

# HISTORIC APALACHICOLA DESIGN GUIDELINES



*A Guide to Rehabilitation and  
New Construction in the City of Apalachicola*

*Adopted - Apalachicola City Commission  
August 8, 2006*

*A guide to rehabilitation and new construction  
in the City of Apalachicola's Historic District*

June 2006

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The Historic Apalachicola Design Guidelines was produced cooperatively with assistance and information from the following groups and individuals:

- City of Apalachicola Historic Architectural Review Board
- Apalachicola Waterfronts Committee
- Apalachicola Bay Chamber of Commerce
- Historic Florida Consulting, LLC
- Bay Media Services
- Willoughby Marshall, Inc.
- Florida State Photographic Archives

The following reports were specifically cited or excerpted throughout this document:

*Apalachicola Preservation Planning Project: 1991,*  
Historic Apalachicola Foundation, Inc.  
*Economic Development Through Preservation, Apalachicola Plan-*  
*ning Study 1975*  
Willoughby Marshall, Inc.

# TABLE OF CONTENTS

I.	Introduction	5
II.	History of Apalachicola and its Architectural Styles	7
IV.	Historic District Boundary Map	12
X.	Architectural Styles of Apalachicola	13
VI.	Guidelines for Rehabilitation of Historic Buildings	33
VII.	U.S. Secretary of the Interior's Standards for Rehabilitation	34
VIII.	Design Guidelines in Apalachicola's Historic District	35
XI.	Definitions	46
XII.	Historic Element Goals, Policies and Objectives	47
V.	Architectural Review Committee Guidelines and Procedures	48

# INTRODUCTION

Apalachicola, the county seat of Franklin County, has a rich history, whose lasting appeal is as important to our visitors as is its seafood industry. Today's visitor will find Apalachicola far removed from the summer of its youth, more than 150 years ago, when its harbor was a forest of masts and spars, and major European powers maintained consulates here.

The first settlement was established in 1821, incorporated in 1828 as West Point, and renamed Apalachicola in 1831. By 1837, Apalachicola had become the 3rd largest port on the Gulf of Mexico, shipping cotton brought down the Apalachicola River on steamboats from the plantations of Alabama and Georgia.

It was cotton that took a fancy to Apalachicola, and for a glorious, though fleeting period, paved the streets with gold. The City featured a race track, an opera house, and plush hotels offering balls, socials, and gambling. Cotton was king and the river brought it all to Apalachicola. It was during the height of this great prosperity, that Dr. John Gorrie invented the artificial manufacture of ice, forerunner of modern air conditioning and refrigeration. At the same time, Dr. Alvin Chapman, world-famous botanist and author of "The Flora of the Southern United States", resided in Apalachicola.

During the war between the States, Apalachicola was blockaded by Union forces, in an attempt to halt ships carrying needed supplies to the Confederacy, and to destroy salt producing installations. Apalachicola's sentiments were divided during the war, and in 1862, the city quietly fell to Union forces.

The destruction of railroads during the Civil War, and the cypress milling boom in the 1880's were enough to keep the steamboats on the river up through the 1920's and the town's economy flourished. After the halcyon days of the cypress boom, the 1840 cotton port of Apalachicola became a center of the oyster industry in Florida. Today, Apalachicola headquarters a United Nations Biosphere Reserve and National Estuarine Sanctuary of 193,118 acres, and tourism and seafood form the basis of the economy.



*Greek revival with fence and goat cart*

## *Town Layout*

The Apalachicola Historic District is significant because it includes most of the 1836 town plan and a remarkable concentration of nineteenth and early twentieth century buildings. This grid plan with a well conceived distribution of public parks and squares has survived largely intact to the present day.

Apalachicola's physical development was significantly influenced by the creation of the Apalachicola Land Company in 1836. Colin Mitchen and Associates of New York organized the company as a trust

Apalachicola Historic Guidelines

estate to oversee land sales in the City and protect the interests of the absentee proprietors. As a part of the new ownership, a revised city plan was drawn up by Peter Mitchell also of New York. This revision enlarged an earlier plan (1835) by P. Snell of New Orleans. Snell platted the city into a simple grid of 60 blocks with lots differentiated by wharf, warehouse/commercial and residential uses. The plat was positioned at the tip of the peninsula with wharf lots arranged along the river, warehouse lots immediately behind and the remainder of the grid devoted to residential lots. Two squares, "City Square" and "Market Square," were provided for public use. It was along this plan that the city was to develop for the next century. Mitchell's plan simply expanded the grid over a 1.25 square mile area having 198 residential lots, 28 commercial blocks, and 59 wharf lots. It also included additional squares systemically located throughout the plan and additional parks (Lafayette Promenade and Florida Promenade) along the south bay shore. Land was also allocated for a courthouse, school and four churches.

The most important result of this plan was the "New York contract" which the Apalachicola Land Company used to regulate the design and construction of commercial buildings between Water and Market Streets. The "contract" granted the cotton merchants lots in the commercial blocks at a reduced price if merchants erected brick warehouses within a given time.

Accounts of 1838 told of 43 completed warehouses that ran for several blocks along the waterfront. An 1837 lithograph by R.A. Morris depicts a busy port with three-story brick buildings lining the wharf area. Only two of these structures, altered to two-stories, has survived to the present day.

The Apalachicola Historic District encompasses a large part of the 1836 plat. Because it contains a remarkable number of structures built during the town's most prosperous times in the nineteenth and early twentieth century, the District is not restricted to a single purpose, historical period or function. The major portion of the District (east of Market Street) is residential with single-family dwellings predominating. And although construc-

tions methods (wood frame) and materials (horizontal wood siding) have been consistent and stylistically conservative, there are many excellent examples of the architectural styles which flourished throughout the nineteenth and early twentieth centuries.

Generally speaking the residential area oriented north-south along Fifth and Sixth Streets has the highest concentration of pre-1860 buildings. The area west of Sixth Street along Bay Avenue and Avenues B, C, D and E, developed around the turn of the century. Although these areas are largely residential, several churches and public and parochial school buildings can be found.

Much of the commercial area along Market and Commerce Streets dates from the early decades of the twentieth century.

With the already stated exception, the 1840s warehouses have long since disappeared. Accounts of the 1850s suggest that natural marine attrition and occasional hurricanes took their toll early; a major fire in the commercial area in May 1900 appears to have completed the task.



# APALACHICOLA'S ARCHITECTURE

## A HISTORICAL OVERVIEW

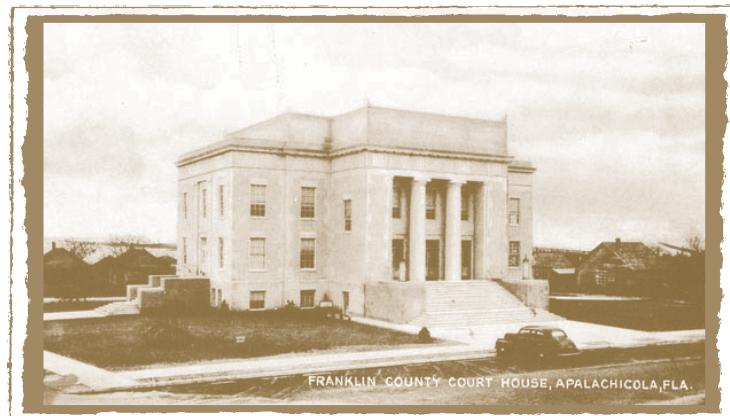
A windshield survey was conducted in the late 1980s by the Office of Community Development to determine the number, type and structural integrity of those structures constructed prior to 1860, 1860 to 1900, and after 1900. The results of this survey were compared with the surveys completed by Willoughby Marshall, Inc. for study entitled "Economic Development Through Historic Preservation" published August, 1975. Through the survey completed in July 1987, some differences were noted, primarily that some historical structures were either not surveyed or excluded from the Marshall study and that a few historic structures have been demolished or moved from their original location since the date of the Marshall study.

Commercial structures in the central business district are studied in more detail to provide developers with the information necessary to initiate new projects and also to provide data for future commercial revitalization projects.

An updated study was completed in May-June 2005 by Historic Florida Consulting, LLC (HFC). The group, consisting of Tallahassee Consultant Beth LaCivita, Walter S. Marder, AIA, Historic Structures Consultant and Illustrator Stan Chapman con-

ducted a windshield survey between May 11 and 27, 2005, of the buildings in the Apalachicola Historic District. This involved photographing the principal architectural styles and building elements. The purpose of the study was to identify, describe, and summarize the principal architectural styles and elements and provide illustrations of those styles and elements. HFC also reviewed historic photographs of buildings in the district.

Three distinctive areas, based on the visual make-up of the district were determined: two residential areas and one commercial area.



### Residential Areas

The residential areas transition from elaborate Queen Anne mansions to modest one-story frame vernacular cottages. As is typical in a district of this caliber, wide ranges of distinct and transitional historic architectural styles can be found, from Spanish Eclectic to Second-Empire. Building elements from the Italianate Style of architecture and other Classical Revival detailing can be found as well. Identified architectural styles in the district date generally from the 1830s to the 1940s.

## *Principal Architectural Styles*

The principal architectural styles represented in the two residential areas within the district are as follows:

- Queen Anne
- Greek Revival
- Folk Victorian
- Gothic Revival
- Craftsman (Bungalow)
- Gulf Coast Cottage
- English Vernacular Cottage Style
- Frame Vernacular with Classical Revival

## *Style Influences*

Commonly recurring building themes include hipped or pyramidal, gabled and cross-gabled roof schemes with cornice returns. V-Crimp and decorative pressed metal and diamond and rectangular asbestos and composition shingles are typical roofing materials. Porches commonly feature grouped porch columns and simple wooden posts. Many of the Queen Anne and large frame vernacular houses feature central second-story porches and widow's walks. This feature reflects adaptation of transitional period architecture. The Federal Period was a transition from Georgian to Greek Revival and incorporated design elements from both periods. The second-story porch [which was a medieval survival] was transformed into a design concept that attached the classic revival columns to the Georgian house and was continued throughout the Queen Anne period.

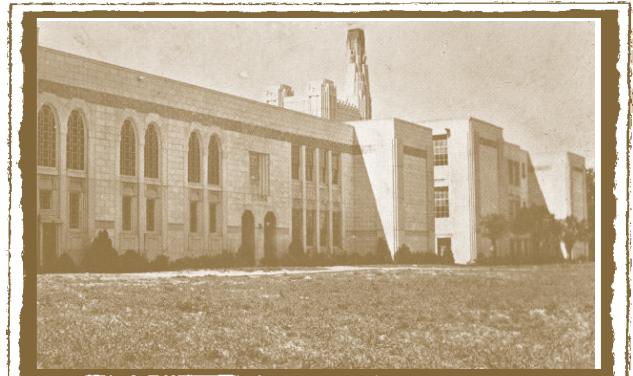
Other common porch designs include wrap-a-around, and two tiered porches, with ornate porch balusters and trim. Over-sized double hung and Palladian style window schemes, turrets, and attic dormers are additional recurring design features. Typical period wood siding varies from ornamental shingles, to flushed and thin shiplap, board and batten, and other horizontal siding forms.

Hipped and pyramidal roof designs withstand windstorms better than gabled roofs and were also less expensive to build as they used shorter pieces of lumber. Similarly, grouped columns use less lumber to achieve the strength of thicker columns providing structural support akin to a vertical truss. Thus, these common design

elements are less costly, but highly efficient. Diamond-shaped inserts functioning as spacers for doubled wooden porch posts are a frequently recurring detail on frame vernacular buildings. Other elements unique to the district include heavy metal tie-down rings. The metal tie-down rings serve as historical evidence of houses being barged into Apalachicola from the historic town of St. Joseph. It was also observed that granite lintels from the once prevalent cotton warehouses had been salvaged and reused throughout the district. The lintels had been recycled historically for use as carriage steps in front of the entrance walkways of prominent residences and some of these "carriage steps" remain. Other non-historic uses for these lintels include commercial parking lot borders.

## *The Commercial Areas*

The commercial area is punctuated by three distinctive building forms. The earliest include the brick and granite cotton warehouses, of which only two of the original remain. Other early brick industrial warehouses and other brick commercial structures facing the waterfront, such as the Sponge Exchange Building and the Grady Market/French Consulate building, have been sensitively renovated. The cotton warehouses were originally three-story (now two-story) and featured granite post and lintel entrances. Also along the Apalachicola River waterfront and between the river and central commercial core are a number of historic Industrial Vernacular style metal-sided warehouses and other metal gable fronted commercial buildings without cornices. Last, the main commercial downtown streetscapes include predominantly brick buildings with first-story decorative cast iron storefronts throughout. Most of these feature stepped parapet facades and decorative brickwork cor-



*The Chapman Auditorium is an example of Art Deco style. It is an important architectural but does not appear as frequently as the other major architectural styles identified in this guide.*

*Inspired by the 1925 Paris "Exposition Internationale des Arts Decoratifs and Industriels Modernes," the Art Deco style swept the country in the late 1920s and 1930s. The buildings often have a concrete, stucco, or smooth stone finish, and feature bands of windows, curved corners and projecting lintels.*

nices.

Distinctive details in the commercial areas include star anchors and through bracing, "S" anchors, and ornate cast iron storefront detailing. Predominant arched metal doors remain on the Sponge Exchange Building. Many of the later nineteenth and early twentieth century commercial buildings feature recessed ceilings within covered main entrances. Some interiors of these buildings still contain decorative metal ceilings that should be preserved.

#### *Distinctive Areas within the District*

As noted above, the physical make-up of the Commercial District is distinct and stands apart as a sub-district. It is bounded on the east and northeast sides by the Apalachicola River, on the south by Battery Park and on the west by Market Street.

This area is under intensive development pressure. This includes the construction of new buildings, urban infrastructure, such as traffic lights and street lighting, signage, sidewalks and the installation of street furnishings such as benches, ATMs, and vending machines.

As for the residential areas in the district, local history provides division both geographically and on socio-economic terms. The area bounded on the south by Apalachicola Bay, on the north by Avenue "E" (Chestnut Street), on the east by 4<sup>th</sup> Street (High Street) and west to the district boundary is historically referred to as the "Silk Stocking District." This includes the prestigious bay front residences that overlook the water and streetscapes in which fine examples of Queen Anne mansions and other elegant residences predominate.

