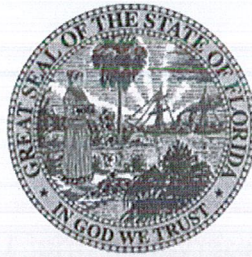


Design Review



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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.



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Character Defining Features

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

NPS Preservation Brief 17

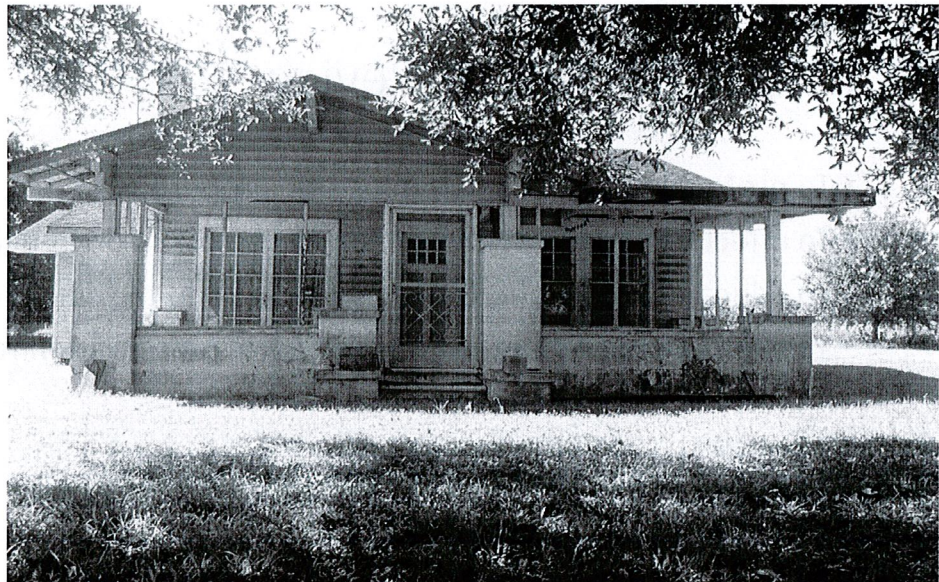


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- Shape
- Roof
- Openings
- Projections
- Trim/Secondary Features
- Materials
- Setting



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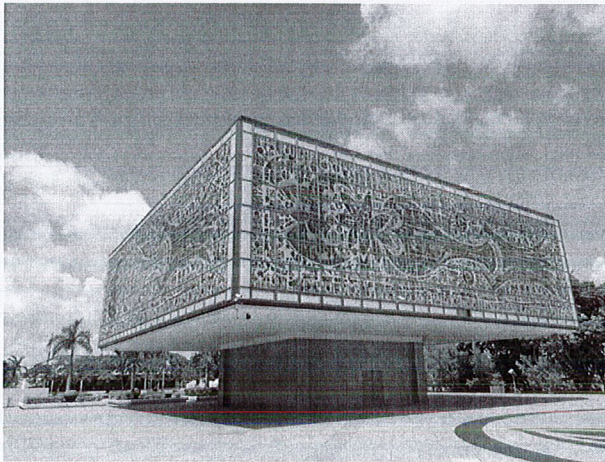
- Shape
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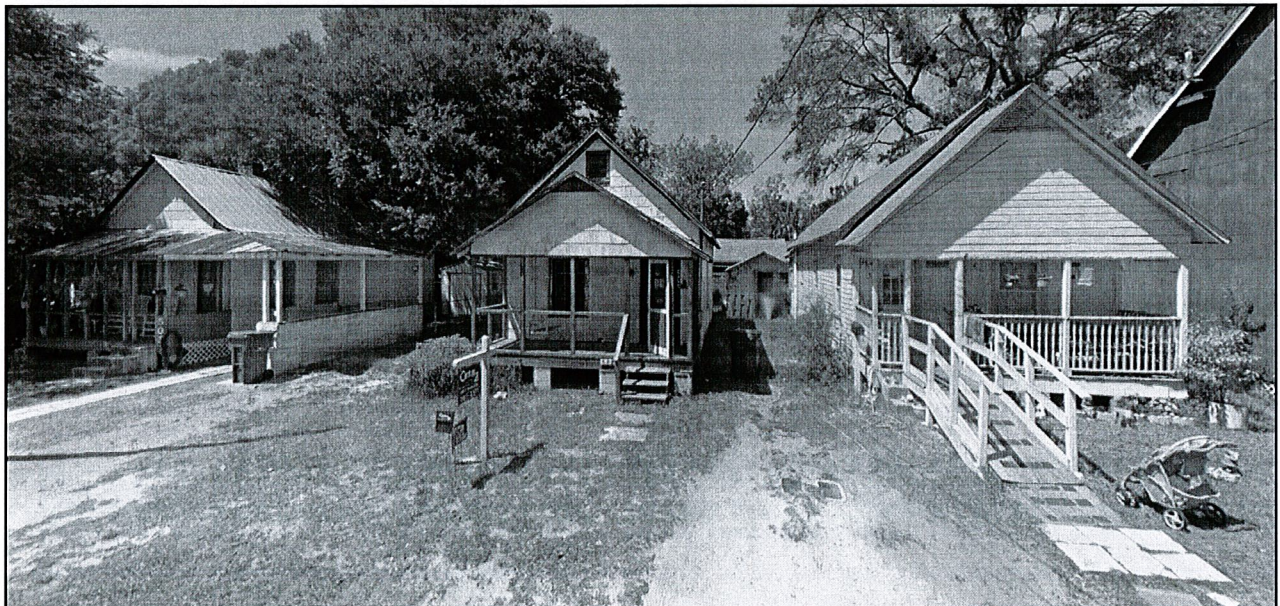




