

BREVARD COUNTY COMPREHENSIVE PLAN

CHAPTER 4

HISTORIC PRESERVATION ELEMENT

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GOALS, OBJECTIVES AND POLICIES

GOAL

IDENTIFY, PROTECT, PRESERVE, RECOGNIZE, AND MITIGATE IMPACTS UPON THE RESOURCES WHICH ARE SIGNIFICANT IN TERMS OF HISTORIC, ARCHAEOLOGICAL, ARCHITECTURAL AND CULTURAL VALUES, AND SERVE AS REMINDERS OF BREVARD COUNTY'S HERITAGE.

Objective 1

Brevard County will continue to develop and maintain an inventory of the resources which are significant in local, state and national history.

Policy 1.1

A survey of historic resources will continue to be supported and conducted by Brevard County.

Criteria:

- A. As a first priority, areas should be surveyed that are experiencing or are anticipated to experience pressures for development.
- B. Both reconnaissance or intensive survey efforts shall be conducted by professionals with expertise in historic resource survey work.
- C. The public should be encouraged to participate in these survey efforts, by submitting known locations of historic resources to increase public support for preservation and to reduce survey costs.
- D. Information on those resources identified as historically significant shall be submitted to the Florida Division of Historical Resources for inclusion in the Florida Master Site File. Sites or properties deemed significant or potentially significant should be proposed for listing in the National Register of Historic Places.
- E. Information obtained from these surveys shall be utilized in the development of appropriate historic preservation measures for Brevard County.

Policy 1.2

Historic sites and landmarks should be identified and evaluated for significance in local, state and national history utilizing the minimum criteria below:

Criteria:

- A. Character, interest, or value as part of the development, heritage or cultural characteristics of an area;
- B. Location or site of a significant historic event;
- C. Identification with a person or persons of historical fame, or who have significantly contributed to the culture and development of an area;
- D. Exemplification of the cultural, economic, social or historic heritage of an area;
- E. Portrayal or exemplification of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- F. Embodiment of distinguishing characteristics of an architectural type or specimen;
- G. Identification as the work of an architect or master builder whose individual work has influenced the development of an area;
- H. Embodiment of elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation or style;
- I. Relationship to other distinctive structures, properties or areas that are eligible for preservation according to a plan based on a historical, cultural or architectural motif;
- J. Unique location or singular physical characteristic representing an established and familiar visual feature of an area;
- K. Religious properties deriving primary significance from architectural or artistic distinction, or historical importance;
- L. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- M. A birthplace marker or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her life;

- N. A cemetery which derives its primary significance from graves of persons of historic importance, from age, from distinctive design features, or from association with historic events;
- O. A reconstructed building when accurately executed in a suitable environment and/or presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived;
- P. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional importance;
- Q. A property achieving significance within the past fifty years if it is of exceptional importance; and
- R. A property, structure or group of structures that represent the qualities and characteristics of a particularly fine or unique example of a utilitarian purpose, and having a high level of architectural integrity or significance. Examples include but are not limited to farmhouses, barns, citrus packing houses, gasoline stations and other commercial structures.

Policy 1.3

Archaeological resources shall be identified and evaluated for significance utilizing the minimum criteria below:

Criteria:

- A. An important historical event, person or group of people was associated with the site;
- B. The quality of the site or the data recoverable from the site is of sufficient significance that it would provide unique information on prehistoric or historical events;
- C. The site was the focus of discrete types of activities such as habitation, religious practice, burial, fortification, etc.;
- D. The site was the location of historic or prehistoric activities during a particular period of time; and
- E. The site maintains a sufficient degree of environmental integrity to reflect some aspect of the relationship of the site's original occupants to the environment.

Policy 1.4

Maintain a Local Register of Historic Places to recognize those historic resources that may be ineligible for state or national listing but are significant in Brevard County's history.

Criteria:

- A. The criteria for determining historic and archaeological significance, as listed under Policies 1.2 and 1.3 of this element, should be used to guide the selection of properties for the Local Register.
- B. The County Historical Commission should coordinate this effort with the County preservation agent, municipalities, local historical societies, local arts councils and museums.
- C. Official listing on the Local Register shall be at the will of the property owner, however, serious efforts shall be taken to encourage property owners to include their properties on the Local Register. Property owners shall retain the right to remove their property from the Local Register, providing no public financial or other incentives have been received for the preservation of the historic resource on that property.

Policy 1.5

Develop a computerized inventory of the buildings, structures, districts, sites, objects and places in the County which are designated as being historically significant.

