BROOKSVILLE

HISTORIC PRESERVATION

DESIGN GUIDELINES

Prepared for the

Citizens of Brooksville

This document is dedicated to preserving and protecting
Brooksville's rich historical and architectural legacy.

Acknowledgements

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Below: Sketch of the Hernando County Courthouse, 20 N. Main Street, c. 1913.

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INTRODUCTION

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1 INTRODUCTION

1.0 Introduction and Overview

The Brooksville Historic Preservation Design Guidelines were developed to celebrate and protect the city's distinctive architectural heritage and historic character. Serving as a comprehensive educational tool, this document is designed for a diverse audience, including property owners, elected officials, community leaders, and nonprofit organizations. It emphasizes the principles and practices of historic preservation, highlighting their critical role in safeguarding Brooksville's architectural legacy. These guidelines equip stakeholders with the knowledge to make informed decisions about historic buildings, fostering a strong preservation ethic that encourages deep respect and thoughtful stewardship of Brooksville's heritage.

The guidelines underscore the importance of preserving the character and authenticity of Brooksville's historic neighborhoods. They offer detailed guidance on architectural styles and best practices for rehabilitation, ensuring that the city's unique identity is honored and preserved, thereby reinforcing the community's sense of place.

Moreover, the guidelines provide specific design strategies for new construction, ensuring that it complements and harmonizes with Brooksville's existing historic fabric. By

prioritizing the city's architectural legacy in contemporary projects, these guidelines help maintain the integrity of Brooksville's historical context.

Brooksville, while rich in history, is still in the early stages of implementing formal historic preservation standards. Although the City of Brooksville has established a historic preservation ordinance, its approach to preservation is still developing, and differs significantly from communities with more mature preservation frameworks. Therefore, it's essential to recognize that these guidelines are specifically tailored to reflect Brooksville's unique context and are not a generic template borrowed from other communities.

The guidelines presented in this document are not rigid laws, but informed recommendations aimed at enhancing Brooksville's historical and cultural character. As the community grows and changes, these guidelines should be revisited and updated to reflect a deeper understanding of Brooksville's historical and architectural significance, ensuring they remain relevant to the city's continuous development

Additionally, these guidelines are designed to support the City of Brooksville in its efforts to establish and implement formal historic preservation standards.

1.1 Guide to Sections

This document is organized by topic, providing readers with a structured approach to understanding key aspects of Brooksville's history, historic preservation principles, and strategies for integrating modern development within a historic framework. Each topic is designed to educate readers about the city's rich heritage and empower them to make decisions that honor and preserve Brooksville's unique character and architectural legacy.

Historic Brooksville

Section 2.0, Historic Brooksville, explores the critical role of historic preservation in safeguarding Brooksville's heritage. It explores how the city's rich history can be harnessed to strengthen community identity, educate future generations about its traditions and challenges, and drive economic growth through the preservation and revitalization of its historical character. Additionally, this section provides an overview of key historical milestones, offering readers insight into the events and influences that have shaped Brooksville's development.

Materials, Energy, and Sustainability

Section 3.0, Materials, Energy, and Sustainability, explores the properties and advantages of common historic building materials, offering insights into their durability and how they age over time. It emphasizes the importance of integrating energy efficiency and sustainability into the preservation of historic buildings, while carefully balancing these efforts with modern environmental considerations. Additionally, the section highlights how traditional materials can be adapted to meet contemporary sustainability standards without compromising the integrity of historic buildings.

Rehabilitation Guidelines

Section 4.0, Rehabilitation Guidelines, outlines the essential principles and practices for preserving and revitalizing historic properties. It examines the Secretary of the Interior's Standards, widely recognized as a guide for the rehabilitation of historic buildings. This section also explores general preservation principles, emphasizing the retention of historic fabric and respect for original design intent. It offers strategies for maintaining historic integrity while adapting structures to modern needs, providing a comprehensive framework for sustainable rehabilitation.

Maintaining Historic Integrity

Section 5.0, Maintaining Historic Integrity, discusses strategies for preserving the longevity and character of historic buildings. It highlights the importance of proactive measures to prevent deterioration, ensuring that historic buildings remain viable over time. This section also tackles critical issues such as combating demolition by neglect and offers practical approaches to prevent the loss of historic buildings due to insufficient maintenance. Additionally, it provides guidelines for exploring alternatives to demolition, prioritizing the retention of historic fabric and architectural significance.

Historic Designation and Incentives

Section 6.0, Historic Designation and Incentives outlines the different levels of historic designation and the protections they afford to historic properties. It also explores the financial incentives designed to support preservation and rehabilitation efforts. This section details how these incentives can significantly enhance the economic viability of maintaining a property's historic character, making preservation a more attractive and feasible option for property owners.

The Building Envelope

Section 7.0, Building Envelope, Form, and Rehabilitation Methods delves into the critical components of building form and envelope, with a focus on the rehabilitation of key structural elements in historic buildings. It covers materials, methods, and techniques essential for the effective preservation of foundations, doors and windows, exterior wall surfaces, and roofs. Emphasizing best practices, this section offers guidance on maintaining and restoring these elements

while ensuring the architectural integrity and significance of historic buildings is preserved. Additionally, it includes handy at-a-glance reference guides for each component of the building envelope, making it a practical resource for stakeholders.

Architectural Styles

Section 8.0, Architectural Styles provides an overview of the architectural styles that have shaped Brooksville's built environment over time. It highlights the defining features, materials, and historical periods of these styles, equipping property owners with the knowledge to accurately identify and preserve their historic buildings. The section also addresses critical considerations such as scale, massing, setbacks, and materials. These guidelines ensure that any modifications to existing structures or new construction within historic areas align with Brooksville's character, thereby contributing to the preservation of the city's architectural legacy.

Accessibility and Compliance

Section 9.0, Accessibility and Compliance explores the intersection of accessibility requirements and historic preservation. This section outlines strategies for meeting the Americans with Disabilities Act (ADA) standards while preserving the architectural integrity of historic buildings. It delves into best practices for incorporating accessibility enhancements that respect the unique characteristics and limitations of historic properties, striving to achieve a balance that ensures inclusivity and equal access to historic sites and buildings.

Glossary

Section 10.0, Glossary offers a comprehensive list of architectural and preservation terminology pertinent to Brooksville's historic properties. This section includes terms related to architecture, government, and planning, clarifying key concepts associated with zoning, regulations, and administrative processes that impact the preservation and development of historic places. By providing clear definitions and explanations, the glossary enhances understanding and communication among all stakeholders involved in the stewardship of Brooksville's architectural heritage.

Further Research and Materials

Section 11.0, Further Research and Reference Materials, serves as a repository for all supplementary information referenced throughout this document. This section includes image credits which provide attributions for the photographs and images featured, ensuring proper recognition for the creators. The online resources section lists relevant URLs that offer additional information and external references to support the content and provide further reading opportunities.

SECTION 2.0

HISTORIC BROOKSVILLE

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Sketch of the Weeks Hardware Building, 115 N. Main Street, c. 1913.

2 HISTORIC BROOKSVILLE

2.0 Historic Brooksville

Brooksville is the seat of Hernando County on Florida's west coast, located about fifty miles north-northeast of Tampa Bay and fifteen miles inland from the Gulf of Mexico. The surrounding geography—especially the forty-mile long Hernando Hammock, featuring upland forests of cedar, oak, and pine trees, rich soil, springs and rivers, and vast limestone deposits—has attracted settlers for centuries.[1] Sometimes called "The Hill City," Brooksville is situated on some of the highest elevations in Florida.

Brooksville remained small for decades: its population stayed below 2,000 until the middle of the 1900s, though it has grown steadily since then. Yet the cultivation of resources including timber, tobacco, cattle, phosphate, limestone, and citrus fruit brought in a great deal of wealth and with it, political influence. Among Brooksville's notable residents were a speaker of the Florida House and later governor in the 1890s and early 1900s and a powerful state roads boss in the 1950s. These twin legacies of economic wealth and political power rooted in the natural abundance of the Hernando Hammock converged to make Brooksville "the little town that could."

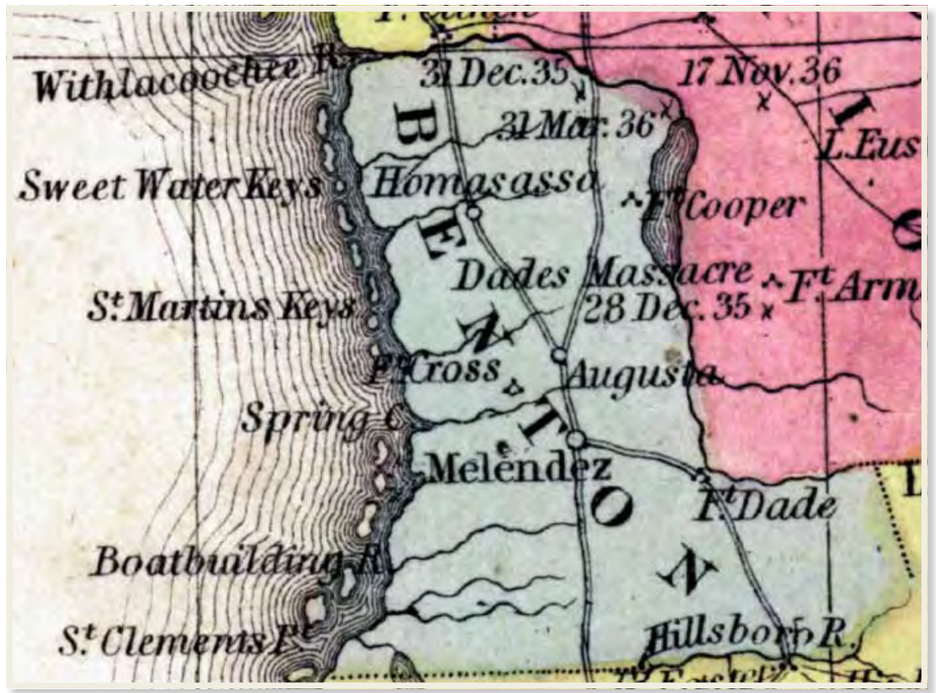
2.1 The Importance of Historic Preservation

As you will find in the following section titled, "A Brief History of Brooksville", the City of Brooksville has a long and storied history that is integral to its character and sense of place today. Established in 1856 and incorporated in 1880, the city was initially settled by pioneering families such as the Hales, Howells, Mays, and Parsons. Remarkably, many descendants of these founding families remain residents of Brooksville, illustrating a living bridge to the city's past.

This deep-rooted history enhances the significance of historic preservation in Brooksville, intertwining it with the town's cultural identity and heritage. The preservation of Brooksville's historic structures does not merely serve as a tribute to the past but also as a continuation of its foundational stories. These sites are more than relics; they are vibrant symbols of familial and communal legacies that add a personal and poignant dimension to the town's landscape. By maintaining these historical landmarks, Brooksville not only honors its heritage but also perpetuates a sense of continuity and identity that is crucial for both current residents and future generations.

The economic benefits of preservation are also significant. Historic districts attract tourists, which supports local businesses and boosts the economy. These areas can increase property values and attract investment, revitalizing neighborhoods and promoting economic growth. Furthermore, Brooksville's historic areas are the location of countless community events and and gatherings, which enhances social cohesion and community pride.

Moreover, historic preservation supports sustainable development by promoting the



Map showing Benton (later Hernando) County in 1850, with Melendez (later Brooksville) at the intersection of the two cross-county roads then in existence.

reuse and repurposing of existing buildings. This approach conserves resources and minimizes environmental impact, aligning with broader environmental conservation efforts. Preserved sites also offer invaluable educational opportunities, providing insights into the architectural styles, historic events, and notable figures from Brooksville's past.

By championing the preservation of its historic buildings: Brooksville not only safeguards its heritage but also fosters a sustainable, economically vibrant, and educationally rich environment. This holistic approach enhances the quality of life for all residents, ensuring that the legacy of the town's founders continues to enrich the community.

2.2 A Brief History of Brooksville

Early Settlement of the Hernando Hammock (to 1865)

Archeological evidence suggests an intermittent Native American presence in the vicinity of present-day Brooksville stretching back centuries, with continuous Native settlement of the area from the 1760s to the 1830s.[2] Numerous visitors in the 1820s and '30s described a Native town at roughly the same spot where Brooksville was built, although its inhabitants abandoned it during the Second Seminole War (1835-42).[3] War cleared the way for permanent American settlement of the area under the Armed Occupation Act (1842),

a federal law which guaranteed land title for Florida settlers who improved land while serving in the local militia.[4] Among the first new residents to move to the area was Byrd M. Pearson, a South Carolina lawyer, who in 1842 bought the land that became the Snow Hill (later Chinsegut Hill) estate.[5] A few years later, the settlements of Melendez and Pierceville were founded while the surrounding area attracted several large landholders who were originally South Carolina plantation owners, many of whom were deeply invested in the slave economy.[6] These sympathies influenced the residents of the town that formed from the merger of Melendez and Pierceville to change its name to Brooksville in 1856 to honor Preston Brooks, a pro-slavery Congressman from South Carolina.

Brooksville in Civil War and Reconstruction (ca. 1861-80)

The importance of pre-Civil War settlement to Brooksville's future is indicated by the surnames of those who undertook it. The May, Lykes, and Ederington families, among others, built multigenerational Brooksville businesses and filled countless government offices at both the local and state level well into the twentieth century. Reflecting a different aspect of the same legacy, Brooksville's first church with a primarily African American congregation, Bethlehem Progressive Baptist Church, was founded in the 1860s with early members drawn from the ranks of the enslaved and formerly enslaved people that some of those early Brooksville transplants brought with them.[7]

Still, Brooksville remained a sparsely populated frontier town for decades. It wasn't even incorporated until an 1880 election featuring only nineteen voters.[8] It was also quite rough. When a local interracial couple, David James and Lizzy Day, married in 1877, some residents were so angry that they instigated a series of violent skirmishes that left James dead.[9] Then an apparent arsonist intending to destroy records related to those events burned down the courthouse.[10] The town's wild nature was apparent in one of the first ordinances that Brooksville's government passed after the town's incorporation: a prohibition on people arranging in advance to fight within the city limits.[11]

Despite this lack of polish, glimmers of Brooksville's bright future were already apparent by the 1870s. Newspapers noted the area's remarkable yields from crops such as tobacco.[12] Howell Lykes took over the Spring Hill estate and began to firmly establish the citrus and cattle industries that were essential to Brooksville's early fortunes.[13]

Putting Brooksville on the Map (ca. 1881-95)

The thick forests and fertile soil surrounding Brooksville helped increase wealth in the 1880s and '90s, which fueled the town's next period of growth as Brooksville's population swelled to approximately 800 people by 1885[14]. Two years later, Brooksville "contain[ed] the court-house—a large, new, wooden building, a good structure," along with "three groceries, two or three saloons, and about thirty dwellings, nearly all small cottages, generally surrounded by small gardens, and groves of orange and such trees."[15]

To spur further development, local business-people paid the Florida Southern Railway

to extend its line to Brooksville; by 1885, the freight route connected the town to the national rail infrastructure.[16] The train station that opened that year—currently Brooksville's Train Depot Museum at 70 Russell Street—served Brooksville for decades.[17] Increasingly, it facilitated citrus shipments. By 1894, the Brooksville-area orange crop was one-tenth of the state's entire yield.[18]

With such promise, Brooksville kept building, including the town's first brick structure in 1888 and a new public school in 1889.[19] It further modernized by lighting several commercial streets at night with kerosene lamps starting in the 1890s.[20] Despite continuing to have fewer than a thousand residents, Brooksville's prominence was such that its adopted son, William Sherman Jennings, became Speaker of the Florida House in 1895 and governor in 1901.[21]

Still, there were setbacks, including a failed 1887 attempt to dig a well for a public water supply.[22] The "Greet Freeze" decimated area citrus trees in the winter of 1895-96. Not long after, the Brooksville State Bank failed.[23] By 1895, the town's population had fallen to only about 500.[24]

deposits. Such potential inspired civic leaders to improve the town's infrastructure, even after further setbacks such as a fire that destroyed numerous buildings on Main Street in 1899.[25] William Jennings, for example, chose after the fire to rebuild his store in concrete rather than the more fragile wood frame construction style which still predominated.[26] A few years later, the Standard Pole and Tie Company began to construct the city's first electric utility.[27] In 1903, the Brooksville Telephone Company brought phone service to town.[28] In 1905, the Hernando State Bank opened. The bank's original building—modified in the 1950s and '70s—still stands at 1 E. Jefferson Street.[29] It was joined in 1907 by the Brooksville Banking Corporation, which was then reorganized in 1910 as the First National Bank of Brooksville, with its building at 1 N. Main Street.

William S. Jennings's store "after the fire," circa 1900.

A Time for Reinvention (ca. 1896-1909)

Even after the citrus failure, Brooksville retained many advantages at the dawn of the twentieth century due to its natural resources, including newly discovered phosphate

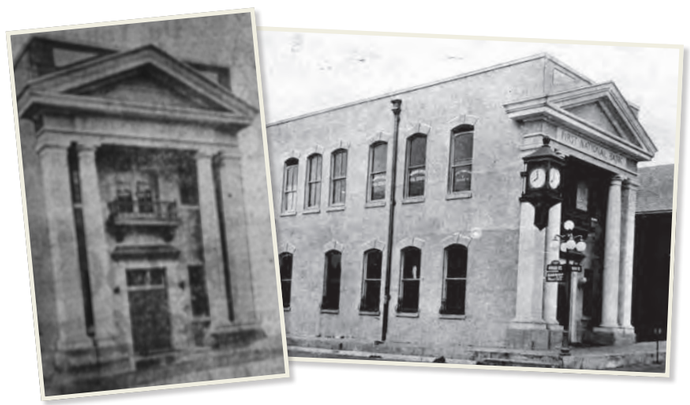
Around this time, Brooksville also developed better rail access to the harbor at Tampa Bay, which quickly became the busiest port in the United States for shipping tobacco and the busiest port in the world for shipping phosphate—two key Brooksville products.[30] In 1909, town growers organized one of the first sub-exchanges of the new Florida Citrus Exchange.[31] For decades thereafter, the Brooksville Citrus Growers' Association operated its packing plant adjacent to the railroad. Despite the general economic boom and building spree, however, Brooksville at the end of the first decade of the twentieth century still had much to improve: there was still no functioning water or sewage system while Brooksville's roads remained unpaved.[32]

Boosting Brooksville (ca. 1910-25)

In 1910, local leaders created the Brooksville Board of Trade to coordinate efforts to "modernize" the town and attract new settlers.[33] It immediately launched a national advertising campaign that highlighted the town's agricultural resources as well as its "schools, churches, towns, good roads, [and] all conveniences."[34] Improving Brooksville's roads, in particular, was key to the Board's plans.[35] This was in keeping with the larger national "good roads movement" of the period, which focused on developing a national network of high quality paved roads that were suitable for automobiles.

By 1915, the Dixie Highway—the most important intrastate road that Florida developed in the 1910s—passed through town. When Florida officially established a state highway system in 1923, Brooksville was on State Roads 5 and 15. In-town road improvements lagged, however, though some brick paving began in 1911 and a few years later some of Brooksville's central streets were covered in asphalt.[36] Other contemporary developments included installing the first electric streetlights in 1912, opening Brooksville's first movie theater in 1913, and digging the first well for a municipal water system in 1918.[37]

All of these new services were providing for a rapidly growing town: from 1905 to 1915, Brooksville's population swelled from 641 to 1,250.[38] With this growth came more construction, including in 1913 both the new Hernando County Courthouse (20 N. Main Street) and the building that would eventually house Weeks Hardware (115 N. Main Street).[39]



First National Bank of Brooksville in 1926 (left) and circa 1943 (right). Sources: First National Bank advertisement, Brooksville (Fl) Herald, November 2, 1926; and "First National Bank - Brooksville, Florida," Florida Memory, State Library and Archives of Florida, https://www.floridamemory.com/items/show/33948

Dozens of other buildings that are still standing in Brooksville's central core—especially on Main, Broad, and Liberty Streets—date to this era.[40]

As in earlier moments, the town's infrastructure and business prospects improved in tandem. While its agricultural fortunes continued to recover after the setbacks of the 1890s, the 1910s and '20s also saw the rise of a new industry: limestone quarrying. The Bell family opened what may have been Brooksville's first limestone quarry in 1913.[41] By 1925, Brooksville was the center of the hard rock limestone industry in the state.[42]

Weathering the Storms (ca. 1926–45)

The mid-1920s to the mid-1940s brought many problems for Brooksville. After the Florida Land Boom collapsed in 1926 and the Great Depression got underway in 1929, the failing First National Bank of Brooksville was reorganized and re-chartered in 1929 while businesses like the Tangerine Hotel went into bankruptcy during the 1930s.[43] World War II sent numerous Brooksville residents to military service while disrupting local businesses.

Brooksville nevertheless maintained aspects of its previous development trajectory. In 1926–28, it installed the city's first sewer system, significantly expanded its municipal waterworks, and paved numerous streets.[44] With improved roads came more cars and the construction of new buildings to house related businesses. Simpson's Motors at 11 S. Broad included both a Chevy dealership and a Pure filling station from the 1920s on, while the iconic Sinclair "Auto Fountain" gas station and shop opened in 1930 at 36 N. Broad.[45]


BROOKSVILLE, FLORIDA, BOARD OF TRADE

$ 600.00 to 1,000.00 per acre Growing Oranges Grape Fruit & Truck

Our farmers also raise **80 bu. of corn** to the acre. Only a small amount of Florida soil is **rich, high, black hammock land,** such as surrounds our city. We, the Brooksville Board of Trade, **have no land to sell,** but want to interest ambitious men with from $500 to $1,000 capital to help develop tremendous agricultural and industrial advantages of Brooksville and Hernando County. Although farm and fruit land has been steadily going up in price, some good land can still be bought far below its real value.

FREE

Send for Free Book

It tells you about the different kinds of Florida soil and why the **best Oranges, Grape Fruit, Vegetables** and **biggest Corn crops** (80 bu. to the acre) are grown here, 300 feet above the sea—no swamps or marshes. Ideal climate—schools, churches, good roads, all modern conveniences. If you are not afraid of work, and have at least $500 to $1,000 capital, come to Brooksville. We need you and will help you by giving the benefit of our advice and experience. Write today

The Vital Facts About Florida Official Data Brooksville Board of Trade

BOARD OF TRADE, Box 406, BROOKSVILLE, FLA.

The Brooksville Board of Trade ran versions of this advertisement nationwide in 1910–11 to attract interest from settlers and investors.

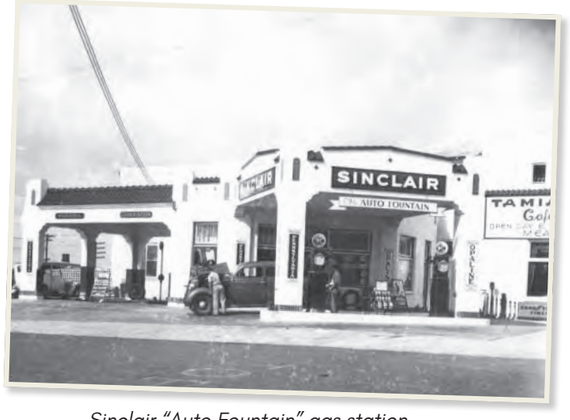
World War II led to additional construction, including the Brooksville Army Airfield in 1942; in late 1945, it was converted to civilian use and then later expanded to become the Brooksville-Tampa Bay Regional Airport.[46] The war effort also helped to revive one of Brooksville's premier industries: cement production, which boomed as the local Florida Portland Cement Company won a major contract to construct a shipyard in Tampa and then to supply material for building concrete-hulled ships.[47]

Postcard of the Hernando County Courthouse.

Old Meets New in Brooksville at Mid-Century (ca. 1946–1960)

Local businessman and city father Alfred A. McKethan led the Florida State Road Board from 1949 to 1953. Crucially, he ensured that the first east-west highway in central Florida, State Road 50, and the new major north-south highway on Florida's west coast, US 98, went through town. Spots on both routes were highly coveted because of the likelihood that they would bring travelers to local businesses.[48] In part because of McKethan, all Florida roads seemed to lead to Brooksville.

With the increased economic opportunity this engendered, Brooksville's population nearly doubled from around 1,800 in 1950 to around 3,300 by 1960.[49] It helped that the citrus industry was flourishing; Brooksville became known in these years as "The Home of the Tangerine." With construction booming throughout the state and beyond, the limestone industry also continued to be a big local employer.[50] Tourism expanded, too, most notably due to Weeki Wachee Springs—only twelve miles away—and its underwater show featuring "live mermaids," which opened in 1948. By the 1960s, half a million people visited the attraction every year.[51]

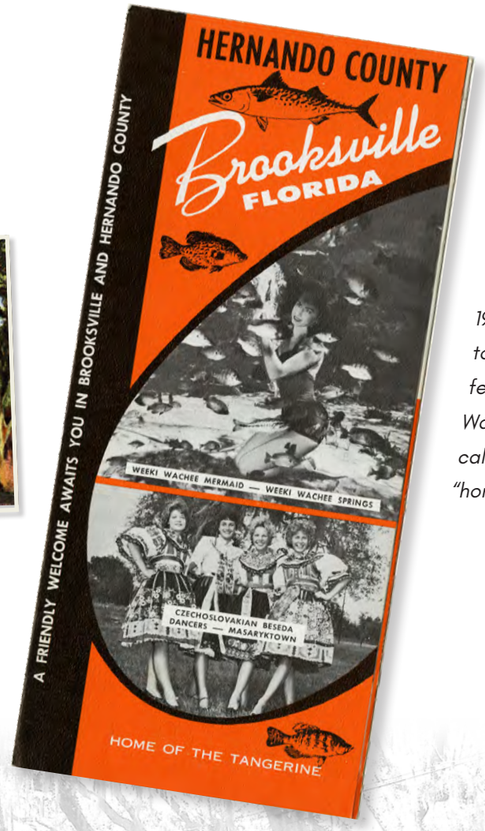


Sinclair "Auto Fountain" gas station.

Conclusion: The Little Town That Could

Throughout its first century, Brooksville was a small town situated miles away from anyplace larger, yet seemingly every road in the state led directly to it. Inequality persisted within its borders, yet it exported a series of products that helped communities throughout Florida and the United States to flourish. It only had at most a few thousand residents at any given time from its founding up to the middle of the twentieth century, yet eventually hundreds of thousands passed through its streets every year. Despite these seeming contradictions, Brooksville's infrastructure, economy, and

the many buildings that form its civic and business core flourished, leaving a lasting legacy that continues to shape the town's character decades later.



1960s Brooksville tourism brochure featuring Weeki Wachee Springs and calling Brooksville the "home of the tangerine."

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Above: Sketch of the Brooksville Womans Club, 131 S. Main Street, c. 1923.

SECTION 3.0

MATERIALS, ENERGY AND SUSTAINABILITY

Previous Page:
Sketch of the Weeks House, 122 W. Fort Dade Avenue, c. 1882.

3 MATERIALS, ENERGY AND SUSTAINABILITY

3.0 Materials, Energy and Sustainability

This section explores the differences between historic building materials and their modern counterparts, demonstrating how materials such as wood, stone, brick, and lime-based mortar often surpass modern alternatives in terms of resilience and quality. These traditional materials are valued for their unique properties and exceptional durability, which contribute to their sustainability. The section also underscores the critical role of maintenance and conservation techniques in preserving the structural integrity and aesthetic value of historic buildings.

Energy efficiency and sustainability are also explored within the framework of historic preservation. Historic buildings, originally designed with a strong emphasis on optimizing natural resources, often incorporate features that inherently promote energy efficiency. The section offers guidance on integrating modern energy efficiency upgrades in a way that enhances sustainability while respecting the character of historic buildings.

The concept of embodied energy is discussed, emphasizing the environmental benefits of preserving and reusing traditional materials. This approach aligns historic preservation efforts with broader sustainability objectives, making historic building materials an ideal choice for environmental stewardship.

This information aims to equip those involved in the preservation and rehabilitation of historic buildings with the insights needed to make informed decisions that honor their historical significance while embracing modern sustainability practices.

3.1 Historic Building Materials

This section offers foundational insights into the historical building materials that have been essential to architectural development over the centuries. Materials such as wood, stone, brick, and lime-based mortar exemplify a resilience and quality often unmatched by modern alternatives. By examining the broader implications of material choice, this overview fosters a deeper appreciation of how these traditional materials have shaped our built environment. It challenges the assumption that newer materials are always superior, highlighting the enduring value and practical benefits of traditional materials in building and preservation practices.

Historic vs. Modern Building Materials

The comparison between historic and modern building materials reveals significant advantages in the use of historic materials. Historically, buildings were constructed with materials that were locally sourced and natural, such as stone,

brick, wood, and lime-based mortar. These materials were selected based on their availability and the technological capabilities of the time, leading to unique, albeit less uniform properties.

In contrast, modern building materials are frequently mass-produced and synthetic, utilizing advances in chemistry and manufacturing technology. Common materials like concrete, vinyl, and engineered woods, along with composites and plastics, are highly uniform and engineered for durability and resistance to weather and pests. However, this uniformity often comes at the cost of character and long-term adaptability.

Regarding durability and lifespan, historic materials are renowned for their longevity, capable of withstanding centuries when properly maintained. While modern materials are designed for low maintenance and durability, their longevity can vary significantly, and they often lack the aging grace of natural materials. Furthermore, historic materials require specific maintenance and conservation techniques that not only preserve their integrity but also highlight their superior craftsmanship and environmental compatibility compared to their modern counterparts. Overall, historic building materials are often superior in terms of sustainability, aesthetic value, and long-term durability, making them a preferable choice for projects that value character, historical integrity, and environmental stewardship.

Wood

The use of wood in building evolved significantly due to the industrial revolution,

which made building materials more affordable and initiated a housing boom, promoting the American dream of home ownership. Initially, builders used old-growth wood, known for its superior strength and density which made it more resistant to rot, pests, disease, and water intrusion. However, by 1940, such lumber became scarce, and modern lumber from younger trees, though more plentiful, did not match the quality of the old-growth wood. Unfortunately, there exists a flawed perception that older wood is inferior, leading to unnecessary replacements that often result in more maintenance problems over time. Changes in lumber sizes over the years also reflect shifts in milling practices; for instance, a nominal 2 x 4-inch piece of lumber historically measured exactly that, but by the 1960s, it shrank to 1-1/2 x 3-1/2 inches due to changes in how lumber was dimensioned post-milling.

Masonry

Historic masonry materials like stone and brick are not only treasured for their natural origins, remarkable durability, and aesthetic qualities but also for their intrinsic porousness and breathability. These characteristics enable the materials to manage moisture effectively, allowing buildings to "breathe" and thereby reducing the potential for trapped moisture and mold growth. The porous nature of these materials means that they can be easily maintained and cleaned without the need for harsh chemicals, which is particularly advantageous in preserving both the physical integrity and environmental quality of the structure. AAdditionally, their ability to be remediated of mold and other contaminants without compromising their structural and visual integrity further underscores the practical benefits of these natural historic building materials. This combination of durability, functional adaptability, and ease of maintenance makes stone and brick invaluable for their long-term structural integrity and aesthetic preservation, enhancing their role in maintaining cultural heritage and architectural diversity.

