

Myers Park

Residential Historic District

Design Guidelines





Myers Park Historic District Design Guidelines

A Tallahassee-Leon County Residential Historic District
Listed 2001

September 2006

Tallahassee Trust for Historic Preservation, Inc.
& Tallahassee-Leon County Architectural Review Board

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1

An Introduction to the Myers Park Historic District







1 An Introduction to the Myers Park Historic District

In 1974, the Historic Preservation Master Plan for Tallahassee identified the Country Club Estates neighborhood as a viable and cohesive early twentieth century neighborhood and recommended its preservation. In 2001, the City of Tallahassee designated the neighborhood—consisting of Country Club Estates, the Capital City Country Club and golf course, Myers Park, Golf Terrace Unit 1, Golf Terrace Unit 2, parts of Woodland Drives, and other nearby sites —as the Myers Park Local Residential Historic District.

Located approximately one mile south-east of the capitol building, the Myers Park Historic District (MPHD) was created just outside the city limits during the post-World War I land boom. Today, the downtown neighborhood still retains the country estate-like character that the original developer planned.

As one of the city's earliest planned residential neighborhoods, MPHD has consistently been home to many of Tallahassee's civic and business leaders as well as governmental officials. The area's City Beautiful setting and its history and architecture create the special character that warrants its designation as Tallahassee's first local residential historic district. The guidelines that follow will help the residents of MPHD and the Tallahassee-Leon County Architectural Review Board (ARB) to work together to maintain that special character.



This map shows the parameters of the historic district overlay on the Myers Park area.

A Brief History of the Myers Park Historic District

The Beginnings

Apalachee Indians lived in the district when the Spanish came to Florida. Hernando De Soto spent the winter of 1539-1540 encamped here, evidence of which has been located just east of MPHD boundaries. In the 1600s, the neighborhood was the site of a Spanish mission, La Purification de Tama. By the 1800s, the United States came into possession of Florida, and the meridian marker from which the state would be surveyed was set near a western boundary of MPHD. Nearby was a cascading waterfall.



A group of north Florida Native Americans preparing a feast, as depicted by Jacques Le Moyne de Morgues.



Florida governor William Pope Duval was one of the earliest United States property owners in the neighborhood. A veteran of the Mounted Rangers during the War of 1812, Duval was appointed as Florida's first civil governor in 1822 by President James Monroe. By January 1827, Governor Duval had purchased a large tract of land. He built his home on the property on which the Myers Park restrooms and tennis courts currently stand.

Portrait of Governor William Pope Duval, completed in the 19th century.

Lakeland Plantation

Edward Houston purchased the land and named it Lakeland Plantation in 1840 in reference to the many nearby ponds and sinkholes. Houston, president of the Pensacola & Georgia Railroad, was also a leader in the Florida Agricultural Society that organized fairs in the city to promote agriculture, horticulture, and mechanical art. Because he was at the forefront of agricultural and mechanical engineering, the plantation land was divided among his diverse pursuits. The Fort Houston site at Old Fort Park was in use during the civil war. Following the war, Edward's son Patrick successfully continued his father's work. In 1892, with 30 acres in tobacco cultivation, Patrick Houston also promoted cigar leaf tobacco production.

While Lakeland dominated much of MPHD, a section in the west was part of the Coles farm. Flavius and Lula Coles ran the farm for many years and had a general store to sell the produce. Their home at 411 Oakland Avenue, built in 1885, is the oldest in the district and is on the National Register of Historic Places.

Starting in 1890, Lakeland was broken up and sold to several tobacco companies and the Leon Heights Improvement Company. George B. Perkins, founder of the American Sumatra Tobacco Company, acquired all of the tobacco property and the improvement company property by 1912. In the 1920s and 1930s, Perkins had the land divided into the Country Club Estates and Woodland Drives subdivisions. Ralph H. Gibson bought the acreage that became Country Club Estates and opened it for sale in February 1926.



Lakeland Farm, ca. 1894. Alvin S. Harper, photographer.

A “City Beautiful” Residential District

In early 1900s factors such as the Florida land boom, the availability of railroad transportation, Tallahassee’s role as a center of government, and the development of the Florida State College for Women and the Normal School for Negroes stimulated local population growth. With growth came residential expansion out from Tallahassee’s old city core into subdivisions.

Throughout the United States, subdivisions began to incorporate elements of the City Beautiful Movement that developed out of the 1893 Columbian Exposition in Chicago. These subdivisions emphasized park-like settings with the use of generous setbacks, no right angle or gridiron streets, and no unnecessary destruction of trees or natural contours, all reinforced by the use of self-perpetuating deed restrictions. The use of green spaces for attractive scenery was vital to the success of Country Club Estates as a City Beautiful subdivision. The golf course that Perkins began, the new Myers Park, and smaller parks helped to create a beautiful natural setting. The area exemplified all the tenets of the movement.



The curvilinear design of the neighborhood streets is still evident today.

Although only sixty-four lots had been sold with four houses under construction, it was announced in April 1926 that the Country Club Estates Subdivision would be taken off the market. With the collapse of the Florida Land Boom, the disastrous 1926 hurricane, and the Great Depression new construction slowed throughout Florida. In 1936, only thirty-seven houses in Country Club Estates were listed in the city directory. The presence of the country club, and expansion of the greens in the late 1930s, encouraged more housing as times got better. Country Club Estates neighborhood resumed growing and Woodland Drives opened for development in 1938.

