAL RESOURCES

## WHAT IS THE DIFFERENCE BETWEEN A PRESERVATION COMMISSION/BOARD AND A HISTORICAL SOCIETY?

### Historic Preservation Commission/Board

- ❖ Government entity
- ❖ Funded by local government
- ❖ Appointed by local elected officials
- ❖ Regulatory
- ❖ Document historic sites
- ❖ Protect the built environment
- ❖ Promote historic preservation

### Historical Society or Private Museum

- ❖ Non-profit
- ❖ Funded by members and donations
- ❖ Educational
- ❖ Document local history
- ❖ Protect archival materials
- ❖ Research history
- ❖ Promote local history

# Private Individual Responsibility



FLORIDA DEPARTMENT OF STATE  
DIVISION OF HISTORICAL RESOURCES



- There is no inherent responsibility of the individual, private property owner to conduct or engage with historic preservation, **excepting regulations outlined in your local ordinances.**
- It is up to you to convince your community that preservation is important, to provide them the tools to preserve, and to knock down barriers to preservation.

## Private Individual Responsibility

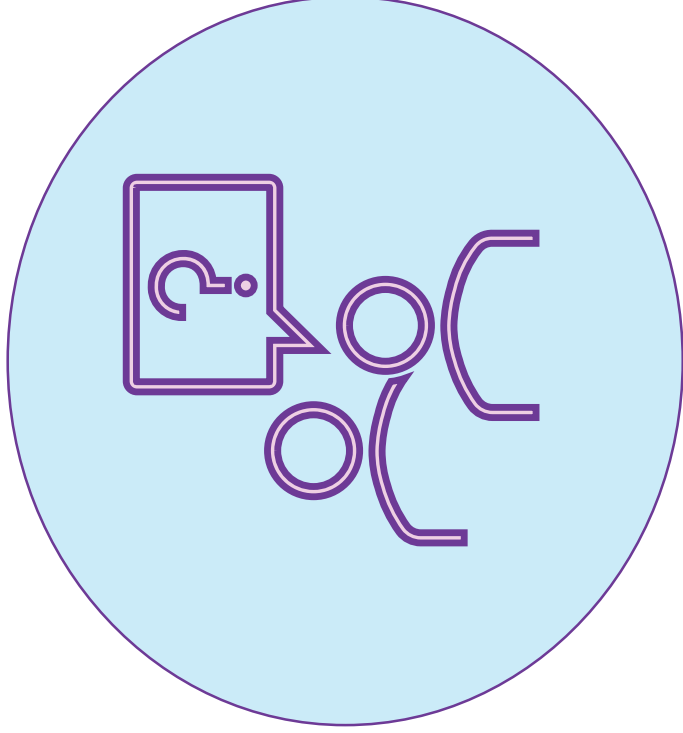


- If you have concerns or issues with state legislation and how it affects your local community it is up to you to call your legislature and educate your community to do the same.

# Questions?



FLORIDA DEPARTMENT OF STATE  
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# Upcoming Trainings



- April 29: Secretary of Interior Standards (Part 1): The Basics
- June 24: Secretary of Interior Standards (Part 2): In-Depth
  - I expect you to submit questions ahead of time
- August 26: Zoning Tools: Euclidian vs Form Based Code
- October 28: Stakeholder Engagement
- December 9: Designation: Districts vs Individual Resources

## CLG Training: Levels of Preservation - Local, State, & National

Thu, Feb 26, 2026

### Summary:

The meeting provided orientation for Certified Local Government participants and reviewed preservation practices and policy across federal, state, and local levels. Kira Lucas opened with a historical overview tracing preservation philosophy from 19th-century theorists through major U.S. milestones and the National Historic Preservation Act of 1966, framing debates about restoration versus preservation and the federal government's roles in credibility, stewardship, and setting standards (Section 106, Section 110, National Register, Secretary of the Interior Standards, and technical guidance). Tyler Smith noted that Historic Preservation Fund support for CLGs appears restored and invited attendees to the National Alliance of Preservation Commissions forum.

Presenters then described Florida's State Historic Preservation Office structure and programs, including Chapter 267 as a state analogue to Section 106, the Florida Master Site File, roughly 10,000 annual compliance reviews, underwater archaeology work, and grant program uncertainty. State programs highlighted included Historic Cemeteries, Historical Markers, Main Street economic-revitalization work, National Register guidance, tax-credit incentives, and the CLG program. The discussion closed with local roles and authority—ordinances, designations, Certificates of Appropriateness, surveys, and incentives—and Q&A guidance on sharing bicentennial materials, triaging high Section 106 volumes, and submitting ordinance changes for the required 30-day State review.

### Chapters & Topics:

Introductions and attendance check

Tyler Smith confirmed that participants should be CLG staff or board members and asked non-CLG attendees to leave, and brief back-and-forth chat and technical checks followed

as people joined the meeting. The hosts noted unusually high attendance and prepared to begin once the participant list stabilized.

\* The meeting was restricted to CLG program staff and board members, with participants asked to log off if not part of those groups.

#### CLG program updates and events

Tyler announced that Historic Preservation Fund support for the CLG program appears secured and noted the program's continued operation. He also promoted upcoming events, including the NAPC Forum in Minnesota in July, and invited attendees to indicate if they will attend so staff can meet them there.

\* The Historic Preservation Fund appears likely to continue supporting the CLG program.

\* The National Alliance of Preservation Commissions Forum will take place in Minneapolis in July and staff plan to attend.

#### Transition to presentation and housekeeping

Tyler introduced Kira Lucas as the presenter and Kira outlined participation options, moderation by her staff, and encouraged questions in chat or by raising hands. She began sharing slides and confirmed screen view and presenter notes before starting the substantive content.

\* Kira Lucas will present on preservation across government levels and staff will moderate chat questions during the session.

#### Purpose of historical context in preservation training

Kira explained that historical background and preservation philosophy reduce misunderstandings about how preservation is structured and why training new staff includes history and philosophy modules. She framed preservation as a relatively recent formal field with roots in earlier scholarly recordkeeping and impulses to preserve cultural heritage.

#### 19th-century preservation philosophies and early U.S. actions

The presentation contrasted Violette Le Duc's restorationist approach with John Ruskin's preservationist stance and traced how those ideas influenced Western preservation priorities. Kira described early U.S. preservation action led by local stakeholders, citing Pamela Cunningham and the Mount Vernon Ladies Association as a foundational example.

\* The presentation traced preservation origins, contrasting restorationist and preservationist philosophies of Violette Le Duc and John Ruskin.

\* Early U.S. preservation actions highlighted include the Mount Vernon Ladies Association, the Antiquities Act (1906), and the Historic Sites Act (1935).

### Federal preservation legislation and postwar catalysts

Kira reviewed federal milestones including the Antiquities Act of 1906 and the Historic Sites Act of 1935, and then connected postwar urban renewal and the demolition of Penn Station to the public outcry that helped drive the 1966 National Historic preservation legislation. She emphasized the role of documentation programs like HABS as part of federal preservation efforts.

\* The demolition of Penn Station was presented as a catalyst for modern federal preservation policy and influenced the 1966 National Historic legislation.

### Early preservation history and philosophical debates

The speaker summarized the emergence of modern preservation with the 1966 National Historic Preservation Act and described early preservation milestones and public responses to losses like Penn Station. The segment also introduced the restorationist versus preservationist debate and practical examples of differing approaches to historic fabric and additions.

\* The National Historic Preservation Act of 1966 established the federal foundation for modern preservation practice.

\* Preservation practice contains an ongoing debate between preservationist and restorationist approaches about treating historic buildings.

### Federal role and legal responsibilities

The speaker outlined perceptions of the federal government's role in preservation, emphasizing its functions to legitimize preservation, to self-manage federally owned historic resources, and to require consideration of impacts under Section 106. The limitations of federal responsibility—setting standards rather than physically preserving nonfederal buildings—were also noted.

\* The federal role is threefold: confer credibility, manage federally controlled resources, and set standards via law and procedural guidance.

### Federal programs, funding, and institutional actors

This chapter listed federal programs created or expanded under the NHPA and later amendments, including the National Register, SHPOs, THPOs, the National Preservation Fund, CLG program funding, and tax incentives, and it discussed amendment timelines like 1976, 1980, and 1992. The funding role of the National Preservation Fund and its beneficiaries such as the National Trust and Section 106/110 work were described.

\* The federal program architecture includes the National Register, SHPOs/THPOs, the National Preservation Fund, the ACHP, and the National Trust.

### Compliance mechanisms, guidance, and technical standards

The presentation explained Section 106's coverage of federally funded or permitted projects and noted the office's high review volume. It contrasted Section 110's requirement for agencies to survey and designate resources, and it described the Secretary of the Interior Standards, Preservation Briefs, and National Register bulletins as procedural and technical guides for treatment and documentation.

\* Section 106 requires federal agencies to consider effects of undertakings that use federal funds or permits.

\* Section 110 requires federal agencies to survey, designate, and protect historic resources under their control.

\* The Secretary of the Interior Standards and the technical Preservation Briefs provide detailed guidance for treatment and documentation of historic properties.

### Reaction to East Wing demolition and framing preservation context

The presenters acknowledged a participant comment about struggling with information in light of the East Wing demolition and expressed shared frustration and helplessness regarding circumstances beyond the office's control. They framed the conversation toward how State and local governments can protect remaining resources.

- \* The session addressed how State and federal roles differ and emphasized local and State responsibility for protecting historic resources

- \* The group acknowledged the East Wing demolition as a recent tragedy and noted limits on preservation control over some actions

### State government role and legal framework

The speakers outlined the State's role in providing enabling legislation and establishing State responsibility for preservation, explicitly referencing Chapter 267 as the State analogue to Section 106. They emphasized that the State must consider its actions on State lands, funding, and permits.