Lime-Based Mortar

Historic lime-based mortar is highly valued for its numerous advantageous qualities, making it an essential component in traditional masonry

construction. Unlike modern cement mortars, lime mortar is exceptionally flexible, allowing it to absorb structural movements without cracking. This flexibility helps prevent damage to the masonry units it binds, preserving both the structural integrity and aesthetic appearance of historic buildings. Additionally, lime mortar is breathable, effectively managing moisture and reducing the risk of issues such as spalling or salt efflorescence within the wall system. Its natural composition

also makes it more environmentally friendly, as lime production is less energy-intensive compared to modern cement-based products. Moreover, lime mortar possesses self-healing properties, enabling it to autonomously repair small cracks through a process known as autogenous healing, triggered by the presence of water. This feature helps maintain the mortar's integrity over time. These qualities make lime-based mortar an ideal choice for the restoration and preservation of historic buildings, ensuring longevity while honoring original construction methods.

3.2 Energy Efficiency and Sustainability

Energy efficiency and sustainability are crucial concerns for those involved in preserving and using historic buildings. These structures, often viewed as inefficient or expensive to maintain, were designed before modern energy standards and technologies. However, they have inherent features that naturally promote energy efficiency. Historic buildings were strategically designed to maximize the use of natural resources and constructed with durable, resilient materials. These qualities underscore their sustainability and highlight their lasting value.

Energy Efficiency

Many historic buildings were constructed with thick walls, high ceilings, and large windows. These features are aesthetically pleasing and also offer functional benefits such as thermal mass, which helps maintain interior temperatures by absorbing and releasing heat slowly, and natural lighting, which reduces the need for artificial lighting during the day. The location and orientation of many older buildings significantly contribute to their sustainability. Histor-ically, buildings were often strategically positioned to maximize natural light and air circulation, aligning with passive solar principles and natural ventilation strategies. This thoughtful positioning not only enhances the comfort of the building's occupants but also reduces the reliance on mechanical heating and cooling systems, leading to lower energy consumption and increased efficiency.

Incorporating energy efficiency measures into a rehabilitation project requires careful integration of modern technologies and techniques while preserving a building's historical integrity. Adapting historic buildings to modern energy standards offers both challenges and opportunities, and interventions must be conducted with sensitivity to maintain the building's historical character. Some approaches to increasing energy efficiency in historic buildings include:

Window Upgrades: One of the most common challenges in historic buildings is improving the energy efficiency of windows while preserving their appearance. Some options include adding interior or exterior storm windows, using secondary glazing, and applying window films which provide thermal regulation and partially block harmful UV rays. These approaches maintain visual character of the building while greatly reducing heat loss.

Insulation Improvements: Adding insulation to a historic building requires careful consideration to avoid trapping moisture or altering historic fabric. Insulation can be added to attic floors, within roof structures, and under floors over unheated spaces. However, spray foam insulation is discouraged as it can cause significant issues in historic buildings by trapping moisture, which may lead to rot, mold, and structural damage. Its chemical incompatibility with traditional materials like wood, stone, and lime mortar can cause deterioration, and once applied, it is very difficult to remove without damaging the original fabric. This type of insulation can alter the building's ventilation and thermal dynamics, leading to condensation and increased humidity levels. Additionally, it can exert pressure on the structure, causing cracks or other damage, and may cover areas requiring regular inspection and maintenance, hiding potential problems. Using only traditional insulation methods that align with historic materials and construction techniques is recommended.

HVAC Systems: Upgrading heating, ventilation, and air conditioning systems is crucial for improving energy efficiency. For historic buildings, this might mean selecting systems that can be installed without major alterations to the structure, such as ductless mini-split systems or high-velocity, small-duct HVAC systems. These systems provide efficient heating and cooling without the need for extensive ductwork that can disrupt historic interiors.

Lighting: It's also possible to integrate motion sensors and dimmers to reduce

energy consumption without impacting the building's historic character.

Solar Panels: While solar panels can be challenging to integrate into historic properties without affecting their appearance, they can be placed discreetly on less visible roof slopes or other areas where they do not detract from the building's historical character. In certain cases, solar panels can be placed on adjacent non-historic buildings or structures to supply power to the historic building.

Water Systems: Updating plumbing systems with low-flow fixtures and efficient water heaters can reduce water usage and heating costs. These updates are usually straightforward and do not impact the building's historical appearance.

Sealing and Weatherstripping: Improving the building envelope's tightness to prevent air leaks is another effective energy efficiency measure. This can be done by caulking and weatherstripping around windows, doors, and other openings. These interventions are generally

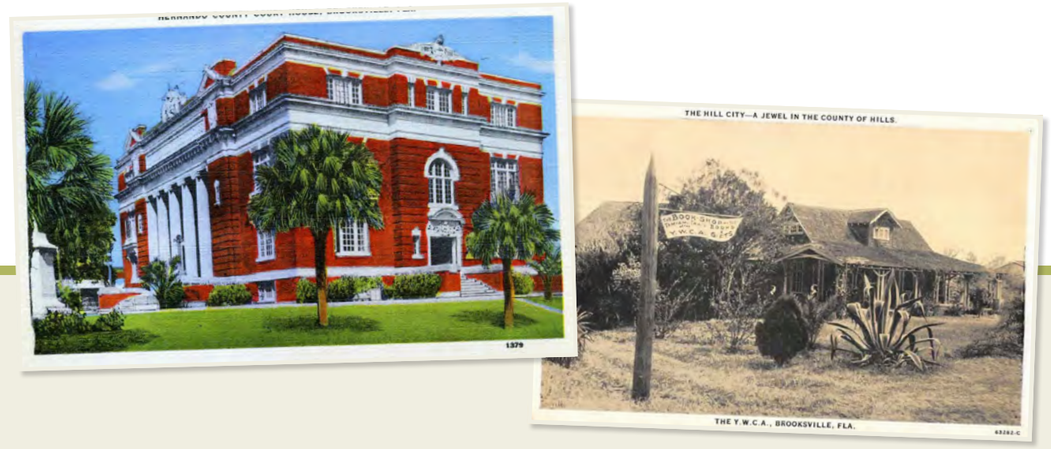
reversible and can significantly impact energy conservation.

Sustainable Landscaping: Incorporating sustainable landscaping techniques can also improve a building's energy efficiency. Planting trees strategically around the building can provide shade in the summer, reducing cooling costs, and act as windbreaks in the winter, reducing heating costs.

Sustainability

The use of breathable materials in the construction of historic buildings plays a crucial role in their ability to withstand and recover from water-related damage. Materials such as lime-based mortars, traditional brick, and certain types of wood allow for moisture to be absorbed and then slowly released, unlike many modern materials that can trap moisture, leading to potential mold and mildew problems. This natural drying capability becomes particularly advantageous following incidents such as flooding from natural disasters or plumbing failures such as burst pipes. The ability of these materials to allow a slow dry helps in effectively remediating mold and mildew, thereby preserving the integrity of the structure without the extensive use of chemicals or the need for replacing large sections of the building fabric. This combination of strategic design for natural resource use and material selection for durability and resilience underscores the inherent sustainability of historic buildings.

The concept of embodied energy is pivotal in understanding the sustainability of historic buildings. Embodied energy refers to the total energy required to produce a building material, encompassing extraction, processing, manufacturing, and transportation. Traditional building



materials such as stone, brick, and wood, commonly used in historic buildings, often exhibit a significantly lower embodied energy compared to many modern materials. This is due to several factors: these materials were typically sourced locally, minimizing transportation energy; they required less complex processing techniques; and their durability means that the energy invested in their production yields benefits over a longer period, enhancing their overall energy efficiency. By maintaining and reusing these materials in historic preservation, not only is the cultural and historical integrity of buildings upheld, but their carbon footprint is also minimized, aligning preservation activities with broader sustainability objectives.

SECTION 4.0

REHABILITATION GUIDELINES

Previous Page:
Sketch of 158 S. Main Street, c. 1909.

4 REHABILITATION GUIDELINES

4.0 Rehabilitation Guidelines

This section outlines principles and practices for the treatment of historic properties and includes an overview of the *Secretary of the Interior's Standards*, a set of guidelines widely recognized for guiding the rehabilitation of historic buildings. A discussion of best practices offers insight into effective strategies for maintaining historical integrity while adapting structures to contemporary needs.

4.1 Secretary of the Interior's Standards

Secretary of the Interior's Standards for the Treatment of Historic Properties

The *Secretary of the Interior's Standards* are guidelines developed to aid in the preservation, rehabilitation, restoration, and reconstruction of historic buildings across the United States. Managed by the National Park Service, under the U.S. Department of the Interior, these standards offer treatment options to foster responsible preservation practices in an effort to safeguard the nation's invaluable cultural resources. There are four standards, each specifically tailored to different types of preservation projects:

- **Preservation:** Focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. Preservation efforts typically involve providing protection to maintain the current condition without extensive replacement or repair.

- **Rehabilitation:** Allows for more extensive change than preservation, accommodating efficient contemporary use while retaining the property's historic character. This approach may involve alterations or additions to a historic property, and it emphasizes that its significant historical features should be preserved.

- **Restoration:** Seeks to accurately depict the form, features, and character of a property as it appeared at a particular period, often necessitating the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

- **Reconstruction:** Involves recreating vanished or non-surviving portions of a property, often for interpretive purposes. It is based on the accurate duplication of historic features and elements as evidenced through documentary or physical evidence.

The Secretary of the Interior's Standards are widely accepted in the historic preservation

community and are often the criteria used by federal agencies, state and local reviewing agencies, non-profits, and professionals within the field when working on the preservation and rehabilitation of historic buildings. They function not only as guidelines but also as the foundation for formal decisions regarding the appropriateness of changes to historic buildings, ensuring that the integrity of these properties is respected and preserved.

This section focuses on the Rehabilitation standards, the most widely used among the four sets (Preservation, Rehabilitation, Restoration, and Reconstruction), favored for their flexibility and commitment to historic integrity. For residential projects, these standards facilitate the incorporation of modern comforts such as updated kitchens and bathrooms, while ensuring the overall form and structural integrity are respected. Efforts are primarily concentrated on preserving exterior features and much of the original interior, with targeted alterations that enhance functionality without compromising the building's historic character.

Similarly, for commercial projects, the Rehabilitation standards enable updates that accommodate modern conveniences in older commercial buildings. Additionally, they are instrumental in high-impact revitalization projects through the concept

The *Secretary of the Interior's Rehabilitation standards* offer the following guidance:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

3. *Each property will 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 elements from other historic properties, will not be undertaken.*

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

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

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

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

10. *New additions and adjacent or related new construction will 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.*

of adaptive use. Adaptive use in historic preservation involves repurposing historic buildings or structures for new and contemporary uses while preserving their historical and architectural significance. This practice not only prevents historic buildings from falling into disrepair or facing demolition due to obsolescence but also finds creative and sustainable ways to give these structures a new lease on life. An example of adaptive use under these standards would be the conversion of an old livery stable into a vibrant restaurant and entertainment venue, thereby adapting it for practical, modern-day use while preserving its historical character.

4.2 Recommended Best Practices

The following is a list of recommendations that aim to protect the authenticity, integrity, and context of historic buildings while adapting them for contemporary use.

Respect for Original Material: Preservation prioritizes the maintenance and repair of existing materials and architectural elements to retain the authenticity of the structure.

Minimal Intervention and Reversibility: Any interventions should be minimal to avoid altering the character-defining features of the property and should be reversible, allowing future

generations the option to restore the original state if desired.

Visibility of Additions and Alterations: Additions or alterations should be compatible yet distinguishable from the original, ensuring they do not compromise the historic character in terms of materials, scale, and style.

Documentation and Regular Maintenance: Thorough documentation of all interventions is essential, including the condition before work is undertaken, and details of changes made. Regular maintenance is crucial to prevent minor issues from escalating into major problems and reduces the need for extensive future interventions.

Usefulness and Sustainability: Adapting historic buildings for modern use should prioritize sustainability by leveraging the natural materials they were originally built with, which are often environmentally friendly. This process should also incorporate modern technologies that respect and preserve the buildings' historic integrity.

Retaining Historic Character and Sensitivity to Historical Context: Efforts should focus on preserving character-defining elements like layout, materials, and craftsmanship, and any changes should be sensitive to the building's historical context and surroundings to maintain overall historic integrity.

Applying the Rehabilitation Standards and recommended best practices will effectively protect Brooksville's historic buildings. This approach maintains the city's unique character, providing tangible benefits to both residents and visitors.

SECTION 5.0

MAINTAINING HISTORIC INTEGRITY

Previous Page:
Sketch of 100 S. Main Street.

5 MAINTAINING HISTORIC INTEGRITY

5.0 Maintaining Historic Integrity

The section on Maintaining Historic Integrity delves into strategies for preserving the longevity of historic properties in Brooksville. It emphasizes the importance of preventative maintenance measures to safeguard against deterioration. The issue of combating demolition by neglect is also addressed, with discussions on proactive approaches to prevent the loss of historic buildings due to neglect of upkeep. The section further explores the demolition process, offering guidelines and considering alternative options to demolition that prioritize the preservation of historic fabric and architectural significance.

5.1 Building Maintenance and Repair

With routine maintenance, historic buildings and their individual components can last for centuries, not only preserving their structural and aesthetic integrity but also providing economic benefits. Regular upkeep helps property owners save money in the long run by preventing minor issues from escalating into major, costly repairs. Understanding how a building functions across different seasons and adapting to changes in temperature and moisture is essential to mitigate potential damages. Additionally, effective maintenance strategies help prevent moisture and pest intrusion, which can pose health risks to occupants. By practicing routine maintenance, owners of historic buildings ensure the longevity of their properties, ultimately safeguarding their investment and the building's historical value. The following information provides a three-step approach that property owners can employ to develop a preventative maintenance plan for their building.

Step 1: Assessment and Planning

Regular Inspections: Conduct thorough inspections regularly to identify potential issues before they escalate into serious problems. Refer to the checklist provided on page 92, which covers essential building components such as the roof, foundations, gutters, downspouts, windows, and wall surfaces. During these inspections, look for signs of wear and tear, damage, or deterioration that may affect the building's integrity.

Maintenance Schedule: Establish a detailed timeline for routine maintenance tasks, carefully planning each activity to align with Florida's specific climate conditions. This schedule should include regular cleaning of gutters and downspouts at the end of the rainy season to prevent water damage, thorough inspection and repair of roofing before the hurricane season, and checking for masonry and foundation issues after the summer storms when heavy rains can exacerbate or reveal structural problems. Emphasizing the timing of these

maintenance activities helps ensure that they are performed effectively, preventing minor wear from escalating into more significant damage.

Assessment by Professionals: Evaluate the need for professional assessments, especially when complex issues are suspected or identified during routine inspections. Consulting with architects or engineers specialized in historic preservation ensures a thorough evaluation, leveraging their deep understanding of the unique challenges in maintaining historic buildings and expert guidance on preservation and repair best practices. Engaging specialists is particularly critical when addressing structural integrity, material degradation, or compliance with preservation standards, as their expertise aids in accurate problem diagnosis and recommending effective, preservation-sensitive solutions for ensuring the building's long-term sustainability and integrity.

Record-keeping: Document observations including date, time, and weather conditions. List necessary repairs and maintenance tasks, with particular emphasis on documenting materials used and date work was performed. Additionally, schedule project deadlines on a calendar, prioritizing tasks. Maintain a log either in a notebook or digital program for easy monitoring, analysis, and future reference.

Step 2: Preventive Maintenance Techniques

Moisture Control: Water intrusion poses a significant threat to the integrity of historic buildings, often resulting in extensive damage over time. To mitigate this risk, it's crucial to maintain the functionality of gutters and downspouts, ensuring they are free from debris and properly connected to direct water away from the building's foundation. Additionally, landscaping choices play a vital role; directing sprinkler heads away from buildings and opting for stone around building bases instead of mulch reduces moisture retention near vulnerable areas and prevents attracting wood-destroying organisms.

Cleaning and Care: Careful consideration of cleaning and caring for historic materials such as brick, stone, wood, and metal are essential due to the unique composition and craftsmanship of these materials compared to modern counterparts. Historic building materials were often crafted differently, making them potentially more susceptible to damage from harsh cleaning methods. Therefore, it is crucial to adhere to the principle of using the gentlest means possible for cleaning, gradually escalating to more intensive measures only if necessary. It's important to understand that harsh chemicals and aggressive cleaning techniques like bleach, acid, or blasting can cause irreversible damage to the outermost layers of historic materials, leading to worsened deterioration and more costly maintenance issues in the future.

Pest Management: Effective pest management in historic buildings requires a multifaceted approach that prioritizes preservation while addressing infestation threats. Simple preventative measures, such as sealing voids in the building envelope to prevent pest ingress and maintaining proper landscaping practices to keep damp wood, like mulch, away from the building perimeter, play a crucial role.

Additionally, awareness of the risks associated with introducing wooden furniture or other elements potentially containing wood-destroying organisms into the building is essential. In the event of pest discovery in historic buildings, it's imperative to adopt the least invasive approach for removal to ensure limited impact to the building and its occupants. For instance, addressing a bat infestation can involve a method known as exclusion, which entails identifying entry points and installing netting to prevent their return, particularly when there are no nesting babies present. It's essential to avoid trapping any animals inside, as their subsequent death and decomposition can lead to costly damage and persistent odors that are challenging to eradicate. By prioritizing non-lethal methods and timing interventions carefully, the structural and historical value of the building can be safeguarded effectively against pest threats.

Step 3: Corrective Action and Repairs

Prioritizing Repairs: Perform urgent repairs to prevent further deterioration, establish a regular maintenance plan to preserve the building's condition, and consider mothballing the building to secure it temporarily until a preservation plan or new use can be implemented. Information on mothballing of historic buildings is listed in Section 11.0, Further Research and Reference Materials.

Techniques for Repair: Considerations specific to the materials being repaired are crucial. For example, when addressing masonry, the technique of sympathetic repointing is often employed. This method entails meticulously removing deteriorated mortar joints and replacing them with a historically appropriate mortar mix, matching the color, texture, and composition of the original material to maintain the building's authentic appearance seamlessly. Similarly, for repairing wooden elements, the Dutchman repair technique is commonly

used. This approach involves skillfully removing damaged sections of wood and replacing them with new pieces that are carefully shaped and finished to replicate the original.

Choosing Appropriate Materials:
Selecting appropriate materials for repairing historic buildings is paramount to preserving their architectural integrity and historical significance. The choice of materials should prioritize compatibility with the original construction while addressing the specific needs of the repair. It's essential to conduct thorough research to identify historically accurate materials that match the texture, color, and composition of the original elements. For instance, when repairing masonry, opting for lime-based mortars or traditional brick types consistent with the building's era ensures authenticity and longevity. Similarly, for wooden elements, selecting seasoned hardwoods or reclaimed timbers that closely resemble the original material maintains the building's character while providing durability.

5.2 Combating Demolition by Neglect

Demolition by neglect is a term used in the field of historic preservation to describe the process by which historic buildings and structures are allowed to deteriorate to the point where they become structurally unsound or beyond reasonable repair. This neglect, sometimes an intentional strategy by property owners to quietly justify a demolition request, often leads to the loss of historically and culturally significant properties.

In cases of demolition by neglect, owners may intentionally neglect maintenance and repairs to avoid the costs associated with preserving a historic building, although in some cases property owners lack the financial resources or knowledge to maintain their historic buildings. Over time, this neglect leads to the building becoming a safety hazard or an eyesore, which can result in its condemnation and eventual demolition. Demolition by neglect results in the loss of historic fabric, including original materials, craftsmanship, and design elements that contribute to the property's historical significance. The loss of historic buildings can have a negative impact on the community's character, heritage, and sense of place, and can also affect property values and local tourism.

There are several ways communities can work to combat demolition by neglect, ranging from implementing legal and regulatory measures to providing financial support and education. The most powerful way to combat demolition by neglect in Brooksville is for the City Council to enact a historic preservation ordinance specifically addressing this issue and to ensure that code enforcement is applied appropriately. This ordinance would provide clear regulations and standards for maintaining historic properties, preventing their deterioration through neglect. By implementing and enforcing such measures, Brooksville can protect its valuable historic resources and ensure that they remain an integral part of the community's heritage.

5.3 The Demolition Process: Guidelines and Alternatives

Demolition of historic buildings is an irreversible decision that should be approached with the utmost seriousness. Once a historic building is demolished, its unique architectural features and historical significance are lost forever, leaving an irreplaceable void in the community. This loss impacts not only the property owners but the entire city, as each historic building in Brooksville is a finite resource that contributes to the community's heritage and character. Therefore, it is crucial to consider alternatives to demolition to maintain the rich history that defines Brooksville for future generations. Following are some guidelines to consider when evaluating the potential demolition of a historic building. These actions are independent of any city regulations that may be in place and can be taken by community stakeholders in cooperation with the property owner.

Assessment of Significance: Determine the historical, architectural, cultural, and social significance of the building, and document its history, architecture, and role in the community. The assessment should include current photographs of the building's condition from all elevations and the interior, and, if possible, a 3D laser scan of the building.

Exploration of Alternatives: Conduct a thorough structural and condition assessment to understand the extent of deterioration. Evaluate the feasibility of rehabilitating or adaptively reusing the building, including cost estimates and potential funding sources. Seek input from the community, preservation organizations, and stakeholders.

Mitigation Measures: If demolition is unavoidable, develop and implement mitigation plans, such as salvaging architectural elements, documenting the building through photographs and drawings, and recording oral histories. Consider ways to memorialize the building, such as plaques or incorporating elements into new construction.

Preservation Incentives: Explore and utilize financial incentives for preservation, such as grants, tax credits, and low-interest loans. Look for partnerships with preservation organizations and other entities that can provide support and resources.

There are many reasons a building owner may want to demolish a historic building. Maintenance costs are often cited as a factor, and if a building has been neglected and allowed to deteriorate, it may pose safety hazards, leading owners to consider demolition as the easiest solution. Development pressure is another factor, as developers may see the property as an opportunity for new construction, which can be more profitable than preserving the existing structure. Additionally, property owners might not recognize the building's historical significance or value to the community, and new owners may lack the commitment to preserve its historic character. Changes in zoning laws and land use policies can make demolition more attractive for converting the property to a different use. Finally, without sufficient support from the community,

preservation organizations, or government bodies, property owners may feel isolated in their efforts to maintain a historic building. Understanding these reasons can help communities and preservation advocates address the underlying issues and find solutions to encourage the preservation of historic buildings.

If a historic building is threatened by demolition, several alternatives can be explored:

Phased Development: Preserve and restore the building in phases, addressing the most critical areas first and gradually completing the work as funds become available.

Convert the building for new purposes, such as turning an old factory into apartments or a school into office space, and incorporate mixed-use development with residential, commercial, and cultural uses to ensure the building's viability and community integration.

Stabilization and Preservation: Perform urgent repairs to prevent further deterioration, establish a regular maintenance plan to preserve the building's condition, and consider mothballing the building to secure it temporarily until a preservation plan or new use can be implemented. Information on mothballing of historic buildings is listed in Section 11.0, Further Research and Reference Materials.

Transfer of Development Rights (TDR): Allow property owners to sell development rights to developers who can use them in other areas, ensuring the historic building remains protected.

Historic Designation and Protection: Seek designation as a historic landmark at the local or national level to access protections and funding opportunities, and implement zoning laws that limit alterations and demolitions of historic buildings.

Community Engagement and Advocacy: Raise awareness about the building's historical significance and the threats it faces through public awareness campaigns, and collaborate with local and national preservation organizations to garner support and resources.

Financial Assistance and Incentives: Apply for grants and tax credits designed for historic preservation, and organize community fundraisers and seek donations from individuals and businesses.

Relocation: As a last resort, consider relocating the building to a new site where it can be preserved.

Leasing - Lease the building to an organization at low rent in exchange for them becoming stewards of the historic building and maintaining it.

SECTION 6.0

HISTORIC DESIGNATION & INCENTIVES

Previous Page:
Sketch of the Ederington House, 701 Museum Court, c. 1895.

6 HISTORIC DESIGNATION & INCENTIVES

6.0 Historic Designation & Incentives

This section explores the pathways and benefits of recognizing and preserving historic properties. It outlines the various types of historic designations available, from local to national levels, each offering specific protections and requirements. Additionally, it highlights financial incentives—such as tax credits, grants, and easements—that encourage property owners to invest in the preservation of historic structures.

6.1 Types of Historic Designations

Historic designation recognizes and protects buildlings and districts of significant cultural and historical value within communities. In Florida, this designation can occur at the local or national level, each providing specific protections and acknowledging the property's importance to a community's heritage. Financial incentives support preservation and rehabilitation efforts, making it economically feasible for owners to maintain the historic character of their properties, thereby enhancing the community's historical landscape.

Local Designation

Historic designation at the local level is a formal process by which a city or municipality recognizes and protects buildings, structures, sites, or districts that hold historical, architectural, cultural, or archaeological significance. This designation aims to preserve the character and integrity of historic places, ensuring that they remain integral parts of the community's heritage.

The process for local designation begins with evaluating properties based on specific criteria, such as their association with significant historical events or persons, distinctive architectural styles, or potential to provide important historical information. This thorough evaluation ensures that only properties of genuine significance receive designation.

Applications for designation are typically submitted by property owners or local officials for individual properties, and by a group of affected property owners or local officials for historic districts. These applications are then reviewed by a local preservation board or commission, which assesses whether the properties meet the necessary criteria for historical significance. To ensure community engagement and transparency, public hearings are often held, allowing for input from the community and stakeholders. Notices are sent to property owners and the public to invite their participation and feedback.

After thorough review and consideration of public input, the local preservation board

or commission makes a recommendation to the city council or governing body. The council then decides whether to approve the designation. It is important to note that once a property is designated, it is protected under local preservation ordinances. This means that any changes to the property, including alterations, renovations, or demolitions, typically require review and approval by the preservation board to ensure they align with the property's historical character.

For detailed information and to understand the specific regulations that apply to local designation in Brooksville, it is encouraged to request a copy of the local preservation ordinance directly from the city. These documents provide comprehensive information on the criteria, processes, and protections involved in designating and maintaining historic properties. Reviewing these regulations firsthand ensures full awareness of the requirements and opportunities associated with historic designation in Brooksville.

National Designation

Recognition of a historic resource at the national level is through inclusion in the National Register of Historic Places (NRHP). This program is administered by the National Park Service (NPS), which operates under the U.S. Department of the Interior. The NRHP was created through the National Historic Preservation Act of 1966 and is an inventory of recognized historic resources – districts, sites, buildings, structures, and objects deemed worthy of preservation due to their historical, architectural, or cultural significance. Listing in the NRHP is largely honorary and does not place any restrictions on what a property owner can do with their property, except in cases where federal funding or licensing is involved.

A variety of benefits are available to NRHP listed properties. One powerful benefit is the potential to obtain a Federal Rehabilitation Tax Credit. This program provides up to a 20% credit in federal income taxes for allowable expenses incurred in a certified rehabilitation of a certified historic structure. Counties and cities can also choose to grant ad valorem tax credits to owners of qualified historic resources, through their own individual tax credit programs. Additionally, the Advisory Council on Historic Preservation (ACHP) may intervene on behalf of listed properties which may be adversely impacted by federal and/or state funded projects, permitting, and licensing. In some instances, listed resources may be eligible (on a case by case basis) for special consideration regarding the American with Disabilities Act (ADA) and building safety code requirements.

The National Register Criteria

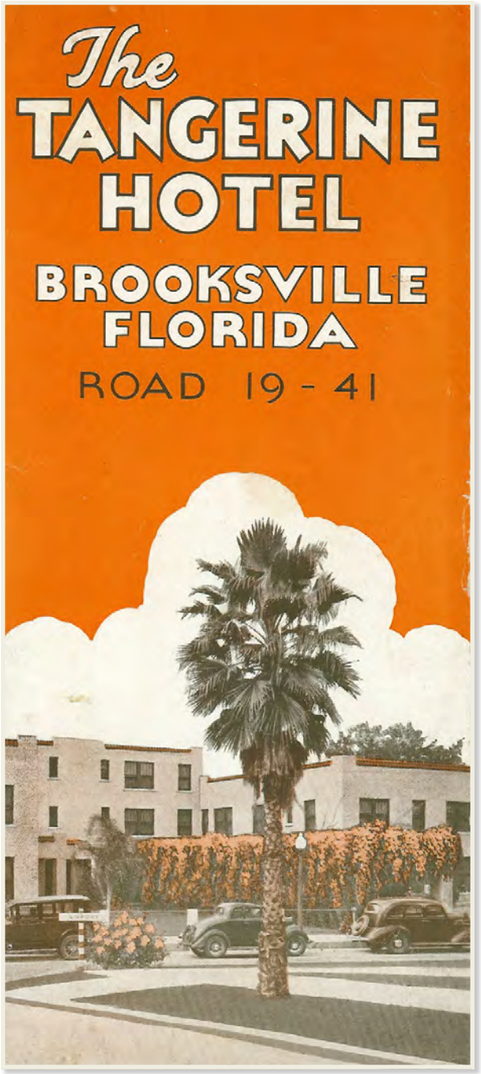
Specific criteria are applied to determine if a historic resource is eligible for listing in the NRHP. These criteria are outlined in *National Register Bulletin 15 – How to Apply the National Register Criteria*, and are included below.

The criteria for listing includes historic districts, sites, buildings, structures, and objects in American history, architecture, archaeology, and culture that possess integrity of location, design, setting, materials, workman-ship, feeling, and association, and:

- **A.** That are associated with events that have made a significant contribution to broad patterns of our history; or
- **B.** That are associated with lives of persons significant in the past; or
- **C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **D.** That have yielded, or may be likely to yield, information important in prehistory or history.

An additional set of criteria considerations are applied to properties that may not normally be considered for inclusion in the NRHP. National Register Bulletin 15 states the following:

Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties



primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. A building or structure moved from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. A birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

D. A cemetery which derives its primary significance from graves of persons of transcendent importance from age, from distinctive design features, or from association with historic events; or

E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same association has survived: or

F. A property primarily commem-orative in intent if design, age, tradition, or symbolic value

G. A property achieving significance within the past fifty years if it is of exceptional importance.

Anyone can nominate a property to the National Register of Historic Places (NRHP). The process of nominating a property

typically involves conducting research to document the property's historical significance and architectural integrity, preparing a nomination form according to the guidelines provided by the State Historic Preservation Office (SHPO) or the NPS, and submitting the nomination for review.

