

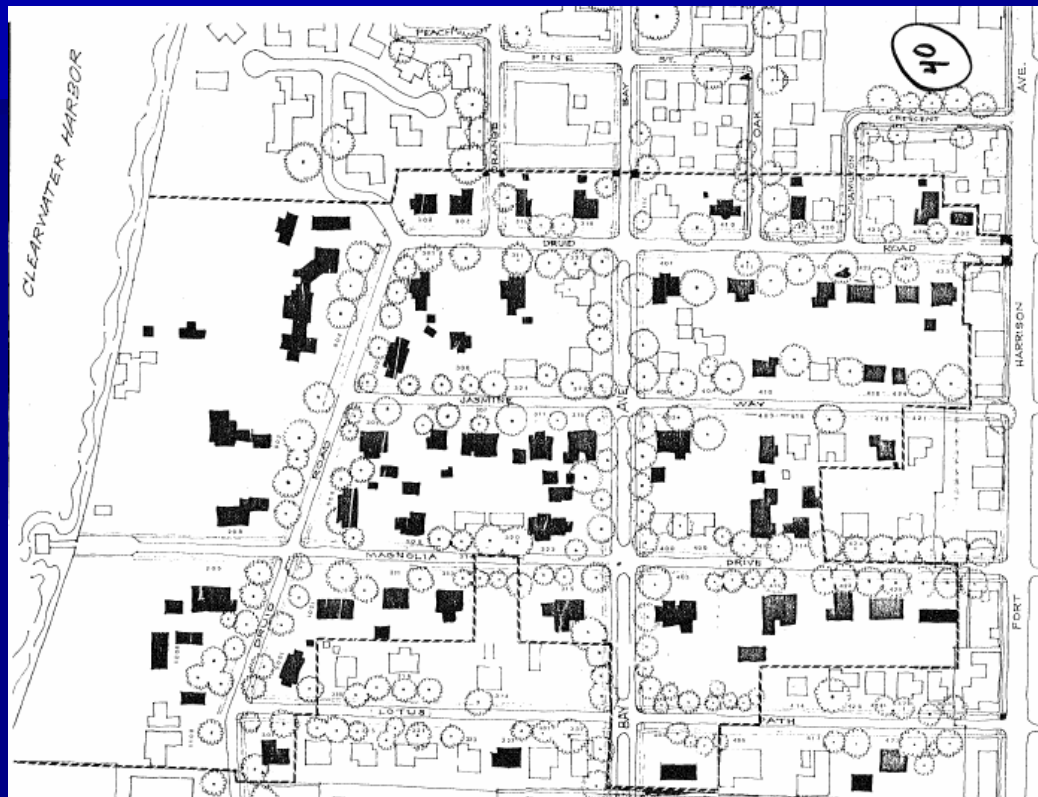
BENEFITS of HISTORIC PRESERVATION

December 10, 2008

Clearwater: Rich in History



Harbor Oaks Neighborhood



National Register of Historic
Places Historic District

QUALITY OF LIFE Benefits



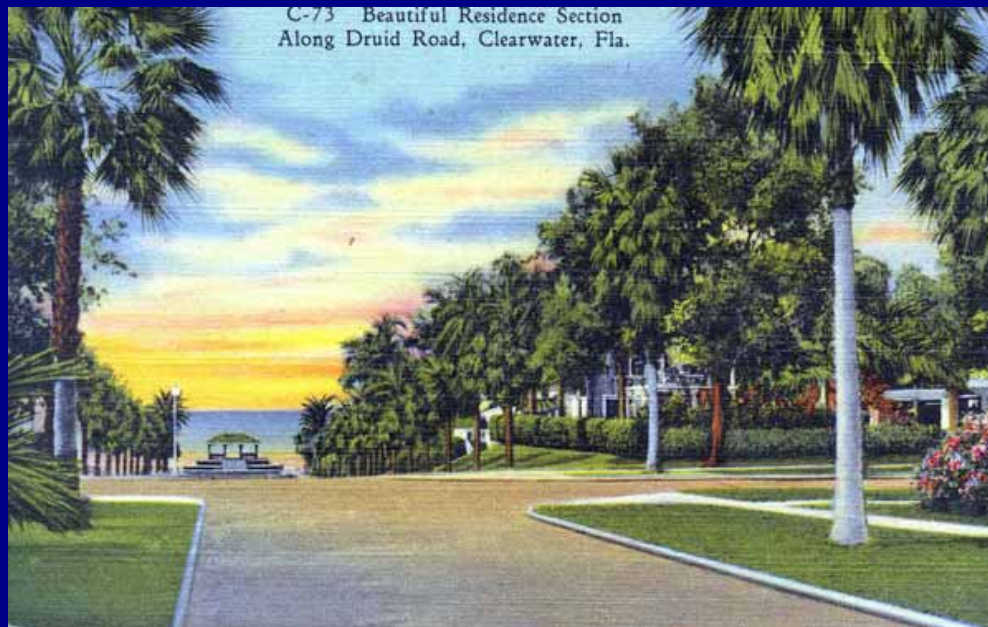
■ IDENTITY



QUALITY OF LIFE Benefits

- Identity

- **MEMORY**



QUALITY OF LIFE Benefits



■ Identity

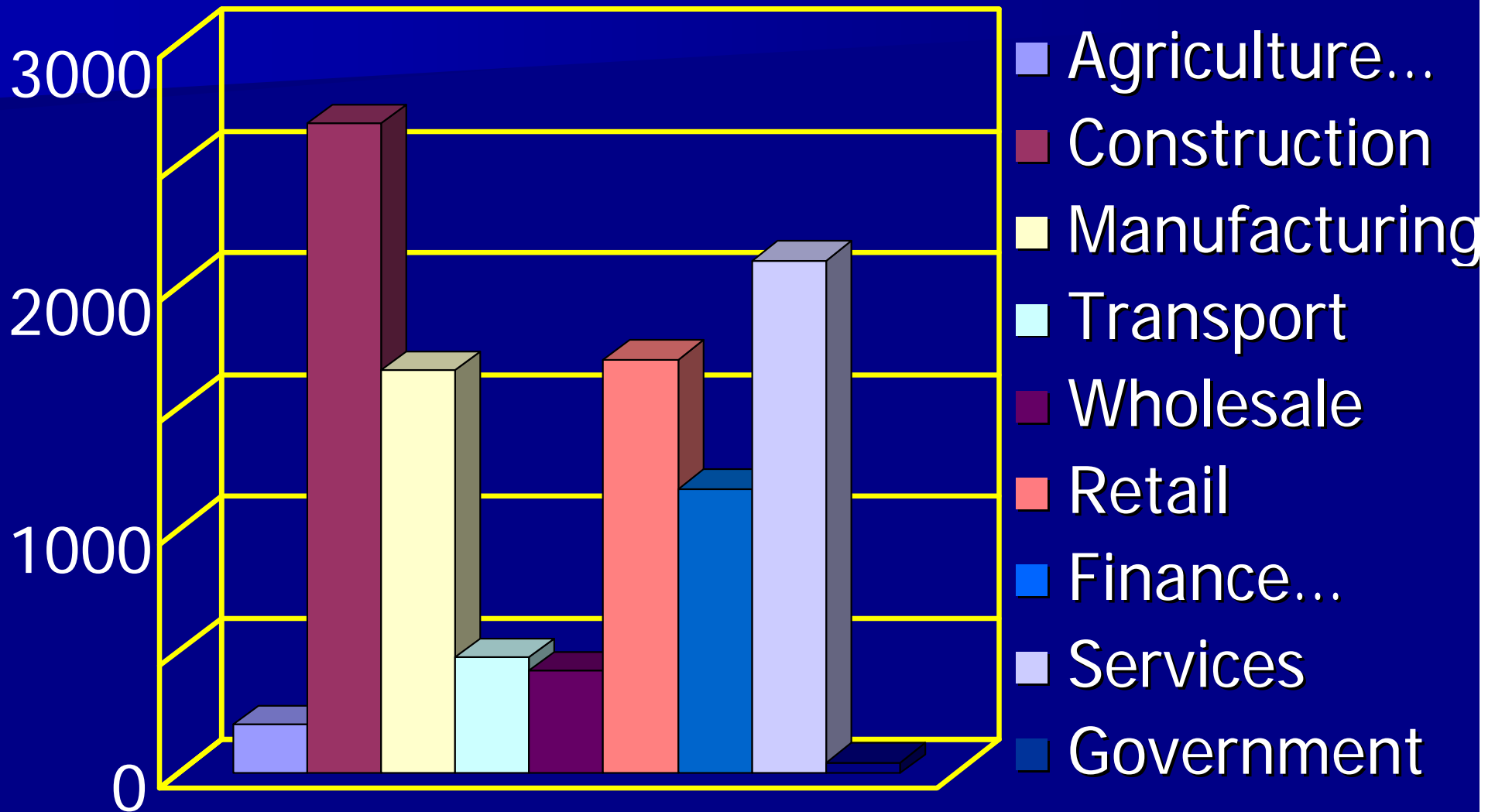
■ Memory

■ EDUCATION

ECONOMIC Benefits

- **Creates Jobs**

Jobs Created by Florida Rehabilitation



ECONOMIC Benefits

- Creates Jobs

- **Tax Collections**

ECONOMIC Benefits

- Creates Jobs
- Tax Collections
- **Tourism**

Tourism



■ Restaurants, Events, Entertainment

ECONOMIC Benefits

- Creates Jobs
- Tax Collections
- Tourism
- **Property Value**



ECONOMIC Benefits

- Creates Jobs
- Tax Collections
- Tourism
- Property Value
- **Financial Assistance**

Ad Valorem Tax Exemption

- Allowed by Florida Statutes and available in cities and counties throughout the state
- Exemptions from increases to Ad Valorem Property Taxes for improvements for up to 10 years
- Property must be designated locally or listed in the National Register
- Improvements must meet the Secretary of the Interior's Standards for Rehabilitation and/or local Certificate of Appropriateness requirements



