



FLORIDA DEPARTMENT OF STATE  
DIVISION OF

*Historical Resources*

## CERTIFIED LOCAL GOVERNMENT (CLG) HISTORIC PRESERVATION TRAINING

### Meeting Agenda

Monday, March 2, 2020 - 3:00 p.m. to 5:00 p.m.

1<sup>st</sup> Floor Commission Chambers

1112 Manatee Avenue West, Bradenton, Florida 34205

TIME	SUBJECT
3:00 p.m. - 3:30 p.m.	Board Member Basics
3:30 p.m. - 4:00 p.m.	Historic Resources Surveys
4:00 p.m. - 4:45 p.m.	Introduction to Design Review: Identifying Character Defining Features Interpreting the Secretary of the Interior's Standards
4:45 p.m. - 5:00 p.m.	General Q&A Session

Trainer: **Megan McDonald**, Certified Local Government Program Coordinator

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To request copies of meeting materials associated with this agenda, but not included herein, contact Megan McDonald, Certified Local Government Coordinator, with the Division of Historical Resources at: [Megan.McDonald@DOS.MyFlorida.com](mailto:Megan.McDonald@DOS.MyFlorida.com) or 850.245.6365.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

# Board Member Basics



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# Commissioner Commandments

1. **READ YOUR ORDINANCE**
2. Know your design guidelines
3. Know your historic resources inventory
4. Educate yourself on historic preservation issues
5. Work with the public and educate them on what you know
6. Know your partners in local government
7. Do your homework: **LOOK AT THE SITE BEFORE THE HEARING.**
8. Craft your motions carefully
9. **Be objective and consistent in your decisions**
10. Plan for Preservation



# Read Your Ordinance

- How does your local designation process work?
- What criteria are outlined for evaluating changes to historic properties?
  - Secretary of the Interior Standards
  - Local Design Guidelines
- What process is outlined to deal with cases of demolition by neglect?
- What are the consequences for noncompliance? What provisions are available for enforcing decisions?



## ARTICLE 11: HISTORIC PRESERVATION STANDARDS

### 11.1 INTENT AND APPLICABILITY

#### a. Intent

It is the intent of this Article to establish the framework for a comprehensive historic preservation program in the City of Lakeland, to protect and preserve unique historic and cultural resources by identifying and designating historic districts, to prevent the destruction of historic landmarks, to enhance public awareness of the city's historic and cultural resources, to discourage the demolition of sound historic structures and to provide special consideration to projects that involve the use of older structures.

#### b. Applicability

This Article shall apply citywide to designated historic districts, local historic landmarks and to historic resources as defined herein.

### 11.2 DEFINITIONS

**Alteration:** Any change affecting the outward appearance of the building, structure, or site because of construction, repair, maintenance or otherwise to a building, structure, or site

**Applicant:** The record owner of a site and/or building located thereon, the lessee thereof, or a person holding a bona fide contract to purchase same who makes application for a Certificate of Review

**Building:** Any building or other structure built for shelter or enclosure of persons, animals, or chattels, including fences, signs, paving and boundary walls, and any part of any such building or structure when subdivided by division walls or party walls extending to or above the roof and with or without openings in such separate walls. The term "building" shall be construed as if followed by the words "or any part thereof."

**Construction:** The erection of an on-site improvement to a building or structure or site located within the Historic District, whether the site is presently improved or unimproved, or hereafter becomes unimproved by "demolition" or as a result of destruction of a improvement located thereon by fire, windstorm or other casualty, or otherwise.

**Demolition:** The complete or constructive removal of a building on any site including the moving intact of any part or whole of a building.

**Exterior:** All outside surfaces of a building.

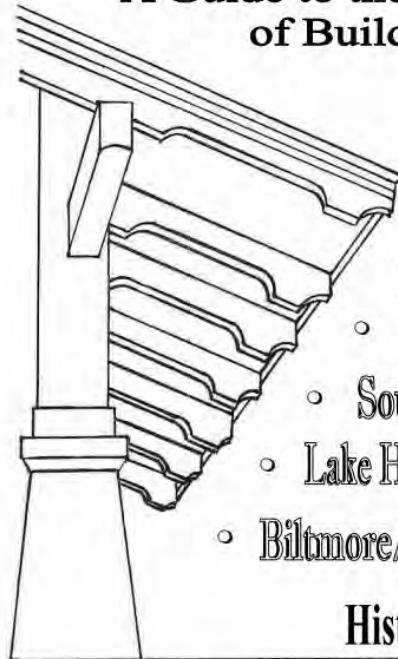
**Façade:** The front of a building, that which is readily visible to the public and is often seen within the context of other buildings facing a street or other public right-of-way.



# Know Your Design Guidelines

## DESIGN GUIDELINES

A Guide to the Exterior Design  
of Buildings in the



- Dixieland
- Beacon Hill
- East Lake Morton
- South Lake Morton
- Lake Hunter Terrace
- Biltmore/Cumberland

**Historic Districts**

COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF LAKELAND  
SEPTEMBER 2009



# Know Your Historic Resources Inventory

- Know your local historic designations
  - Visit them, if possible. (Ideally, walk them). Get a feel for the historic character of the districts.
- Familiarize yourself with National Register listed properties and districts in your community
- Identify what areas have been surveyed, and those that have not
  - Are there neighborhoods or properties related to the history of underrepresented communities that have not been surveyed?
  - Are there particular property types that have not been surveyed? (Industrial, agricultural, landscapes)





# Keep Learning

- National Alliance for Preservation Commissions
  - Alliance Magazine
  - FORUM conference
  - NAPC Listserv
- National Trust for Historic Preservation
  - Savingplaces.org
  - facebook.com/NationalTrustforHistoricPreservation
- Florida Division of Historical Resources
  - Flheritage.com; facebook.com/FLheritage
  - Webinars
  - CLG Trainings
- Florida Trust for Historic Preservation
  - floridatrust.org
  - facebook.com/floridatrustforhistoricpreservation



# Educate the Public

11TH BIENNIAL  
**HISTORIC HOME  
WORKSHOP**

SATURDAY, MARCH 23, 2013  
8AM-12PM

FLORIDA SOUTHERN COLLEGE  
ORDWAY BUILDING

WHAT KIND OF WINDOWS CAN I USE?  
HOW DO I PREP MY HISTORIC HOME FOR A NEW PAINT JOB?  
HOW DO I OBTAIN A PERMIT FOR AN ADDITION?

FOR MORE INFORMATION, CONTACT 834-6011

CITY OF LAKELAND

A CITIZEN'S REFERENCE GUIDE TO  
**HISTORIC DISTRICT  
DESIGN REVIEW**

CITY OF LAKELAND HISTORIC PRESERVATION BOARD





# Remember that your board is an arm of the local government

- Abide by Sunshine and Open Meeting Laws
  - Be careful with your email communications (do not “reply all”)
  - Avoid ex-parte communications
  - Avoid “accidental” meetings (when quorum is present and projects are discussed)
  - Determine if board members site visits need to be noticed
- Communicate with your city attorney often
- Develop relationships and work closely with Code Enforcement
- Involve your local Elected Officials when possible
  - Invite them to local preservation events and to participate in successes



# Do Your Homework!

## Prior to the HPB Meeting:

- Read the staff report closely
- Take notes about your thoughts and concerns regarding the project
- **If at all possible, visit the site in person (but don't trespass!)**
  - Examine the contributing buildings closely
  - Pay close attention to the primary façade
  - If not, examine it using Google Streetview



HISTORIC PRESERVATION BOARD  
DESIGN REVIEW COMMITTEE  
STAFF REPORT  
April 25, 2019

Project #	HPB19-068
Owner/Applicant	Debra Ashworth
Design Professional	LeVon Hodges, LeVon Designs Homes
Address; Historic Name	918 Osceola Street; "Chester W. Fouché House"
Project Type	Addition
Historic District; FMSF#	East Lake Morton; #ELM 43
Zoning; Future Land Use; Context District	RA-4; Residential Medium; Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	12/2009 – Pergola (2009-194); 3/2012 – Replace 1 Window and 1 Door (2012-021); 4/2015 – Fence (HPB15-059); 5/2018 – Shed (HPB18-093)

### REQUEST

Ms. Debra Ashworth requests Final Approval to build an addition onto the front elevation of the two-story house on the subject property.