Criteria:

- A. Resources listed on the National Register of Historic Places, the Florida Master Site File and the Local Register of Historic Places shall be included in the inventory.
- B. Locally significant historic resources should be included to recognize those not eligible for national or state recognition in and of themselves.
- C. Historic resources should be classified according to their period, functions and characteristics, to aid in proper and adequate information filing, storage and retrieval.

Policy 1.6

Maintain a "Historic Brevard!" campaign to encourage property owners to provide information for the Florida Master Site File, and to prepare nomination forms for historic resources that may be eligible for listing in the National Register of Historic Places or the Local Register of Historic Places.

Criteria:

- A. Technical assistance in the completion of the nomination forms should be provided by the Florida Bureau of Historic Preservation, the County preservation agent, and the County Historical Commission.
- B. The municipalities, private businesses and industries, local historical societies, local arts councils, schools and museums should be encouraged to participate in this campaign which will strengthen community pride, increase tourism opportunities, and enhance the preservation of the historic resources.

Policy 1.7

The identification and evaluation of all historic resources shall be coordinated with the Florida Division of Historical Resources to ensure that these efforts are conducted in an appropriate and efficient manner.

Objective 2

Brevard County should adopt and implement measures for the protection and preservation of the historic resources in the County.

Policy 2.1

The County should facilitate the adoption of a historic preservation ordinance to provide appropriate protection for significant historic resources.

Criteria:

- A. The ordinance should provide protection for the resources listed on the National Register of Historic Places, the Florida Master Site File, the Local Register of Historic Places, and those to be discovered in the future.
- B. The ordinance should outline standards for the identification and evaluation of historic resources.
- C. The ordinance should establish a review board to be responsible for evaluating development proposals for their impact on historic resources. Representatives should be appointed to this board based upon their knowledge in dealing with both historical structures and archaeological sites. A County preservation agent should be designated to serve as staff to this board.
- D. The ordinance should establish procedures for the review of all development and redevelopment proposals, including those for infrastructure, for the impact upon designated historic resources. Alterations to these resources should also be reviewed prior to approval.

The Standards for Rehabilitation of the Secretary of the U.S. Department of the Interior should be used in the review of alterations to historic buildings.

Policy 2.2

Upon adoption of the historic preservation ordinance, Brevard County shall pursue certification of the ordinance from the U.S. Department of the Interior.

Policy 2.3

All public and private development and redevelopment proposals, including those for infrastructure, should be reviewed for the impact upon designated historic resources.

Criteria:

- A. The resources designated as being historically significant are those on the National Register of Historic Places, the Florida Master Site File, the Local Register of Historic Places, and those to be discovered in the future.
- B. If a determination is made that there will be a potentially negative impact to a historic resource, the County shall notify the Florida Division of Historical Resources and the County preservation agent.
- C. Every effort shall be taken to preserve the resource. Where preservation is not a feasible alternative, the resource shall be relocated, information regarding the resource shall be recorded, or elements of the resource shall be salvaged for further study.

Policy 2.4

Public and private development and redevelopment activities, including those for infrastructure, shall cease where artifacts of historical or archaeological significance are discovered to allow for an evaluation of historical significance.

Criteria:

- A. Immediately upon discovery, notification shall be given to the Florida Division of Historical Resources and the County preservation agent.
- B. Ground disturbing activities shall be suspended within 20 feet of the discovery for up to 30 days from the day of notification to allow for an initial evaluation of significance. If the resource is found to be potentially significant, activities shall be further suspended for up to 30 days to allow for further evaluation. Ground disturbing activities shall be undertaken with caution in the surrounding area. Efforts shall be taken to evaluate

the site in a timely and reasonable manner. The property owner should be allowed to hire a professional archaeologist to evaluate the site.

- C. Where the discovery is determined to be historically significant, every effort should be taken to preserve the resource. Where preservation is not a feasible alternative the resource should be relocated, information regarding the resource should be recorded, or elements of the discovery should be salvaged for further study. Funding for these efforts should be supported by the public sector, where financially feasible, and through voluntary support from the private sector. The County should encourage private participation in these efforts through incentives.

Policy 2.5

Develop a transfer of development rights program that would encourage the protection of historic resources from the potential impacts of development and redevelopment.

Policy 2.6

Brevard County shall utilize the Standards for Rehabilitation of the Secretary of the U.S. Department of the Interior, as amended, for all rehabilitation projects subsidized by public funds and should facilitate proposals that encourage their use in private rehabilitation efforts through investment tax credits or other incentives.

Criteria:

- A. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- D. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

- E. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- F. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- H. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
- I. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- J. Whenever possible, new additions or alterations to structures shall be done in a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Policy 2.7

Support modifications to the State enabling legislation to encourage the rehabilitation of historic buildings by the private sector.