The area bounded by 12th Street

(Locust Street) on the west, Avenue "E" (Chestnut Street) on the south, Market Street on the east, and by the northwest-ern edges of the district, is historically referred to as "The Hill." Early depictions of Apalachicola clearly show this area as having a prominent rise in elevation up from the commercial warehouse area that lined the river. Although large and elegant residences are scattered across The Hill, the more predominant styles that exist are more modest Gulf Coast and Folk Victorian Cottages and Craftsman and vernacular styles of architecture. The Hill also contains a scattering of Shotgun Houses and, unfortunately, many examples of newer, incompatible infill.

The area located in between or just outside of the historic areas described above are sometimes referred to as being "on the edge" of The Hill or the Silk



Pumping Station, Apalachicola, Fla.

Stocking areas. It should be explained here that the word "area" instead of "neighborhood" to describe the location of The Hill and the Silk Stocking sub-districts. Historic cohesive neighborhoods are usually determined by the results of historic research as well as age and style of the building stock and/or natural or man made divisions.

A map of the historic district is located on page 11.

## *Residential Structures-Age, Style, and Architectural Significance*

The three age categories -- pre-1860, 1860-1900, post 1900--were chosen to reflect the three important economic periods in the history of Apalachicola.

Pre-1860 refers to that period in the city's history when it was the third largest cotton port in the southeastern United States. Cotton came down the Apalachicola River on barges and steam-powered riverboats from Alabama and Georgia. Manufactured and imported goods were sent backup the river by the same route. The city was active and growing. The "Gulf Coast" was the predominant style of residential architecture at this time, although it is found also in the 1860-1900 era. There are some distinctions between the two eras but generally, the style can be categorized as having a central hallway running from a porch crossing the front of the house to a porch crossing the rear of the house. Rooms are usually two in number off each side of the central hallway. The kitchen was originally separated by the back porch from the main body of the house. The basic house plan is Georgian or Palladian, and the architectural detail is classical.

Doors at both the front and rear of the main hallways customarily have transoms and sidelights; windows often go to the porch floor and are shuttered. Gulf Coast Houses are of several configurations, but the most common in Apalachicola are story and a half with two or three dormers: the one story umbrella roofed house, often with side porches as well as front and rear porches; the two story house with either hipped or umbrella roof and with two story galleries at front and rear; and the story and a half house with strong and specific Palladian influence, usually a square house with small square windows on the upper floor, and tall to-the-floor windows on its first floor. There still remain a number of excellent examples of these cottages, some essentially unchanged in character and some which, with a moderate amount of renovation, could be returned to their original character. For these and subsequent styles, see appropriate sketches and photographs included herein.

There remain two outstanding examples of Greek Revival architecture of the 1830's, Trinity Episcopal Church and the David G. Raney house, now owned by the City of Apalachicola. Trinity Church is unique in that it is representative of a prefabricated structure which was shipped down from New York State. Also of great value are the two last remaining examples of the old 3-storied brick cotton warehouse, with granite post and lintel entryways, which once lined Water Street, along the river, and an example of a brick sponge building, containing handsome large arched doorways and a rounded trussed roof. There are few such structures remaining anywhere along the Gulf Coast.

The Orman House, located on a bluff overlooking the Apalachicola River also dates from the 1830s. It is a large, imposing, two-story, hipped roof structure, the last remaining example of a number of such houses built in this section of the city.

The period from 1860-1900, especially for a brief period of some 20 years toward the end of the 19th century, was again a growth time, corresponding to the era of the lumber trade, cypress mills, and seafood industry. The people who came down from the northeast to establish these industries built large frame houses in the Gothic, Victorian, and Queen Anne styles. These later styles were for the most part modified versions of the original styles. The Queen Anne style is identified by its turrets, bay windows and other often unusual shapes having little relationship to its basic floor plan. The Victorian style departs from the simple Georgian floor plan, and is known for its highly decorative, cosmetic appearance. There remain today many good examples which still contain the handsome cypress interiors. The Gulf Coast House style prevailed as well, retaining many of the features of the earlier houses. The Gulf Coast Worker's Cottage, or "shotgun" house is a good example of the worker's cottages. This style is characterized by a narrow, one story-structure, with a front porch often decorated with jigsaw, and a door to one side flanked by a window. Leading from the front door is a hallway with two rooms, one behind the other. There are a number of good examples still remaining in the city.

*The historical assets of Apalachicola were a major factor in developing the City's Historic Element of its Comprehensive Plan.*

*The three age categories -- pre-1860, 1860-1900, post 1900--were chosen to reflect the three important economic periods in the history of Apalachicola.*

*Note: Sections of The Report "Economic Development through Historic Preservation, August 1975," by Willoughby Marshall has been reprinted within this section. Much gratitude to the author, Willoughby Marshall.*

The post-1900 structures of significance are primarily commercial brick buildings built after the fire of 1900. These are handsome structures, with interesting patterns and detail in the brickwork and attractive iron framed windows and doors. The style is characteristic of buildings of this era and the structures today are largely intact and in good shape. There are also a number of other post-1900 structures of architectural significance, some being churches and several residences, which, because of their

unique architecture, also warrant mapping. In addition, some residential structures were actually built after 1900 but in the styles characteristic of the 1860-1900 period. Most of the important structures combine to form roughly an

"L" shape which runs along Bay Avenue, Avenues B, C, & D and then along Water and Market Streets. This configuration is logical since most of the better residential structures would have been built with a view of the Bay, somewhat separated from the commercial area on the river, where ships and barges could dock. An exception to this pattern however, is the Orman House which sits on a bluff overlooking the River, somewhat separated from the other structures. Although today it sits alone, there were in the past similar structures, as well as a number of Gulf Coast Houses in the same general section of the city.

It is interesting to note that the location of the Orman House coincides roughly with what is thought to be the location of pre-historic settlements. The Bay Avenue area also coincides roughly with two historic sites, one being a Civil War armory and the other a Spanish fort. This later site has not, however, been specifically located by archaeologists.



#### Non-Residential Structures – Age, Architecture, Significance, Condition

The early development of the city took place along the waterfront and all but one of the commercial structures are located in this section of town, along Market, Commerce, and Water Streets. There is minimal commercial activity in the other areas of the city.

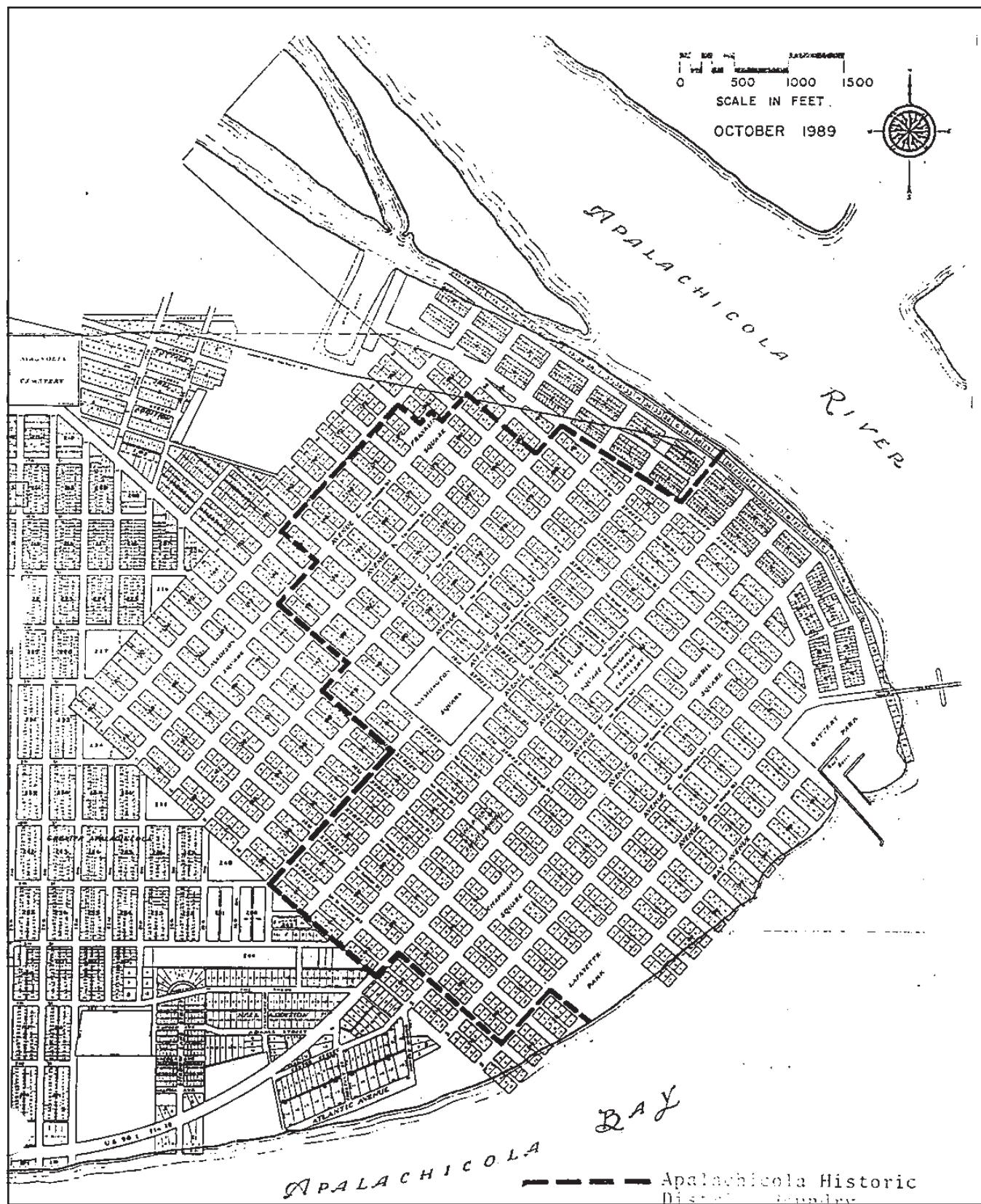
The majority of the brick structures in the downtown section of town were built after the fire of 1900 which destroyed most of the buildings in that area. Construction continued between 1900 and 1913, concentrating on both sides of Market Street between Avenue D and Avenue E, and down Avenue E toward the river. There are two remaining 1837 brick structures which served as cotton exchanges during the cotton boom years. Originally, these buildings were three storied with granite post and lintel doorway openings with French doors on the first floor. These lined Water Street from Avenue E all the way to Avenue C, presenting an imposing entrance into town from the port. There is also a pre-1860 brick sponge exchange building in the same block as one of the cotton exchange buildings. It is a one story structure with a barrel vault roof, unlike any other building in town. Its original use is uncertain, but in the latter part of the nineteenth century, it was used as a sponge exchange. Hence it has come to be called as such. The significance of these structures is discussed in the previous section under post-1900 building.

The majority of these commercial buildings are in good structural condition. The foundations are generally sound. The walls, on the whole, are also in good condition. There may be some cracking but this can be repaired easily and without great expense.

Some of the buildings are in use. The two-story buildings are occupied only on the first floor, but the second floors are sound and could be used. Many of the vacant buildings, could be rehabilitated and used as well.

One of the old cotton exchange buildings, the one on the west side of Avenue E, has been altered considerably, and is currently being used by the city. It is currently undergoing extensive restoration.

# HISTORIC DISTRICT BOUNDARIES



# PRINCIPAL ARCHITECTURAL STYLES AND ELEMENTS

There are several principal architectural styles represented in the City's Historic District. Most generally fall within the following categories. There may be examples of other, less common, types of architecture styles existing in the City as well. For the purpose of this document, the principal styles are identified. It is acknowledged that others, such as the infrequent appearance of Art Deco, may exist as well.



- Queen Anne
- Greek Revival
- Folk Victorian
- Gothic Revival
- Craftsman (Bungalow)
- Gulf Coast Cottage
- English Vernacular Cottage Style
- Frame Vernacular with Classical Revival Style Influences
- Second Empire

The following photographs, illustrations, floor plans, and basic dimensions are representative and not limiting. As can be readily seen from the photographs, a great deal of borrowing between high styles and vernacular and eclectic building trends is the rule rather than the exception, and, as previously mentioned, is a typical occurrence in historic districts. Details and photographs

showing characteristic residential roofing, siding, trim-work, and porch elements are also provided with this series together with commercial building details and examples of typical district streetscapes.

# QUEEN ANNE (1880-1910)



The Queen Anne Style is the most common high style in the Apalachicola historic district. In addition to the rich textures created by the variety of siding types and irregular massing, these elegant homes also featured a variety of colors, as well. The style was popularized by architect Richard Norman Shaw in England and introduced in the United States in 1876. Its popularity for residential use was at its height in Florida between 1885 and 1910.

The typical examples in the district include the characteristic irregular plans, conically roofed turrets, and a proliferation of decorative wood-work, both turned and scroll-sawn. Roofs are combinations of hipped and gabled, and the district features central second story porches as a recurring theme (discussed below). Bay windows are common, as are extensive porches and decorative brickwork on the chimneys.