# Carefully Craft Your Motions

- Put reasons for every decision into the motion making that decision.
  - Identify your findings of fact
  - Identify the criteria by which you are making your decision
    - Secretary of the Interior Standards
    - Local Design Guidelines
  - Identify the scope of work that is being approved/denied
  - Make a motion (to approve, to approve with conditions, to request more information, or to deny)

*I find that the property at 2683 Monroe St. is a contributing resource to the Aliceville Historic District, and that the proposed replacement of fourteen windows on the north, south, and west facades is in compliance with the local historic district guidelines as the new windows match the original in size, configuration, and proportion; therefore, I move that we approve the applicant's request without conditions.*



# Be Objective and Consistent in Your Decisions

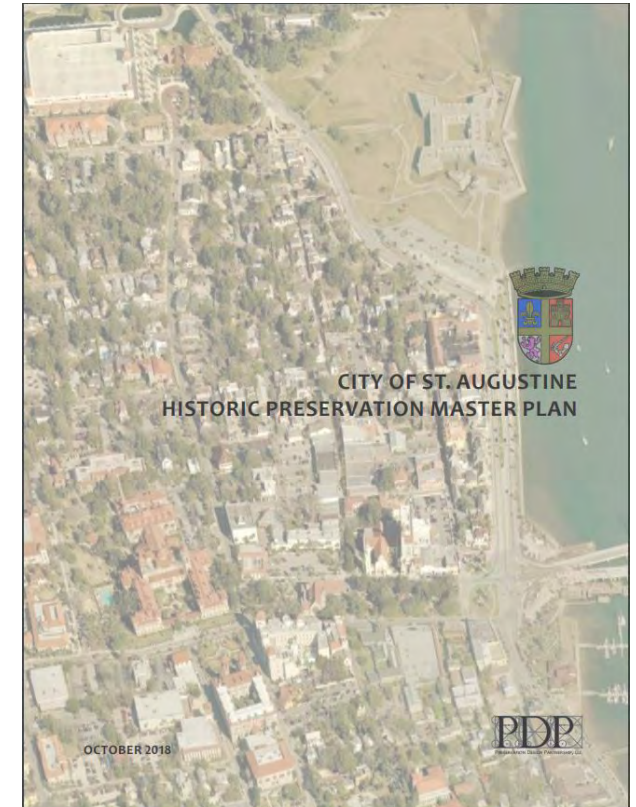
- Decisions should be based upon facts presented to the board through the documentation submitted as part of an application and through staff reports and public hearings
- **Personal aesthetic judgements should be avoided**
- When reviewing historic designations, decisions should be based upon the current condition of the building, and not future plans for a property that may or may not happen
- Encourage your city/county attorney to attend your meetings





# Plan for Preservation

- Helpful Planning Documents
  - Annual Work Plan
  - Historic Preservation Element of Comprehensive Plan
  - Standalone Preservation Plan
- Items to Plan for
  - Application timelines for future grant projects
  - Future surveys
  - Future local designations
  - Future National Register Nominations
  - Future Educational/Promotional projects



# State CLG Coordinator Contact

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Certified Local Government Coordinator

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# Historic Resource Surveys

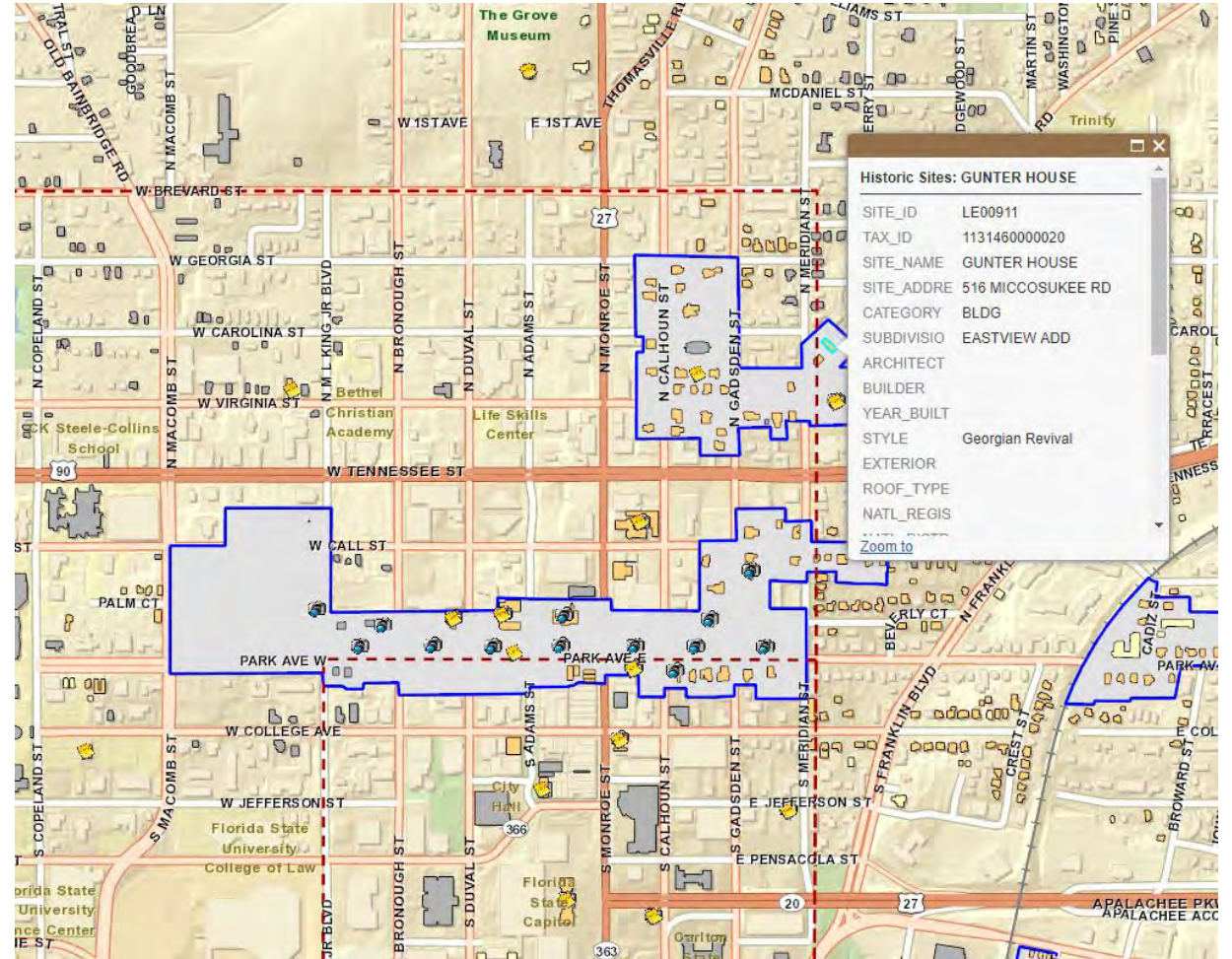


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# Historic Resource Surveys

- The process of identifying, documenting, and contextualizing potentially historic properties in a community or a county
- The basic building block of historic preservation that supports all other programs
- **The purpose of undertaking a survey is to gather the information necessary to plan for the wise use of historic resources.**