COMMERCIAL CASE STUDY: Fort Pierce



- Began Revitalization in 1980s
- Main Street Approach
- Focus on Restorations

COMMERCIAL CASE STUDY: Fort Pierce



■ Old City Hall

COMMERCIAL CASE STUDY: Fort Pierce



- Old City Hall
- Sunrise Theater

COMMERCIAL CASE STUDY: Fort Pierce



- Old City Hall
- Sunrise Theater
- Platts/Backus House

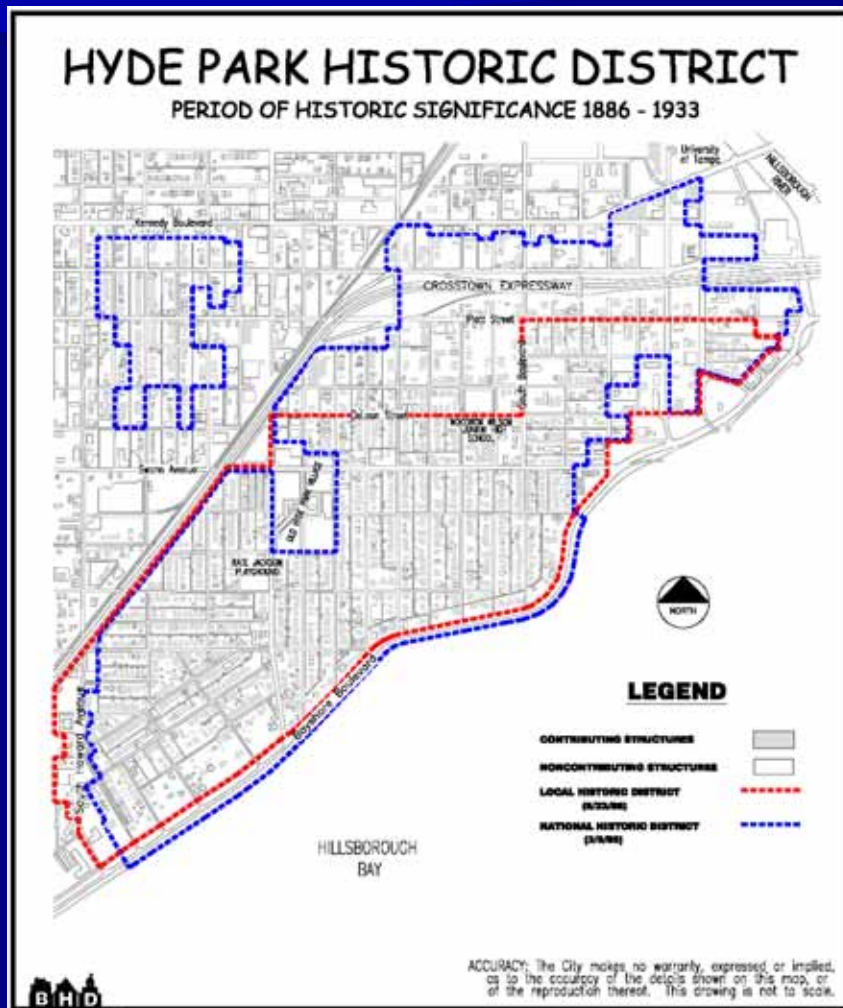
COMMERCIAL CASE STUDY: Fort Pierce

RESULTS

1988-2008:

- 88 New Businesses
- 404 New Jobs

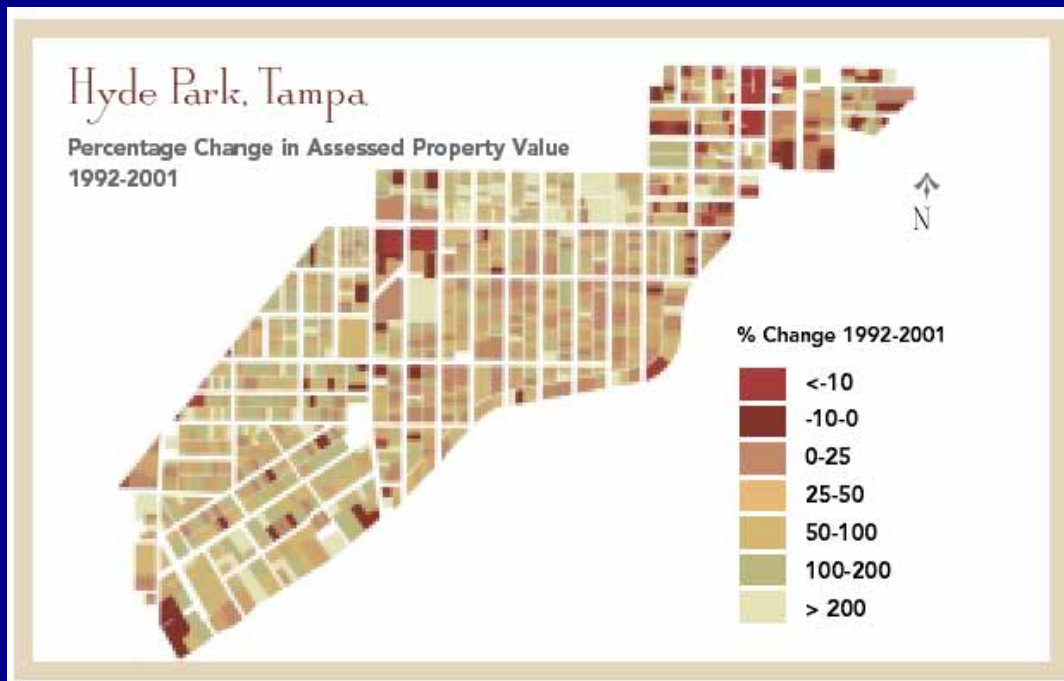
RESIDENTIAL CASE STUDY: Hyde Park, Tampa