## Identifying features:

- Varied siding finishes with ornamental shingles, weatherboard, and novelty siding
- Irregular massing of building and roof forms
- Varied roof pitches and tower forms (common)
- Asymmetrical window placement and dormers
- Decorative millwork accented porches
- Extensive use of oversized windows

**Foundation:** Brick piers

**Height:** One-and-one-half to two-and-one-half stories

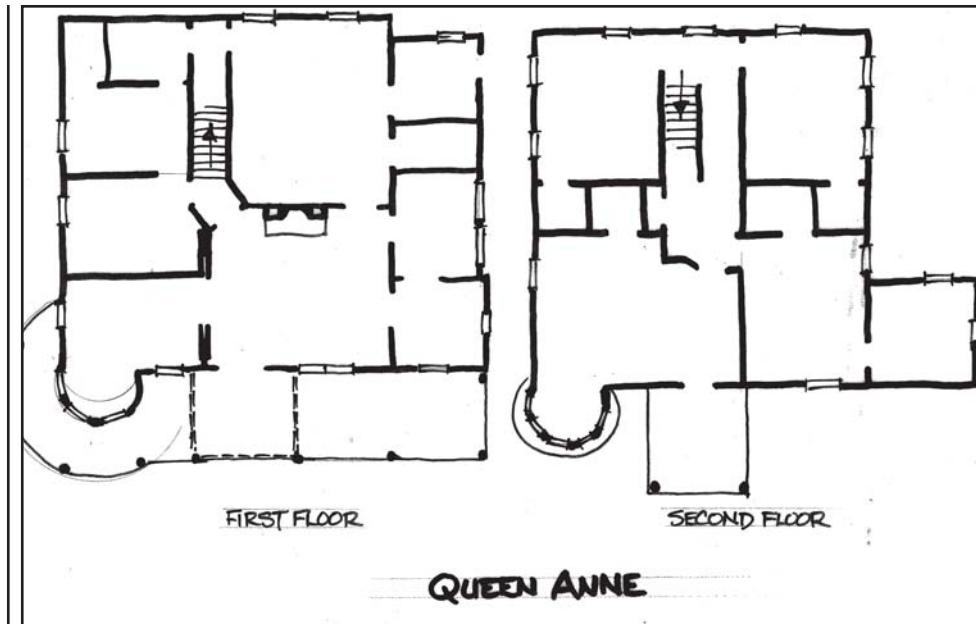
**Plan:** Irregular

**Exterior finishes:** Various wood siding types and shingles

**Chimneys:** Decorative brick

**Roof materials:** Wooden shingles, embossed sheet and v-crimp metal, composition and asbestos shingles (later)

Queen Anne is an eclectic architectural style that borrows freely from both medieval and classical architecture. It flourished in America from the 1880s until the early 1900s, and is a “romantic” style of architecture. Buildings in the Queen Anne style often have irregular, asymmetric forms, towers and turrets, tall and detailed brick chimneys and wrap around porches. This style appears to have been very popular in Apalachicola, although in many instances people took modest vernacular buildings and applied shingles and gingerbread to create a “Queen Anne” effect.



# GREEK REVIVAL (1830-1860)



**G**reek Revival was the dominant architectural style in the United States between 1830 and 1860. The full front, or front and rear, colonnaded plantation houses were the most recognized Southern examples of the style, but Greek Revival influences appear on both grand and modest homes in the district. Both one- and two-story Greek Revival porches can be seen, and even some frame vernacular houses have Greek Revival entrances and cornice returns at the gables.

The illustration and photographs that follow depict the best remaining example of Greek Revival architecture in the district, the Raney House, as well as other more modest Greek Revival influenced homes.



## Identifying features:

- Low pitched gable or hipped roof
- Wide cornice representing classic entablature
- Porches with round or square classically derived column orders (common)
- Cornices extending fully across gable or simple, but pronounced, returns
- Symmetrical classical entrance detailing including sidelights and transom

## Foundation:

Brick piers

## Height:

One to two-and-one-half stories

## Plan:

Regular rectangular

## Exterior finishes:

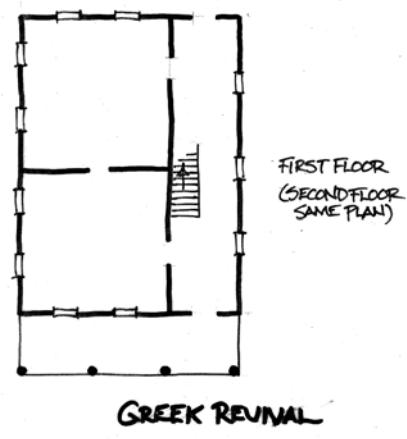
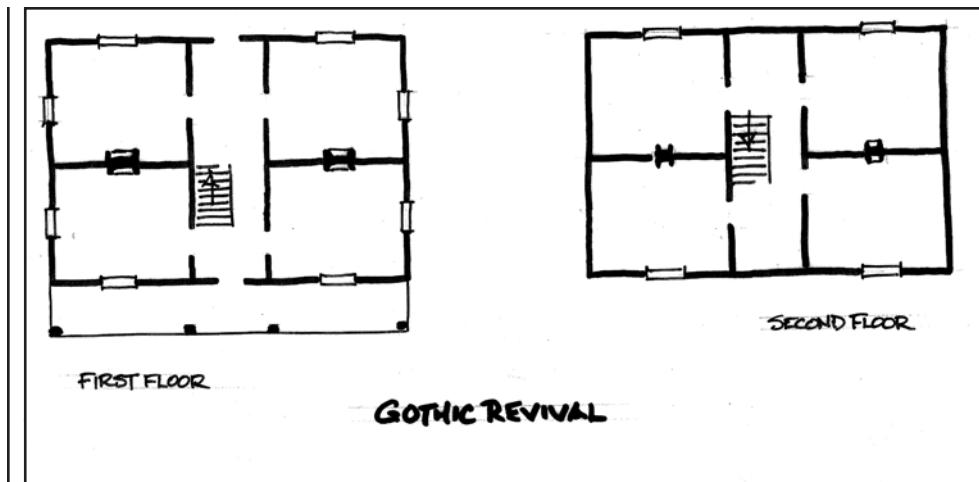
Clapboard and matched flatboards, designed to resemble stone

## Chimney:

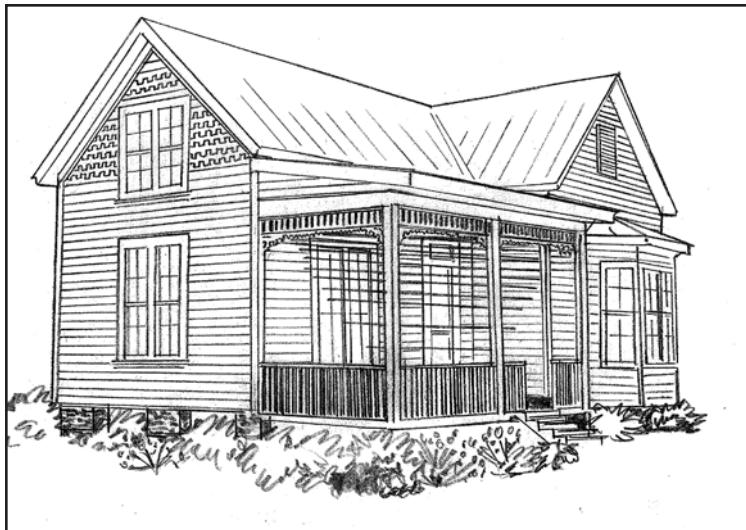
Unadorned brick

## Roofing material:

Wooden shingles (original), v-crimp metal and composition shingles (later)



# Folk Victorian (1870-1910)



This style is identified by decorative Victorian detailing on simple folk houses. The spread of this style is attributed to the growth of the railway system. Railroads transported elaborate precut architectural details from far away mills to local lumber yards where they became readily available for use in porch additions to simple folk houses.

In addition to the front gable and wing ell plan depicted here, other commonly recurring plans are simple rectangular with gable facing the street. The detailing, while clearly Queen Anne or Italianate inspired, is usually much simpler than in the style it mimics. Detailing usually occurs on the porches and along the cornices.

Examples within the district include, in addition to the form depicted in the illustration and photographs that follow, a scattering of "Shotgun" style homes, which is the simplest of the Folk Victorian subtypes.

Shotgun houses are depicted in a separate set of illustrations on the following page.



## Identifying features:

- Gable front and wing (a common subtype)
  - Varied roof pitches, gabled or hipped (common)
  - Porches with spindlework detailing
  - Simple folk style form with Queen Anne or Italianate influences

## Foundation:

Brick piers or continuous brick

## Height:

One or two stories

## Plan:

Regular rectangular or ell

## Exterior finishes:

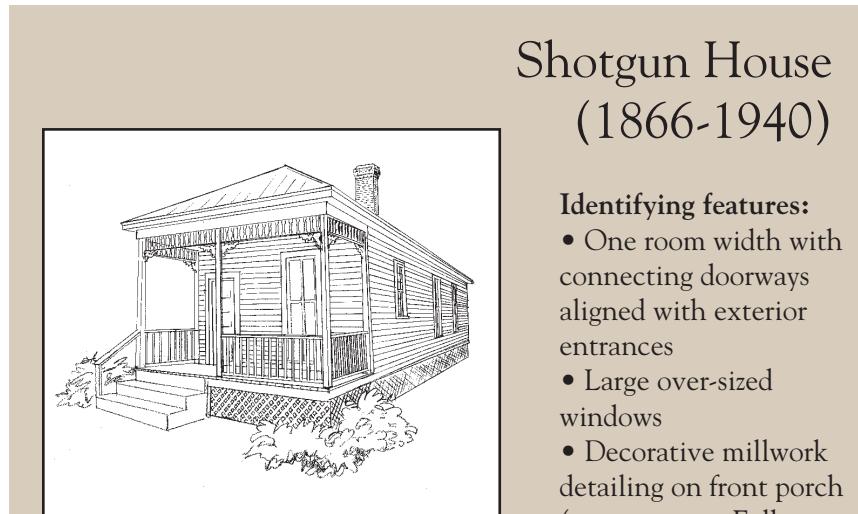
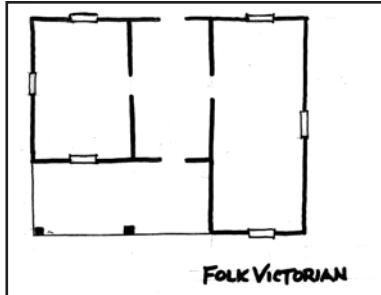
Drop siding or weatherboard

## Chimney:

Small cross section, unadorned brick

## Roofing materials:

Composite or asbestos diamond pattern or metal v-crimp



The Shotgun House is a simple form of Folk Victorian architecture that was introduced originally in the United States in New Orleans by Haitian immigrants. The name was derived from the plan that permitted a shotgun blast to go right through the house without hitting any walls.

Usually simple, these modest houses frequently are adorned with decorative millwork that trims the front porch.

They are typically gable fronted or hipped roof facing the street. Shotgun Houses were inexpensive, took up little room, and

soon became standard housing for working class blacks and whites in urban areas. Less than a dozen remain in the district.

## Shotgun House (1866-1940)

### Identifying features:

- One room width with connecting doorways aligned with exterior entrances
- Large over-sized windows
- Decorative millwork detailing on front porch (common, see Folk Victorian description)

### Foundation:

Brick or concrete block piers

### Height:

One story

### Plan:

Regular rectangular

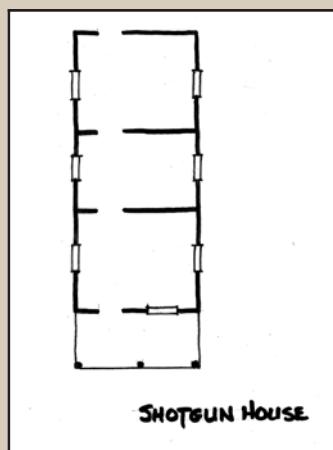
**Exterior finishes:**  
Weatherboard or drop siding

### Chimney:

Simple small cross section unadorned brick

### Roof Materials:

Wood shingles (early), v-crimp metal, and composition shingles



# Gothic Revival (1850-1920)



This mid- to late-19th century style is typified by a steeply sloping, cross gabled roof and window styles reminiscent of Medieval European forms.

The style became widely used for institutional buildings such as churches and schools, but also achieved popularity for home construction primarily between 1850 and 1870. Architect Andrew Jackson Downing is credited with making the style one of the most popular of this period by producing pattern books that illustrated its use for modest home design.

Two sub-styles emerged that are readily recognizable: Carpenter Gothic and Collegiate Gothic. Collegiate Gothic continues to be in use today on many college campuses, including nearby Florida State University. Carpenter Gothic is a distinctively American version that emphasizes extensive use of jigsawed wood ornamentation on the bargeboards and eaves of the roof. Some Carpenter Gothic influences are discernable within the district on frame vernacular and Folk Victorian houses. A simple Gothic Revival with double cross gabling is depicted in the accompanying illustration and photographs.



## Identifying features:

- Steeply pitched gabled roofs with cross gabling (common), double cross gables, as shown (less common)
- Decorative vergeboard work in gables
  - Open eaves
- Varied window treatments including lancet, cantilevered oriel, and double hung sash windows, often with diamond pattern glazing

## Foundation:

Brick piers or continuous masonry (less common)

## Height:

One-and-one-half to two-and-one-half stories

## Plan:

Rectangular or ell

## Exterior finishes:

Wooden board and batten, shingles, or weatherboard

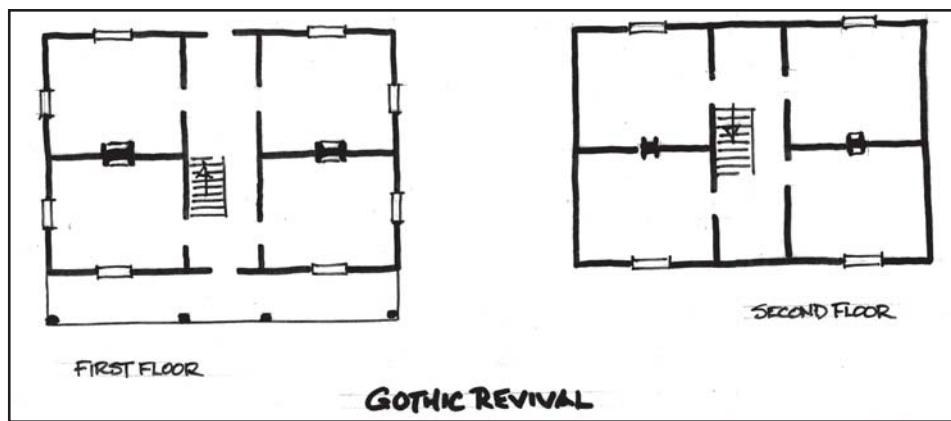
## Chimney:

Brick with decorative detailing (arched recesses common)

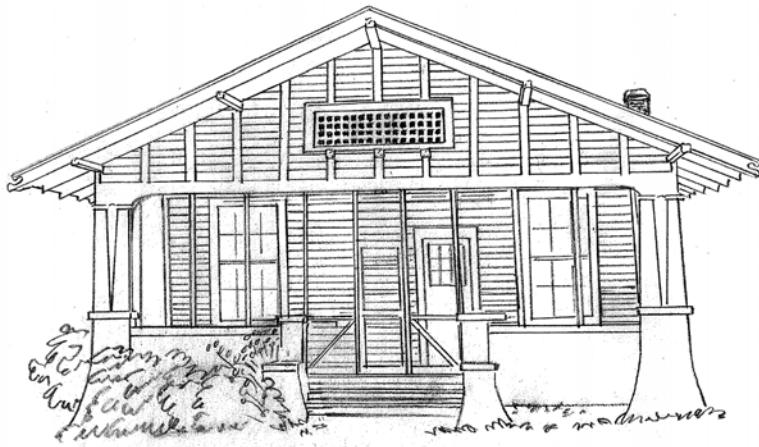
## Roofing materials:

Wooden shingles (original), ornamental metal and composition shingles (later)

During the nineteenth century, the Gothic Revival Style led the Romantic rebellion against the pristine and pure qualities of prevailing classical styles. The style was rarely used for residences, however and is rare in Apalachicola, except for religious buildings. Characteristics of the Gothic Revival Style for religious architecture in Apalachicola include: a basilican or cruciform plan, with both shorter and longer wings creating an asymmetrical appearance. A prominent tower, placed at either the gable end or at the junction of two wings. A steeple and belfry are on the second story, and the tall pyramidal roof was topped by either a cross or a weather vane. Gothic-arched windows and doors. The windows often have stained glass with wood or lead mullions. Alternatively, simple double-hung sash windows with a triangular or arched head are employed. The main door usually has two leaves and heavy iron hinges and handles. Use of crenellation along the parapet walls. The roof is usually covered with slate or metal shingles in a decorative pattern. Gothic-inspired ornament (although usually quite fanciful and rarely based on actual Gothic examples), such as carving, scrollwork, trefoils, finials, and label molding.