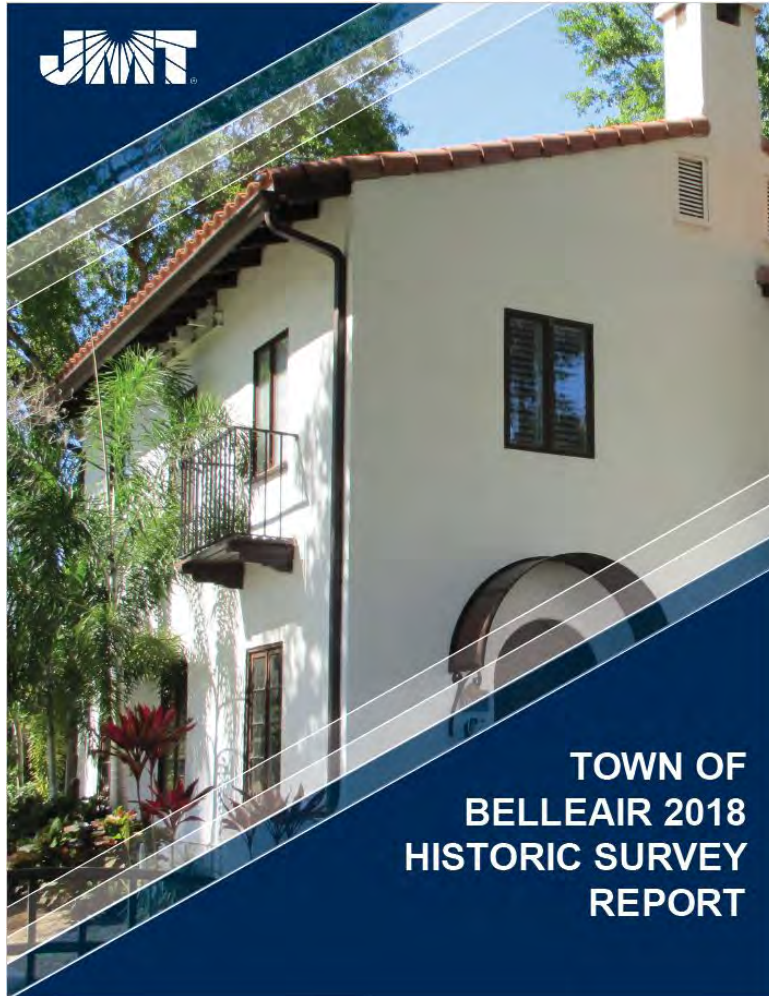


# Levels of Historic Resource Survey

- Reconnaissance Survey:
  - Considers properties from the public rights of way (“Windshield Survey”)
  - Collects basic information about potentially historic properties
  - Establishes context for evaluation
  - Usually evaluates only architectural significance
  - Useful for surveying large areas and identifying targets for intensive level survey
- Intensive Level Survey:
  - Used to identify historic significance beyond architecture
  - Conducted as part of historic designation process
  - Tightly bounded geographically, allowing for in-depth research of potentially historic properties



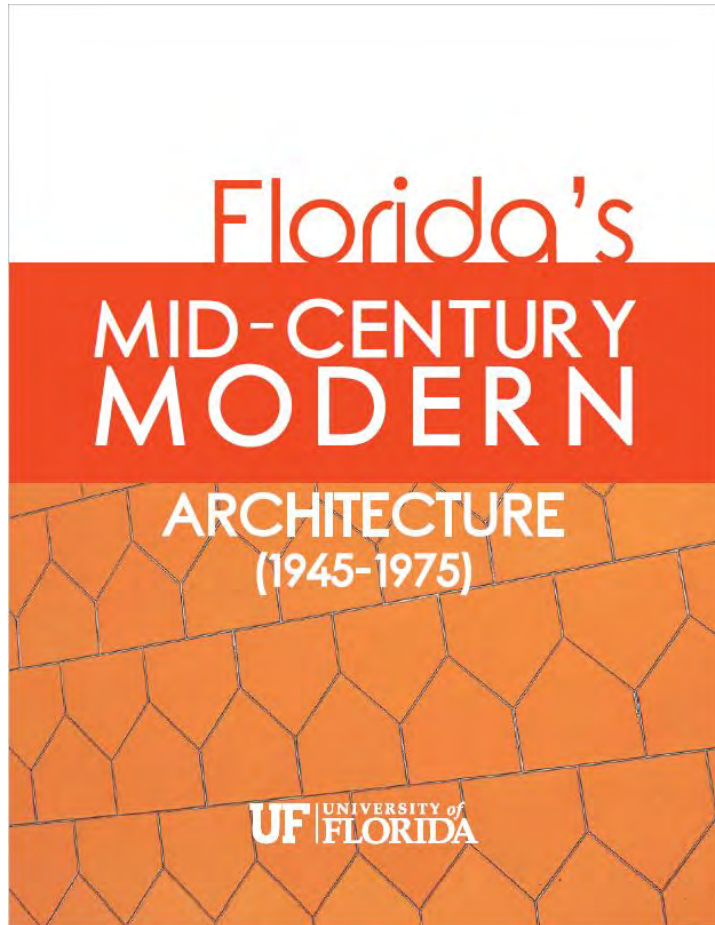
# Types of Surveys: Geographic



- **Standard Historic Resource Survey (Geographic)**
  - Place-specific—associated with a political jurisdiction, area of historic development, or neighborhood
  - Typically reconnaissance level
  - Seeks to identify potentially historic properties and provide a place-based context for their significance
- Perry: Court House Square Survey
- Tallahassee: FAMU Neighborhood Survey
- Tampa: South Ybor City Cultural Resources Survey and National Register Nomination
- Titusville: City-wide Survey of Historical Resources