While anyone can initiate the nomination process, it often involves collaboration with local historical societies, preservation organizations, or other interested parties who can provide expertise, resources, and support for the nomination. Additionally, property owners must consent to the nomination before it can proceed.

Once a nomination is submitted, it undergoes a review process by the SHPO and the NPS to determine whether the property meets the criteria for listing on the NRHP. This review typically considers factors such as the property's historical significance, architectural integrity, and cultural importance.

If the nomination is approved, the property is officially listed on the NRHP, recognizing its importance and providing opportunities for preservation and recognition. As mentioned previously, it's important to note that listing on the NRHP is largely honorary and does not impose regulatory restrictions on property owners unless they choose to participate in certain preservation incentives or funding programs tied to historic preservation.

6.2 Financial Incentives

Brooksville Community Redevelopment Agency

A Community Redevelopment Agency (CRA) is a public entity established by local governments to promote the revitalization of specific areas facing economic challenges, known as Community Redevelopment Areas (CRAs). CRAs aim to combat blight, stimulate economic development, and improve infrastructure within these designated zones. They typically utilize tools like tax increment financing (TIF) and public-private partnerships to fund redevelopment projects and spur investment, with the goal of enhancing the overall quality of life for residents in these communities.

Many of Brooksville's historic buildings are located within the Brooksville CRA areas. The CRA provides financial assistance programs to aid property owners in backing qualifying redevelopment initiatives. Approved projects can secure a matching grant of up to $25,000 per property, with a limit of two applications per property within a twelve-month period. CRA Funding is budgeted annually, and is approved on a first-come, first-served basis. Interested parties should contact the City of Brooksville directly to learn more about the potential for obtaining funding.

Grants

The Florida Department of State, Division of Historical Resources (DOHR) oversees two grant programs aimed at preserving and promoting Florida's historical resources.

The Small Matching Grant Program provides financial assistance to eligible organizations, local governments, and individuals for projects focused on preserving and promoting Florida's historical resources. This program funds of up to fifty thousand dollars and is awarded on a competitive basis, with recipients required to match the grant funds provided by the program. Projects supported by the Small Matching Grant Program may include archaeological surveys, historic structure assessments, preservation planning, educational programs, and interpretive signage installations.

The Special Category Grant Program assists with major local, regional and state-wide efforts to preserve significant historic and archaeological resources, to

assist major archaeological excavations or research projects, and assist in the development and fabrication of major museum exhibits that will promote knowledge and appreciation of the history of Florida. This program, which funds projects up to five hundred thousand dollars and necessitates a matching contribution, excludes operational support for historic preservation organizations. It is available to municipalities, school districts, state colleges or universities, agencies of state government, and non-profit organizations.

Historic Preservation Easements

A preservation easement is a voluntary legal agreement, typically in the form of a deed, used to preserve the integrity of a historic building, site, or landscape. The owner retains ownership while transferring partial interest to a nonprofit organization, such as the Florida Trust for Historic Preservation. Easements protect buildings and land from demolition or alterations that would damage their historic integrity, while still allowing for alterations that meet preservation standards.

The purpose of a preservation easement is to provide protection in perpetuity, and it is recorded with the property deed, binding future owners. Public access is required to qualify for federal tax deductions, but it can be limited to viewing from the public right-of-way or scheduled open houses. Donating a preservation easement can provide significant tax benefits under Section 170(f) of the Internal Revenue Code, allowing for federal income, estate, and gift tax deductions. The easement typically lowers the property's value, and a qualified appraiser must determine the value for tax purposes. The donation value is the reduction in the property's fair market value due to the easement, and if the donation exceeds the donor's deductible limit, the balance can be carried forward for up to five years.

SECTION 7.0

THE BUILDING ENVELOPE

Previous Page:
Sketch of 11 S. Broad Street, c. 1915.

7 THE BUILDING ENVELOPE

7.0 The Building Envelope

This section introduces the key concepts related to the building envelope, which includes essential components such as foundations, doors, windows, exterior wall surfaces, and roofs. It provides guidance on the materials, methods, and techniques necessary to maintain and restore these critical elements in historic buildings. The building envelope is vital in preserving a structure, protecting it from the elements, and ensuring its long-term stability.

Topics covered in this section include selecting materials that respect the historic character of the building, along with using both traditional and modern methods to address common structural challenges. Emphasis is placed on best practices that help ensure the continued use and preservation of historic structures.

Each element of the building envelope is discussed with attention to maintaining architectural integrity and historical significance. Whether it's restoring original windows or reinforcing a foundation, this section offers practical advice for approaching these tasks while preserving the building's historical value.

The section also highlights the importance of understanding building form and how it influences the overall approach to preservation. Proper maintenance of building form is crucial for retaining the historical value of a structure while making necessary upgrades that meet modern needs.

Additionally, this section includes a user-friendly, at-a-glance reference guide for each component of the building envelope. These guides are designed to provide quick access to essential information, helping those involved in the maintenance, preservation, and rehabilitation of historic buildings in Brooksville efficiently apply the best practices and techniques discussed.

7.1 BUILDING ENVELOPE

The building envelope is the physical barrier between the interior of a building and the external environment. It includes all the elements that separate the indoors from the outdoors, such as the foundation, walls, doors and windows, and roofs. In historic preservation, maintaining the integrity of the building envelope is crucial for preserving the structural integrity, aesthetic value, and historical significance of old buildings.

Components of the Building Envelope

Foundations: Provide the base support for the building, anchoring it to the ground.

Walls: Serve as the primary vertical structure, providing support and enclosing the building.

Doors and Windows: Allow access, light, and ventilation while maintaining the building's security and insulation.

Roofs: Protect the building from weather like sun, rain, and snow in colder climates.

Importance of Maintaining the Building Envelope

Structural Integrity: The building envelope protects the structural components of the building from external forces such as wind, moisture, and temperature changes. Proper maintenance prevents structural deterioration and prolongs the lifespan of the building.

Energy Efficiency: A well-maintained building envelope enhances energy efficiency by reducing air leaks and improving insulation. This helps maintain a comfortable indoor environment and lowers energy costs.

Moisture Control: The envelope acts as a barrier against moisture intrusion, preventing water damage, mold growth, and deterioration of building materials.

Historical Significance: Proper care of the building envelope ensures that the historic character and original materials of the building are retained, contributing to its cultural heritage.

Common Issues and Solutions

Cracks and Gaps: Over time, the building envelope may develop cracks and gaps due to settling or environmental stress. Regular inspections and timely repairs using appropriate materials can prevent these issues from compromising the envelope.

Moisture Intrusion: Moisture is a significant threat to the building envelope. Proper drainage, waterproofing, and ventilation systems are essential to manage moisture-related problems.

Material Deterioration: Exposure to the elements can cause building materials to deteriorate. Routine maintenance, such as repainting and repairing damaged materials, helps preserve the envelope.

Air Leaks: Air leaks reduce energy efficiency and can lead to moisture problems. Sealing gaps around doors, windows, and other openings helps maintain a tight building envelope.

Maintenance and Preservation Strategies

Regular Inspections: Conduct routine inspections of all components of the building envelope to identify and address issues early. This includes checking for cracks, leaks, and signs of deterioration.

Professional Assessments: For significant repairs seek the expertise of professionals who specialize in historic preservation to ensure appropriate methods and materials are used.
Preventive Measures: Implement preventive measures such as installing proper drainage systems, using high-quality weatherproofing materials, and maintaining adequate ventilation.

Documentation: Keep detailed records of inspections, repairs, and maintenance activities to track the condition of the building envelope over time and plan future preservation efforts.

Best Practices

Professional Assessment: For major issues, always seek professional advice and services to ensure proper repair and maintenance.

Documentation: Maintain records of inspections, repairs, and any professional assessments to track the foundation's condition over time.

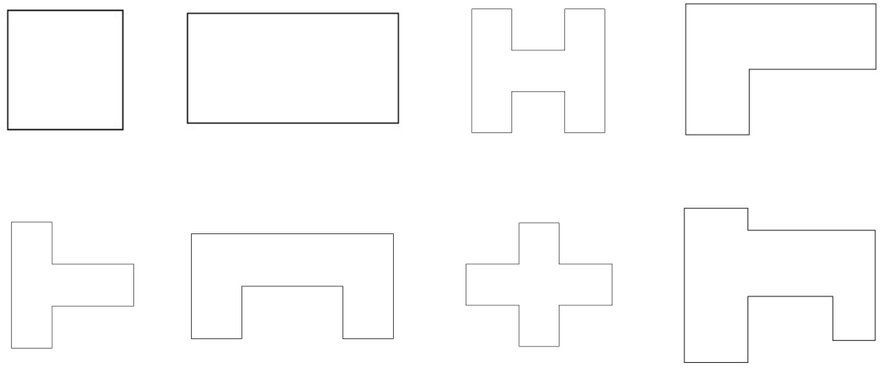
Holistic Approach: Consider the building envelope as an integrated system where each component affects the others. Addressing issues holistically ensures the overall integrity and performance of the envelope.

Use of Compatible Materials: When repairing or replacing parts of the building envelope, use materials that are compatible with the original construction to maintain the building's historical integrity.

Energy Efficiency Enhancements: Where appropriate, incorporate energy-efficient upgrades that do not compromise the historic character of the building. This may include installing storm windows, adding insulation, or using advanced weatherproofing techniques.

7.2 BUILDING FORM

Building form refers to the overall shape and structure of a building, significantly influencing its architectural style and character. Understanding building form is essential because it provides the foundational shapes and structures that define different architectural styles. Recognizing these forms helps in identifying and appreciating the distinctive features and historical contexts of various styles, thereby enhancing the preservation and restoration of historic buildings.



Shape of Footprints

Square Footprint: Simple and efficient, this shape is common in Frame Vernacular styles. It often results in a symmetrical, balanced form.

Rectangular Footprint: A long, narrow form, it allows for diverse internal layouts and is found in many styles, Colonial Revival and Craftsman.

H-Shaped Footprint: Features a central connecting section with two wings extending perpendicularly, resembling the letter 'H'. This plan is common in larger institutional buildings, such as schools and hospitals, allowing for separation of different functions.

L-Shaped Footprint: Adds complexity and visual interest, often accommodating porches and additional wings.

T-Shaped Footprint: Has a central hall with a perpendicular extension, forming a 'T' shape. Often found in early American colonial and religious buildings, it allows for a prominent entry and an extended rear wing.

U-Shaped Footprint: Features two wings extending from a central section, forming a 'U'. This layout creates an enclosed courtyard and is common in Mediterranean and Spanish Revival styles.

Cross Plan: Characterized by a central hall with rooms extending off in four directions, forming a cross shape. This plan allows for large, open interior spaces.

Irregular Compound Plan: Involves multiple interconnected sections and wings, creating a complex, irregular shape. This plan is often seen in large estate homes and grand hotels, allowing for varied interior spaces and interesting exterior forms.

Wall and Structure Forms

Vertical Emphasis: Tall, narrow structures with pronounced vertical lines, often found in Gothic Revival and Second Empire styles.

Horizontal Emphasis: Low, broad structures with a horizontal orientation, typical in Prairie and Ranch styles.

Round, Conical, Octagonal and Polygonal Shapes: Towers and turrets with round or conical shapes add a romantic and picturesque quality to buildings. These elements are often found in the Queen Anne style.

Roof Shapes

Gable Roof: The most common roof shape, featuring two sloping sides that come together at a ridge, forming end walls with a triangular extension. This shape is prevalent in many styles, including Frame Vernacular and Craftsman.

Hip Roof: All sides slope downwards to the walls, usually with a gentle slope. This form is prevalent in Prairie and Ranch styles and adds a horizontal emphasis to the building.

Gambrel Roof: A symmetrical two-sided roof with two slopes on each side, the lower slope being steeper. It is typically found in Dutch Colonial architecture.

Mansard Roof: A four-sided gambrel-style hip roof, characterized by two slopes on each of its sides, with the lower slope punctured by dormer windows. This shape is common in Second Empire architecture.

Flat Roof: Often used in commercial and modernist buildings, providing additional usable space and a sleek, minimalist appearance.

7.3 FOUNDATION

The foundation is the structural base of a building, supporting the entire structure above. Proper maintenance and repair of the foundation are crucial to ensure the building's stability and longevity, particularly in historic buildings where materials and construction techniques may differ significantly from modern practices.

Types of Foundations

Pier and Beam: Common in older buildings, consisting of piers supporting beams and floor joists. This type allows for ventilation under the house but can be susceptible to moisture issues and intrusion by critters.

Continuous Concrete: A solid perimeter foundation providing a continuous base. This type of foundation is common in commercial buildings as well as residential buildings constructed after WWII.

Common Issues

Cracks and Settling: Over time, foundations may develop cracks or experience settling due to soil movement, moisture changes, or the natural aging of materials. This can lead to structural instability and damage to the building.

Moisture Intrusion: Water can seep into the foundation, causing deterioration and weakening the structure.

Insect Damage: Particularly for pier and beam foundations, insect infestations, such as termites and other wood destroying organisms can severely damage wooden structural elements.

Maintenance and Repair

Regular Inspections: Conduct routine inspections to identify cracks, moisture intrusion, or signs of settling. Early detection allows for timely repairs, preventing further damage. Inspections should also include checking for insect damage and critter intrusion.

Crack Repair: Use appropriate sealants or fillers for minor cracks. For significant cracks or settling, consult a structural engineer for proper assessment and repair. Methods can include epoxy injections for concrete or masonry repairs for stone foundations.

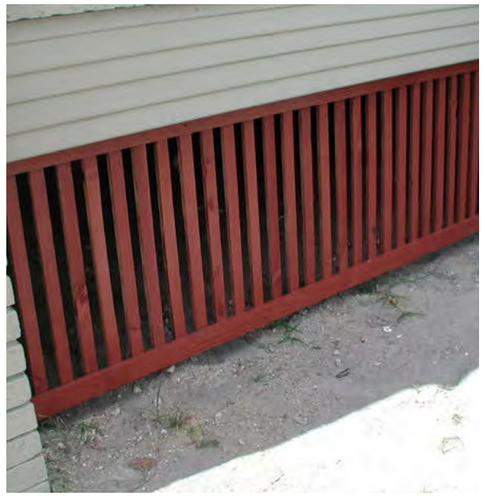
Moisture Control: Ensure proper drainage around the foundation. Install gutters and downspouts to direct water away from the building. Consider using waterproof coatings or barriers to protect the foundation from moisture. Additionally, ensure that the surrounding soil slopes away from the foundation to prevent water pooling.

Vegetation Management: Keep vegetation, such as trees and shrubs, away from the foundation to prevent root intrusion and moisture retention. Roots can cause significant damage by penetrating and displacing foundation materials.

Insect Control: Implement measures to control insect infestations, including the use of treated wood, chemical barriers, and regular pest inspections.

Examples of Foundations

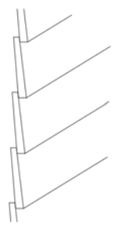
Pier and Beam



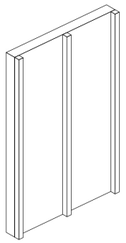
Continuous Slab

7.4 WALLS

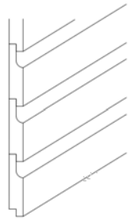
Walls are the primary structural elements of a building, providing support and enclosing the interior space. Proper maintenance and repair of wall surfaces are essential to preserve the building's integrity and aesthetic value.



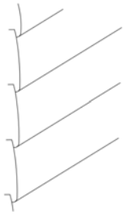
Beveled Siding



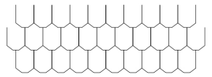
Board and Batten Siding



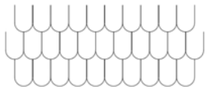
Novelty Siding



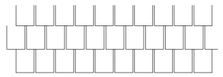
Rounded Clapboard Siding



Hexagonal Wood Shingles



Fishscale Wood Shingles



Machine Cut Wood Shingles

Saw-Tooth Wood Shingles

Types of Walls

Brick and Masonry: These walls are durable and fire-resistant, commonly used in historic buildings. They provide a solid and lasting structure but require careful maintenance to prevent issues such as cracking and moisture penetration.

Wood Frame: Common in residential buildings, wood frame walls offer flexibility in design and construction. They are often clad in various materials such as wood siding, stucco, or brick veneer to enhance their aesthetic and functional properties.

Wall Finishes

Brick: Provides a classic and durable finish that is characteristic of many historic buildings.

Brick Veneer: Offers the appearance of solid brick with the added benefit of being lighter and easier to install.

Wood Siding: Commonly used in residential buildings, providing a traditional look but requiring regular maintenance to prevent rot and insect damage.

Stucco: A versatile and durable finish that can be applied to a variety of substrates, offering a smooth or textured appearance.

Rusticated Block: These blocks add texture and visual interest to walls and were popular in the early 20th century due to the prevalence of small-scale local manufacturers who produced them in backyard "factories."

Exposed Concrete Block: Often used in mid-20th-century buildings, providing a rugged and industrial aesthetic.

Common Issues

Cracking and Bulging: These issues can occur due to settling, moisture intrusion, or structural stress. Cracks can compromise the integrity of the wall, while bulging may indicate deeper structural problems that need immediate attention.

Moisture Damage: Moisture can lead to deterioration, mold growth, and weakening of the structure. This is particularly problematic for masonry and wood walls, where prolonged exposure to water can cause significant damage.

Paint and Surface Deterioration: Exposure to the elements can cause paint to peel and surfaces to degrade. This not only affects the appearance but also exposes the underlying material to further damage.

Maintenance and Repair

Regular Inspections: Conduct regular inspections to check for cracks, bulging, moisture damage, and surface deterioration. Early detection allows for timely repairs, preventing further damage. Inspections should be thorough and include both interior and exterior surfaces.

Crack Repair: Use appropriate materials to fill and seal cracks. For small cracks, flexible sealants or mortar mixes can be used. For significant cracks, consult a structural engineer for proper assessment and repair to ensure the stability of the wall.

Moisture Control: Ensure proper drainage around the building to prevent water from accumulating near the walls. This includes maintaining gutters and downspouts, grading the landscape to direct water away from the foundation. Address any leaks promptly to prevent long-term damage.

Paint and Surface Maintenance: Regularly repaint and treat surfaces to protect against weathering. Use breathable paint for masonry walls to allow moisture to escape, preventing trapped moisture from causing further damage. For wood surfaces, use high-quality exterior paint or stain and ensure all surfaces are properly sealed.

Steps for Repairing/Rehabilitating Mortar Joints in Historic Buildings

1. **Identify the Problem**
   - Inspection: Inspect mortar joints for signs of deterioration such as cracks, loose bricks or stones, damp walls, and damaged plasterwork.
   - Address Causes: Address underlying causes of deterioration like leaking roofs or gutters before repointing.
2. **Mortar Analysis**
   - Sample Collection: Remove several unweathered samples of existing mortar for analysis.
   - Examine and Record: Examine and record the color, sand grain size, and composition of the original mortar to ensure the new mortar matches historically.
3. **Select Appropriate Materials**
   - Material Choice: Use high-lime content mortars for softer masonry and Portland cement for harder stones like granite, but ensure compatibility, as Portland cement can be too rigid for some historic masonry.
   - Compatibility: Ensure new mortar is softer and more permeable than the masonry units and matches the original mortar in color, texture, and tooling.
4. **Remove Old Mortar**
   - Depth Removal: Remove deteriorated mortar to a minimum depth of 2 to 2-times the width of the joint, usually to 1 inch for brick joints.
   - Tools: Use hand tools like chisels and mash hammers to minimize damage. Small pneumatically-powered chisels can also be used safely.
5. **Prepare Joints for New Mortar**
   - Cleaning: Ensure joints are clean and free of dust by rinsing with water.
   - Dampen Joints: Dampen the joints before filling but avoid standing water. For highly absorbent walls, maintain a continual mist of water for a few hours before repointing begins.
6. **Mix New Mortar**
   - Measuring: Measure and mix dry ingredients by volume ensuring uniformity.
   - Pre-hydration: Pre-hydrate mortar to just hold together before final water addition.
   - Mix: Mix thoroughly for about 5 minutes then add water in small portions until the desired consistency is reached.
   - Usage Time: Use mortar within 30 minutes of final mixing; do not retemper by adding more water later.

7. **Apply New Mortar**
   - Layering: Fill deeper joints first, compacting in ¼inch layers. Allow each layer to harden before applying the next.
   - Tooling: Tool the final layer to match historic joints when it is thumb-print hard. Avoid overfilling to prevent a wider visual joint and feather edges that can be damaged.
8. **Cure the Mortar**
   - Misting: Misting the joints periodically after repointing helps accelerate carbonation and hardening, especially for high-lime mortars.
   - Protection: Cover walls with burlap for the first three days to keep them damp and protected from direct sunlight.
9. **Cleaning Repointed Masonry**
   - Brush: Remove excess mortar with a stiff natural bristle or nylon brush before it fully sets. Avoid metal brushes.
   - Water Cleaning: Clean using plain water; chemical cleaners should be used cautiously and only on thoroughly wetted masonry.
10. **Maintenance and Monitoring**
    - Regular Inspections: Regularly inspect repointed joints for signs of failure or damage.
    - Upkeep: Proper maintenance ensures the longevity of the repair and overall structural health of the historic building.

Following these steps will aid in properly repairing and rehabilitating the mortar joints in your historic building, preserving the structure's integrity and aesthetic value for future generations. Properly executed repointing should last 30 to 50 years, significantly contributing to the preservation of the building.

The information provided here has been adapted from *National Park Service Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings*, which offers comprehensive guidance on appropriate materials and methods for repointing historic masonry buildings. Additional information on National Park Service Briefs is included in Section 10.0, Reference Materials.

Steps for Repairing/Rehabilitating Historic Stucco

1. **Assess the Condition**

   - Inspection: Carefully examine all elevations of the building to identify areas of damage, such as cracks, bulging, or loose sections. Tap the stucco with a wooden or acrylic hammer to detect hollow sounds, indicating detached stucco. Regular and thorough inspections help identify problems early and prevent further deterioration.
   - Determine Cause: Identify and address underlying issues causing damage, such as water infiltration, structural movement, or previous improper repairs. This step is crucial to ensure that the same problems do not recur after repairs are made. Understanding the root cause of damage allows for more effective repairs.

2. **Cleaning and Preparation**

   - Remove Loose Stucco: Use sharp tools like a cold chisel, hatchet, or masonry bit to carefully remove deteriorated, cracked, and loose stucco. Be cautious to avoid damaging surrounding good stucco. Removing all loose material ensures that the new stucco will adhere properly and last longer.
   - Clean Surface: Use a bristle brush to remove debris, dirt, loose paint, and plant growth from the area to be patched. A clean surface is essential for new stucco to adhere properly. Proper cleaning prepares the surface for better adhesion and prevents future issues.
   - Wet Substrate: Thoroughly dampen the wood lath or masonry substrate before applying new stucco. This prevents rapid moisture absorption from the new stucco, which can cause poor adhesion and cracking. Moistening the substrate helps the new stucco cure properly and bond effectively.

3. **Selecting Materials**

   - Analyze Historic Stucco: Conduct an analysis of the existing stucco to match its composition. Early stuccos are typically lime-based, while those from the late 19th century onwards may include Portland cement. Many conservation companies offer sample analysis services at reasonable costs and will provide property owners with detailed instructions on how to obtain and submit the samples. This step ensures that repairs are compatible with the original materials and maintain the building's historical integrity.
   - Stucco Mix: For lime-based stucco, use a mix of hydrated lime, sand, and a small amount of Portland cement. For Portland cement stucco, ensure compatibility with existing materials to prevent cracking due to different expansion rates. Selecting the right mix is essential for the longevity and compatibility of the repair.

4. **Applying New Stucco**

   - First (Scratch) Coat: Apply the first coat to a thickness of about 1/4 to 3/8 inch. Scratch or cross-hatch the surface to provide a key for the next coat. Allow 24-72 hours to set. This initial coat provides the base for subsequent layers and ensures good adhesion.
   - Second (Brown) Coat: Apply the second coat to the same thickness as the first. Roughen the surface with a wood float to provide a key for the final coat. The total thickness of the first two coats should not exceed 5/8 inch. This coat builds up the stucco surface and adds strength.
   - Final (Finish) Coat: Apply the final coat about 1/4 inch thick. Match the texture of the original stucco by using traditional methods such as a whisk broom for spatterdash finishes. The finish coat provides the final appearance and texture, matching the historic look.

5. **Coloring and Finishing**

   - Match Colors: If the original stucco was tinted, use sand, natural pigments, or modern equivalents to match the color. Test samples and allow them to weather before application to ensure a good match. Matching colors helps preserve the visual integrity of the historic building.
   - Painting: If painting is necessary, ensure compatibility with the existing surface. Latex paint can be used on slightly damp walls, while oil-based paints require a completely dry surface. Proper painting techniques protect the stucco and maintain its appearance.

6. **Regular Maintenance**

   - Routine Checks: Conduct regular inspections to identify and address minor issues promptly, preventing extensive repairs. Regular maintenance helps catch issues early and prevents larger problems.
   - Protective Coatings: Consider using limewash or cement-based paints to protect the stucco. Avoid modern water-repellent coatings unless advised by a historic masonry specialist, as they can trap moisture and exacerbate problems. Protective coatings help maintain the stucco's durability and appearance.

Steps for Repairing/Rehabilitating Exterior Paint Problems on Historic Woodwork

1. **Identify the Problem**
   - Dirt and Grime
     Cause: Environmental factors such as pollution, soot, and organic matter.
     Treatment: Clean with water and mild detergent using a soft brush. Rinse thoroughly and let dry.
   - Mildew
     Cause: High humidity and poor ventilation.
     Treatment: Wash with a solution of one part bleach to three parts water. Rinse well and let dry.
   - Peeling
     Cause: Excess moisture, poor adhesion due to improper surface preparation, or incompatible paint layers.
     Treatment: Identify and correct moisture problems, scrape off loose paint, sand the surface, and apply primer and paint.
   - Cracking and Alligatoring
     Cause: Paint layers becoming brittle over time.
     Treatment: Sand the surface to smooth out cracks, remove severely damaged paint layers, and repaint.
   - Intercoat Peeling
     Cause: Improper surface preparation or incompatible paint types.
     Treatment: Thoroughly clean and sand the surface, then repaint with compatible primer and topcoat.
2. **Select the Appropriate Paint Removal Method**
   - Abrasive Methods (Manual)
     Tools: Putty knife, paint scraper.
     Usage: For limited paint removal and surface preparation.
   - Abrasive Methods (Mechanical)
     Tools: Orbital sander, belt sander.
     Usage: For larger flat surfaces. Skilled operators only.
   - Thermal Methods
     Tools: Electric heat plate, electric heat gun.
     Usage: For total paint removal on various wood elements.
     Precautions: Due to fire risk, it is recommended that thermal methods are used only on building elements that are removed and placed safely away the building while work is being done. For example, remove a door and place on sawhorses away from the building when using a heat gun or heat plate to remove paint from the door.
   - Chemical Methods
     Products: Solvent-based and caustic strippers.
     Usage: For intricate features or where heat devices are impractical.
     Precautions: Follow safety guidelines to avoid health risks and environmental contamination.
3. **Surface Preparation**
   - Start by removing dirt, mildew, and any loose paint using appropriate cleaning solutions and tools. Next, smooth out the surface to ensure good paint adhesion by employing both manual and mechanical sanding methods as needed. Finally, apply a high-quality primer to ready the surface for the topcoat, ensuring compatibility with the existing paint layers.
4. **Repainting**
   - Select high-quality oil-based or latex paints suitable for the specific conditions and existing paint types. Follow the manufacturer's recommendations for application, paying attention to environmental conditions such as temperature and humidity. Ensure thorough drying between coats and apply multiple layers if needed for durability.
5. **Maintenance**
   - Conduct regular inspections for signs of paint deterioration, particularly in high-exposure areas. Promptly address minor issues to prevent larger problems. Keep surfaces clean to prevent the buildup of dirt and mildew.

Regular maintenance and timely repairs of exterior paint on historic woodwork are essential for maintaining the exterior of historic buildings. By following these steps and using appropriate materials and methods, property owners can effectively manage and maintain the integrity of their historic structures.

For more detailed information on this topic, refer to *National Park Service Preservation Brief #10: Exterior Paint Problems on Historic Woodwork*, which identifies and describes common types of paint surface conditions and failures. Includes guidance on preparing historic woodwork for repainting, including limited and total paint removal. Additional information on National Park Service Briefs is included in Section 11.0, Further Research.

7.5 DOORS & WINDOWS

Doors and windows are critical components of a building's envelope, providing access, light, ventilation, and aesthetic appeal. They are also significant character-defining features in architecture and architectural styles, contributing substantially to a building's overall appearance. The design, placement, and materials of doors and windows reflect the historical and cultural context of the building's era, enhancing its authenticity and visual appeal. Proper maintenance and repair of these elements are essential to preserve their functionality and appearance while ensuring the building's historic character is retained.

Types of Doors and Windows

Wooden Doors and Windows: Wood is a traditional material offering a historic aesthetic and flexibility in design. They are commonly found in many historic buildings and can include paneled doors, sash windows, and casement windows.

Metal Doors and Windows: Durable and low-maintenance options often used in industrial, Art Deco, Art Moderne, and post WWII buildings. These can include steel casement windows and bronze doors.

Glass Elements: Providing light and visibility, often used in combination with other materials. This can include stained glass, leaded glass, and large display windows.

Common Issues

Warping and Rot: Wood doors and windows can warp or rot due to moisture and temperature changes, leading to difficulty in operation and potential structural issues.

Broken Glass and Hardware: Glass panes and hardware (such as hinges, locks, and handles) can become damaged or worn over time, compromising the security and functionality of the doors and windows.

Air and Water Leaks: Poor sealing around doors and windows can lead to drafts and water intrusion, affecting the energy efficiency and comfort of the building.

Paint and Finish Deterioration: Exposure to the elements can cause paint to peel and finishes to degrade, leading to further damage and a loss of visual appeal.

General Maintenance and Repair

Regular Inspections: Conduct routine inspections of doors and windows to identify issues such as warping, rot, broken glass, and hardware problems. Early detection allows for timely repairs, preventing further damage and maintaining functionality.

Warping and Rot Repair: Repair or replace warped or rotted wood components. This may involve removing damaged sections and inserting new wood, treating the wood with preservatives, and ensuring proper drainage to prevent future issues.

Glass and Hardware Repair: Replace broken glass panes and damaged hardware with materials that match the original design and functionality. Ensure that new components are compatible with the historic character of the building.

Sealing and Weatherproofing: Use weatherstripping and caulking to seal gaps around doors and windows, improving energy efficiency and preventing leaks. Select materials that are durable and appropriate for the historic context.

Painting and Finishing: Regularly repaint and refinish doors and windows to protect against weathering. Use high-quality paints and finishes that are compatible with the original materials and provide adequate protection.