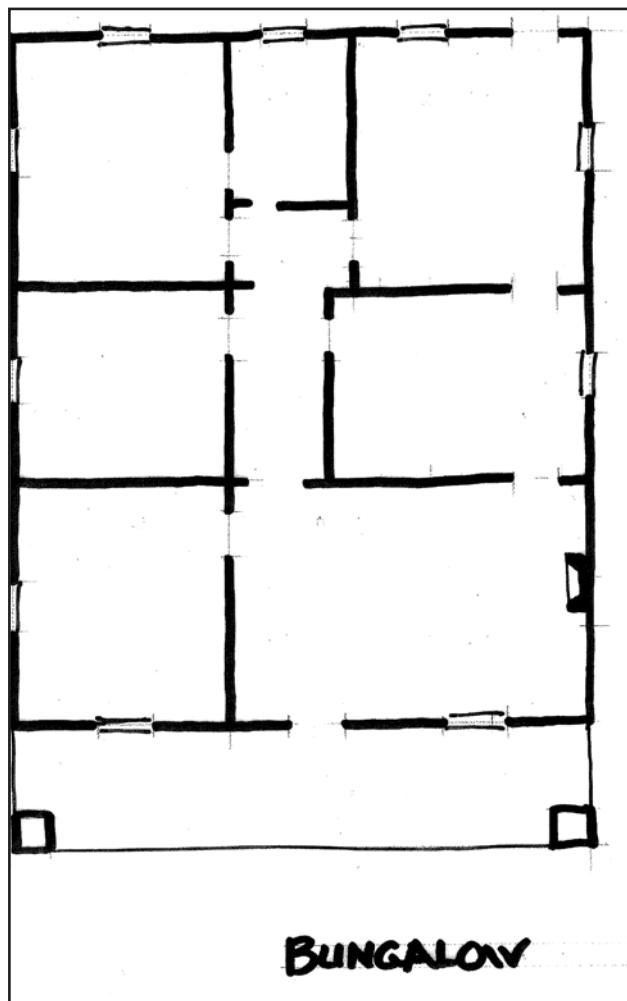


# Craftsman (Bungalow) (1910-1940)



The Bungalow style originated in East Asia and quickly gained popularity in the United States after being introduced here by two Californian brothers, Charles Sumner Greene and Henry Mather Greene about 1903. During the first part of the twentieth century, the ready availability of Craftsman Bungalow plans in magazines and circulars such as: The Architect; House Beautiful; Good Housekeeping; and The Ladies' Home Journal catapulted this style to become the most popular and fashionable smaller scale houses in the United States.

Many Bungalows and Craftsman influenced elements exist within the Apalachicola historic district. Some examples are depicted in the illustration and photographs that follow.



## Identifying features:

- Gable facing street (or gable over gable)
- Full width front porch (common) with dominant oversized, tapered, or square columns on massive piers
- Exposed rafter ends (often decoratively shaped)
- Large lattice covered gable vents
- Low sloped roof

## Foundation:

Brick piers or continuous brick or concrete block

## Height:

One, one-and-one-half or two stories (less common)

## Plan:

Regular rectangular with narrow side facing street

## Exterior finishes:

Drop siding, wooden shingles, or weatherboard with corner boards

## Chimney:

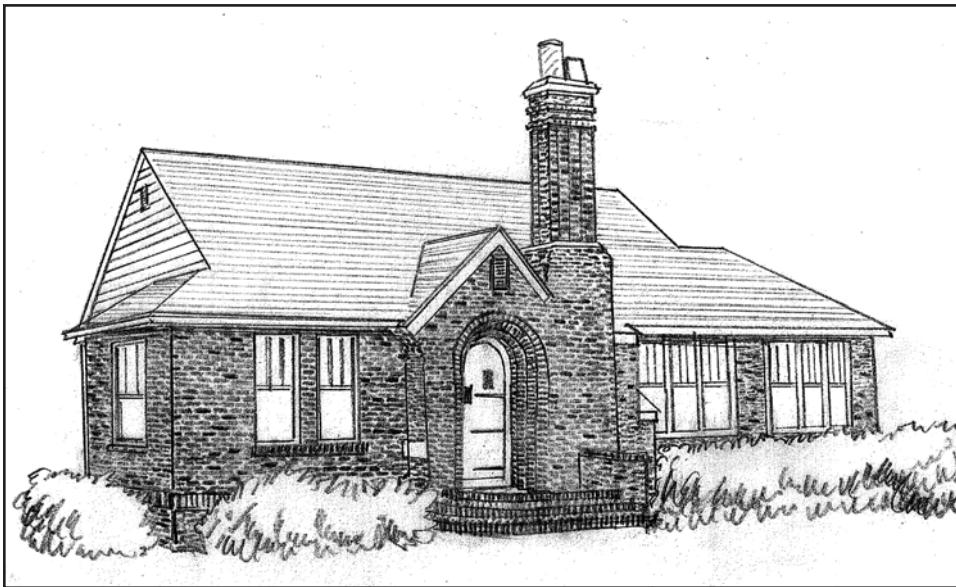
Brick with or without metal caps, sometimes finished with stucco

## Roofing material:

Composition shingles, asbestos or composition diamond pattern shingles, or metal v-crimp



# English Vernacular Cottage Style (1915-1940s)



Commonly referred to as Tudor or Tudor-Influenced, the more modest English Cottage Revival Style gained popularity with the development of masonry veneering techniques that allowed affordable houses to mimic traditional English prototypes. The prototypes were generally late Medieval English cottage forms with detailing drawn from more elaborate Tudor-style homes. The style remained uncommon before World War I.

There are several examples of both English Vernacular (Cottage Style) Revival and Tudor Style influences scattered throughout the district. Tudor influences can be seen in half-timbering gable details. Unfortunately, several of the more traditional English Cottage inspired historic houses have been insensitively altered with inappropriate siding, porch infill, and window replacement. The style is depicted in the illustration and photographs that follow.



## Identifying features:

- Steeply pitched cross gabled roof
- Recessed arched entrances
- Tall, wide, and prominent chimneys (often near main entrance)
- Tall casement type windows

## Foundation:

Continuous brick

## Height:

One or two stories

## Plan:

Regular, rectangular

## Exterior finishes:

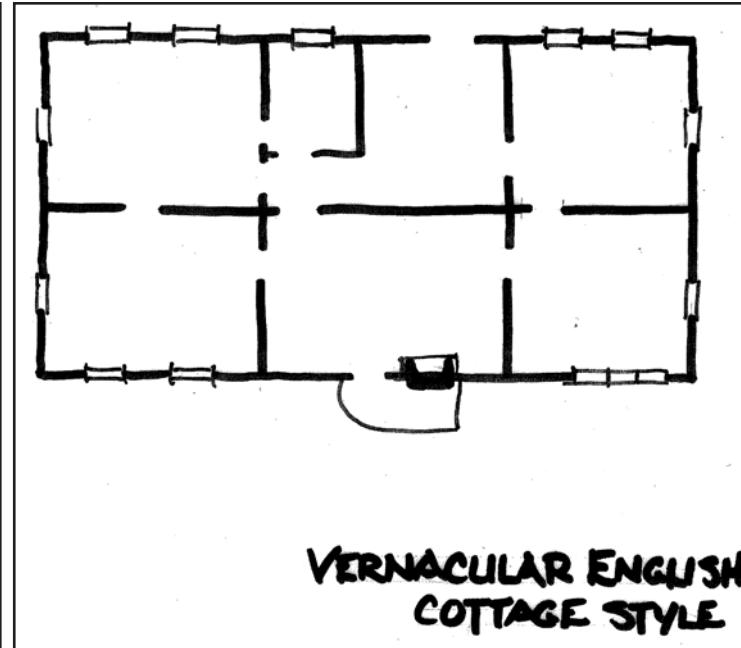
Brick veneer with stone detailing or wood siding

## Chimney:

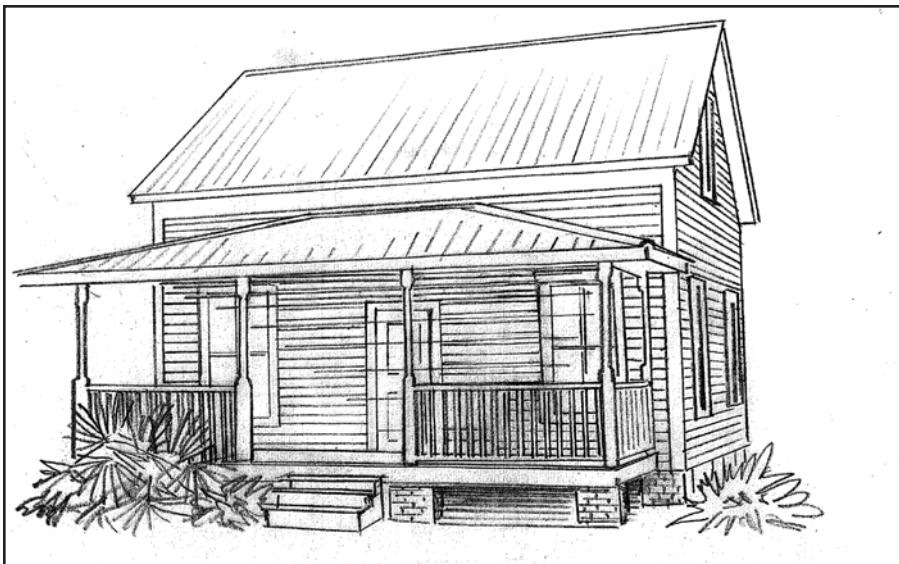
Brick, and brick with stone detailing, typically tall, wide, decorative and prominently featured on the façade

## Roofing materials:

Composite shingles and asbestos or composite diamond pattern shingles



# Frame Vernacular (1821-1940)



Frame Vernacular architecture denotes no particular "high" style, but rather describes the common wood frame constructed forms of largely self-taught builders, and building techniques passed from generation to generation. This architectural form was a dominant "style" of building in Florida from the territorial period and throughout Apalachicola's historic period of development.

With associated wood frame out buildings, these buildings make up the most common wood frame buildings in the district.

As the form was influenced by environmental considerations, Florida versions uniformly featured large, frequently full-width porches. House types included single pen, hall and parlor, dog-trot, I-house, and Creole Cottage. With the increased popularity of the high style architecture spread and milled woodwork began to be more readily available, due to expanded

railroad transportation, frame vernacular buildings began to commonly feature high-style influences. A simple I-house design is depicted in the figure and photograph that immediately follows. Another illustration and photographs of different types of frame vernacular buildings are shown in the figures that follow these. See also Folk Victorian.