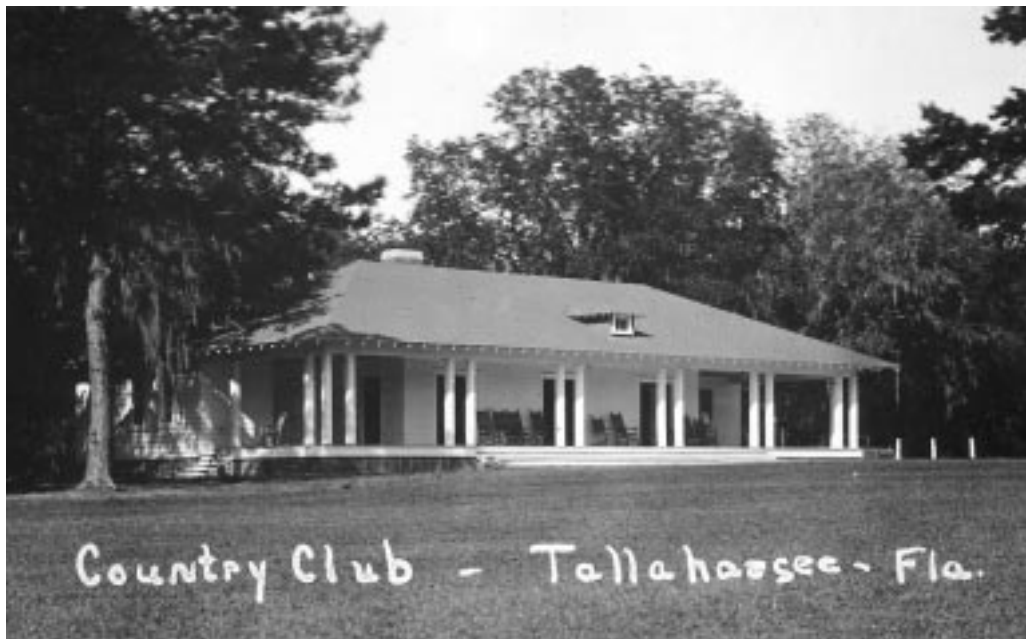
The Country Club

A few years after acquiring his property, George Perkins initiated the construction of several holes of golf on the old Houston pasture that eventually developed into the Capital City Country Club. Fred C. Elliott, chief engineer of the Florida Internal Improvement Fund, laid out the first course in 1915. The course, including a clubhouse at the north end of the property, was leased at no charge to local golfers. In April 1924, the Perkins family sold the 201 acre property to the Tallahassee Country Club. The club expanded the course to nine holes and also constructed a new clubhouse on the north end of the course in 1929.

In 1935, the Tallahassee Country Club arranged to deed the course over to the City of Tallahassee with the stipulation that New Deal Works Progress Administration funding be used to improve the course.



The current view from Golf Terrace Drive facing one of the holes at the club.



Working with an advisory board from the Tallahassee Country Club, which sought input from the Professional Golfers Association, the city expanded the newly named Municipal Golf Course to eighteen holes.

In 1956, members of the Tallahassee Country Club successfully petitioned the City Commission to lease the Municipal golf course back to them for a period of ninety-nine years. In February the lease to the Tallahassee Country Club for \$1 per year began. In April, the Tallahassee Country Club turned the lease over to the newly formed Capital City Country Club. The city sold the club nine acres for a new clubhouse and facilities in March 1957.

The clubhouse as it looked in 1955.

Myers Park

In addition to the golf course, other green spaces significantly contribute to the scenic character of the historic district, especially Myers Park and Chapman Park. In January 1925, the City of Tallahassee purchased 47.74 acres of undeveloped property as a public park named in honor of Frederick Towle Myers, who had a long and distinguished career of local public service. Myers's daughter, Marie, was married to T. E. Perkins, who along with George B. Perkins, sold the property. Chapman Pond was one of Lakeland's "lakes" and is named after Florida Chief Justice Roy H. Chapman, whose new home was nearby.

Myers Park and the golf course were promoted as selling points for Country Club Estates neighborhood, and the park was kept predominantly in its natural wooded state. Over the years, however, the city added a comfort station, tennis courts, a playground, and a baseball field. A swimming pool built in 1953 is now named in honor of Wade Wehunt, a local real estate developer, the city's first Superintendent of Pools, and a long-time resident of the historic district. Today Myers Park is the most heavily used park in the city.

The current view of one of the bridges in Myers Park. In addition to a variety of facilities, the park also offers wide open recreational spaces under a tree cover provided by towering pines.



Architectural Styles of the Myers Park Historic District

The architectural styles of MPHD are predominantly an eclectic mix of turn-of-the-twentieth-century revival styles with a few mid-century styles. The following descriptions highlight the various styles with excellent examples from the district itself.

Folk Victorian

Folk Victorian architects took simple homes and added adornments similar to those used in the Queen Anne and Italianate styles. The houses often have symmetrical front façades with porches. Other distinguishing features include complex front and side gabling on the roofs and the porch supports, which are often turned spindles, common to Queen Anne architecture.

The Coles farmhouse, located on Oakland Avenue and pictured right, is the only example of the Folk Victorian style in MPHD.



Colonial Revival Style

Influenced by the English and Dutch on the Atlantic Coast, the Colonial Revival style is characterized by symmetrical front facades, side-gabled roofs, and prominent front doors.

This home on Golf Terrace Drive is a good example of the Colonial Revival style. The design is symmetrical, and the front door has been highlighted with sidelights and an awning. The landscaping also reflects the symmetrical nature of the home's Colonial Revival architectural style. In addition, the plants are placed in a manner that does not overwhelm the main facade, allowing for clear viewing from the street.

Neoclassical

With symmetrical facades and full-height front porches, the Neoclassical style was first embraced at the Columbian Exposition of the Chicago World's Fair in 1893.

This home on Golf Terrace Drive is an excellent example of the Neoclassical style. A symmetrical home with an imposing stature, the structure also has a two-story front porch. In addition, the front door of the home has been highlighted with white paint and decorative features such as sidelight windows. The homeowners have drawn further attention to the symmetry of the home with the decorative plan for the lot, which includes identical posts located on either side of their straight, centered walkway.



Tudor Revival Style

This style includes steeply pitched roofs; tall, narrow windows; and usually a massive chimney. Tudor Revival homes were built in the United States from approximately 1890-1940.

This Tudor Revival home on Van Buren Street has several of the key characteristics for the style. The front-gabled roof above the front door as well as the large and sturdy chimney immediately to the right of the front door are important style elements.

Craftsman Style

Influenced by the English Arts and Crafts movement, the Craftsman style was embraced in the United States between 1900 and 1920. Characterized by natural, local materials, massive porch supports, and Asian influences, Craftsman homes are considered the “ultimate bungalows.” The style, developed in California by Greene & Greene, quickly grew in popularity throughout the United States.

This Oakland Avenue Craftsman style home, pictured right, is one of a few examples of the style in Myers Park. The full facade front porch with its wide, low-pitched roof is indicative of the style, as is the low-pitch of the main roof. Craftsman homes tend to be squat and sturdy, and this home fits the description well.



Minimal Traditional

Consisting primarily of one-story, simple homes, the Minimal Traditional style was most popular during the years immediately before and after World War II. Minimal traditional homes contain many elements that are similar to the Tudor style, including a large chimney and a single front-facing gable.

The Minimal Traditional style can be found throughout MPHD. This home on South Meridian Street, pictured left, has a steeply pitched, front facing gable above the front door in addition to a large chimney, which are both Tudor characteristics. The home itself is frame as opposed to masonry and has a more simple design than Tudor Revival.



Ranch

This style is loosely based upon the Spanish Colonial and influenced by the Craftsman and Prairie styles. Originating in California in the 1930s, it became popular throughout the United States in the 1950s. The characteristics of the Ranch style include a rambling asymmetrical one-story plan with a low-pitched roof, large windows, and outdoor patios, allowing for a relationship between home and nature. An ideal architecture for north Florida and its relatively mild seasonal changes, the Ranch style is prevalent in the district among house on the east side of the golf course.

This Country Club Drive home, pictured left, is an excellent example of the Ranch style. The house spreads horizontally across the lot, and the home has only one story. The windows are laid out in an asymmetrical pattern, and the roof is low-pitched.

Contemporary

Similar to the Ranch style, and also popular in the 1950s, the Contemporary style is distinguished by its wide eave overhangs and either flat or low-pitched roofs with broad, low, front facing gables.

