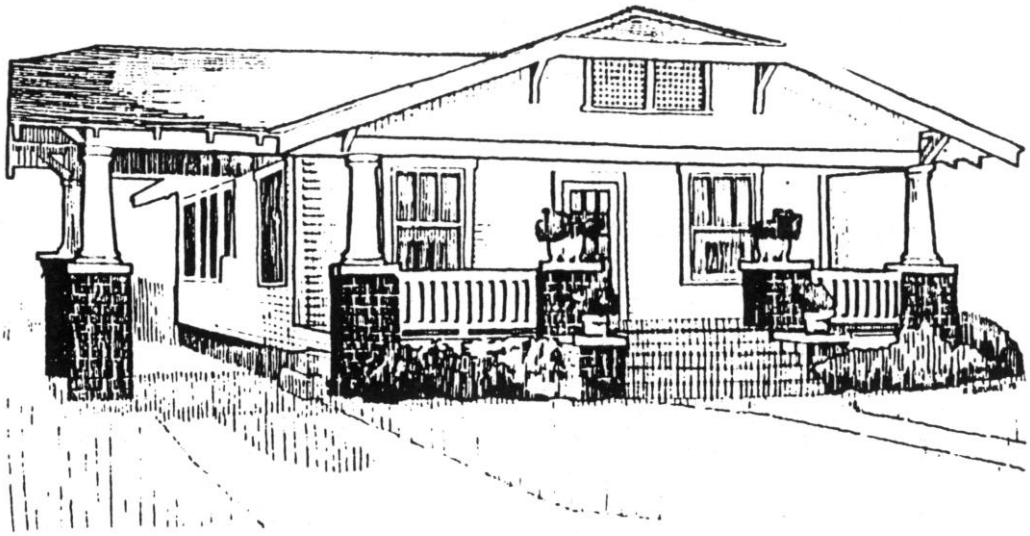
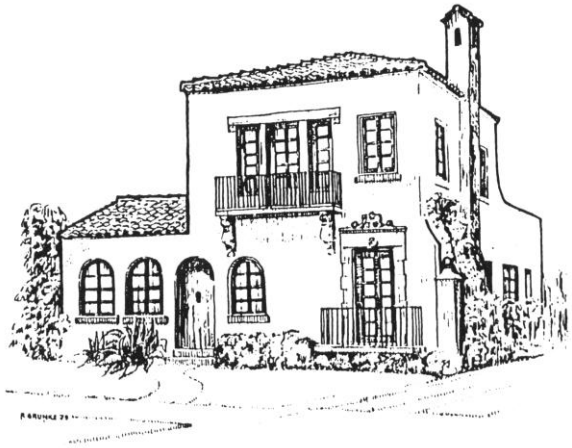
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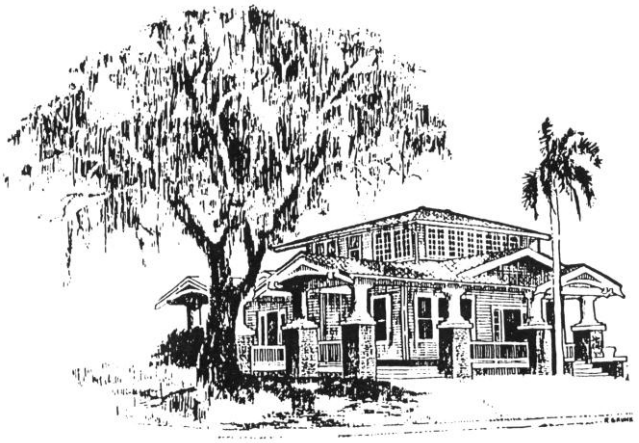


SEMINOLE HEIGHTS DESIGN GUIDELINES

A Guide to Rehabilitation and New Construction in the Seminole Heights Historic District







Credits

City of Tampa
Architectural Review Commission
1995
Del Acosta, Chairman, Albert Alfonso, Althea Smith England,
Steve Gluckman, Debbie Davis Hall, Craig Ross, Stephen Smith, R. Lynn Whitelaw

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Updated December 2000
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*The Hyde Park Design Guidelines were prepared in 1987-88 by the City of Tampa with consultant assistance by Willingham & Associates, AIA, Architects, Inc., Frank B. Gilbert, Senior Field Representative, National Trust for Historic Preservation, Susan Tate, AIA, Preservation Architect and the Historic Tampa/Hillsborough Preservation Board.

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History and Architectural Styles of Seminole Heights

By 1900, Tampa's population had tripled to 26,000. The city had prospered into a vital port center supported by the cigar, rail, shipping, tourist, citrus, and phosphate industries. Most of Tampa's residents lived in close proximity to the urban core or, for those of a substantial income, in the elite suburban communities of Tampa Heights and upper Hyde Park. With improved mass transportation and the increasing popularity of the bungalow, many suburban developments were targeted for the affordability of the middle class. The adaptive style of the bungalow and its ability to satisfy individual owners' wants and needs and reflect the beauty and care of individual attention without exorbitant cost made it ideal for middle class suburban communities. These communities were built by local contractors and promoted by local developers who capitalized on the popularity of the bungalow style. The design of most structures is based on the original California Bungalow and influenced by the traditional Florida Vernacular building types.

Initiating the movement north of Tampa was the development of Sulphur Springs. By 1900, the town of Sulphur Springs began to develop when Dr. John H. Mills purchased a one-hundred-acre tract and built a series of bathhouses from J. H. Krause, a successful local wagon manufacturer and real estate investor. A number of tourist cottages were completed in 1901, and a plat for the Sulphur Springs subdivision was filed in 1903 with the clerk of the Circuit Court in Hillsborough County Courthouse. As Sulphur Springs developed into a popular recreational area for tourists and Tampans, the Sulphur Springs Traction Company installed a trolley line in 1907. The line ran north along Central Avenue connecting Tampa to Sulphur Springs. By the summer of 1910, John L. Young and William C. Gaither opened a twenty-four-guest room hotel for the season. The area became a popular spot for the annual picnics of various social clubs of Ybor City. Tampa Electric Company absorbed the trolley line in 1911.

The popularity of Sulphur Springs as a vacation and recreation spot made the many acres of land just north of Tampa an ideal location for new development. Although Seminole Heights is located three miles north of downtown Tampa, the establishment of the trolley line and the placid and tranquil atmosphere induced many of Tampa's residents to move to the new suburb being developed by T. Roy Young. The availability of the trolley made it possible for many to live such a distance from the city by providing daily transportation to and from Tampa's business district. This trolley route ran from Sulphur Springs south along Nebraska Avenue to Hanlon Street, west along Hanlon Street to Central Avenue, and south along Central Avenue through the Seminole Heights neighborhood to Buffalo Avenue, where it meandered through adjacent communities before reaching downtown Tampa.

Realtor and developer T. Roy Young spurred this suburban growth in 1911. Forecasting Tampa's growth, Young purchased and made plans for surveying and platting the area called Seminole Heights. Although Young is credited with being the founder of Seminole Heights, others were also instrumental in its development and progress. Following the lead of Young's Seminole

Development Company, two other primary companies were involved in this early development: the Mutual Development Company, organized by Milton and Giddings Mabry, and Dekle Investment Company, organized by Lee and James Dekle.

Seminole Heights started to take shape in June of 1911 when the Seminole Development Company purchased forty acres of land just north of Tampa city limits. This tract of land was the first area to be surveyed and platted and remains the core of the Seminole Heights neighborhood. It encompasses Hillsborough Avenue south to Wilder Avenue and from Florida Avenue east to Central Avenue. R. F. Bettis, Engineer, was hired to survey the property. Typical lot sizes averaged 56 ft. to 60 ft. wide and 132 ft. deep. Lots along Central Avenue were slightly larger measuring 61 ft. by 142 ft.

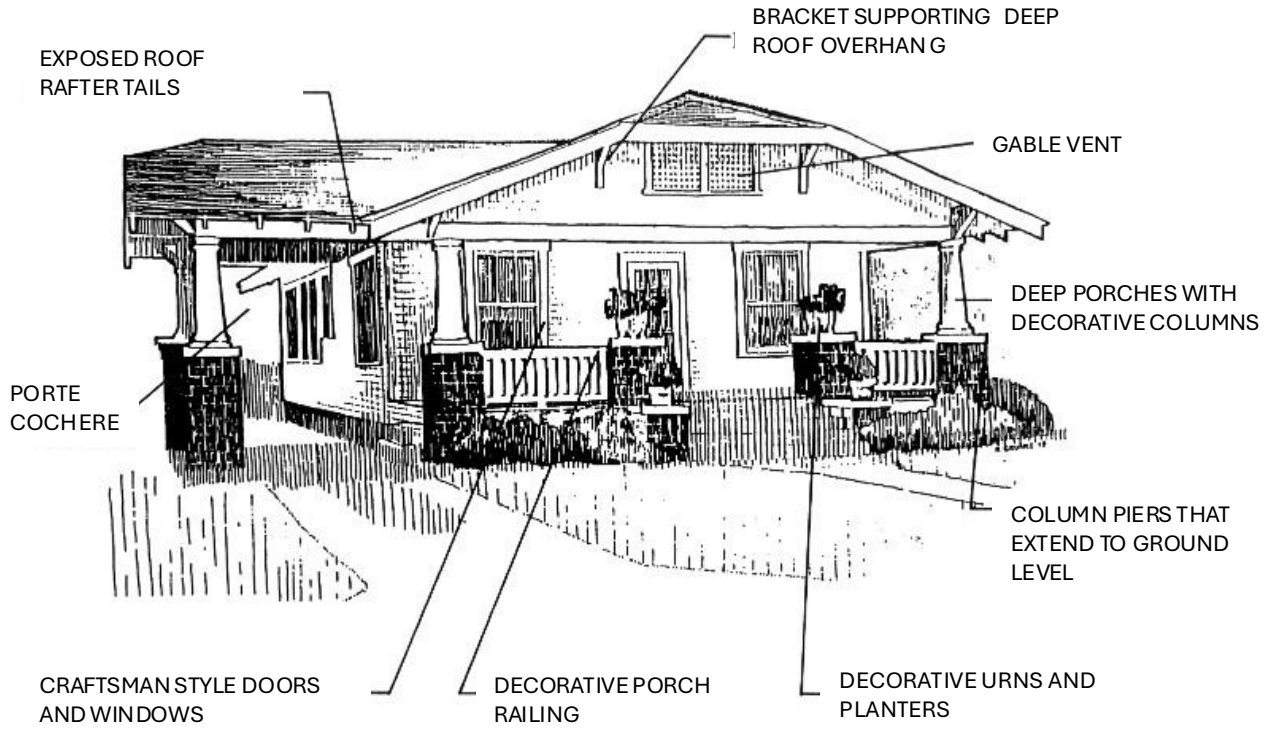
Following T. Roy Young's lead, the Mutual Development Company and the Dekle Investment Company retained R. F. Bettis to survey and plat the tracts of land adjacent to the Seminole Heights subdivision. Blocks are typically divided into 10 lots with the exception of the four blocks north of Henry Avenue between Branch and Central Avenues, which are much larger. A 20-foot setback was drawn to represent a building line.

Suwanee Heights subdivision was filed with the Clerk of the Circuit Court of Hillsborough County in February 1912, by the Mutual Development Company. The subdivision was bounded on the north by Henry, on the south by Hillsborough, and Florida and Central Avenues on the west and east, respectively. The company was organized by G. E. Mabry of Mabry and Carlton, Attorneys-at-law. G. F. Altman served as president, G. E. Mabry, secretary, and H. W. Johnson, treasurer. During the year 1912, T. Roy Young functioned as the sales manager for the company as well. In 1913, the Mabry Realty Company, of which Dale Mabry was general manager, was listed as the sales agent for the forty acres of Suwanee Heights. Both the Seminole Development Company and the Mutual Development Company housed their offices in the Hampton Building at 711 1/2 Franklin Street.

On May 4, 1912, The Mutual Development Company advertised in the *Tampa Daily Times* that thirty lots had been sold in Suwanee Heights, six houses were under construction, most being built on two lots, with one hundred and thirty lots still available for purchase. Within the restricted subdivision, lots were to be used for residential purposes only. Not more than one house was to be built to a lot; structures were to be orientated east/west and were not to cost less than $1,400. All property was said to be sixty feet above sea level. The Mutual Development Company went on to plat and subdivide the areas east and west of the original Suwanee Heights subdivision. West Suwanee Heights extended west from Florida Avenue to Apache, and East Suwanee Heights extended east from Central Avenue to Nebraska Avenue. Both of these areas remained within the north/south boundaries of Henry and Hillsborough Avenues.

The Dekle Investment Company was founded circa 1912 as a loan and investment firm. Organizers of this company were Lee Dekle who served as president, J. Robert Dekle, vice-president and treasurer, and Clifton B. Dekle, secretary. Lee and Robert Dekle also held the office of president, vice president and treasurer, respectively, of both the Ingram-Dekle Lumber Company and the Dade City Highlands Company.

The Dekle Investment Company was responsible for subdividing and promoting the development of North Seminole Heights. This area remains within the Florida Avenue and Central Avenue west/east boundaries and extends from Hanna Avenue on the north to Henry Avenue on the south. According to the original plat map filed November 12, 1912, lot sizes within this subdivision vary from 49.5 feet to 57.5 feet wide from the 122.5 feet in length along Florida Avenue and gradually increase to 135 feet along Central Avenue. The four large blocks between Branch and Central Avenue (Seminole Avenue does not continue north of Henry Avenue) are each divided into eighteen lots oriented north/south and five lots oriented east/west facing Central Avenue. Unlike the Seminole Development Company and the Mutual Development Company, who were constructing homes for sale, Dekle Investment Company focused primarily on selling property and providing funds with easy terms to those wanting to build their own home. According to advertisements in the *Tampa Daily Times*, T. Roy Young acted as sales manager for the North Seminole Heights subdivision as well.



Architectural Significance

Seminole Heights contains a large concentration of intact historic residences designed in the Bungalow style of architecture and influenced by Florida's Cracker architecture. The neighborhood is representative of the popularity of the Bungalow style of architecture of many suburban developments during the early 1910s and 1920s. The influence of Florida Vernacular architecture is reflected in the simple frame structure with front porch, little ornamentation, steep gable roof, rectangular plan, and small brick piers.

The bungalow, with a multitude of designs and floor plans that flooded the market through various catalogs, was easily accessible to builders and architects. Structures in Seminole Heights appear in a wide variety of designs, and no two bungalows designed are alike. There are a number of examples of the Craftsman bungalow, the most ornate of the bungalow style, in the district. Other structures exhibit a variety of architectural details influenced by the Craftsman movement. These details include: use of multiple exterior materials (brick, stucco, weatherboard, wood shingles, stone); brick columns or piers topped with a variety of wood and concrete column styles; multiple roof lines (typically gable); "camel-back" or "airplane" second stories; multiple-lite windows, doors, and transoms; decorative non-structural elements; detailed rafter ends; exposed ceiling beams; interior millwork (cabinets, shelving, moldings); and detailed chimneys. Elements such as these, in part or as a whole, are the common thread that characterizes Seminole Heights.

Originating from India, the bungalow is an advanced adaptation of the early Bangalese hut used by British settlers during the nineteenth century. Its name comes from the Hindi or Mahratti *Bangla*, meaning "of or belonging to Bengal." The architectural characteristics were primarily utilitarian. The European inhabitants of these huts made several modifications of the original Bengal peasant hut by extending the roofline to cover a veranda supported by bamboo or wooden pillars, adding windows for ventilation and constructing interior partitions.

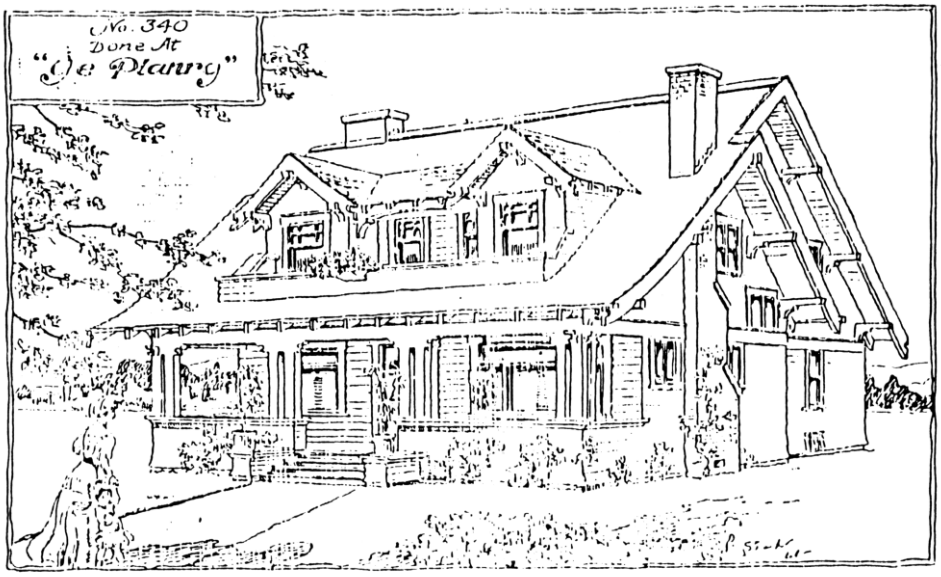
Utilizing the original ideas and characteristics of the early British bungalows, adaptations sprang up throughout Europe. Prior to the turn of the twentieth century, three major social changes began to take place. The "Suburban Movement," the "Back to Nature Movement," and the "Craftsman Movement" arose as opposing forces to rapidly progressing technologies, the Industrial Revolution, and the mechanization of society. These changes, in the minds of the general public, greatly influenced the period architecture. As these ideas manifested themselves in the dwelling, the bungalow, with its low-pitched rooflines, encircling porches, large windows, and use of natural materials on both the exterior and the interior, represented the simple honest lifestyle that many were seeking. Architects, such as Charles and Henry Greene of the Greene and Greene architectural firm in San Francisco, popularized the bungalow by utilizing a variety of designs emphasizing a cohesive transition from exterior to interior space. These architects/ brothers were responsible for dotting the San Francisco area with a variety of bungalow designs. The World Columbian Exposition of 1893 greatly influenced the bungalow movement. There, the Japanese displayed a variety of techniques. Among the characteristics borrowed from the Japanese designs and integrated into the bungalow are the extensive display of structural members and the interplay of angles and planes. Architectural elements featuring these Japanese style techniques are found in varying degrees in a large number of bungalow designs.

Responsible for initiating the Craftsman movement in residential design was furniture designer, Gustav Stickley. Stickley published *The Crafts*, a monthly magazine, and two design books, *Craftsman Homes* in 1909, and *More Craftsman Homes* in 1912. Stickley sought to bring the bungalow to a higher level of ornamentation while at the same time making it affordable to the middle class. Bungalows utilizing multiple textures and materials, built-in furniture and cabinetry, elaborately detailed windows and doors, and non-structural elements were subsequently termed "Craftsman Bungalow."



TYPICAL JAPANESE STYLE TECHNIQUE USED

As the influence of Greene and Greene and Stickley's designs became widespread and their popularity increased, the "California Bungalow" became one of the most sought-after styles during the early 1900s and throughout the 1920s. Its rapid popularity was largely due to the numerous plan books and catalogs that flooded the building market at the turn of the century. One such publication, *Ye Planry Bungalow*, a catalog of bungalow plans published by the Ye Planry Building Company, Incorporated, of Los Angeles, California (1908), displays a vast range of bungalow designs and floor plans available for purchase. The bungalow plan, with its cottage-like appearance and wide porches, adapted well to tropical and waterfront environments. Early American designs were most commonly designed by trained architects and were built as seasonal homes on the New England coast or permanent residences in California. As an example of one of the sources available for a number of design variations, the Ye Planry catalog shows a number of variations on designs and floor plans available with the bungalow theme. Although styles can vary greatly, the use of some materials and architectural elements are typical and widely used. An example of this is illustrated below.



SKETCH FROM YE PLANRY BUNGALOW CATALOG

Both are based on the same basic design; a rectangular plan with side gable roof, large centrally located dormer, broad one-arch porch expanse and stone used in the construction of the exterior chimney and massive porch piers and base.

Another example is the interior detailing. Typical interior features are the exposed ceiling beams and columned room partitions.

As the 1920s approached, the bungalow became one of Tampa's most popular styles of residential architecture. Areas such as Seminole Heights and Hyde Park are Tampa neighborhoods where bungalows became the leading architectural style. According to James M. Ricci, author of The Bungalow: A History of the Most Predominant Style of Tampa Bay, during the first quarter of the twentieth century, the bungalow became the most popular form of housing in suburban developments because of its affordability to the middle class. The more elaborate houses such as Queen Anne and Victorian styles often were too expensive for the average blue-collar American family. The bungalow also allowed for a wide range of variations of the style. Most characteristics stayed the same such as the low sweeping (typically gabled) roof line, overhanging eaves, knee brackets, exposed structural members, massive fireplaces and front porches featuring brick piers and columns. Variations include a range of column styles; porte cocheres; partial, full width or wrap around front porches; the use of wood, brick, cobblestone, stucco, and other exterior materials. The typical house in Seminole Heights is of moderate size and scale; however, sizes range from simple cracker-style bungalow to the most elaborate craftsman with an airplane or camel-back second story.

Aside from the Bungalow, the Mediterranean Revival style was also present in the Seminole Heights District. The Mediterranean style is eclectic, based on architectural elements assembled from the countries that border the Mediterranean Sea. Stucco, terra cotta tile and cast concrete were used to create a fantasy land of Spanish castles and Venetian palazzos. This style settles in

comfortably with the warm Florida sunshine due to similarities of climate and water orientation. During the fifteen years of its popularity, the Mediterranean style made a tremendous impact on Tampa's residential scene. Mediterranean houses are the most varied of the academic revivals, with no one form being typical. Whether one or two stories, towered or not, most have stucco walls, terra cotta roofs, arcades and poured concrete "artificial stone" trim decorated with delicate bas-relief.

The Mediterranean style house is characterized by a crisp, clean silhouette and casual asymmetrical massing with towers, projecting pavilions, and graceful arched fenestration and loggias. Windows are varied in size and placement with both casement and double-hung sashes used. The French doors are substituted for windows and used for service to balconies, terraces and solariums. Often the window or door revealed is chamfered with decorative clipped corners or outlined with a poured "artificial stone" frontispiece. Terra-cotta tile pent awnings carried on massive wooden brackets frequently shade windows or the principal entrance, and decorative wrought iron balconies and window grills act as an elegant light touch to serene exteriors. The Mediterranean style is an honest expression of the continuation of the easy elegance conservatives preferred. Locally the style draws heavily on the graceful arcades of the early Italian Renaissance, the lancet arches of the Venetian Gothic and the detailing and massing of the Spanish Proto-Baroque, as well as the Spanish Vernacular traditions.



TYPICAL MEDITERRANEAN REVIVAL HOME

The development of Seminole Heights was targeted towards the middle class. Real estate advertisements in the *Tampa Daily Times* promoted both homes and lots for sale with financial terms compared to paying rent. Terms consisted of a cash down payment and monthly payments that covered interest and principal. Most common were five-room bungalows located on two lots, facing a paved street, with a reception hall, pantry, large closets, a complete bathroom, front and back porches and often a sleeping porch.