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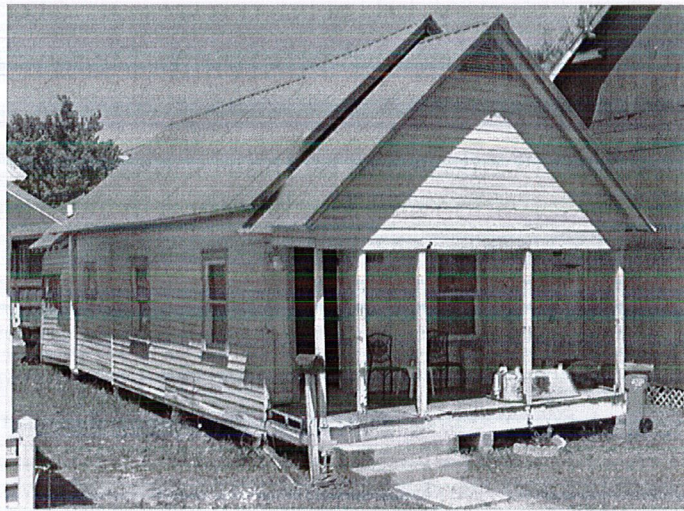
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• Proposed work:

- 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



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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

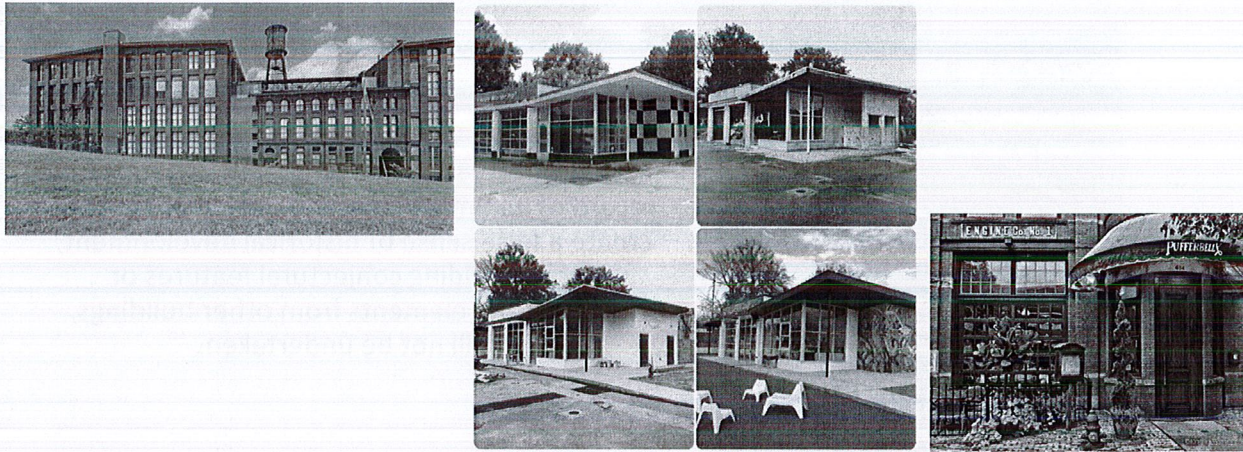


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Secretary of the Interior Standards for Rehabilitation: Standard 1



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.