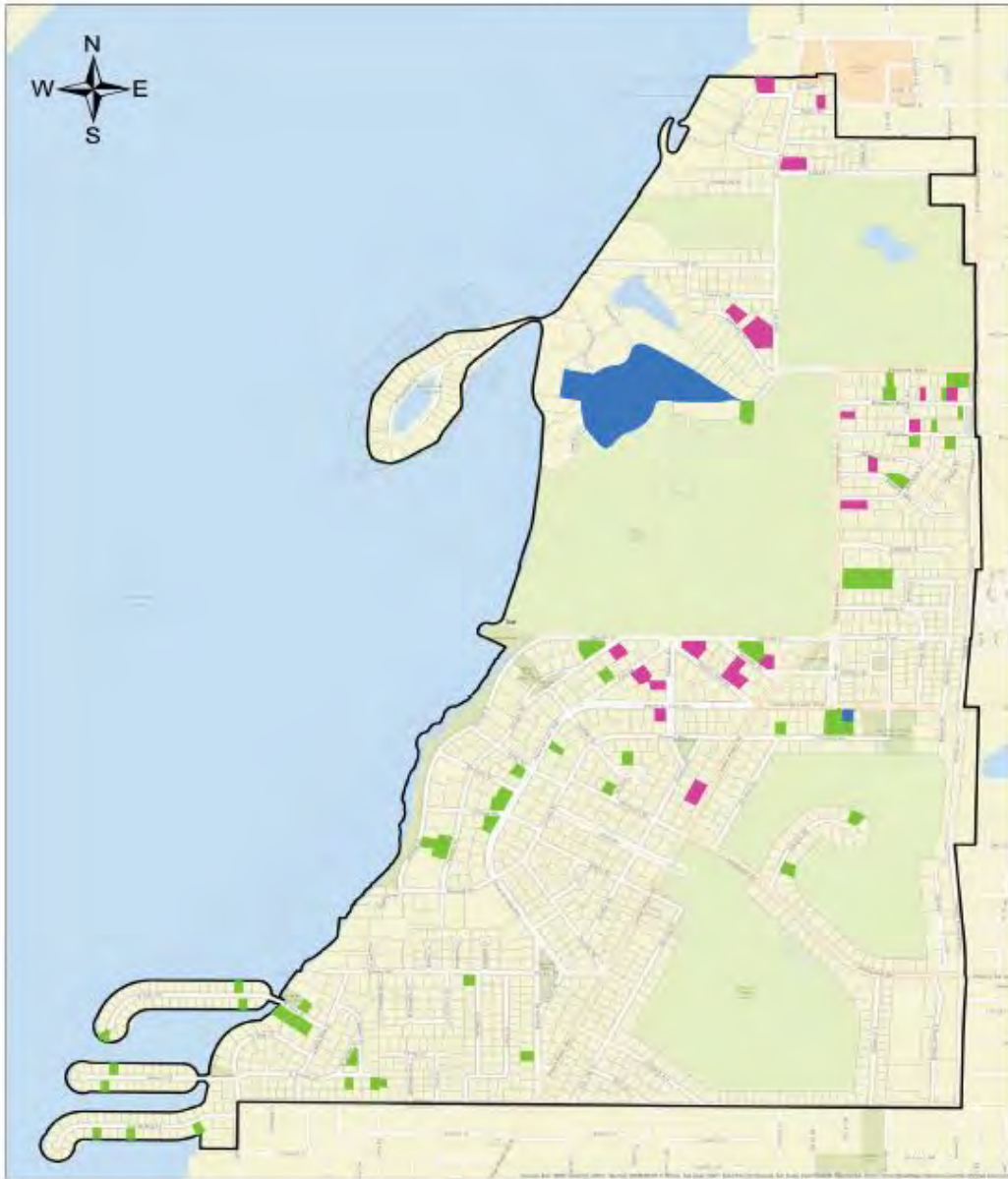
# Types of Surveys: Thematic



- **Thematic Survey**
  - Resource-specific—typically with building types or specific historically significant events or patterns
  - Can be done at the reconnaissance or intensive level
  - Seeks to identify extant resources related to a particular historical themes, events, or patterns
- Melbourne: Kit Homes and Waterfront Gems in Downtown Melbourne
- University of Florida: Florida's Mid-Century Modern Resources
- Pinellas County County-wide Historic Bridges Survey







**Legend**

- National Register Properties
- Local Register Properties
- 2018 Master Site Survey Forms
- Belleair Boundary

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# Recommendations

- Survey should result in concrete recommendations for future action
- Can be historic designation or need for further research or survey
- Recommendations should be specific and backed up with survey data
- Examples:
  - Properties individually eligible for local designation/National Register of Historic Places
  - Potential local or National Register historic districts
  - Areas for further study or survey
  - Evaluations of listed properties
  - Finding that there are no properties eligible for historic designation



# Results of Survey

- At a minimum, a survey should produce:
  - Site Files for surveyed properties including information on
    - Age
    - Design
    - Significance
  - Photographs
  - A Report providing:
    - Context for the Survey
    - Survey Methodology
    - List of surveyed properties
    - **Concrete recommendations for future action**

- Surveys can also produce:
  - Foundation for National Register Nominations
  - Interactive Maps to engage the public
  - Tours (driving, cycling, walking)
  - Brochures
- Design Guidelines
  - Help identify patterns in character defining features



# What do we already know?

## National Register listings in Manatee County:

- 33 properties listed on the National Register

## Benefits of National Register Designation:

- Eligibility for Federal Rehabilitation Tax Credits for income producing properties
- Mandatory review of NR listed properties that will be impacted by federal or state funded projects (i.e. FDOT road-widening)
- Honorary recognition of local historic resources

## Local designations in Manatee County:

- Crosley Estate
- Terra Ceia (District)
- Cortez Fishing Village (District)
- Whitfield Estates (District)

## Benefits of Local Designation:

- Designated resources are protected by local ordinance
- Eligible for local ad-valorem tax exemption program (if applicable)



# The Florida Master Site File

- The FMSF is an active inventory of historical and cultural properties including:
  - Archaeological sites
  - Historical structures
  - Historical cemeteries
  - Historical bridges
  - Historic districts, landscapes and linear features



- **A source of information about historical and cultural properties in Florida**
- Typically resources in the FMSF are over 50 years old, without regard to historical significance. In some cases resources less than 50 years of age are included in the Site File inventory for planning purposes or for possessing other historical or significance attributes.
- Resources and information are added to the Site File when a FMSF form is submitted *(by a member of the public, local government, preservation consultant, etc).*

Documents may include:

- Survey data
- Copies of National Register Nominations
- Copies of Local Historic Designations
- Site File forms completed by members of the general public

sitefile@dos.myflorida.com  
850.245.6440  
[Flheritage.com/preservation/  
master-site-file/](http://Flheritage.com/preservation/master-site-file/)





