

Landmark Rehabilitation

Landmark Rehabilitation

The Ybor City Historic District is characterized by several buildings of impressive scale and elaborate style. Their historic associations and architectural value render them unsurpassed as monuments to the most important aspects of Ybor City's past. These buildings are landmarks in the district and must be singled out for special attention and protection.

Included among the landmark structures of Ybor City are the social clubs, the remaining cigar factories, the El Pasaje Hotel, the complex comprising Our Lady of Perpetual Help Catholic Church and other public or institutional buildings, some of which are described prominently in the National Register of Historic Places Nomination for the Ybor City Historic District. The Commission will develop and maintain a list of buildings to be given landmark consideration.

A few of these buildings have undergone rehabilitation to maintain them and, in some cases, adapt them to new uses. Others continue to be used for their original purposes, but have experienced unsympathetic alterations during efforts to modernize them. There are also landmark buildings which are vacant and in need of repairs and a new

It is important to insure the best possible standards of rehabilitation and reuse for these monuments. Therefore, the Barrio Latino Commission has adopted the guidelines set forth in **The Secretary of the Interior's Standards for Rehabilitation** as part of its criteria for review of applications for Certificates of Appropriateness.

These guidelines are comprehensive and the information contained in **The Standards** touches on issues beyond the scope of Section 3. The most frequent use of **The Standards** has been to determine if a rehabilitation project qualifies as a "certified rehabilitation" pursuant to the Economic Recovery Act of 1981 and that of earlier Tax Incentive legislation. (Such an evaluation is still necessary to qualify for benefits under the Tax Incentives Program.)

When dealing with a rehabilitation project involving one of the district's landmark buildings, the Commission will pay special attention to the general guidelines stated in **The Standards**. These are reproduced here.

Secretary of the Interior's Standards for Rehabilitation

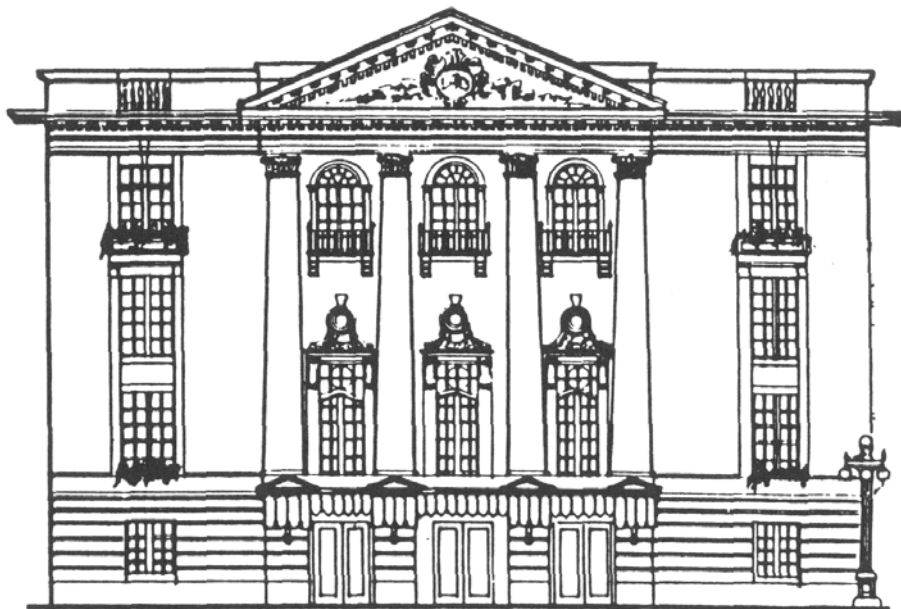
(as of September 1, 1983)

1. Every reasonable effort shall be made to provide a compatible use for a 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 shall 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.



Centro Espanol

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 duplications 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 rehabilitation 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.



Italian Club (L'Unione Italiana)

Standards:

Appropriate Materials and Details for a Prototype Landmark Building

This detailed sketch is of the Cuban Club, a landmark building located in Ybor City. It illustrates the numerous aspects which must be considered in the rehabilitation of a landmark structure. **The Secretary of the Interior's Standards for Rehabilitation** provide an overview of how to approach such a rehabilitation.