## Identifying features:

- Common wood frame construction
  - Simple unadorned porches (usually full width entrance)
  - Gabled, hipped, or pyramidal roofs
- Simple jig-sawed wood-work detailing

## Foundation:

Wood piers (pre-Civil War), brick piers (late 19th and early 20th centuries), and concrete block piers (beginning 1920)

## Height:

One to two-and-one-half stories

## Plan:

Regular rectangular, ell, and irregular (all common)

## Exterior finishes:

Horizontal wood siding, wood shingles, and board and batten (less common)

## Chimney:

Typically small (16" x 24") cross section brick exterior, with corbelling (common)

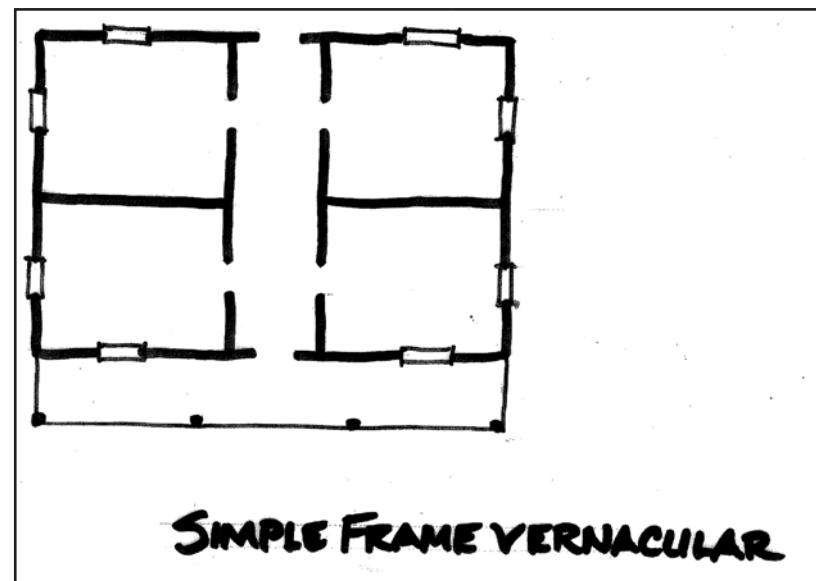
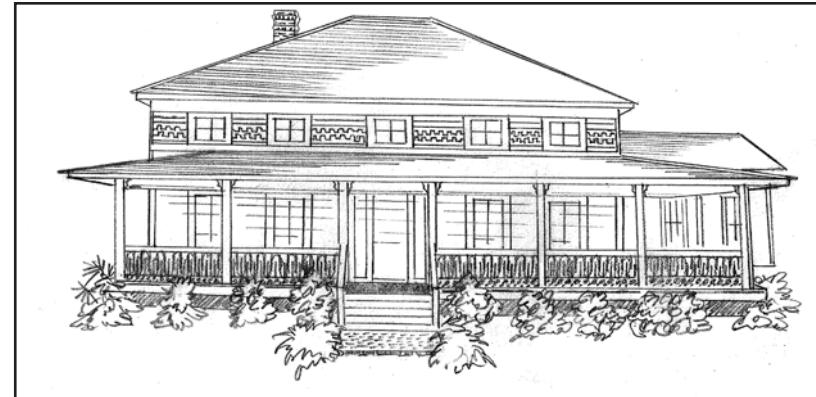
## Roof materials:

Wood shingles (early 19th century), metal shingles or v-crimp (late 19th to early 20th centuries), and composition and asbestos shingles (beginning 1920s)

The frame vernacular house depicted above features several of the most common building elements observed in Apalachicola's historic district. These include:

- Hipped roof
- Full width shed-style front porches or verandas
- Decorative wood shingle siding details, and jigsaw cut porch railing details indicating high style influences
- One-and-one-half story with "lie-on-your-stomach" upstairs windows above the porch roof
- Medieval hangover chimney cap

A wide variety of both residential and commercial frame vernacular buildings are scattered throughout the district.



### SIMPLE FRAME VERNACULAR





### Commercial Vernacular

Design of commercial buildings in Apalachicola and Florida mirrored national trends. During the mid-19<sup>th</sup> century, commercial buildings developed as a distinct property type throughout the country. Because commercial buildings were concentrated in districts with higher land values, the lot configuration exercised an important design constraint. Buildings were constructed up to the sidewalk or street and hugged the lot lines and were nearly always rectangular. The narrow elevation facing the street became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones commonly containing either one or two parts:

The ONE-PART COMMERCIAL BLOCK was seen on one-story buildings and was formed by a structural framework consisting of columns, bulkheads or kick panels, and a cornice topped by a parapet. Large display windows were placed within this framework to display merchandise and light the interior.

This framework formed a basic compositional arrangement. Materials, doors, and windows, and decorative and stylistic details constituted secondary characteristics that could be organized in a variety of ways.

The TWO PART COMMERCIAL BLOCK was a multi-story building organized into upper and lower zones. The design of the lower zone was essentially the same as the one-part façade. It contained distinct uses in each zone. The lower zone generally housed public spaces such as retail space, while the upper zones housed apartments, meeting halls, or offices.

# Second Empire (1870-1890)

## Identifying features:

- Mansard roof with dormer windows
- Molded cornices above and below lower roof slope
- Square or rectangular tower (common)
- Decorative brackets below roof at cornice line

## Foundation:

Brick piers

## Height:

One-and-one-half to two-and-one-half stories

## Plan:

Asymmetrical rectangular or ell

## Exterior finishes:

Wooden shingles and weatherboard

## Chimney:

Brick, unadorned

## Roofing material:

Wooden shingles (originally); metal and composition shingles

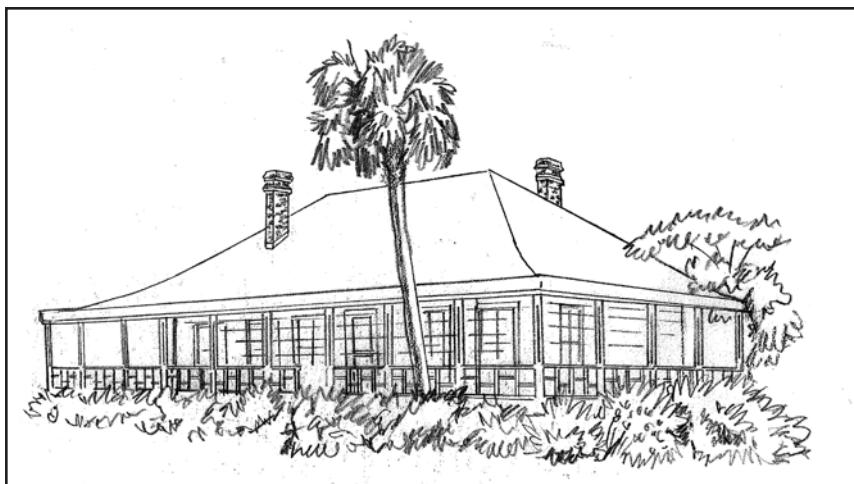


**N**amed after the Second Empire of Napoleon III (1852-1870), the Second Empire style became popular in the period immediately after the Civil War. By the late 1880s, the style had become less popular, and few examples exist in Florida. The mansard roof is the principal character-defining feature of this style.

One excellent example of a Second Empire residence still remains in Apalachicola. Although not a predominant style, it bears mentioning as an example of the diversity of architectural forms that exist here.

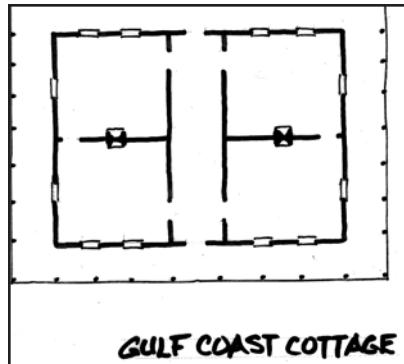


# Gulf Coast Cottage (1860-1900)



The Gulf Coast Style is a distinctive form of frame vernacular architecture that is seen in sufficient numbers in the Apalachicola historic district as to be afforded recognition as a characteristic architectural style. The style borrows French Colonial features, including the hipped roof extending out over a continuous porch and dual pitched roof. The addition of a wide roofed-over porch was an adaptation of the more basic hipped roof French Colonial form (without porches) to the warmer climate of the West Indies. The resulting style is sometimes referred to as a West Indies Cottage Style, and features the distinctive dual pitched roof depicted in the example shown.

French Colonial influences can be observed in many of the frame vernacular homes in the district. In addition to the frequently recurring hipped roof design, well-suited to a coastal environment due to better wind resistance, other environmentally influenced characteristics include the over-sized windows that face out on the porch for ventilation.



## Identifying features:

- Hipped roof
- Wrap-around porches
- Continuous roof over porch design
- Dual pitched transitionally sloped roof becoming less steep over porches
- Over-sized windows for ventilation

## Foundation:

Brick piers

## Height:

One, one-and-one-half, and two stories

## Plan:

Regular rectangular

## Exterior Finishes:

Wooden lap siding, weatherboard or shingles

## Chimney:

Tall brick with corbelling

## Roofing materials:

Wood shingles (early), ornamental or v-crimp metal, composition or asbestos shingles (later)

# GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION WITHIN APALACHICOLA'S HISTORIC DISTRICT - AN OVERVIEW

The City of Apalachicola Architectural Guidelines are firmly based on the Secretary of the Interior's Standards for Rehabilitation. The Guidelines for Rehabilitation were developed to interpret and explain the Standards. They were also written to assist cultural resource managers and owners of significant structures to manage them with sensitivity and to preserve their architectural integrity and historical significance.

The Federal guidelines for rehabilitating historic buildings were first developed in 1977 to assist property owners, developers, and government managers apply the Secretary of the Interior's "Standards for

Rehabilitation" during the project planning stage by providing general design and technical recommendations.

Together with the "Standards for Rehabilitation" they provide a model process for owners and developers.

The guidelines are intended to assist in applying the Standards to projects generally; they are not intended to give case specific advice or address exceptions or rare instances. They cannot tell which features of a specific historic building are important in defining its historic character and should be preserved or which features could be altered, if necessary. Case-by-case decisions are best accomplished by seeking assistance from qualified historic preserva-

tion professionals in the planning stages of a project. Such professionals include architects, architectural historians, historians, archaeologists and others experienced in the preservation, rehabilitation and restoration of historic properties.

The guidelines pertain to historic buildings of all sizes, materials, occupancy and construction types, and apply to interior and exterior work as well as new exterior additions. The guidelines seek to assure the preservation of a building's important or "character-defining" architectural materials and features and also make an efficient contemporary use possible. When some deterioration is present, repairing a building's historic materials and features is recommended. However, when the deterioration is so extensive that repair is not possible, the replacement of historic materials and features with new materials is then considered.

## *Identify, Retain, Preserve*

There are three basic guidelines to follow in the treatment of all historic buildings—identifying, retaining and preserving the form and detailing of architectural materials and features that are important in defining historic character. It is important to remember that such loss of character can be caused by the cumulative effect of a series of seemingly minor changes to the building and the total impact of actions on a building must be considered.

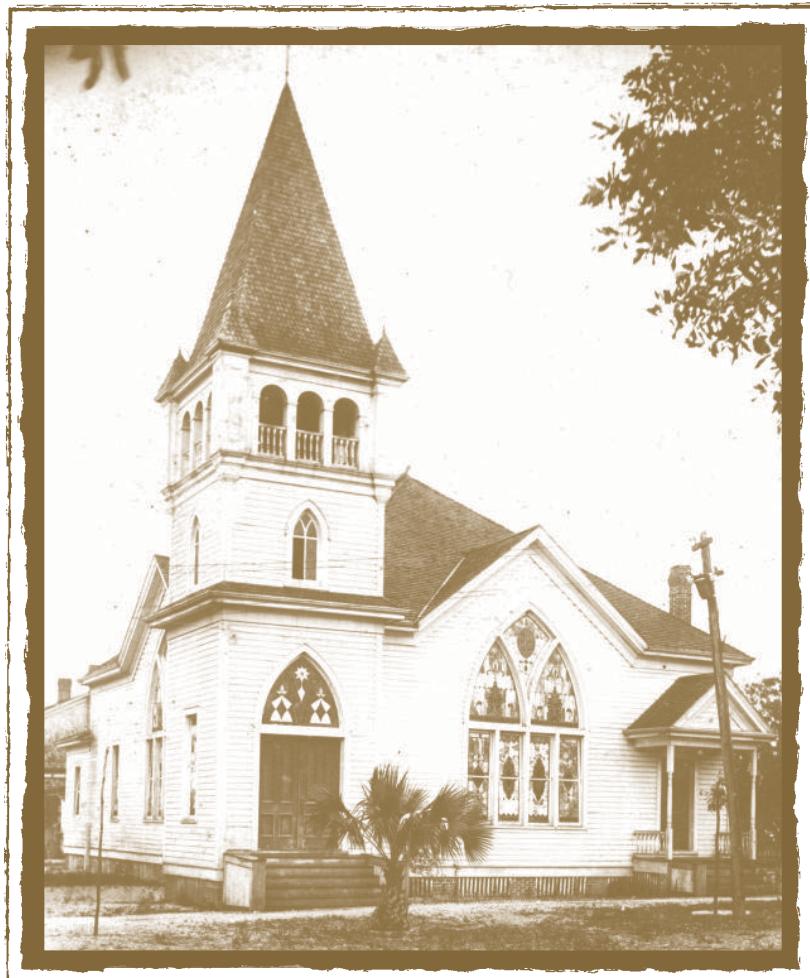
## *Protect and Maintain*

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work.



# U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and environment would be unimpaired.



# DESIGN GUIDELINES FOR APALACHICOLA'S HISTORIC DISTRICT

## BUILDING EXTERIORS WOOD

Apalachicola architecture is most commonly of wood construction including distinctive architectural features such as siding, cornices, brackets, entablatures, shutters, columns, and balustrades. The preservation and repair of wooden features protects the historic character of Apalachicola architecture. It is recommended that replacement siding on contributing structures should match the original siding.

### WOOD EXTERIOR GUIDELINES:

Materials for repair of historic wood architecture are:

- Wood weatherboard, clapboards or lapped siding of appropriate dimensions.
- Wooden vertical board and batten siding with -1"X2" or 1"X3" battens
- Wooden horizontal novelty or drop siding

Non-wood sheathing materials such as fiber-cement siding, "hardi-board" or other non-traditional cladding may be used only if the dimensions of these materials are compatible with the dimensions of the original fabric and if it has a smooth texture that does not exhibit fake, exaggerated wood grain. Exterior siding should be painted.

### *Decorative Elements and Details*

Exterior architectural detailing contains much of the architectural craftsmanship, which characterizes historic integrity and should be preserved. Distinctive features include

construction elements such as doors and windows as well as hardware, pediments, decorative woodwork, column and post details and other design characteristics.

1. The introduction of exterior features including windows, stained glass, doors, brackets, architraves, railings, exterior staircases or gingerbread or cut out detailing which cannot be documented as pre-existing, should be avoided and are not appropriate on publicly visible elevations.

2. New wood exterior features that are incompatible in architectural detail, size, scale, material and color are not appropriate.

## BUILDING EXTERIORS - MASONRY

Although the most common building material in Apalachicola is wood, numerous historic masonry structures of stone, brick, concrete or stucco are located in the historic zoning districts, especially in the commercial sectors.

Masonry features such as brick cornices, stone window architraves, masonry pediments and terra cotta brackets contribute to the historic significance of Apalachicola's masonry structures.

Masonry surfaces such as textured stucco and patterned brick are distinguished architecturally and historically



different bonding styles, jointing techniques, surface treatments, brick types and colors. Although masonry is extremely durable, it can be permanently damaged by poor or improper maintenance, application of non-permeable coatings, and harsh or abrasive cleaning techniques.

1. Masonry features should be repaired using accepted and recognized preservation techniques that avoid harm to original fabric. Masonry surfaces should not be cleaned using abrasive sand or water-blasting techniques or other abrasive techniques which accelerate the aging and deterioration of the historic building.

