

VIII. ARCHITECTURAL RESOURCE SURVEY RESULTS

Overview

The 2018-2020 Architectural Resource Survey included over 450 properties that were surveyed and evaluated in order to update the Sailboat Bend Historic District. On the following pages are graphics that provide a summary of the data. A detailed summary list and a photo list of all properties that were evaluated as part of this survey as well as their assigned status of either Contributing or Non-Contributing can be found in Appendices B through D. Appendix E contains individual forms for each Contributing property.

An outline of proposed ordinance updates for the Sailboat Bend Historic District is also provided on the last page of this section. The amendments to the ordinance will be considered separately from the Architectural Resource Survey and the assignment of a Contributing and Non-Contributing status to each property.

Below is a summary of the numbers of Contributing and Non-Contributing Structures as well as a separate list showing a summary of the numbers of Contributing and Non-Contributing Folios. The number of Contributing Properties varies slightly from the number of Contributing Folios due to select folios containing more than one Contributing Structure. The number of Non-Contributing Folios is higher than the number of Non-Contributing Structures due to a number of structures that contain multiple units. Vacant Lots, Parking Lots, and Parks are all considered to be Non-Contributing.

Number of Contributing and Non-Contributing Structures

Contributing Properties:	175
Non-Contributing Properties:	276
Vacant Lots:	32
Parking Lots:	3
Parks:	16

Number of Contributing and Non-Contributing Folios

Contributing Folios:	170
Non-Contributing Properties:	516
Vacant Lots:	32
Parking Lots:	3
Parks:	16

Criteria for Evaluation

Section IV of this report entitled, "Methodology and Criteria for Evaluation" is an overview of the criteria utilized in evaluating and identifying properties to determine whether or not they should be classified as either Contributing or Non-Contributing. Included in these criteria are these primary aspects:

- Historic Context
- Date of Construction
- Property Type
- Architectural Integrity

Methodology for data collection and analysis is described further in Section IV of this report and were based on guidance provided by publications from the National Park Service including: National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning and National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.

Option for Adoption of Findings of the Architectural Resource Survey Update

To adopt the findings contained in the *Sailboat Bend Historic District: Architectural Resource Survey Update*, the **Historic Preservation Board (HPB)**, the **Planning and Zoning Board (PZB)**, and the **City Commission** would need to consider a resolution to adopt the findings of the Architectural Resource Survey and assign a “Contributing” and “Non-Contributing” status for each property.

The process for adoption of these findings and assignment of a “Contributing” and “Non-Contributing” status for each property includes the following:

1. **Public Comment.** An initial period of public comment to allow for the residents and property owners of the SBHD to review the findings contained within the report.
2. **Historic Preservation Board (HPB).** Following this initial period of public comment, the *Sailboat Bend Historic District: Architectural Resource Survey Update* report along with a proposal for both a resolution to adopt the “Contributing” and “Non-Contributing” statuses. The HPB is a quasi-judicial board and acts as a recommending body to the City Commission when considering an amendment to a historic district. This would be a public hearing where public comment would be heard.
3. **City Commission.** Ultimately, this item would be scheduled for a City Commission meeting to consider the resolution. This is also a public hearing where public comment would be heard.