This Contemporary home on Palmer Avenue is a good example of the style. The home has broad eaves and a flat roof. Although the Contemporary and Ranch are similar in their simple, one floor designs, the floorplan for the Contemporary is not as large as for the Ranch.



Vernacular: Masonry and Frame

The majority of homes in MPHD fall into the Vernacular category. Although a Vernacular house is reminiscent of a specific architectural style, it was most likely designed by a skilled builder who drew upon his special talents and strengths. A Vernacular home is described by the materials used to build it. It is classified as either masonry (stone, brick) or frame (wood) with a notation about the style that influenced the design.



This vernacular home, located on Oakland Avenue, was built of brick and is classified as masonry vernacular.



The South Meridian Street home pictured above has wood siding with wooden shutters. Bits of other styles, such as the Tudor Revival steeply pitched roof, have been implemented.



This frame vernacular home on South Meridian Street has wood siding and simple architectural details.





2

The Historic Preservation Process





2 The Historic Preservation Process

Before a preservation project is begun, a number of fundamental decisions need to be made. What will be the property's use? Will the property be restored to its original condition, or will it be rehabilitated for contemporary use? How can the significant architectural features of the building best be preserved? When planning for the preservation project, what steps need to be taken? Use these guidelines to understand the preservation process and how to complete your project.

Historic use of properties

From a preservation perspective, the most desirable use for a property is often its original use. Keeping an historic home as a residence or a storefront as retail space usually requires the least physical changes to a property. However, because of changes in economic conditions, zoning, and other realities of modern life, sometimes it is not feasible to maintain properties in their original use. In MPHD, however, zoning provides for a residential community, so your historic building and others will retain their use as homes.

Preservation at the Federal Level

The first step for preservation, and perhaps the most important, is to gather as much information as possible about the process at the local, state, and federal levels. Although these guidelines should act as your first source of information about preserving your historic home, the state and federal governments also provide several excellent sources of information. Because the federal guidelines are the basis for all subsequent preservation recommendations, they should be your next source. In particular, you should examine the *Secretary of the Interior's Standards*, which are provided on the following page and the series of *Preservation Briefs* that are released by the National Park Service on a regular basis. The briefs cover a wide range of topics in detail and can be found at the NPS website listed in the Historic Preservation Contacts in these guidelines.

Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for Rehabilitation* define the basic principles of preservation. As a homeowner in the Myers Park Historic District, however, you will be expected to follow the local preservation ordinance. Because local ordinances are written specifically to reinforce the Secretary's Standards, we have included the standards here as the starting point from which to begin a preservation project.

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 alteration 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 property and its environment would be unimpaired.

Planning for Preservation

- ❖ Inspect the building. Look for damage and normal wear-and-tear. Does the building appear structurally sound? Are the architectural features intact? List what needs to be done. Then determine which project(s) deserve priority.
- ❖ Identify character-defining features. Evaluate what features are unique and which features contribute to the significance of the building. Consult an architectural style guide for information about the specific styles. Also pay particular attention to the materials used. Does your home have any special elements? If so, make sure to include reference to them in your planning stages.
- ❖ Conduct historic research. As a resident of Tallahassee, you have access to a number of local sources regarding the history or appearance of your home. The Tallahassee Trust for Historic Preservation, state and county archives, and the universities can all be useful. The contact information for almost all available local sources can be found in Appendices 1 and 2 of this publication.
- ❖ Obtain information about local government requirements. Remember that the local preservation ordinance gives specific information about what is appropriate under the Secretary's standards. Your project may also be eligible for grants and loans from the City of Tallahassee. Be sure to contact the Tallahassee Trust for Historic Preservation about these funding opportunities. Other possible financial incentives are included in Appendix 3.
- ❖ Contact the Tallahassee-Leon County Architectural Review Board (ARB). Historic Preservation Planners on staff can tell you whether or not you need to obtain a Certificate of Appropriateness (COA) for your project(s). If you need a COA, they can also determine if you need only to consult with the Historic Preservation Officer or if you need a full ARB review in order to obtain it. You will find the process outlined on the next page.
- ❖ Develop your construction plan. Ideally, you will be able to repair architectural features as opposed to replacing them. Investigate all possible repair options. If replacement becomes necessary, however, that is also a viable maintenance option.

The Role of the ARB

The Tallahassee-Leon County Architectural Review Board is authorized by the Land Development Code to regulate work items for historic buildings. The ARB and its professional staff are responsible for assisting you in the maintenance, improvement, and/or rehabilitation of your historic building. Although the ARB may implement the Secretary of the Interior's Standards and the local preservation ordinance in such a way as to limit what you may do with your property, its purpose is to ensure the preservation and adaptive re-use of your building, not to prohibit growth or change.

Getting a Certificate of Appropriateness

- Step 1: Contact the Architectural Review Board staff to find out if your plans require a Certificate of Appropriateness. If you need to obtain a COA, ask for the application and schedule a pre-application meeting to discuss the required information.
- Step 2: Obtain photos of existing conditions, site plans, elevations, material specifications, and floor plans, unless these requirements have been waived by the Historic Preservation Officer at your pre-application meeting.
- Step 3: Notify the ARB **at least 30 days before** the next regularly scheduled ARB meeting of your intent to submit your application. Architectural Review Board meeting dates and times can be obtained from the Tallahassee Trust for Historic Preservation.
- Step 4: Submit these materials along with a Certificate of Appropriateness application to the Architectural Review Board **at least 15 days before** the next regularly scheduled ARB meeting.
- Step 5: Attend the Architectural Review Board meeting and present your proposal.
- Step 6: Obtain a Certificate of Appropriateness.*