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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.

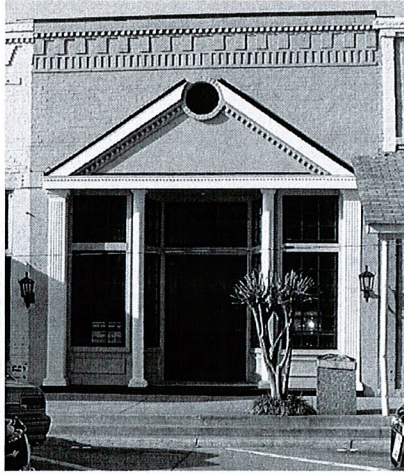


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Secretary of the Interior Standards for Rehabilitation: Standard 3



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.



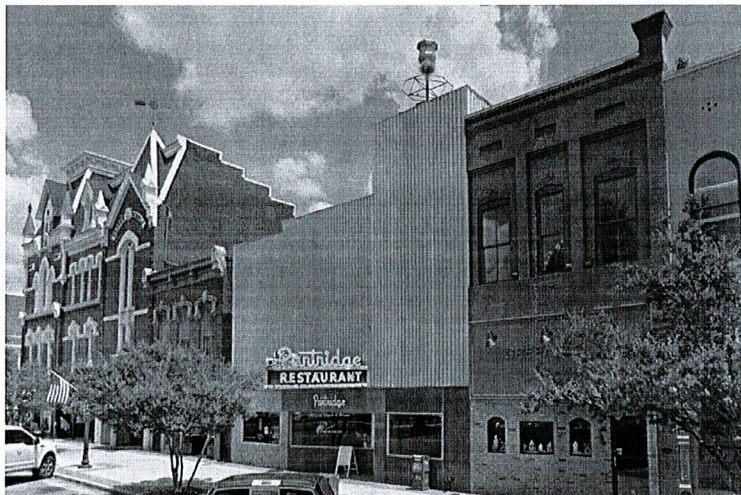
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Secretary of the Interior Standards for Rehabilitation: Standard 4

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

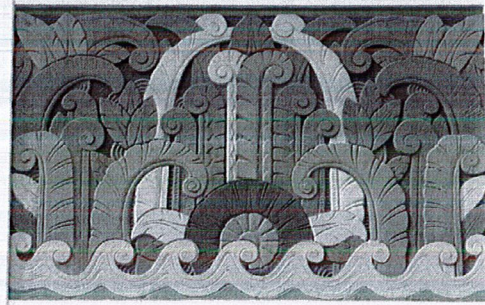
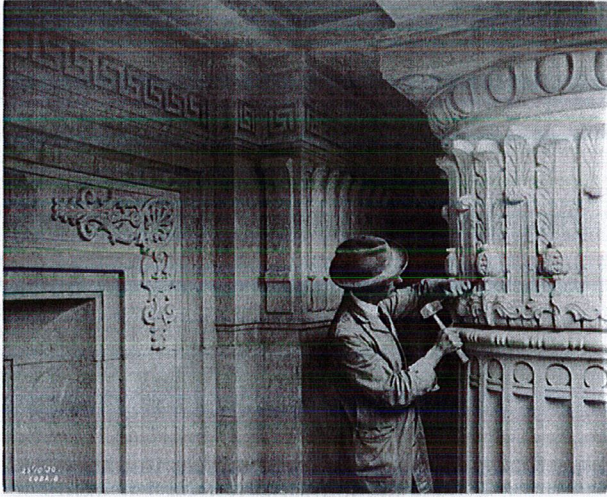


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Secretary of the Interior Standards for Rehabilitation: Standard 5



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

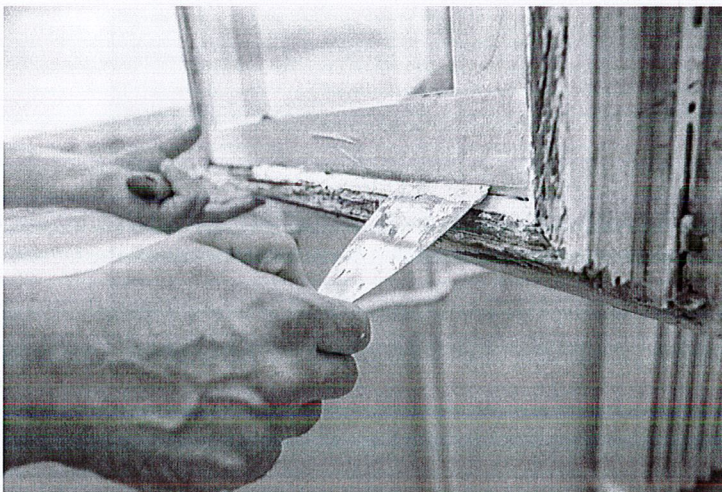


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Secretary of the Interior Standards for Rehabilitation: Standard 6



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.