Option for Adoption of Ordinance Updates

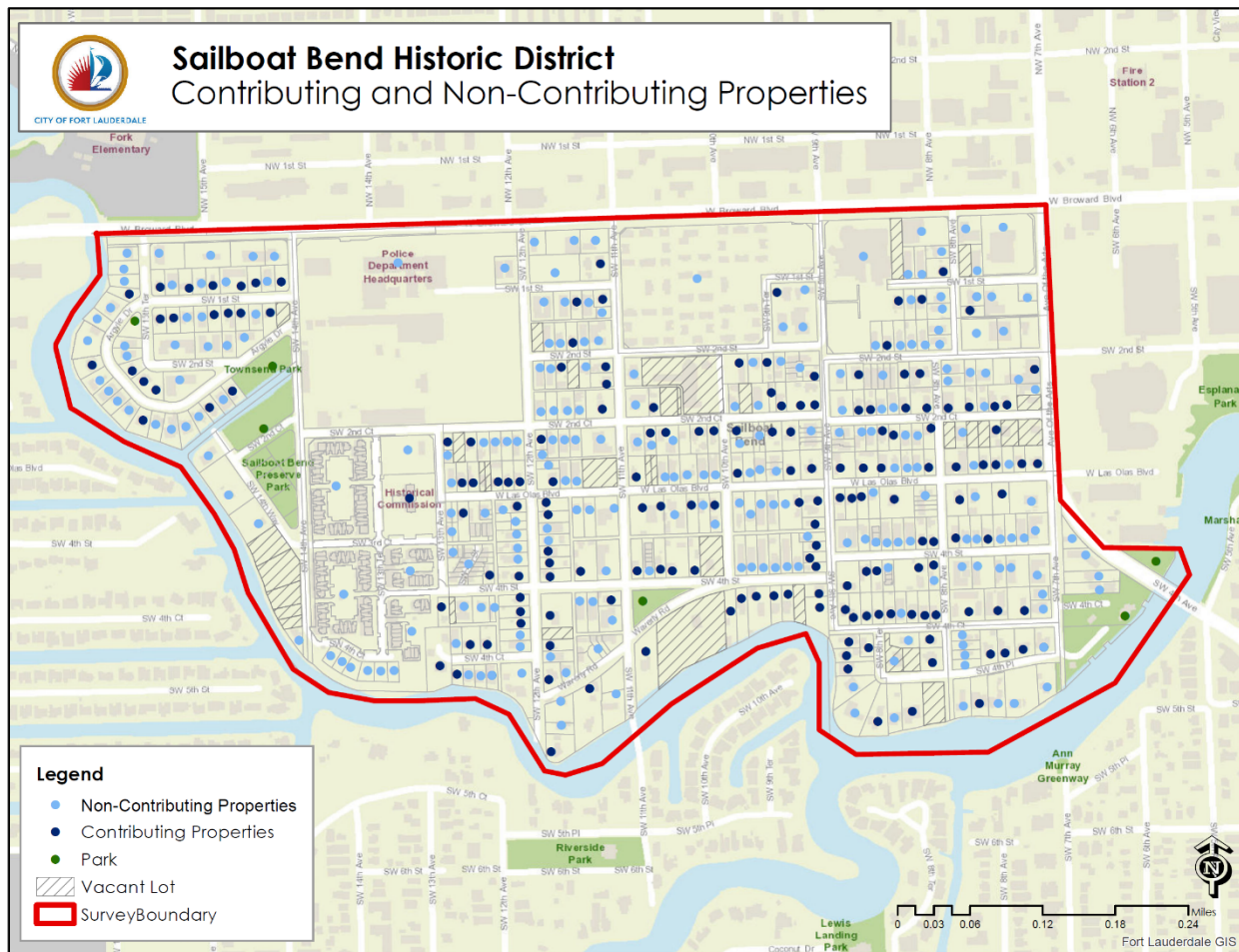
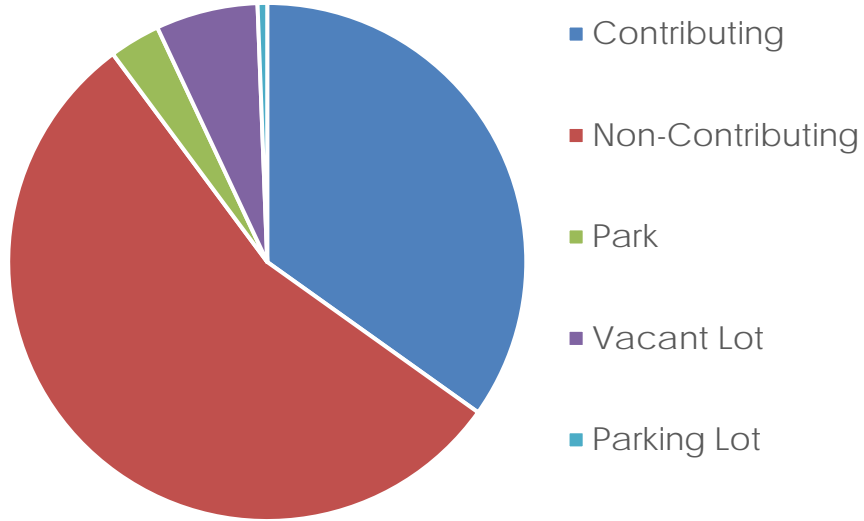
As a related effort, updates are proposed to the Sailboat Bend Historic District Ordinance, Section 47-17 of the Unified Land Development Regulations (ULDR). Proposed updates will undergo a separate process for consideration of amending the ordinance with multiple public hearings including the **Historic Preservation Board (HPB)**, the **Planning and Zoning Board (PZB)**, and the **City Commission**.