Policy 2.8

Efforts should be taken to protect the designated historic resources from vandalism and destruction.

Criteria:

- A. Exact locations of known archaeological resources shall not be publicized to protect these resources from harm.

- B. Publicly-owned or maintained resources should be protected with appropriate security devices and private property owners should be encouraged to do the same.

Policy 2.9

The responsibilities of the County Historical Commission should be expanded to more fully involve the Commission in the implementation of the directives of this element.

Criteria:

- A. The Board of County Commissioners should appoint three members to the Historical Commission for each district. Membership terms should coincide with those of the Board. Members should be appointed based upon their knowledge in dealing with historic and archaeological resources. Expertise in the fields of anthropology, archaeology, architecture, civil engineering, history, law and planning should be considered.
- B. The Historical Commission should be provided adequate office space and access to County staff as necessary. All actions of the Historical Commission shall be coordinated through the County preservation agent.
- C. The Historical Commission shall be responsible for the preparation of an annual report of their activities for presentation to the Board.

Policy 2.10

Encourage the private sector to utilize easements or deed restrictions, or to donate property to assist in the protection of historic resources.

Policy 2.11

Brevard County shall support efforts to encourage the municipalities within the County to adopt historic preservation ordinances or other preservation measures.

Policy 2.12

Brevard County should pursue Certified Local Government status from the State and the U.S. Department of the Interior in recognition of the County's commitment to historic preservation.

Policy 2.13

Brevard County shall work with and support the efforts of the Federal, State and local agencies and organizations involved in historic preservation.

Criteria:

- A. Federal agencies and organizations include the U.S. Department of the Interior, National Park Service, National Aeronautics and Space Administration, National Trust for Historic Preservation, and the Society of Professional Archaeologists.
- B. State agencies and organizations include the Division of Historical Resources of the Florida Department of State, Florida Trust for Historic Preservation, Florida Archaeological Council, Florida Historical Society, Florida Anthropological Society, Florida Folklore Society, and the Florida Academy of Sciences.
- C. Local agencies and organizations include the County Historical Commission, Grant Historical Society, South Brevard Historical Society, Indian River Anthropological Society, Brevard Museum, and the Brevard Arts Council.

Objective 3

Brevard County shall increase the public's knowledge and appreciation of the County's historic resources and preservation activities.

Policy 3.1

Facilitate the preparation and distribution of information or materials that increase the public's knowledge and appreciation of the County's heritage.

Criteria:

- A. Information should be provided on the County's history,
- B. A variety of resources should be considered including pamphlets, brochures, newspaper articles, photo exhibits, video tapes, cassette tapes, and radio and television broadcasts.
- C. Information should be made available to the public in a variety of locations including the Brevard County Service Complexes, County libraries, Tourist Development Office, schools, colleges and universities, recreational facilities, senior centers, museums, Brevard Arts Council, Brevard Economic Development Council Office, chambers of commerce, and city halls.

Policy 3.2

Maintain and support a local historic landmark program as a part of the "Historic Brevard!" campaign to recognize the significant historic resources in Brevard County.

Criteria:

- A. Landmarks should recognize the resources listed on the National Register of Historic Places, Florida Master Site File, and Local Register of Historic Resources. However, exact locations of known archaeological resources should not be identified where proper security cannot be provided.
- B. Informational materials should be prepared and made available to the public to promote the local historic landmark program. The materials should identify contact persons if further information is desired.
- C. The landmark program should be coordinated with the municipalities, local historical societies, local arts councils, museums, private businesses and industries, and interested individuals.

Policy 3.3

Brevard County should provide information regarding the County's historic preservation programs to interested groups and organizations in an effort to increase public awareness of the County's heritage and commitment to preservation.

Policy 3.4

A collection of historic preservation publications should be developed, maintained and made available to the public.

Criterion:

The collection should be centrally located and administered by the County preservation agent. Copies of selected publications should also be provided to the County libraries.

Objective 4

Brevard County should increase the level of funding for historic preservation through mechanisms that involve both the public and private sectors.

Policy 4.1

Brevard County shall pursue the Federal and State Historic Preservation Grants-in-Aid funding to support the efforts to identify, evaluate, protect and preserve its historic resources and support public education programs.

Policy 4.2

As a part of the "Historic Brevard!" campaign, seek contributions from private businesses, industries, foundations and civic organizations to support the historic preservation efforts throughout the County.

Policy 4.3

Utilize volunteers, where feasible, in all aspects of the historic preservation program to involve interested individuals with knowledge of local historic resources.

Policy 4.4

Allocate portions of the Tourist Development Tax funding to support the County's historic preservation efforts, in recognition of the positive impact of historic preservation upon tourism.