It appears that a variety of contractors and builders worked in the Seminole Heights area. Plans were drawn by local architects and contractors, most likely from bungalow plan books and catalogs that were prevalent at the time. A set of specifications were located on the construction of a frame bungalow at 5704 Branch Avenue. These specifications, dated April 20, 1915, list E. C. Depury as the owner and P. Thornton Marye as architect. R. Jackson Youngblood, a local contractor, lived at 5909 Branch Avenue and built several of the homes in Seminole Heights. He is said to have built 5909 Suwanee Avenue, 5912 Central Avenue and two residences on Idlewild Avenue. Local architect Francis Kennard designed several area houses as well as the Hillsborough High School built in 1928. Well known Tampa contractors such as Bates & Hudnall and Jetton & Dekle also worked in the neighborhood.

Just as the bungalow's popularity was based on its affordability, the prefabricated house appeared in the building market towards the 1920s. Advances in prefabricated building meant that self-built bungalows could be constructed for as little as four hundred dollars. HonorBilt, Standard Built, and Quickbilt were among several of the various prefabricated homes available in the building market. Sears, Roebuck and Company are probably the most well-known source of prefabricated and mail-order homes. The Sears, Roebuck prefab houses were prevalent in the Midwest, and only a few are known to exist in Florida. One Quickbilt Bungalow, manufactured by the A. C. Tuxbury Company of South Carolina, was promoted in Florida as depicted in a historic photograph of the 1920 South Florida Fair. A Quickbilt bungalow is located at 5510 Branch Avenue. This structure has minor alterations but retains most of its original integrity.

In 1927 the Seminole Heights United Methodist Church was constructed at the corner of Central Avenue and Hanna Avenue. Designed by prominent Tampa architect Frank Winn, Jr., it is located on the site of the original Seminole Heights Elementary School, which is now located in a new school building across the street on Hanna Avenue. The Methodist church is a massive gold brick structure approximately three stories high. A three-tiered front stair leads to an arched portico entrance on the second floor. The portico is one story high and has a flat roof and stepped parapet. The main structure is rectangular in plan and has a steeply pitched gable roof with triangular parapet. Buttress-like pilasters, two stories in height, run the length of the church. Classrooms are located in the three-story rear portion of the building abutting the rear of the church. Cast concrete detailing appears along parapets, vousoirs, and as caps for buttresses.



SEMINOLE HEIGHTS UNITED METHODIST CHURCH

According to local sources, the Wilder Grove was located on the four blocks between Osborne and Wilder Avenues and Central and Branch Avenues. In 1927, the Wilder House was moved, and the orange groves were cleared for the construction of Hillsborough High School. This Gothic Revival structure is a major contributing historic resource within the neighborhood. The site is located on four blocks between Wilder and Osborne Avenues and Branch and Central Avenues, anchoring the South end of the Historic District. Designed by local architect, Francis Kennard, it is one of the most ornate schools in the Tampa area. It was built to accommodate over two thousand students.



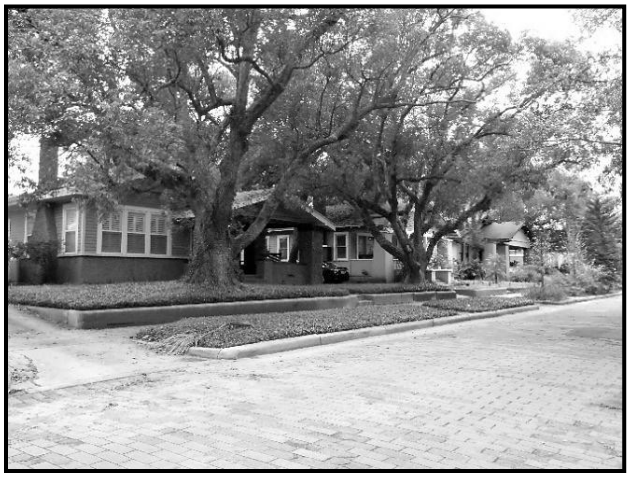
HILLSBOROUGH HIGH SCHOOL

In 1976, when a complete remodeling took place for the introduction of air conditioning, the huge structure remained relatively unchanged with the exception of additions to a shop and dressing rooms built in 1953 and stained-glass windows added during the 1950s. This imposing Gothic Revival school is located in the heart of Seminole Heights. Its red brick facade features a variety of detail. The main block of the building is composed of several flat roof wings with castellated parapets encircling the roof line. The southern wings consist of a clock tower and cross gable wing with parapets. The walls are decorated in cast stone including buttresses. Spires, stringcourse and pointed arch stained-glass windows are decorated with tracery on the southwest wing. Approximately 60% of the remaining windows have been blocked in. Although alterations have been many on the interior, the exterior retains its original character and is in good condition.

The development of Seminole Heights continued through the 1920s and eventually slowed in the 1930s. During this time, the popularity of the bungalow waned, and the development of the Seminole Heights neighborhood had spread to include the area west of Florida Avenue to the Hillsborough River and east of Central Avenue to Nebraska Avenue. Areas north and south of the original development also developed, but not to the same degree.

As war efforts overshadowed the nation in the 1940s, it rocked the stability of the Seminole Heights neighborhood. Effects of the Depression were felt by many and home ownership decreased. Seminole Heights became a transient community with many of its families becoming renters. Both Florida Avenue to the west and Buffalo Avenue to the south represent commercial areas, which have succumbed to the pressures of post-World War II growth and redefined traffic patterns. This, coupled with the intrusion of Interstate 275, constructed in the 1960s and splitting the neighborhood in half, has created new and artificial boundaries to the neighborhood. Today, Seminole Heights is in the process of returning to a stable middle-class community after several decades of suffering as a repressed neighborhood.





STREETSCAPES

Significant Persons of Seminole Heights

T. Roy Young

Born in Winnsboro, Louisiana on April 19, 1883, T. Roy Young came to Florida with his family in 1884 where they settled in Manatee County. His father, Robert Thomas, was a pioneer orange and tomato grower and a representative in the State Senate. T. Roy first arrived in Tampa at the age of twelve. He later went to Lake City where he attended State College and then to South Carolina to attend Wofford College in Spartanburg.

Young began his real estate career at the age of twenty-two when he formed the partnership of Graham & Young Real Estate with J. W. Graham in 1905. It appears this partnership ended in 1906. Young continued in real estate while expanding into painting and building contracting. In 1911, he organized the Seminole Development Company, of which he was president and general manager. This year marks the birth of Seminole Heights. The following year the Mutual Development Company was formed in order to purchase and subdivide the land adjacent to Young's newly platted Seminole Heights subdivision. The company was organized by the Mabry Young's newly platted Seminole Heights subdivision. The company was organized by the Mabry brothers, but T. Roy Young served as the general manager. By 1913, Seminole Heights' development was progressing rapidly, and lots were selling well. The neighborhood of Seminole Heights was growing larger as new subdivisions were being platted. With Seminole Heights on its way, Young's interest wavered, and he added the presidency of the Florida Sand and Shell Company to his responsibilities. He served in this capacity until 1916.

By the end of 1917 all property owned by the Seminole Development Co. had been sold and the company dissolved. Young then joined the well-known real estate firm of Weeks and Wilder and continued there as sales manager through 1923. From 1924 to 1930, he served as general manager of Beach Park Co., Inc., a development company organized to develop 420 acres into 1,500 buildable lots. The latter three years he also served as president of the company. Subsequent years found Young practicing real estate both as a partner and as an independent broker. In the late 1940s and early 1950s, in his late sixties, he founded Young-Jones Laboratory Inc. - Termite & Pest Control and Young & Young Realtors. He served as both the companies' president and vice president. T. Roy Young died on May 26, 1968, at the age of 85.

Giddings and Milton Mabry

Sons of Milton Harvey and Ella Dale (Bramlett) Mabry, both were educated at West Florida Seminary, Tallahassee. Giddings went on to Richmond College, 1896-98 and then Cumberland University, Lebanon, Tennessee (L.L.B., 1901). Giddings was admitted to the bar in 1901 and came to Tampa and began to practice law. He joined partners with his father, Judge Mabry, to form the firm Mabry & Mabry. After several years, Judge Mabry moved to Tallahassee where he was appointed Clerk of the Supreme Court. Previous to the partnership with his sons, he served twelve years as a justice of the Florida Supreme Court. Giddings formed a second partnership in 1912 with Doyle Carlton and later became senior partner of the firm Mabry, Reaves, Carlton, Anderson,

Fields and Ward. Giddings served as city attorney from 1910-13 and county attorney from 1917-23.

The Mutual Development Company was organized in 1912 by Giddings and Milton Mabry to purchase and develop portions of Seminole Heights. Officers included G. F. Altman as president, Giddings Mabry as secretary and H. W. Johnson as treasurer. The Mabry Realty Company, where Dale Mabry, brother of Giddings and Milton, was general manager, acted as the sales agents for the property owned by the Mutual Development Company. When the Mutual Development Company dissolved in 1921, the Guarantee Mortgage Company was formed, and Milton Mabry served as president and manager. The Guarantee Mortgage Company was the oldest independent mortgage company in the City of Tampa according to Ernest Robinson's History of Hillsborough County.

James and Lee Dekle

Lee Dekle came to Tampa just prior to the twentieth century. He was featured in the *Midwinter Edition* of The Tampa Tribune - 1900 as one of Tampa's leading citizens and merchants. His business was located at 1330 - 1332 Seventh Avenue and reported to be one of the largest in Ybor City. His store carried such goods as dry goods, clothing, shoes, millinery, notions and toys. James Dekle came from Thomas County, Georgia, and joined his brother in Tampa in 1903. Eventually, they expanded into the lumber, building and investment business. Both were principals in Jetton-Dekle Lumber Company and Ingram-Dekle Lumber Company. The Dekle Investment Company, Inc. was organized in 1908 as one of the oldest established general real estate and investment companies. Certainly a family affair, the officers were Lee Dekle, president; James R. Dekle, vice-president and treasurer; and Clifton B. Dekle, secretary. Bert E. Dekle was also an associate. Lee and James both continued their interest in the lumber business, Lee as president and James as vice-president and treasurer of Ingram-Dekle Lumber Company and Dade City Highlands Company.

Francis J. Kennard

Francis Joseph Kennard came to America from London, England on March 15, 1865. His family settled first in Cisco, Florida where they owned orange groves. Francis Kennard practiced architecture in Sanford and Orlando before coming to Tampa in the 1890s. He was first associated with architect M. J. Miller. In later years, Philip Kennard, his son, joined him in his architectural practice. Before his death in 1944, Francis Kennard designed many of Tampa's significant buildings. These structures include Maas Brothers Department Store, Floridian Hotel, St. Andrews Episcopal Church, Hillsborough High School in Seminole Heights, Henderson Elementary School in Tampa Heights, Wolfson Building, Sanchez and Haya Building, and Manuel Katz store in Ybor City, Rialto Theater, Burgert Brothers Studio and Bryan Elementary School. Other structures outside of Tampa include the Belleview Hotel at Belleair, the Pinellas County Courthouse and the Lee County Court House.

Frank A. Winn, Jr.

Frank A. Winn, Jr. was born in Leesburg, Florida, on May 27, 1893. He received his early education in the public schools of Leesburg, Fernandina and Tampa. He later attended the Alabama Polytechnic Institute from 1910 - 1914 where he studied architecture. After working for architect F. J. Kennard for seven years, Winn opened his own architectural office in 1921. He received commissions all over the state of Florida as well as designed many significant structures in Tampa. In addition to the Seminole Heights Methodist Church, his commissions include: John Darling Lodge, No. 154, F & A M, Model Dairy Building, Tampa Heights Methodist Church, Municipal Fishing Pier and Pavilion, Ballast Point Park, Citrus Park Elementary, Benjamin Franklin High School and eighteen other elementary and rural high schools for Hillsborough County, residences for W. E. Coats, W. F. Farman and J. F. Taylor, several Davis Islands residences, Dixie-Grand Hotel and Palace Theater, at Bradenton, Sigma Nu Fraternity House in Gainesville, First Presbyterian Church in Plant City, Plant City Methodist Church, Women's Civic League Club Building, Winter Haven, and J. E. Foxworthy, residence, Fort Myers.

Purpose of the Design Guidelines

Design Guidelines for historic districts do a number of important things. They are foremost a communication tool between the Architectural Review Commission (A.R.C.) and the public, describing the context of the neighborhood in terms of its history and its architectural styles, while providing a framework or philosophy for design review. Further, they describe in some detail the building elements that are important to each architectural style in the district and suggest a variety of solutions for rehabilitation and new construction that might best preserve the neighborhood's character. Finally, the guidelines are the general guide that will be used by the A.R.C. when reviewing construction activities in Seminole Heights Historic District.

Guidelines are *not* a means to dictate specific solutions that must always prevail, nor are they rules or regulations. Instead, they provide consistent direction to A.R.C. members and the public alike.

Since 1931, when the City of Charleston established the first historic district ordinance, historic preservation has been evolving. In the past two decades, important policies, laws and standards at national, state and local levels have been developed and preservation has matured.

One important benchmark was the drafting of **The Secretary of the Interior's Standards for Rehabilitation** in 1979. This document, refined and revised in recent years, provides the basis for many design guidelines including that of Seminole Heights. The basic philosophy of **The Standards** is best indicated in the definition of rehabilitation as "the process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values." It implies a gentle, thoughtful process which respects the original character of each historic building, while allowing for orderly change. **The Standards** are included below for reference.

Using the Design Guidelines

Developed in coordination with the Tampa Historic Preservation Ordinance, the guidelines apply to residential as well as commercial structures located in the Historic District. For proposed construction or demolition activities, a property owner must obtain a Certificate of Appropriateness from the A.R.C. prior to the initiation of any construction activity or the issuance of building permit. Some types of work may be approved by the staff of the A.R.C. It is recommended that people planning to do rehabilitation, new construction, or an addition, contact the staff early in the planning process. For new construction, it is required by the ordinance that the applicant contacts the A.R.C. for preliminary review of the proposed project prior to beginning construction documents.

Please contact the staff of the Architectural Review Commission at the offices of the City of Tampa Architectural Review & Historic Preservation Division regarding the Seminole Heights Historic District, the ordinance, or the guidelines. Staff can be reached by telephone at (813) 274-3100, Option 3, or by email at historicpreservation@tampagov.net.

The Secretary of the Interior's Standards for Rehabilitation

Historic properties that are considered significant through associated historic, architectural, and cultural values often require rehabilitation to serve viable functions. Recognition of the importance of preservation of significant properties and of the economic benefits of recycling buildings prompted the need for standards and guidelines. The document that sets forth the prevailing philosophy for work on contributing structures is **The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** (1990). Conformance with these standards in the treatment of buildings listed on the National Register of Historic Places is required for certain types of funding and is endorsed by preservation agencies and professionals.

The Standards encourage selection of a function for a historic property appropriate to its physical characteristics and context that allows preservation of distinctive features and examples of craftsmanship. According to **The Standards**, deteriorated elements should be repaired and preserved rather than replaced. If replacement is unavoidable, historic elements should be matched in quality and visual character. Alterations and additions may be of compatible contemporary design and should be carried out in such a manner that any future decision to remove them would not impair the integrity of the property. Cleaning procedures that are potentially harsh or damaging must be avoided.

Rehabilitation, by definition, assumes that some alterations must take place to make a building efficient and to comply with code requirements for life safety, conservation of energy and accessibility. Because of the many styles of buildings with the Seminole Heights Historic District, the particular elements that define the character of each property must be identified so that the work necessary for current use can be integrated with historic preservation goals. Because guidelines cannot address conditions peculiar to a single building, property owners are encouraged to utilize professional preservation expertise including assistance from the staff of the Architectural Review Commission during the initial planning process and for advice throughout the project.

The Tampa Historic Preservation Ordinance, as part of its Review Criteria for its Architectural Review Commission, has provided for design guidelines for use within the Seminole Heights Historic District. These design guidelines were developed out of the information found in **The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** and out of the specific needs of the Seminole Heights Historic District. The A.R.C. will use the design guidelines as a basis for review of all applications for Certificates of Appropriateness.

The most frequent use of **The Secretary of the Interior's Standards for Rehabilitation** has been to determine if a rehabilitation project qualified as a "Certified Rehabilitation" pursuant to the Tax Reform Act of 1986 and previous legislation. These standards may be used again in subsequent legislation. This type of evaluation is required for benefits under Federal Tax Incentive programs.

The Secretary of the Interior's Standards and the design guidelines are different. Granting of a Certificate of Appropriateness does not imply that a project has met the criteria to be considered a "Certified Rehabilitation." For a project to be considered under the Federal Tax Incentive program the project must be reviewed by the State Historic Preservation Officer of the State of Florida and the U.S. Department of the Interior.

The Secretary of the Interior's Standards may be used as a guide by the Architectural Review Commission when reviewing all Certificates of Appropriateness. **The Standards**, which are reinforced by the more detailed guidelines, are as follows:

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.

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.

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.

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

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

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.

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.

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

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.

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.

Tax Incentives for Historic Structures

The City of Tampa and Hillsborough County have each established an ad valorem tax exemption for owners of historic properties for certain taxable improvements made in accordance with approved guidelines.

City Requirements: Locally designated landmarks and contributing structures within locally designated historic districts. Improvements must equal or exceed $10,000.

County Requirements: Individual or contributing property in a National Register District or contributing property in local historic districts.

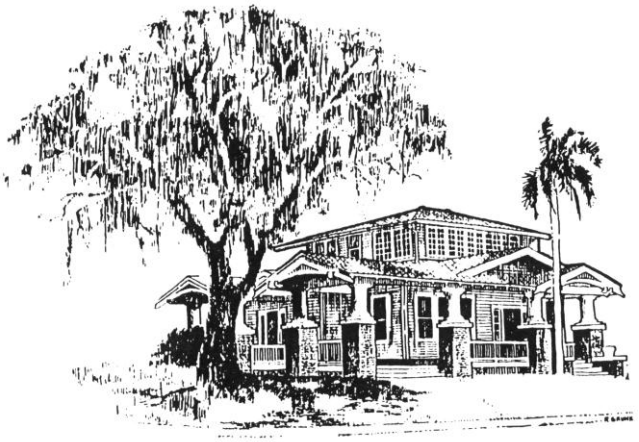
The exemption is available for both residential and non-residential property and is for 100 percent of the assessed value of the improvements for a ten-year period.

The property owner must agree to maintain the qualifying improvements and the character of the property for the period of the exemption. The exemption passes to a new owner.

One important factor, however, is that the application for the tax exemption **must be made prior** to starting on the improvement.

REHABILITATION AND MAINTENANCE OF EXISTING BUILDINGS





Rehabilitation and Maintenance of Existing Buildings

Introduction

Buildings in Seminole Heights represent various styles indicative of the building trends of the late 19th and early 20th centuries. The diverse styles relate well to each other due to continuity of elements such as setback, size, height, materials, roof forms and color. Although there are often several styles of buildings along a street, repetition of these elements creates a unified streetscape.

A successful rehabilitation might involve repair or replacement of original building details or the introduction of new elements that are not original, but with careful selection and planning, it can relate properly to the original components of the building and the surrounding neighborhood.

The following guidelines, photographs and sketches show sensitive rehabilitation treatments and help describe how the elements of each building determine its shape and character, and how that character contributes to the neighborhood as a whole.

Maintaining Original Building Characteristics

The key to a successful rehabilitation is maintaining the characteristic details and historic fabric. If replacement of existing materials is essential, materials similar in proportion and style to the original should be used. Saving the rotted parts may later assist in matching replacements. Items such as wood siding and soffits, fascia, and brackets and wooden sash windows and doors, often can be restored or, at the least, duplicated.

When introducing new elements to the exterior, materials similar in proportion and detail to the characteristic style of the particular building should be used. The new materials selected should also be compatible with the existing materials of the individual building and other buildings along the street. Application of such uncharacteristic materials as aluminum siding, vinyl siding and metal frame windows obscures the original character of the building and of the neighborhood.

The building should not be made to look either older or newer than it really is by using details from another style or period. This alters both the building and the streetscape.

A modification, repair or replacement of original building characteristics will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor appropriate modifications, the Administrator may issue the Certificate of Appropriateness. If the application

includes work other than the minor modification, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

The following is an order of preferences and is followed throughout these guidelines:

It is Permissible to...

Repair original building materials and details and leave them in place on the building.

Replace deteriorated materials with materials that match as closely as possible the proportion and detail of the original material.

Replace deteriorated details with new details that match as closely as possible the original details.

Add new materials or details to the building that are characteristic of the particular style of the building; these materials should be in similar scale with the original building.

It is Not Permissible to...

Strip original materials or details from a building when they can be repaired.

Replace original details with new details that do not match the original in scale, proportion or detail.

Add uncharacteristic materials to the building. For example: aluminum siding, vinyl siding, metal frame windows, etc.

Uncovering Original Detail

In approaching a rehabilitation project, every effort should be made to uncover any previously encased or hidden finishes and details such as siding, stone, ornamental plaster or brick and decorative structural elements such as pylons, beams and brackets. It is often the case that the "sealing" of these items in an enclosure of metal, plastic, or other material has created a poorly ventilated condition, which leads to deterioration. In addition, the covering of original materials on these historic buildings detracts from the building's overall harmony within the historic streetscape and the community.

Paint should not always be stripped from a building.

If historic detail is uncovered during rehabilitation, technical assistance should be sought from the staff of the A.R.C. for the proper method of preservation of the detail.

Removal of any material from a building will require a Certificate of Appropriateness prior to the commencement of the work. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain removal of materials not original or historically significant to the building, the

Administrator may issue the Certificate of Appropriateness. If the application includes removal of original materials, the A.R.C. shall review the application at the regular public hearing for the decision on the Certificate of Appropriateness.

It is Permissible to...

Uncover original detail that has been covered by later changes to the building and repair these details, if necessary.

Uncover original wall materials that have been covered during later modifications by aluminum, vinyl or asbestos siding.

Test a method of material removal to confirm results.

It Not Permissible to...

Cover any original detail with new construction.

Sandblast to remove paint, stucco or plaster.

Use flame to remove paint from wood surfaces.

Remove paint from any surface that was originally painted. For example, soft brick may have been painted at construction to avoid future deterioration.

Use excessively harsh cleaning methods.

Suggested Procedures

Investigate a building to see if hidden detail exists and remove the materials concealing it.

Return a building covered with materials such as aluminum or vinyl siding or imitation stone stucco to original materials.

Porches/Porte Cocheres/Detached Garages

Porches and porte cocheres are an important historic feature and should be preserved. Some porte cocheres predate a detached garage behind the house. These porte cocheres are the visual reminders of the impact of the carriage and the automobile on the design of the home. Detached garages were not common during the earliest development phases in Seminole Heights. Later, the detached garage, often with a garage apartment, was very common. These structures were small and typically placed in a corner of the rear yard, at or near the property lines.

The porch in its original design form was intended for protection from the elements, as a focal point for the entrance to the home, and also as a cool, ventilated and visually open space. Enclosing a porch changes the overall character of a residential building and should be avoided.

Modification, enclosure, or removal of a porch or porte cochere will require a Certificate of Appropriateness prior to the commencement of the work. The application shall be reviewed at the regular public hearing for a decision on the Certificate of Appropriateness.



PORTE COCHERE

It is Permissible to...

Maintain the porch, porte cochere, or garage and preserve the original use of each of these outdoor areas of the house.

Maintain the garage in its original use.