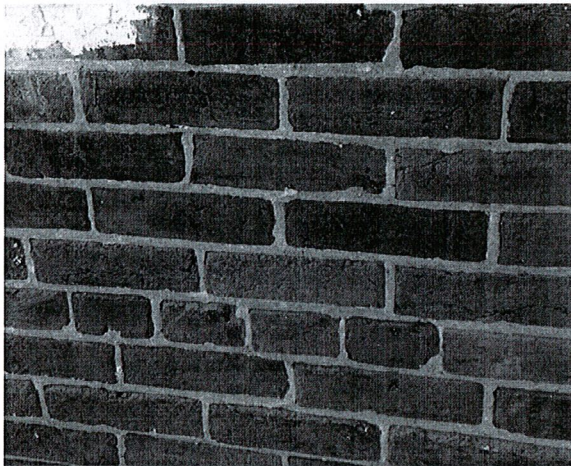


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Secretary of the Interior Standards for Rehabilitation: Standard 7



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.

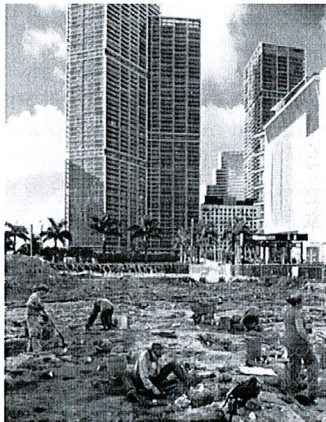


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Secretary of the Interior Standards for Rehabilitation: Standard 8



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

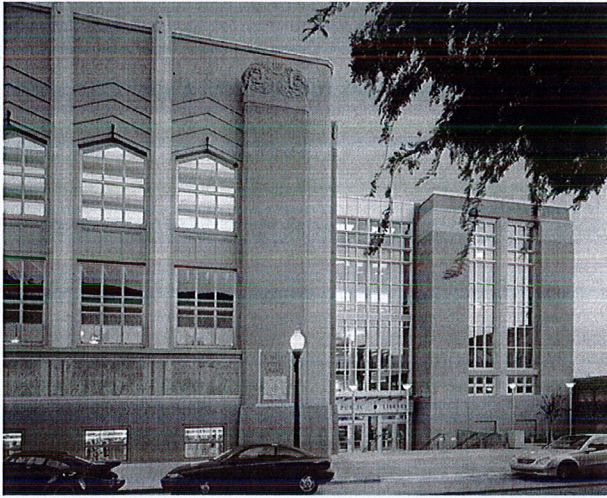


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Secretary of the Interior Standards for Rehabilitation: Standard 9



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.

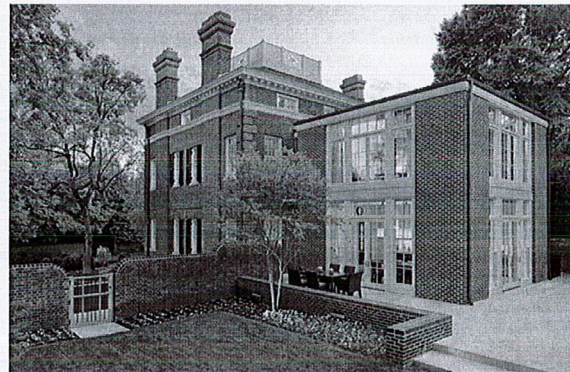


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Secretary of the Interior Standards for Rehabilitation: Standard 10



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.