The process for adoption of these findings includes the following:

1. **Public Comment.** An initial period of public comment to allow for the residents and property owners of the SBHD to review the proposed amendments to the ordinance.
2. **Historic Preservation Board (HPB).** Following this initial period of public comment, the amendment to the ordinance would first be scheduled for an HPB meeting. The HPB is a quasi-judicial board and acts as a recommending body to the City Commission when considering an amendment to a historic district ordinance. This is a public hearing where public comment will be heard.
3. **Planning and Zoning Board (PZB).** Additionally, this item would be scheduled for a PZB meeting to consider the updated ordinance. Like the HPB, the PZB also acts as a recommending body to the City Commission when considering an amendment to a historic district ordinance. This is also a public hearing where public comment will be heard.
4. **City Commission.** Ultimately, this item would be scheduled for a City Commission meeting to consider the amendments to the ordinance for two readings. This is also a public hearing where public comment will be heard.

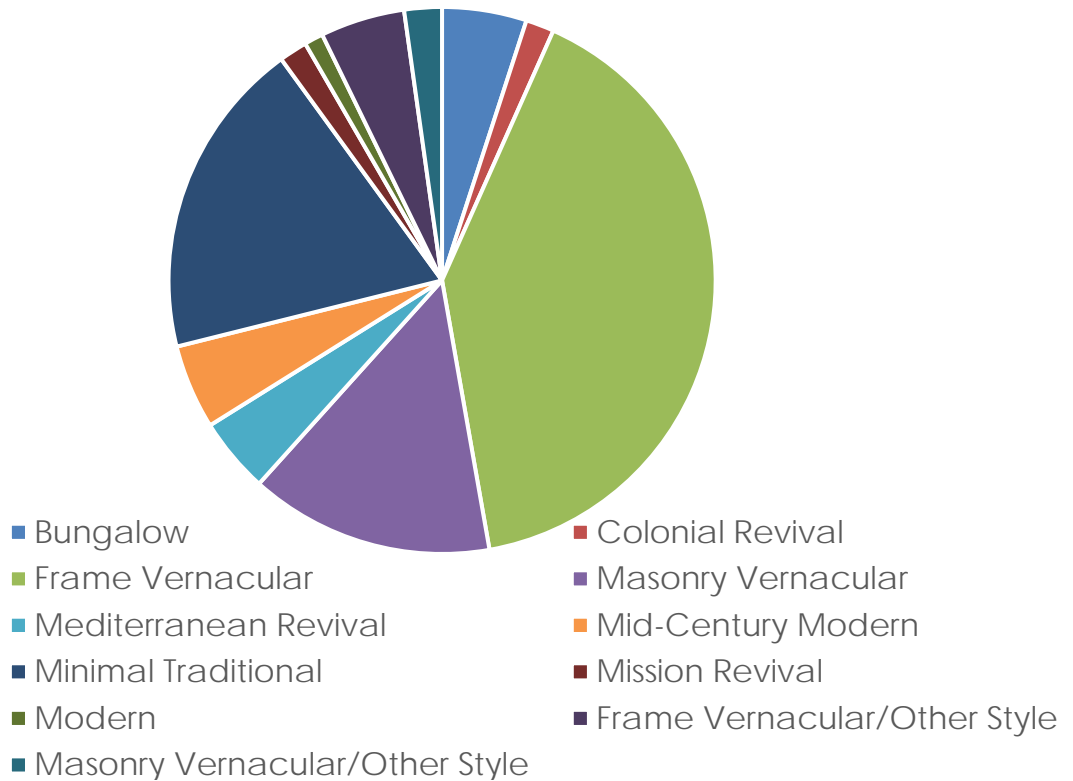
Summary of Survey Data

Contributing and Non-Contributing Status

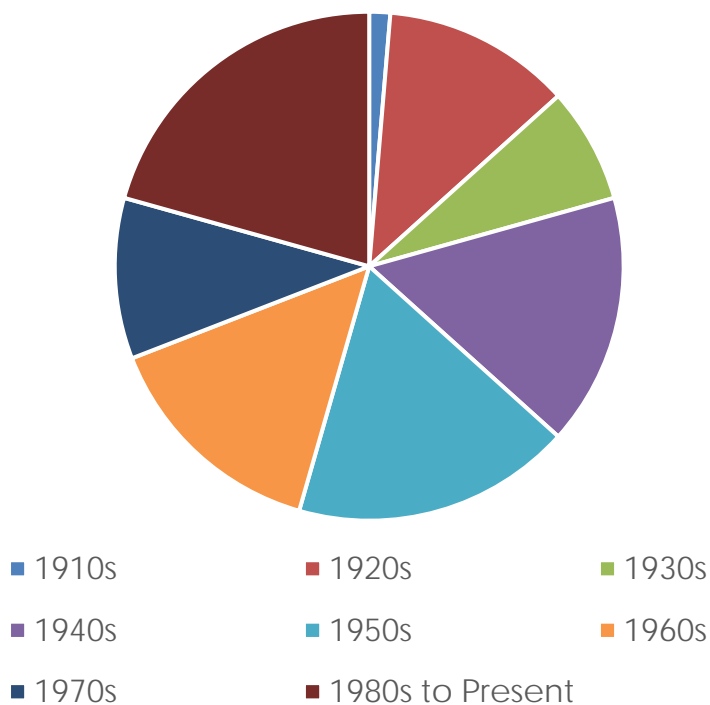


Survey Information of Existing Structures

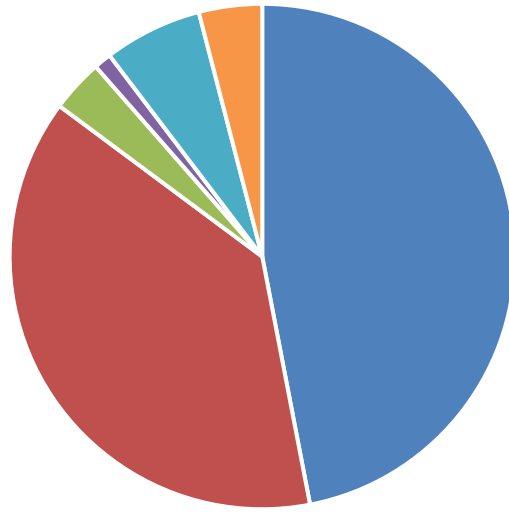
Architectural Styles of Contributing Structures