3

Rehabilitation and Maintenance





3 Rehabilitation and Maintenance

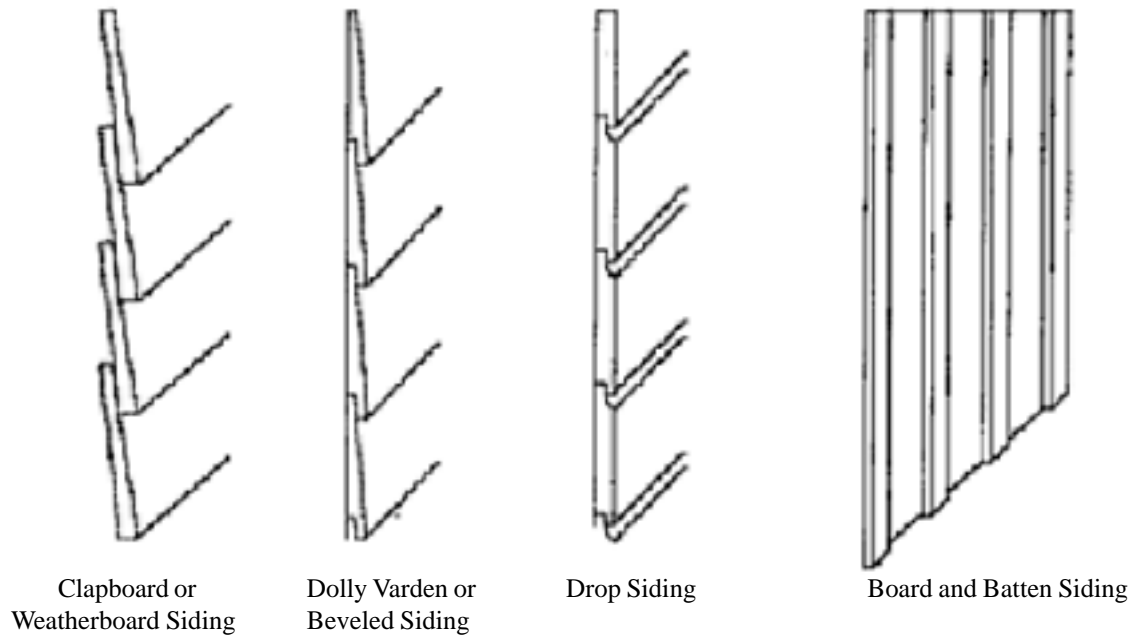
When rehabilitating a building, treat with respect the existing features that make the building distinctive. The materials and architectural features set historic buildings apart from contemporary construction and give them their unique character. Rehabilitation and maintenance of your historic home allow for the retention of most of the historic structure while the exterior is updated or preserved.

There are methods to repair and maintain historic building materials that preserve the materials and ensure easier maintenance of the building over the long run. Likewise, there are ways to sensitively adapt historic buildings for contemporary purposes without destroying the unique character of the building. The exterior of a building conveys its historic character and is an important construction and design element. As a result, it is extremely important to plan extensively before beginning exterior construction. The most important thing to remember during the planning stage is that your historic building should retain its original appearance and materials as much as possible. The following recommendations regarding design and materials should facilitate your planning process and allow you to make decisions that will reflect your personal preferences while maintaining the character of the district.

❖ Wood Siding and Trim

Wood siding and trim are part of the beautiful exterior of many MPHD homes. While homeowners may sometimes wish to cover historic wood exteriors with vinyl or aluminum siding, in-kind wood replacements are in keeping with the character of the district and the historic nature of their homes, and they last longer and are easier to maintain over time.

All wood siding and trim must be painted, for both historic appearance and durability.



Examples of these siding types can be found throughout the Myers Park Historic District. If a home has been sided with a particular style, any replacements or repairs should be done in the same manner.

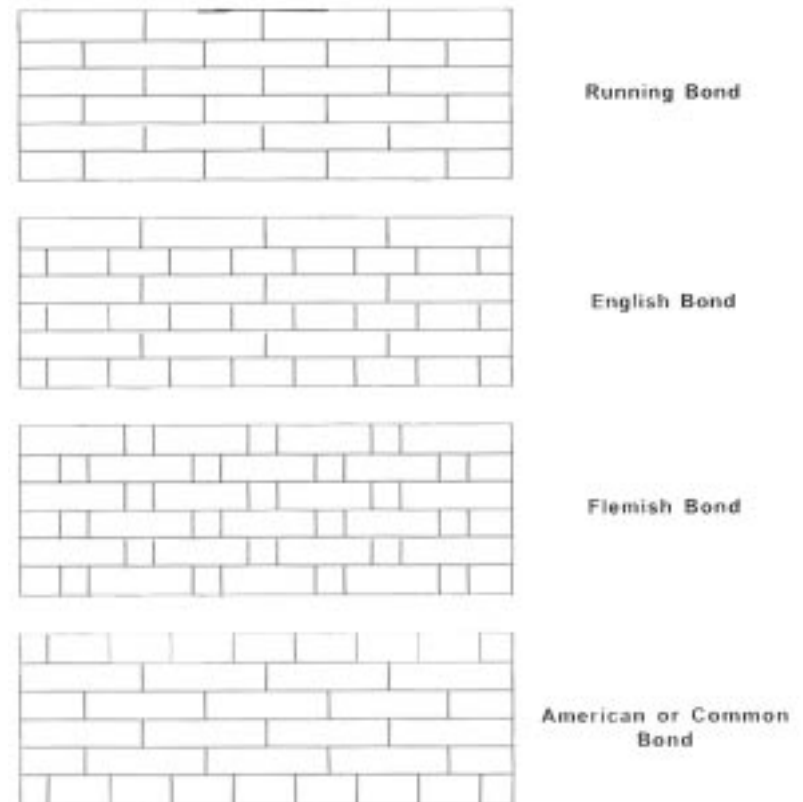
❖ **Masonry**

As with wood siding, homes should retain their original masonry as much as possible. With repairs and replacements, efforts should be made to obtain material that is the same as, or in special circumstances, similar to, the original masonry.

In addition to general repairs, several other considerations are necessary when dealing with masonry. In particular, masonry that has never been painted should not be painted to change the aesthetic value of the home's exterior. Not only will the change affect the historic nature of the exterior, painting of masonry, which is a porous material, may actually cause structural damage or environmental damage to the interior of the home. The repointing of masonry joints must also be treated with special consideration. The mortar that is used to repair or replace broken or cracked mortar must be consistent with the content of the original mortar used. The mixtures should contain similar ingredient ratios; however, if an exact duplicate is not possible, repairs can be made using a 4 parts lime to 1 part Portland cement mixture.

General cleaning must also be completed appropriately. You must ensure proper drainage so that no water accumulates in decorative elements. Also, when cleaning masonry, you should choose the most gentle method possible to prevent structural or ornamental damage to your home.

The diagram at right depicts the most common brick patterns, all of which can be found in Myers Park. In addition to these common patterns, several homes have very decorative brick patterns. Ultimately, the pattern that your home's exterior originally had should be maintained throughout any repairs. Ideally, the repairs will blend in with the original masonry in both design and color.



❖ **Doors, Windows, and Shutters**

Design elements such as doors, windows, and shutters are often overlooked because they are considered ornamental. In reality, the placement of these design elements is often integral to the original architectural style of the building. Historic windows, shutters, and doors should be repaired if possible rather than replaced.

Windows, Details, and Shutters

If shutters are one of the original design elements on your home but have been removed, you can add shutters to your home's current exterior. Another important consideration in regard to shutters is their functionality. If the original shutters were functional and actually covered the windows, the replacement shutters should also be functional. If, however, the original shutters were purely ornamental, you can use ornamental shutters for your project.

In addition to shutters, some homes may have awnings for window decoration or protection. If your home currently has awnings or had awnings when built, you may include them as part of your restoration project. The most important things to keep in mind when putting awnings over your windows are the size and appearance of the windows and the main façade of your home. The awnings should be well-fitted in size to your windows, and they should not overwhelm the other decorative features of your home. Ideally, the awnings over your windows will be sloped and will enhance the architectural features of your home, as opposed to detracting from those features.

Infilling currently existing windows and the downsizing of windows are never recommended, as these methods often completely change the exterior appearance of a home.