Repair deteriorated details such as porch columns, railings and ornamentations.

Replace deteriorated details such as porch columns, railings and ornamentation with new material that reproduces as closely as possible the original detail in material, proportions, and finishes. When other alternatives for enclosure of space are not available, it is appropriate to enclose a porch, or porte cochere, in a manner that does not destroy the original openness and focus of that area.

Enclose a garage with materials similar in size, proportion, and detail to the original building.

It is Not Permissible to...

Enclose a porch or porte cochere unless the method of enclosure preserves the original openness, focus, and transition from outside to inside through the use of an appropriately fitted transparent material and details compatible with the original character.

Remove or destroy original detail from the porch or porte cochere.

Completely or partially remove a porch or porte cochere or their details.

Add or replace columns and railings with elements such as decorative wrought iron not in keeping with the style and period of the house.

Change the roofline or roof materials so that they are incompatible with the house or architectural style.

Suggested Procedures

If additional interior space is needed, investigate a compatible addition to the back of the house, which is less visible from the street.

If an earlier renovation inappropriately enclosed a porch, returning an inappropriately enclosed porch or porte cochere to its original open state would be appropriate.

Ornamentation and Architectural Details

The recognizable building styles within the historic district of Seminole Heights draw much of their character from the preserved ornamentation of the architecture. Attention to detail by the craftsmen in Seminole Heights is evident in the brickwork, carved wooden brackets, ornamental stone and plaster, and other embellishments throughout the district. These items must be carefully preserved or refurbished to match the original ornamentation as closely as possible.

Refer to “Architectural Styles in Seminole Heights” for discussion on specific architectural style characteristics.

A modification, repair or replacement of ornamentation or detail will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue a Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacement, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Maintain original building ornamentation and architectural details.

Repair deteriorated ornamental and architectural details or replace them with ornamentation or details that match as closely as possible the original.

It is Not Permissible to...

Remove ornamentation or architectural details.

Replace ornamentation with new uncharacteristic ornamentation. An example of this would be replacing original wood brackets with wrought iron ones.







ARCHITECTURAL DETAILS

Porch Supports and Ornamentation

Decorative elements on the porches often are a repeat of the same treatment that appears on the main portion of the building. These decorative features enhance the individual style of the building and reinforce the overall charm and character of the streetscape. Maintain the original porch supports and ornamentation and use existing original materials where possible.

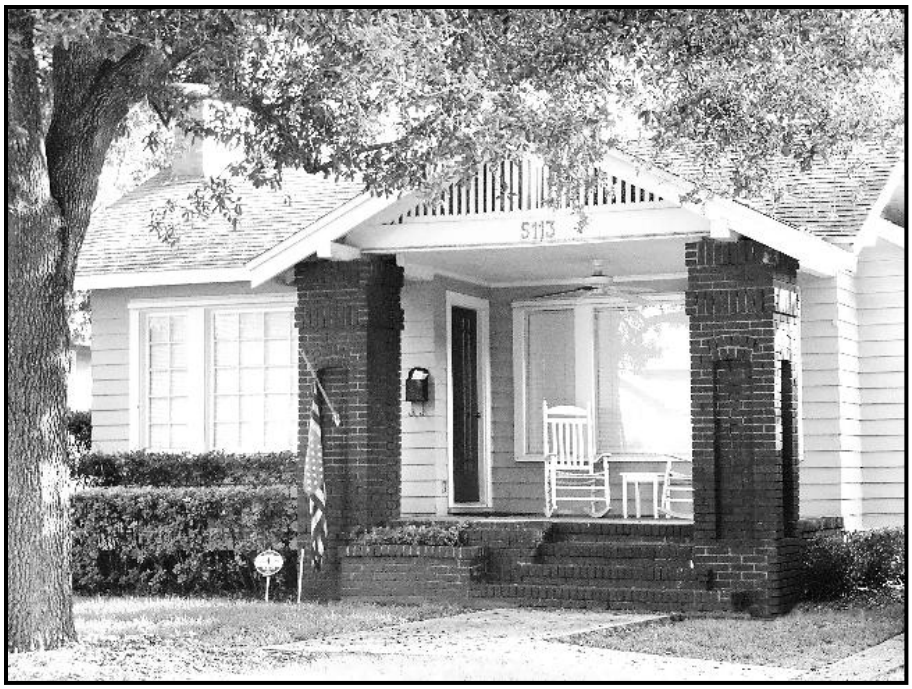
Wooden brackets, detailed beam and rafter treatment, “spool” columns, (short, round concrete or wood columns) and pylons (tapered, truncated rectangular columns) embellish the many bungalow porches within the district. These are unique to this style of architecture and represent workmanship prevalent in the era in which they were built, therefore, it is important to preserve these elements.

Steps with brick piers (wing or cheek walls) are important porch elements. They establish and emphasis the porch entry and should be retained. These short walls that flank the porch steps were often the location for concrete urns and planters.

A modification, repair or replacement of any porch ornamentation will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.



PORCH COLUMNS



PORCH COLUMNS

It is Permissible to...

Maintain original porch supports and ornamentation, woodwork, railings, beams and rafter treatments, wood brackets and columns.

Repair deteriorated porch ornamentation or, if necessary, replace porch supports and ornamentation with new items that match the original as closely as possible.

Replace original porch supports and ornamentation with elements when the originals have been removed during previous alterations. If no evidence of the original design exists, select new elements that match the building style in scale, proportion and degree of detail.

It is Not Permissible to…

Remove original porch supports and ornamentation.

Cover original porch ornamentation with another material that obscures the detail or ornamentation.

Replace original porch columns with new uncharacteristic columns. For example, replacing "spool" columns with decorative aluminum columns is inappropriate.

Replace original porch ornamentation with new uncharacteristic ornamentation. For example, replacing wood porch railing with metal pipe railings is inappropriate.

Light Fixtures

Exterior wall-bracketed or soffit-mounted lights provide light and decoration along the streetscape. Maintain and restore the original decorative fixtures whenever possible.

Lights can be used to focus attention on particular details or to accent planting areas; however, do not use flood lights to light facades. High intensity lights or light that intrudes upon adjacent properties should not be used. Lighting the exterior of buildings within the district must be accomplished without distracting from the harmony and unity of the street.

Light fixtures that are indicative of the period and style of architecture for each building are encouraged. New light fixtures may be used; however, they should be in an appropriate scale for the building and should not detract from historic detail. Light sources may be recessed in ceilings or concealed.

It is Permissible to…

Maintain or restore original light fixtures.

Provide new wall-bracketed or soffit-mounted exterior light fixtures that are in the correct style and scale for the building.

Provide contemporary light fixtures that are in an appropriate scale and form for the building.

Dormers

A dormer is a structure projecting from the main roof, usually housing a window or ventilating louver.

Dormers were installed in both one and two-story rooflines in many of the different styles of architecture in the district. The dormer should be retained in its original form as it is an important element of the facade design. New dormers, where desired, should match the original architecture style of the building; location of new dormers should preserve the original balance and massing of the building. Where dormers already exist, the main dormer should be of the same proportions, materials and colors as the original.

Changes, replacement, removal or addition of dormers will require a Certificate of Appropriateness prior to the commencement of the work. The application shall be reviewed at a regular A.R.C. public hearing.

It is Permissible to…

Maintain existing dormers.

Repair or replace windows or louvers.

It is Not Permissible to...

Remove a dormer from a building.

Remove windows or vented openings from dormers.

Add or alter a dormer unless it is compatible with the architectural style of the building and other existing dormers in proportion, slope, materials and colors.



DORMER

Hardware

Maintain the original decorative builder's hardware wherever possible. If replacements are necessary, select items similar to those originally used. If the original hardware was destroyed or replaced and no record of the original is available, investigate the original hardware used on a building of similar architectural style within the district to determine what would be appropriate or seek professional advice.

Salvage yards and antique shops often have an assortment of old door and window hardware. Use hardware appropriate to the style and period of architecture of the building.

Compatible new hardware may be used; however, it should be similar in scale, proportion and material to the original hardware of the building.



DOOR HARDWARE

It is Permissible to…

Maintain existing original hardware when possible.

Use hardware in a similar style and scale to the building if replacement hardware is necessary.

Use contemporary hardware that is similar in scale, proportion and material to what would have been used on the building.

Doors

Most of the original doors in the Seminole Heights Historic District are divided into wood panels and glass lights. Every effort should be made to retain as much of the existing detail as possible. Simply, the wide door trim of the frame, the side lights (glass on both sides of the doors) and the transom windows (glass over the doors) should be retained. If the old doors cannot be saved, their replacements should be the same size and type as the originals. Doors should be selected to capture the basic character of the original doors and to fill the entire original opening. Flush doors without trim or panels should not be used; they do not reflect the original character of Seminole Heights' architecture.

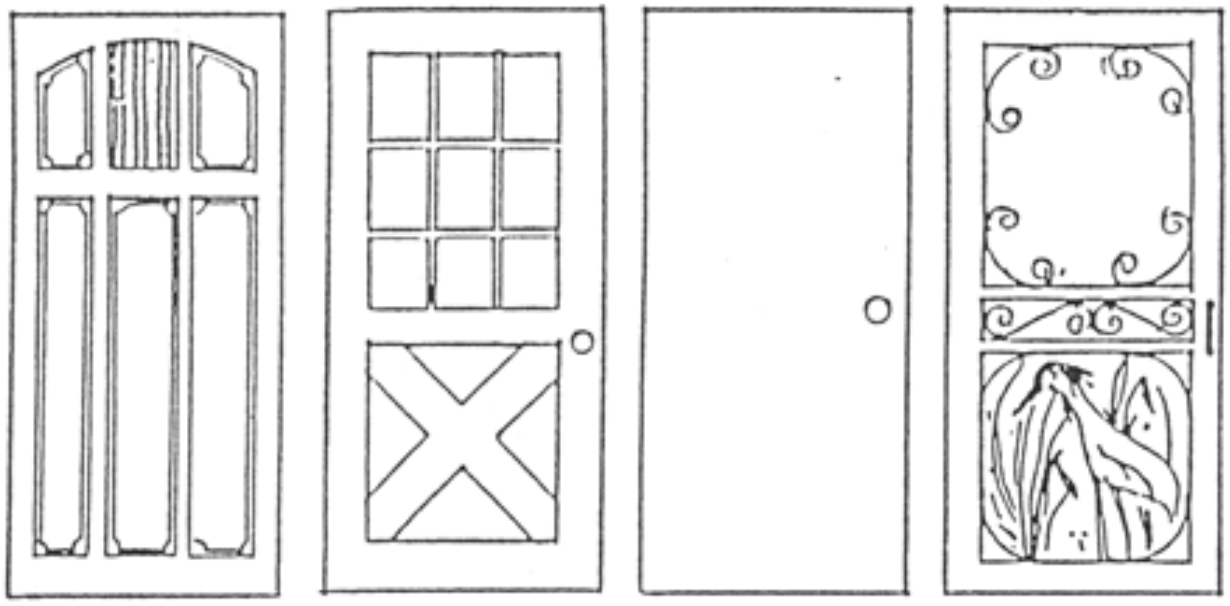
Door frames, when replaced, should conform to the individual style of architecture of the building. Do not use imitations of styles and embellishments that do not fit with the period or style of architecture. Stock doors and frames with scalloped frills or other inappropriate ornamentation should be avoided.

The practice of blocking or filling the transom or side lights of a door opening should be avoided since it radically alters not only the basic proportions of the opening, but also the overall appearance of the facade of the house.

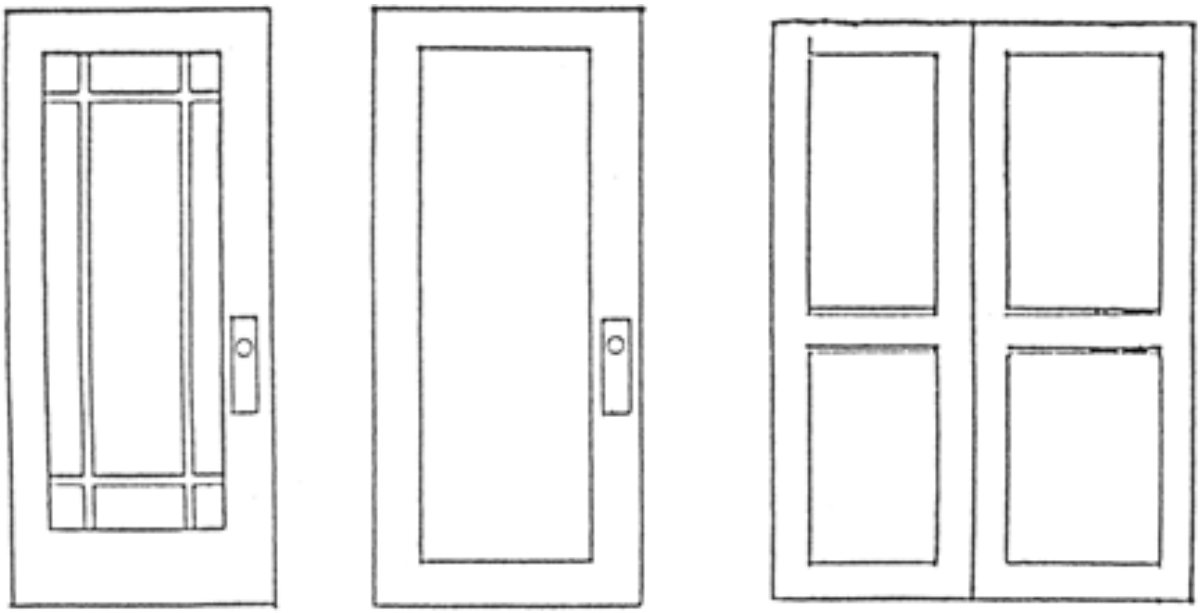
Screen doors may detract from the inner door or the house as a whole. Most stock screen doors have embellishments that are a distraction from the historic ornamentation of the entrance. Screen doors were typical on most residential buildings in Seminole Heights. If screen doors are used, they should be of simple design and blend in with the design of the inner door and the house. Use wooden screen doors rather than aluminum, metal or jalousie doors.

The function of existing openings may be changed if the opening is preserved and if the change does not alter the architectural or historic character of the building. Placing new doors on the primary facade should be avoided.

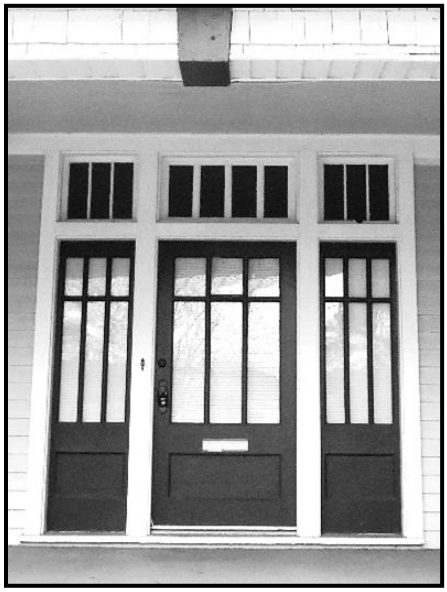
A change, alteration, repair, replacement, or addition of doors requires a Certificate of Appropriateness prior to commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain an appropriate change, alteration, repair, replacement, or addition, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than an appropriate change, alteration, repair, replacement or addition, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.



INAPPROPRIATE DOORS



APPROPRIATE DOORS



FRONT DOOR



GARAGE DOORS

It is Permissible to…

Maintain and repair existing original doors, door frames, side lights and transoms.

Replace doors, when repair is not possible, with doors that are similar in style and finish to the original doors.

Change the function of an original opening if the opening is preserved and if the change does not alter the architectural or historic character of the building.

Maintain and repair original screen doors. Add wood screen doors to buildings.

It is Not Permissible to...

Remove original doors from buildings.

Use doors that are overly decorative and out of character with the style of building (e.g., Victorian stained-glass doors).

Enlarge door openings to change standard doors to larger or double doors.

Block or fill doors, transoms or side lights.

Use aluminum screen doors.

Windows, Shutters, and Awnings

Windows are important to the scale and character of the building and to the composition of the building form.

It is important to maintain the original size, shape, and design of the windows. It is also important to retain the wood trim that frames the window opening.

Double hung sash windows are the type most commonly found in Seminole Heights, although casement windows often appear. The characteristic number of panes varies from house to house. The replacement of windows with the same glass pane configuration is essential. Replacement windows should fill the entire original opening and not be reconstructed to a smaller or larger size. Window openings should not be altered on the street facade without careful consideration to the overall pattern, rhythm or symmetry.

Reflective glass is not permitted for use within the district. Lightly tinted glass may be acceptable; however, use of tinted glass may affect projects being considered for approval under the Federal Tax Incentive legislation (refer to the staff of the A.R.C. for further information).

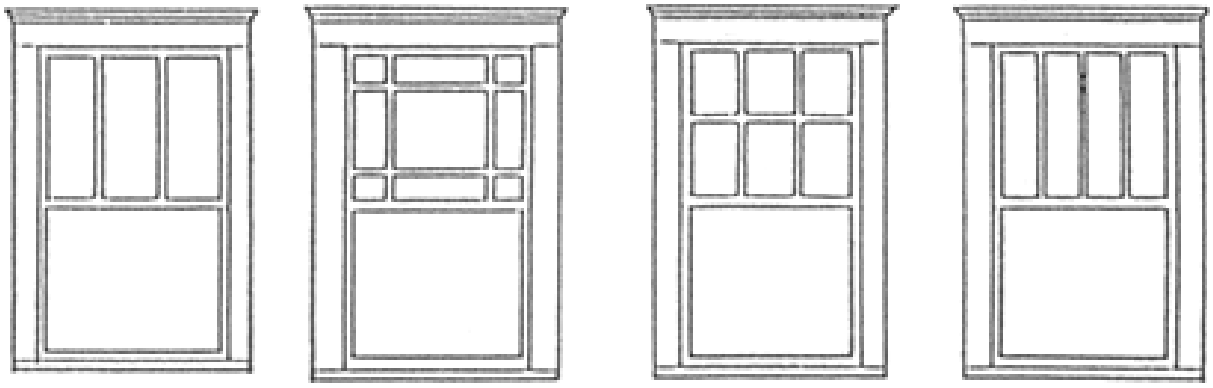
Window shutters may be added if there is historical precedent. They should correspond in size to the windows and wall area and be, or appear to be, operable.

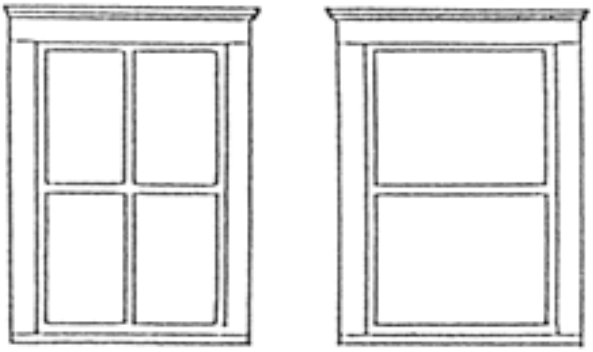
Canvas awnings were used as both decorative and functional devices on some houses in Seminole Heights. Awnings should be used only if there is historic precedent.

A change, alteration, repair, replacement or addition of windows, shutters or awnings will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to be an appropriate change, alteration, repair, replacement or addition, the Administrator may issue a Certificate of

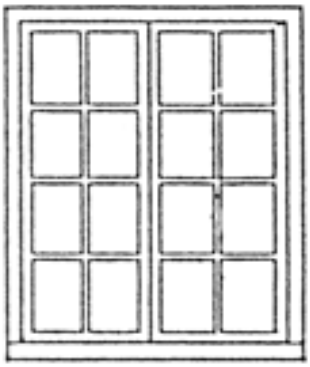
Appropriateness. If the application includes work other than what is deemed appropriate, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

WINDOWS





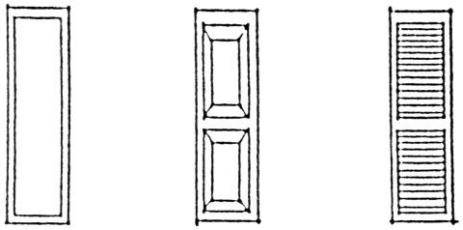
DOUBLE HUNG WINDOWS



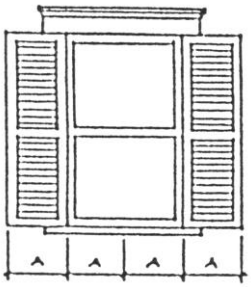
CASEMENT WINDOWS WITH DIVIDED LIGHTS

WINDOWS APPROPRIATE FOR BUNGALOWS

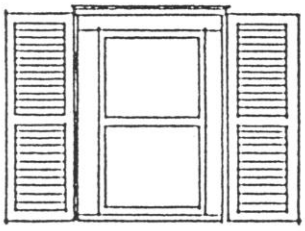
BLINDS AND SHUTTERS



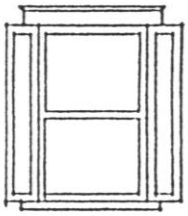
SHUTTERS



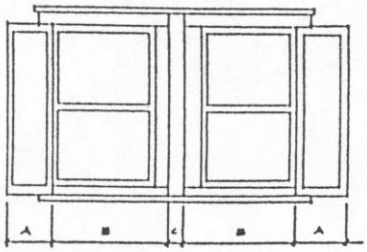
SHUTTERS COVER WINDOWS WHEN CLOSED



SHUTTERS ARE TOO LARGE



SHUTTERS ARE TOO NARROW



NOT SUITABLE

SHUTTERS SHOULD COVER WINDOWS COMPLETELY WHEN CLOSED.

It is Permissible to…

Maintain the existing number and location of window openings.

Repair the existing windows and wood window trim; use the repaired windows in the existing repaired window frames.

Use shutters or awnings only on buildings that originally used shutters and awnings.

Maintain the size, proportions and locations of original shutters and awnings.

Replace existing windows with new windows of size, proportion and windowpane pattern as close to the original as possible.

Remove, add or rearrange windows on backs of buildings to accommodate functional changes.

Use clear solar glass or, under certain circumstances, lightly tinted glass.

Use awnings on building styles that historically used awnings.

Use shutters on building styles that historically used shutters; the shutters must be sized so that they will cover the window when closed. There also is a need for enough space between windows for shutters to lie flat, next to each other.

Use shutters and hardware that are functional.

It is Not Permissible to...

Alter the overall size of windows.

Alter the windowpane pattern for windows.

Replace sound wood sash windows and frames with metal sash windows and frames.

Change the operation of windows; for example, replacing double hung windows with casement windows or fixed glass.

Use jalousie windows, awning windows or picture windows within the district or introduce glass block on any building where it did not originally exist.

Use aluminum awnings.

Use reflective glass.

Use shutters on building styles that historically did not use shutters.

Use shutters that are sized too small or too large to cover the window when closed.

Add or rearrange windows on the street facades unless careful attention is given to overall window patterns on the facade, and the addition or removal does not destroy the overall window pattern. Windows being added should match existing window size, proportion and design.

Woodwork and Exposed Structural Supports

The Historic District's character is generally enhanced by its decorative elements such as cornices, railings, columns, brackets and beams. The use of trim accentuates and softens the outline of the facades and imparts an individual character. A variety of columns are found throughout the district.