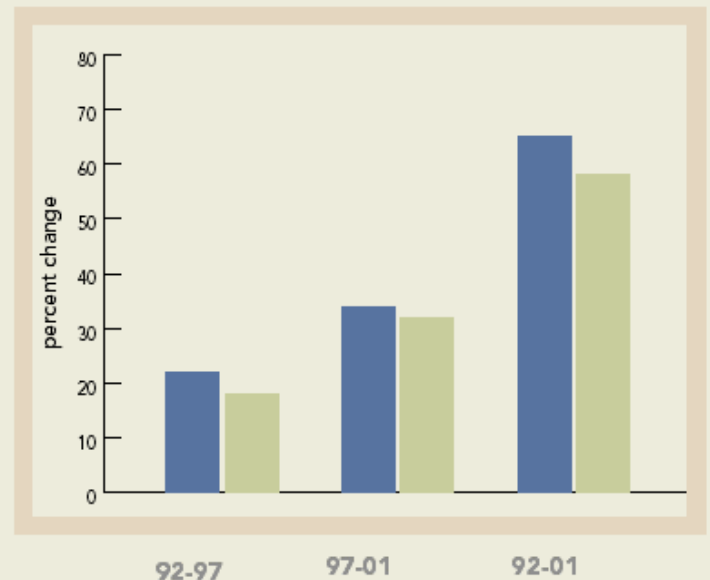
- National Register and locally designated Historic District



RESIDENTIAL CASE STUDY: Hyde Park, Tampa



Tampa Single Family Residential
Assessed Values

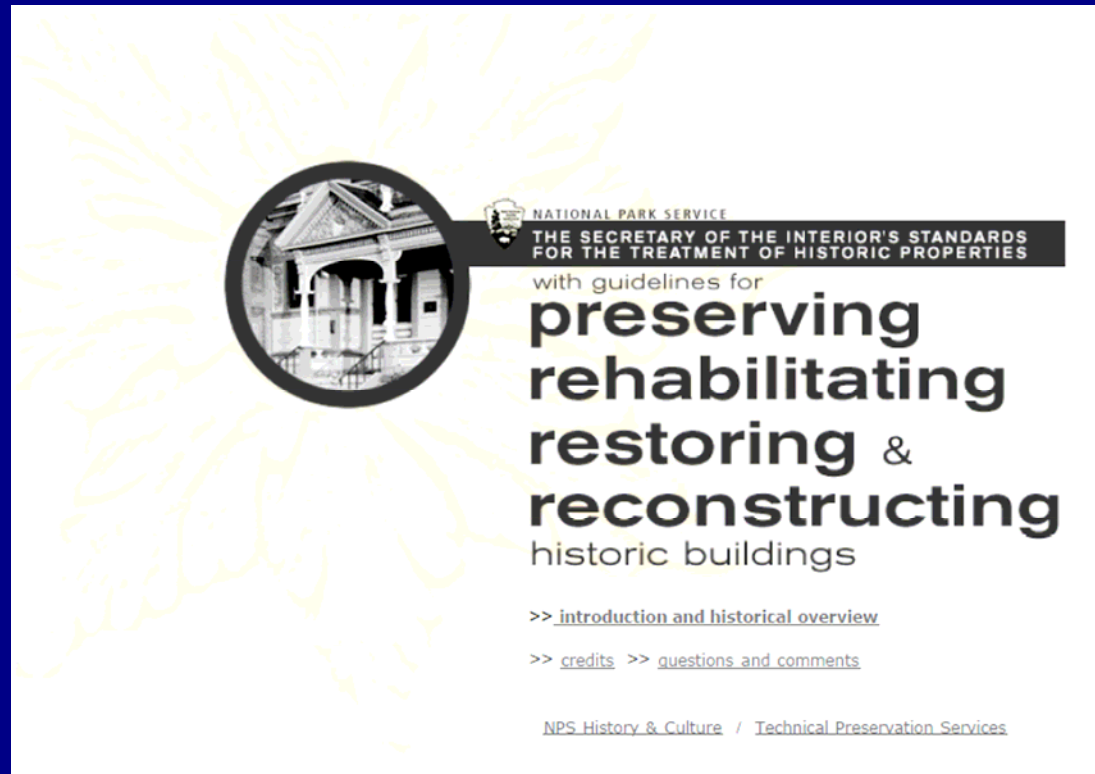


Hyde Park Historic District
Davis Island

- Property Values Increased

How to REHABILITATE

Secretary of the Interior's Standards



www.nps.gov/history/hps/tps/standguide/

How to REHABILITATE

1. IDENTIFY



Wilhelm Thurston Funeral Home - St. Petersburg, FL

- Materials
- Ornament
- Windows
- Form
- Roof
- Porches

How to REHABILITATE

1. IDENTIFY



Wilhelm Thurston Funeral Home - St. Petersburg, FL

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How to REHABILITATE

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How to REHABILITATE

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How to REHABILITATE

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How to REHABILITATE

HIERARCHY:

1. Retain
2. Protect
3. Repair
4. Replace

How to REHABILITATE



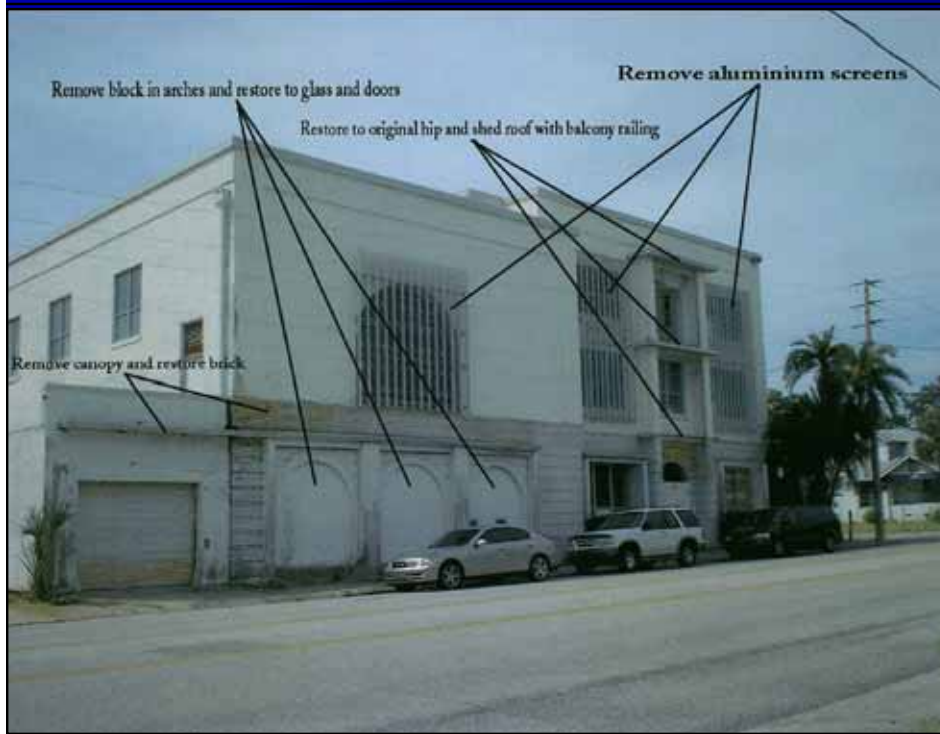
- Remove non-historic alterations

How to REHABILITATE



- Remove non-historic alterations

How to REHABILITATE



- Restore Features

How to REHABILITATE



- Restore Features

How to REHABILITATE



- Create Sensitive Additions

How to REHABILITATE



- Create Sensitive Additions

How **NOT** to REHABILITATE



1st NATIONAL BANK BLDG., FORT LAUDERDALE, FLA.



Sweet Building, Ft. Lauderdale

How to REHABILITATE

Other Considerations:

- Use Gentlest Means Possible

How to REHABILITATE

Other Considerations:

- Use Gentlest Means Possible
- **Reversibility**

How to REHABILITATE

Other Considerations:

- Use Gentlest Means Possible
- Reversibility
- **Authenticity**

How to REHABILITATE

Other Considerations:

- Use Gentlest Means Possible
- Reversibility
- Authenticity
- Planning

CONCLUSIONS

Quality of Life

Benefits:

- Identity
- Memory
- Education

Economic

Benefits:

- Creates Jobs
- Tax Collections
- Tourism
- Property Value
- Financial Assistance

RESOURCES

Secretary of the Interior's Standards:

www.nps.gov/history/hps/tps/standguide/