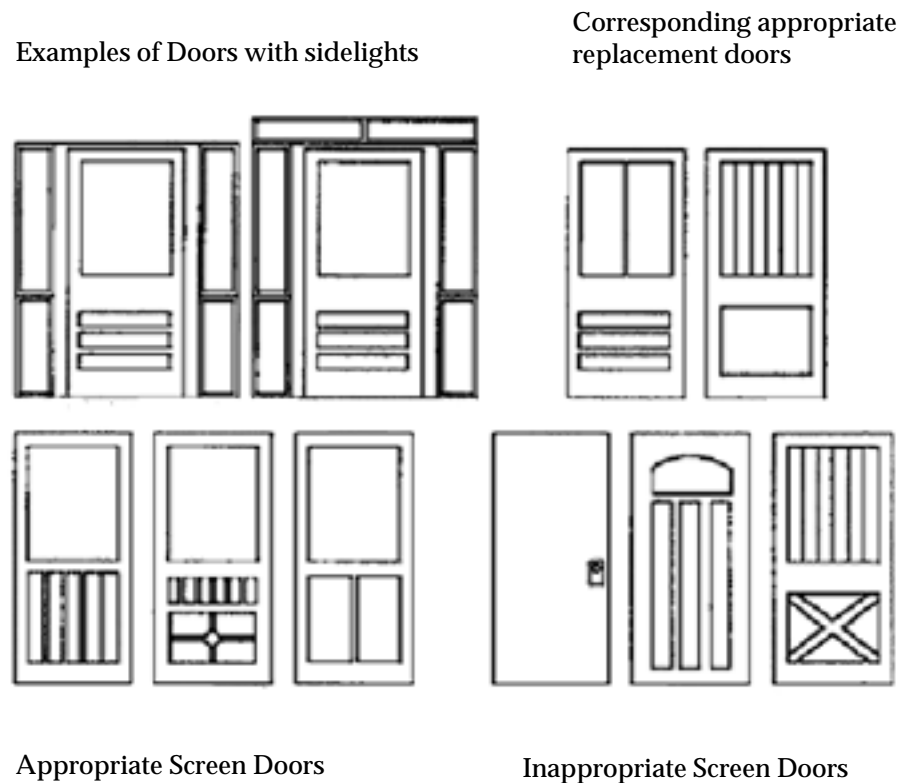
The awning above the front door on this Oakland Avenue home is fitted to the size of the door and does not overwhelm the front facade features. As a result, it is a complementary addition to the home.

Doors and Accessories

As the focal point of the main façade, doors are an important element in both the architectural style and general feel of your home. By highlighting or minimizing your front door, you can completely change the appearance of your home. Therefore, it is especially important that you consider the characteristics of the existing door, your home's predominant architectural style, and the theme of the district before making any alterations to your front door.

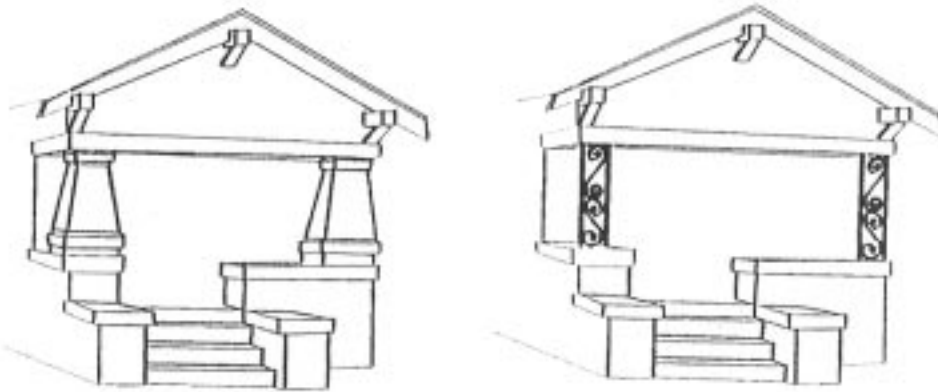
Storm and screen doors are useful elements that can be tastefully added to an historic home. To ensure compatibility with historic district guidelines, remember to keep the doors simple in design. Ideally, the doors will have enough open space that much of the inner main door can be viewed from the street.

This diagram highlights some of the front door styles that have been used in Myers Park. The bottom diagrams also show the appropriate choices for adding a screen door to the front facade of your home. Note that the replacement doors at the top right retain the design elements of the doors on the left. Retention of design features is the key to appropriately and sensitively maintaining your home.



❖ Porches

If your home has a porch, the standard recommendation is to keep the porch in its original condition. The columns, railings, and other decorative features should typically be repaired as opposed to replaced. If replacement is necessary, the substitutions should be in-kind with similar materials and features.



Although not typically recommended, if the enclosure of your porch becomes necessary, screen, glass, or a similar clear material can all be used behind the existing porch features to enclose the porch. The fixtures used to attach these materials must be unobtrusive and not visible on the front façade from outside the home. They must also be removable, so that the home can eventually be restored to its original state at a later date.

As with other design elements, porches should have their decorative features retained. The diagram shows the way that simple style alterations can completely change a home. Whereas the porch on the left could easily be classified as part of a Bungalow style, the historic nature and style of the home on the right has been compromised.

❖ Painting

Paint color choices for your home are up to your own discretion. If, however, you would like to paint your home with its original colors, you may be able to have a paint analysis completed.

In addition to paint color, you must also remember that materials such as masonry that have never been painted should not be painted during maintenance and rehabilitation, and that wood materials should *always* be painted in order to guarantee the longevity of these materials.

❖ Roofing

Similar to other exterior design elements, the roof of a home is an integral part of the overall architectural concept. Consequently, the materials and color of any maintenance repairs should be in-kind replacements. Often, the materials chosen by the original builders or homeowners are the best for your home's structure, ensuring that an in-kind replacement will guarantee the longevity of your home.

Skylights

Skylights can be added to a home, but you must remember to have the skylights installed on the rear or sides of the building that are not visible from the street. The skylights should not obscure the historic appearance of the home.

Dormers

Homeowners often have dormers installed to assist with ventilation and light in the attic. Dormers are an appropriate addition to homes in MPHD; however, they should not be placed on the side facing the street and should not otherwise alter the historic character of the home.

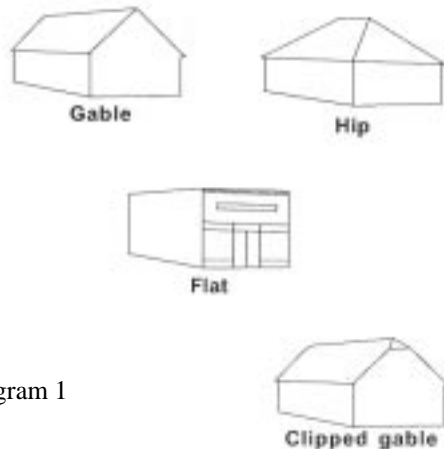


Diagram 1

The roof styles in Diagram 1 can all be found in Myers Park and are all also appropriate types for infill construction.