# The Florida Master Site File

Florida Master Site File



AR=0  
SS=17  
CM=0  
RG=0  
BR=0  
Total=17

Created: 1/14/2020

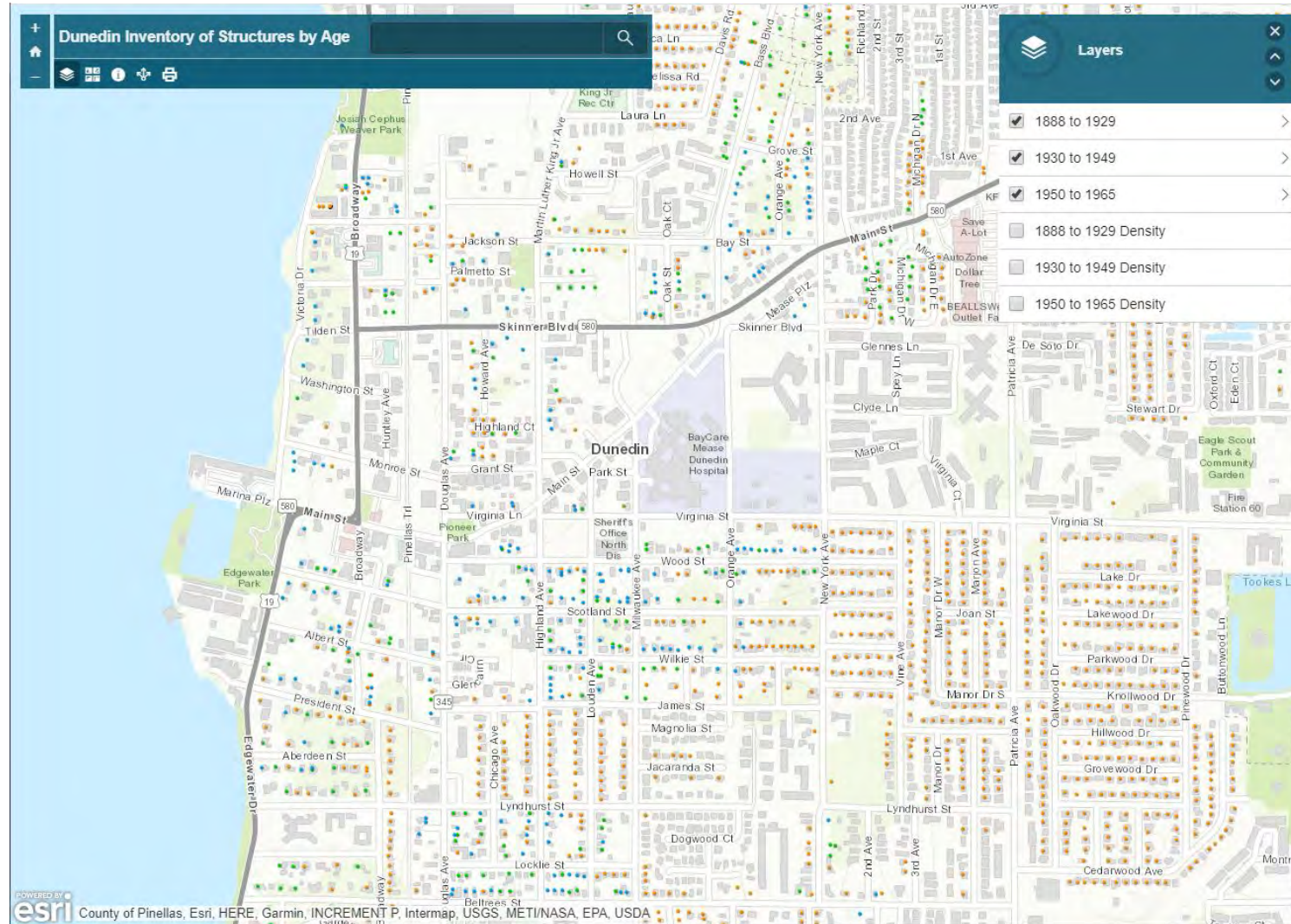
## Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
PI00104	SS	ANDREWS MEMORIAL CHAPEL	BUENA VISTA AND SAN MAT, DUNEDIN	1888 Richardsonian Romanesque		NR Listed - Jul 31, 1972
PI00166	SS	OLD FIRE HOUSE	29 N Ft Harrison AVE, Clearwater	1911 Commercial	Not Eligible	
PI00235	SS	J O DOUGLAS HOUSE	209 SCOTLAND ST, DUNEDIN	c1880 Neo-Classical Revival		NR Listed - Nov 29, 1979
PI11368	SS	Heron House	1268 Bayshore RD, Dunedin	1924 English Tudor Cottage		
PI11539	SS	Dunedin Historical Society Museum	349 main ST, Dunedin	1924 Other		
PI11700	SS	1141 Broadway Boulevard	1141 Broadway ST, Dunedin	1921 Bungalow	Not Eligible	
PI11701	SS	232 Lee Street	232 Lee ST, Dunedin	c1915 Bungalow	Eligible	NR Listed - Sep 23, 2009
PI11702	SS	1249 Bayshore Boulevard	1249 Bayshore BLVD, Dunedin	c1935 No style	Not Eligible	
PI11908	SS	Fenway-on-the-Bay Hotel	453 Edgewater DR, Dunedin	c1924 Mediterranean Revival		
PI11944	SS	Bouton-McDougal House, 937 Victoria Dr.	937 Victoria DR, Dunedin	c1893 Frame Vernacular		
PI12809	SS	Former Skinner Carriage House	1040 Broadway AVE, Dunedin	c1890 Craftsman		
PI12981	SS	Royal Stewart Apartment Complex	2 Causeway BLVD, Dunedin	c1968 Tudor Revival	Not Eligible	
PI12982	SS	Royal Stewart Apartment Complex	2 Causeway BLVD, Dunedin	c1968 Tudor Revival	Not Eligible	
PI12983	SS	Island Park Place	200-218 Bunkerhill LN, Dunedin	c1964 Minimal Traditional	Not Eligible	
PI12984	SS	2583-2589 Gary Circle	2583-2589 Gary CIRC, Dunedin	c1965 Minimal Traditional	Not Eligible	
PI12985	SS	Concord Arms Condos	2570 B Gary CIRC, Dunedin	c1964 Masonry Vernacular	Not Eligible	
PI12986	SS	Dunedin Beach Condo	2616 St. Joseph DR W, Dunedin	c1964 Masonry Vernacular	Not Eligible	
SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
PI09647	RG	SANTA BARBARA DRIVE		Linear Resource		
PI11540	CM	Dunedin Cemetery	Dunedin	Established 1886, Graves = 2513		
PI11579	RG	Dunedin Country Club Golf Course	Dunedin	Designed Historic Landscape - 1 Contrib Resources		NR Listed - Jun 04, 2014
PI12058	BR	W. Bayshore Blvd./Curlew Creek Bridge	US 19A (W. Bayshore Blvd.)/Curlew Creek	c1923 - FDOT #150046		
PI12845	BR	Dunedin Causeway West Tide Relief Bridge	CR-586/St. Joseph Sound	c1963 - FDOT #150067		
PI12987	RG	Dunedin Causeway	Dunedin	Linear Resource	Not Eligible	





# Identifying Future Survey Areas



<https://dunedin-gis.maps.arcgis.com/apps/View/index.html?appid=f89e89103db8428d92a767f1a392b000>



# DHR Small-Matching Grants

- 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.
- **Award:** Up to \$50,000
- **Application Window:** April 1– June 1, 2020
- **Period:** 1 year (July 1, 2021 – June 30, 2022)
- **Match:** Equal to the grant request up to \$50,000. May include donated services and materials; 25% must be cash.
- **\*REDI communities, CLGs, and Main Streets require no match.\***

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



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## Eligible Project Types:

- **Survey**
- Planning
- National Register Nominations
- Education and Publication
- Historical Markers (c.\$1k)
- Main Street Start-Ups (\$25k) or Re-Start-Ups (\$20k)

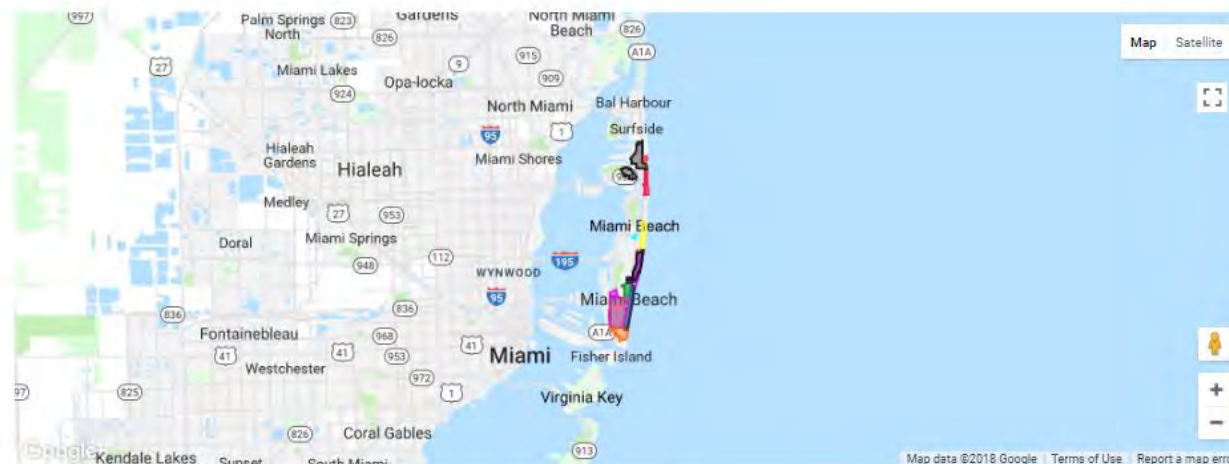


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# Miami Beach Historic Districts



