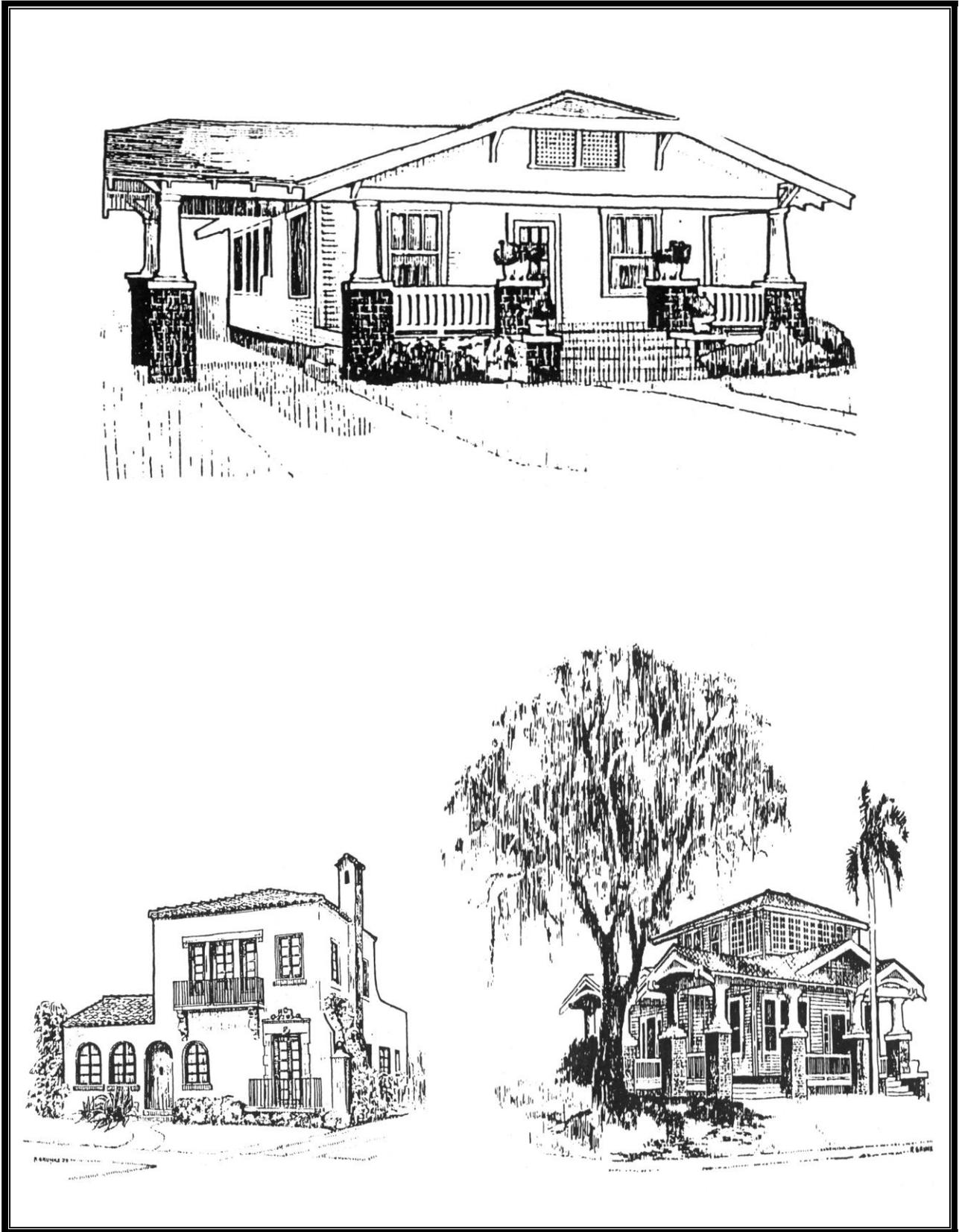


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SEMINOLE HEIGHTS DESIGN GUIDELINES

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



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City of Tampa
Architectural Review Commission

1995

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History and Architectural Styles of Seminole Heights

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

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

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

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

the Mutual Development Company, organized by Milton and Giddings Mabry; and Dekle Investment Company, organized by Lee and James Dekle.