Steps for Repairing/Rehabilitating Historic Wood Windows

1. **Assess the Condition**
    - Evaluation: Inspect each window unit for paint condition, frame and sill integrity, sash functionality, glazing issues, hardware status, and overall condition.
    - Tools: Use an ice pick, probe, or awl to test the wood for soundness by probing for areas of decay beneath the surface.
    - Planning: Formulate a rehabilitation plan based on the assessment. Categorize necessary actions into routine maintenance, repairs, and weatherization. Prioritize repairs and decide if professional help is needed.
2. **Routine Maintenance**
    - Paint Removal: Remove interior and exterior paint layers using safe techniques such as scraping, chemical stripping, or hot air guns.
    - Sash Removal: Carefully remove the interior stop, parting bead, and sash. Label and store removed elements safely.
    - Repair and Reglaze Sash: Remove old putty, glazing points, and glass. Strip paint, sand, patch, and prime the sash. Reglaze by placing a new bed of putty, reinstalling glass, and applying final putty.
    - Frame Repairs: While the sash is removed, repair the frame, replace sash cords, and weatherstrip as necessary. Reinstall the sash and ensure proper fit and operation.
3. **Structural Stabilization**
    - Address Moisture Issues: Ensure that all sources of moisture penetration are identified and eliminated. Treat any decay fungi with fungicides following manufacturer recommendations.
    - Consolidation: Use semi-rigid epoxies to consolidate decayed wood. Apply epoxy patching compounds to build up and restore wood surfaces. Sand and paint to achieve a sound, weatherproof finish.
4. **Parts Replacement**
    - Splices and New Parts: When parts are too deteriorated for stabilization, replace them with new matching pieces. This may involve removing sash and having parts reproduced by a carpenter or woodworking mill. Ensure the new parts match the original in material and profile.
    - Sash Replacement: If the sash is extensively damaged and repairs are not feasible, consider replacing it with a custom reproduction or a reasonable facsimile. New sash should fit the existing frame and match the original design as closely as possible.
5. **Weatherization**
    - Weatherstripping: Improve energy efficiency by adding weatherstripping to reduce air infiltration. Use materials like felt, rolled vinyl, metal strips, or plastic spring strips.
    - Storm Windows: Install exterior storm windows to enhance thermal performance while retaining the original windows. Avoid unfinished aluminum storms; instead, match the trim color to minimize visual impact. For interior storms, ensure proper ventilation to prevent condensation.
6. **Maintenance and Monitoring**
    - Regularly inspect windows for signs of wear or damage.
    - Maintain a schedule for repainting, re-caulking, and general upkeep to ensure the longevity of the repairs and the historic windows.

Following these steps will help preserve the integrity and appearance of historic wood windows, maintaining the building's historical significance. Proper repair and maintenance can extend the life of these windows, ensuring they continue to contribute to the building's character for years to come.

The information provided here has been adapted from *National Park Service Preservation Brief #9: The Repair of Historic Wooden Windows*, which provides information on evaluating the condition of historic wood windows and on practical methods for repair. Additional information on National Park Service Briefs is included in Section 11.0, Further Research.

Steps for Repairing/Rehabilitating Historic Steel Windows

1. **Assess the Condition**
    - Evaluation: Inspect the windows for corrosion, paint condition, metal section alignment, glass condition, and hardware functionality. Note the state of masonry or concrete surrounds.
    - Use tools like an ice pick or awl to test for corrosion depth and structural damage by probing metal sections.
    - Formulate a rehabilitation plan based on the assessment. Categorize necessary actions into routine maintenance, repairs, and weatherization. Prioritize repairs and decide if professional help is needed.
2. **Routine Maintenance**
    - Cleaning: Remove surface dirt, grease, and minor corrosion using a brush, vacuum, cloth, denatured alcohol, or mineral spirits. Wipe surfaces with a damp cloth and use brushes for corners.
    - Paint and Rust Removal: Strip old paint and rust using manual abrasion or chemical cleaning. Tools include wire brushes, sanding blocks, steel wool, and rotary attachments.
    - Priming: Immediately prime cleaned metal to prevent rust reformation using anti-corrosive or zinc-rich primers. Apply at least one coat of primer to bare metal.
    - Repair and Reglaze Sash: Remove old putty and reglaze by placing a new bed of putty, reinstalling glass, and applying final putty. Note: unlike wood windows, the glass in steel casements will likely crack if removal is attempted.
3. **Repair Processes**
    - Minor Repairs: Conduct minor repairs in place if corrosion or misalignment is manageable. Use wire brushes, steel wool, or chemical rust removers, and phosphoric acid-based compounds followed by anti-corrosive primers.
    - Major Repairs: For severe corrosion or structural damage, remove windows for workshop repairs. Straighten bent sections with heat and pressure, replace severely damaged sections with new steel pieces, and weld as necessary. Tools include oxy-acetylene torch, welding equipment, and sandblasting tools.

4. **Reassembly and Weatherization**
    - Reinstallation: Refit repaired frames into openings ensuring proper alignment. Clean and prepare subframes, screw frames to subframes, and ensure drainage paths are clear.
    - Weatherstripping: Install weatherstripping to enhance energy efficiency using materials like vinyl weatherstripping and caulking compounds. Apply weatherstripping to cleaned frames and ensure all gaps are sealed.
    - Glazing and Caulking: Replace glass panes and apply caulk around masonry surrounds using new glass panes and glazing compound. Fit new glass panes, apply glazing compound, and caulk perimeter to prevent moisture ingress.
5. **Final Steps**
    - Painting: Apply finish paint to protect and restore appearance using compatible paint for metal windows. Apply at least two coats, ensuring paint overlaps glazing compound slightly to seal.
    - Hardware Replacement: Replace or refurbish window hardware to ensure functionality using new screws, bolts, hinges, and other necessary hardware. Install new hardware, filling and priming old screw holes as necessary.

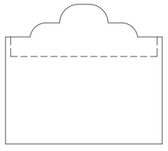
Following these steps will ensure the longevity and integrity of original steel windows, preserving their charm and functionality. These guidelines offer a comprehensive approach to maintaining and rehabilitating historic steel windows, ensuring the preservation of their historical integrity while enhancing their operational effectiveness. By adhering to these practices, property owners can protect and prolong the life of their steel windows, maintaining their distinctive character and historical significance for future generations.

The information provided here is adapted from *National Park Service Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows*. This brief offers a historical background on the development, use, and styles of rolled steel windows popular in the first half of the 20th century. It also outlines steps for cleaning and repairing damaged steel windows, and details methods for weatherstripping and options for storm panels or the installation of thermal glass. Additional information on National Park Service Briefs is included in Section 11.0, Further Research.

7.6 ROOFS

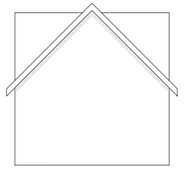
The roof is a building's first line of defense against the elements. Proper maintenance and repair are crucial to ensure the building's protection and longevity.

Gable Roof



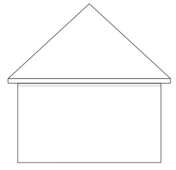
Flat Roof - Decorative Parapet

Flat Roof - Flat Parapet

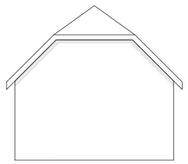


Cross Gable Roof

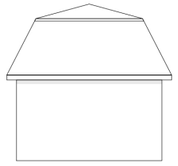
Gambrel Roof



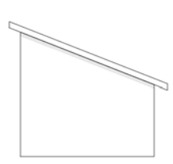
Hipped Roof



Jerkinhead Roof



Mansard Roof



Shed Roof

Types of Roofs

Pitched Roofs: Common in residential buildings, offering good water runoff and aesthetic appeal.

Flat Roofs: Common in commercial buildings, providing additional usable space but requiring proper drainage.

Roof Materials: Asphalt Shingle, Metal, Clay Tile, Terra Cotta Tile, Built Up Roofing (Tar, Asphalt, Roofing Felt), Slate, Wood Shingle and Shakes.

Common Issues

Leaks and Moisture Damage: Can lead to interior damage and structural issues.

Shingle or Material Deterioration: Exposure to elements can cause roofing materials to deteriorate.

Structural Issues: Over time, roof structure may weaken due to weathering and load stress.

Maintenance and Repair

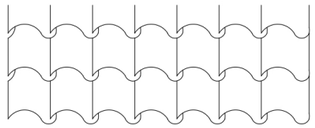
Regular Inspections: Check for leaks, moisture damage, and material deterioration. Early detection allows for timely repairs, preventing further damage.

Leak Repair: Identify and repair leaks promptly. Use appropriate sealants and repair materials.

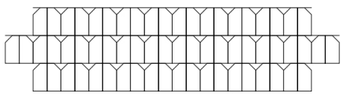
Material Maintenance: Replace damaged or deteriorated shingles or roofing materials. Use materials that match the historic character of the building.

Structural Assessment: Regularly assess the roof structure for signs of weakening or stress. Consult a structural engineer for proper assessment and repair if necessary.

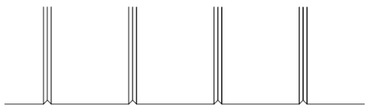
Roof Materials



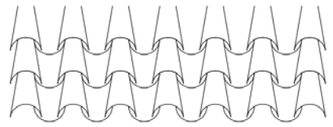
'S' Barrel Tiles



Metal Shingles



V-Groove Standing Seam Metal



Trough and Cap Clay Barrel Tiles

Steps for Repairing/Rehabilitating Roofs and Their Elements in Historic Buildings

1. **Identify the Problem**
    - Inspection: Examine the roof and its elements for signs of damage, such as leaks, missing shingles, damaged eaves, and deteriorating fascia or brackets. Regular inspections help catch issues early before they lead to more significant problems.
    - Address Underlying Issues: Resolve any issues such as clogged gutters or improper ventilation that might contribute to the deterioration of the roof elements. Proper ventilation helps prevent moisture buildup, which can cause extensive damage over time.
2. **Historical Research**
    - Research: Conduct thorough research of the building's history to understand the original materials and methods used in the construction of the roof. This research helps ensure that any repairs or replacements are in keeping with the building's historical integrity.
    - Documentation: Examine old photographs, architectural plans, and other historical documents to gather information about the roof's original design and materials. Detailed documentation supports accurate restoration efforts.
3. **Select Appropriate Materials**
    - Historically Accurate Materials: Use historically accurate materials whenever possible to maintain the building's integrity. For roofing, select materials that are appropriate to the architectural style in color, texture, and size.
    - Compatibility: For eaves, fascia, and other elements, use wood or other materials that are compatible with the historic fabric of the building. Matching the original materials helps preserve the building's character and appearance.
4. **Remove Damaged Elements**
    - Careful Removal: Carefully remove deteriorated or damaged roofing materials and elements to prevent further damage to the structure. Use hand tools to remove materials gently, avoiding heavy machinery that could harm the historic fabric. Proper removal techniques protect the integrity of the remaining structure.
5. **Repair or Replace Roof Structure**
    - Structural Integrity: If the underlying roof structure is damaged, repair or replace it using materials and methods that match the original construction. Ensure that any new support structures are compatible with the historic materials and do not alter the building's appearance. Maintaining structural integrity is crucial for the longevity of the roof.
6. **Install New Roofing Material**
    - Application: Apply the new roofing material in a manner consistent with historic roofing practices. Ensure proper alignment and overlapping for shingles or tiles to match the original patterns and ensure a weather-tight seal. Correct installation techniques prevent future water ingress and damage.
    - Fasteners: Use appropriate fasteners that are historically accurate and resistant to corrosion.
7. **Repair/Replace Eaves, Fascia, and Other Elements**
    - Reproduction: Repair or replace eaves, fascia, brackets, and cornices with materials that match the original in style and dimension. Pay careful attention to decorative details to ensure they are faithfully reproduced.
8. **Flashing and Gutter Installation**
    - Waterproofing: Install flashing around chimneys, valleys, and other roof penetrations to prevent water ingress.
    - Gutters and Downspouts: Ensure gutters and downspouts are functional and properly directed away from the building to avoid water damage to the roof and walls.
9. **Maintenance and Monitoring**
    - Regular Inspections: Regularly inspect the roof and its elements for signs of wear or damage.
    - Clean Gutters: Keep gutters and downspouts clean to prevent water backup and roof leaks.
    - Maintenance Schedule: Implement a maintenance schedule to ensure the longevity of the repair and the overall health of the roof.

By following these steps, property owners can properly repair and rehabilitate the roofs and their elements in historic buildings, preserving the structure's integrity and aesthetic value for future generations. Proper maintenance and periodic inspections will extend the life of the repairs and protect the historic character of the building.

7.7 Understanding Historic Materials and Methods

It is crucial for property owners of historic buildings to understand the materials and methods originally used in their construction and maintenance. Historic buildings were crafted using techniques and materials that differ significantly from modern practices. This knowledge is vital for several reasons:

- **Informed Decision-Making**: Understanding the unique materials and methods used in historic buildings enables property owners to make informed decisions about maintenance and rehabilitation. Knowing the differences between historic and modern construction helps avoid inappropriate repairs that could compromise the building's integrity and character.
- **Preservation of Historic Integrity**: Each historic building has its own distinct character, defined by its materials, design, and construction techniques. Using modern materials or methods without consideration of the building's original construction can lead to a loss of historic fabric and authenticity. Proper knowledge ensures that repairs and alterations are compatible with the original construction, preserving the building's historical significance.
- **Effective Maintenance**: Historic materials such as masonry and wood have specific properties and aging processes. Understanding these properties helps in selecting appropriate maintenance practices that prolong the life of the building. For instance, using breathable paints on exterior wall surfaces and employing appropriate repointing techniques for mortar can prevent damage that modern materials and methods might cause.
- **Avoiding Common Pitfalls**: Without knowledge of historic construction methods, property owners might unknowingly cause harm. For example, using Portland cement on historic brickwork can lead to spalling and damage, as it is harder than the original lime mortar. Similarly, replacing wooden windows with modern vinyl alternatives can drastically alter the appearance and reduce the building's value.
- **Tailored Solutions**: Historic buildings require tailored solutions rather than a one-size-fits-all approach. Each building's age, style, and construction methods dictate specific preservation techniques.

Reference Guides

The following pages feature convenient reference charts organized by material and feature category, covering masonry, wood, roofs, windows, entrances and porches, storefronts, and additions. These charts provide property owners with quick access to best practices for preserving and maintaining the various elements of their historic buildings. Armed with this information, property owners can make informed decisions to protect and enhance the historical integrity of their buildings.

Quick Reference Guide for Windows

Identification and Preservation	
✓	• Identify, retain, and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the form of the roof (gable, hipped, gambrel, flat, or mansard), decorative features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.
✗	• Altering the roof and roofing materials that are important in defining the overall historic character of the building, resulting in diminished character. • Replacing historic roofing material instead of repairing or replacing only the deteriorated material. • Changing the type or color of roofing materials.
Stabilization and Maintenance	
✓	• Stabilize deteriorated or damaged roofs as a preliminary measure, when necessary, prior to undertaking preservation work. • Protect and maintain a roof by cleaning gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for indications of moisture due to leaks or condensation. • Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.
✗	• Failing to stabilize a deteriorated or damaged roof until additional work is undertaken, thereby allowing further damage to occur to the historic building. • Failing to clean and maintain gutters and downspouts properly, causing water and debris to collect and damage roof fasteners, sheathing, and the underlying structure. • Allowing flashing, caps, and exposed roof fasteners to corrode, which accelerates deterioration of the roof.
Temporary Protection	
✓	• Protect a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.
✗	• Leaving a leaking roof unprotected so that accelerated deterioration of historic building materials (such as masonry, wood, plaster, paint, and structural members) occurs.
Repainting and Coating	
✓	• Repaint a roofing material that requires a protective coating and was painted historically (such as a terneplate metal roof or gutters) as part of regularly-scheduled maintenance.

Stabilization and Maintenance	
✓	• Apply compatible paint coating systems to historically-painted roofing materials following proper surface preparation.
✗	• Failing to repaint a roofing material that requires a protective coating and was painted historically as part of regularly-scheduled maintenance. • Applying paint or other coatings to roofing material if they were not coated historically.
Protection	
✓	• Protect roof coverings when working on other roof features.
✗	• Failing to protect roof coverings when working on other roof features.
Evaluation and Repair	
✓	• Evaluate the overall condition of the roof and roof features to determine whether more than protection and maintenance, such as repairs to roof features, will be necessary. • Repair a roof by ensuring that the existing historic roof or compatible non-historic roof covering is sound and waterproof. • Use corrosion-resistant roof fasteners (e.g., nails and clips) to repair a roof to help extend its longevity.
✗	• Failing to undertake adequate measures to ensure the protection of roof features. • Removing historic materials that could be repaired or using improper repair techniques. • Failing to reuse intact slate or tile when only the roofing substrate or fasteners need replacement.
Limited Replacement in Kind	
✓	• Replace in kind extensively deteriorated or missing components of roof features when there are surviving prototypes, such as ridge tiles, roof cresting, or dormer trim, slates, or tiles, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish. • Replace an incompatible roof covering or any deteriorated non-historic roof covering with historically-accurate roofing material, if known, or another material that is compatible with the historic character of the building.
✗	• Using replacement material that does not match the historic roof feature.

Alterations and Additions	
✓	• Install mechanical and service equipment on the roof (such as heating and air-conditioning units, elevator housing, or solar panels) when required for a new use so that they are inconspicuous on the site and from the public right-of-way and do not damage or obscure character-defining historic features. • Design rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features. • Install a green roof or other roof landscaping, railings, or furnishings that are not visible on the site or from the public right-of-way and do not damage the roof structure.
✗	• Installing roof-top mechanical or service equipment so that it damages or obscures character-defining roof features or is conspicuous on the site or from the public right-of-way. • Changing a character-defining roof form, or damaging or destroying character-defining roofing material as a result of an incompatible rooftop addition or improperly-installed or highly-visible mechanical equipment. • Installing a green roof or other roof landscaping, railings, or furnishings that are visible on the site and from the public right-of-way.

Quick Reference Guide for Masonry

Identification and Preservation

- Identify, retain, and preserve masonry features important in defining the overall historic character of the building, such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns, as well as decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.

- Removing or substantially changing masonry features that are important in defining the overall historic character of the building, thereby diminishing its character.
- Replacing or rebuilding a major portion of exterior masonry walls that could be repaired.
- Applying paint or other coatings to masonry that has been historically unpainted or uncoated.

Stabilization and Maintenance

- Stabilize deteriorated or damaged masonry as a preliminary measure, when necessary, prior to undertaking preservation work.
- Protect and maintain masonry by ensuring that historic drainage features and systems that divert rainwater from masonry surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.

- Failing to stabilize deteriorated or damaged masonry until additional work is undertaken, allowing further damage to occur.
- Failing to identify and treat the causes of masonry deterioration, such as leaking roofs and gutters or rising damp.

Cleaning

- Clean masonry only when necessary to halt deterioration or remove heavy soiling.
- Clean soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.
- Conduct masonry cleaning tests when it has been determined that cleaning is appropriate. Test areas should be examined to ensure that no damage has resulted and monitored over a sufficient time to predict long-range effects.

- Cleaning masonry surfaces when they are not heavily soiled to create a "like-new" appearance, needlessly introducing chemicals or moisture into historic materials.
- Cleaning masonry surfaces without testing or without sufficient time for the testing results to be evaluated.
- Using abrasive methods which can damage the surface of the masonry and mortar joints.

Repair

- Repair masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods.
- Repair masonry walls and other features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster on the interior.
- Remove deteriorated lime mortar carefully by hand raking the joints to avoid damaging the masonry.

- Removing masonry that could be stabilized, repaired, and conserved.
- Removing non-deteriorated mortar from sound joints and repointing the entire building for a uniform appearance.
- Using power tools to remove deteriorated mortar from joints prior to repointing, except in limited circumstances and only on horizontal joints in brick masonry.
- Using "surface grouting" or a "scrub" coating technique, such as a "sack rub" or "mortar washing," to repoint exterior masonry units.

Limited Replacement in Kind

- Replace in kind extensively deteriorated or missing components of masonry features when there are surviving prototypes, such as terra-cotta brackets or stone balusters, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.

- Replacing an entire masonry feature, such as a column or stairway, when limited replacement of deteriorated and missing components is appropriate.
- Using replacement material that does not match the historic masonry feature.

Surface Treatments

- Apply compatible paint coating systems to historically-painted masonry following proper surface preparation.
- Repaint historically-painted masonry features with colors that are appropriate to the historic character of the building and district.
- Use coatings that encapsulate lead paint where possible, where the paint is not required to be removed to meet environmental regulations.

- Removing paint from historically-painted masonry surfaces.
- Applying paint or coatings to masonry that has been historically unpainted or uncoated.
- Using paint colors on historically-painted masonry features that are not appropriate to the historic character of the building and district.

Quick Reference Guide for Wood

Identification and Preservation

- Identify, retain, and preserve wood features that are important in defining the overall historic character of the building, such as siding, cornices, brackets, window and door surrounds, and steps, along with their paints, finishes, and colors.

- Altering wood features important in defining the overall historic character of the building, resulting in diminished character.
- Replacing historic wood features instead of repairing or replacing only the deteriorated wood.
- Changing the type of finish, coating, or historic color of wood features.

Stabilization and Maintenance

- Stabilize deteriorated or damaged wood as a preliminary measure, when necessary, prior to undertaking preservation work.
- Protect and maintain wood features by ensuring that historic drainage features that divert rainwater from wood surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.
- Find and eliminate sources of moisture that may damage wood features, such as clogged gutters and downspouts, leaky roofs, or moisture-retaining soil that touches wood around the foundation.

- Failing to stabilize deteriorated or damaged wood until additional work is undertaken, allowing further damage.
- Failing to identify and treat the causes of wood deterioration, such as faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungal infestation.

Cleaning

- Clean wood surfaces using gentle methods, such as mild detergents and soft brushes.
- Remove loose or peeling paint with hand tools, such as scrapers and sanders.
- Use low-pressure water washing when necessary.

- Using abrasive cleaning methods, such as sandblasting, which can damage wood surfaces.
- Using high-pressure washing that can force water into joints, causing further damage.

Repair

- Repair wood features by patching, splicing, consolidating, or otherwise reinforcing using recognized preservation methods.
- Replace damaged wood with materials that match the original in species, grain, and size.
- Use proper joinery techniques to blend repairs seamlessly.

Repair

- Removing wood that could be stabilized, repaired, and conserved.
- Using untested consolidants, improper repair techniques, or unskilled personnel, potentially causing further damage to historic materials.
- Replacing entire wood features when only small sections are damaged.

Painting and Coating

- Apply high-quality, breathable exterior paint to protect the wood.
- Use biodegradable or environmentally-safe cleaning or paint-removal products.
- Repaint historically-painted wood features with colors appropriate to the building and district.
- Use coatings that encapsulate lead paint where possible, where the paint is not required to be removed to meet environmental regulations.

- Using heat guns or open flames to remove paint, which can damage the wood.
- Applying impermeable paint that traps moisture.
- Using paint colors on historically-painted wood features that are not appropriate to the building or district.
- Failing to follow manufacturers' product and application instructions when repainting wood features.
- Stripping paint or other coatings from wood features without recoating.

Moisture Control

- Ensure proper drainage around the building to prevent water accumulation near wood surfaces.
- Maintain gutters and downspouts to direct water away from the building.
- Apply chemical preservatives or paint to wood features that are subject to weathering, such as exposed beam ends, outriggers, or rafter tails.

- Ignoring moisture issues, leading to long-term damage.
- Allowing vegetation to grow too close to the building, which can trap moisture against the wood.
- Using chemical preservatives (such as creosote) that can change the appearance of wood features.

Pest Management

- Implement an integrated pest management plan to identify appropriate preventive measures to guard against insect damage, such as installing termite guards, fumigating, and treating with chemicals.

- Stripping paint or other coatings from wood features without recoating.
- Using chemical treatments that alter the appearance of wood features.

Limited Replacement in Kind

- Replace in kind extensively deteriorated or missing components of wood features when there are surviving prototypes, such as brackets, molding, or sections of siding, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.

Quick Reference Guide for Entrances and Porches

Identification and Preservation	
✓	• Identify, retain, and preserve entrances and porches and their functional and decorative features important in defining the overall historic character of the building. Materials such as wood, masonry, and metal are significant, as are features like doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.
✗	• Removing or substantially changing entrances and porches important in defining the overall historic character of the building, resulting in diminished character. • Cutting new entrances on a primary façade. • Altering utilitarian or service entrances so they compete visually with the historic primary entrance, increasing their size, or adding incompatible decorative details.
Stabilization and Maintenance	
✓	• Stabilize deteriorated or damaged entrances and porches as a preliminary measure, when necessary, prior to undertaking preservation work. • Protect and maintain the masonry, wood, and metals comprising entrances and porches through appropriate surface treatments, such as cleaning, paint removal, and reapplication of protective coating systems.
✗	• Failing to stabilize a deteriorated or damaged entrance or porch until additional work is undertaken, allowing further damage to occur. • Failing to protect and maintain historic materials on a cyclical basis, leading to deterioration of entrances and porches.
Protection	
✓	• Protect entrances and porches against arson and vandalism before work begins by covering them and installing alarm systems keyed into local protection agencies. • Protect entrance and porch features when working on other features of the building.
✗	• Leaving entrances and porches unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if accessed through unprotected entrances. • Failing to protect historic entrances and porches when working on other features of the building.
Evaluation	
✓	• Evaluate the overall condition of entrances and porches to determine whether more than protection and maintenance, such as repairs to entrance and porch features, will be necessary.
✗	• Failing to undertake adequate measures to ensure the protection of entrance and porch features.

Repair	
✓	• Repair entrances and porches by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. • Use compatible materials for repairs to ensure consistency with the original features.
✗	• Removing entrances and porches or their features that could be stabilized, repaired, and conserved. • Using untested consolidants, improper repair techniques, or untrained personnel, potentially causing further damage to historic materials.
Limited Replacement in Kind	
✓	• Replace in kind extensively deteriorated or missing components of entrance and porch features when there are surviving prototypes, such as railings, balustrades, cornices, columns, sidelights, stairs, and roofs, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.
✗	• Replacing an entire entrance or porch feature when limited replacement of deteriorated and missing components is appropriate. • Using replacement material that does not match the historic entrance or porch feature.
Designing Replacements for Missing Historic Features	
✓	• Design and install a new entrance or porch when the historic feature is completely missing or has been replaced by an incompatible one. This could be an accurate restoration based on documentary and physical evidence or a new design compatible with the size, scale, material, and color of the historic building.
✗	• Creating an inaccurate appearance because the replacement for the missing entrance or porch is based on insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.
Alterations and Additions for a New Use	
✓	• Enclose historic porches on secondary elevations only when required by a new use, preserving the historic character by using large sheets of glass and recessing the enclosure wall behind existing posts and balustrades. • Design and construct additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the building.
✗	• Enclosing porches in a manner that diminishes historic character by using solid materials rather than clear glazing or placing the enclosure in front of historic features. • Constructing secondary or service entrances and porches that are incompatible in size, scale, or detailing with the historic building, or that obscure, damage, or destroy character-defining features.

Quick Reference Guide for Roofs

Identification and Preservation

- Identify, retain, and preserve windows and their functional and decorative features that are important to the overall historic character of the building. This includes the window material, how the window operates (e.g., double hung, casement, awning, or hopper), and its components (such as sash, muntins, glazing, pane configuration, sills, mullions, casings, or brick molds), and related features like shutters.

- Altering windows or window features important in defining the historic character of the building, thereby diminishing the building's character.
- Changing the appearance of windows that contribute to the historic character by replacing materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
- Obscuring historic wood window trim with metal or other material.

Stabilization and Maintenance

- Stabilize deteriorated or damaged windows as a preliminary measure, when necessary, prior to undertaking preservation work.
- Protect and maintain the wood or metal that comprises the window jamb, sash, and trim through appropriate surface treatments, such as cleaning, paint removal, and reapplication of protective coating systems.

- Failing to stabilize deteriorated or damaged windows until additional work is undertaken, allowing further damage.
- Failing to protect and maintain window materials on a cyclical basis, leading to deterioration of the window.
- Leaving windows unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if accessed through unprotected windows.

Cleaning

- Protect windows from chemical cleaners, paint, or abrasion during work on the exterior of the building.
- Clean windows using gentle methods such as mild detergents and soft brushes.

- Using abrasive cleaning methods, such as sandblasting, that can damage window surfaces.
- Failing to protect historic windows from chemical cleaners, paint, or abrasion when work is being done on the exterior of the building.

Cleaning

- Repair window frames and sash by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods.
- Use compatible materials for repairs to ensure consistency with the original window.

Repair

- Removing window frames or sash that could be stabilized, repaired, and conserved.
- Using improper repair techniques or unskilled personnel, potentially causing further damage.
- Replacing windows rather than maintaining the sash, frame, or glazing.

Weatherproofing

- Make windows weathertight by recaulking gaps in fixed joints and replacing or installing weatherstripping.
- Protect and retain historic glass when replacing putty or repairing other components of the window.

- Failing to protect the historic glass when making window repairs.
- Installing impact-resistant glazing that is not compatible with the historic windows and damages them or negatively impacts their character.

Operability

- Sustain the historic operability of windows by lubricating friction points and replacing broken components of the operating system (such as hinges, latches, sash chains or cords) or replacing deteriorated gaskets or insulating units.

- Failing to maintain windows and window components so that windows are inoperable, or sealing operable sash permanently.
- Failing to repair and reuse window hardware such as sash lifts, latches, and locks.

Limited Replacement in Kind

- Replace in kind extensively deteriorated or missing components of windows when there are surviving prototypes, such as frames or sash, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.

- Replacing an entire window when limited replacement of deteriorated or missing components is appropriate.
- Using replacement material that does not match the historic window.

Storm Windows

- Add storm windows with a matching or a one-over-one pane configuration that will not obscure the characteristics of the historic windows. Storm windows improve energy efficiency and are especially beneficial when installed over wood windows because they also protect them from accelerated deterioration.
- Add interior storm windows as an alternative to exterior storm windows when appropriate.

- Adding storm windows that obscure the characteristics of the historic windows or are not compatible with the historic windows.
- Failing to protect adjacent materials when working on windows.

Quick Reference Guide for New Additions

Location of Additions

- Place functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.
- Construct a new addition on a secondary or non-character-defining elevation and limit its size and scale in relation to the historic building.
- Locate new construction far enough away from the historic building where it will be minimally visible and will not negatively affect the building's character, the site, or setting.

- Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
- Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
- Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.

Design Compatibility

- Design a new addition that is compatible with the historic building.
- Ensure that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.
- Use the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.
- Base the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.
- Incorporate a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.
- Ensure that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).

- Designing a new addition that is significantly different and, thus, incompatible with the historic building.
- Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it and results in the diminution or loss of its historic character.
- Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be historic.
- Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.

Rooftop Additions

- Design a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.

Rooftop Additions

- Limit a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building.