1846 places

7209 images

Miami Beach is home to the country's largest concentrated collection of Art Deco. This collection was designated a National Register District in 1979 due to the efforts of the Miami Design Preservation League. The official name of the district is the Miami Beach Architectural District, however locally the area is called the Art Deco Historic District. The district's listing provides prestige, public recognition and federal-tax-based economic incentives to restore the buildings, but no actual protection from demolition.

While listing a property on the National Register of Historic Places adds acclaim and prestige, it is only through local designations that properties can be protected in the U.S. The Miami Beach Historic Preservation Ordinance allows for the protection of those properties deemed historic by the Miami Beach Historic Preservation Board. The ordinance also imposes strict design guidelines for all rehabilitation and new construction, plus zoning rules to insure roofline continuity in the streetscape. In Miami Beach the ordinance protects public interiors and it is worth venturing inside some of the properties to see original period details. Local protection allowed the Art Deco District to thrive and became the economic engine behind the rebirth of Miami Beach—a shining example of the value of historic preservation.

Three architectural styles are predominant in Miami Beach — Art Deco, Mediterranean Revival and MiMo (Miami Modernism.) To this mix has been added a new group of buildings designed by Contemporary architects carrying on in the tradition of what we now recognize as the Miami Beach School of Architecture. These buildings taken together create a unique Open Air Museum of 20th Century Architecture, making our city's renown for 20th Century architecture comparable to Williamsburg, Virginia's association with Colonial architecture.

[View the Breakdown](#)

[View the Map](#)

### Architectural Styles

Art Deco	509
Other	318
Mediterranean Revival	268

[All Styles...](#)

### Building Types

Apartment/multi-unit complex	845
Residence	56
Collins avenue hotel	56

[Building types...](#)

### Architects

Henry Hohausner	94
-----------------	----

- Ocean Drive-Collins Avenue Historic District (Local)
- Miami Beach Architectural District [Art Deco District] (National)
- Espanola Way District (Local)
- Museum Historic District (Local)
- Flamingo Park Historic District (Local)
- Ocean Beach Historic District (Local)
- Palm View Historic District (Local)
- Harding Townsite Historic District (Local)
- North Shore Historic District (National)
- Normandy Isles Historic District (National)
- Altos del Mar Historic District (Local)
- North Beach Resort District (Local)
- Collins Waterfront Historic District (Local)
- Morris Lapidus/Mid-20th Century Historic District (Local)
- Flamingo Waterway Historic District (Local)



An aerial photograph of Melbourne, Florida, showing a mix of residential neighborhoods, schools, and commercial buildings. The image is used as a background for a presentation slide. A semi-transparent white box is overlaid in the center, containing the title and a call to action. At the bottom, there is a URL for a GIS application.

# Melbourne's Kit Homes and Waterfront Gems

Scroll down to start learning about Melbourne's history.

<https://mgis.maps.arcgis.com/apps/Cascade/index.html?appid=12940944fa464e4db4a9ea69bdcfd787>



# State CLG Coordinator Contact

Megan McDonald

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850-245-6365



# Design Review



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# Purpose of Design Review

- To protect locally designated historic properties
- To effectively manage the use and reuse of historic buildings
- To educate people about their buildings and their history
- To comply with Federal, State, and Local preservation requirements
  
- The purpose of design review is to ensure that any project involving a designated property is planned to protect the integrity (aka **historic character**) of the property.





# Character Defining Features

- Shape
- Roof and Roof features
- Openings
- Projections
- Trim and Secondary Features
- Materials
- Setting

## NPS Preservation Brief 17





- Shape
- Roof
- Openings
- Projections
- Trim/Secondary Features
- Materials
- Setting



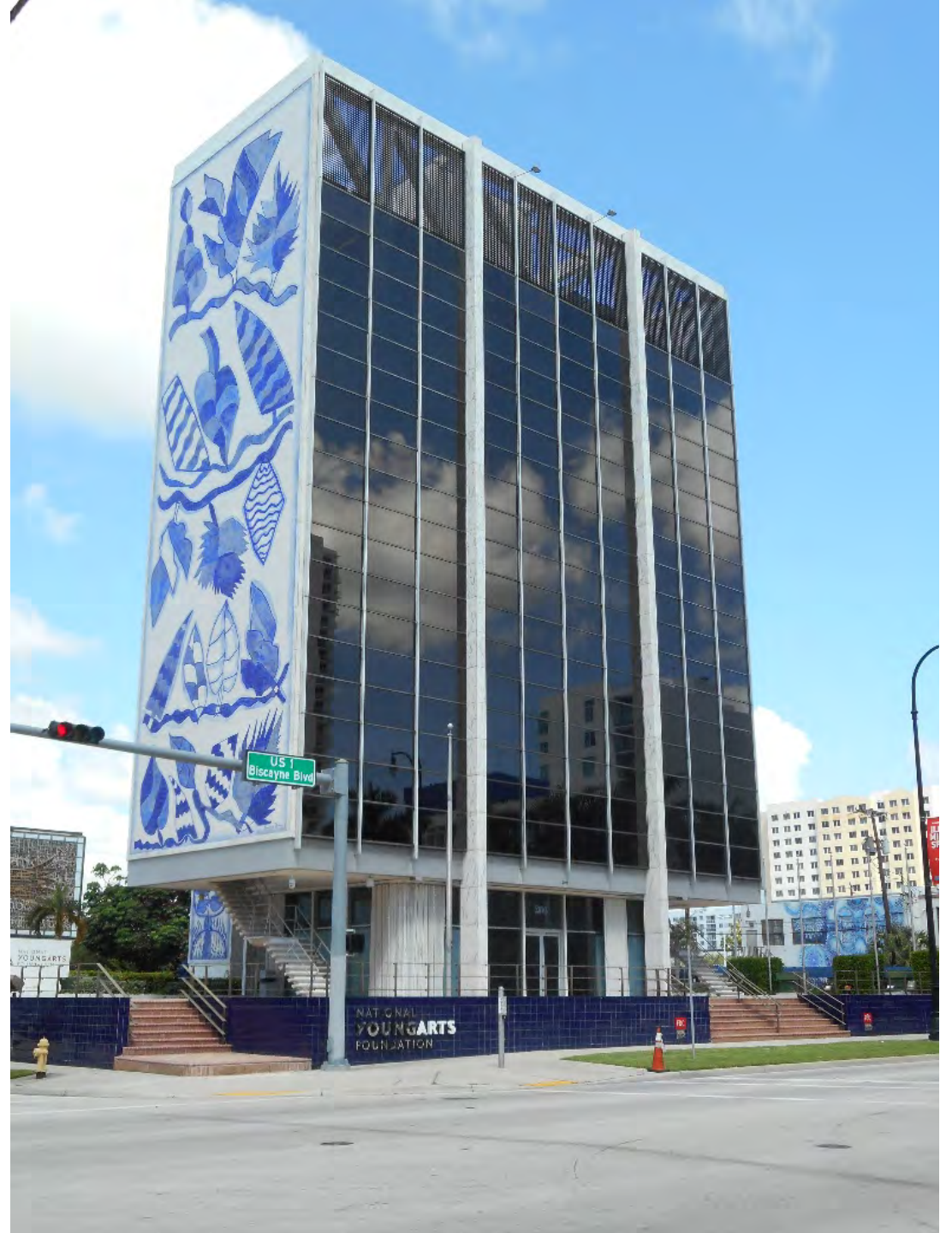




- Shape
- Roof
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- Proposed work:
  - CMU piers
  - Replace windows
  - Replace front door
  - Replace damaged siding
  - Add wood picket fence
  - Addition of screened porch at rear