- \* Chapter 267 requires State agencies to consider impacts of their actions on State-owned resources, mirroring federal Section 106 responsibilities

### Standards, guidance, and expectations

The presenters explained that federal guidance is broad and that the State offers more detailed, regionally specific guidance to help practitioners apply federal standards in Florida. They noted imperfect fits between guidance and unique projects.

- \* The State provides more specific, regionally tailored guidance than federal agencies to help implement broad federal standards

### Office structure and program tools

The Division of Historical Resources was described, including its bureaus for Historic Preservation, Archaeology, and Museums, and the tools available—technical assistance, programs, and staff—to support local preservation efforts.

- \* The Division of Historical Resources houses three bureaus—Historic Preservation, Archaeology, and Museums—which together offer compliance, survey, conservation, and education support

### Archaeology, underwater resources, and monitoring

The Archaeological Research bureau's activities were summarized, including collections, conservation, public lands archaeology, monitoring, coordination with law enforcement for discovered remains, and Florida's extensive underwater archaeology program.

\* Florida maintains one of the largest underwater archaeology programs in the country and extensive preserved underwater resources

### Florida Master Site File and compliance reviews

The Florida Master Site File was described as the official record with contributions from professionals and the public, totaling roughly 270,000 cultural resources and 30,000 manuscripts; the office performs about 10,000 compliance reviews annually.

\* The Florida Master Site File holds roughly 270,000 cultural resources and about 30,000 manuscripts and is a primary research resource for practitioners

### Grants, funding uncertainty, and advocacy

The presenters outlined the office's grant programs (matching education/planning grants, special brick-and-mortar grants, and abandoned African American cemetery grants), noted recent budget cuts and uncertainty in legislative funding decisions, and urged local advocacy since the office cannot lobby.

\* The office conducts approximately 10,000 reviews per year for State permitting and funding compliance

\* State grant programs are substantial but experienced recent funding cuts and remain subject to the legislative budget process

\* Presenters encouraged communities and CLGs to advocate to legislators for continued or increased grant funding because the office itself cannot lobby

### Historic Cemeteries Program and partnerships

The speaker introduced the Historic Cemeteries Program as a recent initiative (developed two years prior) that records and researches historic and abandoned cemeteries and

coordinates with partners including UFS, USS, and the Black Cemetery Network to assist public stakeholders after incidents like hurricane damage.

\* The Historic Cemeteries Program documents and researches historic and abandoned cemeteries and coordinates with partner networks to assist stakeholders after damage events.

#### Historical Markers Program overview

The Historical Markers Program was explained as a public-facing recognition mechanism more flexible than the National Register, able to interpret resources that no longer exist or archaeological sites, and the marker color change (green to blue) over about two decades was noted.

\* The Historical Markers Program provides flexible, public-facing recognition (green = old markers, blue = used for ~two decades) distinct from the stricter National Register criteria.

#### Main Street Program purpose and benefits

The Main Street Program is a locally created nonprofit that works with Local government to preserve downtown commercial areas and broader community corridors by delivering training, technical assistance, grants, public art, events, façade rehabilitation, streetscaping, and local job creation.

\* The Main Street Program is a locally created nonprofit model that partners with Local government to deliver economic revitalization through grants, events, streetscaping, façade restorations, and job creation.

#### Lake Wales case study of catalytic preservation

A Lake Wales Main Street example showed a 2016-era streetscape where one tax-credit-funded façade restoration catalyzed multiple additional projects, pocket parks, streetscaping, events, and hotel rehabs, illustrating how a single preservation spark can drive broader community revitalization.

#### National Register purpose and limitations

The National Register was described as an honorary federal recognition intended to identify historic resources rather than to protect private-property owners, though NR listing enables eligibility for tax credits, some grants, and triggers State/federal review for public projects.

\* The National Register recognizes historic resources but does not automatically impose protection or private-property regulation; State/federal reviews still apply for public projects and listing can enable tax credits and grants.

#### Concerns about tying Local ordinances to NR and legal implications

The speaker warned that linking Local regulations to National Register status effectively imposes restrictions on private owners, noted this practice is discouraged, explained potential impacts on property rights and CLG certification, and recommended reviewing and possibly revising Local ordinances while recognizing current state-level legislative constraints.

\* Tying Local ordinances directly to National Register status risks removing private-property rights and can jeopardize CLG certification if binding is imposed.

#### Tax credit program, CLG benefits, and follow-ups

The federal tax credit program was outlined as a tool to revitalize commercial downtowns, create affordable housing, and spur economic activity with examples from Tampa's J.C. Newman Cigar Factory and Ybor City restorations; the Certified Local Government program was presented as a partnership granting Local authority, access to training, and stronger grant standing, followed by Q&A and commitments to provide slides and accept follow-up questions.

\* The State does not maintain a formal State designation program; the marker program is the closest alternative without regulatory impact.

#### Local role and responsibilities in preservation

The presenters explained that local governments serve as preservation and local-resource experts, even if volunteers feel untrained, and encouraged board training and certification pathways. They framed local governments as watchmen responsible for monitoring resources and notifying the State when issues arise, noting State capacity constraints and the need for local reporting. The presenters urged active field engagement beyond written

guidance and public meetings to build community relationships and understanding of local resources.

\* CLGs must act as community watchmen and notify the State when preservation issues arise.

\* Local governments are the primary actors for conducting preservation through ordinances, designations, and enforcement.

#### Preservation tools — surveying, designation, and regulation

The group outlined required CLG activities including surveying, local designation, nomination to the National Register, and enforcement of local regulations such as Certificates of Appropriateness. They recommended annual grant-funded surveys, including archaeological and cultural surveys, and encouraged both individual and district local designations with owner consent. The presenters emphasized using ordinances to shape sensitive growth rather than stall development and framed preservation as an urban-planning tool.

\* Surveys, including archaeological and cultural surveys, were recommended to identify resources before development.

#### Advocacy, incentives, and partnerships

Presenters stressed the CLG role in consultation under Section 106 and in local advocacy for resources that the State cannot identify without local input. They encouraged incentivizing preservation through mechanisms like ad valorem tax exemptions and stakeholder engagement and urged CLGs to publicize preservation projects and involve elected officials at unveiling events. The discussion recommended partnering with non-governmental organizations for advocacy activities that government entities are restricted from performing.

\* Ad valorem tax exemptions are a key local incentive recommended to encourage preservation work.

#### Q&A — 250th projects, Section 106, and ordinance compliance

Attendees asked about sharing centennial/250th projects and the presenters advised reviewing past bicentennial efforts and submitting local projects or photos for State publicity

during Preservation Month in May. A participant asked about Section 106 response templates and was advised that no single template exists; CLGs should triage requests and provide substantive rationale on impactful cases. The presenters reminded CLGs to submit updated ordinances for a 30-day State review to avoid decertification risk and explained there is a grace period and remediation process if issues arise.

- \* There is no single template for Section 106 responses; CLGs should triage and provide substantive local expertise on significant projects.

- \* CLGs are legally required to submit updated ordinances to the State for a 30-day review before enactment to remain compliant.

### Closing and logistics

The presenters reiterated availability to answer follow-ups, invited continued photo and project submissions for the State 250th campaign, and thanked attendees for participation while reminding CLGs of compliance obligations and training resources for the year. They closed the session with encouragement to engage communities and to reach out to CLG representatives for assistance.

- \* The State invited CLGs to submit photos and projects for the State 250th/May Preservation Month publicity and will coordinate through Tyler.

### Action Items:

- \* Meeting participants will notify Tyler Smith or Kira Lucas if they plan to attend the NAPC Forum in Minneapolis in July.

- \* Kira Lucas will distribute additional information about the Forum and the State conference in Cocoa to attendees as details become available.

- \* Meeting participants will submit local community event details to Kira Lucas for possible highlighting on agency media pages.

- \* Lucas will add the Historical Resources Act slide before sending the presentation materials to attendees

- \* Tyler will reach out to other CLG SHPO partners to collect examples of municipalities that separated Local ordinance regulation from National Register status
- \* Meeting participants will send any remaining questions to Tyler or to Lucas (Kyra)
- \* CLG representatives will send photos of preservation projects and field activities to the State for publicity
- \* Tyler Smith will distribute the presentation slides and regularly remind CLGs about the training schedule
- \* Local governments will notify the State and submit updated ordinance code for the required 30-day CLG review before enacting changes
- \* Meeting participants will reach out to Tyler to coordinate photo submissions for the State 250th website banner
- \* Emily will send photos for the 250th media campaign in a few weeks

#### Key Questions:

- \* What is the National Alliance of Preservation Commissions (Forum) and why should board commissioners consider attending?
- \* What designation options exist for a Local citizen seeking historic recognition without Local regulatory requirements?
- \* Are there examples or legal precedents of cities that removed ties between Local ordinances and National Register status, and what challenges have they faced?
- \* Can we share a recent centennial project with the State for the 250th/May publicity?
- \* Is there a standard template for responding to a high volume of Section 106 requests?
- \* Should we send updated ordinance code to the State to ensure CLG compliance?

CLG Training: Levels of Preservation - Local, State, & National

Thu, Feb 26, 2026

0:00 - Smith, Tyler

minutes, but I just want to make sure that everyone here is part of the Certified Local Government program. They're either a staff member or a board member for our Certified Local Government communities, and if you're not, please log off, but we are happy to see so many people logged on today a little ahead of time, so it's great to start off in the year this way.

0:21 - Lucas, Kyra

Tyler, can you close out of the PowerPoint so I can pull it up?

0:41 - Smith, Tyler

Oh yeah, sorry.

0:43 - Lucas, Kyra

There you go.

0:51 - Lucas, Kyra

Sweet beans. I told him the same thing, Harari.

1:14 - Smith, Tyler

Yeah, our office was shocked when I got a haircut.

1:37 - Lucas, Kyra

Still a lot of people joining. So we're going to just give it another minute. Let everyone get on in. Got one of those in a while. Thank you. Looks like record numbers today.