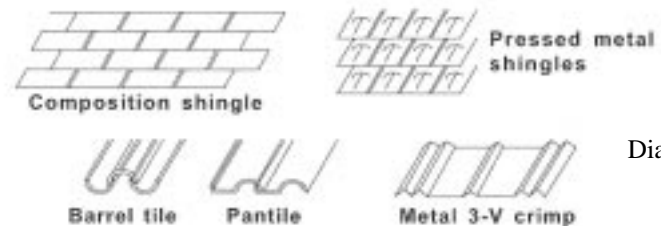


Diagram 2

All of the shingle/tile types can be found on roofs in Myers Park. Consequently, all are appropriate for new construction, but you should retain the original material found on your roof or replace it in-kind.





4

Landscaping and Site Improvement





4 Landscaping and Site Improvement

Landscaping within an area typically reflects the predominant architectural styles of the surrounding buildings. If a style is characterized by symmetry, plantings usually follow a similar symmetrical pattern in order to enhance the structure.

Little information is available regarding historic landscape elements within Myers Park Historic District. The following recommendations are formed from local historic sources and comparative analysis from similar communities. We recommend using indigenous or traditionally used plants and landscaping in a way that does not detract from the character of your building. Details of your landscaping plan should reflect your own discretion and preferences.

❖ **Developing a Landscape Plan**

The steps for developing a landscape plan are similar to those for developing a maintenance plan for your home. First, identify the existing landscape features (shrubbery, trees, low-lying plants) and the plants that compose those features. Secondly, examine the surrounding lots and their landscaping plans. Note any repeating elements or similarities in style. Then, acknowledge your own preferences: how do *you* want your lot to look? Do you feel the need for more privacy? Do you like wide open spaces? Finally, develop a plan that is clear and consistent with your wants and needs as well as with the character of the district.



The owners of this lot have used their discretion to create a little walkway/garden space that is unique to Myers Park, yet uses several of the recommended plants.

❖ **Fences and Walls**

Fences and walls can be attractive and enhancing additions to any historic site. Inappropriate design or materials, however, can severely detract from a home's appearance. Chain link fencing or plastic fencing that is visible to the public, for example, is generally inappropriate in MPHD. Fences in MPHD should also be relatively low and somewhat transparent so as not to obscure the façade of your home from the street.



The fence in front of this home on Broome Street has been appropriately constructed and maintained. The materials used to build the home are similar to those used to build the fence (both are wood). The fence is small and low-lying, which fits well with the one-story home. Also, the low nature of the fence allows for a clear view of both the landscaping on the lot and the front facade of the house.



This Oakland Avenue frame vernacular home also has a small wooden fence framing the front of its lot. The wide spaced nature of the fence allows for open views of the home and its yard. The compact stature of the fence reflects the relatively small landscaping elements.

❖ **Walkways and Driveways**

As with fences and walls, these landscaping elements are important visual components of your overall design. Be careful to respect the scale of your historic structure and those around it and to use appropriate materials that fit the character of the district.



The walkway leading up to the front door of this home on Golf Terrace Drive incorporates both the original materials and style of the home. The walkway provides an inviting entrance to the home without overwhelming the lot.



The patterns and colors of this driveway on Fairway Drive reflects similarities that can be found in the masonry exterior of the home. The driveway also incorporates the color of the surrounding ground, so that the contrast is not so stark as to draw too much attention. By allowing for these similarities without “matching” the design elements, the homeowners have created a cohesive sense of place.

❖ **Plant Recommendations**

Commonly used plants within the Tallahassee area include the following:

Trees

American Holly
Cherry Laurel
Crape Myrtle
Dogwood
Fig
Live Oak
Magnolia
Magnolia (Sweet Bay)
Pecan
Pine Tree
Red Cedar
Red Maple
Red Oak
Sabal Palm
Sycamore
Sweet Gum
Tulip Poplar
Water Oak

Shrubs

Abelia
Amaryllis
Arborvitae
Azalea
Boxwood, Littleleaf
Camellia (Japonica)
Camellia (Sasanqua)
Day Lillies
Florida Anise
Holly (Chinese)
Holly (Burford)
Hydrangea
Ligustrum (Glossy Privet)
Ligustrum (Chinese Privet)
Nandina
Oleandar
Osmanthus
Palmetto
Photinia
Rose
Sago Palm
Wax Myrtle
Yew

Ground Cover

Calladium
Cast Iron Plant
Fern
Ivy
Liriope
Mondo Grass

Vine

Cherokee Rose
Honeysuckle
Lady Banksia Rose
Wisteria



Hydrangea

5

Additions and New Construction







5 Additions and New Construction

The Myers Park Historic District is not static. As new homeowners move into the area, families grow, and development occurs, new needs must be met. Consequently, additions to existing structures and the construction of new buildings will happen on a regular basis. As these changes occur, it is extremely important that altered buildings and new structures reflect the character of the surrounding district without creating a false sense of history. With careful forethought, new construction and additions can be complementary and even enhancing features of MPHD.

Additions, new construction, and changes to non-historic buildings should acknowledge the historic context in which they are to be located. They should respect the massing, scale, and architectural features of their historic environment. At the same time, new development should be clearly differentiated from historic development. New development should not attempt to mimic historic development, but rather should reflect it in a contemporary manner. Additions and new construction should be undertaken in such a way that if, at a later time, they are removed, the basic integrity of the historic property and area will remain intact.

Before undertaking new development, be it an addition, a new building, or changes to a non-historic building, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate the impact the new development will have on the property and the neighborhood. Check with the Tallahassee Trust for Historic Preservation to see what information is available on the history of the area. Decide how the development can best be designed to complement the property and area without simply designing a new “old” building.

Defining the Area of Influence

How large an area will the new development affect? Is it to be an addition to the rear of a building that is not even visible to the public? Or is it a new building that will have an impact on the whole streetscape? Will the new building be on a lot in the middle of a block, in which case only the front façade is clearly visible to the public? Or will it be on a corner lot with two or even three facades exposed to public view? Will the building generate the need for additional off-street parking or disrupt traffic patterns? Understand the area of influence that the new development will have and take measures to accommodate the historic character of the district.

Recognizing the Prevailing Character of Existing Development

The area of influence may have a definable character in terms of the overall physical characteristics and architectural elements of its buildings. Identify those physical characteristics of the area, such as height and massing, and those features that make the buildings distinctive, such as architectural elements and materials. This will assist with designing compatible new development.

Respecting the Prevailing Character When Designing New Development

After identifying both the area of influence to be affected by the addition or new construction, and those historical physical characteristics and elements that predominate, the next step is to begin the design of the project. Each project is unique and needs to be taken on a case-by-case basis to meet the needs of the owner while at the same time protecting the historic character of the property and area. There are, however, some important concepts that can assist with the design of new development. Generally, there are three adjectives to define new construction in a historic district: matching, contrasting, and compatible. The matching and contrasting approaches typically damage the integrity of a historic district by either giving a false sense of place or completely disrupting the character of the district. Consequently, the compatible approach is the most appropriate because it allows a structure to fit into the historic district by looking as if it is new while still reflecting the architectural features of the homes around it. Compatibility, or blending in, is discussed in the following guidelines.