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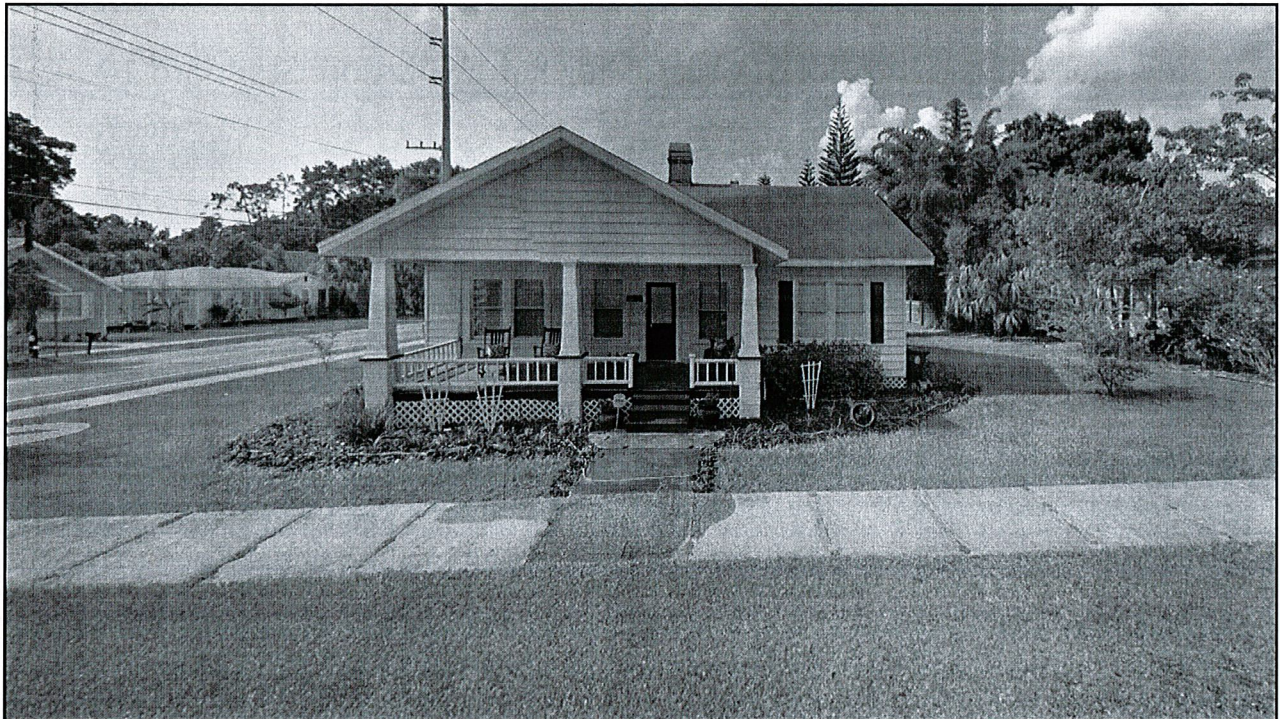
NPS Preservation Brief 14: New Exterior Additions to Historic Buildings

Additions

- Considerations:
 - Removal/damage to historic materials and **character defining features**
 - Placement or Location of Addition
 - Visibility
 - Differentiated, yet compatible and harmonious
 - Separation by a connector or hyphen
 - Size/scale/massing
 - Materials and details
 - Form and alignment
 - Impact on site/setting
- “Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.”



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FRONT ELEVATION
1/8" = 1'-0"

LEFT SIDE ELEVATION
1/8" = 1'-0"

RIGHT SIDE ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

CODE COMPLIANCE SUMMARY:

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.
10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

WINDOW / DOOR METALLATION:

ALL WINDOWS AND DOORS SHALL BE METALLATED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

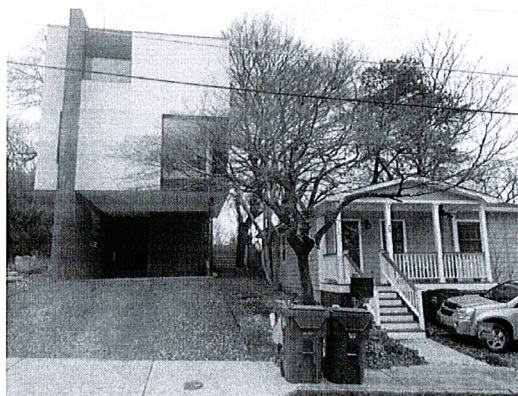
ALL METALLATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.