Simple classical columns throughout the district are usually round with a slight taper below a simple capital. Square tapered, pylon columns, or round spool columns (called "elephantine") are especially prevalent in Seminole Heights. These wooden or concrete, truncated columns usually sit on masonry porch piers, often in an asymmetrical configuration.

Exposed structural elements, such as beams and rafter tails, become decorative elements in the bungalow style. Complex woodwork is represented in elaborate classical details, intricate brackets and cornices and decorative balustrades; however, these are rare.

These and other details are perhaps the most distinctive parts of the building in the district, and their removal would constitute a significant departure from the unique architectural character of the district. If at all possible, the original details should be maintained or replaced. Replacements, when necessary, should appear similar in shape and character to the original. Do not replace columns or rails with decorative wrought iron. These are incompatible with the original design elements within the district.

A modification, repair or replacement of woodwork or exposed structural supports will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to…

Maintain or repair original woodwork and details.

When necessary, replace original woodwork or details with similar elements that match the original as closely as possible in size, proportion and material.

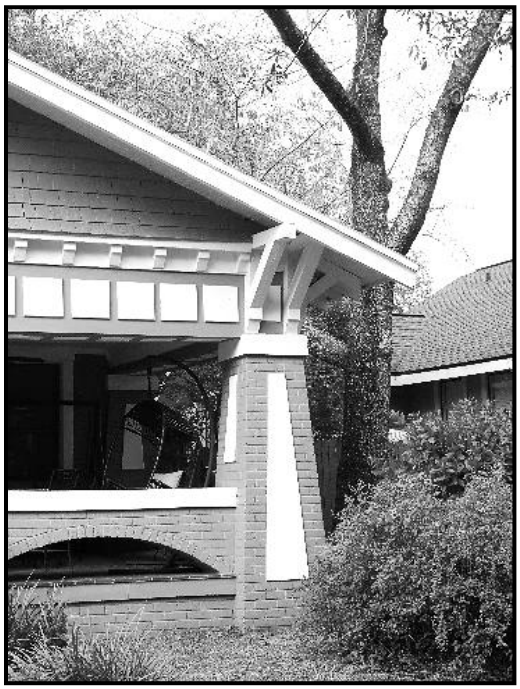
It is Not Permissible to...

Remove or cover original woodwork and detail.

Replace original woodwork and detail with materials or with uncharacteristic details such as wrought iron.

Replace exposed original structural, decorative columns with new columns manufactured from intrusive materials.

Replace exposed original structural, decorative columns with new columns manufactured from obtrusive materials.





WOODWORK AND STRUCTURAL SUPPORTS

Siding and Stucco

The prevalent type of exterior building material on houses in the Historic District is wood siding. This siding is one of the most distinctive characteristics of frame houses in Seminole Heights. It consists of overlapping wood boards running horizontally.

This siding should be maintained. If it must be replaced, the new siding should match the original as closely as possible, especially with respect to board size and width of exposure. The original corner boards also should be retained or replaced in their full original width. Using the same size boards and trim will retain the scale and appearance of the building. For most buildings, the wood siding should not run continuously around the corner of the building but should be trimmed at the corner with a corner board.

The use of vinyl, aluminum, or asbestos siding and soffits of vinyl and aluminum are inappropriate. These materials are incompatible with wood siding. Window, door, fascia and corner trims cannot be duplicated in these materials. Covering wood siding with vinyl, aluminum, or asbestos siding may seal the wall in such a way that the original wood will rot.

Stucco may be an inappropriate material on certain styles within the district, especially if it is not a material original to the building. Ornamental shingles in Seminole Heights appear on gable ends and as wall materials on some of the smaller scale buildings. Often these shingles were stained or painted in a contrasting color. These materials are appropriate if indicated by historical precedent.

Modification or replacement of siding or stucco will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

Wood Siding and Shingles

It is Permissible to...

Maintain existing wood siding and trim.

Replace deteriorated existing material with material that matches the original as closely as possible in size and shape. The replacement should match the detail of the original in width of board, lap and trim such as door and window trim, fascia, soffits and cornerboards.

It is Not Permissible to...

Replace wood siding with vinyl, aluminum or asbestos siding.

Replace wood siding with brick, stone or stucco if this material was not original to the building.

Stucco

It is Permissible to...

Maintain existing original stucco and stucco texture.

Repair stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

It is Not Permissible to...

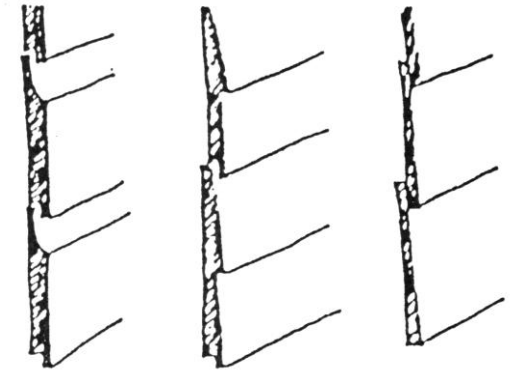
Remove stucco from any originally stuccoed surface.

Use imitation brick or stone.

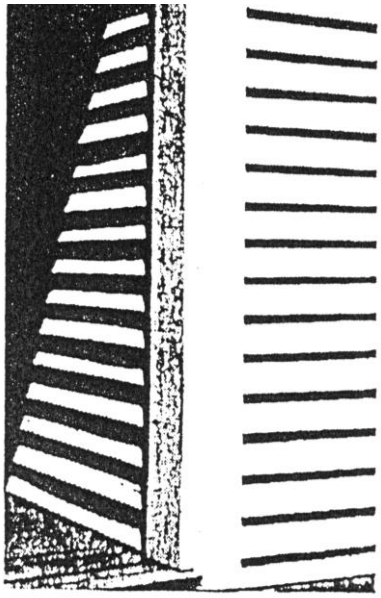
Stucco any surface that was originally not intended to have stucco.

Use stucco on any building that did not originally use stucco or use stucco as the dominant exterior material on most styles in Seminole Heights.

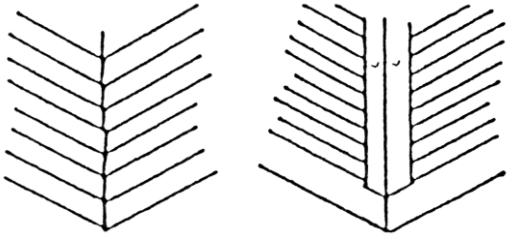
WOOD SIDING PROFILES AND CORNERBOARDS



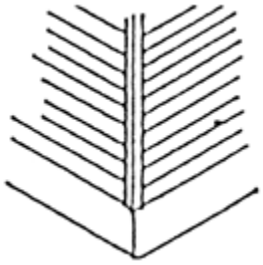
NOVELTY DOLLY VARDEN BEVELLED



WOOD SIDING WITH CORNERBOARDS



APPROPRIATE (SOMETIMES)

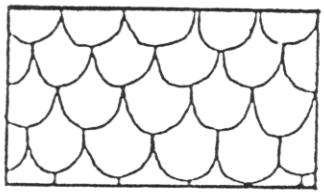


INAPPROPRIATE

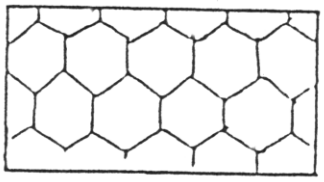
CORNERBOARDS ARE DETAILS THAT PROVIDE A FINISHED APPEARANCE TO FRAME CONSTRUCTION

SIDING MATERIALS

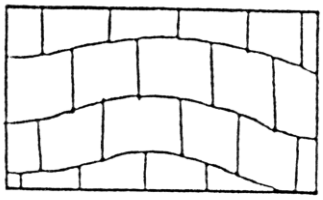
Appropriate decorative shingles



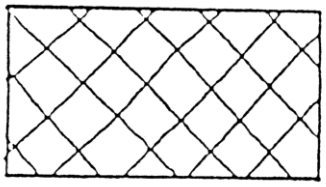
FISH SCALE



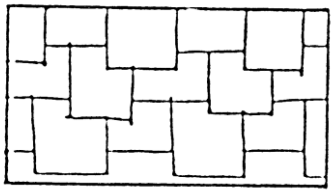
HEXAGONAL



WAVY

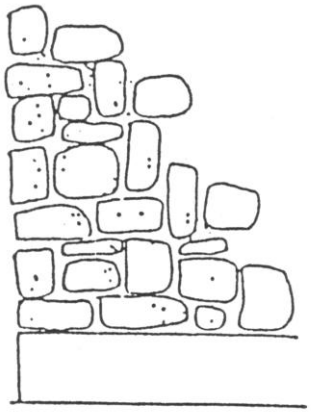


DIAMOND

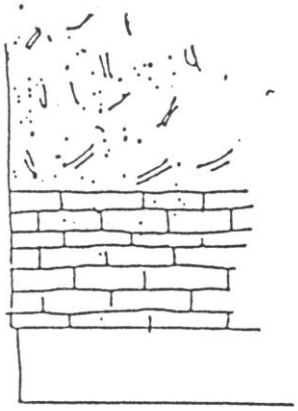


STAGGERED BUTT

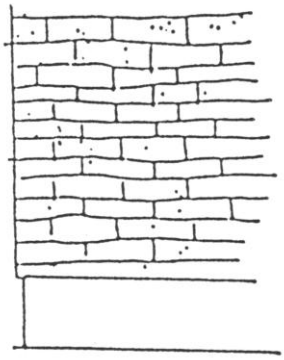
Inappropriate siding materials



ARTIFICIAL STONE



STUCCO WITH ARTIFICIAL STONE OR BICK



ARTIFICIAL BRICK

Brick and Stone

Brick homes and walls were not a dominant feature in the architecture of Seminole Heights. However, brick foundations, brick columns and other brick elements were important to the design character of the district. There are several different colors and textures of brick within the district. These colors should be maintained and not be painted or covered with any form of plaster or siding.

Brick painted originally should be maintained. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons. Some brick was not capable of withstanding exposure to weather unless painted.

A number of different brick patterns exist within the Historic District. These patterns are important to retain as they are evidence of the period in which they were built and of the craftsmanship prevalent during that period.

Cast stone and, to a lesser extent, terra cotta and limestone, were used within the district. These materials should be maintained in their original color and texture.

Some examples of ashlar (cut stone masonry) or random laid stone may be found in walls, foundations or as accent materials. Where repaired or replaced, great care must be taken to reproduce the original characteristics of the stone as closely as possible. As with brick, stone should not be covered with other forms of wall materials, nor should it be painted.

If new brickwork is to be done, it should be matched as closely as possible to the original color, texture and size. Mortar joints should match in type, color, and width. This retains the scale and overall texture of the entire wall and the building. Maintaining the width of mortar joints is extremely important to the overall character of the building. Colored mortar joints that contrast greatly with the original brickwork are inappropriate. When repainting mortar joints, employ mortar physically compatible with the original mortar. Mortar joint width must be maintained during repointing.

A modification or replacement of brick, stone, terra cotta or cast stone will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.



BRICK SIDING



STONE SIDING

It is Permissible to...

Maintain existing brick, cast stone, terra cotta, or stone walls.

Repair brick or stone walls with new materials that match the original material as closely as possible.

Repoint mortar joints with compatible material.

Maintain the original color of the brick or stone and of the mortar.

Maintain painted surfaces if they are original.

It is Not Permissible to...

Remove or cover brick or stone.

Change the width of mortar joints in a masonry wall.

Use imitation stucco brick, stucco stone, or brick veneer.

Paint brick or stone that has never been painted.

Remove paint from brick or stone that was painted originally for practical or aesthetic reasons.

Roofs and Roofing

Often, the architectural character of an older building is expressed most in its roof form and roofing material. Most of the roofs in Seminole Heights are either gabled or hipped, some with combinations of both. The roofs overhang the building walls to protect the window and door openings and to provide shade. These eaves are sometimes enclosed and, in many cases, embellished with wooden brackets. In other cases, rafter tails (the ends of the structural members of the roof) are exposed rather than covered by soffits. Wood fascia boards (a horizontal board between the edge of the roof and the soffit) are also quite common among the various architectural styles.

Each of these elements is important in defining the character of the house and its surroundings. Every effort should be made to retain these features or repair them. Where repair is not practical, they should be replaced with comparable details. Metal or synthetic soffits and fascia are not compatible with the materials characteristic of Seminole Heights.

The materials used for the roofs of buildings throughout the district vary. Sawn wood shingles and metal roofing were common. Clay tile was often used on Mediterranean Revival style buildings as well as others in the district. Composition materials such as asphalt or asbestos shingles were introduced later. It is important to repair or replace roofing with materials similar to the original in size, color and texture. A materials source file is kept in the office of the A.R.C. for use by persons involved in a rehabilitation project.

A modification or replacement of a roof or roofing will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator or his/her designee shall review the application to determine the extent of the alterations. If the application involves minor roof repairs or replacement with appropriate materials, staff may issue the Certificate of Appropriateness. If the application involves roof repairs that reach beyond the roof surface or where roofing material is not similar to existing roof material, then the A.R.C. shall review the application at the regular public hearing.

It is Permissible to…

Maintain the original roofline.

Maintain the original roofing material.

Repair or replace roofing with material as close to the original as possible in size, shape, color and texture.

It is Not Permissible to...

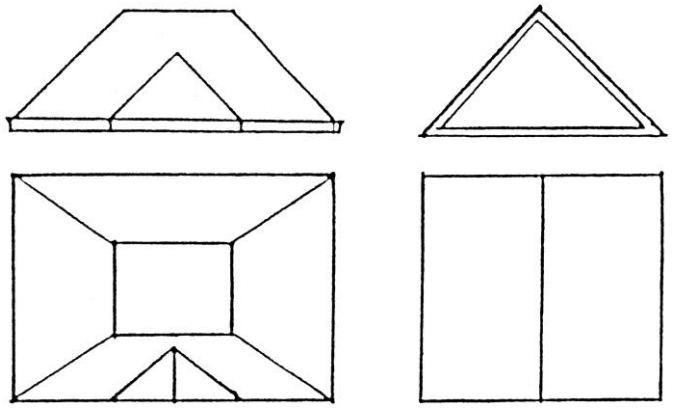
Alter the original roofline.

Replace the roofing with a material that is not characteristic of the building's style.

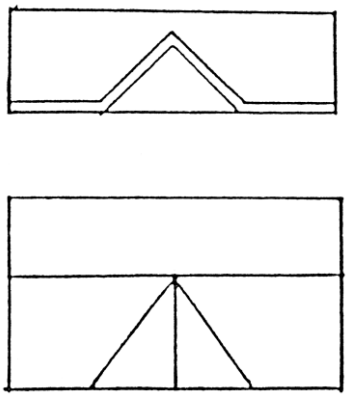
Add soffits to buildings on which they were not original.

Replace soffits with metal or synthetic material.

APPROPRIATE ROOFING CONFIGURATIONS



HIPPED ROOF WITH CENTRAL GABLE **END GABLE**

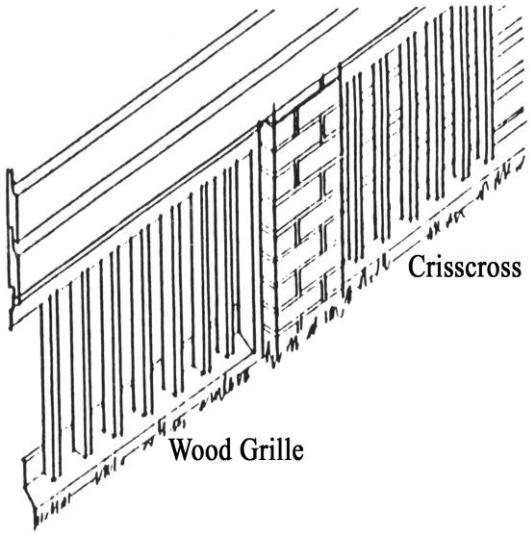


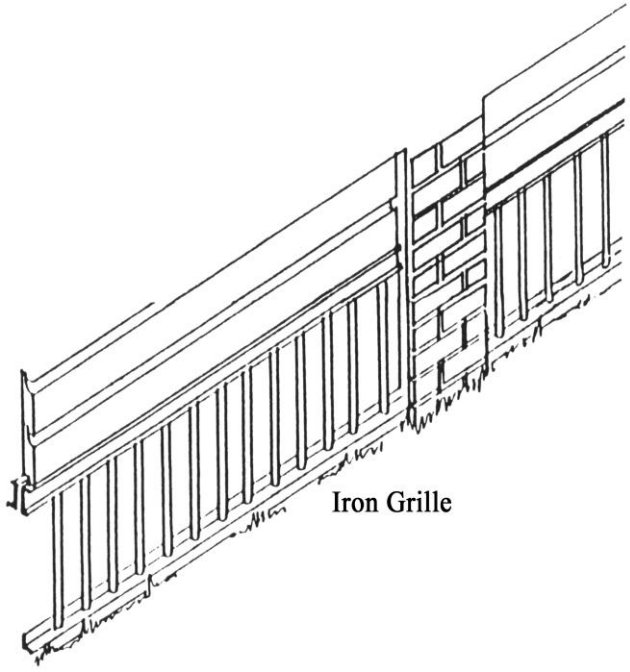
SIDE GABLE ROOF WITH CENTRAL GABLE

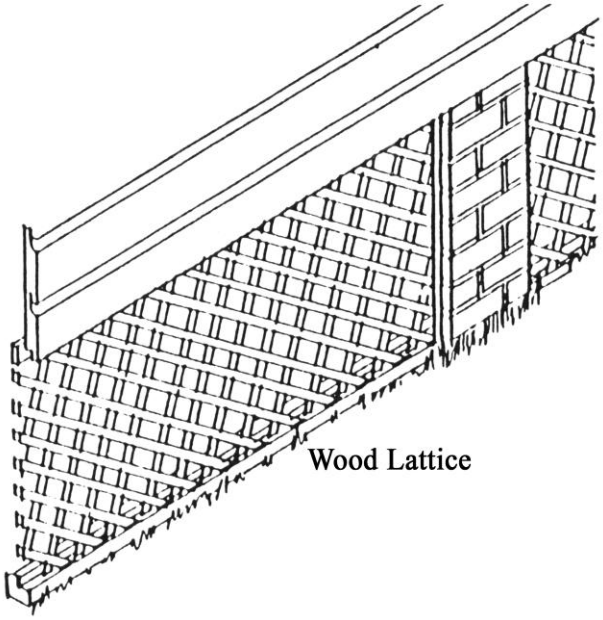
Foundation Enclosures

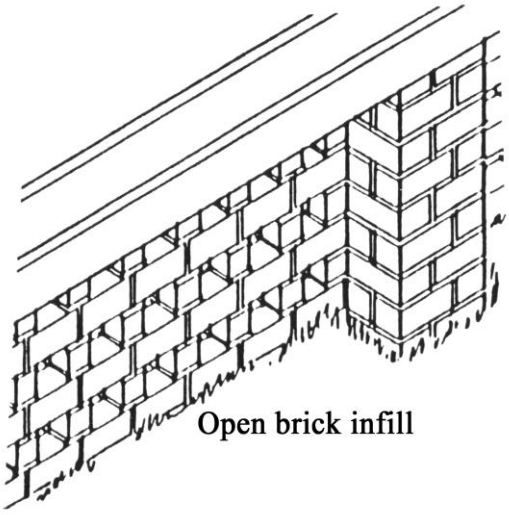
Some of the foundations of the raised buildings in Seminole Heights were originally enclosed with open brickwork, iron ventilation, grates or wood lattices. These materials were often decorative and also enclosed to allow ventilation. If repair or replacement is necessary, use materials similar to the original and in the same pattern as the original. Do not use concrete, plywood, metal grating, stucco or other materials not original to the building. These materials detract from the overall historic appearance of the building. Foundations should be enclosed only with materials that are appropriate to the building style.

A modification, repair, replacement or addition of foundation will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs, appropriate replacements or appropriate additions, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.









It is Permissible to...

Retain and maintain open pier foundations.

Maintain existing foundation enclosures.

Repair or replace deteriorated foundation enclosures as closely as possible to the original in size, shape, pattern, material and color.

Develop a foundation enclosure compatible with the style of the building if the original enclosure has been removed.

It is Not Permissible to...

Remove foundation enclosures.

Enclose a foundation that was originally intended to be open unless enclosed with materials appropriate to the building style.

Use a new foundation enclosure that is not characteristic of the style of the building.

Use materials such as concrete block, plywood, metal gratings, or stucco, which are not used as foundation enclosures in the Historic District.

Modern Equipment

Insensitive installation of modern equipment such as air conditioners, conventional antennas, satellite dishes, skylights, fire escapes, security bars and hurricane shutters can seriously detract from the character of the Seminole Heights Historic District.

If central air conditioning is not economically or architecturally feasible, installation of a window or wall unit is not acceptable on the street facades. Locate central A/C units as far as possible from the street and public viewing.

Conventional antennas, satellite dishes, and equipment should be installed in such a manner so that they cannot be seen from the street. Electric and cable lines should be concealed. The mounting devices for this equipment should be as unobtrusive as possible.

Skylights should not be installed on rooflines where they can be visible from the street. These items, although of modern convenience and purpose, detract from the historic character of the neighborhood. If these are installed, they must be as unobtrusive as possible.

Security bars visible from the street within the historic district are not desirable. If these are installed, they should be as unobtrusive as possible. Internally mounted security bars should also be considered. Electronic security systems are another alternative.

The use of hurricane shutters on the street facades within the Historic District is not recommended. If these are installed, both the shutters and their housing shall be designed to be concealed when not in use. Operational or removable shutters and blinds should be explored as an alternative.

A Certificate of Appropriateness is required for the installation of and enclosures of mechanical systems that are visible from the street or public right-of-way.

Air Conditioning

It is only Permissible to…

Locate the outdoor portion of a central air conditioner as far from the street as possible and out of public view. Locate window units on facades other than the street facade.

Antennas and Satellite Dishes

It is only Permissible to…

Install these so they cannot be seen from the street.

Skylights

It is only Permissible to…

Install these on the side of the roof not facing the street.

Security Bars

It is only Permissible to…

Install them so they cannot be seen from the street.

If used on the street facade, they should be as unobtrusive as possible. Electronic security systems should be investigated as another alternative for security.

Investigate interior security bars and security systems.

Hurricane Shutters

It is Permissible to...

Use operational removable shutters and blinds.

Install these so they cannot be seen from the street.

Install these so that both the shutters and their housings are concealed when not in use.

It is Not Permissible to...

Install shutters without unconcealed housings.

Swimming Pools & Pool Enclosures

When swimming pools and pool enclosures are to be added, it is recommended that these not be visible from the street.

It is only Permissible to…

Install pools and pool enclosures as long as they are not visible from the street.

Solar Collectors

Where solar collectors are to be added, it is recommended that these should not be visible from the street. They should be designed and installed so as not to detract from the historic fabric of the building.

An addition of a solar collector will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to be located appropriately on the building, the Administrator may issue the Certificate of Appropriateness. If the location of the solar collector is inappropriate, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Locate solar collectors on portions of the building not visible from the street.

It is Not Permissible to...

Locate solar collectors so that they will be visible on the principal facade.

Universal Access Ramps

Universal access ramps, where required, are to be constructed according to code. However, they should be designed to be as unobtrusive as possible. It is recommended that these should not be visible from the street when possible. If this is not possible, they should be designed of materials similar to those used on the original building exterior and in harmony with the historic fabric of the building.