- Constructing a highly-visible, multi-story rooftop addition that alters the building's historic character.
- Constructing a rooftop addition on low-rise, one- to three-story historic buildings that is highly visible, overwhelms the building, and negatively impacts the historic district.
- Constructing a rooftop addition with amenities (such as a raised pool deck with plantings, HVAC equipment, or screening) that is highly visible and negatively impacts the historic character of the building.

Related New Construction

- Design new construction on a historic site or in a historic setting that is compatible but differentiated from the historic building or buildings.
- Ensure that new construction is secondary to the historic building and does not detract from its significance.
- Use site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.

- Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.
- Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building.
- Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.

Quick Reference Guide for Storefronts

Identification and Preservation

- Retain and preserve storefronts, including functional and decorative features that define the building's historic character, such as wood, masonry, metals, ceramic tile, clear and pigmented glass, display windows, bulkheads, signs, doors, transoms, kick plates, and entablatures.

- Altering storefronts and their features that are important in defining the overall historic character of the building, resulting in diminished character.
- Changing the storefront so that it has a residential rather than commercial appearance.

Stabilization and Maintenance

- Stabilize deteriorated or damaged storefronts as a preliminary measure, when necessary, prior to undertaking preservation work.
- Protect and maintain masonry, wood, glass, ceramic tile, and metals that comprise storefronts through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.

- Failing to stabilize a deteriorated or damaged storefront until additional work is undertaken, allowing further damage to occur.
- Failing to protect and maintain historic materials on a cyclical basis, leading to deterioration of storefront features.

Protection

- Protect storefronts against arson and vandalism before work begins by covering windows and doors and installing alarm systems keyed into local protection agencies.
- Protect the storefront when working on other features of the building.

- Leaving the storefront unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through an unprotected storefront.Failing to protect the storefront when working on other features of the building.

Evaluation

- Evaluate the overall condition of the storefront to determine whether more than protection and maintenance, such as repairs to storefront features, will be necessary.

- Failing to undertake adequate measures to ensure the protection of storefront features.

Repair

- Repair storefronts by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Use compatible materials for repairs to ensure consistency with the original storefront.

Repair

- Removing historic material that could be stabilized, repaired, and conserved.
- Using untested consolidants, improper repair techniques, or unskilled personnel, potentially causing further damage to historic materials.

Limited Replacement in Kind

- Replace in kind extensively deteriorated or missing components of storefronts when there are surviving prototypes, such as doors, transoms, kick plates, base panels, bulkheads, piers, or signs, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.

- Replacing an entire feature or storefront when limited replacement of deteriorated and missing components is appropriate.
- Using replacement material that does not match the historic storefront feature.

Designing Replacements for Missing Historic Features

- Design and install a new storefront when the historic feature is completely missing or has been replaced by an incompatible one. This could be an accurate restoration based on documentary and physical evidence or a new design compatible with the size, scale, material, and color of the historic building.

- Creating an inaccurate appearance because the replacement for the missing storefront is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.

Awnings and Canopies

- Replace missing awnings or canopies that can be historically documented to the building, or add new signage, awnings, or canopies that are compatible with the historic character of the building.

- Adding vinyl awnings, or other awnings that are inappropriately sized or shaped, which are incompatible with the historic character of the building; awnings that do not extend over the entire length of the storefront; or large canopies supported by posts that project out over the sidewalk, unless their existence can be historically documented.

Alterations and Additions for a New Use

- Retain the glazing and transparency that is important in defining the character of a historic storefront when the building is being converted for residential use. Install uniform and compatible window treatments, such as screens or wood blinds.

- Replacing storefront glazing with solid material for occupants' privacy when the building is being converted for residential use.

Regular exterior maintenance is essential for preserving the architectural integrity and longevity of historic buildings. This checklist provides a structured approach to inspecting key elements, including the site, foundations, walls, doors, windows, and roof. Early identification and timely action help prevent deterioration and protect the building's historic and architectural value.

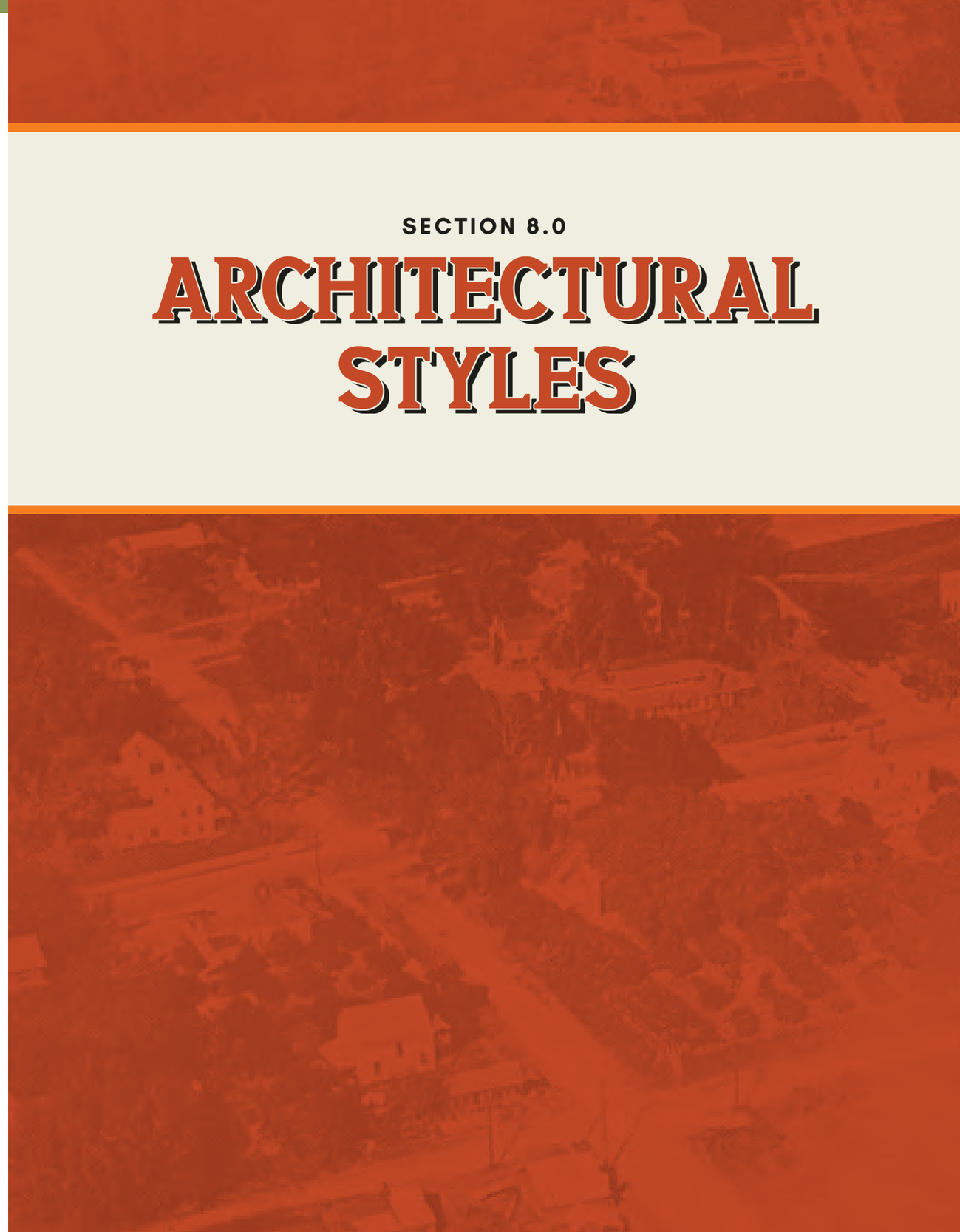
Historic Building Maintenance Checklist (Exterior)

Inspection Task	Notes	Action Needed	Completed
Site			
Identify areas where water may accumulate on the property			
Ensure that trees and shrubs are not encroaching on the building.			
Verify that tree branches are not overhanging the roof or interfering with gutters.			
Foundations			
Examine foundation walls for any visible cracks, bulges, or signs of shifting			
Ensure there is no standing water or erosion around the foundation.			
Look for indications of pest activity, such as termites, near the foundation			
Confirm that the landscape slopes away from the building to facilitate drainage.			
Assess masonry for any cracks or structural damage.			
Inspect mortar joints for signs of deterioration or crumbling.			
Verify that crawl space vents remain unobstructed.			
Wall Surfaces			
Inspect exterior walls for cracks, peeling paint, or other surface damage			
Look for evidence of moisture, mold, mildew on exterior wall surfaces			
Check for pest-related damage on wall structures.			
Perform necessary repainting or repairs to protect walls from environmental factors.			
Doors and Windows			
Assess door and window frames for signs of rot, cracking, or warping.			
Inspect glass panes for any breaks or cracks.			
Ensure that caulking and weatherstripping around doors and windows are intact.			
Look for signs of water infiltration or damage around doors and windows.			
Test the functionality of doors and windows to ensure they open, close, and lock properly.			
Roof			
Inspect roofing materials for any missing, damaged, or worn shingles or tiles.			
Check that all roof flashings are secure and free from damage.			
Remove debris such as leaves, branches, and other materials from the roof.			
Examine roofing materials for curling, cracking, or thinning.			

Inspection Task	Notes	Action Needed	Completed
Roof			
Inspect eaves and overhangs for peeling or blistering paint.			
Flashing, Gutters, and Downspouts			
Clean gutters and downspouts to remove blockages and ensure proper drainage.			
Look for leaks, rust, or corrosion in gutters and downspouts.			
Verify that downspouts direct water away from the foundation.			
Ensure gutters and downspouts are firmly attached to the building.			
Inspect flashing around chimneys, valleys, and ridges for any damage.			
Chimneys			
Examine chimneys for cracks, missing bricks, or deteriorating.			
Ensure chimneys have proper caps and are securely attached to the building.			
Porches			
Inspect porches for any loose or damaged structural or decorative elements			
Check porch foundations for signs of settling or other structural issues.			
Look for cracks or excessive wear on porch floors.			
Ensure that stairs and railings are stable and in good condition.			

SECTION 8.0

ARCHITECTURAL STYLES



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Aerial View of Downtown Brooksville, c. 1920.

8 ARCHITECTURAL STYLES

8.0 Architectural Styles

Understanding architectural styles is essential for anyone involved in the preservation, rehabilitation, or appreciation of historic buildings. Architectural styles are not just about aesthetics; they offer valuable insights into the social, cultural, political, and economic contexts of the time in which the buildings were constructed. Learning to "read" historic buildings allows for a better appreciation of their historical significance and enables informed decisions that respect their architectural integrity.

This section explores the architectural styles commonly found in Brooksville, examining the historical influences that define each style. It's important to recognize that architectural styles are not rigid categories but rather frameworks that help us understand the defining characteristics of each style. Often, buildings exhibit a blend of features from multiple styles, making them unique rather than perfect examples of a single style. This blending of architectural elements allowed for creative customization, contributing to the rich diversity of historic building stock.

Historically, the popularity of architectural styles was heavily influenced by pattern books. These books, widely accessible in their time, offered a catalog of architectural details from which homeowners and builders could choose. This flexibility allowed individuals to mix and match elements from different styles according to their preferences, leading to the creation of customized, hybrid designs. While these variations may deviate from 'pure' forms of architectural styles, such deviations were both original and intentional. They do not detract from the historical significance of these properties; rather, they contribute to the rich diversity of a community's buildings. The blending of architectural features is a testament to the creativity and practicality of the past, reflecting the unique circumstances and personal choices that shaped each structure.

The variety of architectural styles found in historic communities is a direct result of this blending and evolution of styles. This variety contributes to the visual and cultural richness of the area, therefore it is important to approach preservation efforts with an understanding of the broader historical influences at play. By doing so, we can ensure that the unique character and historical significance of each building is respected and preserved for future generations.

This section encourages consideration of how these architectural styles have shaped the identity of Brooksville and continue to influence its built environment. Whether the focus is on preserving a historic structure, planning a rehabilitation project, or appreciating the architectural heritage of the area, understanding these styles provides a foundation for making informed and respectful decisions that contribute to the ongoing narrative of Brooksville's history.

8.1 Architectural Styles Through History

Architectural styles in America are deeply intertwined with the various periods of the nation's history, reflecting the evolving political, social, economic, and cultural landscape. Each architectural style that emerged over time is not merely an aesthetic choice but a culmination of multiple influences that shaped the way buildings were designed and constructed. The architecture of any given period serves as a mirror, reflecting the values, technological advancements, and societal priorities of the time.

For instance, the Colonial and Georgian styles prominent in the 18th century were heavily influenced by the European origins of the early settlers, particularly the English. These styles emphasized symmetry, order, and proportion, mirroring the settlers' desire to recreate the stability and familiarity of their homelands in the New World. As America moved into the 19th century, styles such as Greek Revival and Gothic Revival gained popularity, influenced by the nation's growing sense of identity and a desire to express its democratic ideals and religious fervor through architecture.

Frame Vernacular & Masonry Vernacular
1856: Melendez and Pierceville merge to form Brooksville.

1860s: Founding of Bethlehem Progressive Baptist Church.

1880: Brooksville is incorporated with 19 voters.

Folk Victorian
1885: Train Depot opens.

1888: First brick structure built.

1890s: Commercial streets lit with kerosene lamps.

Queen Anne
1894: Brooksville produces 1-10th of Florida's orange crop.

1895: "Great Freeze" devastates citrus industry.

Colonial Revial
1899: Fire destroys buildings on Main Street.

1903: Phone service estd.

1905: Hernando Bank opens

1909: Brooksville Citrus Growers' Assoc. forms.

The Victorian era, with its complex social and economic changes, gave rise to a diverse array of styles including Queen Anne, Romanesque Revival, and Italianate. These styles reflect the technological advancements of the Industrial Revolution, which allowed for the mass production of decorative elements and the availability of new building materials. This period was also marked by significant social changes, as the middle class grew and sought to express their newfound wealth and status through more ornate and individualized homes

In the early 20th century, the influence of modernism began to take hold, leading to the development of styles such as Art Deco, the Prairie School, and eventually Mid-Century Modern. These styles reflected the era's fascination with progress, innovation, and simplicity. The economic conditions of the time, including the Great Depression and post-war prosperity, also played a significant role in shaping these architectural trends, as did the cultural shifts towards embracing modernity and breaking away from the past.

Craftsman
1910: Brooksville Board of Trade founded.

1911: Streets paved in bricks.

1912: Electric streelights installed.

1913: First movie theater opens; new Hernando County Courthouse and Weeks Hardware building constructed.

1926-28: Sewer system installed; streets paved.

1930: Sinclair "Auto Fountain" opens.

Minimal Traditional
1942 Brooksville Army Airfield constructed.

1945: Airfield converted to civilian use and expanded.

1950-60: Population doubles to 3,300.

Ranch
1950s-60s: Modifications to historic buildins like Hernando State Bank.

Mid-Century Modern
1948: Weeki Wachee Springs opens.

1949-53: Alfred A. McKethan leads FL State Road Board to ensure State Road 50 and US 98 go through Brooksville.

1950-60: Brooksville known as "Home of the Tangerine."

c. 1850 - 1930 | c. 1870 - 1910 | c. 1880 - 1910 | c. 1880 - 1955 | c. 1905 - 1930 | c. 1935 - 1950 | c. 1933 - 1965 | c. 1935 - 1975

FRAME VERNACULAR *c. 1850 - 1930*

Style History

Settlement patterns exerted a profound influence on the development of the Frame Vernacular style, which was prominent from around 1850 to 1930. As the nation expanded into undeveloped territories, settlers faced the challenge of constructing homes with limited natural resources available near their homesteads. Encountering vast, untamed landscapes where building materials were scarce, settlers turned to pragmatic solutions, favoring simplicity and efficiency. This need for practicality led to the emergence of this style, which allowed settlers to erect dwellings swiftly and affordably. Their straightforward designs reflect the practicality and adaptability of American settlers, showcasing their resilience and resourcefulness.

The development of this style was further fueled by industrialization and advancements in transportation. The advent of mass-produced lumber and the expansion of railroads made building materials more accessible and affordable. The rising popularity of simpler wood-frame construction techniques helped this style to flourish, as these buildings could be constructed with limited skill by property owners themselves. As such, the Frame Vernacular style embodies the pioneering spirit of the American frontier.

Adaptation and variation were hallmarks of Frame Vernacular architecture, reflecting diverse regional climates, building traditions, and cultural preferences across the United States. Builders tailored their designs to suit local conditions, resulting in great diversity of this styles and its various forms. From the steeply pitched roofs of New England to the sprawling verandas of the Southern states, Frame Vernacular buildings bore the imprint of their geographic and cultural environment.

Architectural pattern books and catalogs were extremely popular during this time period, as industrialization for the first time, made available goods and services that had been previously unheard of. These publications featured designs for simple, affordable houses constructed with standard materials and techniques, providing inspiration and guidance to builders and homeowners, empowering individuals to shape their built environment.

As communities became more established and prosperous, architectural preferences evolved and construction methods advanced. The Frame Vernacular style was gradually replaced with more deliberately designed architectural styles. However, that does not diminish their importance. Frame Vernacular style buildings often represent some of the oldest and most significant structures within a community.

Style Overview

Wooden Construction - Predominantly using wood due to its availability and ease of use, this architectural style represented a practical choice for builders.

Simple Design - Characterized by uncomplicated designs featuring rectangular or square floor plans and gabled roofs, structures in this style emphasize functionality.

Gable Roof - A distinctive feature, the gable roof is pitched with gables facing the front and back of the structure, contributing to its recognizable aesthetic.

Front Porch - Many buildings of this style boast a front porch spanning the width of the facade, often adorned with simple columns or railings.

Functionalism - Central to its design ethos is functionality and practicality, prioritizing the basic needs of inhabitants while being constructed quickly and economically.

Lack of Ornamentation - Modesty defines these buildings, with minimal or nonexistent ornamentation setting them apart from other architectural styles of the time.

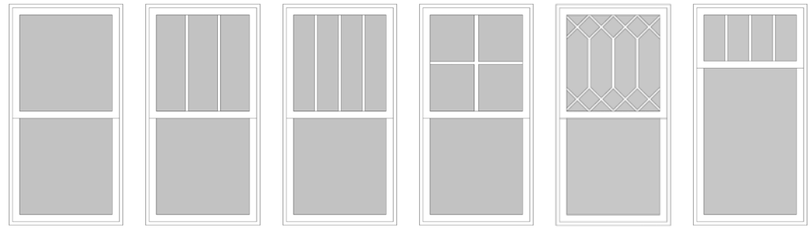
Adaptability - Constructed by local carpenters using readily available materials, these buildings exhibit a high degree of adaptability and variation in design.

Regional Variations - Influenced by local building traditions, materials, and environmental conditions.

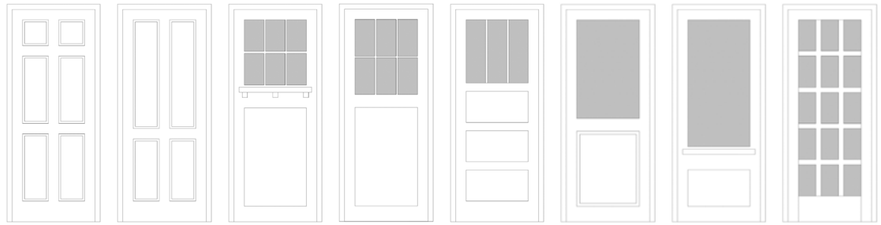
Character Defining Features

- Rectangular or L-shaped floor plan.
- Pier and Beam Foundation
- Simple Front Porches
- Roof Pitches of 6:12 or greater
- Horizontal Wood Siding
- Exposed Rafter Tails
- Double Hung Wood Windows
- Minimal Ornamentation

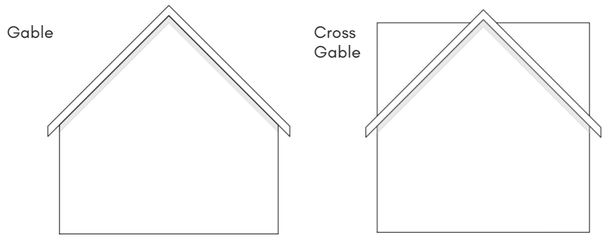
Common Window Designs



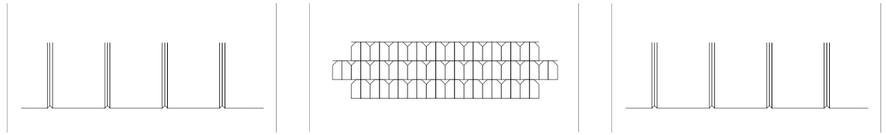
Common Door Designs



Common Roof Types



Common Roof Material and Designs



Examples of the Style

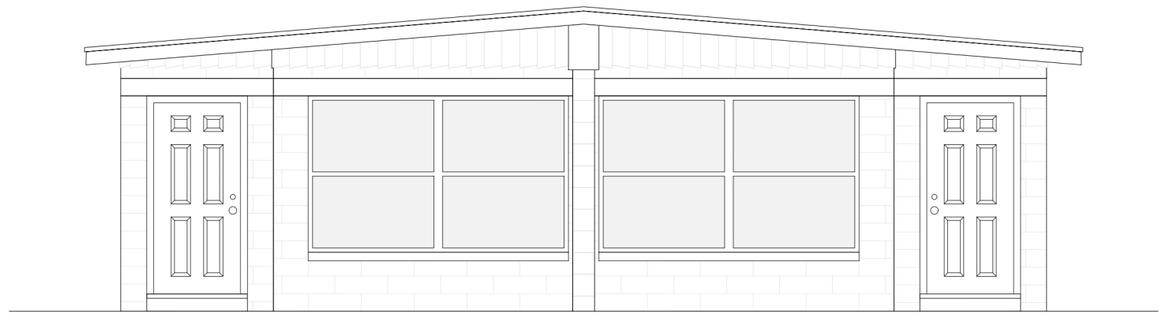
MASONRY VERNACULAR

Style History

As with the Frame Vernacular style, Masonry Vernacular buildings were built by local carpenters and builders using locally sourced materials. Early concrete block construction gained popularity due to its affordability, ease of manufacture, and fire-resistant properties compared to traditional wood-framed construction. It provided an alternative to traditional masonry materials like brick or stone, particularly in regions where these materials were scarce or expensive. Concrete block was manufactured using a mixture of Portland cement, aggregate (such as gravel or crushed stone), and water, sometimes incorporating coal cinders or ash as a filler material. The blocks were formed in molds and allowed to cure before being used.

Masonry Vernacular buildings served a myriad of functions, ranging from residential dwellings to imposing warehouses and modest factories. Despite the diversity of their purposes, these structures shared a common architectural ethos characterized by simplicity, functionality, and a pragmatic approach to design. Ornamentation was often subdued or absent, with emphasis placed squarely on meeting the practical needs of their occupants and fulfilling the demands of their respective functions. In this way, Masonry Vernacular architecture embodied a design philosophy that prioritized utility and efficiency over ornamentation, reflecting the economic realities and evolving community needs of the era.

MASONRY VERNACULAR



Masonry Vernacular – c. 1860 – 1930

Early concrete block offered the advantage of uniform size and shape, facilitating faster, more efficient construction. However, these blocks were often plain and lacked decorative detail compared to other masonry materials. In response, rusticated block, a stylized version, was developed, featuring a rough, textured surface resembling natural stone. Valued for their durability, affordability, and aesthetic appeal, these blocks were used in various architectural applications, including walls, foundations, and decorative elements. Both concrete and rusticated blocks were often produced locally, making them easier and more affordable to source than stone.

Masonry Vernacular – c. 1950 – 1975

Following World War II, masonry vernacular architecture experienced a resurgence in popularity, emerging as a cost-effective and space-efficient alternative to the sprawling ranch-style homes dominating suburban landscapes. This revival was driven by a confluence of factors, including the urgent need for affordable housing to accommodate the influx of returning veterans and their families. The masonry vernacular style, with its modest footprint and practical design, was also employed in commercial buildings, offering an appealing solution that balanced economic considerations with the desire for functional spaces. Its adaptability and durability made it especially suited for the rapid development of post-war suburbs and commercial areas, where efficiency and practicality were paramount.

1860 - 1930

Style Overview

Use of Locally-Sourced Materials - Buildings in this style primarily utilize materials like brick, stone, or adobe, reflecting the availability of resources in the region and ensuring durability.

Solid and Substantial Construction - Structures typically exhibit sturdy construction, emphasizing durability and resilience, which were essential qualities in an era marked by urbanization and industrial growth.

Simple Design - These buildings often feature straightforward and unadorned designs, prioritizing functionality and practicality over ornate detailing.

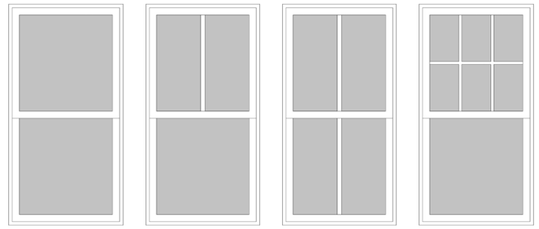
Regional Identity - The choice of materials and construction methods allows buildings to reflect the regional characteristics and architectural traditions of their environment, contributing to a sense of place.

Adaptability - The style's flexibility allows for a range of building types, from residential homes to warehouses and small factories, catering to the diverse needs of growing urban centers.

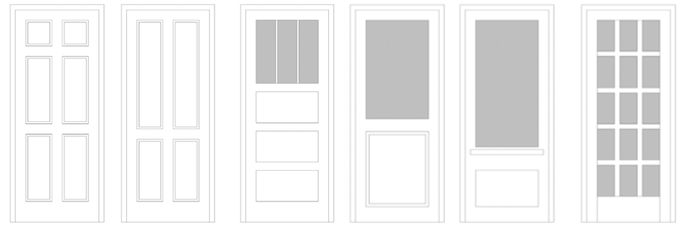
Fire-Resistance - Given the risks associated with urban fires during the late 19th and early 20th centuries, masonry construction provided an added layer of fire resistance compared to wooden structures, enhancing safety and longevity.

Functional Elements - While architectural embellishments are minimal, these buildings often incorporate practical features such as large windows for natural light and ventilation, as well as simple roof forms to shed water effectively.

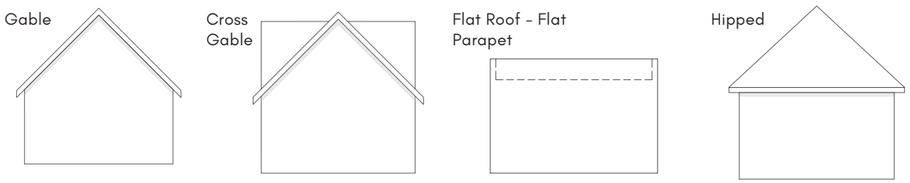
Common Window Designs



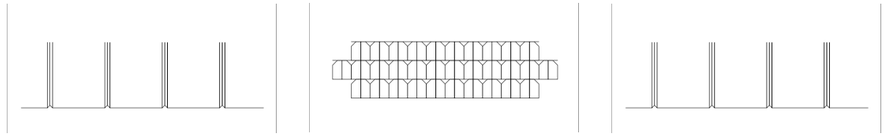
Common Door Designs



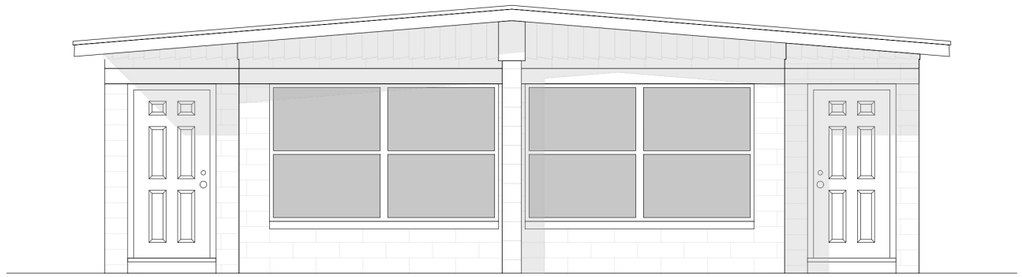
Common Roof Types



Common Roof Material and Designs



V-Groove Standing Seam Metal | Metal Shingles | Asphalt Dimensional Shingles

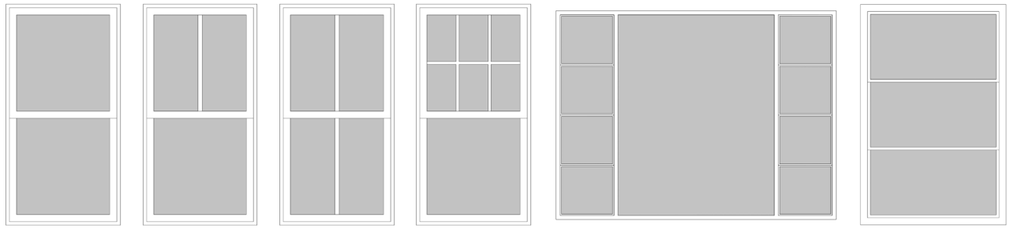


1950 - 1975

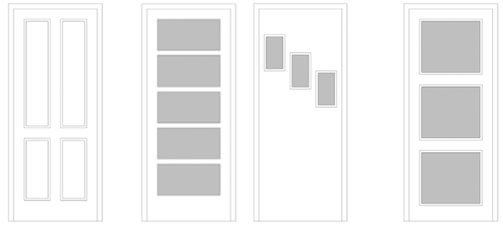
Character Defining Features

- Concrete Block or Rusticated Block
- Pier and Beam or Continuous Concrete Foundation
- Concrete Block, Brick or Stucco Walls
- Wood Double Hung Windows (pre WWII)
- Steel Casement Windows (after WWII)
- Simple Porch Design on Houses
- Stepped Parapet on Commercial Buildings
- Subtle or No Ornamentation

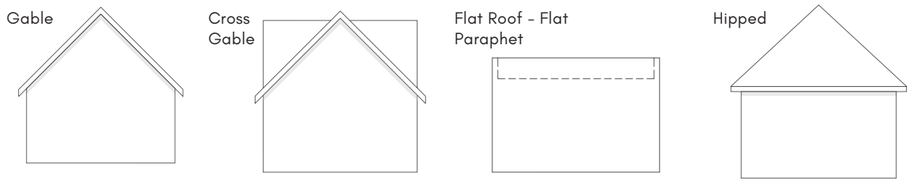
Common Window Designs



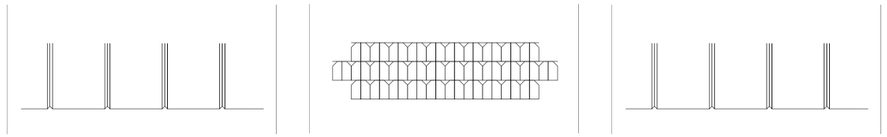
Common Door Designs



Common Roof Types



Common Roof Material and Designs



Examples of the Style

FOLK VICTORIAN

c. 1870 - 1910

Style History

The popularity of the Folk Victorian style can be attributed to the ease of which it transformed basic building forms, such as those found in the simpler Frame Vernacular style, into more stylized and intricately detailed structures.