3:45 - Smith, Tyler

I know. I guess we have a lot of board members and commission members, which is really great. I'm glad you guys were shared this webinar link. That's really awesome. We'd love to see you here.

4:12 - Lucas, Kyra

I think we've got all the people we're going to get for now. Everyone can trickle in as they will.

4:18 - Smith, Tyler

Okay, sounds good. So for updates with the certified Local government program, it does appear that we're going to be getting our Historic Preservation Fund funding, which is great news for our certified Local government communities and for me being in this position as well. So, it's good that the Certified Local Government Network is going to be here and it sounds like we're going to be here to stay. So, that's really good. An NAPCU forum is coming up and that's going to be in Minnesota this year and it's going to be in July. Kira and I will be attending that so if any of you guys are going to be there that would be really great to let us know so we can hopefully meet up there.

4:59 - Lucas, Kyra

For the board commissioners who don't know what that is Kyle if you can tell them real quick what that is.

5:05 - Smith, Tyler

Yeah it's basically like a major conference for Preservation professionals and it's the National Alliance of Preservation Commissions who hosts it and it's a really big great conference that's really a deep dive in the Preservation and a variety of topics so definitely if you want to kind of get your feet wet or learn about historic Preservation and what's happening around the country, it's a great way to meet your fellow colleagues and other commission members,

board members, and professionals that are in the historic Preservation industry. But other than that, I'm kind of going to pass it off to our wonderful and fearless leader, Kira Lucas, who is the survey and registration supervisor, and she's going to be giving the presentation today on the level one goals of Preservation.

5:52 - Lucas, Kyra

Thank you, Tyler. Yeah, like Tyler said, any of you who can join us at Forum this year in Minneapolis, that'd be fantastic. For those who can't, I understand that is a lot of travel in the dead of summer. The same week we have Forum, we also have our State conference, which will be in Cocoa this year. As we get more information on these two events, we will obviously pass them down a lot. And I know that during that time or right before that time, a lot of you guys are having big 250th celebrations as well. So there's a lot going on this year. If you guys do have events in your Local communities, let us know. We'd love to highlight those on our media pages. That would be great. I'm so excited to see so many new faces here today, so many new names. All of our CLG coordinators here. Thank you. Thank you for sharing this with your boards. I'm really glad that so many of the board members are here because what we're discussing today is Preservation across different Levels of government and how your CLG kind of fits into that picture. So for some of our more seasoned CLG veterans, a lot of this information remedial for you. For those who are newer, it will be great information. There'll be some refreshers in here. And for the board members, I think it will really, really help you guys the most kind of see where your board even fits into that higher level scaling of Preservation. I feel like I had something else I wanted to add, but I don't know what it is.

7:37 - Unidentified Speaker

So I'll pull it up.

7:41 - Lucas, Kyra

Go ahead and start sharing this presentation. If you have questions along the way, you are welcome to raise your hand or put them in the chat. My whole staff is here moderating this, so we'll be happy to either answer it in the chat as we can, or we can stop and take questions. If not, we always have questions at the end. And of course, presentations with you afterwards. So let me go ahead and get this slide up and running. You're all seeing a handy dandy slide. Okay, Tyler can you confirm for me whether I'm not there. Actually, I can do that. Let me share this screen. There we go. There we go. Keep all my speaker notes to myself.

We'll just put this up. Again, thank you. So we are talking today about Preservation across different Levels of government. I want to start this off with, there's just two slides in the beginning that talk about a little bit of early brief history for Preservation. And the reason that I want to talk about these earliest, very briefly, history of Preservation is because A lot of what I'm seeing in the field, a lot of misunderstandings and miscommunication about what Preservation is and how it works, stems directly from a lack of knowledge about where it comes from and how it was developed. So for me, one of the first things we do when we train new staff is get them trained up on history and philosophy of Preservation, because that background knowledge inherently you know, helps you understand how Preservation in this country is structured and how it works. So Preservation is something that as a field, like a lot of humanities fields, is fairly new and relegated to the last 100-200 years as a formal study, but humans have long enlisted scholars to maintain historic records. The impulse to preserve has existed since there were first things worthy of Preservation. It was only in the 19th century, however, that the impulse became an institutionalized practice and that ideas concerning restoration developed into Preservation philosophies. So these first philosophies, Preservation philosophies, stem from France and England. They stem from two very specific people, that is John Ruskin Jean-Violette Le Duc. So during the mid-19th century, these two very prominent historic figures or historic Preservation philosophers kind of emerged, and they both advocated for historic Preservation, but they did so at opposite ends of the spectrum. So Violette Le Duc, which I'm very much pronouncing that wrong, I'm not French, he was a restorationist and a French master architect. He restored numerous buildings to their former glory, including Notre Dame. He did one of the first restorations of Notre Dame in 1844. And he wrote notably a 10-volume dictionary of architecture, which if you speak French, it's a fun Read. If you don't speak French, it's very hard. So he wrote this giant dictionary of architecture. Oh, I lost my notes. He believed that, and he once noted this, that to restore a building is not only to preserve it, to repair it, or rebuild it, but to bring it back to completion. Such as may have never existed. So he believed that it was important through Preservation to restore buildings. That if you really wanted to protect their history, their heritage, that you bring them back to their best image. Obviously this is a little bit different than how we understand Preservation today, where we preserve things more as they are and restore them secondary to Preservation, which is where John Ruskin comes in. John Ruskin was a preservationist by nature. Ruskin believed that each significant structure and that the best and only way to honor them was to leave them untouched, to preserve them as they were. As Ruskin stated in his book, *The Seven Lamps of Architecture*, it's impossible as to raise the dead, to restore anything that has ever been great or beautiful in architecture, for the greatest glory of a building is not in its stones or its gold, it's in the glory of its age. So you see in in the mid-1800s, these two very different Preservation philosophies popping up. And they're both very prominent. They very much drive these narratives in Central Europe. Those

ideas get translated over into the Americas. And their efforts and philosophies go on to be the basis of all Preservation across Western civilization, leading some countries to lean towards cultural and others to lean towards material authenticity. So in this country, we lean towards material authenticity. This is more common amongst younger countries. Countries that have had to rebuild on top of itself for the past thousand or so years, they understand that not everything can be physically preserved, and some things need to be preserved based on their they're, you know, feeling in history or documented rather than physically preserved, because ultimately you can't save everything. So these ideas get translated into the Americas in 1853. You get one of the first big things to happen in this country. That's Anne and Pamela Cunningham. And these names are foundational Preservation history. Pamela Cunningham discovers that Mount Vernon, the former home of George Washington, had fallen into disrepair. She forms a group that petitions the government to buy and protect the property for its historical importance to the nation's early development. When the federal government denies the petition, well first the State denied it and then the federal government denied the petition, she forms a the Mount Vernon Ladies Association, and they fundraise the money to buy the property themselves and protect it. This is one of the first major kind of nationally recognized Preservation efforts, and what's important to note about it is that it's a Local stakeholder group who's organizing this and pushing it up the chain, up the State and federal Levels. The group was created directly by stakeholders with a specific interest in the site's future and past. They eventually successfully petitioned the government to kind of take over the estate and preserve it in perpetuity. This establishes the model forever, going forward, that Preservation is a grassroots It comes inherently from stakeholders who are invested in protecting and disseminating the information about these resources. And this continues up till now throughout the 19th and 20th and 21st centuries where stakeholder-led Preservation is the most common and prominent form. The next kind of big thing that you get in Preservation in America doesn't happen until the 1900s. Up until then, you see Preservation existing only like this, small, localized stakeholder groups. Until 1906, Theodore Roosevelt passes the Antiquities Act. This is the first federal Preservation law, which was largely for the protection of archaeological resources, but it also gave the federal government the power to established protected historical federal lands and National monuments. So this is the first time that the government is basically stepping up and saying, hey, we understand that if we let development run rampant in this country, we are going to lose things that are important. And yes, it starts with archaeology and public lands, but that evolves and that grows. Functionally, this act Rather, this was followed up by the Historic Sites Act of 1935, which proclaimed that it is the National policy to preserve for public use historic sites, buildings, and objects of National significance. Functionally, this act establishes the importance of Preservation within the federal government and creates a system of documentation. Most notably, this creates HABS, the Historic American Building Survey. Of

course, the combination of the Great Depression and World War II stalls any upward momentum that historic Preservation was starting to develop. However, after World War II, the country experienced two really important things that led to the establishment of Preservation protocols. The first was this idea of American society, which is centralized around scientific expertise, what they consider traditional family and social values, and economic prosperity and growth. You see this in every single post-war atomic narrative, where it's growth of everything, it's all about modernism and scientific development, and that kind of clashes with historic Preservation. And it doesn't have to, but at the time it did. And so you see a lot of these older historic resources, older architecture being either left to decay, they get neglected, or in a lot of cases they were being outright shunned in favor of modern style architecture and ideology. So that becomes a kind of a big issue, and people start stepping up and saying, well, we need to really consider what is historic, why it's historic, and whether or not we need to preserve it. The other thing that happens in the immediate kind of post-war era is urban renewal. And urban renewal basically becomes rampant across the country. The federal government decides it needs to step up its infrastructure, it needs to take a direct hand in how cities are built and function, it starts funding interstate building and highway building across the country that just utterly devastates historic urban neighborhoods. One of those urban renewal projects was the demolition of Penn Station. And if any of you have spent any time kind of studying the history of Preservation, Penn Station is considered the catalyst for all Preservation in this country. You can see a picture of it in the middle there. Beautiful, lovely interior architecture where the sun just floods the cathedral-like interior. All of that gets demolished. And what was really interesting about Penn Station and why it kind of became a catalyst is that in the public eye, no one actually expected the government to demolish it. They kept saying this wouldn't happen, New York would never do this, no one's going to demolish the building, and then suddenly they start demolishing it. It actually takes three years between 1963-1966 to fully demolish it, in part because it got stalled out for Preservation and in part because it building took up multiple blocks. And this urban renewal project was both to kind of get away from train travel, which had been diminishing at the time, to redevelop it into a smaller footprint, and also to build Madison Square Garden. And there was outrage. This wasn't just Local outrage or National outrage. This was international outrage. It made headlines all over the world. Because people just honestly couldn't believe it had happened. The demolition of this edifice sparked outrage, there was demand for reparations, and it was so vehement that in 1966, almost as a direct response, President Johnson signs the National Historic Preservation Act. It wasn't the only reason, but it was the thing that really, really pushed it over the edge. So 1966, you get the National Historic Preservation Act. This marks really the first federal concentrated effort for modern Preservation, and it becomes the basis of how we do Preservation across all Levels of government from then to now and moving