A modification, repair, replacement or addition of a universal access ramp will require a Certificate of Appropriateness prior to commencement of the work. The modification, replacement or repair can be approved by the A.R.C. staff. For installation of a new universal

access ramp, the application shall be reviewed at the regular A.R.C. public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Locate universal access ramps on portions of the building not visible from the street.

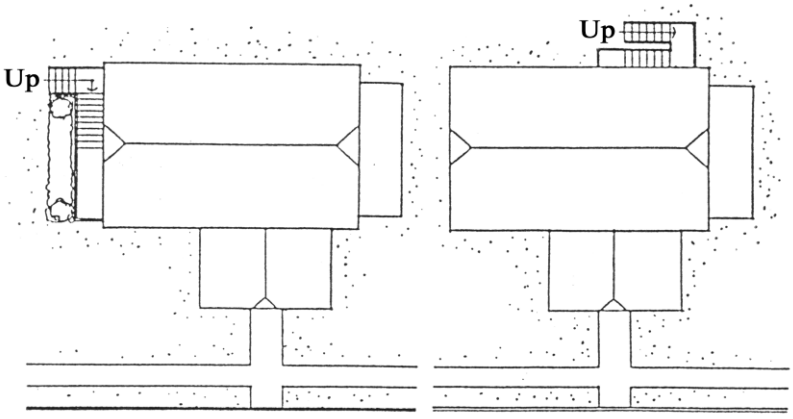
Use materials and detail on the new ramp to be compatible with the building.

Fire Stairs

Fire stairs, where required to be added by code, should be designed to be as unobtrusive as possible. It is recommended that these should not be visible from the street when possible. If this is not possible, they should be designed of materials similar to those used on the original building exterior and in harmony with the historic fabric of the building.

A modification, repair, replacement, or addition of a fire stair will require a Certificate of Appropriateness prior to commencement of the work. The application shall be reviewed at the regular public hearing for a decision on the Certificate of Appropriateness.

APPROPRIATE FIRE STAIR LOCATIONS



ALONG THE SIDE **ALONG THE BACK**
SCREENED BY LANDSCAPING

It is Permissible to…

Locate fire stairs on portions of the building not visible from the street.

Use materials and detail on the new stair to be compatible with the building.

It is Not Permissible to…

Locate a fire stair on the street facade of a building or in a location visible from the street unless there are no other alternatives to meet life safety codes.

Paint Colors

In selecting paint colors within the Historic District, it is important to consider what is appropriate to the architecture. The Queen Anne Revival and Bungalow styles were generally painted in deep rich tones of paint or opaque stain with lighter trim. Colonial Revival style buildings were generally pale chalky tones with off-white trim and one or two accent colors. Mediterranean Revival buildings were often painted in coral pinks and beige.

Do not paint brick, stone or other naturally unpainted materials unless the material has been painted before. Wood surfaces that are stained should continue to be stained and not painted. Other wood surfaces should be painted and not left untreated or allowed to "weather" in appearance. Do not remove paint from materials that were originally painted. Tile roofs may be painted; however, the color selected should be similar to the natural color of the original roofing material of the building.

The number of colors for the exterior should be in keeping with the original style and with other buildings within the Historic District. Light colors visually reduce the massiveness of a wall and absorb less heat.

Successful color combinations unify a building, while inappropriately chosen colors may emphasize unimportant details or draw attention away from more important elements of a building. Light colors can be used to accent certain building details such as pediments, balustrades, cornices and brackets. In the Mediterranean Revival and Tudor Revival style, trim is often accented with hues darker than the building walls.

A Certificate of Appropriateness is not required for paint colors; however, the A.R.C. suggests the use of the following when painting a building in the Historic District.

Suggested Procedures

Avoid bright or brilliant tones as dominant building colors.

Use color to accent important detail.

Preservation of Significant Interiors

The goal of preservation is to safeguard elements of the built environment that contribute to the quality of life now and in the future. Only the part of the built environment visibly accessible to the public is subject to preservation guidelines and legislation; decisions regarding the interior of private property are reserved to the owner.

This does not imply that the interior is insignificant. On the contrary, it is the interior space that expresses the way of life of a period in history or of an individual. Modifications to adapt a building to function in the present are necessary and, if compatible, are a part of the building's evolution.

The document that sets forth the prevailing philosophy for work on historic buildings is The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Changes to the interiors of privately owned buildings are regulated by the federal government when an owner seeks federal tax benefits for a rehabilitation project. (Refer to the staff of the A.R.C. for further information.)

The standards recommend selection of a compatible use that requires minimal alteration. Likewise, the standards encourage the preservation of a building's craftsmanship, features, and spaces. The document states:

An interior floor plan, the arrangement of spaces, and built-in features and applied finishes may be individually or collectively important in defining the historic character of the building. Thus, their identification, retention, protection, and repair should be given prime consideration in every rehabilitation project and caution exercised in pursuing any plan that would radically change character defining spaces or obscure, damage, or destroy interior features or finishes.

In addressing the interior of buildings accessible to the public, the preservation of significant spaces and features is a special responsibility. These interiors are visible reminders of cultural heritage, commerce, government and activities that have played a role in the development of the local area. At the same time, the preservation of public buildings calls for sensitivity in the integration of more complex technical systems and in provisions for life safety.

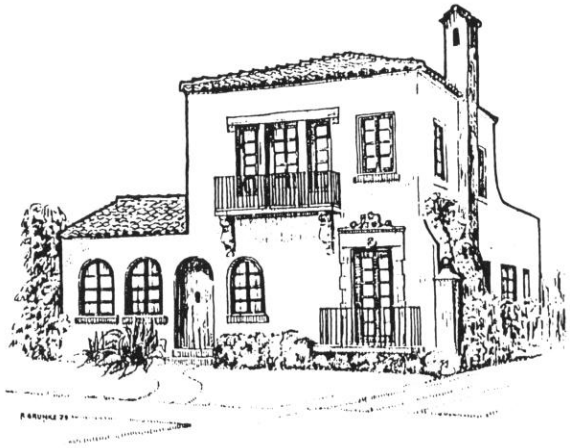
The burden of preservation of significant interiors rests with the commitment of the owner to present and future generations. It is this kind of commitment that makes preservation of districts, structures, artifacts, and architecture a viable force.

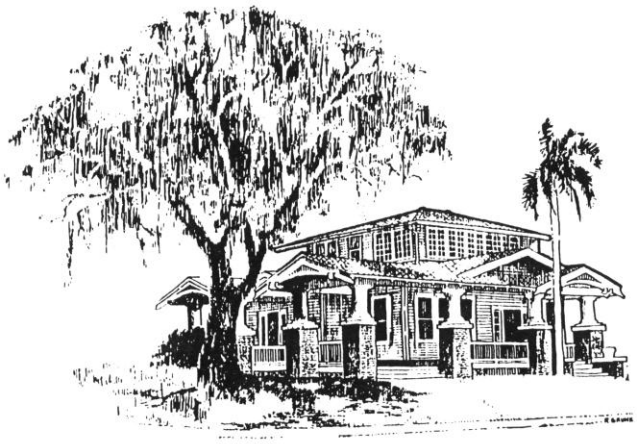
A Certificate of Appropriateness is not required for work executed on the interior of a building. The Architectural Review Commission and its staff may review drawings of interior renovations to determine if this has an effect on the exterior.

Be aware that changes to significant interiors may affect qualifying for the Historic Preservation Ad Valorem Tax Exemption Program and Federal Tax Credits.

The A.R.C. will assist owners who wish to discuss interior renovation projects.

DESIGN OF COMPATIBLE NEW CONSTRUCTION





Design of Compatible New Construction

The major development of Seminole Heights extended from the late 1880s through the mid-1920s. Just as Seminole Heights includes a diverse set of architectural styles reflecting the evolving architectural thoughts of each of these four decades, architecture as an art continues to evolve. Creative solutions reflecting current architectural design theory and practice are encouraged in the design of new construction in this Historic District.

While these guidelines set general criteria for compatible new construction, exceptions to these criteria will be made by the Architectural Review Commission when necessary to acknowledge and encourage creative design solutions that are sensitive to the character of the district.

Construction of new buildings within the Seminole Heights Historic District can have a positive revitalizing impact on the district if steps are taken to ensure that the historic architectural and cultural features of the district are preserved or enhanced. The focus of design guidelines is on the compatibility of new construction with the existing character of the neighborhood without dictating style.

The term “compatible design” refers to architectural design and construction that will fit harmoniously into the Historic District. Most new construction in Seminole Heights will be in the form of infill on a site adjacent to existing buildings.

These design guidelines do not dictate style, but they set up criteria under which new design can be accurately compared with the setting the Historic District creates. New construction is encouraged to be unique in design while reflecting the basic scale, materials and quality found in the early buildings in Seminole Heights. Replicating styles from the past does not allow creativity and integrity of expression of the present and should not be confused with compatible design.

Any new construction within the Seminole Heights Historic District will require a Certificate of Appropriateness. All applications for Certificates of Appropriateness will be reviewed by the Architectural Review Commission to assure that the design guidelines have been followed, and that the new construction will be compatible with the Seminole Heights Historic District.

It is recommended that advice be sought from the Architectural Review Commission during the early planning stages of a new construction project.

Design Criteria for New Construction and Additions: Compatible Design

Design guidelines focus attention on those special visual qualities that a historic district is established to project. The following list of criteria will be considered by the Architectural Review Commission in the review of applications for a Certificate of Appropriateness. The criteria apply to new construction, both commercial and residential. Since architectural styles and details vary within the district, the A.R.C. will review new projects on an individual basis in terms of neighborhood context.

Applications for a Certificate of Appropriateness must be made for all new construction and additions. The A.R.C. will consider the following items during their review of the application:

1. **Scale: height and width.** The proportions and size of the new building compared with contributory buildings within the historic district.
2. **Massing and building form.** Relationship of building massing and form to other buildings in the district.
3. **Setback.** Maintaining the regular building setback that occurs in the block.
4. **Orientation and site coverage.** The front of the new building in relationship to the front of other buildings along a block, and the percentage of the site that the building covers compared to nearby buildings.
5. **Alignment, rhythm and spacing.** The effect a new building will have on existing patterns along the block.
6. **Maintaining materials within the district.** The use of materials common to the district and the avoidance of use of inappropriate materials in construction.
7. **Trim and detail: Link between old and new.** New construction should be compatible with contributing structures without necessarily copying their detail.
8. **Facade proportions and window patterns.** Location and proportion of windows and their relation to the overall size of the building.
9. **Entrances and porch projections.** Size, shape and proportion of entrances and porches.
10. **Roof forms.** Shapes and materials.
11. **Maintaining quality within the district**. Maintaining the quality of design, detailing and execution in new construction that was present in early buildings in the historic district. Many modest buildings represent that quality in their careful design and detail.

The A.R.C. offers suggestions for the following items, and the staff of the A.R.C. is available for discussion on these items: **Paint and stain colors.** Recommendations will be made to the applicant when plans are reviewed by the A.R.C.

These standards apply to a building moved to a new location within the district as well as to new construction.

Scale: Height and Width

The proportion of a new building and the major relationship to neighboring buildings are components in establishing compatibility within the neighborhood.

The height-width ratio, that is, the relationship between the height and width of the front façade (in the case of corner lots, two facades, including porches, wings and porte cocheres), should be of similar proportion to the neighboring buildings.

It is Permissible to…

Add a new building on a site that is similar in height and width to buildings on adjacent sites.

Integrate a new building wider than the buildings on adjacent sites by breaking the building mass or dividing the building width to conform with building widths on adjacent sites.

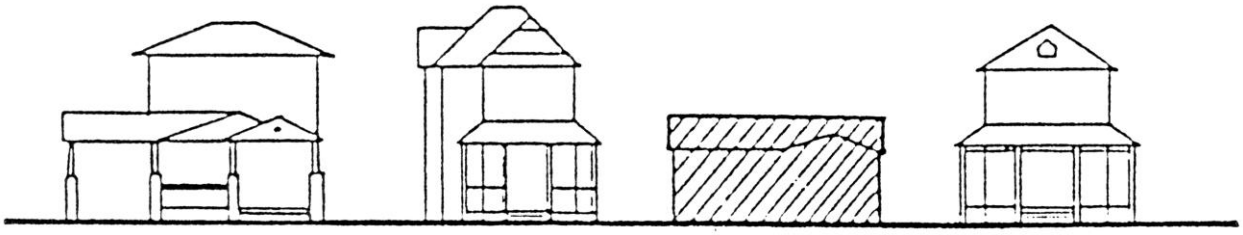
Add a new building that is wider and higher than buildings on adjacent sites if the new building is divided up to suggest buildings of similar width to adjacent buildings, and if the height of the building at the street facade and at sides facing adjacent sites is similar to the height of buildings on those sites. This is achieved by placing the taller masses away from the street and adjacent buildings.

It is Not Permissible to…

Add a new building to a site that does not maintain or suggest the widths of building on adjacent sites.

Add a new building to a site that does not maintain or blend with the heights of buildings on adjacent sites.

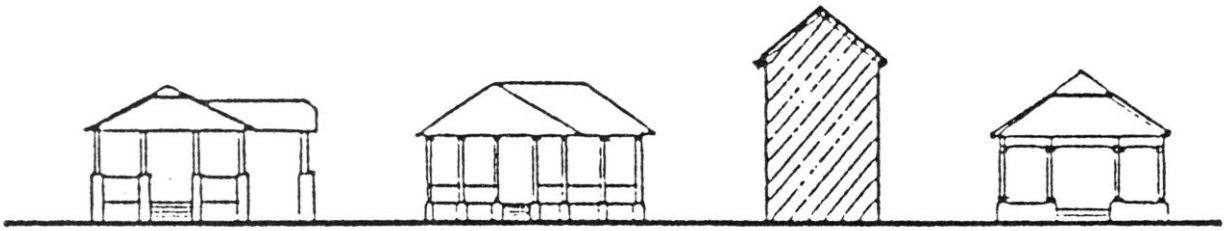
RESIDENTIAL BUILDINGS: HEIGHT AND WIDTH FOR INFILL CONSTRUCTION



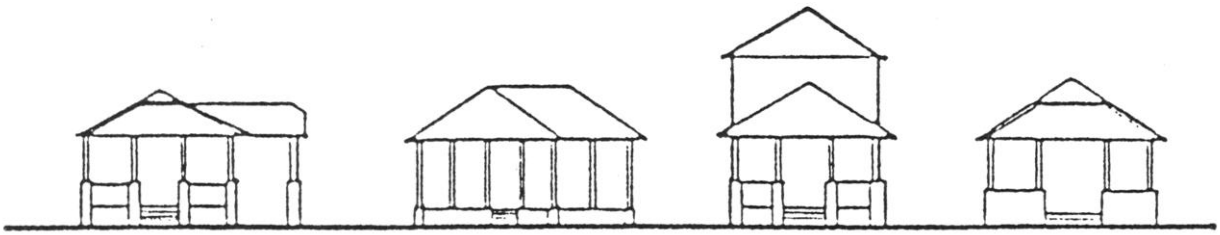
Inappropriate: too wide and low.



Appropriate: height and width consistent with neighboring houses.

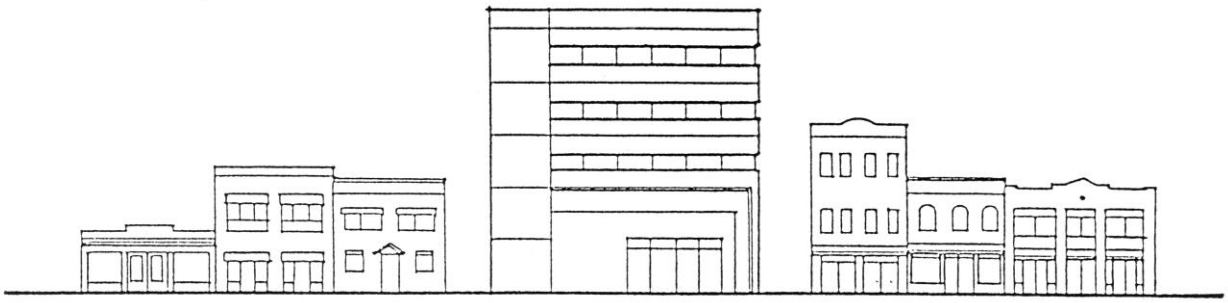


Inappropriate: too narrow and tall.



Appropriate: porch and hipped roof break down height and mass of building.

COMMERCIAL BUILDINGS: HEIGHT AND WIDTH FOR INFILL CONSTRUCTION



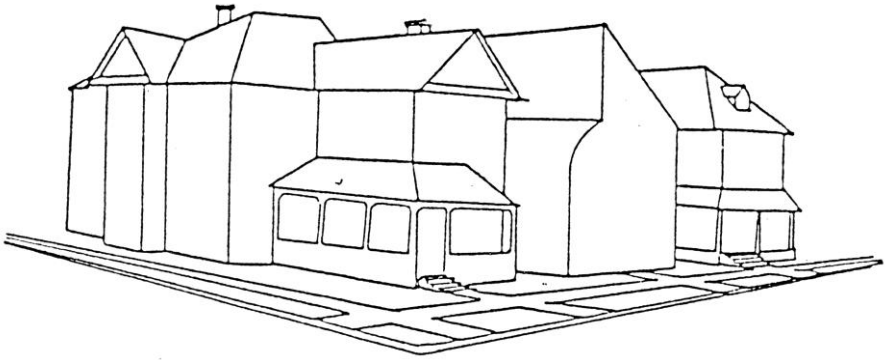
Inappropriate: New building's height and width are out of scale with rest of street.



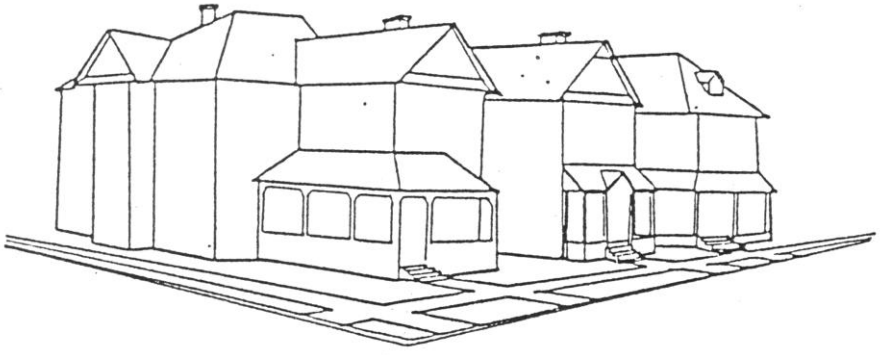
Appropriate: New building steps down in height and breaks up width to reflect scale of street.

Massing and Building Form

To maintain the existing character of the Seminole Heights Historic District, new buildings should have similar massing and building form to neighboring buildings. Massing may be defined as the three-dimensional, geometric composition of a building or the overall "bulk" of a building and how the building is placed on its site. Having a consistency of massing will allow a new building to be compatible with the adjacent buildings and the entire neighborhood.



Inappropriate: Large massing and uncharacteristic form.



Appropriate: Massing and form reflecting that of its neighbor without replicating them.

It is Permissible to...

Use massing and form in new construction similar to adjacent historic buildings.

Have a building form that is unique in Seminole Heights but relates to the neighboring buildings and to the neighborhood through its overall massing.

Use elements such as roof forms, lines, openings, and other characteristics that are similar to those found in the district.

It is Not Permissible to…

Use massing and building forms that are completely foreign to the Seminole Heights Historic District.

Setback

To maintain the existing character of the facades within a block, the construction of additions and new buildings should be in conformance with the existing setbacks along that block. Maintaining uniform setbacks of the porte cocheres, porches and main building addresses prevailing patterns of an area and promotes the compatibility of the new building with the neighborhood.

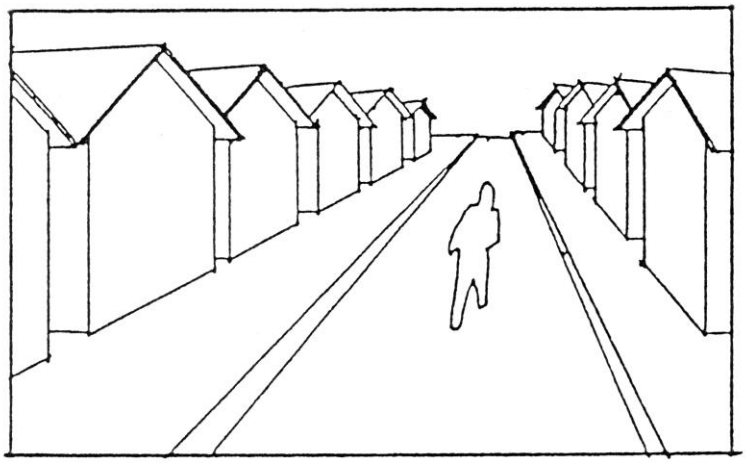
It is Permissible to...

Keep the visual mass of the building at or near the same setback as buildings on adjacent sites.

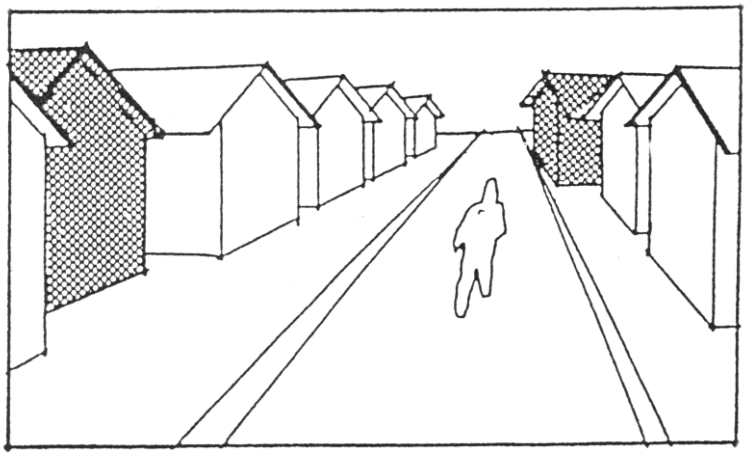
Keep wings, porches, and secondary structural elements at similar setbacks to porches and porte cocheres on adjacent buildings.

It is Not Permissible to...

Place a building on a site in a location that is greatly different from the location of buildings on adjacent sites.



Uniform setbacks and building spacing are typical.



Inappropriate setbacks will be discouraged.

Orientation and Site Coverage

The principal facades of new buildings within the district should be oriented parallel to the street. Also, main entries should be located along these principal facades. This is a consistent pattern throughout the district that should be preserved to maintain the prevailing visual continuity. When this pattern of primary facades and entries is moved from the street side of the building, the activity along the street will be lost and the character of Seminole Heights will change.

Lot coverage, or that percentage of lot area covered by buildings on a lot, should be of a similar proportion to the site coverage on adjacent lots. Side and rear setbacks, as governed by zoning regulations, limit the minimum spacing between buildings; however, the overall proportions of building-to-lot area should remain consistent from lot to lot along the block. If lots are combined to create a larger development, the building-to-lot proportions should be "suggested" by breaking large building masses into smaller elements. This will visually suggest a relationship with adjacent buildings.

Historically, the proportions of building-to-lots along the streets in Seminole Heights are consistent. This is a design feature of the district that should be preserved or, at least, visually suggested.