❖ Size and Shape

New construction should draw upon the features of surrounding buildings for guidance. Equal height and proportional size will help new development to disappear or blend into a current historic district.

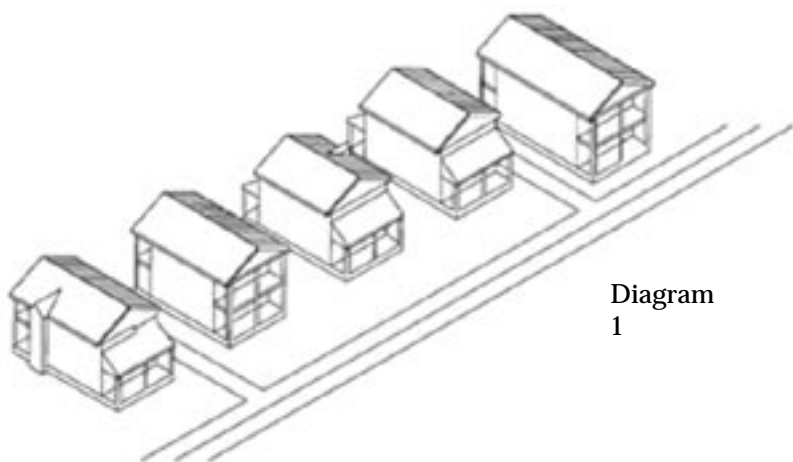


Diagram 1

These diagrams show the importance of proportional size and height for new development. In the first diagram, all of the homes are of similar size and shape. The homes have similar width and height, although the facade elements are slightly different. The second diagram depicts a series of structures that includes new construction that is not compatible with its district in regard to shape and size. The other three homes consist of one-story, wider structures with low-pitched roofs. The third structure is two stories, thin, and with a steeply pitched roof. Consequently, that home sticks out in comparison to its surrounding structures.



Diagram 2

❖ Materials and Details

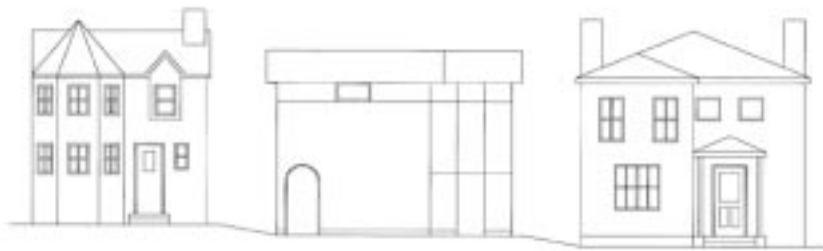
Either masonry or wood construction is appropriate for the Myers Park Historic District. Remember, however, that these materials used should not create a sense of “false history.” There are, for example, no antebellum mansions and no rustic log cabins in MPHD. For further guidance about material selection, please see the *Wood Siding and Trim* and *Masonry* sections of Chapter 3. Also, the appropriate architectural details for Myers Park are provided in the first chapter’s *Architectural Styles of Myers Park*, where all of the styles are described as well as pictures provided.

❖ Color

Like landscaping, decisions about the colors of your home should reflect your own discretion. We recommend, however, surveying the other homes in MPHD so that you may choose colors that fit in well with the surrounding structures.

❖ Façade Elements

Columns, doorways, windows, and other decorative details can enhance your new home’s ability to blend well with the surrounding homes. In the Myers Park Historic District, there are a wide variety of existing façade elements. You can choose design elements from the architectural styles listed in the Introduction of this publication. Moreover, iron work, wood detailing, decorative columns, decorative railings, and many other decorative façade details are present in MPHD. As a homeowner undertaking new construction or an addition, you will find you have many options regarding the appearance of your home.



The infill structure in the middle of the diagram at left does not fit into its historic district well. The modern nature of its design is a stark contrast to the design schemes of the homes surrounding it. As a result, the sense of past that is fostered in most historic districts is lost within this structure grouping, creating a disjointed image that detracts from the overall district.

In comparison, the home found in the middle of the structure group at right fits in well with its companions. By drawing upon design elements from each of the surrounding structures, the builders have guaranteed that the infill structure maintains the sense of history. Also, the builders have guaranteed that the structure does not fit in so seamlessly that it is indistinguishable from the actual historic homes. By incorporating some differences, the design of the home is obviously a new construction, but the viewer is not jolted by an out of character structure.



In addition to the recommendations we have provided, *The Alliance Review*, a National Alliance of Preservation Commissions publication, has provided a helpful guide to understanding the influence of infill on a historic district and the most effective ways of dealing with and planning for new construction.

They suggest a **FRESH** approach to infill in your neighborhood:

F-Footprint and Foundation.

The footprint and foundation of the new structure should be similar to the ones surrounding the new structure.

R-Roof shape.

The new roof should match existing roofs in pitch, complexity, and orientation.

E-Envelope.

If you shrink-wrapped a building and removed everything but the shrink-wrap, that is the envelope. Essentially, the envelope represents the outside shape of the building. The new structure should match the surrounding structures in projections, height, bulk, and relative size.

S-Skin.

New structures should have a visually and physically similar skin. The materials used to “clothe” the house should ultimately reflect the character of the neighborhood. As a new homeowner in Myers Park, you are able to take advantage of a variety of “skins,” because a wide variety of both masonry and frame materials are used throughout the district.

H-Holes.

Design elements that breach the structure’s solidity, such as windows and doors, are important visual elements and should also reflect the character of the district. Again, the vast array of window and door options in Myers Park allows for an extensive selection when choosing these design elements.





I-VI

Appendices





Appendix I

Researching Your Historic Property

Tallahassee Trust for Historic Preservation, Inc.
423 East Virginia Street Tallahassee, FL 32301
(850) 488-7334

- ❖ Files, studies, and photographs on over 1000 older buildings in Tallahassee and Leon County.
- ❖ Reference library on history of Tallahassee and Leon County, architectural history, preservation techniques, catalogs of preservation products and sources, and other technical information.
- ❖ Partial collection of Sanborn Insurance Company Maps, showing buildings in downtown Tallahassee at the turn of the century.
- ❖ Selection of historic photographs and maps of Tallahassee and Leon County.

Department of State RA Gray Building
500 South Bronough Street Tallahassee, FL 32399-0250

State Library of Florida, Florida Collection, 245-6600:

- ❖ Files on various historic buildings and families of Tallahassee and Leon County.
- ❖ Turn of the century city directories which list residents of Tallahassee by street address.
- ❖ Collection of historic maps of Tallahassee and Leon County.
- ❖ Numerous books, pamphlets, and other materials on the history of this community.

State Library of Florida, Library Information Center, 245-6600:

- ❖ Early local papers on microfilm.