One influence in the rise of Folk Victorian architecture was the increased access to and affordability of heavy woodworking machinery. Technological advancements in woodworking equipment enabled the mass production of decorative architectural elements such as ornate trim, intricate brackets, and delicate scrollwork. This breakthrough made decorative features more accessible to builders and homeowners, who could now adorn their structures with intricate detailing at a fraction of the previous cost, previously crafted only by skilled artisans.

The expansion of the railroad network was another influence which fueled the popularity of the style. The railroads facilitated the transportation of construction materials, including pre-cut detailing, from distant mills to local lumber yards across the country. This ensured a steady and abundant supply of decorative elements, such as intricately carved moldings and ornamental brackets, to builders and homeowners in various regions. The availability of these pre-cut detailing options offered unparalleled convenience and variety, enabling builders to incorporate sophisticated architectural embellishments into their projects with ease.

By incorporating these embellishments, Folk Victorian homes took on a more ornate and decorative appearance compared to their predecessors. This shift represented a departure from the plain and utilitarian designs of Frame Vernacular buildings, appealing to homeowners who sought to add character and charm to their residences. In many instances, Folk Victorian buildings were once Frame Vernacular buildings in which property owners wished to express their individual tastes and aspirations through their home's architectural details.

The Folk Victorian style also provided a more modest and simplified aesthetic to the elaborate, high-style Victorian-era architecture that became popular among middle-class homeowners who exhibited their upward mobility through architectural design. This style offered an accessible option to incorporate intricately detailed woodwork into house design, something that had previously been available only to wealthy homeowners. As a result, Folk Victorian architecture became a symbol of the burgeoning middle class's desire to express their newfound social status and personal taste, bridging the gap between the ornate homes of the wealthy and the simpler, more utilitarian dwellings of the working class. The widespread adoption of the style underscored a period of transition in American domestic architecture, where beauty and ornamentation became more democratized, allowing a broader segment of the population to participate in the aesthetic trends of the era.

Style Overview

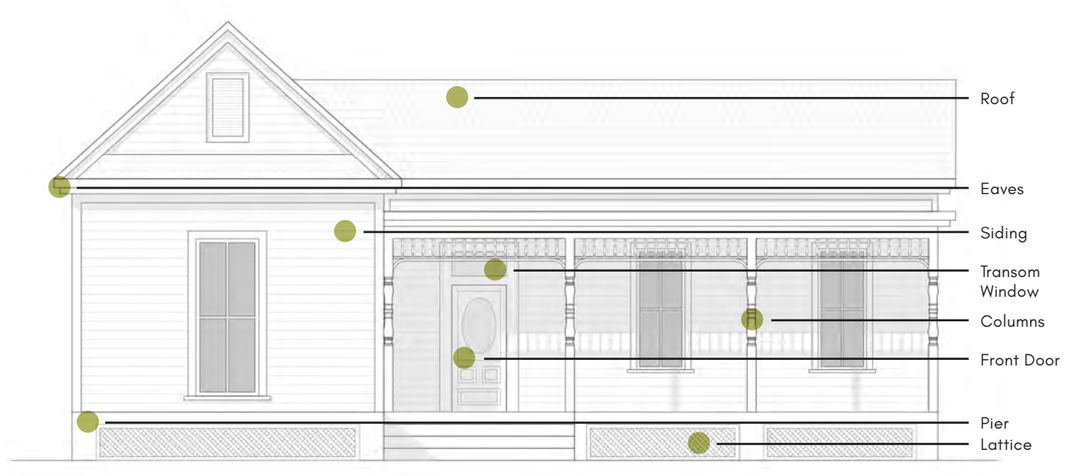
Asymmetrical Facades - This style often feature irregular or asymmetrical façades, with varied rooflines, projections, and decorative elements, creating visual interest and charm.

Wooden Construction - Typically constructed of wood, reflecting the availability of materials and the influence of traditional building techniques.

Decorative Details - Despite being simpler and more modest than high-style Victorian architecture, Folk Victorian buildings often incorporate decorative details such as intricate woodwork, brackets, scrollwork, and trim, particularly around windows, doors, and porches.

Front Porches - Many Folk Victorian homes feature front porches, with decorative woodwork, including decorative trim, brackets, scroll work, and flat sawn balusters.

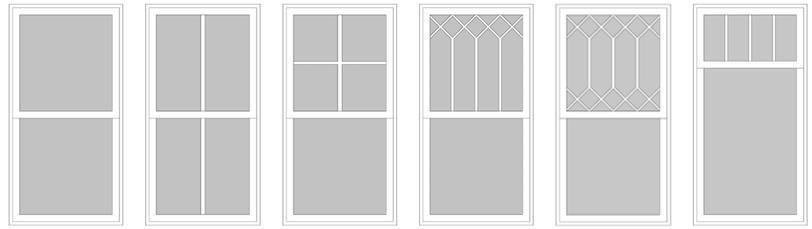
Gabled or Steeply Pitched Roofs - Roofs feature gables or steep pitches, adding architectural interest and enhancing the overall silhouette of the structure.



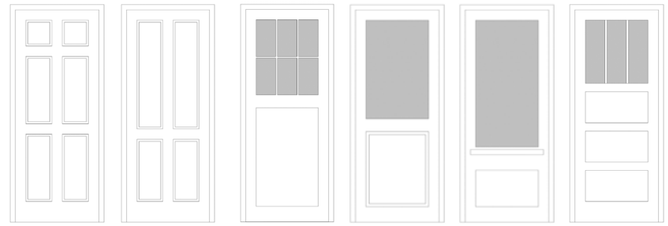
Character Defining Features

- Asymmetrical Facade
- Pier and Beam Foundation
- Horizontal Wood Siding
- Flat Jigsaw Cut Trim
- Spindlework
- Double Hung Wood Windows
- Ornamented Porches

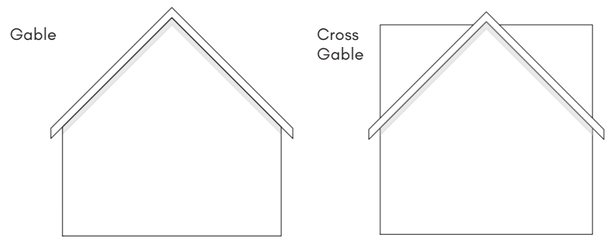
Common Window Designs



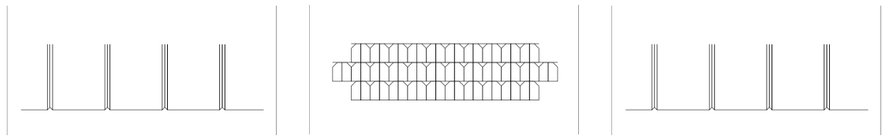
Common Door Designs



Common Roof Types



Common Roof Material and Designs



Examples of the Style

QUEEN ANNE

c. 1880 – 1910

Style History

Replace the queen anne style history text with this: The Queen Anne style of architecture stands out as one of the most recognizable Victorian-era styles, renowned for its eclectic and picturesque aesthetic. Originating in England, it marked a departure from the rigid symmetry and classical proportions of preceding architectural trends. Instead, the Queen Anne style embraced an eclectic mix of influences, drawing inspiration from various historical periods such as Tudor and Elizabethan architecture, along with elements of the Arts and Crafts movement. The widespread availability of architectural pattern books and publications of the day facilitated the spread of the Queen Anne style to the United States.

The style epitomized the influence of the Industrial Revolution, embodying the era's technological advancements and changing cultural preferences. Advancements in manufacturing and transportation facilitated the mass production and widespread distribution of building materials, such as machine-made bricks, decorative trim, and ornamental details, while the expansion of the railroads enabled those products to be brought to local markets. This accessibility to new materials and technologies allowed even modest homes to feature the intricate designs and elaborate ornamentation that were hallmarks of the Queen Anne style.

The Queen Anne style reflected the social and economic dynamics of the Victorian era, symbolizing the upward mobility of the emerging middle class. As the Industrial Revolution transformed society and created new avenues for prosperity, individuals in middle and upper management positions found themselves able to afford homes that exuded design and opulence previously reserved for the aristocracy. Additionally, the era's cultural fascination with the past fueled a revival of historical architectural styles, with the Queen Anne style serving as a prime example of this eclecticism and nostalgia.

Queen Anne style buildings are often characterized by their grand scale, intricate detailing, and complex intersecting shapes and roof forms. Their asymmetrical facades and elaborate ornamentation provide a visual feast for the viewer, evoking a sense of whimsy and romance. Distinctive features of this style include the prominent use of towers, overhanging eaves, and an array of textured wall surfaces, such as patterned shingles and decorative spindles. These features not only added to the aesthetic appeal of Queen Anne homes but also reflected the era's emphasis on craftsmanship and individuality. The style's emphasis on complexity and visual interest made it a favorite among those who sought to express their personal tastes and social status through their homes, ensuring its lasting legacy in the architectural landscape of the United States.

Style Overview

Asymmetry – Irregular floor plans and varying roof lines are common.

Complicated Roofs – Gables, turrets, and/or dormers are present; roofs are almost always steeply pitched.

Textured Surfaces – Exterior walls are finished in a variety of textures, including decorative shingles, patterned brickwork, and half-timbering.

Bay Windows and Turrets – These features add depth and visual interest to the facade while providing interior spaces with ample natural light.

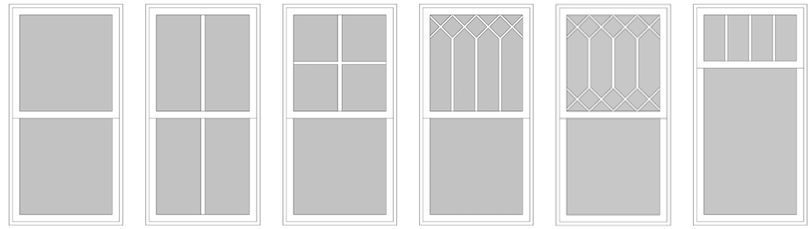
Porches and Balconies – Featuring ornate spindle work, turned columns, and decorative railings.

Decorative Details – Characterized by their abundance of decorative details, including intricate woodwork, carved ornamentation, stained glass windows, and elaborate trim.

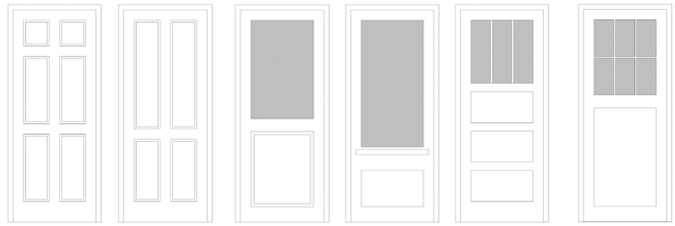
Character Defining Features

- Asymmetrical
- Pier and Beam Foundation
- Wood Siding
- Towers and/or Turrets
- Elaborate Decorative Woodwork
- Stained Glass
- Complex Intersecting Shapes
- Wrap Around Porches

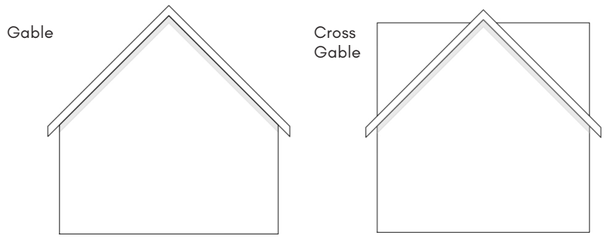
Common Window Designs



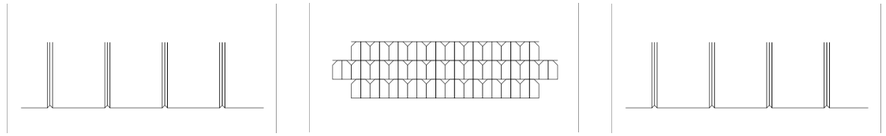
Common Door Designs



Common Roof Types



Common Roof Material and Designs



V-Groove Standing Seam Metal | Metal Shingles | Asphalt Dimensional Shingles

Examples of the Style

COLONIAL REVIVAL

c. 1880 - 1955

Style History

The United States' centennial in 1876 reflected a growing sense of national pride and nostalgia for the country's early colonial period, as communities across the nation planned local celebrations to honor the nation's independence. The Centennial International Exhibition, held in Philadelphia in 1876, reignited interest in American colonial history and architecture on a large scale, fostering a renewed appreciation for colonial-era aesthetics, which translated into the design of homes and public buildings. Centennial celebrations helped fuel a surge of patriotism and nationalism, which swept across the country, resulting in an idealized perception of the colonial time period.

This romanticized view was further influenced by the response to increasing urbanization and expansion during the Industrial Revolution. The style resonated with a population eager to embrace a simpler and more traditional way of life amidst the rapid industrial growth and urbanization of the era. Many Americans yearned for the quaintness of colonial life and sought solace in its nostalgic allure.

Architectural pattern books played a pivotal role in popularizing the style, providing designs and inspiration for architects, builders, and homeowners alike. These books served as valuable resources, offering a plethora of colonial-inspired designs that allowed individuals to recreate the charm and character of early American homes. In addition to pattern books, influential architects of the time further contributed to the dissemination of the style through their designs for both public buildings and private residences. Their creations helped establish Colonial Revival architecture as a symbol of refinement and prestige, elevating its status in the architectural landscape. The style found particular favor in suburban areas, where residents sought to emulate the genteel atmosphere of colonial villages, thus shaping the architectural fabric of burgeoning neighborhoods across the country.

A second surge in popularity of the style occurred in the late 1920s and was closely tied to preservation efforts that had been undertaken in Williamsburg, Virginia, to return it to its 18th-century appearance. The rehabilitation, reconstruction, and restoration of Colonial Williamsburg began in the 1920s, with the acquisition of historic properties and the reconstruction of key buildings based on historical research and archaeological findings. The project aimed to recreate the town's appearance as it was during the 18th century, including its buildings, gardens, and public spaces. The project also involved the relocation of modern structures that detracted from the historic ambiance of the area.

Colonial Williamsburg was designed to be a large-scale educational initiative. The restored town served as a living history museum, where visitors could immerse themselves in the daily life and events of colonial America. Costumed interpreters portrayed historical figures and engaged in activities typical of the period, offering visitors a firsthand experience of life in the 18th century. This immersive approach not only educated the public but also solidified the Colonial Revival style as a cherished part of America's architectural and cultural heritage, influencing the design of homes and public buildings well into the 20th century.

Style Overview

Symmetrical Facades - Often the central entrance is flanked by evenly spaced windows on each side, reminiscent of colonial-era architecture's classical proportions.

Multi-Pane Double-Hung Windows - Symmetrically placed around the entrance or in groups, this style often has multi-pane double-hung sashes, reflecting colonial-era window styles.

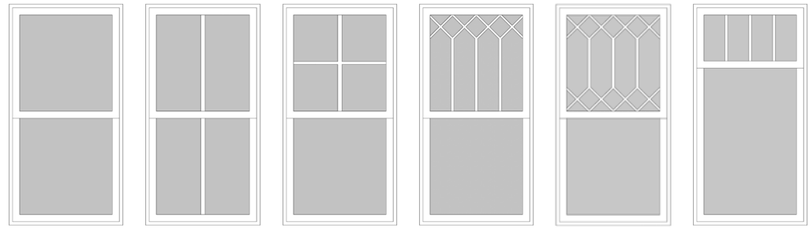
Clapboard Siding - Painted in muted colors like white or cream, this siding is reminiscent of traditional colonial American construction materials.

Gable Roofs - Steeply pitched gables, sometimes with dormer windows, add to the style's architectural traditional look.

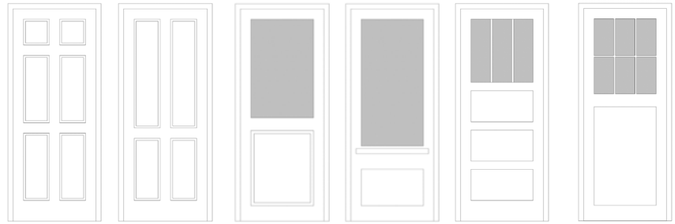
Character Defining Features

- Formal, symmetrical façade organization
- Pier and Beam Foundation
- Double-hung windows
- Clad with wood siding or brick
- Classical pediment and columns at entrance
- Georgian inspired woodwork details on porches
- Hip or Gable roof; Gambrel roof on Dutch Colonials

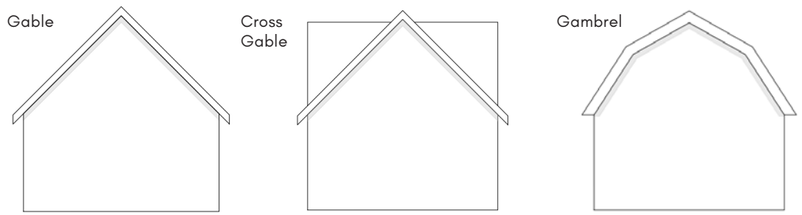
Common Window Designs



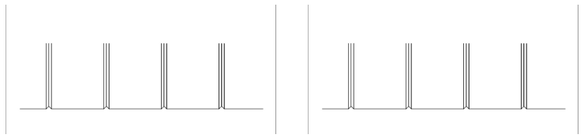
Common Door Designs



Common Roof Types



Common Roof Material and Designs



V-Groove Standing Seam Metal

Asphalt Dimensional Shingles

Examples of the Style

CRAFTSMAN

c. 1905 - 1930

Style History

The Craftsman style emerged in the late 19th and early 20th centuries as a response to the industrialization and mass production of the Victorian era. It originated as part of the broader Arts and Crafts movement, which sought to celebrate the value of handmade craftsmanship and traditional craftsmanship in the face of industrialization.

The roots of the Craftsman style can be traced back to the British Arts and Crafts movement, which was led by designers such as William Morris and John Ruskin in the late 19th century. These designers emphasized the importance of quality craftsmanship, simple forms, and the use of natural materials in architecture and design.

In the United States, the Craftsman style gained popularity in the late 19th century, particularly on the West Coast, where architects such as Greene and Greene and Gustav Stickley helped popularize the style through their designs and publications. Stickley, in particular, played a significant role in popularizing the Craftsman style through his magazine, "The Craftsman," which showcased Craftsman-style homes and furniture designs to a wide audience.

Craftsman-style homes became increasingly popular in the early 20th century, particularly among the growing middle class, who were drawn to the style's emphasis on simplicity, functionality, and affordability. The style was well-suited to the American landscape, with its wide, overhanging eaves, large front porches, and integration with nature reflecting the ideals of the Arts and Crafts movement.

Craftsman-style homes were often built in suburban neighborhoods and planned communities, where they offered an alternative to the more ornate and elaborate architectural styles of the Victorian era. The style's emphasis on handcrafted details and natural materials appealed to homeowners seeking a return to simpler, more honest forms of architecture.

The Craftsman style remained popular throughout the first half of the 20th century, gradually evolving and adapting to changing tastes and architectural trends. While its popularity waned in the mid-20th century with the rise of modernist architecture, the Craftsman style experienced a resurgence of interest in the late 20th and early 21st centuries, as homeowners rediscovered its timeless appeal and historical significance. Today, Craftsman-style homes remain cherished landmarks and symbols of America's architectural heritage.

Style Overview

Low-Pitched Gable Roofs - Containing wide eaves, often supported by decorative brackets or exposed rafters, creating a distinctive horizontal emphasis.

Large Front Porches - Detailed with sturdy square or tapered columns, provided ample outdoor space encouraging social interaction and relaxation.

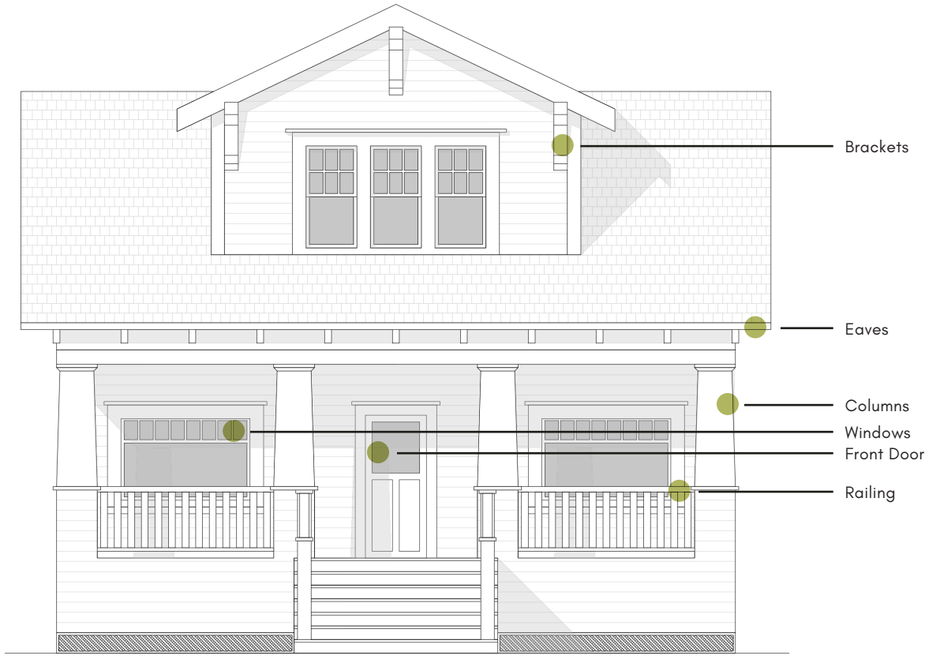
Wide, Overhanging Eaves - A dramatic detail of the style, providing protection from the elements and adding to the overall visual appeal of the building.

Exposed Structural Elements - Beams, rafters, and brackets highlighted the craftsmanship and construction techniques of the era.

Natural Materials - Wood, stone, and brick, which are often left unfinished or lightly stained to showcase their inherent beauty and texture.

Emphasis on Handcrafted Details - Intricate woodwork, built-in cabinetry, and decorative elements such as leaded glass windows, tile mosaics, and metal hardware are hallmarks of the design.

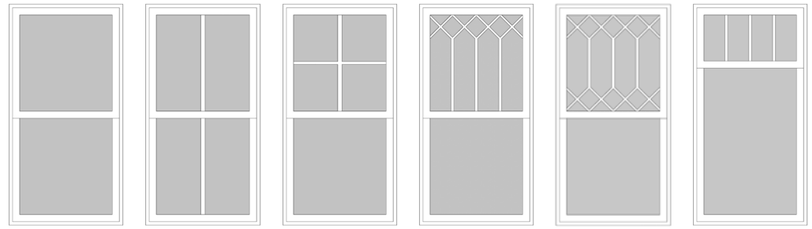
Open Floor Plans - Interconnected living spaces with open floor plans promoted a sense of flow and continuity throughout the interior and were a distinct departure of the compartmentalization of Victorian-era homes.



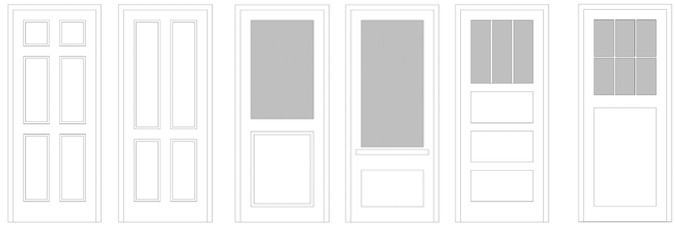
Character Defining Features

- Low Pitched Roofs
- Pier and Beam Foundation
- Wood Siding or Stucco Walls
- Wide, Unenclosed Eave Overhang
- Full or Partial-Width Porches
- Square or Tapered Columns
- Decorative Beams or Braces under Gables
- 1-1/2 Stories

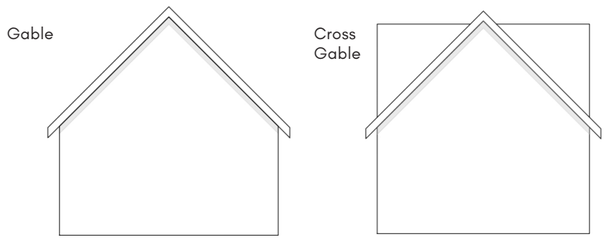
Common Window Designs



Common Door Designs



Common Roof Types



Common Roof Material and Designs

Asphalt Dimensional Shingles

Examples of the Style

MINIMAL TRADITIONAL

c. 1935 - 1950

Style History

The Minimal Traditional style, which flourished from around 1935 to 1950, was deeply intertwined with the socio-economic landscape of its era, particularly shaped by the Great Depression, World War II, and the expansive suburbanization that followed. This architectural style emerged during the severe economic downturn of the 1930s as a practical response to a nation in crisis, offering an affordable housing solution when most Americans were grappling with financial hardship.

The Federal Housing Administration (FHA), established in 1934, played a pivotal role in this development by introducing long-term, low-interest mortgages. This initiative was designed to make homeownership widely accessible, thus stimulating the construction industry and providing employment opportunities for architects and builders. These professionals, many of whom were struggling to find work during the Depression, were now tasked with creating economical and efficient house designs. Their efforts were aimed at minimizing construction costs without compromising on functionality and comfort, leading to innovations in maximizing interior space while reducing overall square footage. The FHA supported these efforts by disseminating best practices through publications like "Principals of Planning Small Houses," which outlined the optimal designs for small-scale homes, becoming a critical resource for builders and architects.

As the United States entered World War II, the demand for Minimal Traditional homes surged, driven by the urgent need to provide housing for the millions of workers relocating to urban centers to support wartime production. From 1940 to 1945, an estimated 2.3 million of these homes were constructed. Their design, characterized by simple lines and modest traditional elements such as colonial shutters and classical door surrounds, was ideally suited for quick and cost-effective construction, which was a necessity during the war.

Following the conflict, the country's focus shifted to accommodating the needs of returning servicemen, as promised by the GI Bill. The late 1940s witnessed a dramatic expansion in the development of Minimal Traditional homes, with over 5.1 million built between 1946 and 1949. The building techniques that had been refined during the war allowed for rapid construction on a large scale, enabling returning veterans and their families to quickly settle into affordable, suburban homes. This period marked a significant chapter in American residential architecture, with the Minimal Traditional style at the forefront of creating accessible, family-oriented communities.

Style Overvew

Compact Size - Typically small and modest in size, reflecting the economic constraints of the Great Depression and World War II era.

Simple and Functional Design - Prioritization of functionality and practicality over decorative details.

Low-Pitched Roof - Simple gable or hip roofs with low pitches.

Minimal Exterior Details - Understated and utilitarian aesthetic keeps ornamentation to a minimum with little to no decorative trim or embellishments.

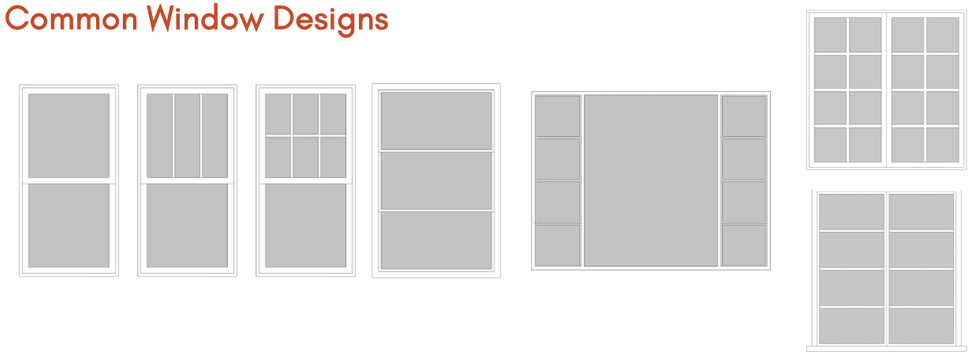
Materials - Wood siding, brick, or stucco exterior wall surfaces were chosen for their durability and cost-effectiveness.

Small Windows - Reflecting the need for energy efficiency and privacy, this style's windows are usually small and simple in design.

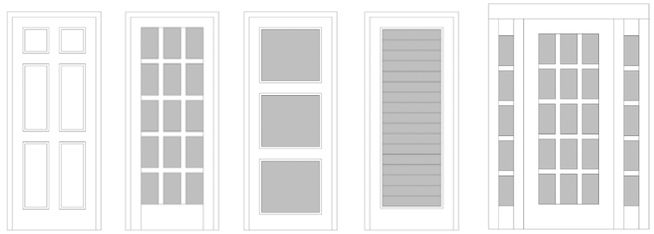
Character Defining Features

- Low Pitched, Gable Roofs
- Continuous Concrete Foundation
- Brick or Stucco Walls
- Little to No Eave Overhang
- Wood Double Hung, Multi-Pane Windows
- 1 - 11/2 Stories in Height
- Minimal Architectural Detail

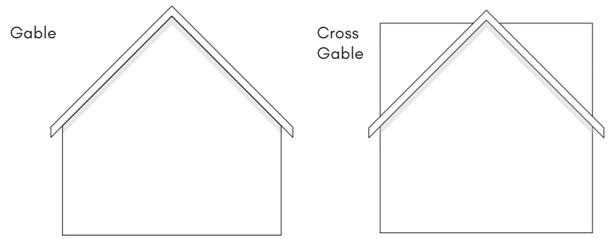
Common Window Designs



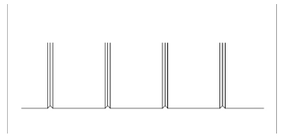
Common Door Designs



Common Roof Types



Common Roof Material and Designs



Asphalt Dimensional Shingles

Examples of the Style

MID-CENTURY MODERN *c. 1933 - 1965*

Style History

The Mid-Century Modern style emerged during a transformative period in the mid-20th century, advocating for simplicity, functionality, and a departure from traditional architectural styles. One of the defining factors that shaped the development of this style in the United States was the optimism and sense of progress that permeated the post-World War II era. The economic boom that followed the war, coupled with the rise of suburbanization, created a demand for modern, efficient housing and commercial buildings that reflected the spirit of the times.

During World War II, technological innovations significantly influenced the development of new subdivisions and the construction of homes in the post-war period, particularly as suburban living rapidly expanded. The use of synthetic materials like plastics and synthetic rubber, developed for the war effort, became integral in home construction. These materials, ideal for mass-producing affordable housing due to their durability and low cost, were used for everything from plumbing and electrical insulation to vinyl flooring and countertops. Additionally, advances in prefabrication techniques, spurred by wartime needs for rapid construction, were applied to residential building. These techniques allowed for quicker, more efficient processes that were vital for creating subdivisions.

Improvements in air conditioning and heating systems developed during the war became more sophisticated and were integrated into residential designs. This integration not only made houses more comfortable but also made it feasible to live in areas with more extreme climates, facilitating suburban expansion into the South and Southwest. These shifts not only made the construction of new subdivisions faster and more cost-effective but also improved the quality and comfort of the homes built, contributing to the suburban boom that reshaped the American landscape in the post-war era.

