Naples Historical Society

Naples Historic Preservation Program Design Review Guidelines
For Modification to Historic Buildings
IN or OUT of the Naples Historic District

Design Review Guidelines:

DRAFT - 16 July 2021

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DEFINITIONS

Historic District: A significant concentration of sites, buildings, structures, and objects united historically or aesthetically by plan or physical development. Historic districts change over time and are not meant to be frozen in time like museum pieces.

> *"Districts can include diverse resources that represent the area's development over time. A commercial or residential area, for example, may form a unified whole, but have resources built in a variety of styles over a long period of time."*
> Source: https://www.nps.gov/nr/publications/bulletins/nrb22/nrb22_VIII.htm

Historic Structures: Historic structures—or resources—are the buildings, objects, sites, and structures that have historic integrity, are significant to a community, and have reached 50 years in age (in general).

Contributing Structures: Contributing structures—or resources—are the sites, buildings, structures, and objects that played a role or, more simply, **existed** at the time the Naples Historic District Landmark came into existence (1987). In some instances, structures that are compatible with the architecture of that period, but **were built outside of the period of significance** of the district, will also be contributing.

Non-contributing Structures: Non-contributing structures—or resources—are the sites, buildings, structures, and objects that **did not exist** at the time the Naples Historic District Landmark came into existence (1987) or it is that which lost historic integrity.

https://www.nps.gov/nhl/apply/glossary.htm#ContributingResources

OVER-ARCHING CONSIDERATIONS

Historic districts are not museum pieces frozen in time. *Changes to properties located in historic districts are inevitable*[1]. Naples, as has been pointed out, is a vastly unique market in Florida with its unique challenges to historic preservation. Knowing about design options that are not prescriptive is critical to preventing tear-downs.

Since this historic preservation program does not request or commit federal or state dollars for any residential modification effort, design plan review may focus on the exterior only; the interior is not subject for review when no federal dollars are involved. This was confirmed by Ruben Acosta, SHPO, at the Naples Historic District Symposium on January 12, 2017.

The State Historic Preservation Office consults the National Register's criteria for evaluation for the modification of historic structures. The primary review components are Age, Significance and Integrity. The Naples Historic District list of contributing structures includes houses that

[1] This sentence was extracted from the City of West Palm Beach's website:
http://wpb.org/Departments/Development-Services/Historic-Preservation/Home/Additions-in-a-Historic-District

already reflect age, significance, and integrity; that is because these houses are located in the Naples Historic District and have received recognition at the state and federal levels.

Florida Building Code (FBC) refers to the Secretary of the Interior for the evaluation of a modification plan to an historic structure. It says modifications, *"…shall be guided by the recommended approaches in rehabilitation set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, Appendix B*".

Naples' Design Review Guidelines & Recommendations[2]: The DRB is not required to memorize a haunting, prescriptive list of mandates in order to evaluate design plan modifications. Other communities with long histories of rigid regulatory measures or that have preservation fully embedded in their social, institutional, or cultural fabrics may have mandates, but it is not required.

Before examining the Guidelines, consider the following:

…from the 1966 Historic Preservation Act:

> *"The Criteria for Evaluation…were written to offer broad guidance based on the practical and philosophical intent of the 1966 (Historic Preservation) Act,"* an Act intended to govern how Federal dollars are used in preservation projects. They are advisory, not regulatory.

…from the Secretary of the Interior's Standards:

> *"The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed."* [3]

…from SHPO:

> *"You may exercise broad interpretations of the ten standards as applied by the local review board judgment. Exterior application only is acceptable."*[4]

While Naples' guidelines are not prescriptive, the review process will include demonstrable subject areas for presentation and debate. This review will take place immediately after the homeowner team's presentation to the DRB and will be based on intellectual dialogue that considers the house in question and, among other things, its relationship to its neighbors and other houses within the District. The Design Review Application will facilitate the process.

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[2] Appendices W: Naples' Design Review Guidelines.

[3] Source: https://www.nps.gov/tps/standards/four-treatments/treatment-guidelines.pdf

[4] Ruben Acosta, Survey & Registration Supervisor, Florida Department of Historical Resources, Naples Historic District Symposium, January 12, 2017.