Florida State Archives, Florida Photographic Collection, 245-6700:

- ❖ Extensive collection of historic photographs of Tallahassee and Leon County buildings and people.

Florida State Archives, 245-6700:

- ❖ Genealogical collection on many local families.
- ❖ E. A. Chesley property surveys from the 1930s and 1940s.

Appendix II Historic Preservation Contacts

Local

Tallahassee Trust for Historic Preservation, Inc.
426 East Virginia Street
Tallahassee, Florida 32301
(850) 488-7334
taltrust@taltrust.org
Website: <http://www.taltrust.org>

Tallahassee-Leon County Architectural Review Board
426 East Virginia Street
Tallahassee, Florida 32301
488-7334

Apalachee Archaeological Society
Post Office Box 20375
Tallahassee, FL 32316-0375

Tallahassee Historical Society
Post Office Box 6463
Tallahassee, Florida 32314-6463

Tallahassee Genealogical Society
Post Office Box 4371
Tallahassee, Florida 32315
Website: <http://www.talgen.org>

Florida Heritage Foundation
Post Office Box 793
Tallahassee, Florida 32302-0793

State

Florida Trust for Historic Preservation
906 East Park Avenue
Tallahassee, FL 32301
(850) 224-8128
Website: <http://www.floridatrust.org>

Bureau of Archaeological Research
Division of Historical Resources
RA Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250
(850) 245-6444

National

Association for Preservation Technology
Post Office Box 8178
Fredericksburg, VA 22404
(703) 373-1621

National Park Service
Department of the Interior
Preservation Briefs
Website:
<http://www.cr.nps.gov/hps/TPS/briefs/presbhom.htm>

Bureau of Historic Preservation
Division of Historical Resources
RA Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250
(850) 245-6333

National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, DC 20036
(202) 673-4000

Preservation Action
1350 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
(202) 659-0915

Appendix III Financial Considerations

As the owner of an historic home in MPHD, you are eligible for financial assistance from the City of Tallahassee with regard to the maintenance of your building.

Incentives include:

Waiver of various permit fees, development review fees, and other rehabilitation related fees, including:

- ✓ Eligibility for special provisions under the City's Gas Rebate Program and Energy Efficiency Loan Program
- ✓ Entitlement to modified enforcement of the Florida Building Code
- ✓ Eligibility for funding under the City Historic Property Grant and Loan Program

Grants can be used to make up the difference in cost between historic and non-historic repairs. For example, if the replacement of windows for your home would normally cost \$3,000 but would cost \$5,000 with in-kind materials towards a total restoration project, you could apply for a \$2,000 grant to alleviate the cost. Applications may be submitted for the grants program all year, and your historic home must be subject to the Historic Preservation Overlay as outlined in Section 10.4D of the city's zoning regulations. As a homeowner in the MPHD, you and your home already fulfill these requirements and are eligible for funding.

Please contact the Tallahassee Trust For Historic Preservation to discuss any incentives for which you may be eligible.



Appendix IV Glossary

Tallahassee Leon-County Architectural Review Board (ARB)—A review board composed of local individuals who either work in, or are involved with, architecture, preservation, or community action. Some ARB members must also be owners of historic properties. The review board oversees the Certificate of Appropriateness application process and facilitates the implementation of historic preservation guidelines.

Certificate of Appropriateness (COA)—A document that acknowledges the appropriateness (in regard to historic preservation guidelines) of a homeowner’s entire preservation or individual project plan. Before starting a construction project on your home, inquire as to whether a Certificate of Appropriateness is needed. The process for obtaining a COA can be found in “The Historic Preservation Process” section (Chapter 2) of this publication.

Certified Local Government (CLG)—The Certified Local Government for the Tallahassee area includes both the City of Tallahassee and Leon County. In order to be eligible for federal and state funded preservation opportunities, a city must become a CLG by creating a set of local preservation guidelines in harmony with the Secretary of Interior’s Standards and by establishing a local preservation review board (the ARB).

Historic Preservation Officer—The agent of the CLG. The Historic Preservation Officer is the Executive Director of the Tallahassee Trust for Historic Preservation.

Tallahassee Trust for Historic Preservation—The Tallahassee Trust is a not for profit Florida corporation that advocates on behalf of local and regional preservation efforts.

Designation (as an historic property)—The word “designation” when used in reference to a historic structure or district means that its significance has been acknowledged by inclusion in an historic properties register. MPHD is included in the Tallahassee-Leon County Register of Historic Places. This designation makes MPHD eligible for funding from the city and county as well as the State of Florida. Designation also places an Historic Property Overlay on the zoning of the property, which makes the property subject to regulation by the ARB.

Preservation Planning—“The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.” (as quoted in the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings)

Rehabilitation—“The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” (as quoted in the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings)

Secretary of the Interior’s Standards—The federal guidelines regarding the maintenance and preservation of historic properties. The Standards provide the preservation tenets that guide architectural review boards in the United States.

Appendix V Frequently Asked Questions

Q. *I have recently purchased a home in the Myers Park Historic District. What restrictions will there be on my property?*

The most basic tenet of local ordinances is that modifications, repairs, and maintenance on your home should be “in-kind” (with similar materials) as much as possible. Keep in mind, however, that when “in-kind” replacements are simply not possible, other methods or materials can be acceptable solutions. The guidelines help you to make the best, and often easiest, decisions about your home.

Q. *What are the benefits of owning a historic home?*

In addition to contributing to local history and historic character, you receive other potential benefits including some financial allowances that can facilitate the maintenance of your historic home. Remember, too, that as the owner of a historic home in the first residential historic district in Tallahassee, you have a home that has a special place both within Myers Park and within the Tallahassee community as a whole.

Q. *How do I apply for a Certificate of Appropriateness?*

The process to apply for a COA is outlined in “The Historic Preservation Process” (Chapter 2). Also, you can call the ARB staff to inquire about the process or to ask any questions you may want answered.

Q. *Who do I contact about financial considerations for historic property owners?*

You can contact the Tallahassee Trust, and staff can put you in contact with the local officials responsible for the various considerations.

Q. *I own a non-contributing property in MPHD. What effect does the designation have on me?*

Additions to your building or new buildings at the site should follow the guidelines in “Additions and other New Construction” (Chapter 5). New construction will be reviewed by the ARB for compatibility with the surrounding area. If your building is non-contributing only because of age, it will become contributing when it reaches the age of 50. You will then become eligible for the benefits and financial incentives as discussed in Appendix 3.

Q. *I am building a new home in MPHD. Do the guidelines have any effect on my property?*

The ARB reviews all new construction projects in MPHD. Please read “ Additions and Other New Construction” (Chapter 5) carefully and consult early on with ARB staff as you plan your home. Being in an historic district enhances the value of property for a number of reasons. Your new home should benefit in many ways from being in MPHD.

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Archival photos in Chapter 1 provided by the Florida State Archives.

All diagrams from *Model Guidelines for Design Review*, Division of Historical Resources, Florida Department of State.