It is Permissible to…

Orient the primary facade of a new building parallel with the street.

Provide primary entrances on the street facade.

Maintain the building-to-lot proportions present on adjacent sites.

Suggest the same building-to-lot proportions of adjacent sites by altering the mass of a large building.

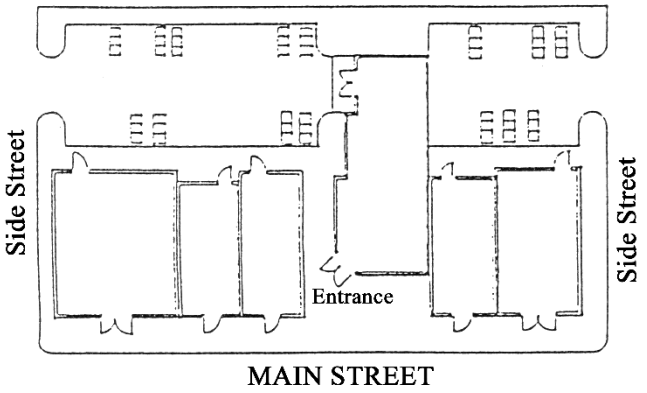
It is Not Permissible to…

Orient the primary facade of a building other than parallel to the street.

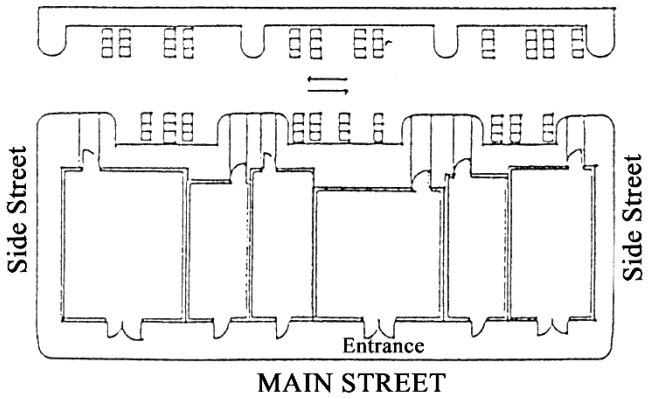
Provide primary entrances on non-street facades if no primary entrance exists on street facades.

Develop a building that does not maintain or suggest building-to-lot proportions of adjacent sites.

COMMERCIAL BUILDING ORIENTATION AND SITE COVERAGE

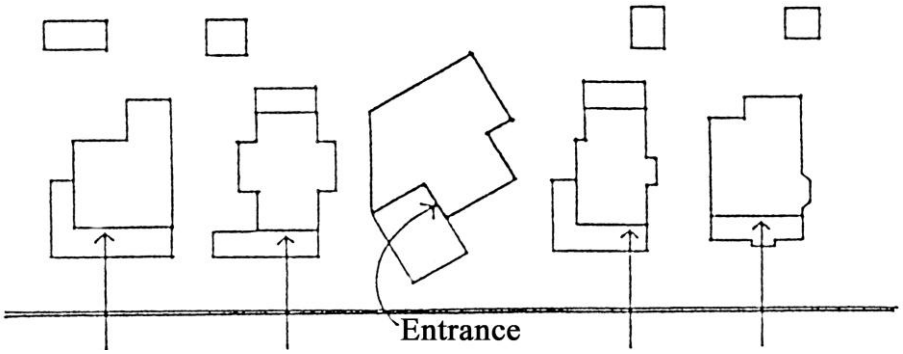


Inappropriate: Building pulls away from main street; awkward siting breaks up rear parking.

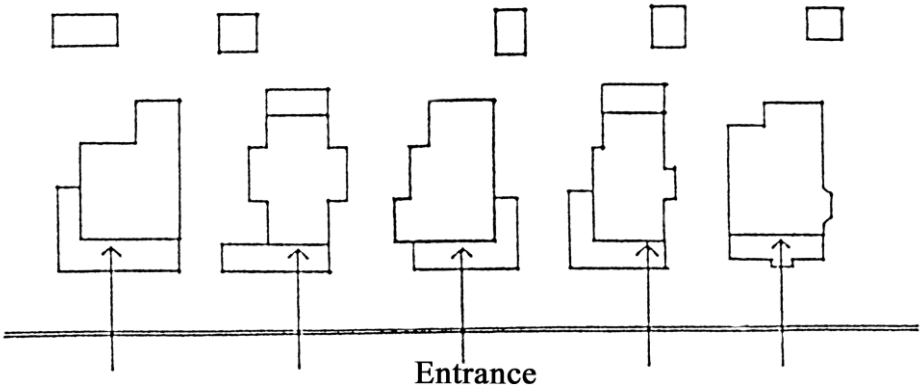


Appropriate: Building faces main street and uses existing parking along the back.

RESIDENTIAL BUILDING ORIENTATION AND SITE COVERAGE



Inappropriate: Building has angled entrance and covers a disproportionate amount of its site.



Appropriate: Building entrance is oriented to street; site coverage is proportional to neighboring street.

Alignment, Rhythm and Spacing

Along a block, the uniformity of the proportions of the facades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape. Spacing between buildings should be consistent along the street. The consistent spacing of buildings maintains or establishes a rhythm that is historically prevalent in the district. This applies to new construction in both residential and commercial areas within the district.

Porches, protruding bays, balconies, colonnades and other facade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of facade proportions along the block length.

Front widths of new buildings should correspond with other building widths; however, a long facade can be broken into separate elements. This would suggest front widths similar to those of neighboring buildings.

It is Permissible to…

Align the facade of a new building with the facades of existing buildings on adjacent sites.

Allow the addition of a new building to continue the rhythm of buildings on a block by having similar spacing relative to other buildings along that street.

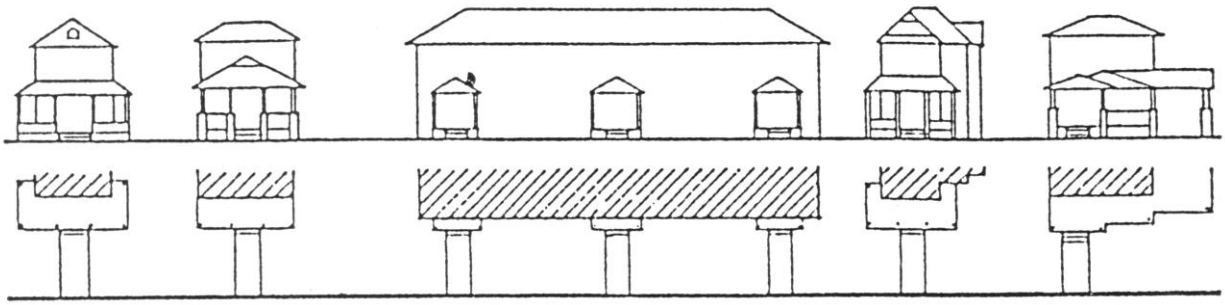
Allow the addition of a new building larger than the buildings on adjacent sites by dividing up the long facade to suggest smaller building masses.

It is Not Permissible to...

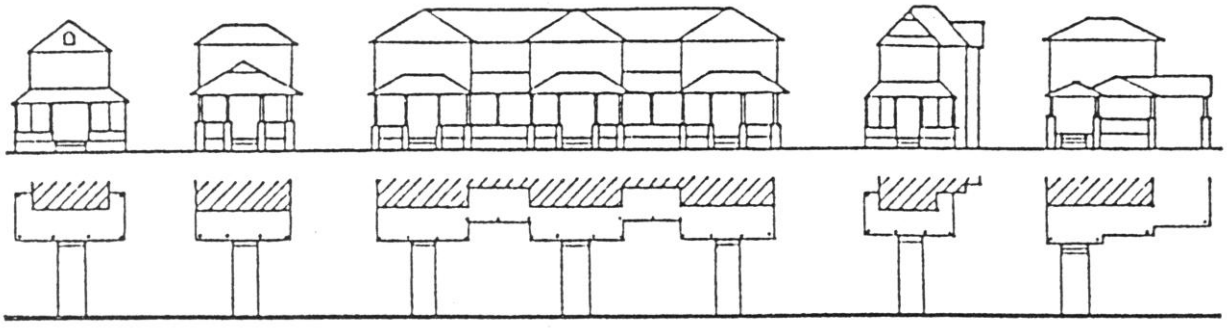
Place the primary facade of a new building out of alignment with the existing buildings on adjacent sites.

Add a building to a site that does not maintain or suggest the spacing of buildings on adjacent sites.

ALIGNMENT, RHYTHM AND SPACING



Inappropriate: Massive building is sited out of alignment with other buildings on the street.



Appropriate: Building is shaped and sited to reflect street's alignment and rhythm.

Maintaining Materials within the District

The prevalent styles found within the district utilize various common building materials of the Tampa Bay area. Wood siding and brick flourish as the dominant wall materials with stone, rusticated masonry (a concrete product cast to look like cut stone) and stucco used primarily for ornamentation. Rusticated masonry or stone was sometimes used as wall material. Stucco is found primarily in Mediterranean Revival style buildings.

It is important to utilize building materials that are commonly found within the Historic District. Materials that are not part of the Historic District may detract from the continuity and character of the area.

Wood siding is preferred over aluminum, vinyl, and other synthetic materials. Artificial siding may be considered; however, the specific material and profile must be approved by the A.R.C. Imitation brick or imitation stone is inappropriate and will not be approved by the A.R.C.

A materials source file is kept in the office of the staff of the A.R.C. for use by persons involved in a rehabilitation or new construction project.

It is Permissible to...

Use materials present in the Historic District as exterior wall materials in new construction.

It is Not Permissible to...

Use stucco on buildings where it is incompatible with the building style.

Use prefabricated buildings.

Use metal buildings.

Artificial Siding

Definition: The term “artificial siding” shall be understood to include, but not be limited to, vinyl, aluminum, glass and concrete or wood fiber, imitation brick, stone and masonry. It shall also include materials applied to soffits, fascia, porch ceilings, and other architectural elements.

Historically, wood, masonry, and stucco have been the most prevalent siding materials in the Seminole Heights Historic District. In order to protect the original fabric and historic integrity of the area, the use of artificial sidings in the Historic District is discouraged. In compliance with **The Secretary of Interior’s Standards for Rehabilitation**, repair or replacement with duplicate materials, is the preferred rehabilitation method. The use of artificial siding should only be considered after all other appropriate alternatives have been examined.



ARTIFICIAL SIDING

It is Permissible to…

Maintain and repair original siding materials.

Replace damaged or deteriorated artificial materials on buildings currently using such materials.

In some circumstances, to be determined by the A.R.C., it may be considered Appropriate to…

Use artificial siding materials on new construction.

Use artificial siding materials on non-contributing structures.

Use artificial siding on additions or renovations to structures already clad in such materials.

It is Not Permissible to…

Use artificial siding materials on contributing buildings.

Before the A.R.C. will review an application for installation of artificial siding on a contributing building, the following criteria must be met and should be reflected in the application materials:

1. Any existing deterioration shall be identified, repaired and its causes covered.

2. Proposed siding must simulate the original material, taking into account the size and dimension, surface texture, shape or profile, and linear direction.

3. Detail and trim elements (i.e. window casings, sills, fascias, soffits, brackets, corner boards) are not to be removed, altered or covered to facilitate the installation of the new siding or trim cladding without approval by the A.R.C. If the removal of details is necessary for proper installation, they shall be replaced as close to their original

configuration as possible. Deteriorated elements, replaced with either like or artificial materials, should duplicate the appearance of the original details.

4. New siding materials shall be properly ventilated and flashed to prevent interior moisture accumulation. Any insulation or other material used in conjunction with siding materials shall be penetrable to water vapor.

The A.R.C. will review all applications for the use of artificial sidings. Each case will be decided on its own merit, and a decision shall not be rendered based on precedent or interpreted as precedent setting.

In the case that an individual asks for special consideration in his/her application for artificial siding due to economic constraints, the individual shall provide the information to support the request.

Trim and Detail: Link Between Old and New

The exterior details and forms of new construction should provide a visual link between the old and new buildings. New buildings should not copy a style or period of architecture found along the block within the district. New construction in the Historic District should be compatible but should not copy historic detail. Using similar forms such as those found in windows, doors, parapets, rooflines, and other façade elements can establish continuity and compatibility within the block and the Historic District as a whole.

Detail and trim should be used to accomplish purposes similar to those used historically, for functional as well as decorative purposes, such as to express a change of plane, to finish what would otherwise be a ragged or rough edge, to act as a transition between different materials or even the simple function of shedding water. Copying historical detail and trim is not necessary and generally should be avoided.

Detail should be functional with a high level of craftsmanship, rather than applied decoration.

It is Permissible to...

Design a new building using similar forms to those present in the Historic District.

Use details that are functional and contain a high level of craftsmanship.

It is Not Permissible to...

Apply incompatible decoration or detail from the past on a new building.

Facade Proportions / Window Patterns

The front facades of buildings within the Historic District may vary in style and detail; however, certain proportional relationships exist among buildings in the immediate setting. It is important to maintain the relationship between the width and height of the front elevation of buildings on the block. Also, the proportion of openings within the street side facade, or more specifically, the relationship of width to height of windows and doors and their placement along the facade should reflect the same relationship within existing facades along the street, or visible from the street.

Walking or driving down a street in Seminole Heights, one notices a pattern of window and door openings on each of the houses along the block. This rhythm of solids to voids, walls to windows, and alteration of strong and less dominant elements should be reflected in the facades of a new building.

Windows are an important design element as they help to establish the scale and character of the building. Windows and window patterns in new construction should be of similar proportion and size to the windows of the other buildings on that block.

Most of the original doors in the Seminole Heights Historic District are divided into wood panels and glass. Many doors also have glass side lights and transoms. New doors should reflect these patterns. New doors should capture the basic character of doors on historic buildings without copying them.

Screen doors, although popular, seldom blend with either the inner door or with the building. Further, most stock screen doors have incompatible embellishments. If screen doors are used, they should be of simple design and blend in with the design of the inner door and the house. Use wooden screen doors and not shiny aluminum or metal louvered doors.

It is Permissible to...

Maintain similar proportions of width to height on the facade of a new building to facades of buildings on adjacent sites.

Provide windows of overall proportions similar to the windows used on buildings on adjacent sites.

Provide doors of overall proportions similar to those used on buildings on adjacent sites.

Provide a pattern of windows and doors on a new building facade that recalls similar patterns on facades of other buildings in the Seminole Heights Historic District.

It is Not Permissible to...

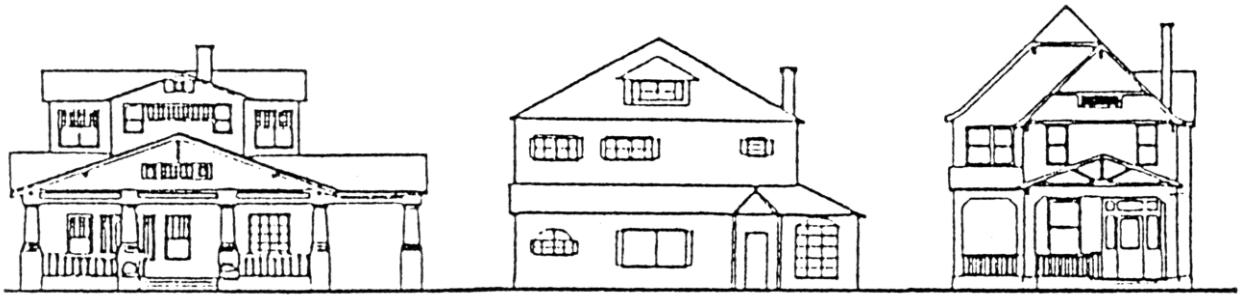
Erect a new building that does not maintain the proportions or pattern of windows similar to those in the district.

Provide windows of overall proportions that are greatly different from windows on buildings on adjacent sites.

Use window and door types incompatible with the character of the district.

Install single-pane picture windows where they previously did not exist.

FAÇADE PROPORTIONS AND WINDOW PATTERNS



Inappropriate: Doors and windows are spaced awkwardly, and window style is out of character with neighborhood.



Appropriate: Fenestration follows rhythm set by adjacent buildings; windows are patterned after existing styles.

Entrances and Porch Projections

Moving past a sequence of buildings in the Historic District, one experiences a rhythm of entrances and porch projections. The main entrance of the buildings in almost all cases is parallel to the street. New buildings should have comparable elements, such as porch projections, to establish visual continuity and create a pleasant transition between building and sidewalk. These porches also divide the length of the street in a pleasing pattern and relieve an otherwise flatter appearance of the buildings.

Entrances into buildings in the Historic District are usually raised above ground level a few steps. New buildings should reflect the pattern of raising the first few steps above street level to continue this pattern of construction in Seminole Heights.

The design of porches in new construction within the district should capture the character of the porches on historic buildings within the district without imitating them. Ornamentations and details of new porches and entrances should be compatible with detail on historic structures without copying them.

It is Permissible to...

Place the main entrance to a building parallel to the primary street.

Raise the entrance and first floor a few steps above street level in keeping with the building's context.

Design an entrance that uses elements of a porch to create a transition from outside to inside for specific styles.

Design a porch or entrance with modern detail that reminds one of detail present on other porches in the Historic District.

It is Not Permissible to...

Place the main entrance on the side or rear of a building.

Design an entrance that is simply a door and creates no transition from outside to inside.

Roof Forms and Materials

In new construction, it is important to use similar roof and parapet forms drawn from historic structures in the district.

Often, the architectural character of an older building is expressed in its roof form and roofing material. Most of the roofs in Seminole Heights are either gabled or hipped, some with combinations of both. The roofs project beyond the building walls to protect the window and door openings and to provide shade. These eaves are sometimes enclosed with wood soffits (the underside of a roof overhang) that are vented. (Enclosed metal soffits are inappropriate.) Wood fascia boards (a horizontal board between the edge of the roof and the soffit) are also quite common among the various architectural styles. Each of these elements is important in defining the character of the house and its surroundings.

The materials used for the roofs of buildings throughout the district vary. Clay tile and flat parapet roofs are common in the Mediterranean Revival style. Other styles incorporate clay tile, metal, slate or composition materials such as asphalt or asbestos shingles. The design of

roofs for new buildings should relate to the size, slope, color and texture of other roofs on the block.

It is Permissible to...

Add a new building with a roof that relates to the overall size, shape, slope, color and texture of roofs on adjacent sites or in other areas of the Historic District.

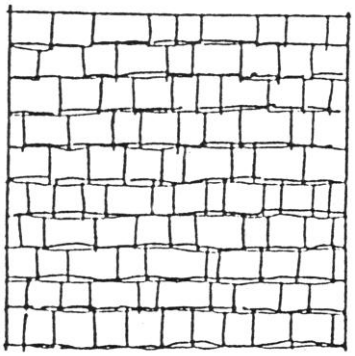
Use materials on a new roof that are similar to materials found on roofs in the Historic District.

It is Not Permissible to...

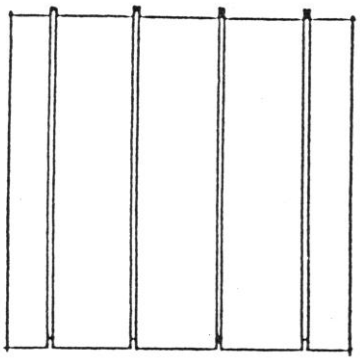
Use a roof of a size, shape, or slope not present in the Historic District.

Use a roof material that is not in use in the Historic District.

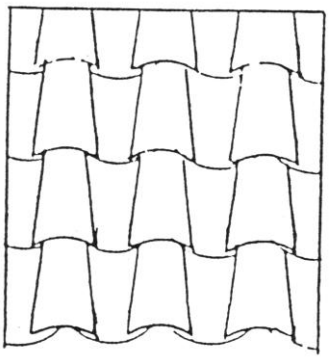
APPROPRIATE ROOFING MATERIALS



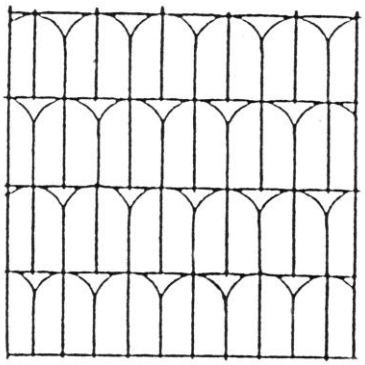
Sawn Wood Shingles



5 V-Crimp Sheet Metal



Clay Tile



Patterned interlocking sheet metal

Maintaining Quality within the District

Construction in Seminole Heights through the 1930s contained a high degree of quality. This quality can be seen in the materials that were used. The detailing and execution of these materials also shows a pride of workmanship. The quality that was present during the early development of Seminole Heights is one element that has given the Historic District its character. In new construction, the quality of materials, design, detailing, and execution should be present to ensure the continued positive character of the Historic District. Modest buildings constructed on relatively low budgets can show quality of design and detail with careful material selection and construction.

Suggested Treatment

Use a design that is planned for the specific site.

Use quality materials that approach the level of quality present on older buildings in Seminole Heights.

Utilize construction methods and techniques that allow quality design and detailing to be realized.

Consult an architect with preservation experience to assist in a project. Do not use universal or stock design solutions designed to “fit any site”.

Paint and Stain Colors

In selecting paint and stain colors within the Historic District, it is important to consider how the color selected will blend with other buildings on the street. Generally, the number of colors for the exterior should be limited in keeping with other buildings within the Historic District. Light colors visually reduce the massiveness of a wall and absorb less heat.

Historic precedent shows that a wide range of colors were used in Seminole Heights. Light chalky tones, deep rich tones, and pastels all have their place in Seminole Heights’ development. Successful color combinations unify a building, while inappropriately chosen colors may emphasize unimportant details or draw attention away from more important elements of a building.

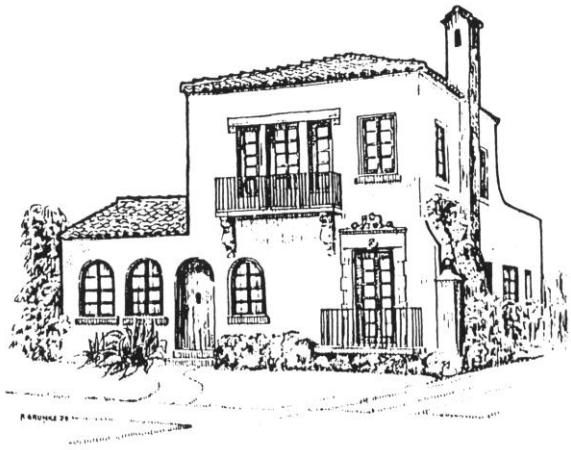
Wood surfaces should be stained or painted and not left untreated.

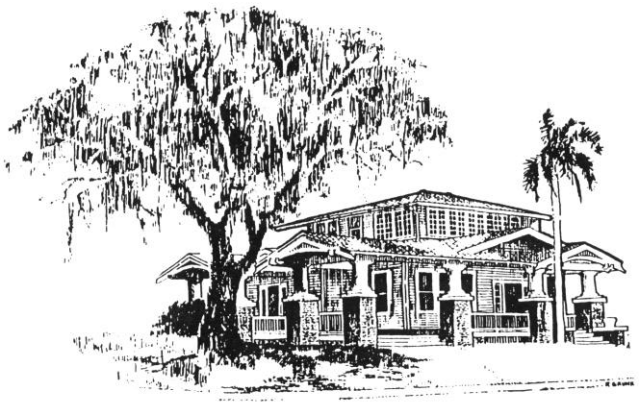
Suggested Treatment

Use color to accent important detail.