2. Masonry surfaces may be cleaned using non-destructive chemical cleaning compounds approved by state and federal preservation architectural preservation staff.

3. Non-permeable coatings should not be used on historic masonry structures.

4. Replacement materials such as brick, stone, ornamental concrete blocks and stucco should be similar in color, dimension, density, texture and pattern to original historic masonry fabric.

5. If a portion of historic masonry is too deteriorated to repair effectively, it may be replaced on an in-kind basis using existing physical evidence to guide the work. The replacement portion should resemble the original as closely as possible in all details including texture, color, placement, mortar, pattern, dimension and density.

6. Physical evidence guiding the repair or replacement work may include the actual portions of surviving masonry fabric, historical photo-documentation, verifiable historic descriptions or new designs based on the original which are compatible with the size, scale, material and color of the historic building.

7. Masonry joints should be repointed using materials compatible in color, consistency, permeability and texture. Mortar that is deteriorated should be removed by hand-raking the joints carefully.

## ROOFING

Many historic structures in Apalachicola have metal shingle roofing. Other common roofing materials include metal V-crimp, and conventional asphalt shingles. Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless the replacement material is more suitable than the existing roofing material. Roof form and secondary features such as dormers, chimneys, and other details are important in defining the architectural style of the building.

1. Historical roofing materials such as metal shingles should be preserved when possible. If replacement is necessary, similar metal shingles should be used. If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that



material. V-crimp roofs may be replaced with metal shingles.

2. Conventional modern roofing materials such as asphalt shingles, V-crimp, or composition roofing may be used on noncontributing structures, provided that they do not detract from the characteristics of nearby historic properties.

3. Roofing materials and forms used in new construction should be visually compatible with the existing historical and architectural context of the streetscape and neighborhood.

4. The form and configuration of a roof should not be altered in pitch, design, materials or shape unless resulting changes would return the roof to a verifiable and appropriate historical form. Original



features such as scuttles, chimneys and roof porches should not be removed or altered.

5. The public view of the roofline should not be altered by the addition of new features such as dormers, scuttles, vents or skylights. Such features may be allowed on roof surfaces not visible from a public right of way.

6. Fascia, soffit, cornice and bracket elements should not be altered or removed unless it can be documented by photographic or other verifiable historical evidence that they were not historically accurate in form and placement.

### GUTTERS

Gutters on historical buildings in Apalachicola were often recessed under the roofline. Many of these historical gutters have been neglected and have deteriorated. The installation of modern metal gutter systems is detrimental to the appearance of historic architecture and should be avoided unless its design minimizes interference to architecture and the gutters will actually prevent water damage.

1. Gutters should be installed so as not to detract from the design and architecture of the structure.
2. The installation of gutters should minimize damage to the historic fabric of the structure and should not radically change, obscure or destroy character-defining features, materials or finishes.
3. Gutters originally installed as an integral part of roofing system (i.e. enclosed box drainage) should be maintained and retained whenever possible.
4. The half-round gutter style is most appropriate for buildings constructed prior to 1900.

5. Either the half round or "ogee" style of gutter may be appropriate on structures erected after 1940.

### DORMERS

A dormer addition must be in scale and harmony with the building's design.

1. New dormers may be installed to replace historical dormers when they can be substantiated by documentation or as additions to noncontributing buildings.

2. Dormer design must be compatible with building style (similar in style to dormers normally found on that type of building in Apalachicola). Roof pitch and materials of dormer construction should match that of the original structure closely.

3. Dormer size must be in proportion to the building and its roof. Oversized or undersized dormers are inappropriate.

4. Generally, dormers on 19<sup>th</sup> century buildings were designed with a gable roof. Dormer additions to bungalow-style structures generally had a shed roof.

5. The juncture of a dormer roof with the main roof should be below the ridgeline of the main roof.

### SOLAR COLLECTORS, SCUTTLES AND SKYLIGHTS

1. New solar collectors, scuttles and skylights should be flat-mounted directly on the roof so that they do not destroy the roofline by protruding unduly from the surface of the roof, and should only be placed on roof surfaces not visible from a public right of way.

2. Modern plastic dome skylights are inappropriate in the historic district.

3. Original wood roof windows, scuttles and skylights should be retained and repaired whenever possible.

### WIDOWS WALKS AND ROOF DECKS

Roof decks were not typical on 1 or 1 1/2 story primary structures. They may or may not be appropriate for two-story buildings, depending on the individual circumstances of the building.

1. Widow's walk additions and roof decks should be compatible in scale and design with the existing structure.

2. Historical evidence for the prior existence of a widow's walk must document any request for construction of a widow's walk on a contributing structure.

## WINDOWS

Historical structures in Apalachicola traditionally had wooden 6/6 double-hung sash windows. However, 2/2 double-hung sash windows were also common and some 20<sup>th</sup> century buildings used 1/1 or 3/1 double-hung sash. Window design is an important component of architectural design, and particular care should be taken to prevent not to change, damage or destroy character-defining materials or features in the process of rehabilitation. Stained glass was rarely found in residential or commercial buildings in Apalachicola with the exception of small transom windows of cranberry or ruby glass over the main doorway.

1. Original windows should be repaired by patching, stripping, reinforcing or rebuilding to prevent replacement of historical windows whenever possible.

2. Historical window features including frames, sashes, thin muntins, glazing, sills, jambs and moldings should be preserved. In-kind replacement of deteriorated features is recommended whenever feasible. For example, most historic structures in Apalachicola had putty-glazed windows. Contemporary double hung replacement windows with thick mutins are not appropriate. (Manufacturers specifications are required with submittal.)

3. Replacement windows on contributing structures should be made to fit the original window opening without the use of blocking or infill. Such replacement windows, sills, muntins, sashes, surrounds and other window features should be of similar and compatible configuration, material, size, design and placement as those of original windows.

4. Replacement windows on non-contributing buildings may be of a different style that is compatible with the character of the building and its neighborhood.

5. The addition of new window openings on primary elevations of contrib-

uting buildings is not appropriate unless documentation exists showing historic appropriateness.

6. The addition of new window openings on secondary elevations may be allowed as long as historic visual integrity of the structure and surrounding district is not adversely affected.

7. Window panes should be clear and transparent untinted, nonreflecting glass. Replacement glazing on contributing structures should match the original as closely as possible.

8. The use of laminated impact-resistant glass, wind resistant films, glass or Plexiglas, which does not alter the appearance of windows on the exterior, is allowed. Materials and details should be selected so as to minimize visual impact on the historic structure.

10. Original windows, transoms or sidelights should not be moved, changed in size, shape or design, boarded up or bricked over.

11. Wood or metal jalousies may be appropriate if proportioned properly with respect to the facade and if they are historically appropriate to the design of the building. Aluminum windows are generally inappropriate on contributing structures.



## SHUTTERS

Exterior features such as shutters and blinds are an integral part of Apalachicola architecture and should be preserved and/or replaced accurately to retain the full beauty of the architecture. Wooden shutters are significant features that define the historic character of many Apalachicola buildings. Historically, shutters in Apalachicola were operable wood-louvered, solid board or steel. Side-hinged shutters were most common.

1. Historic shutters should be retained, repaired and preserved whenever possible.

2. If existing shutters are too deteriorated to repair, they should be



replaced on an in-kind basis with functional shutters of similar design made of rot-resistant woods such as cedar, cypress or pressure-treated pine in proportion to the design of the window openings.

3. The design of replacement shutters should be based on physical evidence of original shutters or photo-

graphic documentation of the specific building or buildings of similar style.

4. Replacement shutters should be designed to fit the proportions of the window openings.

5. In addition to traditional shutters, removable hurricane and storm panels that are stored when not in use are an allowed and preferred alternative to insuring the safety of historic structures. Tracks for removable shutters should be painted to match the existing surface paint colors.

6. Roll down and accordian hurricane shutters may be allowed on new commercial structures and may be appropriate on other types of buildings when reasonably concealed. These shutters will be considered on a case-by-case basis. Aluminum shutters may also be allowed on some non-contributing structures and in new construction where appropriate.

*All reasonable hurricane shutter designs should be considered. It is not the intent of this board to deny a homeowner storm protection.*

## AWNINGS

Canvas awnings were an important design element in traditional storefronts, serving as a transition between the storefront and its upper stories. They added shade and color to a business district. Traditional striped awnings were sometimes used historically in Apalachicola's residential neighborhoods as well as on commercial streetscapes. Retention or replacement of historic awnings is recommended. Replacement

awnings should replicate the original design.

1. The installation of awnings on residences should not obscure the character-defining features of a contributing structure. If dated historical photo documentation over fifty years old can be produced that demonstrates awnings existed on the structure or a similar building, awnings in a style similar to those depicted may be considered appropriate and approved.

2. Canopies extending over walkways from the entrances of fronts of buildings to the public sidewalk will be reviewed on a case-by-case basis.

3. A standard street awning should be mounted below the cornice so that the valance is eight feet above the sidewalk elevation and projects out no more than two-thirds of the width of the sidewalk.

4. Awning covers and canopies should be made of canvas or other compatible materials; aluminum or other metal awning coverings and canopies are not appropriate in historic districts.

5. The awning should reinforce the frame of a storefront but not cover the space between the second story windowsills and the storefront cornice.

6. If a flat canopy exists, it can be dressed with a one to two-foot awning valance.

7. Awnings should be constructed in proportion to the entryway and should be compatible with the design of the structure and adjacent streetscape. Awning shape should follow the shape of the window opening.

8. Signage for awnings, canopies and coverings will be evaluated for consistency with the City's Sign Regulations.

9. The overall design and architectural appearance of the building, including proposed and existing awnings and signage, will be considered in determining the appropriateness and compatibility of the specific installation request.

10. Free-standing, fabric-covered structures including carports, open pavilions, tents or storage shelters (visible from the public right of way) are typically not recommended on publicly visible elevations. Character-defining elements such as the forecourt relationship of a building to

the street or the construction of new elements between an historic building and the street should be avoided. Fabric covered structures cannot be erected without a permit.

## ENTRANCES, PORCHES & DOORS

The alteration or removal of important character-defining features such as entrances, doors, doorways, and porches can damage the architectural integrity and beauty of an historical building and is not recommended. Entrances and their decorative elements should be retained, repaired and preserved because they define the historic character of a building.

Important features include railings, columns, pillars, balustrades, pilasters, hardware, fanlights, transoms, sidelights, door openings and surrounds and stairs.

1. The removal or enclosure of an historic entrance or open front porch or side porch on publicly visible elevations of a contributing building is not appropriate; nor is the use of louvers, glazing, screening or a permanent enclosure of any kind permitted.

2. The enclosure or alteration of porches on non-publicly visible or non-character defining elevations may be appropriate so long as the proposed enclosure would not adversely affect the historic integrity of the structure or the surrounding district and provided it does not radically change, obscure, or destroy character-defining spaces.

3. Entrances and porches with deteriorated portions must be repaired with materials that replicate the original features as closely as possible using physical or historical evidence as a guide. The construction of transoms or sidelights is allowed if they were an original element of the entrance.

4. A completely deteriorated porch may be rebuilt on a board-for-board basis based on physical or historic documents.

5. Materials used to repair entryway elements should match the original fabric as closely as possible in quality and durability (i.e., through use of cedar, cypress, redwood or pressure-treated wood) because exposed front elevations decay easily.

6. Single-story porches may not be altered or raised to two-stories, nor may open roof decks be built on the roofs of one-story porches.

7. Porch reconstruction on contributing buildings must duplicate the original entryway and porch and be compatible in design, size, scale, material and color with the historical character of the building.

8. New porches constructed on noncontributing buildings must be compatible in scale and design with other original porch styles on its streetscape or on similar nearby buildings.

9. Doors must be six or four-paneled wood doors for 19<sup>th</sup> century residential buildings, unless historical documentation indicates otherwise.

Two-panel wood doors are suitable for buildings with Greek Revival detailing. Some late 19<sup>th</sup> century and early 20<sup>th</sup> century buildings used horizontal paneled or half-glazed doors.

10. Larger commercial or residential structures may use paired entry doors if appropriate.

11. French doors may be appropriate for side and rear entrances but are generally not acceptable as front entryways on residential structures.

12. Sliding glass doors are not appropriate.

13. Exterior staircases are allowed on front elevations only if they existed historically. Repair of exterior staircases should be on a board-for-board basis with all features replicated; concrete replacement stairs are not allowed.

14. Upgraded or rebuilt historic stairways should meet current health and safety regulations and improve stair height and width to meet code requirements but should preserve elements of original design including balusters, newel posts and railings.



15. Repair of existing porch elements such as historic posts, columns, balustrades and other features is encouraged when possible.

16. Deteriorated porch elements should be replaced with new elements compatible in size, scale, design and material with originals.

## RAMPS

Many commercial structures must comply with ADA requirements. Some historic structures may be exempt if they are contributing buildings within a National Register of Historic Places District or if their integrity would be harmed by the construction of handicap facilities.

1. Commercial and residential structures may comply with ADA requirements by constructing ramps on less publicly visible elevations using wrap-around ramp designs to achieve the needed grade changes.

2.

Ramps should harmonize with the scale and architectural features of the building.

3.

Ramp details should

complement or match exactly original balustrade and railing details of staircases or porches.

4. Ramps should be concealed with landscaping whenever possible.

## FOUNDATIONS AND LATTICE INFILL

Traditional Apalachicola houses were built off-grade on a foundation raised on piers, which were usually constructed of limestone, brick or concrete. Wood lattice or vertical strip infill was used to screen the crawlspace beneath the flooring.



1. Infill between piers should be of standard diagonal or box lattice or of vertical strip design.

2. Typically only one type of infill per site is appropriate

3. Solid infill is not historically appropriate for most historic structures.

4. Foundations should be repaired or replaced to match original foundation size and appearance.

## PAINT PREPARATION

### TECHNIQUES

Abrasive or harsh chemical paint removal methods cause permanent damage to historic structures. Surface cleaning in preparation for painting should always be accomplished by the gentlest means possible to avoid damage to historic fabric.

1. Hand scraping, sanding and the use of passive thermal devices such as heat guns (not blowtorches) is recommended or preferred.