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

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

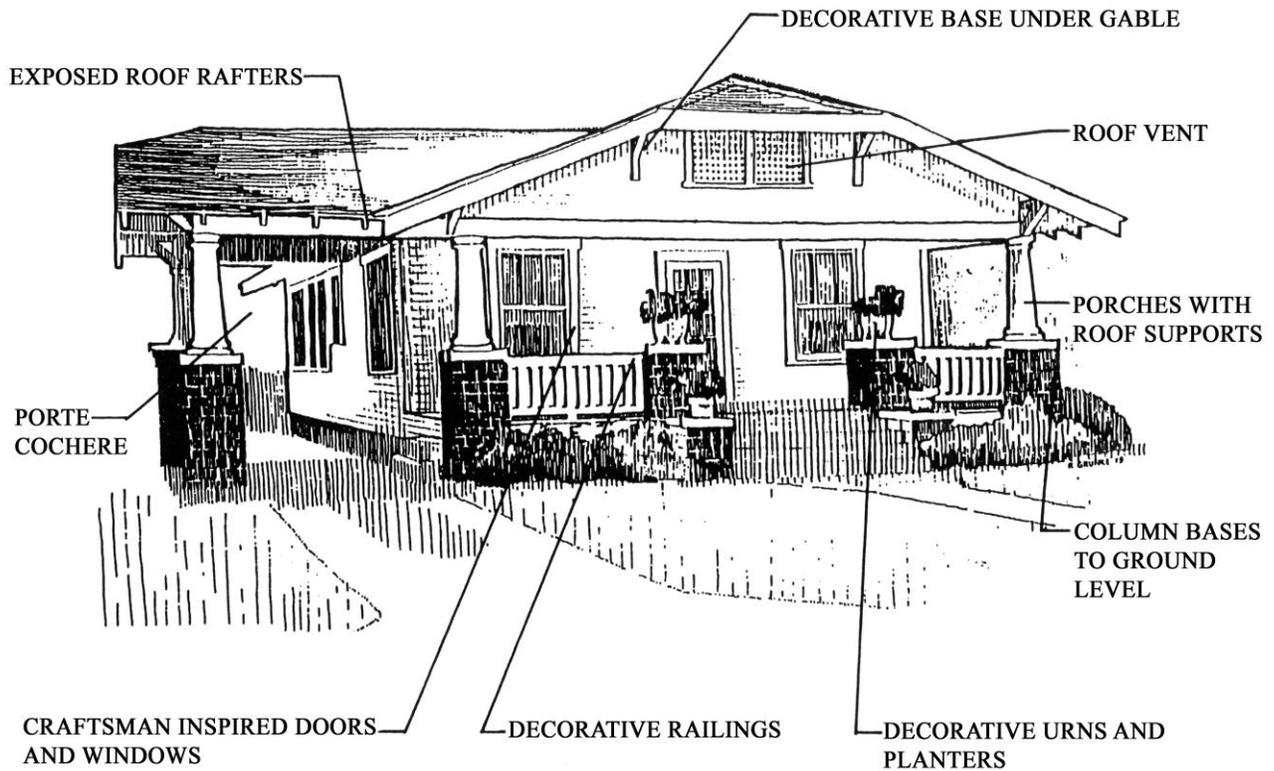
Suwanee Heights subdivision was filed with the Clerk of the Circuit Court of Hillsborough County in February 1912, by the Mutual Development Company. The subdivision was bounded on the north by Henry, on the south by Hillsborough, and Florida and Central Avenues on the west and east respectively. The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

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

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

The Dekle Investment Company was responsible for subdividing and promoting the development of North Seminole Heights. This area remains within the Florida Avenue and

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



Architectural Significance

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

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

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

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

these Japanese style techniques are found in varying degrees in a large number of bungalow designs.

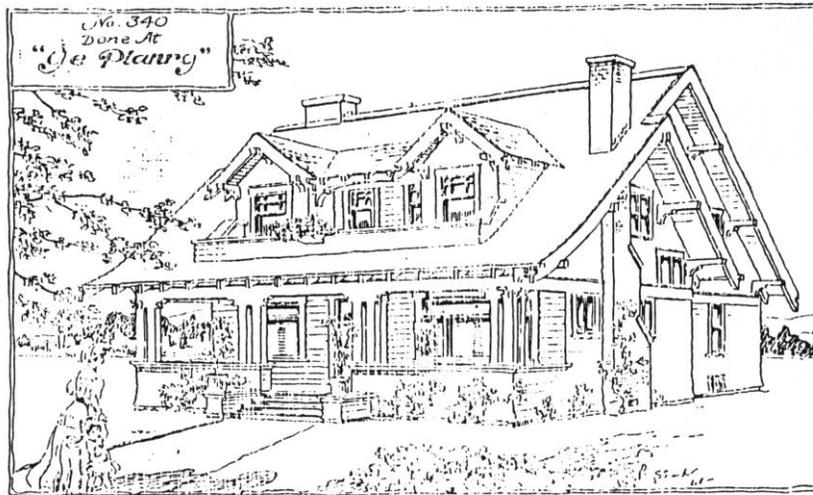
Responsible for initiating the Craftsman movement in residential design was furniture designer, Gustav Stickley. Stickley published *The Crafts*, a monthly magazine and two design books, *Craftsman Homes* in 1909, and *More Craftsman Homes* in 1912. Stickley sought to bring the bungalow to a higher level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