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# Secretary of the Interior Standards for Treatment of Historic Properties

- A set of rules used by the National Park Service to regulate preservation and rehabilitation in accordance with federal tax programs
- Four sets of rules regarding historic buildings:
  - Preservation –strictest, preserve as much as possible
  - Restoration—used when backdating a building to a specific time period
  - **Rehabilitation**—**most flexible, preserve while facilitating reuse**
  - Reconstruction—used when rebuilding historic buildings



# Rehabilitation: Main Ideas

- All of the standards stress three main ideas. Work should:
  - Retain and restore historic fabric and features
  - Retain historic character
  - Be compatible and reversible



# Secretary of the Interior Standards for Rehabilitation: Standard 1



A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.





# Secretary of the Interior Standards for Rehabilitation: Standard 2



The **historic character** of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.





# Secretary of the Interior Standards for Rehabilitation: Standard 3



Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.





# Secretary of the Interior Standards for Rehabilitation: Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.





# Secretary of the Interior Standards for Rehabilitation: Standard 5



Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.



# Secretary of the Interior Standards for Rehabilitation: Standard 6



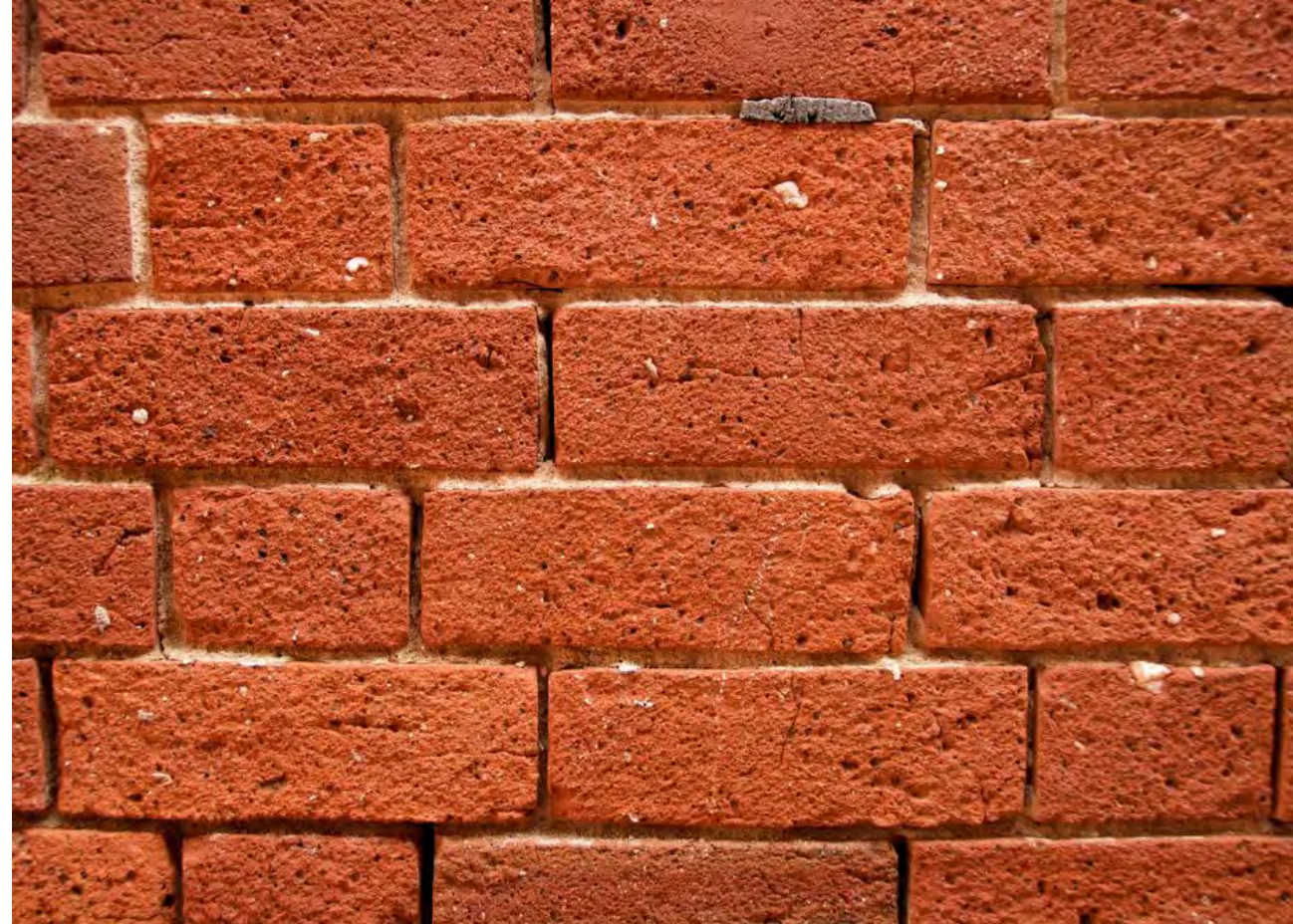
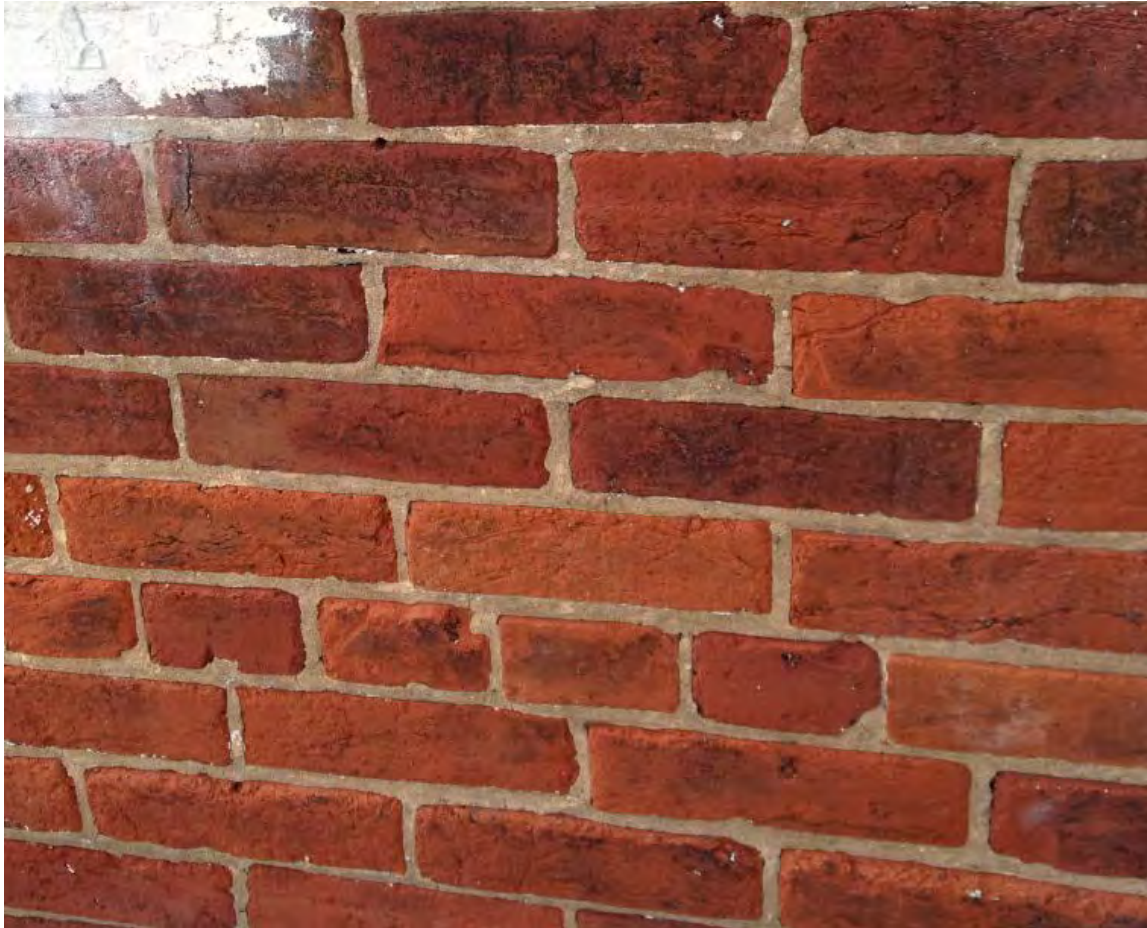
Deteriorated historic features shall be **repaired rather than replaced**. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.