2. Rotary power sanders or sandblasting must never be used to remove paint from historic buildings as it will prematurely age the wood. Sandblasting to achieve a weathered "natural" wood effect is prohibited. High-pressure water blasting of historic structures is discouraged because of the high probability of permanent damage to the structure.

3. Detachable elements such as shutters, doors, decorative features and columns may be temporarily removed for chemical paint removal.

4. The use of preservation-quality paint removal chemicals in the form of paint removal poultices, pastes or solutions applied in place is encouraged. Materials should be applied according to the manufacturers recommendations.

5. Masonry should be cleaned only to halt deterioration or remove heaving soiling prior to repainting. Masonry surfaces must be cleaned using gentle methods such as low-pressure water washes using diluted detergent and chlorine with natural bristle brushes.

6. Remove old paint only to the next sound layer whenever possible. Removal of crazed or cracking old paint with gentle methods is recommended. A

flat vibrating sander may be used sparingly to even out scraped and uneven surfaces.

7. Spot priming with a latex or oil-based primer on bare or newly exposed wood is recommended to encourage the adherence of new paint to surfaces.

## ADDITIONS AND ALTERNATIONS AND NEW CONSTRUCTION

Alterations, additions and new construction can permanently damage the design of historic buildings and streetscapes by introducing out of scale, poorly designed changes, which alter the symmetry and beauty of historic districts. Poorly constructed additions may lead to the deterioration of a building by altering the functional design of a historic structure redirecting water into areas which produce wood rot and decay. Modern additions commonly deteriorate before historic original portions of structure and if deemed necessary, should be carefully planned and constructed to minimize impact on the structure's health and appearance.

## DEMOLITIONS AND RELOCATIONS

Demolition of historic structures, which alter the nature of the historic district or streetscape, should be avoided. Many structures that appear unattractive and unusable can often be returned to a useful life through planned renovations. Income-producing historic buildings are eligible for historic preservation tax credits.

1. A contributing historic structure should not be demolished unless its condition is irrevocably compromised by extreme deterioration.

2. New construction on the site of the former location of a demolished structure should conform to all setback and easement regulations required of any other new construction.

## SITE EXCAVATIONS

Excavations of utility trenches, cisterns and foundations may reveal

significant archaeological or historic finds. Report such findings to the City for guidance and evaluation of the significance of the site. Historical or archaeological materials found on private property belong to the landowner.

The City owns materials found on public rights of way. Excavations may produce significant one-of-a-kind historical or archaeological artifacts that could add important information to the historic and cultural record.

1. Report archaeological resources found during excavations to the City.
2. Excavations, whether construction activity is intended or not, require a building permit.
3. Construction site excavations that damage landscaping or lot surfaces visible from front sidewalk must be restored using compatible plantings and appropriate materials.



## DECKS, PATIOS, HOT TUBS & POOLS

Modern installations of decks, pools, patios and hot tubs should be considered on a case-by-case basis. The appropriateness of such modern features should vary according to site, size and design. Amenities such as pools, decks and hot tubs should not be located as to be highly visible from the street. Brick patios and wood decking with excessive square footage in proportion to the area of the lot damages historical integrity and appearance.

1. Wood decking or brick patios are allowed in side or rear yards. Wood decks should not be built on the front of any house.

2. Wooden decks in side yards not adjacent to a public right of way should be set back and screened with fencing or landscaping.

3. Best efforts should be made to ensure that decks, pools, hot tubs and patios are not visible from the elevation right of way by use of landscape or approved fence screening.

4. The proportion of decking, patio or pool dimensions should not exceed fifty percent of the total lot minus the building footprint.

5. No swimming pool should be built in a front yard of any structure in the historic district.

6. Swimming pools may be built in a side or rear yard adjacent to a public right of way only if the pool is located directly behind the principal structure or it is set to the rear half of the side yard.

## ACCESSORY STRUCTURES

Construction of excessive outbuildings detracts from the quality of an historic neighborhood and lessens its intended appearance and historical design by taking away areas devoted to landscaping and open space. The Architectural Review Committee reviews all new outbuildings, permitting them only if they are compatible.

The construction of all accessory structures including garages, carports, guesthouses, pools, storage sheds, pool cabanas, studios and similar structures should be subject to the following conditions:

1. Accessory structures should be compatible with the principal structure on the lot in materials, detailing, color, style, design, height, scale and massing.

2. No accessory structure may be built in the front yard of a structure in the historic district.

3. Accessory structures should not exceed the height of the principal building on the site.

4. The design of new outbuildings must be complementary to the existing streetscape if they are visible from the public right of way.

5. The addition of "gatehouses" in conjunction with enclosed walls or fences is not encouraged.

6. The construction or installation of metal, plastic or cloth covered garages, storage sheds or other buildings is not encouraged where visible from the public right of way.

7. Pre-existing historically appropriate outbuildings may be repaired or restored.

8. Construction of new outbuildings must comply with all criteria or new construction in the historic district.

9. The design of gazebos or other open outbuildings should be complementary in terms of scale, proportion, color finish and details to the primary building. Landscape features including an arbor, trellis or pergola (at least 50% open) will be reviewed on a case-by-case basis.

10. The location of gazebos or other outbuildings is an important consideration and approval may be denied if the siting is deemed inappropriate or intrusive.

11. Temporary pre-fabricated metal or plastic storage structures are not encouraged. Exterior storage areas should be enclosed by a solid wall with solid entrance and gate.

## FENCES AND WALLS

Fences are important elements of the design and character of historic structures and districts. The scale and character of fences, posts and gates must be compatible with the house and the neighboring structures. Chain link, unfinished block walls, reed fencing and non-vertical fencing are not appropriate.

1. Fencing should be constructed so the finished face is toward the street or neighboring property.

2. Design and construction of fences or changes to existing fences must be approved and permitted.

3. A picket fence up to 36" in height is permitted at the front of the structure; if a building is located on a corner lot, this height should be consistent on both front and side elevations, at least to the front edge of the structure. Picket fences should be constructed in proportion to historic dimensions.

4. Six-foot high picket fences may be permitted on side and rear property lines only. All front elevation fences should not exceed 36" in height, unless

there is a previous masonry and wood or iron picket combination fence.

5. Solid six-foot fences with abutting vertical boards are permissible on side and rear elevations if adjacent owners have signed notarized statements of agreement.

6. Six-foot fences may begin from the rear of where the facade of the house joins the front porch.

7. Traditional historic fencing included wood pickets, wrought iron, concrete and combinations of these materials. Fencing should be designed with respect for the site land environment.

8. Fence heights will be measured from the sidewalk or from the level of the grade, whichever is highest.

9. Fences erected within the required setback area (i.e., between the property line and the setback line) are subject to the same height restrictions as fences erected on the property line.

## AC UNITS, TRASH CANS, SATELLITE DISHES

HVAC (Heating, Ventilating and Air Conditioning) units and compressors, televisions antennas, satellite dishes and garbage facilities can detract from the attractiveness of a neighborhood if installed or situated awkwardly in relation to historic structures.

1. Exterior HVAC units, antennas and dishes should be sited in a location least visible from the public right of way whenever possible. Mechanical equipment should not be located in the front yard of an historic structure.

2. Mechanical equipment should not be located in the side yard of any structure if that side yard is adjacent to a public right of way unless the following conditions are met:

a. there is no other technically defensible location on the lot for equipment

b. equipment is located as far from the right of way as feasible.

c. Equipment is screened from view with appropriate fencing or landscaping.

3. The installation of a through-the-wall or window air conditioner unit is not appropriate on the front facade of any building in the historic district. Air conditioners should be placed in openings

that align with the existing historic window frames.

4. Air conditioning units, television dishes and antennas should be installed without causing excessive damage to the materials or features of a contributing historic building.

5. Exterior air conditioning units, television dishes and antennas should be mounted out of sight of the public right of way and obscured behind landscaping or fencing whenever possible.

6. Enclose and screen trash, garbage and HVAC units with fencing and/or landscaping whenever possible. If possible, garbage facilities should be placed out of the public view when not being serviced.

7. If the preferred siting of an HVAC unit, trash facility, satellite dish or antenna is considered impractical or excessively expensive to achieve by an applicant, the City will consider alternative placement locations if they do not detract

from the appearance of the structure and the request for an exception is documented.

8. If the preferred placement of an antenna or satellite dish causes interference with the signal, another location may be approved by P&Z, if documentation of the problem is provided.



## PARKING AREAS AND LANDSCAPING

Inappropriate use of front yards and other historically significant areas detract from the appearance and integrity of the historic district. In order to preserve the historical integrity of historic district streetscapes, landscaping should be subject to the following conditions:

1. The past appearance of a property as documented by photographs, drawings, newspapers, government record or archaeological surveys should guide

decisions for new work on the site. Changes will be evaluated in light of the past appearance of the property.

2. The most appropriate location for parking in the Historic District is in the rear and side yards of structures or on the street. Whenever possible, parking should be located in these areas to reduce the impact of parking on historic streetscapes.

3. Parking areas utilizing materials such as tire tread strips, bricks, or pierced paving grid blocks to minimize impermeable paving surfaces such as asphalt or concrete are encouraged, especially on small lots.

4. Features such as gardens, walkways, streets, alleys, plants, trees, open space, fencing and building setbacks that reflect the development of the property should be retained. Large and/or old trees that would be affected by proposed construction must disclose to P&Z, which should both encourage their preservation.

5. Excessive use of paving, driveways or walkways that cover traditionally open space is discouraged.

6. Traditional lawn and garden landscaping using regional flora is encouraged.

7. Concrete or gravel lawns, front patios and circular driveways are not encouraged.

8. Widening of existing streets, changing paving materials, or creating new parking areas or streets should not affect the relationship of the buildings to their environment and should be compatible with the character of the neighborhood.

9. The Architectural Review Committee's interpretation of the above Guidelines 1-8 should not operate to reduce, limit, or modify a parcel's permitted parking in the Land Development Regulations.

Storefronts are the focus of historical commercial buildings and are very important in defining their overall character. Many of the late 19th and early 20th century buildings in the commercial hub of Apalachicola share a similarity and consistency that create a strong visual impact. Storefronts are often altered to meet the needs of a new business, but careful planning is required to protect the building's architecture and character.

Basic storefront design elements include display windows with thin framing, a recessed entrance, a cornice or a horizontal sign panel at the top of the bulkhead, and a low bulkhead which protects the windows and defines the entrance.

1. Retain and preserve the functional and decorative elements of historic storefronts including windows, doors, transoms, corner posts and bulkheads that define historic character.

2. Awnings and signs must be appropriately scaled and must not obscure, damage or destroy a building's historic character or features. The design, color, and size of awnings must be historically appropriate to the building.

3. Blinking or chasing lights are prohibited, fluorescent lighting must be baffled, and neon lighting is not generally encouraged.

4. Doorways must be appropriate to the architecture of the building.

5. A building converted from residential to commercial use must retain its historical features. Excessive use of sliding glass and French doors is not encouraged.

## COMMERCIAL STOREFRONTS AND SIGNAGE

*All proposed signage must be in accordance with the City's Sign Ordinance and must be approved by the Planning and Zoning Commission.*

# DEFINITIONS

**ALTERED STRUCTURES.** Generally, these are the same as "historic" structures; however, alterations have occurred which change the building's basic character, e.g. inappropriate new siding, replaced window sashes, enclosed porches, major additions.

**AREA.** A clear or open space of land or right-of-way, or the enclosed space or location on which a building stood, stands, or could stand.

**BUILDING.** A structure to shelter any form of human activity. This may refer to a house, barn, garage, hotel, or similar structure. Buildings may refer to a historically or architecturally related complex, such as a house and jail, or a house and barn.

**CERTIFICATION OF APPROPRIATENESS.** The permit which is required to be issued by the Board prior to any action as set forth in this code.

**COMMISSION OR CITY COMMISSION.** The City Commission of the City of Apalachicola.

**HISTORIC STRUCTURES.** Buildings or structures which generally dated from the nineteenth or early twentieth century and reflect Apalachicola's development during cotton trading, lumbering and seafood processing eras. Use and Function are not a factor. Scale and buildings material are important considerations.

**DEMOLITION.** The tearing down or razing of 25% or more of a structure's existing external walls.

**DOCUMENTATION.** Photographs, slides, drawings, plans, or written descriptions.

**EXTERIOR.** The outside part of a building, structure, or object.

**MATERIAL ALTERATION.** As used elsewhere in this code, material alteration shall be defined as construction, or change in appearance of the exterior. For

buildings, structures, or objects material alteration shall include, but is not limited to, the changing of roofing or siding substances, changing, eliminating, or adding doors, door frames, windows, window frames, gutters, fences, railings porches, balconies, or other ornamentation. For buildings, structures, or objects, material alteration shall not include ordinary maintenance repair or repainting.

**NON-RATED.** Generally, these are buildings or structures which postdated World War II and do not reflect the scale, set-back or materials used in the buildings of the earlier years. Examples would be one-story brick or concrete block ranch houses built on-grade.

**OBJECT.** A material thing of functional, aesthetic, cultural, historical or scientific value that may be by nature of design, movable, yet is related to a specific setting or environment.

**ORDINARY MAINTENANCE.** Work done to repair damage or to prevent deterioration or decay of a building or structure or any part thereof by restoring the building or structure or part thereof as nearly as practicable to its condition prior to such damage, deterioration, or decay.

**SITE.** The location of a significant event, activity building, structure, or archeological resource where the significance of the location and any archeological remains outweighs the significance of any existing structures.

**SQUARES.** Shall refer to those areas of the City as identified on the Official Map of the City of Apalachicola, as Chapman Square, Gorrie Square, Franklin Square, Madison Square and City Square.

**STRUCTURES.** A work made up of interdependent and interrelated parts in a definite pattern of organization. Constructed by man, it may be an engineering project large in scale.

# APALACHICOLA HISTORIC ELEMENT

## GOALS, OBJECTIVES AND POLICIES

*The Historic Element of the City of Apalachicola's Comprehensive Plan was adopted in 1991. Periodic updates are completed as warranted. Many of the goals, objectives and policies stated herein have already been accomplished.*

**GOAL I:** Increase the recognition of and access to historical and cultural resources and programs in Apalachicola through improvement, redevelopment, increased public awareness and other related actions.

