

CRA PROGRAM HISTORIC PRESERVATION PROGRAM

Historic downtowns and neighborhoods possess those elements that create livable, viable communities by encouraging mixed-use and more compact development. Historic neighborhoods have traditionally proved themselves to stabilize and increase property values. There are environmental benefits as well by having shops and offices located near homes, as this encourages the use of other means of transit.

Stuart has several examples of both private and public historic preservation projects that are successful and benefit the character of the community, including the Stuart Feed Store, Woodman Hall, the Flagler Recreation Center Building, the Arcade Building and the Lyric Theatre.

The following subdivisions or areas are considered historic districts: Kitchings Addition, Potsdam, Frazier Addition, Historic Downtown, Feroe Subdivisions, and Porters Addition.



The program's intent is to educate the general public as to the benefits of historic preservation to generate support for the CRA's preservation activities and encourage preservation both in neighborhoods and commercial areas. The tools in this program can be utilized with other programs in the Plan.

Program Objectives

- Preserve the heritage of Stuart;
- Use historic preservation as a tool for economic restructuring;
- Utilize historic preservation to combat and eliminate blight;
- Encourage restoration and maintenance of historic

buildings;

- Maintain and restore all public historic buildings;
- Encourage the compatibility of historic structures and new structures in residential and commercial areas.
- Utilize the historical architectural styles of Stuart as a reference for new construction styles; and
- Provide sites for historic buildings displaced by redevelopment.



Program Description

- Identify and create a historic district with sub-districts;
- The CRA will purchase vacant lots to be used for the relocation of historic homes displaced by redevelopment in the CRA district;
- Support the Frazier Addition historic district and any other neighborhood area that meets the city's standards for a district;
- Support historic building renovation standards that meet both the Department of Interior Standards and the City's building codes;
- Provide grants and loans for historic façade restoration, including the establishment of façade easements in return for such incentives. Any structure



receiving assistance by the CRA or City must be listed on the local historic preservation register;

- Provide funds for improvement and maintenance of publicly owned or non-profit owned historic structures, for example the Stuart Feed Store, Lyric Theatre, Cultural Courthouse Center, and others within the CRA Area;
- Provide grants and loans for parking facilities for commercial historic structures which are in need of assistance;
- Review and recommend changes to the building codes, zoning codes, and other land development regulations for adaptive reuse and renovation of existing historic structures;
- Provide architectural, engineers, and planning assistance to the private and public sector for historic preservation projects;
- Acquire historic buildings which are threatened by decay or demolition and provide, if required, structural and façade improvements in order to maintain the historic integrity of a structure and resell to the private or public sector for redevelopment;
- Acquire historic buildings, which are underutilized and are ripe for redevelopment. If necessary the CRA may provide structural and façade improvements in order to maintain the historic integrity of a structure and resell to the private or public sector for redevelopment;

- Acquire land for purposes of providing a site for any historic structure threatened by demolition. The program will include the acquisition of the threatened structure, the moving of the structure to a new site, the construction of an adequate foundation for the structure and funding for applicable utility connections and impact fees. The CRA may provide, if required, structural and façade improvements in order to maintain the historic integrity of a structure and resell to the private or public sector for redevelopment; and
- Provide incentives to businesses located in historic structures;
- Provide signage for the identification of historic structures and districts.

Program Participants and Administration

The program is administered by both the City and the CRA. Other participants may include, but are not limited to Stuart Heritage, Main Street organizations, Martin County, the State of Florida, preservation organizations, developers, residents, retail and business tenants, lending institutions, and the state and federal government.

Program Funding Sources

The CRA and the City will provide the funding of the program elements for which the CRA and/or the City are responsible respectively. Other potential funding sources include, but are not limited to, the County, State and Federal Governments, businesses, banks, builders, homebuyers, foundations, private contributions and Matching Funds, where available.

The funding may be subject to changes by the CRA are subject to appropriations during the fiscal year.