1987 NATIONAL REGISTER APPLICATION NARRATIVE
➔➔The updated National Register Narrative for 2017 follows this section.

The earliest buildings in the district are simple, frame vernacular cottages which exhibit small hints of Queen Anne and Stick style influences. The Haldeman House, located on the beach at Twelfth Avenue South, is typical of these buildings. The house features a long, single side plan with steeply pitched roofs. The gable ends contain turned spindle work and shingled areas. Verandas (**Photo A**) extend around the house for shade and cooling. Other buildings display board and batten exteriors, such as those at, 53 Broad, and 60 12th Avenues.

Buildings inspired by the Colonial Revival (**Photo B**) style are also found in the district. The Colonial Revival style developed in America after the turn of the century as a conservative trend associated with the east coast. The style involved the revival of architectural forms from the American Colonial period. Various elements from the Adams, Federal and Georgian styles were combined to create a new style which became popularized by mail order plans and home magazines. In Naples, Colonial Revival buildings are usually three-bay, two-story structures with horizontal wood siding. The buildings at 88 Broad, 15 11th, and 287 11th Avenue are Colonial Revival in inspiration.

The predominant architectural style in the district is the Bungalow (**Photo C**). The bungalow was a popular style in American residential development during the first part of this century. Several type of bungalows can be identified in the district. The most common bungalow includes a gable parallel to the street and incorporates a shed dormer, often with multi-light casement windows. A veranda or porch is inset under the main roof and is supported by tapered posts. Examples of this type are found at 107 Broad, 110 Broad, 180 Broad, 187 Broad, 245 Broad, 157 11th, and 205 11th.

Another type of bungalow found in the district is characterized by a front-facing gable roof (**Photo D**). One or more gables project from the faced over an open porch which is set to one side. These buildings have a narrow plan with a living-dining room combination and kitchen on one half with the bedrooms and bath on the other. Decorative treatment ranges from simple brackets and open eaves to elaborate bargeboards, complex brackets and open lintel systems. A jerkin head roof was also identified. Brick chimneys are characteristic of this type, located on the exterior with small windows flanking the chimney. Examples of this type of bungalow include 44 11th, 210 11th, 223 11th, 230 11th, 244 11th and 256 11th.

Bungalows with a gable placed parallel to the street were also found with a cross gable projecting from the façade of the building over an open porch. This type is almost square in plan with an exterior chimney and exposed brackets. Examples of this variation found at 207 Broad, 239 Broad, 123 11th, and 231 11th.

Another revival style that is unusually infrequent in Naples is the Mediterranean Revival (**Photo E**). This style generally refers to architectural elements borrowed from the countries surrounding the Mediterranean Sea. It became popular in the late 1910's as part of increased interest in historical styles and elements. In Florida, the style attained widespread popularity

through promotional real estate developments, especially during the boom of 1925-26. While the style would be expected to predominate in a platted, speculative development such as Naples, it does not. Naples was developed much earlier than the popularization of the Mediterranean Revival style and most of its historic buildings pre-date the 1925-26 real estate boom, some by several decades.

Two commercial buildings are located in the district: the Mercantile Building at 1177 Third and the Naples Company Building at 1148 Third. The Mercantile Building, now restored, is a masonry vernacular (**Photo F**) building with a capped parapet and niche with wrought iron balconies. The Naples Building was built in 1922 to serve as offices for the land company. The masonry vernacular building displays a jerkin head gambrel roof (**Photo G**) unique to the district. The building has been significantly altered through a one-story shingled addition.

For purposes of the National Register nomination, all buildings that are over fifty years of age are considered contributing. Non-contributing buildings date from the period 1940-60. These buildings were built by the Naples Company, the original development concern, and include several concrete block ranch style homes and apartment buildings. The non-contributing structures do not detract from the overall physical integrity of the district as they are similar in height, scale and massing to the contributing buildings.

The buildings located within the district are in excellent, well-maintained condition. The integrity of the district faces development threats from commercial encroachment and insensitive remodeling of residential structures. The commercial core of the old section is an anomaly to the area, yet the scale and well-defined borders provide a convenient, urban content to the area, as well as maintain the integrity of the historical development pattern which included a pier surrounded by houses and a small commercial area.

The district was delineated as a result of an historic and architectural survey sponsored by the City of Naples. The survey involved the systematic location, identification and evaluation of structures dating to the historic period, generally relating to development prior to 1930. Field analysis, historic research and photography were employed to identify the district and delineate its boundaries.