forward. So I hope that little very, very brief history of early Preservation, how we got here, helps you guys in understanding those philosophies. The dichotomy between restorationist and preservationist, between Viola LaDuke continues to be an ongoing thing that preservationists talk about? Do we preserve a building just the way it is? Do we return it to its former glory? Do we add an addition to it? Or some folks like LeDuc often would add embellishments. He'd say, well, the architect originally wanted an extra spire over here, so I'm going to add three of them because it looks good. These are things we still do. Discuss, and I'm sure that you've come across similar things as board members and through your Local COA review of people wanting to leave it as is or add things or restore it to its former glory. So I encourage you to go Read more about them. There's lots of books out there. If you want recommendations, our staff can always give you recommendations too for So now I want to get a little bit into the role of federal government. This is big government and how they fit into Preservation. I think a lot of people kind of misunderstand the role of federal government. Not so much you guys who work in the field, but I've known a lot of—a lot of boards are made up of just interested community members who may not have formal education in this. And a lot of the public, too, just doesn't necessarily understand what the actual role of federal government is in Preservation. And we're going to do this all the way down, federal, State, Local, and you guys. So the role of federal government in historic Preservation is kind of threefold. It's first to provide credence and credibility to the act of Preservation. And this goes back to what I was saying about no one really believed that they'd demolished Penn Station. Because to the people, it was understood as inherently important. To the government, it was a blockade on growth. So by merely recognizing historic Preservation as the civic responsibility in developing programs to protect and recognize cultural resources and codifying Preservation legislation, the government, the federal government is stating through action that these resources, this history, and this culture are important, that they are worthy of Preservation and protection, and that the act of Preservation is a righteous one, inherent to our government, cultural, National ideology. So my generation, and for reference on what that is, I'm 30, my generation takes this for granted in America. Preservation has been codified since before I was born. But for those who lived through the demolition of Penn Station, for those who lived through the scourge of urban renewal as it tore historic communities apart, Preservation is not something to be taken for granted. They had to fight tooth and nail to get that legislation passed. So don't take for granted the fact that by putting this into law, the federal government is codifying, giving credence to Preservation. To reinforce this, the federal government establishes self-responsibility for Preservation of resources within its direct control, whether that be historically government documents—sorry, whether that be historical government documents and artifacts or federally owned property. So they—we'll talk a little bit about this later, but they have Section which requires that the federal government consider any actions

and development that has the potential to negatively impact historic resources. They may decide that the public need is more important than the negative impact to that resource or the loss of that heritage, but they must consider the impact, consider the alternatives, and engage in mitigation to that impact. So I think that's really important. Important to say here. It doesn't require that they actually do anything different, but it requires that they consider all the possible paths and impacts that their actions and decisions are going to have. In this way, there are supposed to be role models for preservationists. In order to ensure this, they establish the Council on Historic Preservation, which is a partially nationally appointed role, and I believe some of them are also elected. They act as guides, mediators, and watchmen to the federal Section 106 projects. Finally, the federal government sets the standard and expectations of what historic Preservation is and how to conduct it, which they enforced by codifying into law and through supplemental guides. So these laws are things like the Secretary of Interior Standards, the Preservation Act. For you guys in certified Local government, that's codified through the Historic Preservation Fund Manual or Grant Fund Manual. There's supplemental guides, which are like Preservation briefs and best practices. Are actually codified as standards through procedural law. I think that's very important because a lot of people will ask us, well, this is just a brief or this is just a best practice. It's not actually the National standard, but it is because the federal codes give the National Park Service agency to write those guides through procedural law as standards. And that is the basics of what the federal government's role in historic Preservation is. I want it to be noted here very importantly, the role is not to preserve things. It's not to physically protect buildings. It's to set the standard, provide credence for the act of Preservation, and monitor their own historic to make sure that they are not negatively impacting them. How does the federal government do this in practice on the ground? I'm not going to go necessarily through each and every one of these, but up on the screen, this is pretty much all of the Preservation programs through the federal government. Not all of our programs, some of them, like the Advisory Council, Council on Historic Preservation is more of a board, but they have that that works with the Section 106 projects and brings up National issues to leadership at the Department of Interior, to the President, to whomever they are talking to at that time. It establishes the National Register of Historic Places. This is fundamental into establishes State Historic Preservation Offices and Tribal Historic Preservation Offices for every State and every territory within our country. I think that's important to recognize for the federal government to recognize that every State has to have a representative office for this. They have the National Historic Landmarks Program, National Heritage Areas Program. Both of these are foundational in allowing the federal government to recognize historic areas and resources. There's Section 106 and 110, which are self-monitoring programs. We'll talk a little bit about that in a minute. The National Preservation Fund, which helps things, fund things like the National Trust, The Certified Local Government Program, you guys get 10% of

that fund by law every year, if not more so. You'll notice on the screen too that some of these have numbers after them, like Anything that doesn't have a number is original to the National Historic Preservation Act from 1966. Those other numbers are the years those programs or laws were codified through amendments. And what I think is interesting here, too, is looking at those dates and kind of asking, well, why were they amended then? So 76 is about—between 66 76, you get a decade for the government to fully understand the repercussions of the National Register National Historic Preservation Act. They decide what is and isn't working. They kind of go through that early turmoil and add amendments based on this early experience. 1976 marks the bicentennial for America, and there was a lot of National push, State push, to preserve resources. Especially, again, in the face of urban renewal. So they added things in 1976. That bicentennial push actually is what creates the 1980 amendments as well. It just took longer to get some of those programs up and running. Notably, and most importantly, the Certified Local Government Program, the Historic Surplus Property Program, and the Federal Historic which is how you get CLG, it's how you get things like hurricane relief money for properties. And they also have a wide variety of other grants that go through that. And it's also when we get our, I want to say the, some of the more advanced tax credit incentives. Not the original one, but some more of the other ones. You can see then in In 1992, was a further push. This was largely for education and tribal interaction. So even though they developed State Historic Preservation Offices in the original 1966 legislation, it's not until 1992 that they require each State and territory, or not each State, each State to have a Tribal Historic Preservation Office, but rather that each tribe has representation in this process. So, when you're looking at the different roles of federal government, like I said, part of it is to set credence, part of it is to establish that federal responsibility and act as role models. These are the main ways they do that through the SHPO, the THPO, So even just recognizing and developing the Tribal Historic Preservation Office's legislation is foundational in recognizing the responsibility that the federal and State governments have to interacting with tribes, to making sure that they are represented. The National Preservation Fund, 1976. Again, this is really important because it means that the federal government is recognizing they need to finance this in some way. They need to assist in how this is done. So that National Preservation Fund starts in 1976 funding each State Historic Preservation Office in part. Not all State Historic Preservation Offices are fully funded by the Historic Preservation Fund. In fact, most aren't. Our office is a very small portion of our funding comes from that program because we have a very large office. The National Preservation Fund also funds the ACHP program. It funds a lot of Section 106 and 110. It funds eventually the CLG program, and notably it funds the National Trust for Historic Preservation, which is the sister advocacy and education arm of the federal government's role. Most importantly, for federal responsibility, Preservation Act establishes Section 106 and 110. I'd be remiss if I didn't note here that they reorganized all the federal codes in 2016.

When they reorganized it, they moved things. So if you look up, like actually in the code, look for Section 106, it no longer exists because it's now 54 U.S.C., whatever those numbers are, but it's still colloquially called Section 106 because that's been the name forever. And the same thing with Section 110. It doesn't technically exist, but that is what it's called. So a lot of you probably know what Section 106 is. With it. I know some of you have worked with it a lot. But fewer people know Section 106 versus Section 110. So Section 106 requires the federal government, like I said, to consider its actions on any State or on any federal undertaking. So that's projects that use federal money, projects on federal land, projects that the federal government has to write a permit for. And there's permitting for a whole wide slew of things, from building schools, to dredging canals, to putting communication towers on top of buildings. Our office ends up reviewing all of those. I think we—our office reviews, if I remember correctly, something like 10,000 projects a year through that program. It's a lot. Section 110 is a little different. This was developed, I could be wrong, but I want to say the 1992, or it was developed in 76 and reinforced in 1992's legislation. And Section 110 basically enforces that the government regularly survey for historic resources and actively tries to get things listed, designated, protected, however they can. So what they were realizing is that with Section 106, the government said, I have all these properties and resources to protect. I am now in charge of protecting them and will theoretically do so. And that's it. No more. Section 110 said, well, we've noticed that you're resources but not necessarily protecting them because they're not designated or recognized as historic. So now, as the federal government, you have to recognize and designate things and inventory things as historic and also then protect them. And this means that as things are discovered and new resources are acquired, they continue to get protected. Another role of the federal government to act as watchmen and role models, like I said, a lot of how they do this is through the Advisory Council on Historic Preservation. Those numbers are directly pulled from last year's ACHP report, and they functionally do Section 106 with the federal government. They are on the ground assisting with projects, trying to come up with programmatic agreements, National, nationwide kind of programmatic agreements. Agreements on how these programs operate, working with a variety of stakeholders to make sure that it's meeting everyone's needs. That is more of kind of the watchman watching the federal government. The other way that they are role models is through the National Trust for Historic Preservation, which is partially funded and kind of directed in ways by the National Park the way that that legislation is written, its own kind of third-party agency. What's interesting about the National Trust and its relationship with the federal government, besides the fact that it's funded through them, is that it sets the tone for what is important in this country. So if you've looked at the National Trust website over the past few years, you'll notice that it has a National agenda. The National agenda is telling the full American story and currently encapsulating a wider voice of American stories. So basically they're saying for a