TYPICAL JAPANESE STYLE TECHNIQUE USED

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

styles can vary greatly, the use of some materials and architectural elements are typical and widely used. An example of this is illustrated below.



SKETCH FROM YE PLANRY BUNGALOW CATALOG

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

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

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

Aside from the Bungalow, the Mediterranean Revival style was also present in the Seminole Heights District. The Mediterranean style is eclectic, based on architectural elements assembled from the countries that border the Mediterranean Sea. Stucco, terra cotta tile and cast concrete

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

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



TYPICAL MEDITERRANEAN REVIVAL HOME

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

It appears that a variety of contractors and builders worked in the Seminole Heights area. Plans were drawn by local architects and contractors, most likely from bungalow plan books and catalogs that were prevalent at the time. A set of specifications were located on the construction

of a frame bungalow at 5704 Branch Avenue. These specifications, dated April 20, 1915, list E. C. Depury as the owner and P. Thornton Marye as architect. R. Jackson Youngblood, a local contractor, lived at 5909 Branch Avenue and built several of the homes in Seminole Heights. He is said to have built 5909 Suwanee Avenue, 5912 Central Avenue and two residences on Idlewild Avenue. Local architect Francis Kennard designed several area houses as well as the Hillsborough High School built in 1928. Well known Tampa contractors such as Bates & Hudnall and Jetton & Dekle also worked in the neighborhood.

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

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



SEMINOLE HEIGHTS UNITED METHODIST CHURCH

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



HILLSBOROUGH HIGH SCHOOL

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

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

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



STREETSCAPES

Significant Persons of Seminole Heights

T. Roy Young

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

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

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

Giddings and Milton Mabry

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

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

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

James and Lee Dekle

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

Francis J. Kennard

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

Frank A. Winn, Jr.

Frank A. Winn, Jr. was born in Leesburg, Florida, on May 27, 1893. He received his early education in the public schools of Leesburg, Fernandina and Tampa. He later attended the

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

Purpose of the Design Guidelines

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

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

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

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

Using the Design Guidelines

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

Please contact the staff of the Architectural Review Commission at the offices of the City of Tampa Department of Planning & Development, Architectural Review & Historic Preservation Division regarding the Seminole Heights Historic District, the ordinance, or the guidelines. The staff can be reached at the 1400 N. Boulevard, 2nd Floor, Tampa, Florida 33607, and by telephone at (813) 274-3100.

The Secretary of the Interior's Standards for Rehabilitation

Historic properties that are considered significant through associated historic, architectural and cultural values often require rehabilitation to serve viable functions. Recognition of the importance of preservation of significant properties and of the economic benefits of recycling buildings prompted the need for standards and guidelines. The document that sets forth the prevailing philosophy for work on contributing structures is **The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** (1983). Conformance with these standards in the treatment of buildings listed on the National Register of Historic Places is required for certain types of funding and is endorsed by preservation agencies and professionals.

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

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

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

The most frequent use of **The Secretary of the Interior's Standards for Rehabilitation** has been to determine if a rehabilitation project qualified as a "Certified Rehabilitation" pursuant to the Tax Reform Act of 1986 and previous legislation. These standards may be used again in

subsequent legislation. This type of evaluation is required for benefits under Federal Tax Incentive programs.

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

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

1. Every reasonable effort shall be made to provide a compatible use for property which requires minimal alteration of the building, structure or site and its environment or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Tax Incentives for Historic Structures

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

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

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

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

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

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

Other Possibilities...

Housing and Community Development (274-7954) administers the following programs:

Mayor's Challenge Fund - goal is to stem the deterioration of Tampa's housing stock by providing a source of affordable financing.

Community Development Block Grant Program - monies to rehabilitate the homes of low and moderate-income home owners.