Dates of Construction in SBHD



Building Use

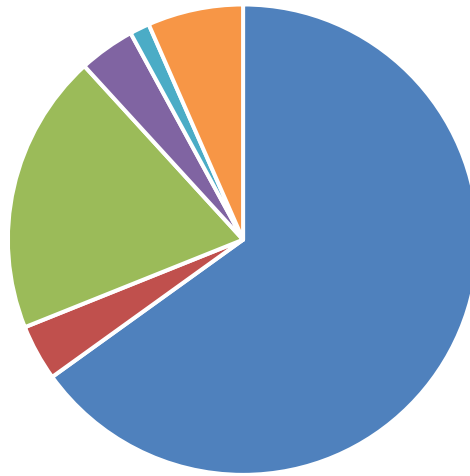


- Single-Family
- Other
- Vacant Lot

- Multi-Family
- Park
- Restaurant/Retail/Service Provider

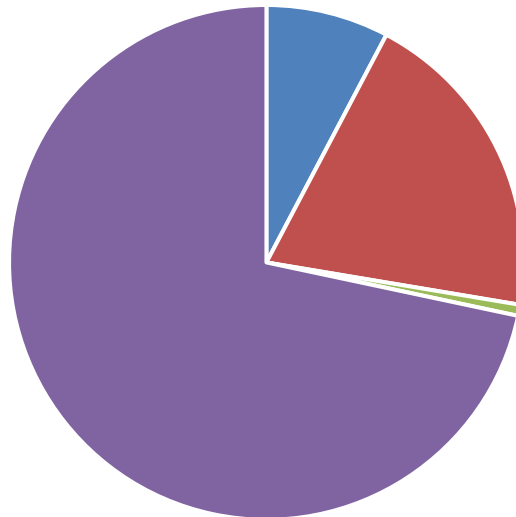
Site Features

Parking



- Single or Double Driveway
- Parking in Front of Structure
- Parking on Side
- Circular Driveway
- Parking Lot
- No Parking (Vacant Lot or Park)