long time we only captured the mainstream history. Now we want everything. We want all the voices, all the stories, underrepresented communities, things that we wouldn't necessarily have as historic before, we're reevaluating to consider historic now. And so the National Trust gets to set that kind of agenda and direction. If you'd looked at that page 10 years ago, it wouldn't say that. It evolves over time, it changes with society's needs and goals. So setting expectations and standards, how does it do this? Largely, it sets standards and expectations through two ways. It's actual legislation, like the National Historic Preservation Act and its development of the National Register criteria. It's how we evaluate all things for historic designation. And also, like I said, through that procedural law by creating and whatnot that they provide. So these are just some examples of this. This is the National Register criteria for historic places. It influences, it influences how you guys, how the State sets up its criteria and how guys at the Local level set up your criteria. Another way is through the Secretary of Interior Standards. These were developed I know a lot of people know about the Secretary of Interior Standards for Rehabilitation, which is a very lovely booklet that provides detailed on physical restoration, rehabilitation, even relocation. This is brick and mortar kind of standards. This is can I replace my mortar or can I not replace my mortar kind of thing. However, most people don't realize that the Secretary of Interior Standards actually has all these other categories, and it provides standards for everything from doing research on historical properties to hiring professionals for archaeology, for consultation. There's a wide variety of these standards that a lot of folks don't know about or don't see outside of the traditional Treatment for Historic Properties Guide, which is kind of what we use for everything in the office. Lastly, for this page at least, Preservation briefs. These are things that they codify through procedural law. These ones in particular are the Preservation briefs to the technical Preservation services section of National Park Service. These are all brick and mortar. How to physically clean and treat your buildings, how to replace mortar, how to clean vinyl windows or wood windows, things like that. There are, I want to say, 51 of these in total? No, 50. I don't remember. I think there's 51 in total nowadays. Those are all available online for the most part. There's a few of them that have been removed. Because they are no longer considered the best practice. In addition to the technical briefs, they also have these best practices. These are more for documenting historic resources, getting them designated, things of that nature. We call these NRB, National Register Bulletins, some of them. 15 16A is the complete Guide to National Registered Documentation. If you need something listed, Read that. So before we get into the role of State and federal government, I want to take a second. I saw in the chat someone had mentioned that they're struggling with this information in light of the demolition of the East Wing. So are we. That did not technically have to go through any of these processes for a wide variety of reasons that are beyond our control. Now, I know that the current climate is different from previous climates that we've had in this country, although not always. And they're doing things differently in Preservation.

All I can say to that is that we remain educated and vigilant and do our best to preserve what we can. If we can't have control over some of those things up there, we can at least protect our resources here. And that kind of brings us to State, and Local government, protecting what we can. Megan, did you want to add something to that real quick? I saw your hand up. Sorry, I meant to do that. We remain educated and vigilant. That one is a tragedy. I know. There's nothing I can do about that, I'm sorry. So role of State government, we'll jump through this. This is a lot more of what we do here at our office. And it mirrors, and you're going to see this at the Local level too, it mirrors the federal government. So our role in the State government is to provide enabling legislation for y'all to conduct Preservation. That structure within State legislation for you to do what you need to do. We also establish State responsibility for Preservation. So just like Section 106, we have a mirror law called Chapter 267 that requires us to consider all our actions on State lands, consider how we use State funds, consider what permits we're allowing or not allowing and how they'll affect historic resources. And I know some people, whether here or not here in the audience, might be upset about some of the way money is spent. Me personally, I follow a lot of the natural Florida. I'm a huge mermaid. I love swimming in springs. So I closely watch how that money is spent and what lands are sold and bought and that sort of thing. And I get angry sometimes too. But we have to understand that the State role is to consider their actions and do their best. Is their best always what we'd want? Maybe not, but we do try. And Florida does have a lot of resources that it is responsible for, and they do a fairly good job of that. As much as folks like to criticize it, everyone loves to criticize the government, it's like National pastime. Including me, but Florida does actually do a really good job. If you look at our maps versus other states, we put a lot of money into Preservation, we put a lot of money into cultural heritage and education, and we put a lot of money into the protection of natural resources as well. The other role of the State government, we, just like the feds, we set standards and expectations. Sometimes if you go, well, rather almost every time if you go to the feds and ask them for detailed guidance on a specific issue, they will say, well, every project is different. This one is a unique snowflake and we can't give general guidance on it. That's where the State comes in. We take the federal guidelines that are sometimes explicitly clear and Other times, it's clear as mud, and we give you a little bit more detailed guidance on how to do things. It's not always perfect. Again, projects are different. But at the federal level, they're very broad because they have to be able to apply to resources across the whole country and territories. And that goes from things like, Pueblo huts out in the desert to swamp stacks built on wooden poles, a whole wide variety. At the State level, because we are only responsible for things in Florida, we get to be a little bit more forthcoming with guidance because we're more familiar with our regional resources and what they need. And then, of course, the last one is we provide tools to deck Preservation. And these tools are all the programs and all the people we have here in our office to help you guys all the time. If

you're not regularly calling the different programs in our office for guidance, then I expect you to already be an expert. If you're not an expert, I expect you to be calling our office for guidance. So this next part, I'm going to run through as fast as possible. And most of the information is just stuff I want you to have, so you can have that at the end through the presentation slides for permanent retention. This is a basic overview of our offices and what we do here and the programs we have to offer for you. So we are the State Historic Preservation Office. We are called the Division of Historical Resources. Most of the programs you'd interact with are through the Bureau of Historic Preservation. You see it gets tinier and tinier as our roles and responsibilities are more defined. Not every State operates this way. Not every State's Preservation office is housed in government. Some of them are housed in non-profit commissions. Some of them are auxiliary agencies in and of themselves. Ours is one of the few that's uniquely housed in the Department of State. This gives us a lot more flexibility and a lot more credence to doing what we're doing than some other states. It also puts us a lot closer to the heart of conversations, which is great because it allows us to, not us, we can't advocate, but it allows us to provide legislators with information on best guidance. So like I said, Chapter Chapter 267 is the enabling law that allows us to kind of do everything we do and enforces us to protect our own resources or at least consider the actions. You'll see I marked off Folklife Resources. That's still something that the Department of State still does, but it is no longer housed in our office. It is with the Arts and Cultures Division. So our office is separated into one division with three different bureaus, Historic Preservation, Archaeology, and Museums. Museums is a new one that got added to our division two or three years ago now. And I am not an expert on the Bureau of Archaeological Research, so I'm not going to go into details, but they do collections and conservation. They aid in physical collections. They aid in the dissemination from the best practices for conservation collection. If you have something where someone died on the estate and their estate says donated to the State, we have a team that comes down and does things. I know one of our teams is down in southwest Florida next week for a collection of like a thousand, some thousand skulls that this archaeologist had in his house. So they go in, they do physical collections, they provide best practices on collections and conservation. We have our public State lands archaeology, so this protects all the public lands from looting. It, you know, provides information on whether or not development on those areas would be proper or not and how to mitigate that. Surveys and records resources, educates the public. Monitors compliance. That's important for projects where they've gone through that sort of review and our office has said, hey, there's something down here. It may not be an issue, but you need to have a professional watching this at all times to make sure you're not disturbing a cemetery or an Indian burial ground or anything like that. So we have people who go out of monitoring on a regular basis. We also have people who coordinate with law enforcement to determine whether randomly found bones are historic or a recent murder. That was always

fun. And of course, unique to Florida, we have one of the largest underwater archaeology programs in the country. The only other ones that are about as big as ours is Texas and California. And so they preserve, record, promote, and educate for all of our underwater resources. We also, in addition to just having one of the biggest divisions for that, we have more preserved underwater archaeology than anywhere else in the country. That includes shipwrecks. We have a shipwreck trail. We have inland things. Of course, all of our inland waterways were places of settlement for the past 10,000 years. There are lots of resources there to protect, to discover, to research. You can see on the map over there that is statistics pulled from about a year and a half ago, so it's grown since then. This is our Bureau of Museums. This is, like I said, a weirder, newer part of our program group, and these are all museums at the State level. And what I like about this slide is that it shows how the State acts as role models, because we have these house museums, these interpretive sites, and then just our regular old museum where we are trying to implement best practices and provide that role model action. They also do Florida History Day, which is a huge thing in our office. We love Florida History We all abandoned the office that day to go do Florida History Day, and that is a program that reinforces at the high school and middle school level that history is important. It's kind of like Science Fair, but for history. That culminates in May during Preservation Month. And then, of course, there's our offices, the Bureau of Historic Preservation. These are all of our programs, Main Street, CLG, Markers, National register, grants, Florida Master Site File. These programs that are just listed out on the side, compliance, cemeteries, construction and task forces, those are technically within our grouping, but they're weirdly the division level and the bureau level. Functionally, that makes no difference for you guys. So the Florida Master Site File is, we'll just go real quick through those programs, is our official recordation of historic resources in Florida. There is no barrier to submitting a site file form, meaning it could be someone with 100% expertise in this field. It could also be a Boy Scout who found something while they were hiking. So take that information from the site file and use your own judgment to determine how valid it is, what it's telling you. When things are recorded can provide just as much information as what's recorded. You know, just look at it for yourself and come to those judgments. The only real barrier to being recorded in the site file is that we typically only record Most of what goes into our side file comes through those compliance reviews, through those 10,000 reviews we do every year of State permitting and funding and projects. These numbers were pulled just earlier last year. That should be this year. So we definitely pulled those numbers this year for a recent project. So we have just shy of 270,000 cultural resources known in the site file. That's a lot. And we have just shy of 30,000 manuscripts. These are survey reports, field reports, unpublished oral histories and manuscripts. This is a wealth of knowledge for you guys. If you have a resource and you don't know all about it locally, call the site file. They have a whole team of people in there who do nothing but answer questions all day. Compliance