Avoid allowing wood to weather.

SIGNS





Signs

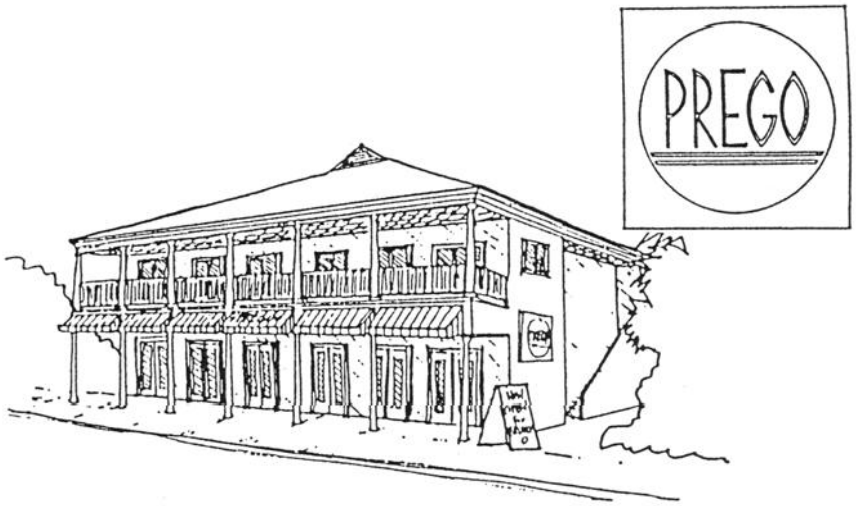
These guidelines for sign design and placement are specifically for those properties within the Historic District that are commercially zoned, zoned for multi-family buildings, or used for other non-residential purposes.

Signs within the district must be approved by the A.R.C. and comply with the Tampa City Code of Ordinances, which establishes maximum parameters for signs. These design guidelines will further refine the sign regulations to meet the specific character of the Seminole Heights Historic District.

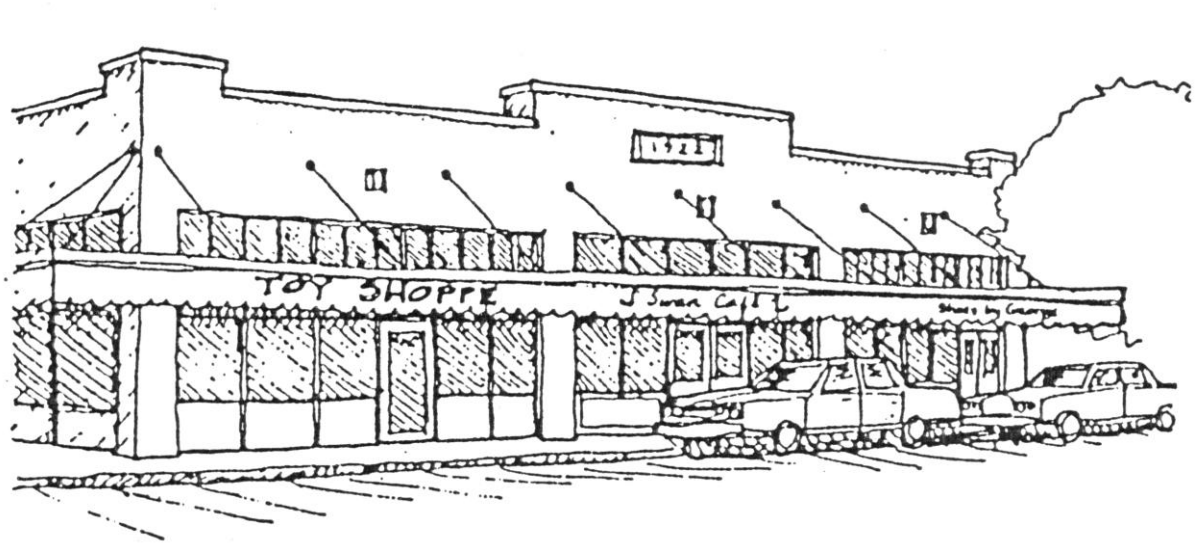
It is not Permissible to…

Place commercial signs facing residential areas.

Wall signs are encouraged to be adjacent to businesses with the Historic District and shall be in keeping with the style of the building. The location of wall signs shall be limited by the sign code; size shall not exceed one-quarter square foot per linear foot of building frontage, up to a maximum of twenty-feet square feet. Individual letters shall not exceed ten inches in height, with width in proportion to height. This guideline is not intended, however, to inhibit the design of unusual signs that may nevertheless maintain the character of the building.



This building uses a mix of wall, canopy, and temporary signs.



Shops sharing a canopy may use a different sign style for each shop.

District Standards

The intent of these guidelines for signs within the district is to prevent visual disruption of the character of the district.

The underlying standard for sign design within the Historic District is to design and locate the sign so that it relates to, rather than obscures or disrupts, the elements of the historic building or property on which it is attached.

The sign should not hide architectural detail or features of a building. It should not visually clutter or interfere with views of the building.

Since architectural styles within the Historic District vary, sign styles that reflect the architectural period of the building or its identity are encouraged.

The size of signs shall be in proportion with the size of the building. For wall mounted signs, one-quarter square foot of sign for each linear foot of primary street building frontage, not to exceed twenty-five square feet, is the recommended maximum.

The City of Tampa Code specifically prohibits certain types of signs such as off-site signs, signs that project over the right-of-way, and what are commonly known as billboards within the Seminole Heights Historic District.

Lighted signs. Appropriately designed, lighted signs are acceptable for use within the Seminole Heights Historic District. Signs lighted from a concealed exterior source are encouraged. Neon signs are acceptable for wall signs. Ground signs may also be neon.

Ground signs and pylon signs are permitted within the district to identify a building and its parking area. Their preferred location is near the entrance to the parking area. Twenty-five

square feet is the recommended maximum; however, smaller signs are recommended on most residentially scaled buildings. For internally lighted signs and neon signs twelve square feet is the recommended maximum.

Wall signs are encouraged adjacent to businesses within the Historic District and shall be in keeping with the style of the building. The location of wall signs shall be limited by the sign code; size shall not exceed one-quarter square foot per linear foot of building frontage, up to a maximum of twenty-five square feet. This guideline is not intended, however, to inhibit the design of unusual signs that may nevertheless maintain the character of the building.

Window signs that are painted on, attached to, or visible through a window should cover no more than twenty-five percent of each glass panel and be limited to one per business. A business may have more than one window sign as long as the signs cover, in aggregate, no more than twenty-five percent of the total storefront glass surface of the business.

Sign heights are limited by the sign code; however, in the district, on commercially zoned properties, the maximum recommended height on the building is below the second-floor eave height, or in single story buildings, below the roof overhang. The maximum height of ground signs or pylon signs shall be eighteen feet and shall maintain a minimum of eight feet between grade and the bottom of the sign face.

Projecting signs are appropriate within the district and shall be limited to one per business. There must be at least seventy-five feet between projecting signs where there are adjacent businesses so that they do not appear cluttered. Projecting signs can only project eighteen inches into the right-of-way. Signs that project more than eighteen inches into the right-of-way must receive a variance from the Architectural Review Commission and an Authorization for Encroachment from City Council.

Shingle signs or canopy signs are encouraged for commercial businesses in residentially scaled areas and shall not exceed six square feet per occupancy.

Signs in residentially zoned areas are limited to four square feet and shall be non-illuminated.

The Architectural Review Commission will grant Certificates of Appropriateness for signs that are appropriate to the character and scale of Seminole Heights. Signs that are used elsewhere in the City may not be satisfactory for use within the Historic District. The A.R.C. will have the power to require redesign before a Certificate of Appropriateness is granted. For these reasons, it is suggested that applicants discuss plans for new signs with the staff of the A.R.C. before they are designed or constructed.

A Certificate of Appropriateness must be applied for from the A.R.C. for any new design on any site in the Historic District. A Certificate of Appropriateness may be issued by the Administrator of the A.R.C. after staff review of the item.

It is Permissible to...

Use signs that follow the parameters set forth in this section and relate to the scale and character of the Seminole Heights Historic District.

It is Not Permissible to...

Design or use signs that violate the parameters set forth in this section.

Use signs that are obtrusive and detract from the scale and character of the Seminole Heights Historic District.

SIGNS

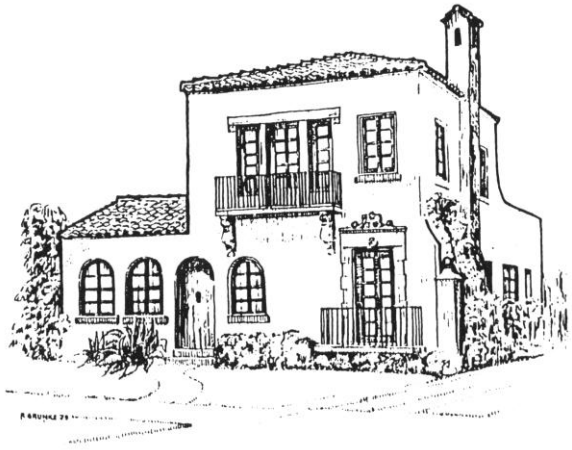


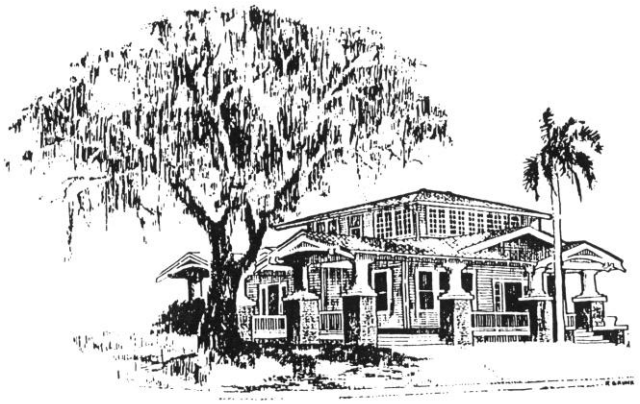
Inappropriate: Wall sign is too large and obscures architectural detail.



Appropriate: Ground sign adds to rather than detracts from building.

Landscape and Site Elements





Landscape and Site Elements

These guidelines for the Seminole Heights Historic District are intended to supplement the existing City of Tampa codes that regulate site clearing, tree removal and landscaping.

It is important to maintain existing grand trees and landscaping in a rehabilitation or new construction within the Historic District. The City of Tampa Code of Ordinances should be referred to for these requirements.

Landscaping within the Seminole Heights Historic District provides visual continuity throughout the neighborhood. Large trees line many of the streets, creating canopies. Planting strips divide most sidewalks from the curbs, contributing to this almost uninterrupted greenery. It is important to maintain these planting strips. They can be planted with grass or other plant ground cover. Planting along the sidewalks should not visually obstruct or interrupt pedestrian movement along these walkways.

Front yards should not be fully paved either to accommodate increased parking or to eliminate lawn maintenance. This includes using materials such as turf-blocks, gravel and mulch when the intent is a total substitute for lawns.

Most commonly, plants are utilized for their aesthetic qualities, but they also serve useful purposes such as shading and climate control, privacy, erosion control and wind resistance. Landscaping and site details within the Historic District must conform to the requirements of the City of Tampa Code of Ordinances governing trees, tree removal, site clearing, and landscaping. These ordinances also provide lists of appropriate trees and landscaping for various uses. Planting varies within the district; however, plant materials should be chosen to be similar to those used along the streetscape, and within the district. Landscape elements are important to the overall character of Seminole Heights and should be considered as a part of any site rehabilitation or new construction.

Where vacant sites occur within the district, visual continuity should be maintained by means of a continuous hedge, fence or retaining wall, similar to that used on adjacent or nearby occupied sites. These open lots can be “softened” by this treatment of the sidewalk edge.

Landscaping will be reviewed by the A.R.C. as part of new construction and parking.

The A.R.C. reviews requests for the removal of grand trees within the Historic District.

The A.R.C. suggests the following for general landscaping and site elements.

Suggested Treatments

Design landscape elements to be a continuation of landscape elements on adjacent sites.

Continue the planting strip of trees at the street edge.

Use landscape elements to buffer parking and service areas of the building.

Use landscaping elements that accent the scale, proportion and massing of a building.

Place landscape elements to enhance and continue the pedestrian scale that is present along the streets in the Seminole Heights Historic District.

Retaining Walls

Walls that retain the earth between differing grade elevations are prevalent in the Historic District, especially along the sidewalks. Brick, stone and rusticated masonry (a cast concrete product formed to look like rough cut stone) walls with concrete coping (a top course of a wall used to finish at the top) are the most common.

These walls vary in height along the streets due to changes in grade and aesthetic considerations. It is important to maintain the height and consistency of these walls along the street.

A Certificate of Appropriateness is required for these modifications. The A.R.C. will review changes to existing walls and the construction of new walls.

It is Permissible to…

Maintain and repair existing retaining walls in areas where they are present.

Design compatible retaining walls for new construction when they are present on adjacent sites.



RETAINING WALL

Urns and Planters

Many of the original urns and planters are still intact on porches and balconies and in street side yards throughout the district. These planters are desirable because they enhance the architecture and provide historic character to the buildings.

It is important to retain original planters and urns wherever possible.

The introduction of rough-sawn planters or stained or unfinished wood planters is not appropriate for use on sites where contributing structures are present.

Suggested Treatments

Maintain and repair existing urns and planters.

Use contemporary urns and planters that capture the character of Seminole Heights without being overly decorative.

Avoid urns and planters that are not characteristic of the area, for example, rough-sawn wood or wrought iron.



URNS AND PLANTERS

Parking

Parking requirements for properties within the Historic District are set forth in the City of Tampa Zoning Code. Additionally, standards for screening for these parking lots and parking spaces are provided in Chapter 13 of the City of Tampa Landscape Code.

These guidelines are intended to strengthen the district in retaining its visual character and appeal through careful screening of parking by the buildings themselves, and by landscaping, fencing and walls.

Because of the negative visual impact of vehicles and machinery adjacent to historic fabric, every attempt should be made to observe parking from the view of pedestrians by careful placement of the buildings on the site, landscaping, fencing, walls, and general arrangement of the site. Parking design that surrounds a building within the Historic District is not permitted as it destroys the view of the building and inhibits pedestrian access.

A building with residential character should maintain planting in front of the building on the primary street; parking should be limited in front of buildings of residential character.

These standards go beyond the standards of other areas of the City of Tampa to assure the protection of the character of the Seminole Heights Historic District.

A Certificate of Appropriateness must be applied for from the A.R.C. for any new parking within the Historic District. A Certificate of Appropriateness may be issued by the Administrator of the A.R.C. after staff review of the item.

It is Permissible to...

Provide parking to meet the City of Tampa Code of Ordinances that does not distract from the visual character of the Seminole Heights Historic District.

Screen parking from the street with landscaping, fencing, walls or buildings.

Design all parking to maintain the character of adjacent front yards.

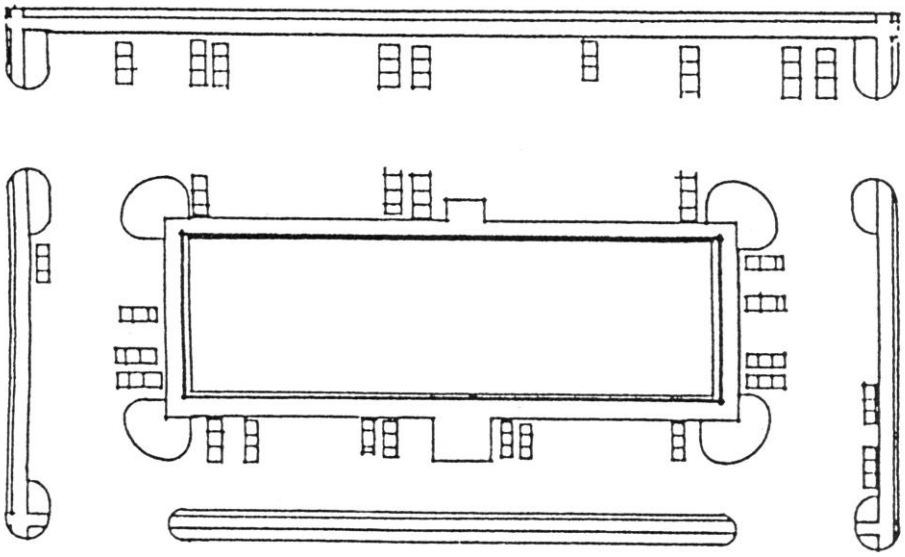
It is Not Permissible to...

Place parking completely around a building.

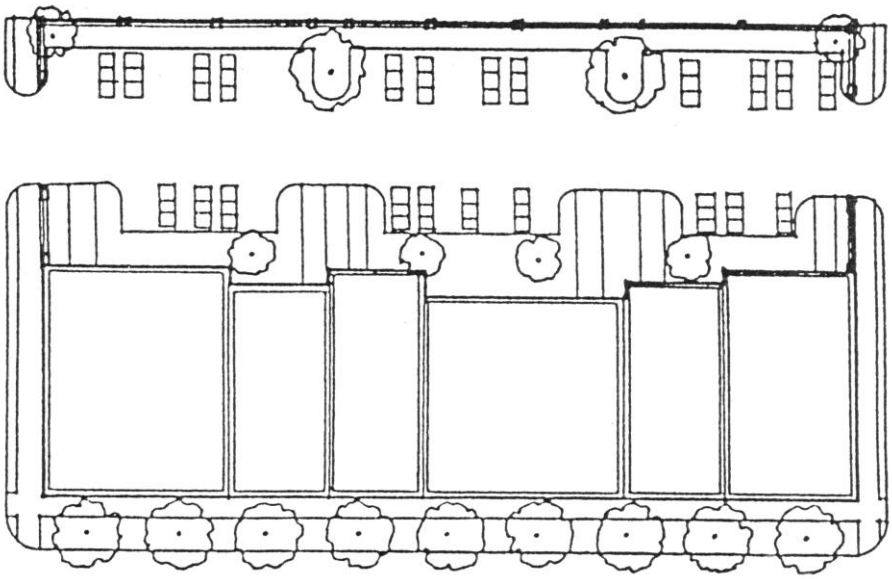
Place parking in front of a building without screening it from public view.

Place parking in front yards in a residential area.

COMMERCIAL PARKING ARRANGEMENTS



Inappropriate: Unscreened parking surrounds building.



Appropriate: Landscaping and walls obscure parking from pedestrian view.

Pavement, Driveways, and Curbs

Within the historic district, concrete paving is the prevalent material for driveways, sidewalks, and interior lot drives visible from the street. This concrete is "scored" as shown in the sketch. It also is poured in place with control-joints and expansion joints to allow the concrete to move with changes in temperature. It is important to maintain the original sidewalks wherever possible. Where new driveways are proposed, or where paving is to be distributed, the replacement driveway or paving should match the design of the original. Walkway width should remain constant along the entire street.

Driveways may be modified where necessary but must meet the City of Tampa transportation technical requirements for size and location. Concrete aprons and concrete ribbon drives are appropriate for use within the district and are preferred.

Other forms of paving such as brick pavers and hexagonal pavers and quarry tile may be used within the interior of lots as access to buildings. Do not use pebble surface materials or asphalt where it is visible from the street. Do not pave front yards with concrete or asphalt in the Historic District. This includes using paving materials such as turf-blocks, gravel, and mulch when the intent is a total substitute for lawns.

Curbs (granite or concrete) and other paving within the right-of-way are maintained by the City of Tampa. The City of Tampa Mobility Department should be notified if these are to be altered or repaired. Where granite curbs exist, they must be maintained.





Ribbon driveways, scored concrete, and sidewalk stamps are typical of the area.

Drives and Walkways

A modification, replacement or addition of a driveway or pavement will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to…

Maintain the original sidewalks, driveways and curbs where possible.

Develop new sidewalks, site paving, and driveways to be similar in material and appearance to original sidewalks, site paving, and driveways in Seminole Heights.

It is Not Permissible to...

Use asphalt or concrete paving as a substitute for lawns and planting.

Use uncharacteristic paving materials such as pebble surface material or asphalt where it will be visible from the street.





DRIVEWAYS

Fences and Walls

Historic photographs of the district show woven wire and low one or two rail wood fences. The dominate fence type today is unpainted wood boards. These fences are most commonly placed around the perimeter of rear yards.

It is important to maintain original walls where they exist. Where new fences are introduced, do not use materials that are incompatible with the style, texture, or exterior materials of the buildings on the site. Chain link fences are inappropriate within the district.

Newly developed fence material such as vinyl and plastic may be acceptable depending on treatment and location. Requests to use these materials will be determined on a case-by-case basis.

Within commercial zones of the historic district, alternative fence materials may be acceptable providing that these types of fences cannot be seen from the public right-of-way, such as along rear lot lines and dedicated alleys. Again, advice from the staff of the A.R.C. should be sought when an exception to these guidelines is contemplated.

A modification, replacement or addition of a fence or wall will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repair or appropriate replacements, the Administrator may issue the work other than minor modifications, repairs or appropriate replacements the A.R.C. meeting for a decision on the Certificate of Appropriateness.

Fence heights should conform to City of Tampa Codes. Fences or walls along the primary facade should fall behind the building setback line. Some fence designs suitable for use within the district are available from the A.R.C.

It is Permissible to...

Maintain existing original fences and walls.

Design new fences and wails that will be compatible with walls in the Seminole Heights Historic District in scale, height, material, color, and texture.

Design new fences and walls that will be compatible with the style or period of building to which they are being added.

Paint or stain wood fences to increase their longevity and improve their compatibility to the historic building stock.

It is Not Permissible to...

Remove existing original fences or walls that are in good condition.

Use fence materials and designs that are uncharacteristic of the historic district, for example, chain-link, vinyl, chicken wire, stockade, split rain fences, etc., that are visible from the street.

Design new fences or walls that are incompatible with the scale and height of other fences and walls in the historic district.

Place a fence in or around the front yard.

To have permanently grounded structures that are visible from the street to show above the height of the fence /wall.

Street Lights

No original street lights are known to exist in the Seminole Heights Historic District. While period street lights might be appropriate, their installation should be approached with caution.

A Certificate of Appropriateness must be applied for from the A.R.C. for any additions, modifications, or removal of street lighting. A Certificate of Appropriateness may be issued by the Administrator of the A.R.C. after staff review of the item.

It is Permissible to…

Add street lights of similar scale, proportion, and design for use in the Historic District.

It is Not Permissible to…

Add standard pole-mounted street lighting.

Add street lights that are overly decorative and are not in keeping with the character of Seminole Heights.

Brick and Paver Streets

Brick and paver streets are important to the character of the Seminole Heights Historic District. They should be retained and maintained. Where such materials have been removed, they should be replaced when possible.

It is Permissible to…

Maintain brick and paver streets.

