



Introduction

Historic preservation establishes an important connection to our heritage. This vital link is what gives a community a sense of place and character. As the case in many communities through-out Florida and the United States historic preservation has become a strong tourist attraction and an important element of the local economy. Historic preservation has also become the focal point of downtown revitalization efforts. The National Register/Local Historic District, which is on the National Register of Historic Places, represents the major geographic origin of the development of the City of Tarpon Springs. It is important to the community that this unique and special area maintains its historic context and identity. The National Register/Local Historic District Design Review Guidelines Manual is the final component in the hierarchy that links the City of Tarpon Springs Comprehensive Plan, the Comprehensive Zoning and Land Development Code- Article VII-Heritage Preservation and the Standards for Review defined in Article VII . This hierarchy establishes the City's comprehensive historic and cultural preservation program. Implementation of the design guidelines will ensure that the historic and cultural character and context of the Local National Register District are reinforced and preserved for future generations and to ensure its role as a focal point as an important business and residential district and a prominent tourist attraction.

The National Register/Local Historic District (hereby referenced as the Local Historic District in the document) Design Review Guidelines Manual is divided into several chapters. The first series of chapters provide an overview of the history of the district and a description of the major architectural styles and community characteristics in the District. The next series of chapters establish design standards and illustrate appropriate and inappropriate examples of rehabilitation to buildings, ensuring compatibility of additions with the architectural style of the main structure and ensuring that new construction is designed within the historic context of the district.

The purpose of the design review guidelines manual is to ensure preservation of the those historic and cultural defining community characteristics that make up the sense of place and economic strength of the Local Historic District. The guidelines provide the City staff, Heritage Preservation Board, property owners, architects and developers with a unified and easily understood set of standards and examples of how to appropriately rehabilitate a historic resource and to maintain the historic character of the community.

There are several common sense reasons for using these guidelines for rehabilitation. First, the guidelines are based upon and incorporate the Secretary of the Interior Standards for

Rehabilitation and the Standards for Review defined in the City of Tarpon Springs Comprehensive Zoning and Land Development Code (LDC) – Article VII- Heritage Preservation.

Secondly, these guidelines will be used as a basis for the City's Certificate of Approval. Thirdly, there are incentives for adhering to the design guidelines and the Secretary of the Interior Standards for Rehabilitation. These include state of Florida rehabilitation grants, federal tax credits and possibility of property tax exemptions, parking, floor area ratio and stormwater exemptions.

The design guidelines are part of the hierarchy of design standards established by the City and Secretary of the Interior Standards for Rehabilitation. The Secretary of the Interior Standards form the broad framework (goals), the Comprehensive Zoning and Land Development Code- Article VII-Heritage Preservation and Standards for Review establish the objectives and the design guidelines provide the specific text and graphics for implementing the goals and objectives.