Other technological advancements which played a significant role in the development of this style included innovations such as reinforced concrete, steel framing, and large glass panels. These advances enabled architects to create bold and dynamic architectural forms that were not previously possible. The use of these materials allowed for the creation of open, light-filled spaces with expansive views of the surrounding landscape, blurring the boundaries between indoor and outdoor living.

These shifts not only sped up the construction of new subdivisions and made it more cost-effective but also improved the quality and comfort of the homes built, contributing to the suburban boom that reshaped the American landscape in the post-war era. Moreover, technological advancements in construction materials and techniques played a significant role in the development of modern residential architecture. Innovations such as reinforced concrete, steel framing, and large glass panels enabled architects to create bold, dynamic forms and open, light-filled spaces that blurred the boundaries between indoor and outdoor living, offering expansive views of the surrounding landscape.

The style was characterized by its clean lines, geometric shapes, and minimalist aesthetic. Open floor plans, large windows, and indoor-outdoor living spaces were common features, designed to create a sense of openness, lightness, and connection to nature. The style avoided unnecessary ornamentation in favor of simplicity and functionality, reflecting the changing cultural attitudes towards design and aesthetics.

Style Overview

Open Floor Plans - Flow and connectivity between indoor and outdoor spaces is emphasized. Walls are minimized or eliminated to create a sense of expansiveness and flexibility.

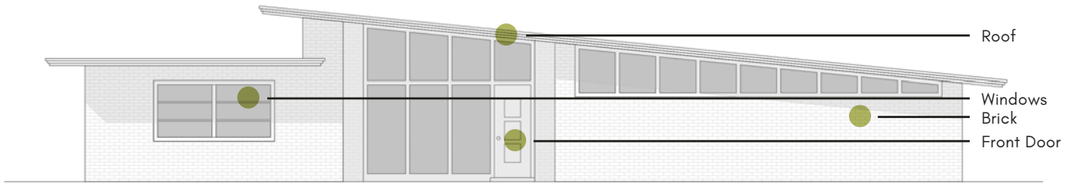
Clean Lines and Geometric Shapes - Sharp angles and asymmetrical compositions are common, with an emphasis on simplicity and functionality.

Large Windows - Floor-to-ceiling windows and expansive glass walls allow for ample natural light and a seamless connection to the surrounding landscape.

Integration with Nature - The distinction between indoor and outdoor spaces is blurred, often incorporating natural elements such as wood, stone, and other organic materials. Outdoor living areas, courtyards, and landscaped gardens are integral parts of the design.

Minimalist Aesthetic - An emphasis on uncluttered spaces and a focus on essential elements is key, with ornamentation kept to a minimum.

Flat or Low-Pitched Rooflines - Rooflines are generally flat or low-pitched and contain large overhangs to provide shade and protection from the elements. Butterfly, shed, and gable roofs are also common.



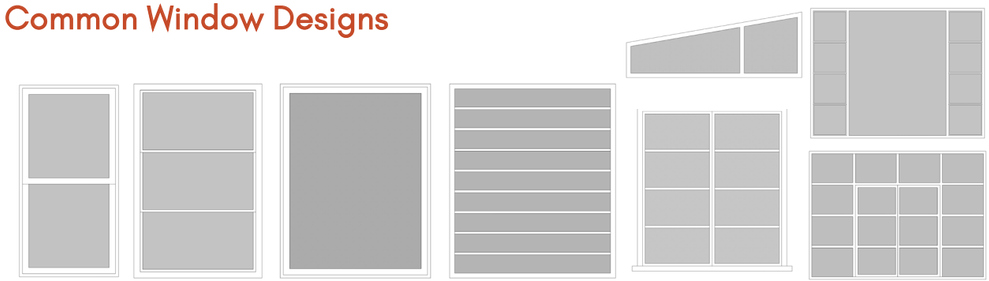
Use of Innovative Materials – Concrete, steel, and glass are used in innovative ways to create bold and dynamic architectural forms.

Iconic Furniture and Interior Design – Interior design elements are characterized by sleek lines, organic shapes, and a focus on comfort and functionality.

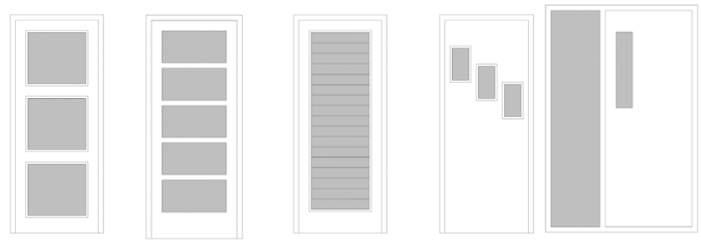
Character Defining Features

- Flat or Low Pitched Roofs With Wide Eaves
- Continuous Concrete Foundation
- Brick or Stucco Walls
- Emphasis on Modern Materials and Technology
- Open Floor Plans
- Large Expanses of Glass
- Natural Elements and Organic Materials

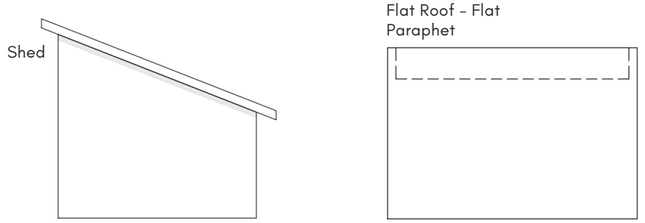
Common Window Designs



Common Door Designs



Common Roof Types



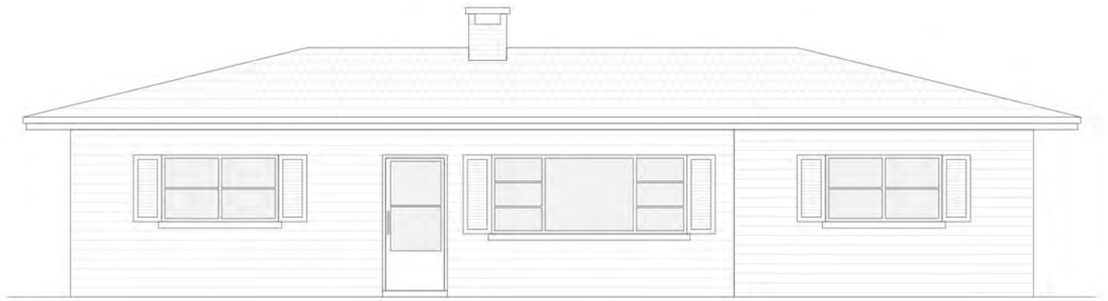
Common Roof Material and Designs

Asphalt Dimensional Shingles

Examples of the Style

RANCH

c. 1935 - 1975



Style History

As the United States emerged from the economic hardships of the Great Depression and entered the post-World War II era, the Ranch style began to gain significant traction, particularly during the explosive suburban expansion of the 1940s and 1950s. This period marked a transformative era in American society, driven by a burgeoning middle class fueled by post-war economic prosperity and the demand for affordable, family-oriented housing. The GI Bill played a crucial role during this time, offering low-interest home loans to returning war veterans, which significantly boosted homeownership rates. Ranch style homes, with their modest footprints and open floor plans, became emblematic of the American Dream, offering an ideal solution for young families seeking to establish their roots in peaceful suburban communities.

The style reflected significant shifts in American lifestyle and priorities and was particularly well-suited to the family-centric lifestyles that became popular post-war. The style emphasized a more informal and integrated living space, with the kitchen and backyard becoming central hubs of family life. The kitchen, often positioned with a view of the backyard, served as a gathering point, seamlessly connecting to outdoor spaces where families would dine, entertain, or children would play. Large windows and sliding glass doors were standard features, allowing natural light to flood the interiors and providing easy access to backyard patios and gardens. This configuration fostered a strong indoor-outdoor connection that was ideal for casual, family-oriented living.

Simultaneously, the rise of the automobile culture profoundly influenced the design of Ranch homes. Driveways and attached garages became prominent features, often positioned at the front of the house. This not only facilitated direct access from the street but also underscored the car's vital role in suburban American life. The garage and driveway arrangement led to the common use of curb cuts, enhancing the home's accessibility and the importance of the automobile. As a result, while the front of the house catered to automotive convenience, the rear became a private retreat, focused on family and leisure activities, reflecting the era's growing desire for privacy and comfort in suburban living.

During the height of its popularity in the 1950s and 1960s, the Ranch style dominated the residential architectural scene and became the most prevalent style across suburban America, The use of prefabricated components and innovative construction techniques such as slab foundations enabled builders to erect these homes quickly and economically.

The style's adaptability to various regional climates and cultural preferences became a hallmark as it evolved. For instance, in the arid Southwest, Ranch style homes often incorporated stucco exteriors and flat roofs to mitigate the intense heat, whereas in the colder Midwest, builders preferred brick facades and pitched roofs to better insulate against the harsh winters.

Style Overview

Single-Story Design - Ranch-style homes are typically single-story dwellings with a long, low profile. This horizontal orientation emphasizes a connection to the surrounding landscape and contributes to a sense of spaciousness.

Low-Pitched Roof - The roof of a Ranch-style home is typically low-pitched with wide eaves. This design element helps to create a sense of shelter and protection while also complementing the overall horizontal emphasis of the architecture.

Open Floor Plan - Ranch-style homes often feature open floor plans with minimal interior walls, creating a sense of flow and connectivity between living spaces. This layout is well-suited to modern lifestyles and encourages interaction and socialization among family members.

L-Shaped or U-Shaped Layouts - Many Ranch-style homes are designed with L-shaped or U-shaped floor plans, with wings extending off a central living area. This layout provides privacy for bedrooms and allows for easy access to outdoor spaces such as patios or courtyards.

Attached Garage - Ranch-style homes frequently include an attached garage, often located at the front of the house. This feature adds convenience for homeowners and contributes to the overall symmetry of the facade.

Large Windows - Ranch-style homes typically feature large windows that provide abundant natural light and panoramic views of the surrounding landscape. Sliding glass doors are also common, allowing for easy access to outdoor living spaces.

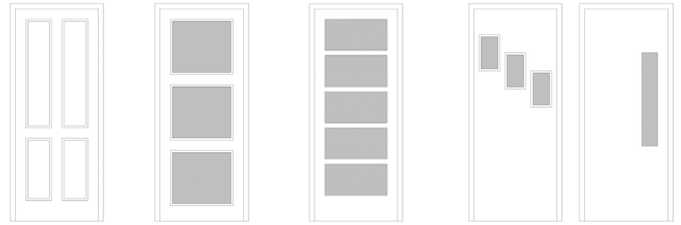
Minimalist Exterior Details - Ranch-style homes typically have a minimalist exterior design with clean lines and simple forms. Ornamentation is kept to a minimum, with an emphasis on function and practicality.

Character Defining Features

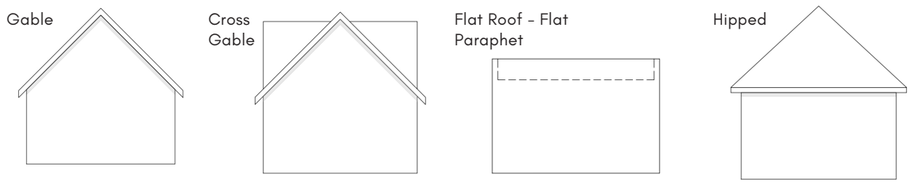
- Prominent Garages or Carports
- Continuous Concrete Foundation
- Brick or Stucco Walls
- Curb Cuts to Accommodate the Automobile
- Wide, Rambling Appearance
- Low Pitched Roofs
- Side Facing Gable or Flat Roofs
- Large Windows and/or or Picture Windows

Common Window Designs

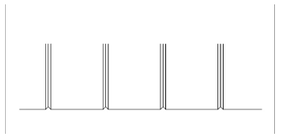
Common Door Designs



Common Roof Types



Common Roof Material and Designs



Asphalt Dimensional Shingles

Examples of the Style

One-Part Commercial Building

Style History

In the late 19th and early 20th centuries, commercial architecture experienced significant evolution, driven by a confluence of architectural innovation, technological breakthroughs, and shifting economic conditions. During this period, the rapid rise of industrialization catalyzed widespread urbanization, leading to a dramatic increase in city populations and, consequently, a heightened demand for commercial and retail spaces. This burgeoning consumer market spurred the development of buildings that were not only functional but also architecturally distinguished.

Architectural styles such as Beaux-Arts and Renaissance Revival came to the forefront during this era, influencing the design of commercial buildings significantly. These styles were characterized by their grandeur, symmetry, and elaborate ornamentation, embodying the aspirations and prosperity of a society reveling in the economic boom of the post-Industrial Revolution. The revival of classical and historicist motifs in architecture reflected a desire to connect modernity with the grand traditions of the past, lending a sense of continuity to the new commercial empires emerging in urban centers.

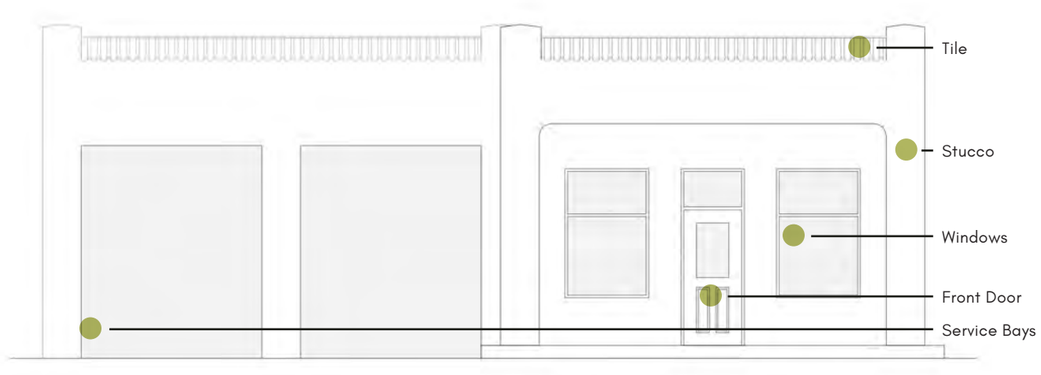
COMMERCIAL Late 19th - Early 20th Century

Two-Part Commercial Building

Technological advancements played a pivotal role in transforming commercial architecture. The introduction of cast iron and later steel as structural elements revolutionized building techniques, allowing for the construction of taller structures with expansive windows and more open interior spaces. These materials enabled architects to push the boundaries of traditional design, facilitating the creation of the first skyscrapers and large department stores that came to define city skylines. The ability to build upwards rather than outwards was a critical development in densely populated urban areas, where real estate was at a premium.

The rise of a consumer culture, particularly among the expanding middle class, drove the demand for more elaborate commercial spaces. Retail establishments and entertainment venues, in particular, began to feature more ornate facades and luxurious interiors, designed to attract customers and project an image of sophistication and prestige. This era saw the proliferation of grand department stores and cinemas that were temples of consumption and leisure, designed to enchant and entertain an increasingly affluent public.

The social and economic changes during this time period included the innovative use



Commercial Service Station

of mixed-use buildings. These structures typically featured retail spaces on the ground floor with offices or residential apartments above, maximizing the utility and profitability of urban land. This approach not only enhanced the economic viability of buildings but also contributed to the vibrancy of urban centers by maintaining a constant flow of people and activities throughout the day.

One-Part Commercial Buildings

These are single-story structures commonly found in early 20th-century commercial districts. They typically feature large display windows on the ground level, making them ideal for retail businesses. The simplicity of their design emphasizes functionality, with a straightforward facade that often includes decorative elements such as cornices or parapets to enhance their visual appeal.

Two-Part Commercial Buildings

These buildings are usually two to three stories tall and are characterized by a clear separation between the ground floor and the upper levels. The ground floor is typically designed for commercial use, such as retail shops or offices, with large display windows and an accessible entrance. The upper floors are often reserved for residential spaces, offices, or storage. The facade of two-part commercial buildings often reflects this functional division, with distinct architectural details that differentiate the ground level from the upper stories.

Commercial Service Stations

In the early 20th century, the rise of the automobile dramatically influenced the development of commercial service stations across the United States. As car ownership became increasingly common, the demand for convenient fueling and vehicle maintenance services grew, leading to the proliferation of service stations designed to cater to the needs of motorists. In Florida, these service stations often featured architectural designs influenced by the State's Spanish heritage, characterized by elements such as stucco walls, clay tile roofs, and arched openings. These designs not only provided a distinct aesthetic that resonated with local culture but also helped integrate these utilitarian structures into the surrounding urban and suburban environments. Over the years, as the automotive industry evolved and service stations became less central to urban life, many of these buildings were repurposed for non-automotive uses. Their adaptable designs and prominent locations made them ideal candidates for conversion into restaurants, retail spaces, and offices, allowing these historic structures to continue serving the community in new and creative ways while preserving their architectural character.

Style Overview

Large Display Windows - Intended to showcase merchandise and attract customers, windows were typically framed with decorative moldings and transoms.

Mixed-Use Buildings - Retail spaces on the ground floor and offices or apartments on the upper floors accommodated multiple uses. This approach maximized the utility of urban real estate and promoted a vibrant street life.

Flat or Low-Pitched Roofs - Roofs were often concealed behind parapets or decorative cornices and were constructed with durable materials such as slate, tile, or metal.

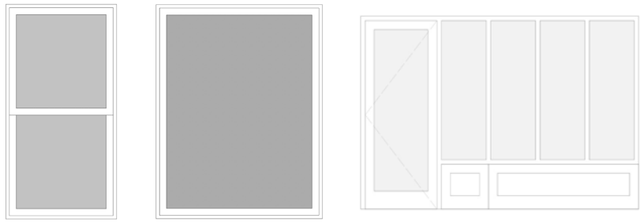
Urban Context - Typically located along the town's busy thoroughfares, they featured prominent signage and awnings to attract attention from passersby.

Ornate Facades - Often, decorative elements such as corbelled brick work, intricate stonework, terra cotta detailing, and ornamental cornices adorned these buildings to convey a sense of prosperity and sophistication.

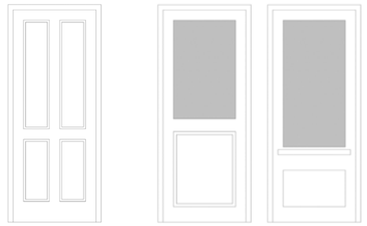
Character Defining Features

- Narrow Building Width
- Continuous Concrete Foundation
- Brick or Stucco Facades
- Large Storefront Windows for Display
- Decorative Details Near Roofline
- Ornate Storefronts
- Supported Protective Canopies

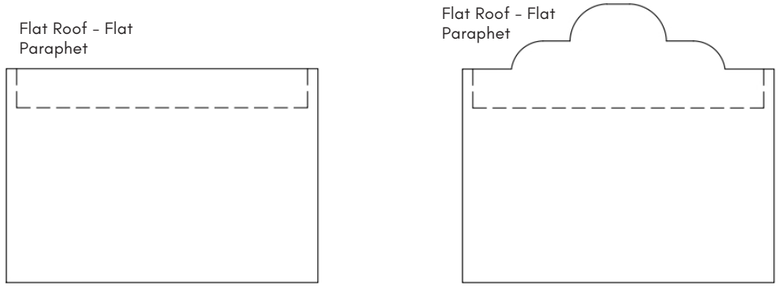
Common Window Designs



Common Door Designs

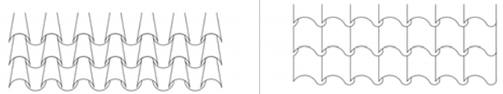


Common Roof Types



Common Roof Material and Designs

Commercial buildings often feature Built-Up Roofing (BUR), a system specifically designed for low-slope or flat roofs. This roofing system consists of multiple layers of bitumen (either asphalt or coal tar) and reinforcing fabrics, providing a durable and reliable waterproof barrier.



Trough and Cap Clay Barrel Tiles

'S' Barrell Tiles

Examples of the Style


Homestyle
Fresh
Sandwiches
EST. 1989
MSE
Soups
Salads
Desserts
"Brooksville's Best Cuban"
(352) 799 2789


COUNTRY DEPOT


DOWN TOWN

8.12 New Construction

Introducing new construction into historic areas presents unique challenges and opportunities. The primary goal when developing in historic areas is to design buildings that not only serve modern needs but also respect and complement the existing historic fabric. This careful balancing act requires an understanding of existing architectural character and a commitment to thoughtful design.

New construction in historic neighborhoods should relate harmoniously to surrounding architectural styles. This does not mean that new construction must replicate old designs. In fact, it is strongly discouraged to create buildings that mimic old structures so accurately that they deceive the public into believing they are historic. This practice can lead to a misleading representation of the area's true historical narrative. Instead, the approach should be to design buildings that respect and reflect the historical environment while clearly asserting their modernity.

The objective is not to replicate the past but to echo it in a way that honors its aesthetic and architectural influence. New buildings should take cues from the surrounding architectural character—yet be distinctly contemporary in their execution. This strategy helps maintain the historical integrity of the area and contributes to a rich, layered aesthetic within the built environment where old and new coexist harmoniously. This approach ensures that new construction acknowledges its place within the historical timeline of the area, supporting a continuum of architectural evolution rather than creating a false sense of history.

Design and Material Considerations

The design process must begin with careful consideration of the overall design and materials chosen for new construction in historic settings. These elements should be sympathetic to the historical context, ensuring that new buildings blend seamlessly with their older neighbors. Utilizing materials traditionally associated with the area is crucial in achieving this harmony. However, these materials should be employed in a manner that clearly indicates the building is a product of its time. This approach not only respects the historical setting but also adds a layer of historical continuity and diversity, allowing the new construction to contribute to the area's evolving architectural narrative without creating a false sense of history.

Scale and Massing

Scale and massing are pivotal in ensuring that new construction aligns with the existing historic environment. The new building should not overpower its surroundings in height or bulk; instead, it should maintain the established scale and form observed along the street. By doing so, new buildings preserve the visual cohesion of the neighborhood. Massing, which involves the way a building's overall bulk is shaped and distributed, should reflect the established rhythms of neighboring historic buildings. This can be achieved through the use of similar rooflines, cornice heights, and horizontal divisions such as string courses. Thoughtful massing helps new buildings integrate into the historic context without disrupting the visual flow.

Setbacks

Setbacks, or the distance a building is set back from the property line, plays a significant role in maintaining the character of historic neighborhoods. Proper setbacks ensure that new construction does not crowd the street or overshadow adjacent buildings. This spacing preserves sightlines and the sense of openness that may characterize the historic setting. Aligning setbacks with those of surrounding buildings can help maintain a uniform streetscape, further contributing to the aesthetic continuity of the area.

Street Rhythm

The rhythm of the street is a critical consideration in new construction within historic areas. This concept refers to the cohesive look and feel of a street, created by the repetition of patterns and features such as building heights, window alignments, porch designs, and the spacing between buildings. To maintain the aesthetic continuity of the area, new construction should match these rhythms. For example, aligning new windows with those in neighboring buildings can help integrate a new building into the existing architectural context. By respecting the established street rhythm, new construction contributes to a harmonious and cohesive streetscape.

Orientation

Orientation refers to how a building is placed on its site and its alignment with the street and other buildings. Proper orientation ensures that a new building follows the established flow of the neighborhood. This includes how the building addresses the street, such as its main entrance placement and its relationship to the public realm. A well-oriented building respects the existing patterns of the area, contributing to a cohesive streetscape and reinforcing the neighborhood's historical character. Proper orientation also plays a role in how new construction interacts with the surrounding

environment, ensuring that it enhances rather than disrupts the historic setting.

Architectural Details

Architectural details, such as porch heights and the divisions between upper and lower floors, are essential in ensuring that new construction does not disrupt the visual harmony of the area. These elements should be designed to reflect the common proportions and transitions seen in nearby historic buildings. Thoughtful attention to these details helps new buildings to complement their historic surroundings rather than detract from them. Incorporating such features in a manner that respects historical precedents while asserting the building's contemporary nature ensures a balanced and contextually appropriate design.

Curb Cuts and Front-Loaded Garages

In historic areas, the introduction of curb cuts and front-loaded garages where none currently exist can significantly disrupt the character and visual harmony of the streetscape. Curb cuts, which involve altering the sidewalk and curb to create driveways, can fragment the continuous flow of the street and diminish the pedestrian-friendly environment typically found in historic areas. These alterations often lead to the loss of green space and traditional street features, which are integral to the historic setting.

Front-loaded garages, which place the garage entrance at the front of the building facing the street, can further erode the historic character of a neighborhood. In areas where garages are traditionally located at the rear of properties or accessed through alleyways, the introduction of front-loaded garages can introduce a visual element that is out of character with the established streetscape. These garages can dominate the front facade of a building, detracting from architectural features and reducing the building's engagement with the street.
To preserve the historic integrity of the area, it is recommended to avoid creating new curb cuts and front-loaded garages. Instead, parking solutions should be sought that maintain the traditional patterns of the neighborhood, such as rear or side access to garages, or the use of shared driveways. This approach helps to protect the pedestrian-friendly nature of historic streetscapes and maintains the visual continuity that is vital to the character of historic neighborhoods.

Successful new construction within historic neighborhoods hinges on a thoughtful balance between modern needs and respect for the existing architectural context. The design of new buildings should not attempt to replicate or mimic historical structures to the point of creating a false narrative but should instead reflect contemporary design principles that acknowledge and complement the historic environment. By carefully considering elements such as materials, scale, massing, setbacks, street rhythm, and orientation, new construction can enhance the historic character of an area while contributing to its ongoing architectural evolution. This approach ensures that new buildings are both a product of their time and a respectful addition to the historical fabric, fostering a harmonious coexistence between the old and the new.

SECTION 9.0

ACCESSIBILITY AND COMPLIANCE

Previous Page:
Sketch of 3 N. Orange Avenue.

9 ACCESSIBILITY AND COMPLIANCE

9.0 Accessibility and Compliance

The Americans with Disabilities Act (ADA), codified as 42 U.S.C. § 12101, is a civil rights law that was enacted in 1990 in the United States to prevent discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The ADA mandates that public accommodations, such as restaurants, hotels, theaters, retail stores, schools, parks, transportation services, and other similar establishments be accessible to individuals with disabilities. This includes provisions for wheelchair access, accessible entrances, restrooms, and other facilities. Historic preservation projects must comply with these accessibility standards to ensure equal access for all visitors.

9.1 ADA Compliance and Historic Preservation

Ensuring handicap accessibility in historic buildings is essential for promoting social inclusion and enhancing public engagement. Accessibility allows individuals with disabilities to experience and enjoy cultural and historical resources, ensuring that these sites are open to everyone. By making historic buildings more accessible, a wider and more diverse audience can connect with these important links to the past, fostering greater

appreciation and support for preservation efforts. This inclusivity not only enriches the visitor experience but also strengthens the overall value and relevance of historic sites in contemporary society.

Accessibility improvements not only cater to those with permanent disabilities but also attract a wider audience including the elderly and those with temporary mobility issues, such as injuries. This broadened accessibility can significantly increase visitor numbers and enhance engagement with the site, potentially boosting tourism and benefiting local economies.

Integrating accessibility features sensitively into historic buildings is part of sustainable preservation practices aimed at making these buildings usable and relevant for today's needs while conserving them for future generations. Often, this process requires creative and innovative solutions that respect the building's original structure and aesthetics while meeting modern accessibility needs. These adaptations can spur advances in preservation technology and methods, applicable to broader conservation efforts, ensuring that historic sites continue to be cherished and relevant in the modern era. Since many historic buildings were constructed before modern accessibility standards were established, retrofitting is often necessary to make these structures compliant with current requirements.

Handicap accessibility requirements in historic buildings are typically triggered by several key factors:

Change of Use: When the use of a historic building changes, particularly if it becomes a public facility or a commercial establishment, it may need to meet accessibility standards.

Public Use and Function: If the building is open to the public or serves a public function, accessibility requirements are often mandated to ensure that all individuals, including those with disabilities, can access the building and its services.

Alterations and Renovations: When significant alterations, additions, or renovations are made to a historic building, compliance with current accessibility standards is generally required. This includes changes to entrances, restrooms, or other public areas.

Local Codes and Ordinances: Municipalities may have specific codes and ordinances that dictate when and how historic buildings must comply with accessibility requirements, often aligning with the Americans with Disabilities Act (ADA) standards.

Government Funding or Assistance:If a historic building receives federal or state funding, grants, or tax incentives, compliance with accessibility requirements is typically required as a condition of receiving the assistance.

Property owners should work closely with their design professional and the Brooksville Building Division to understand what specific handicap accessibility requirements may be necessary, ensuring compliance while maintaining the building's historic character.

9.2 Planning for Accessible Spaces

The ADA recognizes the importance of preserving historic properties while permitting reasonable accommodations that do not compromise their historic significance. With thoughtful planning and design, historic buildings can be made accessible without sacrificing their architectural character. This balance is crucial for both respecting our heritage and ensuring accessibility for all. By carefully integrating ADA compliance, the architectural integrity and historical value of these buildings are preserved, while access is broadened, allowing more people to enjoy and learn from our cultural heritage. Each historic building presents unique challenges, and accessibility improvements should be tailored to the specific needs of the site. Below are key considerations when planning these improvements:

1. **Evaluate Existing Conditions** – This requires assessing various physical aspects of the site and may include, but not be limited to, taking measurements and documenting the location and size of door and window openings, identifying character-defining features, and evaluating site characteristics such as grade, surface textures, and the proximity to parking spaces.

2. **Determine Historic Significance and Impact of Accessibility Modifications** – Evaluate whether the building is individually listed in the National Register of Historic Places or contributes to a National Register Historic District. Consider whether adding accessibility features might affect the building's historic integrity. Investigate any possible exemptions, while also exploring alternative approaches to enhance accessibility. For some historic properties, specific features may be exempt from ADA requirements if accessibility modifications would jeopardize their historic integrity. Nonetheless, exemptions are determined on a case-by-case basis, and it is essential to consider various options for providing access.

3. **Design Accessibility Features** – When developing a plan for the treatment of historic properties, it is crucial to adhere to the *Secretary of the Interior's Standards*, particularly Standard 2, which focuses on preserving the historic character of a property. This standard emphasizes that the historic character of a property must be retained and preserved, advising against the removal of historic materials or the alteration of features and spaces that define the property's unique identity. The intent is to maintain the integrity of the property, ensuring that any repair, maintenance, or adaptation efforts do not compromise its historical, architectural, or cultural significance. The goal is to protect the essential elements that give a historic property its distinct character, thereby preserving its value for future generations.

4. **Ongoing Evaluation and Adaptation of Accessibility Features** – Continually assess the effectiveness of the implemented accessibility features and make adjustments as necessary. Stay informed about advances in preservation technology and accessibility solutions that can enhance both accessibility and preservation outcomes. Develop clear policies for ongoing accessibility reviews and maintain documentation of changes for future caretakers. These practices are

essential in helping to balance historic preservation with modern accessibility needs.