and review. This is both the federal or the State responsibility for reviewing our own resources as well as us reviewing the federal resources inside of Florida. So whenever the federal government has properties here that they're permitting funding or developing, we review those as well. It's important to note for you guys at the Local level, you're not responsible for this. You're not responsible for the federal properties or how they're spending their money. You're not responsible for the State properties or how they're—we're spending money. You are a consulting party that is a privilege of the CLG program that whenever we or the federal government is doing something in your We are supposed to talk to you about it, make sure that you understand what's going on, that, you know, you've provided comment on it, input, that sort of thing. But it's the agencies who are actually doing the funding, who are doing the development, that are responsible for seeing these projects through and seeing these reviews through. Historical Resources Act. Again, this is just our State version of Section 106. I did not put it up on here like I thought I was—like I thought I had, so I'll do that before I send you guys this, but we do approximately 10,000 reviews a year. Grants is one of our other big programs. Regular grant programs that occur every year. That's our small matching. These are education projects, planning projects, nominations, things like that. Special category, those are brick and mortar projects, physically restoring buildings. And then our abandoned African American cemeteries program grants, which are our newest program. I think it's important for me to note here that we are of the two biggest grant programs in the country. So I know a lot of you CLGs have, you know, regularly, annually apply for our grants to get funding for your own Local programs. And I know the past couple years they have not been perfect. Last year we had some major funding cuts to that program. These get reviewed every So you apply, it gets reviewed by a board of experts who advise the legislative budget people and the governor about what they should or shouldn't, you know, kind of give money towards. And in theory, they look at that ranked list and go, yeah, that looks great, let's fund it. That didn't happen last year. It was kind of not funded. For us. That may or may not happen this year. I don't know. Legislation is still reviewing the budget. It is not in our office. We don't know. They haven't passed anything yet. The House and the Senate have not agreed on anything yet. And so that can be frustrating. And while it is frustrating, and I understand that, and I know that you guys want your money, we want to give you money. Trust me. We like seeing your projects. Just know that we're even lucky to have these programs. The only other State that has a program of grants this large by any means is Nevada, and they do that through gambling funds. We do ours through State budget, just State saying, let's do it. All the other states that have grants do it on a much smaller scale. We typically, I want to say the last time I looked at it, do about \$8 million a year in grants, \$2.5 to that one. Yeah, \$6 to in grants. Most states don't come anywhere near that close. So if you want to advocate to your legislators to get more grant funding, please do so. We're not allowed. We cannot self-advocate. You guys have to do that. Or your—you know, if you're not allowed through your

own Local legislation, then have your community do it because these grant programs are a great source of funding for you. We want to make sure they stay. We also have the Historic Cemeteries Program. This is our newest program. It was developed two years ago, and they help not only record historic cemeteries, but help research and identify abandoned cemeteries specifically, or not just abandoned African-American cemeteries, but there are a lot of those that need assistance. We coordinate with UFS, USS, Black Cemetery Network to help facilitate that. We assist public stakeholders with inquiring about abandoned cemeteries and helping them after issues like this one picture hurricane damage to a cemetery. We have our Historical Markers Program. This program is the best way to kind of get a public-facing thing that says, hey, this is historic. It also has a wider range of what you can get through it. National Register is very strict on what can get listed. The Mark Program is more flexible. You could have recognized things that no longer exist, We have a lot of archaeological resources that you can't visit, but that you can Read about through a marker. And for reference, those green ones are the old markers, and the blue ones are the newer markers that we've used for the past, I want to say, two decades. We also have our Main Street program. By show of hands, with your little hand symbol-y thingy. How many of you guys have a Main Street? Yeah, quite a few. Okay, okay, good. Need a few more, perfect. I love to see that. If you're not sure whether you have a Main Street, go find out. If you're not interacting with your Main Street, you need to start. Main Street Program is one of our most public-facing Local programs. It is a third-party thing, so your Local community will self-create a Main Street program. It's usually done as a nonprofit, but it is supposed to work in tandem with Local government and Local legislation to enforce Preservation in your downtown commercial heart. It doesn't have to be just your historic downtown. We have a lot of um, community neighborhoods that will have like their own little main street. Um, but this program is one of the, in my opinion, one of the best to do Local economic community building and revitalization. Um, so it provides Training and technical assistance at the State level to actually do it at the ground level at your guys's level. And like I said, we provide Training. Technical assistance. That is the State's role. At the Local level, though, that looks like getting grants. It looks like public art, like those, you see the Ocala horses. It looks like events, like the Cabbage Bacon and Potato Festival in Hastings, which is a really small town that now annually draws a few tens of thousands. I think last year they had 12,000 people at the festival. It does fundraising, it does community building, it does physical Preservation, like that's the Athens Theater in DeLand that got a grant to restore it. It does streetscaping, like that beautiful picture at the end of Arcadia. It creates jobs locally. These are all really important things. So I'm gonna talk just real briefly about how these programs kind of interact. This is a picture of Lake Wales Main Street. It's a Google Street View photo from a couple years ago. I want to say that's 2016-ish. You can see small little town, Central Florida. It's nice, but it's not super great to look at. And I couldn't get it in the shot, but on the very left-

hand side there, there was a building. Completely stuccoed over, it was hideous. Even the owner was like, it's absolutely hideous. They ran that building through a tax credit project and completely restored it to its original 1920s facade. That single spark of Preservation inspired the entire community to come together. Spoke with their Main Street. They partnered with their Main Street, who at the time wasn't really active. They weren't doing a lot. There wasn't a lot of momentum. So the owner worked with them to kind of grow momentum in the community. When I was there last year, they had started three other tax credit projects to do facade restorations. Their Main Street was providing grants for facade restorations. They had developed a pocket park to link there were two main street corridors because they had two single-way roads, one-way roads. They had started a streetscaping project to make the streets beautiful. They had all these events and fundraising going on, and they just started this past year. At the very end, there's a hotel down there that hasn't been open in like 30 They just started rehabbing it to open it. This is what that community looks like as of, let's say we were there in August or October of last year. That's a photo I took with my phone. It's not beautified or anything. It was just that gorgeous that day. And you can see it completely looks different. It feels more like a living city is really up and running, and it is. So one little spark of inspiration in your community could be the difference between what we were considering kind of a down-on-its-luck community to now one of our most active main streets. We also here at the State level have the National Register Program. This is something that you guys work with regularly, and this is what my team and I do on a daily basis. National Register is the official national list of properties that they consider worthy of Preservation. I'm putting quotes around that because I don't like that word, but it is the definition. And something I think that's really important here for you guys as board members to understand is what the NR does and what it doesn't do. The National Register, when it was designed, and codified in the original Act of 1966 was designed to recognize and honor historic resources. It was not designed to protect them. It does not inherently place any protection or regulation on resources, at least not those owned by private property owners. For State and federal resources, of course, that makes us go through all of those reviews. It's important to note that even things that are considered eligible, not listed, but eligible for the National Register go through State and federal reviews, Section 106 and Chapter 267. So the NR recognizes and honors resources. It ensures that Local, State, and federal planners are aware of those and are planning around them as much as possible. And it allows property owners to receive certain benefits like tax credit if they're going through the tax credit program or grants in some cases. There are certain grants that you only are eligible for once you're listed. But the N.R. Does not do. It does not force property owners to keep their properties exactly the same. It does not force property owners to allow the public onto their property, and it does not inherently lead to acquisition of the property by the State, Local, or federal government. Now, we have a lot of people who say, well, my community said I—my Local city government said

I have to do X, Y, and Z because it's on the National Register. That is not true. There are a few places in Florida where your Local law says that. We don't encourage that. We'd prefer that y'all keep it separate because the National Register is honorary. It does not enforce that regulation. So if you're tying your Local ordinance, your Local regulations to National Register status, you are inherently taking away private property rights. I want that to sink in. Private property owners choose to enter the National Register voluntarily. They don't get a choice in a district when we update or change things. If, you know, we're updating your statuses or whatnot, that's a 50 plus 1 majority vote. So there's a lot of people who get flooded into districts. When your Local legislation ties those districts to National Register stuff and we change something, locally you're changing how it's regulated. We're not really changing. But because it's tied to National register status, you get to change how it's regulated. We do not encourage that. If you have your ordinances set up like that, I strongly might recommend you review them and consider changing them. I know right now that may not be feasible due to a wide variety of legislation going through State government about how Home Rule works and whatnot. I'm not going to get into that. Not only is it beyond our time, here, but I'm also not allowed. If you want that information, go to the Florida Trust. They can tell you all about it. And then our last program, or second to last program, is the tax credit program. This isn't something you guys interact with a lot because it's a federal program, and it's for percent income tax relief on rehabilitation, of commercial properties. So this was intended to kind of revitalize economic downtown areas. What this program really does at the Local level is it revitalizes these areas when used properly by developers in conjunction with Local planning organizations. The tax credit program can preserve physical history, open new commercial ventures, establish downtowns or, you know, revitalize them. Create affordable housing, promote walkability, create jobs, pump up Local economies, restore community pride, and in some cases reverse blight, as we saw in that Lake Wales example. That one tax credit project sparked Preservation across the whole community. This one here is the J.C. Newman Cigar Factory in Tampa. They're one of our, you know, prides and joys through the tax credit program because When they went through the program, they were so involved at the Local level that they started another tax credit program or project across the street to save a building that quite literally was on its last legs. The rebar was bending the building off. It was about to fall over. They're currently restoring it. Across the street the other way, they restored a historic workers' They're using the tax credit program in conjunction with Local grant funding to revitalize this whole section of Ybor City. And that's what true Preservation looks like, It's not just saving a building or the history, it's preserving that throughout your community and building those areas back up so that your community has pride and joy in their And then lastly, the Certified Local Government Program through our office. As you guys know, this is Preservation through partnership. This connects you guys more closely to what we do, to the federal government, ensures Local participation and leadership through

Preservation, provides you guys a bit more equal status in grants. Your Local designations become equally weighted to National register listings and and regards to things like FEMA funding and grants, facilitates that kind of partnership, gives you kind of first right to look through Local nominations, to review those, gives you a stronger voice in the process, provides access to more resources and trainings, like this Training here, which is only available to you guys, gives you special grant considerations, promotes planning and governance. Does anyone have any questions about State-level responsibilities and roles in Preservation? Thanks so much, Kira.