ALL METALLATION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

WINDOW / DOOR THRU DETAIL:



New Construction



Considerations

- Architectural styles
- Rhythm of the Street
- Scale
- Height
- Orientation
- Setbacks
- Details and Materials

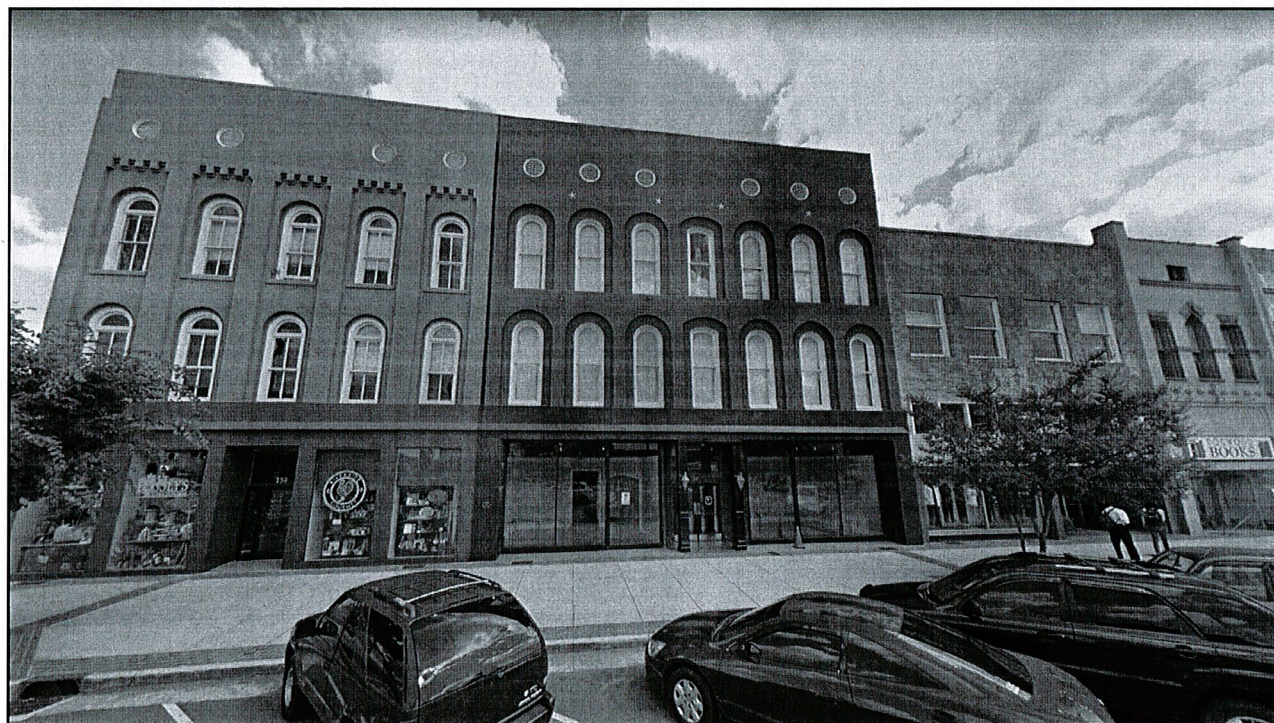


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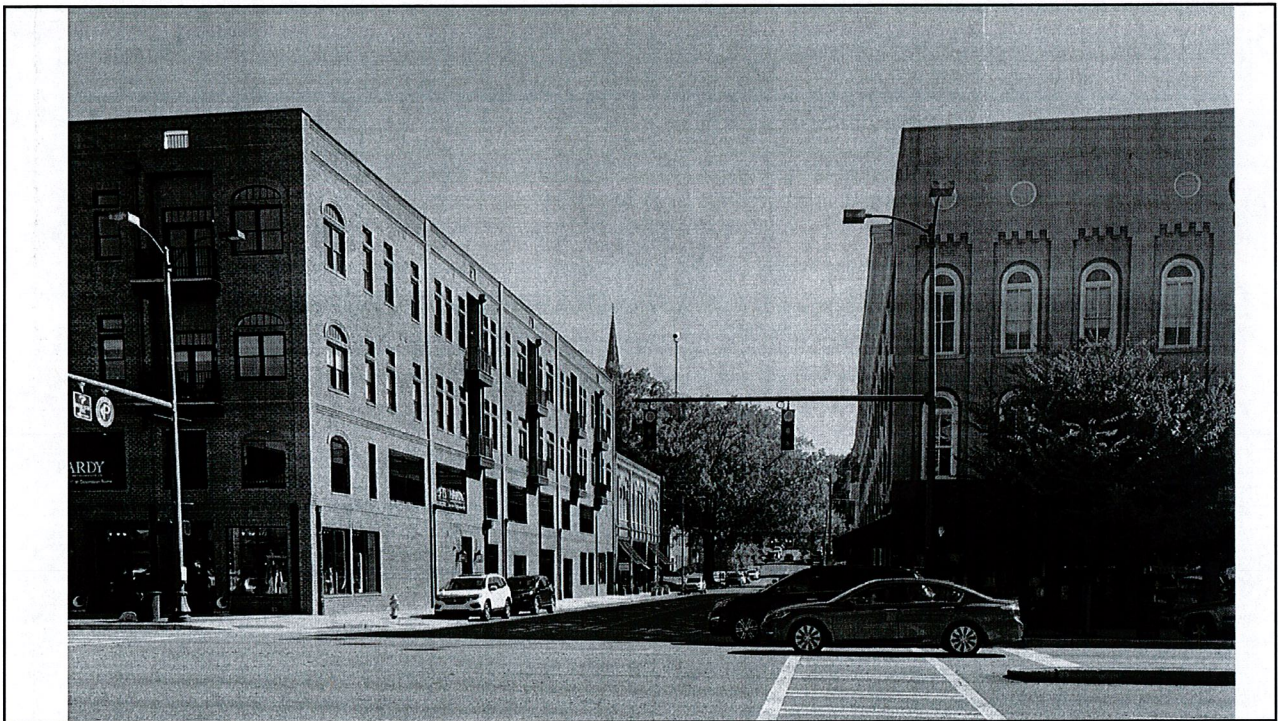