9.3 Design Guidelines for Accessible Spaces

Below are some thoughtful and commonly used design approaches to achieve ADA accessibility in historic buildings:

1. **Ramps and Lifts** – Where stairs are an obstacle, ramps and lifts can be integrated in a way that respects the historic fabric. For ramps, materials that match or complement the existing building can be used, and they can be placed in less conspicuous locations to minimize visual impact. Lifts can be discreetly incorporated in existing structures, such as tucked into stairwells or existing elevator shafts.
2. **Accessible Entrances** – Creating a new accessible entrance might be necessary if the main entrance cannot be adapted. This new entrance should match the architectural style and materials of the building as closely as possible to maintain the building's historic character.
3. **Door Modifications** – Widening doorways can improve access while preserving the original frame and materials. Lever-style door handles that are easier to operate than knobs can replace original hardware if selected to complement the building's era and style.
4. **Interior Modifications** – Inside the uilding, modifying corridors, restrooms, and other public facilities to be accessible is essential. This can involve adjusting the height of displays and controls, adding braille signage, and ensuring that floor surfaces are suitable for wheelchairs.
5. **Sensitive Surface Treatments** – For historic floors that might be damaged by heavy wheelchair use, protective yet unobtrusive flooring can be laid down, or different routingmight be designated to distribute wear more evenly.
6. **Visual and Audio Aids** – Providing audio guides and visual aids can help those with sensory impairments navigate and appreciate a historic site. Ensuring these aids fit within the aesthetic of the building while offering high-quality information is key.
7. **Use of Technology** – Augmented reality and mobile apps can offer guided tours and interpretative content without physical alterations to the building. This allows visitors with disabilities to have enriched experiences alongside other visitors. Use of Technology: Augmented reality and mobile apps can offer guided tours and interpretative content without physical alterations to the building. This allows visitors with disabilities to have enriched experiences alongside other visitors.
8. **Exterior Pathways and Signage** – Improving pathways and parking areas with suitable materials and slopes and installing clear signage can enhance accessibility without detracting from the historical landscape.

SECTION 10.0

GLOSSARY

Previous Page:
Sketch of the Jennings Building, 12 N. Broad Street, c. 1915.

10 GLOSSARY

10.0 Glossary

Section 10.0, Glossary, provides a list of architectural and preservation terminology pertinent to Brooksville's historic properties. This section includes architectural as well as governmental and planning terminology, clarifying key terms and concepts related to zoning, regulations, and administrative processes that influence the preservation and development of historic properties. By offering clear definitions and explanations, the glossary enhances understanding and communication among stakeholders involved in the stewardship of Brooksville's architectural heritage.

10.1 Architectural Terminology

Abacus – The flat slab on top of a column, directly above the capital that supports the architrave.

Abutting – An area of land or building that has a common boundary.

Acanthus – The ornamental motif resembling the Mediterranean plant, *Acanthus spinosus*. It is found on the lower section of column's capital, typically in Corinthian columns and in other composite order columns.

Apron – A decorative horizontal trim piece typically found on the lower section of an architectural element. It also refers to the sloped portion of a driveway where it meets the road.

Arch – A construction, typically formed of wedge-shaped stones or bricks, which spans an opening and bears the weight above it. Varieties include flat arch, jack arch, segmental arch, and semi-circular arch.

Arcade – A succession of arches upheld by piers or columns, either attached to or detached from the wall.

Architectural Shingles – Composition asphalt roof shingles with increased weight and irregular sizes, resembling the random textured appearance of wood shingles.

Architectural Style – A classification of architecture comprising similar buildings distinguished by shared characteristics of construction, design, materials, etc. Refer to Chapter 3 Architectural Style Guide for further details.

Architrave – The lowest segment of a classical entablature, directly resting on column capitals and providing support to the frieze.

Asbestos Shingles – Siding and roofing material used from the 1930s to the 1970s, composed of Portland cement mixed with asbestos, resulting in durable, fire-resistant, paint-absorbing products. However, asbestos fibers released into the air pose significant health risks if the siding is damaged.

Asphalt Shingles - Roofing material comprised of layers of saturated felt, cloth, or paper coated with tar or asphalt substance and granules.

Awning - A roof-like structure projecting outward to shelter a door or window, often made of canvas.

Balcony - A raised platform extending from the wall of a building, typically on an upper story, enclosed by a railing or balustrade. It provides access from the building and is supported by brackets, columns, or cantilevering. This open-air platform allows direct entry to the building and is not upheld by ground-level posts or columns.

Balloon Framing - A wood-frame construction technique characterized by a skeletal framework in which studs or uprights extend continuously from the sills to the eaves. Horizontal bracing members are affixed to these studs. This method revolutionized construction by replacing hewn joints and heavy timbers with closely spaced two-inch boards of varying widths, enabling faster and more economical building. It remains a prevalent method in American house construction, with minor adaptations.

Baluster - A vertical support, typically vase-shaped or spindle-like, forming part of a balustrade. It serves as a banister for staircases, balconies, or porches, providing structural support for the handrail.

Balustrade - A complete railing system consisting of balusters, handrails, and possibly top and bottom rails. This system provides safety and support for staircases, balconies, or porches, forming a protective barrier along edges.

Bargeboard - A decorative board affixed to the projecting edges of the rafters beneath a gable roof, also known as a vergeboard. It covers the end rafters and may feature intricate carvings or patterns.

Bay - The division of a building's facade, often delineated by window or door openings, providing regular divisions between columns or piers.

Bay Window - A window constructed within a recess or bay, projecting from the outer wall and typically featuring windows on three sides. This type of window extends the floor space of internal rooms and may reach ground level. If curved, it's referred to as a "bow window," and if situated on an upper floor, it's termed an "oriel window."

Bead Board - Wood paneling with grooves.

Beaded Clapboard - A wooden board akin to clapboard, featuring a groove cut into the board near its bottom edge, and often slightly rounded. Refer to "Clapboard" for further details.

Beltcourse - A flat, horizontally positioned member with a slight projection, indicating divisions within a wall plane or marking floor levels on the exterior facade of a building.

Belvedere - A rooftop pavilion.

Beveled Glass - Glass having a sloping edge across edge of the glass.

Blind (Exterior) - A louvered panel, typically made of wood or metal, designed to cover a window. While commonly referred to as a shutter, technically, shutters are solid rather than louvered. See "Shutter" for further clarification.

Block Face - A term used to describe buildings situated on one side of the street or within the same side of the block.

Board and Batten - Exterior siding composed of vertical flush boards, with smaller strips of wood nailed over the gaps between adjacent boards. This siding style utilizes narrow strips called battens to cover the joints where the edges of the boards meet. See Figure 33 for visual reference.

Bond - The pattern in which bricks or stones are laid, serving to increase structural integrity or enhance design aesthetics. This term encompasses various patterns like "common bond" or "Flemish bond."

Braced Frame - A wooden structural system characterized by sturdy corner posts and horizontal timbers, with closely spaced, lighter studs affixed between the horizontals.

Bracket - An element, typically made of wood, stone, or metal, projecting from a structure such as a wall. It serves as decorative support between horizontal and vertical surfaces like eaves, shelves, or overhangs. While often ornamental, it can also provide functional support.

Brick Bonds - Patterns dictating how bricks are laid, determined by the arrangement of headers and stretchers.

Broken Pediment - A triangular feature resembling a pediment but interrupted by a recessed compartment, breaking the top angle. See "Pediment" for further details.

Bulkhead - The structural panels located just beneath display windows on storefronts, serving as both supportive and decorative elements. In 19th-century designs, bulkheads are often constructed of wood with rectangular raised panels, while 20th-century iterations may feature wood, brick, tile, or marble materials. They are also known as kickplates.

Cames - Cast lead strips, typically in "H" sections, are soldered into place to secure small panes of glass within windows.
commonly found in Spanish Colonial and Spanish Colonial Revival style buildings.

Canopy - A canopy is a roofed structure, typically constructed of fabric or other materials, that extends from a building to provide protection for doors, windows, and other openings. It can be supported by the building itself or by supports extended to the ground directly under the canopy, or it may be cantilevered from the building.

Cantilever – A beam or structure extending horizontally beyond its support, relying on leverage for stability. It is characterized by being supported only at one end.

Capital – The uppermost part of a column or pilaster, often used as a primary indicator for determining the column's order. See "Column" and "Order" for further details.

Casement Window – A hinged window that opens outward from a building. It typically features one or two sashes hinged at the sides, allowing for horizontal opening similar to a door.

Casing – Moldings that go around windows and doors.

Chamfer – A surface produced by beveling an edge or corner, typically at a 45-degree angle, on a board or post to create a sloping edge. Additionally, it refers to a 90-degree corner that has been cut to form two 45-degree edges.

Channel Letters – Custom-made metal or plastic letters mounted to the face of a building for exterior signage.

Chevron – A zigzag or V-shaped decoration usually used in series.

Chimney – A vertical structure housing one or more flues to facilitate airflow for fireplaces and to expel gaseous byproducts from fireplaces or furnaces.

Cladding – Exterior cladding refers to the outer veneer of materials applied to the exterior walls of a building.

Clapboards – Horizontal wooden boards used for exterior siding, typically thicker at the bottom edge and arranged in overlapping layers to create a weather-resistant wall surface. This term is synonymous with "weatherboard."

Classical – Pertaining to the architecture of ancient Rome and Greece.

Coffer – A sunken panel in a ceiling, vault, or dome.

Colonnade – A series of columns that supports an entablature.

Column – A vertical support structure in classical architecture, typically cylindrical, comprising three main parts: the capital, shaft, and base. It may also be square in shape.

Common Bond – A brickwork pattern characterized by most courses being laid flat, with the long "stretcher" edge exposed, while every fifth to eighth course is laid perpendicularly with the small "header" end exposed. This pattern serves to structurally tie the wall together and is also known as American Bond. See "Brick Bond" for further details.

Composition Shingles – A contemporary roofing material typically made of asphalt, fiberglass, or asbestos.

Coping – A protective cap, top, or cover typically found on walls, chimneys, or pilasters. It is often made of materials such as stone, terra cotta, concrete, metal, or wood. Coping may be flat, but commonly has a sloping design to facilitate water runoff.

Corbel – In masonry, a projection or one of a series of projections that step progressively farther forward with height. This feature can articulate a cornice or support an overhanging member.

Corbelled – Equipped with a bracket or block that extends from the surface of a wall to carry weight, commonly used to support an arch, beam, or cornice.

Cornice – The uppermost, projecting part of an entablature or any feature resembling it. It can also refer to any projecting ornamental molding along the top of a wall or building, serving a decorative function.

Course – Parallel layers of bricks, stones or wooden blocks in wall construction which may be regular or irregular in their placement.

Crenelation – A decorative feature that imitates the pattern of openings found on a defensive parapet, often associated with the Moorish and Gothic Revival architectural styles.

Cresting – A decorative ornamental finish, typically made of ornamental metal, found along the top of a wall or roof. It may also refer to the decorative railing positioned along the ridge of a roof.

Cross-gable – A secondary gable roof that intersects the primary roof at right angles. See "Gable".

Cupola – A small, vaulted structure affixed to a building's roof, supported by either solid walls or four arches.

Dentils – Small rectangular blocks, resembling teeth, typically arranged in a series along a molding or cornice in classical architecture. These tooth-like ornaments were originally found in Ionic and Corinthian orders, often positioned at the cornice line.

Dormer – A secondary architectural feature of a building housing a window or vent, typically set upon the slope of a roof surface. It serves to provide ventilation, lighting, or additional living space. This vertical window, projecting from the slope of the roof and often featuring its own roof, illuminates the space beneath the roof.

Double-Hung – A type of window featuring two sashes that slide vertically past each other. This mechanism is typically facilitated by cords and weights.

Eaves – The lower edge of a roof that extends beyond the exterior wall, forming a projecting overhang.

Façade – The front or chief elevation of a building, often containing the main entrance. It refers to any external face or elevation of a structure.

Fanlight - A window positioned above a door, typically semi-circular in shape, featuring a radiating glazing bar system. It is often semicircular or semielliptical in shape, serving as a decorative element above a door.

Fascia - The finish board that covers the ends of roof rafters. It is a projecting flat horizontal member or molding, forming the trim of both flat and pitched roofs, and is also a part of a classical entablature.

Fenestration - The arrangement of windows, doors, and other exterior openings in a building.

Finial - An ornament that caps a gable, hip, pinnacle, or other architectural feature, often projecting from the top of a roof turret or gable.

Fish-Scale Shingles - Decorative wall shingles featuring rounded edges, arranged in staggered horizontal rows, resembling fish scales.

Flashing - Sheet metal or other flexible material used to prevent water infiltration at joints or intersections, such as where a roof meets a wall or chimney. It ensures weather tightness and is found at all roof openings.

Fluting - Vertical grooves or channels typically found on columns or pilasters, enhancing their aesthetic appeal and providing architectural detail.

Form - Refers to the shape and structure of a building, distinct from its material composition, encapsulating its architectural design and layout. Denotes the overall shape of a structure, frequently characterized by its rectangular configuration.

Foundation - The supporting portion of a structure situated below the first-floor construction or below grade, including the footings.

Foundation Enclosures - Foundations often were enclosed with open brickwork or wooden lattices, which served a dual purpose of decoration and ventilation. It's important to enclose foundations with materials that are suitable for the building's architectural style.

Frieze - The frieze typically occupies the middle portion of a classical cornice. It can also refer to decorative elements applied to an entablature or a parapet wall.

Frieze molding - This refers to a decorative wooden molding positioned where the eave intersects with the exterior wall.

Gable - The triangular section of a wall located beneath a pitched roof, typically found at the end of a building under a ridge roof.

Gable Roof - A pitched roof configuration featuring two downward slopes on either side of a central horizontal ridge, forming a triangular section at each end. This style is also known as a peak roof.

Gambrel Roof - A double-sloped gable roof design that provides additional living or storage space. It consists of two slopes of different pitches on either side of the ridge, with the flatter slope adjoining the ridge.

Glazing - The glass used in windows and doors, as well as the process of fitting glass into these openings.

Grade - This refers to the lowest floor or level, typically where entry is made from the exterior..

Half-Story - A partial story under the roof, often indicated by the presence of dormer windows or full windows within gables.

Jalousie Windows - A type of window consisting of horizontal glass slats that overlap and tilt open, allowing for airflow. They were particularly popular in mild winter climates during the mid-20th century.

Lattice - A decorative panel consisting of intersecting slats, arranged diagonally or perpendicularly, commonly used to fill the spaces between masonry foundation piers.

Light - An individual pane of glass within a window or door, also referred to as a "pane" or "sash light."

Lintel - A horizontal beam positioned above a window or door to provide support.

Mansard Roof - A roof that has two slopes on all four sides.

Molding - A continuous decorative band that can be either carved into a surface or applied to it. It typically has a constant profile or section, creating interesting shadows. Moldings are commonly used in cornices and as trim around window and door openings.

Mortar - A combination of sand, lime (or cement in modern structures), and water, employed as a binding agent in masonry construction. It's also the material utilized to fill the joints of masonry.

Mullion - A vertical member separating and often supporting windows, doors, or panels set in a series, such as a heavy vertical divider between windows or doors.

Multi-light window - A window sash made up of multiple panes of glass.

Muntin - A structural bar within a window or door frame that supports and separates individual panes of glass, providing stability and aesthetic division. These bars may be arranged vertically or horizontally, dividing the glass into smaller sections, known as lights. In the context of panel doors, muntins serve as vertical separators between panels, contributing to the door's overall design.

Ornamentation - Decorative elements or embellishments added to a structure to augment its visual appeal. These may

include intricate carvings, moldings, motifs, or other artistic features designed to enhance the aesthetic quality of the overall design.

Palladian window – An architectural window design featuring three openings, characterized by a centrally located arched window flanked by narrower rectangular side lights. This classic configuration lends balance and elegance to the window's appearance, with the central arched sash typically wider than the flanking ones, creating a visually pleasing composition.

Panel – A distinct section of a door that is either recessed or raised, bordered by a frame-like structure. This feature adds visual interest and depth to the door's surface while contributing to its overall design aesthetic.

Paneled door – A door constructed with solid panels, which can be either raised or recessed, contained within a framework of horizontal rails and vertical stiles. This design creates a sturdy and classic appearance while allowing for variations in panel design and configuration.

Parapet – A low protective or decorative wall or railing situated along the outer edge of a roof or balcony and constructed typically to provide safety and may also serve aesthetic purposes. In architectural contexts, it can extend above the roof plane, particularly in the case of low-sloped roofs, acting as an extension of the exterior wall to conceal the roof's profile.

Pediment – A classical architectural feature consisting of a triangular section above the entablature, typically filling the space formed by the gable of a two-pitched roof. It serves to provide structural support to the roof while also serving as a decorative element.

Pendant – An ornamental hanging decoration suspended from roofs, ceilings, or other overhead structures for decorative purposes.

Pier – A vertical structural support, often made of masonry, designed to bear concentrated loads or provide lateral support for a structure. It can take the form of a column supporting a porch or an integral thickened section within a wall, typically placed at intervals to distribute loads effectively.

Pilaster – A vertical architectural element, resembling a flattened column or rectangular pillar, attached to and projecting slightly from a wall, often with proportions and details reminiscent of classical columns.

Pitch – The degree or steepness of a roof's slope.

Porch – A covered area projecting from the facade of a building, typically open at the front and sides, serving as a transition between indoor and outdoor spaces.

Quoins – Stone or brick units utilized to emphasize the corners of a building, adding decorative and structural accents to the structure. They are typically laid vertically, often with alternating large and small blocks.

Rafter – A structural member of a roof that slopes from the ridge to the eaves, providing support for the roof covering.

Repointing – The process of repairing existing masonry joints by removing defective mortar and replacing it with new mortar.

Ridge – The highest horizontal member of a roof, where the upper slopes meet to form a horizontal line.

Rusticated – The roughening of stonework or concrete blocks, often achieved by cutting them into large rectangular blocks and setting them in deep joints, which imparts a bold and assertive accent to the structure.

Sash – The movable framework that holds the glass in a window, typically enclosing the panes within a glazed window. It refers to the framing where the glass is set and can also denote a window frame that operates by sliding vertically.

Shutters – Pairs of solid or slatted window coverings, typically hinged to the exterior of a building on either side of a window, designed to block light or wind from the interior. Technically, a louvered panel is an exterior blind, but commonly referred to as a shutter.

Sidelight – Narrow windows positioned on either side of a door or window to allow light into a space.

Siding – The exterior wall covering or cladding of a structure.

Soffit – The exposed undersurface of various overhead architectural elements like eaves, lintels, arches, or balconies and commonly found beneath roof overhangs.

Stucco – A masonry material used as an exterior wall covering. It typically consists of lime, cement, and sand, applied directly or over a wood or metal lath in three coats.

Transom – A window narrow horizontal window positioned over a door or part of a door, typically an operable solid panel or sash for ventilation.

Turret – A small, slender tower usually at the corner of a building.

Verandah – A roofed open gallery or porch typically located on a building's exterior, providing a covered outdoor space. In Florida, it may extend along more than one elevation of a building.

10.2 Governmental and Planning Terminology

Adaptive Use – The process of sensitively modifying a historic building and/or site to accommodate new uses they were not originally designed for, while preserving its essential historic and architectural character.

This practice allows for the innovative repurposing of buildings—for example, transforming a historic stable into an entertainment venue, without compromising the structure's original character and integrity.

Addition – New construction that expands or modifies an existing building, often by increasing floor area or altering the roof line, such as with a dormer, to enhance usability and capacity.

Alignment – The arrangement or adjustment of objects in accordance with a straight line. This concept ensures that elements are orderly positioned to maintain visual or structural harmony.

Alteration – Any change to a building that affects its appearance, structure, or use, including adjustments to exterior architectural features. Alterations can be major, impacting the property's historical or architectural integrity, like new windows or siding, or minor, such as simple repairs without significant changes to its character.

Appropriate – Particularly suitable or compatible, especially in ways that are consistent with the historic architectural style, the character of the historic district, and local preservation criteria. This term often refers to modifications or additions that harmonize with the existing historical character of an area.

Appurtenances – Accessories or supplementary items attached to a building, like vents or air conditioning units, and the broader environmental features related to the site, such as landscaping, walkways, and public spaces, which contribute to its functionality and visual harmony.

Building – A structure with a roof, created to enclose space for activities like living or working, such as in homes or garages.

Certificate of Appropriateness – Approval required for exterior changes to historic landmarks or properties in historic districts, ensuring that the modifications comply with established design guidelines and are approved by the relevant authorities.

Character – The combination of attributes and qualities that distinguish and define a structure, site, or area, giving it a unique sense of place, purpose, and identity.

Character-Defining Feature – Prominent or distinctive aspects, qualities, or characteristics of a building or site that significantly contribute to its physical character. These include architectural materials, design elements like door and window styles, roof materials, exterior cladding, and other decorative details that define the historic nature of the structure.

Compatible – In historic preservation, this term refers to alterations or additions that harmonize with the existing historical context, maintaining visual and stylistic continuity with the surrounding historic environment.

Contemporary – Reflects current styles and trends, distinctly modern and not based on historical designs.

Context – The historical and environmental setting that explains the significance and meaning of a historic site, structure, or district. It considers the patterns of development, architectural styles, and key events or figures associated with the area, providing a comprehensive understanding of its importance.

Demolition – Destroying a building, either partially or completely, including tearing down its walls.

Demolition by Neglect – The deterioration and potential destruction of a building or structure caused by a lack of maintenance or abandonment, where neglect leads to a state that may require demolition.

Design Guidelines – Are criteria or directions that offer guidance to projects, ensuring that both rehabilitation efforts and new constructions maintain the character of designated buildings and districts. These guidelines help preserve original design features and ensure compatibility between old and new elements.

Documentation – Includes photographs, drawings, plans, or written descriptions used to record information.

Element – A material part or detail of a site, structure, street, or district, contributing to its overall composition.

Façade – Any external face or elevation of a building, often emphasizing the primary entrance.

Form – Refers to the shape and structure of a building, distinct from its material, often emphasizing the overall shape such as rectangularity.

Foundation – The supporting portion of a structure below the first-floor construction or below grade, including the footings, which bear the weight of the structure above.

Historic District – An area defined by a notable concentration of buildings, structures, sites, or objects linked by past events, physical development, design, materials, or historical significance. Recognition may occur through local or national designation, and legal protection is often provided by local ordinances administered by a historic preservation board.

Infill – Refers to new construction in historic areas, either on vacant lots or to replace existing buildings, aiming to fill in gaps in urban development.

Integrity – Refers to a property's ability to convey its historic significance by retaining its original location, design, setting, materials, workmanship, feeling, and association. It signifies the authenticity and physical characteristics that existed during its historic period.

Landmark – A location of exceptional importance to a city, state, region, or nation, possessing significant artistic, historic, and cultural value. It may be a building, structure, or site designated for its historical significance.

Maintain – To preserve something in its existing state of repair or condition. It involves keeping elements, details, or structures intact and continuing the same level of repair to aid in their preservation. Maintenance and repair encompass any work intended to address damage or deterioration without altering

materials, dimensions, design, texture, or appearance, such as cleaning, repainting, in-kind repairs, or yard maintenance.

Mothballing – Taking temporary steps to stabilize and protect a building from damage and vandalism.

National Register of Historic Places – An official inventory of historically and culturally significant sites in the United States. Established in 1966 under the National Historic Preservation Act, it is managed by the National Park Service. The register aims to identify, evaluate, and protect America's diverse heritage by recognizing sites of architectural, historical, and cultural importance. Listing on the National Register provides recognition and encourages preservation efforts, but it does not impose restrictions on private property owners.

Non-Contributing – A classification applied to a building or site which does not contribute to the character of a historic area. This might be because it wasn't built during the significant period or because it has lost its original features.

Ordinary Maintenance – Regular repair work to fix any damage or prevent decay, ensuring the building remains in good condition over time.

Period of Significance – The span of time during which a property gained historical, architectural, or cultural significance.

Preservation – The process of maintaining and protecting old or historic buildings, sites, and structures to prevent deterioration or destruction. It involves activities such as restoration, rehabilitation, and ongoing maintenance to sustain their original form, integrity, and materials.

Proportion – The balanced relationship between different parts of a structure or the whole. It involves how the dimensions of various elements, like windows and doors, relate to each other and to the overall size of the building.

Protection – Safeguarding a historic property from deterioration, loss, or damage, or shielding it from danger. This may involve temporary measures in anticipation of future preservation work.

Reconstruction – Creating a new structure that duplicates the original form, materials, and details based on historical documentation. It aims to reproduce the exact appearance of a vanished building or structure from a specific period in time through new construction.

Rehabilitation – Repairing and altering a property to return it to a usable condition while preserving its historical, architectural, and cultural significance. This may include repairing, altering, or adding features to enable a contemporary use while retaining elements that convey its historical value.

Relocation – Moving a building from its current location to another setting.

Restoration – The process of returning a building's appearance to a specific period by removing later additions and replacing missing features to match the original.

Rhythm – In the context of historic preservation, rhythm refers to the repetitive use of visual elements in historic buildings or districts, establishing recognizable patterns that contribute to their overall character and visual appeal.

Replicate – To copy or reproduce a historic building or element, aiming to recreate its original appearance and characteristics.

Repointing – Repairing masonry joints by removing deteriorated mortar and replacing it with new mortar.

Restoration – Accurately recovering the form and detail of a historic resource to match a specific period of time. This includes removing later alterations and replacing missing original features to reflect its historical appearance.

Reversibility – Ensures that if any new work is removed in the future, the essential form and material integrity of the historic property will remain unchanged.

Scale – The proportional elements that demonstrate a building's size in relation to its surroundings. Scale is often viewed in context of other nearby buildings from the pedestrian perspective.

Screening – Non-structural aesthetic feature, the purpose of which is to separate and conceal from view another element.

Setback – Refers to the open space between a property line and the nearest part of a structure, or it can be a requirement for new building construction.

Setting – Refers to the physical environment surrounding a historic property, including buildings, structures, monuments, or landscaping, which contribute to its visual aesthetics.

Significance – The value attributed to a property based on evaluation criteria, particularly association and integrity related to architecture, history, and culture.

Site – Refers to the specific piece of land where a significant historical event, activity, building, structure, or archaeological resource is located. This includes not only the physical land but also any features or remains that contribute to its historical, cultural, or architectural significance.

Stabilization – The process of reestablishing a weather-resistant enclosure and structural stability for a deteriorated or unsafe property while preserving its present form.

Streetscape – The visual identity of a street, as influenced by various factors, including the street's width, curvature, paving materials, design of street furniture, and the architectural style of surrounding buildings.

Style – A specific type of architecture characterized by unique features in its structure and ornamentation, often associated with a particular period.

Story – The height between any two floors or

between a floor and the roof of a building. The dimensions of stories can vary based on factors such as building type, style, and construction method.

Vernacular – Architecture that is designed and built using local materials and techniques, often without the involvement of architects.

Visual Continuity – The consistent and harmonious appearance of a space or environment, ensuring that its design elements blend together seamlessly.

Workmanship – Refers to the quality and skill demonstrated in the construction, maintenance, repair, or restoration of a historic building or structure. It encompasses the craftsmanship and attention to detail displayed by builders, artisans, and tradespeople involved in the creation or preservation of architectural elements, materials, and finishes.

Zoning District – A regulatory framework utilized in urban planning to govern land use, building design, and development compatibility within a designated area.

SECTION 11.0

REFERENCE MATERIALS

Previous Page:
Sketch of the 1 N. Main Street, c. 1908.

11 REFERENCE MATERIALS

11.0 Reference Materials

Section 11.0, Further Research and Reference Materials, offers a curated collection of supplementary information to support and expand upon the Brooksville Historic Preservation Design Guidelines. This section includes image credits to ensure proper attribution to creators, along with relevant online resources and authoritative publications for those seeking to deepen their knowledge or address specific preservation challenges. These resources provide guidance on a wide range of topics, from foundational concepts to advanced preservation techniques.

11.1 Image Credits

Dalton Studio
Florida Memory
Historic Hernando Preservation Society
Jo-Anne Peck
West Pasco Historical Society

11.2 Research Documents

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City of Gainesville Historic Preservation, Rehabilitation, and Design Guidelines. City of Gainesville, Florida. 1994.

City of Lakeland Design Guidelines for Historic Properties. City of Lakeland, Furr and Wegman Architects, P.A., University of South Florida School of Architecture and Community Design.

City of Lake Worth Beach Historic Preservation Design Guidelines. City of Lake Worth Beach, Treasure Coast Regional Planning Council, Kathleen Slesnick Kauman, KSK Preservation. 2018.

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Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Speweik. 1998.

Preservation Brief #4: Roofing for Historic Buildings. Sara M. Sweetser. 1978.

Preservation Brief #9: The Repair of Historic Wooden Windows. John H. Myers. 1981.

Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows. Sharon C. Park, AIA. 1984.

Preservation Brief #19: The Repair and Replacement of Historic Wooden Shingle Roofs. Sharon C. Park, AIA. 1989.

Preservation Brief #22: The Preservation and Repair of Historic Stucco. Anne E. Grimmer. 1990.

Preservation Brief #29: The Repair, Replacement, and Maintenance of Slate Roofs. Jeffrey S. Levine. 1992.

Preservation Brief #30: The Preservation and Repair of Historic Clay Tile Roofs. Anne E. Grimmer and Paul K. Williams. 1992.

Preservation Brief #44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design. Chad Randl. 2004.

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St. Petersburg’s Design Guidelines for Historic Properties. City of St. Petersburg and Renker Eich Parks Architects. 2017.

11.3 Online Resources

Chronicling America, Library of Congress
https://chroniclingamerica.loc.gov

Digital History
https://www.digitalhistory.uh.edu

Exploring Florida Maps. Florida Educational Technology Clearinghouse, University of South Florida
https://fcit.usf.edu/florida/maps/

Florida Historical Society
http://myfloridahistory.org

Florida History, Florida Department of State
https://www.museumoffloridahistory.com/

Florida Humanities
https://floridahumanities.org/floridas-culture-of-slavery/

Florida Memory. State Library and Archives of Florida
http://www.floridamemory.com

Florida Trust for Historic Preservation
https://www.floridatrust.org/

Hernando Historical Museum Association
https://www.hernandohistoricalmuseumassoc.com

Living New Deal
https://livingnewdeal.org/

National Park Service - Historic Preservation
https://www.nps.gov/subjects/historicpreservation/index.htm

National Park Service - Preservation Briefs
https://www.nps.gov/orgs/1739/preservation-briefs.htm

National Trust for Historic Preservation
https://savingplaces.org/

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Tampa Bay History Center
https://tampabayhistorycenter.org/

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The Craftsman Blog
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https://ufdc.ufl.edu/

University of North Florida Digital Commons
https://digitalcommons.unf.edu/

Weeki Fresh Water Adventures
https://weekiwachee.com/about-us/history/

Broad Street looking East, c. 1930.