1:17:39 - Megan Wright

I've enjoyed every second. For a really cool structure in our community, a Local citizen on a CRA steering committee is interested in receiving some type of historical designation. And I know that the State has State historic markers, but I didn't know, or I really don't know enough to like speak to educating him or making him aware of his options because our Local county governance and our code only has a county landmark. And that is not a process he's too interested in because of a certificate of appropriateness, it's fair. So if you have any tips or like a link, that'd be wonderful.

1:18:26 - Lucas, Kyra

So it's designation and recognition without regulation. If it qualifies for the NR, you can go for that. And it's a good question. Thank you, Megan. And it's important. Do we have State designation program? We are one of the few states that does not have a State designation program. We oversee the federal designation program, National Register, and we advocate for you guys to have Local designation. Why the State doesn't have that, I have no clue. The closest thing we have is the marker program, which doesn't have any regulations attached and will do what he wants in the way that it recognizes that history. Susan, you had a question too?

1:19:15 - Susan Dodd

Thank you for everything, by the way. I was really delighted to hear you speaking about disconnecting Local ordinances from the National registry. We have entered that quagmire about six years ago, and I'm extremely uneasy about administering it. Because I think it really goes against the intentions of the National program and the federal law, etc, etc. But we haven't necessarily been challenged. So just to reiterate, right now in our code, it reads that

if you are contributing to a National Historic District, then if you want to demo, we require you to go in front of our board. Many of these districts when they were put together, people were assured they wouldn't lose any property rights, but then we, you know, kind of changed things. Having said that, when I'm making the case, and I think I'm going to be well supported about why we should change our code to eliminate that connection, do you know of any other cities who have had it and got rid of it or who've run into trouble or if you heard anything at a legal level, just so that I could help build the case or increase my, you know, knowledge in case I get asked about other cities.

1:20:48 - Lucas, Kyra

Well, the first thing I'll do is this. Tyler, will you make a note to reach out to our other CLG SHPO partners or through Nick SHPO? And ask them for these sort of examples. Places that have already separated their Local ordinance from NR. Because to answer your question, Susan, no. In the four years that I've worked here and the ten years that Ruben's worked here before me, no. There's no one who's done it. Part of that is because the older that did that, places like Sarasota, Tampa, St. Pete, St. Augustine, all those ones that have very old legislation grounded in there. There are certain rules that they get around by being grandfathered in. Also, no one's done it in the past few years because of this increased State laws that are saying you can't have stronger ordinances against development. So this is a difficult climate to accomplish that in. And I would warn anyone who's thinking about binding them, don't do it. Yeah, don't bind. So you can't get certified now if you bind them. You will not get certified as CLG.

1:22:18 - Susan Dodd

Okay, so even that's a very helpful thing to know. Thank you.

1:22:22 - Lucas, Kyra

Yeah, so, you know, we had a CLG recently who was going through some ordinance changes and that came up. And they had to, they were able to do some of their changes, but they couldn't change certain things because of that. And it was unfortunate because some of what they were doing was really good, some of it was eh. We had to bring it up to Park Service and Park Service was like, well, now that we know what's happening.

1:22:57 - Susan Dodd

Okay, well, actually, that was extremely helpful. Thank you very much.

1:23:01 - Lucas, Kyra

Yes, yes. We are much more flexible. We're happy to look at things ahead of time, preliminarily, as you may say. But yeah, as much as I want all of you to separate NR from your Local regulation, encourage you to consider the right time for it, because it may not necessarily be this moment. I'm not seeing any other hands in the audience, so I'm going to run, because we're already over time, briefly through this last section. Please note, if any of you have to go do other things, you will get these slides after. You're welcome to send questions. If you have a question that doesn't get answered, send them to Tyler, send them to me. If you don't have our contact information, send it to your CLG rep and they'll send it to us. We're always happy to help. So this last section is going to be the role of Local government, your guys' role, and how that fits into the bigger picture. So again, this mirrors all the other ones. You guys act as Local experts of resources and of Preservation. And if you're saying, well, I'm not a Preservation expert, maybe you're not, but that's what going through some of these trainings are. That's what, you know, going through a board is, going through your certified Local government representative is for. Because Preservation is an extremely niche field with very little higher education involved. And it's a very interdisciplinary field. So you guys are the Preservation experts for your community, even if you may not feel that way. Best to learn up, right? You're also, more importantly, experts of your Local resources. You know better than anyone else what is historic and important in your community. And if you don't know what's important or historic in your community, you need to go ask your citizens. Do a survey. You act as watchman. This is like State responsibility. Your watchman duties go two ways. Keeping an eye on your Local resources and making sure that they are preserved to the best of your ability and within the confines of government, understanding that, you know, you can't go save every private property that the owner wants to demolish and as much as we may like to sometimes. But you also have this watchman responsibility of notifying the State of any issues that we may be able to assist with. We cannot bring issues up to the legislator or the federal government if we don't know it exists. And as much as we'd like to be everywhere and do everything all at once, for our office, our entire office, including museums and archaeology, and staff is about 120 people for 24 million Floridians across 270,000 resources. That is a thin margin. I don't know who's not muted, but someone's not. Hallie, can you go down the list and meet whoever's talking? Actually, I think I just got it. So you guys are watchmen, both of your own community, and to tell us when there's issues. Tell us if, you know, something's wrong with our own resources if

we don't know. Additionally, you provide systems and tools to aid your fellow municipal agencies in Preservation and to aid your private citizens in Preservation. Whether that be educating the permitting department about how the COA process works or doing a downtown brick and mortar cleaning demonstration so people don't use the wrong tools and methods. Most communities only do this part on paper, through written guidance, without really getting into the field. Many of your boards only serve during public meetings, which I get. I was on a volunteer Preservation board. It's a lot. And many CLGs and CRAs alike leave field demonstrations and Local advocacy entirely to or other Local groups. I can't tell you that you have to go out and do all these things, but I'd encourage you to get out in the field, outside of the office, outside of the board meetings as much as possible. Interact with the people who have historical resources. Interact with the historical societies and downtown event agencies. Get to really know them. Build a community. And finally, you're responsible for actually conducting Preservation in your community. You've seen at the federal and State level, it's more about providing you tools to do Preservation. At the Local level, it's about actually doing the Preservation. You guys at the Local level have more power than the State government and the federal government combined to do Preservation. You have the ability to pass laws and ordinances locally to regulate how buildings are zoned how they're built, how they're protected in ways that we cannot. So you actually have to, you know, go out there and do it. Does that mean you can go on private property and tell them what to do? No, but you can educate an owner on the value of Preservation. You can provide them with the tools to preserve. You can propose growth management strategies to your planning department and city council. You can designate their resources, you can establish and enforce regulations for alterations and new construction, you can effectively do Preservation. And what does doing Preservation really look like, Some of these things are things that you are required as a CLG proponent, you're required to do through your CLG agreement by law, like surveying, designating, nominating, enforcing Local regulations, things like that, educating yourselves and your board. Those are all things you have to do. Some of these are not things you have to do, like engage and incentivize, but we encourage them. So these things look like surveying. We have funds, grant funds, for surveys every year. You can see up there last year we had the historic mid-century survey for an area of Jacksonville. Surveys are a great way to understand what resources you have. You don't know what you're going to lose in development if you don't know what you have. While we do a lot of physical building surveys, I'd encourage you to also consider archaeological surveys, consider cultural surveys of your people and what groups The National Park Service and National Historic Preservation Act was not designed to protect intangible cultural heritage. You guys at the Local level have the flexibility to design your ordinances however you see fit, including and not limiting how you protect cultural heritage. Designating things and nominating—designating locally and nominating things to the National Register, one of those

pictures that cool looking building over there. It's a Taj in Miami. It's a Pan Am Latin American headquarters building. And it was locally designated in, I want to say, 2014, and then just designated on the National Register earlier this year, I think. We did it last year, but I don't think it actually made it to the list until this year. So that's an example of a Local designation that being a National Register designation as well. We encourage you guys to do Local designations, whether that's individual or district. Again, you're the experts of what's important in your community to your people, so designate them. Of course, with owner consent. Review, regulation, enforcement. You have the responsibility to conduct reviews. Through Certificate of Appropriateness, or Certificates of Appropriateness, based on your Local regulation. So regulate. Build ordinances that work for your community, that work for your resources. Build ordinances that will help shape your community for future growth. Preservation is not intended to stall a community things that are stalled out die. Preservation is here to protect resources and encourage growth around them, to plan sensitively. If you think about it that way, it's more of an urban planning tool than anything else, which is how it's kind of written into legislation. Consultation and advocacy. Consulting through 106 Chapter 267 with the State That is both a right and responsibility of the Certified Local Government Program. Advocating for your resources. Again, you know what they are. We don't. So you need to advocate for them. And if you're not going to be the voice for your people, then who is? Who's going to advocate for those resources? This is something I don't see enough with CLGs, educating both the public and your fellow Don't be scared to go to a city council meeting and say, hey, you guys are doing this really wrong. Or going to your planning board and saying, hey, if we put up a no demolition, you know, 60-day demolition hold, y'all need to honor it, and educating them on how those processes work. Incentivizing, this one's very hard to do, and we'll talk later in the year about stakeholder engagement and incentivization. One of the best ways you guys—one of the best tools you guys have for incentivizing Preservation is through the ad valorem tax incentive, which is exemptions on increased property values based on people fixing up their historic resources. So that is a really good tool that you should be utilizing. If you don't have ad valorem enabled in your Local legislation, I encourage you to do so first. And foremost immediately. And engage. Engaging in Preservation, whether this be just with your board or out in the field with your community, you guys are your Local advocates, up and down, up the federal and State chain and down to the Local community. I really want to see more photos of, you know, your CLG reps sending me, my board was in the field today unveiling a historical marker. If you have projects where you're doing Preservation, invite your Local legislation, invite your city council members, invite your, you know, Senate or House representative to come see them so people know what's going on and why it's important. If you keep it insular, people just don't know. Share, share what you're doing. Engage your community. We're almost done, I promise. This, I won't really go over too much, but I wanted to leave it up here for you guys.