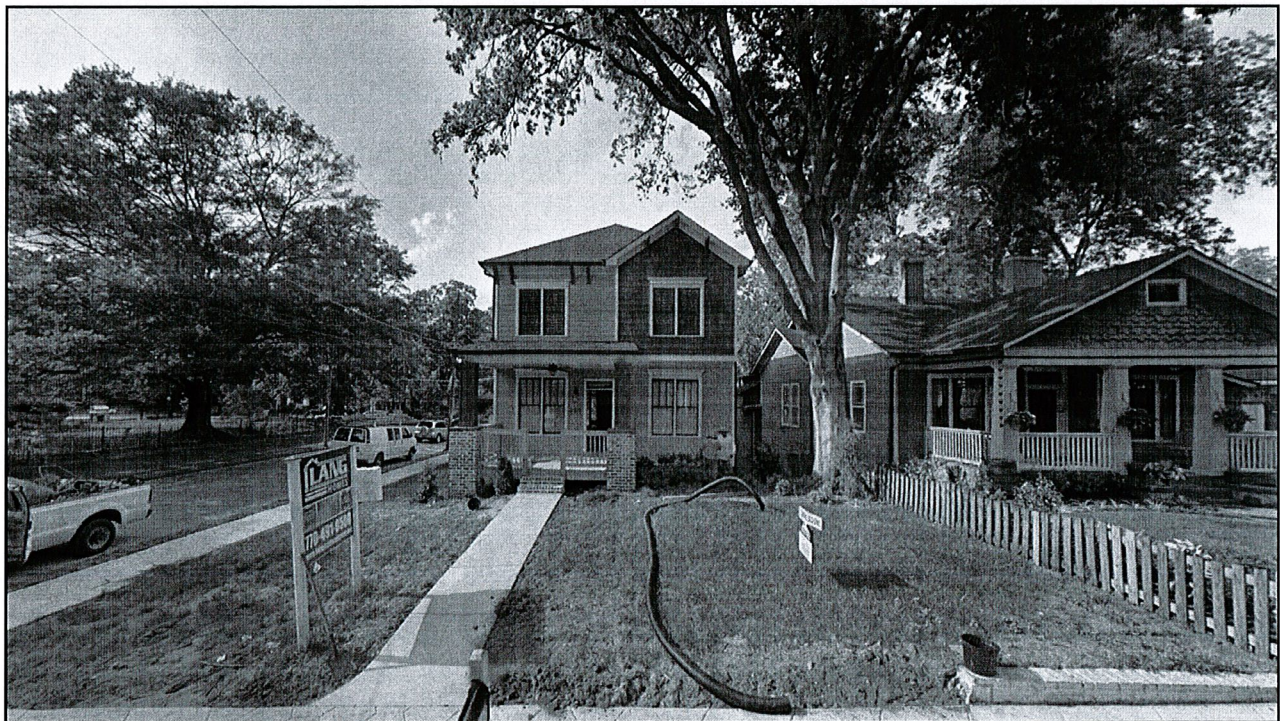
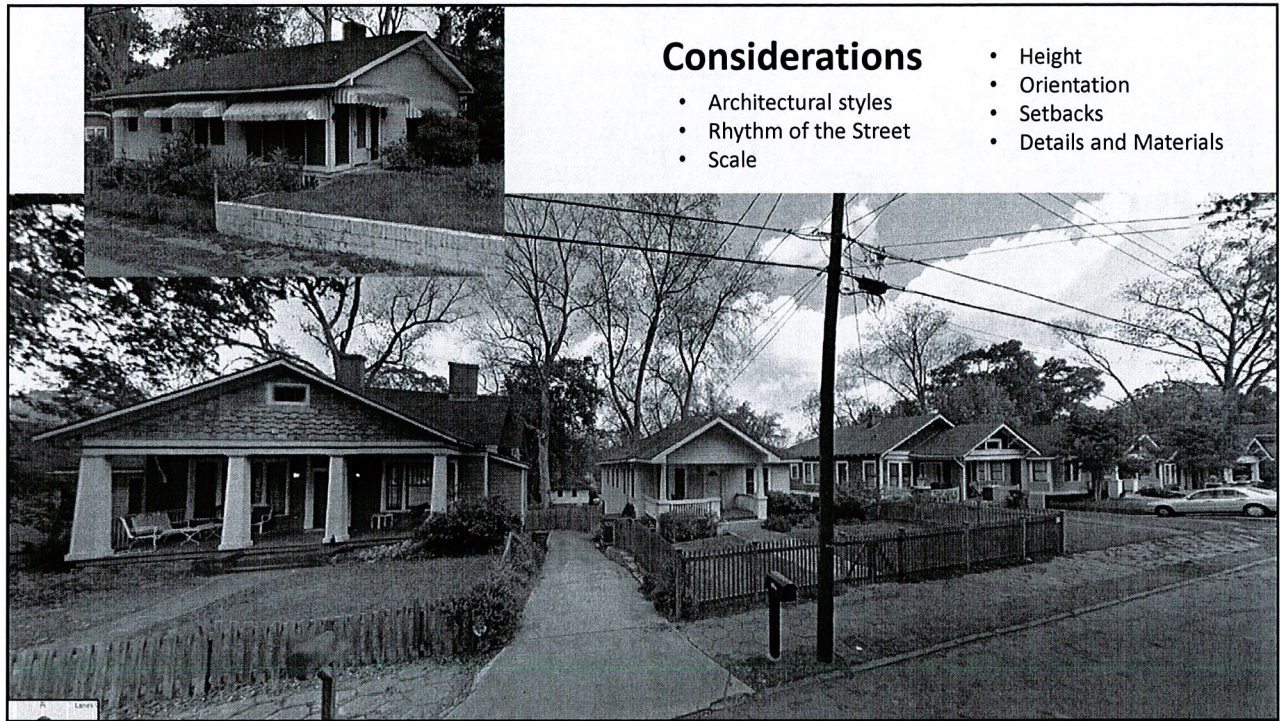














Design Guidelines

- 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



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5 COMMUNITY CHARACTERISTICS

DISTRICT FEATURES



Roser Park Drive - St. Petersburg, Florida. 19 - 3. Color postcard. State Archives of Florida, Florida Memory



Roser Park Drive - St. Petersburg, Florida. 19 - 7. Color postcard. State Archives of Florida, Florida Memory



Roser Park - St. Petersburg, Florida. 19 - 1. 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 widths is typically 50 - 55 feet, but lot depth varies from 100 - 210 feet. House placement is fairly regular, with houses set back at least 50 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 street 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 masonry exterior. 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 hipped 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, others 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 heavily 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 retained many of the non-conforming streets to the grid attempting to create variety 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 vined 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.



Roser Park - St. Petersburg, Florida. 19 - 1. Black & white photograph. State Archives of Florida, Florida Memory



Roser Park - St. Petersburg, Florida. 19 - 2. Color postcard. State Archives of Florida, Florida Memory



Roser Park - St. Petersburg, Florida. 19 - 3. Color postcard. State Archives of Florida, Florida Memory



Roser Park - St. Petersburg, Florida. 19 - 4. Color postcard. State Archives of Florida, Florida Memory



Roser Park - St. Petersburg, Florida. 19 - 5. Color postcard. State Archives of Florida, Florida Memory

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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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