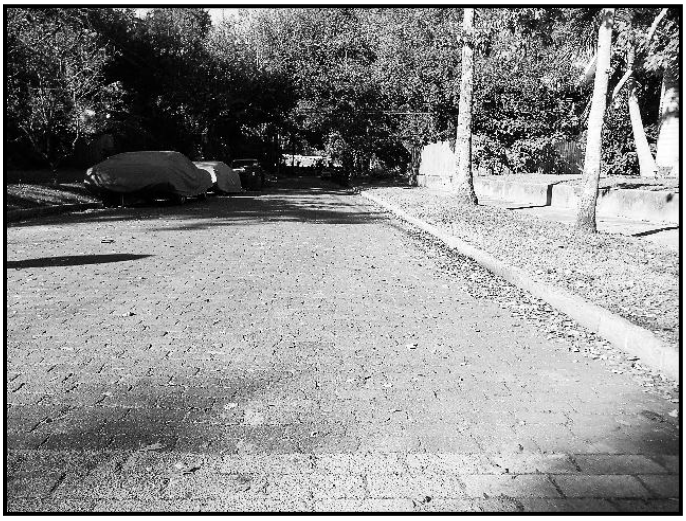
Return such streets to original condition following repair.

It is Not Permissible to…

Remove or cover brick or paver streets.

Repair brick or paver streets with different materials.

Remove granite curbs.



BRICK STREET

Utilities

All modern utilities, such as phone and power lines and poles, cable boxes, relay boxes, lift stations, etc., should be placed so as not to interfere with the historical character of the District.

It is Permissible to…

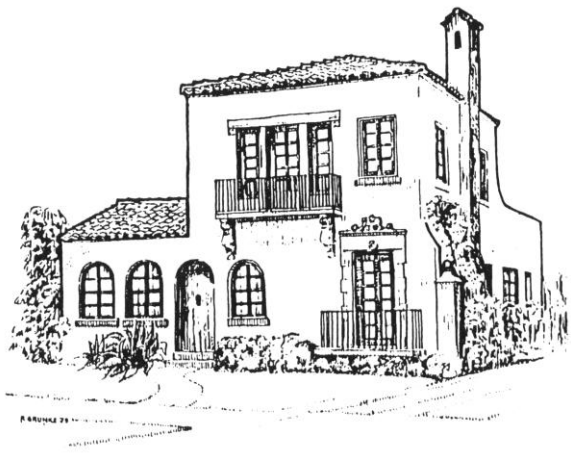
Place modern utilities to they cannot be seen from the street.

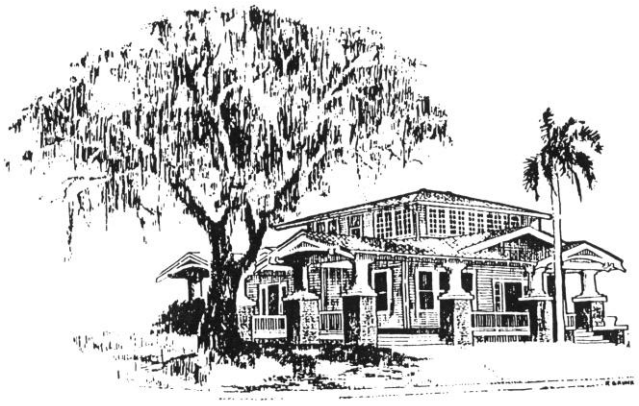
Screen modern utility installations in an appropriate manner so they do not detract from the character of the district.

It is Not Permissible to…

Disrupt the historical character of the district with modern utilities.

DEMOLITION





Demolition

The proposed demolition of contributing structures within the district is a serious issue that must be reviewed by the Architectural Review Commission. A demolished contributing structure is irreplaceable, and the demolition may have long term detrimental effects within the neighborhood.

It is possible that demolition of a contributing structure can be avoided, and the development potential still be realized. Under a planned development zoning designation (PD), it is possible for the combination of a new building and an existing building to obtain density and floor-area-ratio bonuses. A PD zoning request must be approved by the City Council. If a PD zoning is granted, the compatible design will still be reviewed by the A.R.C. to ensure that the design guidelines have been followed.

In some instances, as a last resort, a contributing structure can be moved to another location. This alternative, however, would need to be evaluated since relocation may take away from the integrity of the building and its site.

When a demolition is proposed, it is advisable that the Administrator of the A.R.C. be contacted for a pre-submittal conference. All applications for contributing structures shall adhere to the criteria established in the Tampa Zoning Code of Ordinances.

In reviewing applications for demolition, the A.R.C. shall also consider the following information, to be provided by the applicant.

1. Estimate of the cost of the proposed demolition or removal and an estimate of any additional costs that would be incurred to comply with recommendations of the A.R.C. for changes necessary for the issuance of a Certificate of Appropriateness.

2. A report from a licensed engineer or architect with experience in rehabilitation as to structural soundness and suitability for rehabilitation.

3. Certified estimated market value of the property both in its current condition, and after completion of the proposed demolition or removal.

4. An estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

5. Amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

6. If the property is income-producing, the annual gross income from the property for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.

8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.

9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.

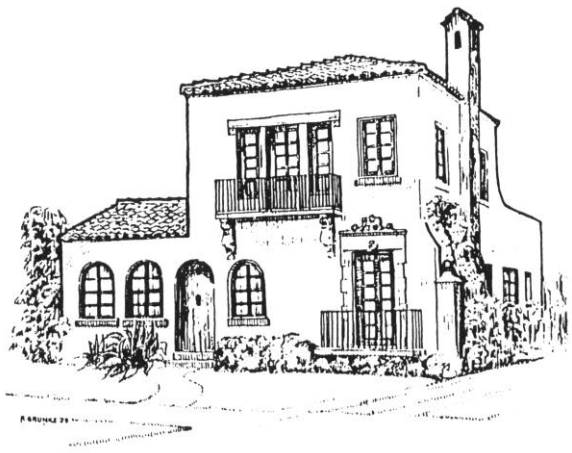
10. Assessed value of the property according to the two most recent assessments.

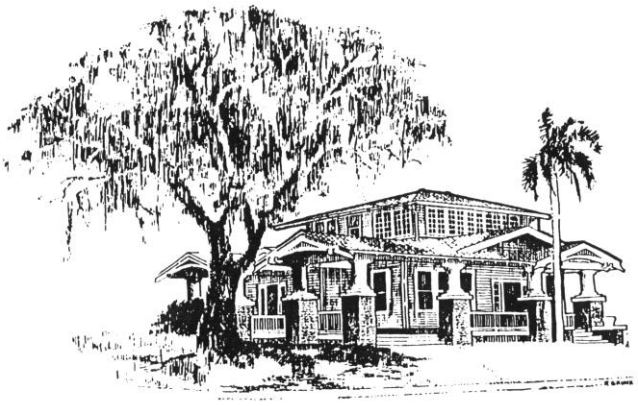
11. Real estate taxes for the previous two years.

12. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other method.

13. Any other information, including the income tax bracket of the owner, applicant, or principal investors in the property considered necessary by the A.R.C. to make a determination as to whether the property does yield or may yield a reasonable return to the owners.

RELOCATED BUILDINGS





Relocated Buildings

The standards for New Construction and Rehabilitation of Existing Buildings discussed in these guidelines also apply to buildings moved to a new location. These standards apply to both buildings moving from one site to another within the Historic District and to buildings moving into the district from a site outside its boundaries. Also, they apply to moving a building out of the district. Elements such as height and width of the moved building must be consistent with the height and width of adjacent buildings. Setbacks, alignment and spacing similar to adjacent buildings will allow the relocated structure to blend in with its new surroundings. In addition to attention to proper site orientation and facade proportions, and similarity of forms, proper building materials and details will assure visual continuity along the block and within the neighborhood as a whole.

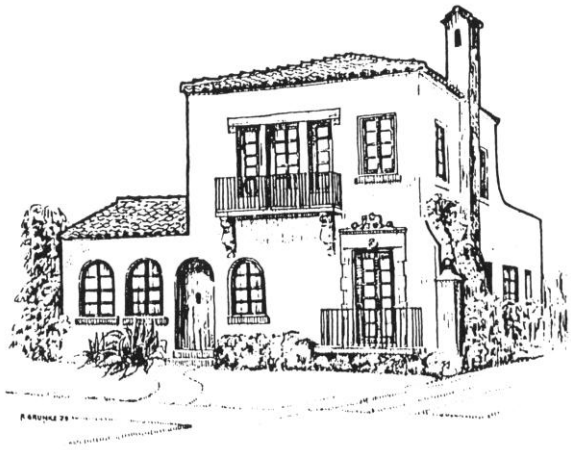
In evaluating a relocation application:

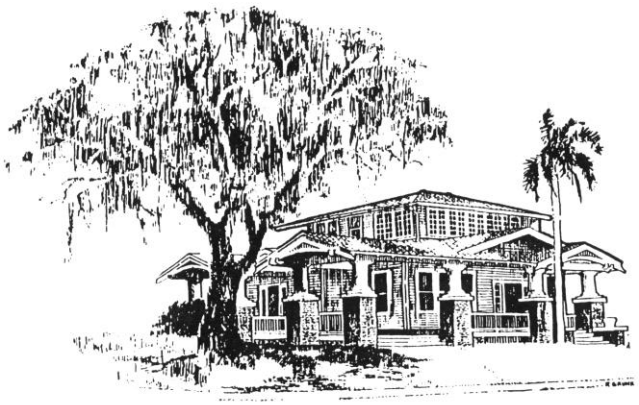
The A.R.C. shall consider the contribution the building or structure makes to its present setting, whether there are definite plans for the site to be vacated, whether the building or structure can be moved without significant damage, or its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.



RELOCATED STRUCTURE

VACANT SITES:
MINIMUM STANDARDS





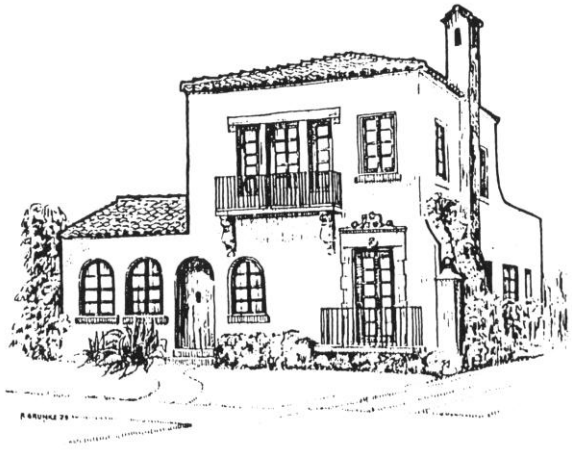
Vacant Sites: Minimum Standards

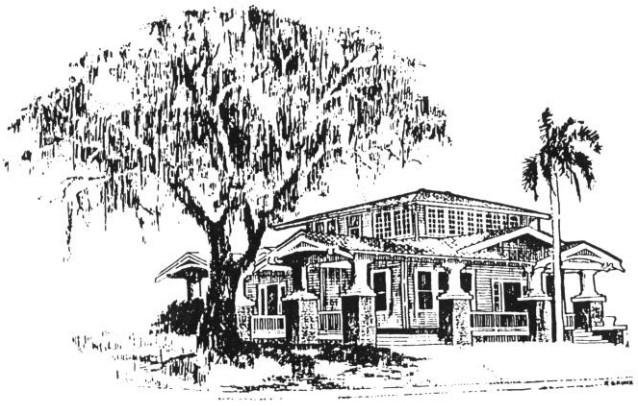
On vacant sites the A.R.C. will encourage ground cover to be planted to cover the entire site. It should be properly irrigated in order that it may endure. Regular site maintenance must be sustained to ensure an appropriate condition of the site until its new use is instituted. This includes lawn mowing and removal and replacement of dead plant materials.

After a demolition has taken place or a building is removed from a site within the Historic District, debris and all material should be quickly and thoroughly removed. All plumbing, gas, and electrical lines must be disconnected and capped in a safe and thorough manner, acceptable to the City of Tampa and the utility companies, and the site must be planted with ground cover and maintained.

These standards apply to newly vacated sites as well as unoccupied sites within the Historic District and are in addition to the minimum standards outlined in City of Tampa Code of Ordinances.

GLOSSARY





Glossary

A

ARCADE: A series of arches supported by columns or piers; a building or part of a building with a series of arches; a roofed passageway.

ARCH: A structural member shaped in the arc of a curve.

ARCHITRAVE: The lower part of a classical entablature, resting directly on the .capital of a column; the molding around a window or door.

ASPHALT: A brownish-black solid or semisolid mixture of bitumen used in paving, roofing and waterproofing.

B

BALCONY: A platform extending from the façade of a building and surrounded by railing.

BALLOON FRAMING: A type of light-weight construction consisting of two-inch boards of varying widths held together by nails and sometimes extending through two stories.

BALUSTER: A vertical, often vase-shaped, support for a rail.

BALUSTRADE: A series of balusters with a top and bottom rail.

BARREL TILE: A semi-cylindrical tile used for roofing.

BAS RELIEF: Sculptured figures projecting from a wall.

BAY: One unit of a building that consists of a series of similar units; commonly the number of window and door openings per floor or by the number of spaces between columns or piers.

BRACKET: A support element under eaves, shelves, or overhangs, often more decorative than functional.

C

CANOPY: An ornamental roof-like structure, or cloth covering held horizontally over an entrance.
CANTILEVER: A projecting beam or part of a structure supported only at one end.

CAPITAL: The decorated top of a column or pilaster that supports the entablature.

CASEMENT WINDOW: A window with the sash hung vertically and opened inward or outward.

CAST IRON: Iron shaped in a mold. It is brittle, hard and not weldable.

CINDER BLOCK: A hollow, concrete building block made with coal cinders.

COLUMN: A vertical structural member, usually long and slender.

CORNICE: Projecting ornamental molding along the top of a building or wall.

CURTAIN WALL: A non-load bearing wall used for enclosure that is applied to or in front of a structural system.

D

DORMER: A structure projecting from a sloping roof. Usually housing a window or ventilating louvers.

DORMER WINDOW: A window used for lighting the space in a roof in the same plane as the wall (wall dormer) or projecting from the slope of the roof (roof dormer).

DOUBLE-HUNG WINDOW (SASH WINDOW): A window with two sashes, one above the other, arranged to slide vertically past each other.

E

EAVE: The projecting overhang at the lower edge of a roof.

ELL: A wing or addition extended from the back of a house, containing full-sized rooms.

F

FAÇADE: The face, or elevation of a building.

FENESTRATION: The design and placement of windows.

G

GABLE: A triangular wall section at the end of a pitched roof.

GABLED ROOF: A double-pitched roof with pitches at opposite but equal angles meeting at the roofs ridge.

GALLERY: A porch or veranda.

GRILLE: A framework of cast iron, or other material, in the form of bars.

GROUND SIGN: Any sign that is supported by structures or supports in or upon the ground and independent of support from any building.

H

HIPPED ROOF: A roof with four uniformly pitched sides.

J

JALOUSIE: A type of window or door with numerous horizontal slats, usually of glass or wood, operated by a crank mechanism.

K

KIOSK: A small freestanding structure used as an information center.

L

LATH: A narrow, thin strip of wood or metal used as a base for plaster or stucco.

LATTICE: A network of diagonally interlocking lath or other material used as screening.

LIGHT: A window or opening in a wall that admits light; also, a pane of glass.

LINTEL: The horizontal beam over a door or window.

LOUVERED: A door or window with fixed or movable slanted slats.

M

MANSARD ROOF: A roof having two slopes on all four sides, with the lower slope steeper than the upper.

MASONRY: Stonework or brickwork used in wall construction.

MASSING: The combining of several masses to form a building volume.

MOLDED BRICK: Brick shaped in a mold for decoration.

MOLDING: A continuous decorative band that is either carved into or applied to a surface.

MULLION: A vertical member separating windows, doors or panels set in a series.

MUNTINS: The wood or metal strips separating the panes of glass in a window.

P

PALE: A pointed stick or picket used in a fence.

PARAPET: A low, solid protective, wall or railing along the edge of a roof or balcony, usually used to surround a flat or built-up roof.

PEDIMENT: A wide low-pitched gable end of the roof; also, the triangular crowning element used over doors and window.

PILASTER: A shallow pier attached to a wall.

PYLON SIGN: A sign that is supported by structures or supports in or upon the ground. It is independent of support from any building and has a sign face that is constructed from ground level.

R

RAFTER: Part of a wooden roof frame, sloping down from the ridge to the eaves and establishing the pitch.

RIDGE: The highest part of a roof, running from end to end.

S

SASH: A frame in which the panes of glass in a window or door are set.

SETBACK: The distance from the lot line to the building. See the City of Tampa Zoning Code for the required building setbacks for new construction.

SHED ROOF: A single pitched roof over a small room or porch; usually attached to a main structure.

SHUTTER: A hipped cover or screen for a door or window.

SIDELIGHT: A framed area of fixed glass along the side of a door or window opening.

SIDING: Building material used for surfacing a frame building.

SOFFIT: The exposed under face of an overhead component of a building structure.

SPALLING: The flaking of brickwork due to movement of the building structure or other cause.

SPANDREL: The triangular space between the exterior curves of two arches.

SPINDLE: A turned wooden element used in stair railings and porch trim.

STRING COURSE: A narrow continuous ornamental band set in the face of a building as a design element.

STUCCO: A type of plasterwork, coarse or fine, used for surfacing exterior or interior walls.

STOCKADE FENCE: A fence made of upright, tightly spaced wooden slats.

T

TERRA COTTA: A fine-grained, brownish red, fired clay used for roof tiles and decorations.

TRANSOM WINDOW: A small window over a door or another window.

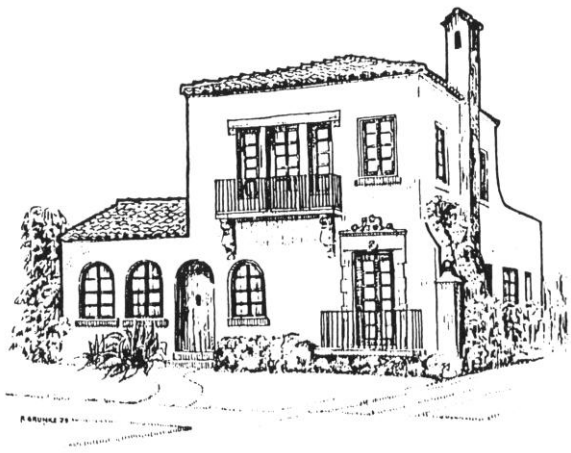
W

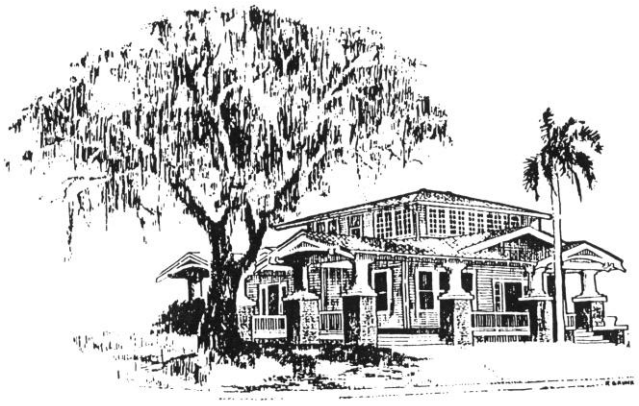
WAINSCOT: The lower part of an interior wall when finished in a material difference from the upper part.

WALL SIGN: A sign that is attached to or erected against the wall of a building with its face in a parallel plane to the plane of the building façade or wall; also includes the painting of a sign on a wall surface.

WINDOW SIGN: A sign that is painted on, attached to, or visible through a window excluding displays of merchandise.

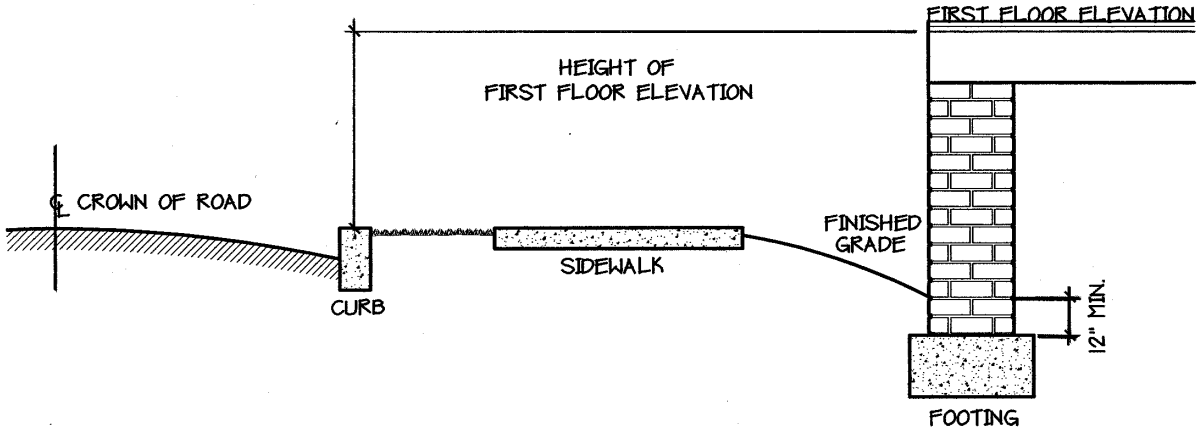
POLICIES



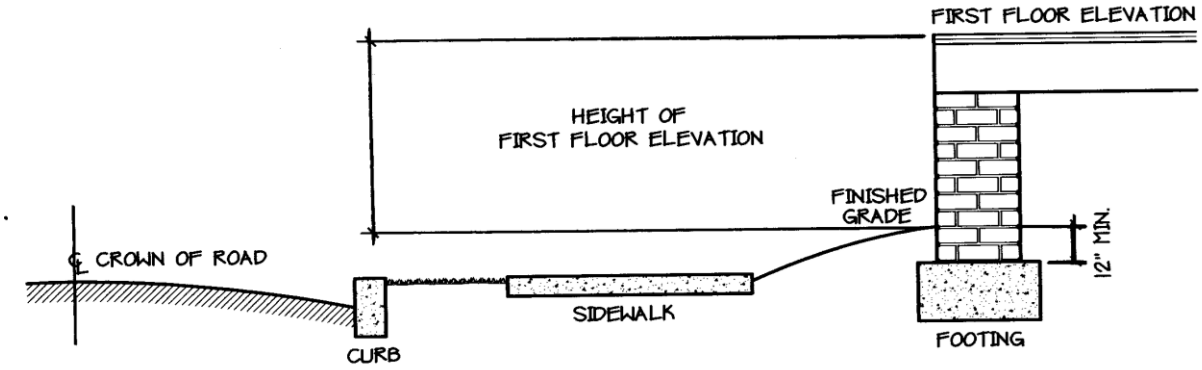


Measurement of Floor Elevation

When the finished grade is below the sidewalk, curb, or crown of paved road, the first-floor elevation shall be measured from the sidewalk, top of curb, or crown of paved road, as determined by the ARC, to the finished first floor elevation.



When the finished grade is above the sidewalk, curb, or crown of paved road, the first-floor elevation should be measured from the finished grade to the finished first floor elevation.



- Actual first level elevation to be determined on a case-by-case basis.
- Elevation to be taken at the front entrance to the building and on a line perpendicular to the street.
- Finished grade is measured a minimum of twelve inches above the top of footing.
- First level elevation shall be clearly shown on site plan and elevation submitted for approval.
- If required by the ARC, the contractor shall demonstrate the final elevations by a certified drawing by registered land surveyor confirming the elevations.

***Policy voted on 4/7/03**