Private versus public Preservation. You guys are inherently a government entity funded by Local government. You're regulatory. That means you have to follow things like Robert's Rules and how to conduct yourself in a public meeting. You are subject to things like sunshine law regarding how boards operate. You are under regulation for, you know, commission etiquette and proper things like that. Your Local historical museum or heritage society isn't under those regulations. So partner with them. The things that you may not be able to advocate for or do, maybe your Local trust could. We at the State level have the Florida Trust for Preservation that is our sister advocacy arm for advocacy that we can't do as State employees or a State agency. So understand what you can and can't do as part of the government and then work with community partners to fill in the gaps. And finally, private individual responsibility. I love Smokey the Bear. He's amazing. I chose this one because it doesn't say the end of the sentence. So, only you can preserve your community's historic resources. Only you are an expert on what's important to you and your community. And only you can do that advocacy. So get out there, go into your fields, and do so. There's no inherent responsibility to the individual private property owner to conduct or engage with historic Preservation, accepting whatever regulations they're placed under through your Local guidance. So it's up to you to convince your community that Preservation is important, to provide them with the tools to preserve, and to knock down barriers to Preservation. So I want you guys to really take away that as board members and as CLG reps. Does anyone have any questions? I know that was a really long presentation. I am so sorry. Sarah Cody's got a fun fact for us. I will keep taking questions, but I just know some people wanted to leave you guys with this. This is our Training schedule for the year. Every year for the past three years, we've asked what trainings you guys need. We've increasingly gotten feedback that these are the trainings you want, and so these are the trainings we're going to do this year. You don't have to write them all down. We're going to give you these slides, and Tyler will remind you regularly without fail. Okay, so I'm going to stop sharing and go back to seeing your all's beautiful faces. And I'm here to answer any questions that you may have.

1:38:34 - Laurie Harari

So just a quick question, please. About the 250th, I guess, America's anniversary. We haven't been around that long, but it would be great to, we just had our 100th centennial. Is there a way that we can somehow share something with you, a project that we worked on for our centennial for this May?

1:38:58 - Lucas, Kyra

So that's a great, great point. We've been saying the same thing in our office. The governor's office up here keeps saying, hey, let's do things for the 250th. And we keep saying, we were barely a territory 250 years ago. We were redcoats, guys. But one of the things our office is doing is we had a lot of bicentennial projects going on in 76. So we are looking back at those projects and seeing the results of them. You know, we did a huge push for Preservation in 76 for the Bicentennial. What's come of that? Have they been successful? What other things have they sparked? So that's one way you can look back at your previous projects for your Local community. You said 100 years for you guys. So however old it may be, whether it's, you know, I know some communities are very young, looking back at your Preservation and how it's changed or what milestone projects you might have. And it doesn't have to be 250th either. A lot of folks, I know Gainesville and I want to say Sarasota, I think the land, do Preservation awards in May. That's a great way to reward community for Preservation to recognize their Local impact. So yeah, whatever you guys are doing, it doesn't have to be 250 years old. Let us know.

1:40:41 - Laurie Harari

I love that you said to have a May meeting and recognize the board numbers as well.

1:40:46 - Lucas, Kyra

Yes, May is Preservation Month for Florida. I think February is archaeology month, so keep that in mind. Jerry, yes, you have a question? You are currently muted. That's unmuted, yeah. Maybe I just can't hear you? So there may be an issue with how your audio is inputted into the computer. You're welcome to type your question into the chat. Because we cannot hear you, unfortunately.

1:41:47 - Smith, Tyler

I think also, I don't know if we answered Mertis's question, that she was saying we received a significant number of Section 106 requests. Is there a standard template or a good example for responses. I don't think we touched on that yet.

1:42:02 - Lucas, Kyra

Oh, that was a good question. So while Jerry either figures out audio or puts it in chat, I'll answer Murtis's question. There's no real standard template because there are a lot of Section 106 requests. And I, especially in Polk County right now, I know you all have a buttload of them. I would I would recommend triage looking at ones and if it's immediately evident that this isn't going to have an impact this is you know a random field y'all know there's nothing there just tell them you know comment that's fine you are not legally required to respond you are provided the respond, you don't have to respond. You have the moral responsibility to act as watchman, but you're not legally required to. So for ones that may be more of an issue that you do actually want to respond to, I recommend just telling them why it's an issue. You know, a lot of these consultation firms that come and do the actual field work, they're going to do bare bones. Not because they're lazy or anything like that, but because there are just so many projects that they have to run through. So they rely on you guys to be those Local experts. If it's important for X, Y, or Z reasons, or you're scared that this specific type of development is going to hurt it for whatever reason, let them know why. Because that's the key that they're going to need to making any mitigation or change. And it's good to see you. I always love seeing your smiling face. Okay, let's see. We're uploading our code now. Should we send you all a copy of the updated code to ensure we're staying compliant? Emily from the land. Yes, you are legally required through CLG agreement to notify us and us a 30-day review window before enacting updated ordinances. And I think most people forget that and they tell us after the fact, we will work with that. If that's what happened, it's fine, just let us know. But for future reference, yeah, you guys aren't supposed to update ordinances without going through us first as a CLG. It provides that kind of watchman extra step so that we can all make sure everyone's on the same page and doing things kind of properly.

1:44:44 - Smith, Tyler

Yeah and if it's like a big enough of a problem in your ordinance where you change it to where it no longer meets the requirements you could risk getting decertified which wouldn't be great. So that's why it's so important to give it to us early so we make sure everyone's on the same page and we avoid any complications or issues in like delays in adopting it.

1:45:05 - Lucas, Kyra

Yeah we'd much rather help you through a problem than then be forced to decertify because you already updated something that we can't fix. And to be clear, there's a window for that. It's like a whole year-long process where you're granted a grace period to try to fix it

yourselves. Like, it's not an instant decertification, so don't fear or fret. But it is a process, and we don't want it to happen for any of you.

1:45:32 - Smith, Tyler

Yeah, and it would create a lot of headaches. And you could also be put in bad standing, and then you wouldn't be able to get your waivers for grants too, which would be bad. We don't want that to happen. That's no fun.

1:45:45 - Lucas, Kyra

Sarah says Smokey the Bear's illustrator, his home's historic site in Miami. I love that. Love Smokey. He's great. Oh, perfect. Sarah, for your guys' 250 Media campaign, we are going to be running a photo banner on our 250th website. Reach out to Tyler to get connected with that, but we'd love to get some of those photos up on our banner too. Yeah, okay, cool. Emily, sending in a few weeks, perfect. Thank you. We're flexible with that, Emily. We just, you know, want to make sure everything's done. Jerry, were you guys able to resolve your no? Did you want to type it in the chat? Well, you guys can always ask your CLG rep to give us those questions, and happy to respond with anything y'all got. Okay, thank you guys all so much for being here today. I know it was really, really long. I'm long-winded. Does anyone else have any other questions before I let you all go for the afternoon? I'm seeing none. Remember, you can always reach out to us. We are your advocates and friends here at Friendly Neighborhood State Government Office. Thank you all so much. And thank you for bringing your boards. We love them. Thank you. Have a good one. Thank you guys. Beautiful day.

# Upcoming Historic Preservation Conferences

Florida Trust: Preserve Florida in St. Petersburg, FL on May 14 -15, 2026.

Description; The Preserve Florida Conference will be hosted annually as a two-day event inclusive of our 77th Save Announcement and the Florida Preservation Awards Program. The conference as well as our other educational programs will provide AIA and APA Continuing Education Credits as well as networking opportunities and a chance to experience some of Florida's unique historic places;

<https://floridatrust.org/our-work/preserve-florida-2026/>

DHR: Preservation on Main Street (POMS) Conference in Cocoa Village, FL on July 21-24, 2026.

Description; The Preservation on Main Street conference is an annual event that brings together preservationists and Main Street communities focusing on the connection between historic preservation and economic revitalization. The next conference will be held in Cocoa Village from July 21-24, 2026. This event serves as a platform for small business owners, community leaders, architects, and planners to connect, exchange ideas, and participate in educational sessions and workshops. A special CLG meetup is also planned.

<https://dos.fl.gov/historical/preservation/florida-main-street/events/>

NAPC: National Alliance of Preservation Commissions FORUM in Minneapolis, MN on July 22-26, 2026.

Description; A national conference focused on the issues facing local historic preservation boards and commissions. FORUM includes dozens of educational sessions and discussion panels, mobile workshops and tours, and five days of non-stop networking for historic preservation commissioners, staff, and volunteers representing local, state, and national organizations and government agencies. Kyra and I plan to attend.

<https://forum.napcommissions.org/>