# Secretary of the Interior Standards for Rehabilitation: Standard 7



Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.





# Secretary of the Interior Standards for Rehabilitation: Standard 8



Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken





# Secretary of the Interior Standards for Rehabilitation: Standard 9



New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.





# Secretary of the Interior Standards for Rehabilitation: Standard 10



New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# Design Guidelines

- Design Guidelines build upon the Secretary of the Interior Standards, provide clear standards for reviewing proposed changes to historically significant properties
- They illustrate best practices in preserving, repairing, or replacing historic fabric in accordance with the overall Standards
- Often tailored to local historic district(s)
- Guidelines should include:
  - General objective/intention
  - Specific guidance on allowable/unallowable alterations or treatments
  - Illustrations





## DISTRICT FEATURES



Roser Park Drive - Saint Petersburg, Florida. 19--?. Color postcard. State Archives of Florida, Florida Memory.



Scene in Roser Park - Saint Petersburg, Florida. 19--?. Color postcard. State Archives of Florida, Florida Memory.



Roser Park - Saint Petersburg, Florida. 19--?. Color postcard. State Archives of Florida, Florida Memory.

### HEIGHT

Building height varies from one to three stories, with one and one half to two stories being the most common.

### MASSING & SCALE

There is a great deal of variation in the scale of houses, ranging from single-story cottages to large, three-story houses; the houses along Roser Park Drive tend to be the largest in the district. Adding variety to the neighborhood's appearance was one of developer C.M. Roser's goals, and this diversity makes it difficult to generalize.

### BUILDING DESIGN

The predominant architectural style is Craftsman, though Colonial Revival and Prairie styles are also common. A number of houses feature full or partial basements, which is unusual for the City. A number of historic detached garages, many with second-floor apartments, are present.

### RELATIONSHIP

Lot width is typically 50 - 55 feet, but lot depth varies from 100 - 210 feet. House placement is fairly regular, with houses set back at least 20 feet from the street front and centered on lots, with the exception of houses on steeply-graded sites.

Houses near the creek are oriented toward the view, even if it creates awkward site planning. Detached garages are often built very close to, or on, lot lines within the district.

### RHYTHM & EXPERIENCE

The placement, form, and design of manmade features was largely dictated by the area's topography creating the district's highly varied rhythm. Buildings are spaced most closely together along ridges. Some of the most steeply-sloped areas are either separated from the streets below by retaining walls or remain as undeveloped community/parkland.

### MATERIALS & DETAILS

The majority of houses are wood frame with clapboard siding; several feature stucco over wood frame construction. Less frequent are houses with cast concrete and terra cotta hollow tile with brick veneer or stucco exteriors. A handful of houses feature masonry first floors and wood frame second floors; occasionally rusticated concrete blocks are used in conjunction with stucco or clapboard. The majority of houses have gabled roofs or a hip-gable combination with widely projecting eaves. Many roofs were originally covered in composition shingles, but wood shingles and sheet metal roofs also existed.

### EXTERIOR SPACES

The mature landscaping within the Historic District is especially important. The extensive use of rusticated concrete block retaining walls and flights of poured in place concrete stairs are the most obvious special features of the district's house sites. Historically, arbors had been located along walkways and stairs, and within parks and gardens. Although the house sites were cleared of native vegetation at the time they were built, they were lushly planted in exotic flora. The introduction of foreign tropical plants was at its zenith in the early twentieth century, and the district reflects this trend in horticulture.

The visual focal point of the district is Booker Creek and its surrounding parkland; the slope of the district's topography, the ravine, and the creek should be addressed as highly significant resources. The natural course of the creek was not altered when seawalls were installed in 1914. These seawalls were originally constructed of rusticated concrete block, but many collapsed and were replaced with concrete slab seawalls between the 1930s and 1950s.

### STREETSCAPE

The grid pattern of the City's downtown was not extended into this district, due to topographical and economic reasons. Streets are narrower than those downtown, intended to maximize developers' profits. However, in 1928, a City Ordinance renamed many of the non-conforming streets to the grid attempting to create unity throughout neighborhoods.

The streets and alleys are all brick with rough granite curbs and were laid before 1917; they are comprised of Augusta or Ragland brand vitrified bricks, laid in sand. Historic hexagonal concrete block sidewalks, also laid in sand, remain within the majority of the district; most are about four feet wide. Although none of the original wooden bridges crossing Booker Creek remain, several concrete bridges were constructed within the period of significance and are considered contributing resources, as are historic bollards, signage, and other wayfinding aids throughout the district.



Tourists in Roser Park - Saint Petersburg, Florida. 19--?. Black & white photonegative. State Archives of Florida, Florida Memory.



River and park view, Roser Park - Saint Petersburg, Florida. 19--?. Color postcard. State Archives of Florida, Florida Memory.



Roser Park - Saint Petersburg, Florida . 19--?. Color postcard. State Archives of Florida, Florida Memory.



Postcard showing Roser Park in St. Petersburg, Florida. 19--?. Color postcard. State Archives of Florida, Florida Memory.



# Resources

National Park Service Preservation Brief 14: New Exterior Additions to historic Buildings: Preservation Concerns. Anne E. Grimmer and Kay D. Weeks. August 2010.

National Park Service Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character. Lee H. Nelson.

St. Petersburg's Design Guidelines for Historic Properties. Prepared by City of St. Petersburg Urban Planning and Historic Preservation and Development Review Services Division.





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