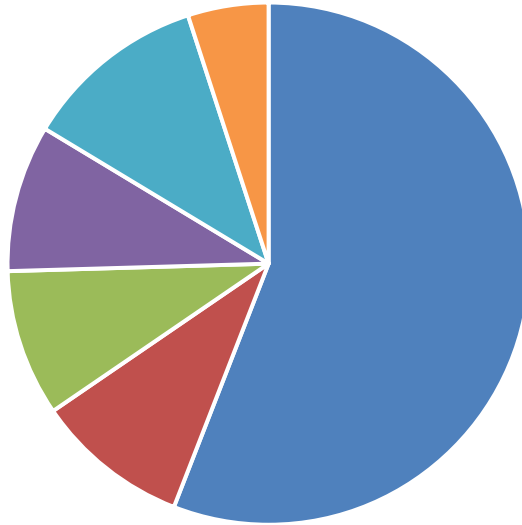
Fence or Wall in Front of Properties



- Picket Fence
- Solid Fence or Wall
- Hedge
- No Fence

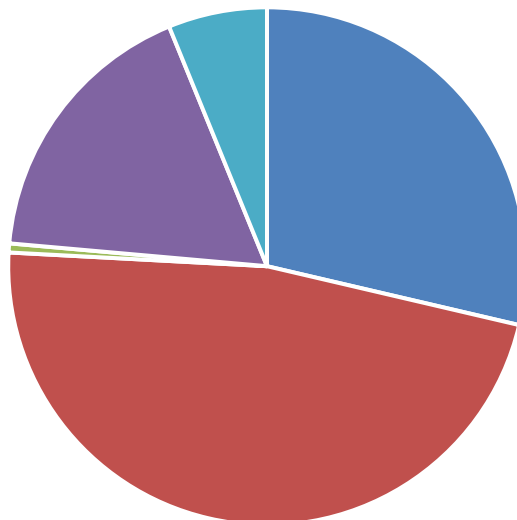
Information on Contributing Structures

Window Types Represented



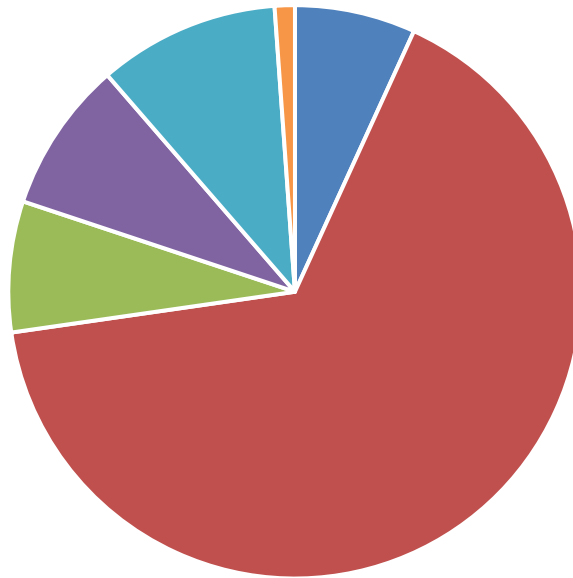
- Single-Hung or Double-Hung
- Casement
- Jalousie
- Awning
- Fixed
- Horizontal Sliders

Exterior Wall Material



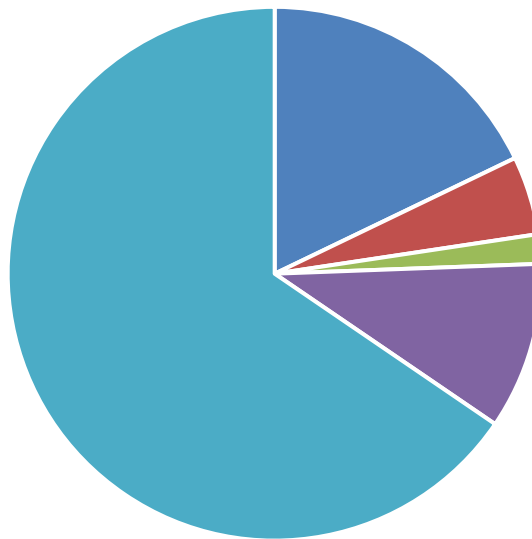
- Wood
- Stucco
- Brick
- Stucco and Wood
- Mixed

Roof Types Represented



■ Flat ■ Gable ■ Gambrel ■ Hip ■ Mix ■ Shed

Roof Materials Represented



■ Standing Seam Metal ■ Membrane ■ Flat Tile
 ■ Barrel Tile ■ Asphalt Shingles

Proposed Ordinance Updates

As a related effort, updates are proposed to the Sailboat Bend Historic District Ordinance, Section 47-17 of the Unified Land Development Regulations (ULDR). Proposed updates will undergo a separate process for consideration of amending the ordinance with multiple public hearings including the **Historic Preservation Board** (HPB), the **Planning and Zoning Board** (PZB), and the **City Commission**. The proposed amendments include the following:

- Insert Section 47-17 – “Sailboat Bend Historic District” of the ULDR, into Section 47-16 – Historic Preservation Districts of the ULDR; rename section “Historic Districts”; and
- Align updated Section 47-16 – “Historic Districts” of the ULDR with recent updates to the Section 47-24.11 - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness of the ULDR; and
- Combine sections applicable to all historic districts including definitions; applicability; Yards, lot coverage, and open space; and sign regulations; and
- Remove “15-Day Administrative Approval” process language from SBHD section and placement into Section 47-24.11.E. of the ULDR to align with all other processes for administrative approval.
- Remove material and design guidelines from the SBHD section; and
- Insert new section for “Design Standards for Rehabilitation, Alterations, New Additions, and New Construction in the SBHD” which identifies treatments to contributing and non-contributing properties as well as commercial properties; and
- Insert new section for “Site Design Standards” that are applicable to all properties within the boundaries of the historic district including standards for placement and materials for fencing, as well as for paving and driveways.