**OBJECTIVE I:** To provide that ordinances and regulations are in place which provide specific regulations to direct and guide the maintenance and improvement of the Historic District facilities.

**POLICY 1.1:** The Architectural Review Board shall be established and maintained and shall be the same as the Planning and Zoning Commission. Members appointed to Planning and Zoning Commission shall also constitute the membership of the Architectural Review Board.

**POLICY 1.2:** A comprehensive review of the current "Historic and Cultural Preservation Regulations" with recommendations for changes will be made by the Architectural Review Board, with participation by interested citizens and groups, by January 1992.

**POLICY 1.3:** After the updates required by Policy 1.1.1, these regulations shall be reviewed in a similar manner each two years.

**POLICY 1.4:** The Architectural Review Board shall provide the City Commission an annual report on the status of the Historic District.

**OBJECTIVE 2:** By 1992, the City of Apalachicola will have developed a program that requires handicapped access on all rehabilitations of commercial and public historic structures.

**Policy 2.1:** Through the Historic Preservation Ordinance, the City shall require that plans for rehabilitation of any commercial or publicly owned historic structures provide for handicapped access.

**Policy 2.2:** The City building inspector shall provide technical assistance to all developers on means of improving access and constructing access ways that are compatible with the historic structure.

**OBJECTIVE 3:** The City will work with the private sector to acquire and/or rehabilitate three historically significant structures.

**Policy 3.1:** The City Commission or its designee will work with the private sector to restore the Old Cotton Warehouse.

**Policy 3.2:** The City Commission or its designee will work with the private sector to restore the Sponge Exchange.

**Policy 3.3:** The City Commission or its designee will work with the private sector to restore the downtown storefronts.

**OBJECTIVE 4:** By 1995, the city will have developed a working waterfront museum along the Apalachicola River from Wharf Lot I to Battery Park.

**Policy 4.1:** The City Commission will work with the Florida Trust for Historic Preservation, the Florida Department of Natural Resources and other governmental agencies to acquire and establish properties along the Apalachicola River for use as a living museum.

**Policy 4.2:** The City of Apalachicola should work with property owners to acquire conservation easements that would allow inspection of traditional maritime skills or significant historic structures.

**OBJECTIVE 5:** By 1995, the City will acquire two (2) historic structures for use as public buildings.

**Policy 5.1:** The City will work to acquire an historic structure for use as a community building.

**Policy 5.2:** The City will work to acquire a historic structure for use by a governmental agency or a local civic organization.

**OBJECTIVE 6:** The city will, during this planning period, apply for and support others in applying for grants and other available funds to acquire and/or improve historical structures, spaces, and other actions which will enhance the Historical District.

**POLICY 6.1:** The city will apply each year for grant and/or funding for historical preservation which are available from sources listed in Section V of this element's supporting documentation. Annually, the Community Development Office and the Architectural Review Board will meet and develop a program and plan of action on grants and funding.

**POLICY 6.8:** Maximum use shall be made of CDBG funds to rehabilitate historic significant housing and structures.

**POLICY 6.3:** Revolving funds, such as those available from the Gibson Inn, will give high priority to uses which contribute to improvement of a historic nature in the Historic District.

**POLICY 6.4:** The community development office staff shall provide information and assistance to individual and community group in applying for grants and funds for historic preservation and restoration.

**POLICY 6.5:** The community development office and the architectural review board will develop and distribute information to assist property owners with the preservation of historic resources, that information to include brochures on economic incentives, lists of contractors and architects experienced in working with historic resources, and other materials.

# APALACHICOLA ARCHITECTURAL REVIEW COMMITTEE GUIDELINES AND PROCEDURES

*As found in the City of Apalachicola Land  
Use Regulations*

## A. GENERAL PROVISIONS

### 1. Legislative Intent and Findings

The City Commission of the City of Apalachicola hereby finds as follows:

a) There are located within the City of Apalachicola, sites, buildings, structures, objects and areas, both public and private, which are reminders of past eras, events and persons important in local, state or national history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the City and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.

b) The recognition, protection, enhancement and use of such resources is a public purpose and is essential to the health, safety, morals, and economic, educational cultural and general welfare of the public, since these efforts result in the enhancement of property values: the stabilization of neighborhoods and areas of the City, the increase of economic benefits to the City and its inhabitants:

the promotion of local interests: the enrichment of human life in its educational and cultural dimensions serving spiritual as well as material needs, and the fostering of civic pride in the beauty and noble accomplishments of the past.

c) The City Commission desires to take advantage of all available state and Federal Laws and programs that may assist in the development of the City of Apalachicola.

d) The policy of the City of Apalachicola is to conserve the existing housing stock and Extend the economic life of each housing unit through the rehabilitation of such units Under housing and neighborhood development programs in se-

lected areas:

- e) The City of Apalachicola in applying for block grant funds under the Housing and Community Development Act of 1974, must comply with the requirements of Several federal laws relating to the protection of historical, architectural, archeological and cultural resources as part of the environmental review process;
- f) Inherent if the enactment and implementation of these federal mandates is the policy Of the United States Government that the spirit and direction of the nation are founded upon and reflected in its historic past: that the historical and cultural foundations of the nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people, that in the face of the ever-increasing extensions of urban centers, highways, and residential, commercial and industrial developments, the present governmental and non-governmental programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our nation;
- g) It is the will of the people of the State of Florida as expressed in Article II, Section 7 of the 1968 Constitution, that the State's natural resources and scenic beauty be conserved and protected: and
- h) It is the will of the State Legislature as expressed in Chapter 267 of the Florida Statutes that the State's historic sites and properties, buildings artifacts, treasure troves, and objects of antiquity, which have scientific or historical value, or are of interest to the public, be protected and preserved.

### 2. Objective and Purpose

In recognition of these findings, the purpose of this ordinance is to promote the health, morals, Economic, educational, aesthetic, cultural, historic and general welfare of the public through:

- a) The identification, protection, en-

hancement, perpetuation and use of districts, sites, buildings, Structures, objects and areas that are reminders of past eras, events and persons important in local, state or national history, or which provides significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the City and its neighborhoods, or which provide this and future generations examples of the physical surroundings in which past generations lived:

- b) The enhancement of property values, the stabilization of neighborhoods and business centers of the City, the increase of economic and financial benefits to the City and its inhabitants, and the promotion of local interest;
- c) The preservation and enhancement of varied architectural styles, reflecting the City's cultural, Social, economic, political and architectural history: and
- d) The enrichment of human life in its educational and cultural dimensions in order to serve Spiritual as well as material needs by fostering knowledge of the living heritage of the past.

## B. ADMINISTRATION

### 1. Establishment, Organization, Duties and Zones

a) Establishment: Pursuant to the provisions of Chapter 163, Florida Statutes the Planning and Zoning Commission is hereby established as an Architectural Review Board, hereinafter referred to as the "Board". The Board shall have the power to adopt rules for the transaction of its business, the holding of meetings and such other activities as are incident to its function.

b) Organization: The Board's organization shall be as specified in Chapter 163 Florida Statutes, the Apalachicola Code of Ordinances as per the City Charter and Section III Of this Code for the Planning and Zoning Commission of Apalachicola.

c) Duties: The Board shall have as its purpose the preservation and protection of buildings of historic and architectural value

in the Apalachicola Historic District, herein after referred to as the "District", and the maintenance of the distinctive character of the District. To this end, it shall be the duty of the Board to pass upon plans for the erection, Construction, alteration, renovation and razing of all buildings or structures located or to Be located within the District, affecting the outward appearance of all such buildings or Structures. Furthermore, the Board shall establish standards and criteria for determining Visual compatibility and such factors necessary for the implementation of this ordinance.

Such standards and criteria will be based largely on the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures. Wherever applicable, the Architectural Review Board shall solicit the assistance of The Florida Department of State, Division of Archives and History for technical Assistance in reviewing proposals for certificates of appropriateness.

d) Zones: The boundaries designated on the zoning map of the City of Apalachicola as the boundaries of the Historic District shall coincide with the boundaries as designated herein.

2. Relationship to Zoning Districts: The Historic District regulations as provided herein for Zones within said district are intended to preserve and protect the historic or architecturally Worthy buildings, structures, sites, monuments, street-scapes, squares, and neighborhoods Of the historic area. In all zoning districts lying within the boundaries of the Historic District, The regulations for both the zoning district and the Historic District, shall apply. It is not the intent of this section to regulate specific building densities or setbacks as they are covered Elsewhere in this code.

3. Classification of Buildings and Structures. Within the Historic District, all buildings are Classified and designated as:

a) Historic: Those buildings classified as historic shall possess identified historical architectural merit of a degree warranting their preservation. They shall be further classified as:

- 1) Historic
- 2) Altered Structures
- 3) Non-Historic: Buildings and structures not classified as historic or altered.

#### 4. Certificate of Appropriateness

Required. A certificate of appropriateness issued by the Building Inspector after approval by the Board shall be required before a permit is issued for any of the following:

a) Within the entire Historic District:

- 1) Demolition of a historic building.
- 2) Moving a historic building.
- 3) Material change in the exterior appearance of existing buildings classified as historic by additions, reconstruction or alteration.
- 4) Any new construction of a principal building or accessory.
- 5) Change in existing walls and fences, or construction of new walls and fences, if along public street rights-of-way, excluding lanes.
- 6) Material change in the exterior appearance of exiting non-rated buildings by additions, reconstruction, alteration, if subject to view from a public street.

b) Application for Certificate of Appropriateness.

Application for certificate of appropriateness shall be made in the City Office on forms provided therefore, or specifications shall not be required by each application shall be accompanied by such sketches, drawings, photographs, descriptions, or other information showing the proposed exterior alterations, additions, changes, or new construction as are reasonably required for the Board, and the Building Inspector to make a decision. Such application, must be filed no later than ten days prior to any meeting of the Board at which such application is to be heard.

c) Action on Application for Certificate of Appropriateness.

The Building Inspector shall transmit the application for certificate of appropriateness, together with the supporting information and material, to the Board for approval. The Board shall act upon the application within 30 days after the filing thereof, otherwise the application shall be Apalachicola Historic Guidelines

deemed to be approved and a certificate of appropriateness shall be issued. Nothing herein shall prohibit an extension of time where mutual agreement has been made and the Board may advise the applicant and make recommendation in regard to the appropriateness. If the Board approves the application, a certificate of appropriateness shall be issued. If the certificate of appropriateness is issued, the application shall be processed in the same manner as applications for building or demolition permits. If the Board disapproves the application, a certificate of appropriateness shall not be issued. The Board shall state its reasons in writing, and the Building Inspector shall advise the applicant and a permit shall not be issued. Effort will be made to review economic hardship cases with full consideration of all extenuating circumstances.

#### 5. Development Standards.

a) Preservation of Historic Buildings

Within All Zones in the Historic District. A building or structure, classified as historic or any appurtenance related thereto including but not limited to stone walls, fences, light fixtures, steps, paving, and signs shall only be moved, reconstructed, altered, or maintained in a manner that will preserve the historical and architectural character of the building, structure, or appurtenance thereto.

b) Demolition of Historic Buildings.

Whenever a property owner shows that a building classified as historic is incapable of earning an economic return on its value, as appraised by a qualified real estate appraiser, and the Board fails to approve the issuance of a demolished, provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given as follows:

- 1) For buildings rated Conforming 6 months.
- 2) For buildings rated altered 3 months.

Notice shall be posted on the premise of the building or structure proposed for demolition in a location clearly visible from the street. In addition, notice shall be published in a newspaper of general circulation at least three times prior to demolition, the final notice of which shall be not less than 15 days prior to the date of the permit, and the first notice of

which shall be published not more than 15 days after the application for a permit to demolish is filed. The purpose of this section is to further the purposes of this Ordinance by preserving historic buildings which are important to the education, culture, traditions, and the economic values of the City, and to afford the City, interested persons, historical societies, or organizations the opportunity to acquire or to arrange for the preservation of such buildings. The Board may at any time during such stay approve a Certificate of Appropriateness in which event a permit shall be issued without further delay.

c) Relocation of Historic Buildings.

A historic building shall not be relocated on another site unless it is shown that the preservation on its existing site is not consistent with the purposes of such building on such site.

d) Protective Maintenance of Historic Buildings.

Historic buildings shall be maintained to meet the requirements of the Minimum Housing Code and the Building Code. Provided, however, that notice to the owners as required by the building code for unsafe buildings shall further provide in the case of historic buildings that this Ordinance will require a permit after approval of the Board before demolition and in the meantime, the owner shall make such repairs as will secure the building and upon failure to do so the building official shall cause such building or structure or portion thereof to be secured in which event the cost thereof shall be charged to the owner of the premises and collected in the manner provided by law.

e) New Construction.

The construction of a new building or structure, within Historic District shall be generally of such form, proportion, mass, configuration, building material, texture and location on a lot as will be compatible with other buildings in the Historic Area, and particularly with buildings designated as historic and with squares and places to which it is visually related.

f) Existing Non-Rated.

The moving, alteration, reconstruction, affecting the external appearance of any existing non-rated building, structure, or ap-

purtenance shall be allowed consistent with the existing design of such non-rated structure. Building standards for non-rated buildings shall be the same as those required by the Southern Standard Building Code.

g) Visual Compatibility Factors.

Within Historic District, new construction and existing buildings and structures and appurtenances thereof which are moved, reconstructed, materially altered or repaired shall be visually compatible with buildings, squares, and places to which they are visually related.

h) Non-Rated Buildings.

All applicable standards as provided in the Zoning Ordinance shall apply as the Development Standards of the Historic District.

6. Penalties.

Any person failing to comply with any of the sections of this ordinance shall be subject to penalties as provided in the City of Apalachicola Code of Ordinances. In addition, a stop work order shall be issued by the Building Inspector in any case where work has commenced or preparation for work has commenced which requires a certificate of appropriateness and where no such certificate has been obtained. The stop work order shall be issued to the property owner, the occupant, or any person, company or corporation commencing work or preparation for work in violation of this ordinance. The stop work order shall remain in full force and effect until a certificate of appropriateness has been obtained or it has been determined by the Board that no certificate of appropriateness is required.

7. Appeals for Review.

Any person aggrieved by a decision of the Board may, within fifteen (15) days thereafter, appeal to the City Commission for a final administrative decision.