

## PROPOSED DEFINITION – HISTORIC BUILDINGS

Historic Building: Any building, fifty years old or older, that is designated a City of Jacksonville landmark; a contributing property in a City of Jacksonville historic district; listed on the National Register of Historic Places or a contributing property in a National Register district; or has been determined as eligible for listing on the National Register of Historic Places, individually or as contributing to a potential district based on the Florida Master Site File or as determined by the Jacksonville Planning and Development Department<sup>1</sup>.

### BACKGROUND ON PROPOSED DEFINITION

In Chapters 307.104 & 105 and 320.407, historic buildings are defined as the following:

1. In Chapter 307.104 historic building are defined either as landmarks or contributing properties in a local district:

*Landmarks means a building or structure which is at least 50 years old and meets at least two of the criteria contained in Section 307.104(j), Ordinance Code, and which has been so designated by the City Council, and has significant archaeological or architectural features or the location of an historic event.*<sup>2</sup>

*Historic District means an area which meets at least two of the criteria contained in Section 307.105(j), Ordinance Code, and has at least 50% of its structures, and has been so designated by the City Council.*

2. In Chapter 320.407 (demolition delay for interim protection) historic buildings are also defined as:

*Individually listed on the National Register of Historic Places, determined to be eligible for individual listing on the National Register of Historic Places or a contributing structure within a historic district listed on the National Register of Historic Places.*<sup>3</sup>

Determination of eligibility for National Register listing is usually made when a building or site is documented on the **Florida Master Site File**. The site file is a statewide listing of properties including buildings, structures, and archaeological sites that are at least fifty years old and may have historical, architectural, archaeological significance. Maintained by the Florida Division of Historical Resources, **the Florida Master Site File does not function as a state registry with any restrictions**. It is used more for planning purposes to determine potential impact of state and federal projects on historic resources and to provide archival documentation for buildings and sites that are later destroyed.

The fifty year old date established by the National Register is considered the passage of time necessary to apply objective standards for defining historic buildings. This passage of time allows for historic evaluations to have the benefit of scholarly research and the development of professional judgment and consensus, in order to make an informed and dispassionate judgment.

Properties that are designated local landmarks or local historic districts; listed on the National Register; or determined to be eligible for listing per the Florida Master Site File have had the benefit of some degree of a professional evaluation. Although Florida Master Site File forms have been completed for well over 20,000 properties in Duval County, **the greater number of historic buildings in Jacksonville have never been documented and therefore not officially deemed as historic or potentially historic as defined above.** Therefore, a gap is created that needs to be addressed for the City to remain in compliance with the intent of the Historic Preservation Element of the Comprehensive Plan and requirements of the 106 review process established by the National Historic Preservation Act.

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<sup>1</sup> Procedurally, a sufficient time frame will need to be set for determination of eligibility for undocumented buildings. Managing a similar process, the Florida Division of Historical Resources has a 30 day response period.

<sup>2</sup> **Local Landmark Criteria**

- A Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.
- B Its location is the site of a significant local, state or national event.
- C It is identified with a person or persons who significantly contributed to the development of the City, state or nation.
- D It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.
- E Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- F It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- G Its suitability for preservation or restoration

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**National Register Criteria**

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield information important in prehistory or history.