2017 NATIONAL REGISTER APPLICATION NARRATIVE (ADDITIONAL DOCUMENTATION)

Summary Description

The Naples Historic District was listed on the National Register of Historic Places December 17, 1987. This new additional documentation revises the contributing resource count within the existing boundaries of the district, updates details for the architectural description of the district, extends the period of significance to 1964, and expands the statement of significance.

The Historic District maintains architectural continuity from 1937 through to 1964. This period completes the filling-in of the original 1885 plat of Naples with similar single-family cottages as the period prior to World War II. The majority of houses constructed between 1937 and 1964 are in the Frame Vernacular style, which utilizes local materials and vernacular architectural

elements such as a variety wood siding, large porches, front and side gable roofs, a variety of roof dormers, and various types of wood windows and shutters. Other architectural types and styles include late examples of the craftsman style bungalow and early examples of post-war minimal traditional and ranch house. Also identified in this update are secondary buildings on the properties-guesthouses, garages, carriage houses, and so on.

Narrative Description

By 1960, the area encompassing the Naples Historic District was essentially filled in, with the remaining empty plots occupied by either new construction or the relocation of existing cottages. New construction followed a similar pattern to development before 1940, with the construction of vacation cottages and subsidiary guesthouses or garages on large plots of land. The majority of these houses were constructed in the Frame Vernacular style, although there were also examples of craftsman-style bungalows and minimal traditional houses as well. Hurricane Donna in 1960 ended the period of individual home construction and created opportunities for the construction of multi-family condominiums and motels. The destruction of the Naples Hotel in 1964 marks the end of the period of significance.

As part of this update, several houses' architectural styles have been reclassified. See the following list of contributing and non-contributing resources for the current classification.

UPDATED ARCHITECTURAL DESCRIPTIONS

Frame Vernacular

The most common architectural style within the Historic District is Frame Vernacular, with 31 out of 65 contributing properties exhibiting this style. According to Joie Wilson, author of *Dream Houses: Historic Beach Homes and Cottages of Naples*, houses exhibiting the Frame Vernacular lack distinct high-style elements but instead combine various building traditions that are adapted to the materials and climate of Naples. This includes the use of native pine and other woods for the frame and finishes of the houses, and tabby (a form of concrete made from burnt seashells) for foundations. Characteristic elements include deep porches, wide eaves, high ceilings, front and side gable roofs of varying pitches and materials (including wood and asphalt shingles), wood shutters, and a variety of wood siding such as vertical board and batten and horizontal lap siding. Houses could be simple in plan with minimal complexity to larger, rambling cottages that were modified over time. Some of the earlier Frame Vernacular houses exhibit the influence of earlier Queen Anne (**Photo H**) or Shingle styles, but these are rare and limited in scope.

The 1987 nomination for the Naples Historic District indicated that the Haldeman House at 60, 12th Avenue (build 1886) was the best example of the Frame Vernacular in the district. However, this house was relocated to Bonita Springs, 15 north of Naples, in 2006 to allow the redevelopment of the lot. The house was substantively modified after its relocation and no longer retains sufficient historic integrity for individual designation.

Minimal Traditional

The Minimal Traditional style developed in the 1930 and became widespread after World War II as a result of federal government incentives for home construction and buying. Minimal Traditional houses are typically small in size and compact in massing, and may be rectangular in plan or have a small, front gabled wing on the façade. Roofs can vary in pitch but commonly lack wide eaves. These houses can have various applied ornament that references a variety of revival styles such as colonial or Mediterranean, but the ornament is limited in scope. Three contributing homes were identified in this style: 241 10th Ave S and 255 10th Ave S. (**Photo I)**

Ranch

Ranch Style homes developed in California as early as the mid-1930s, but exploded in popularity in the 1950s as part of the post-war residential building boom fueled by growing families, suburbanization, and feral subsidies for home ownership. Ranch homes are typically one story homes with broad, low sloped roofs that create a strong horizontal emphasis. The interior plans can be rambling. Windows can vary, but there is often a large picture window or bank of windows lighting the living rom. Many ranch houses incorporate a garage into the building, rather than having a detached garage like earlier homes. One ranch house was constructed within the district during the period of significance: 955 Gulf Shore Blvd.

Guesthouses and Garages

Residents from the earliest period of Naples' history constructed additional structures on the large lots provided by 1885 plan of the city, including carriage houses, servant's quarters, guesthouses, and later, garages. These buildings were often in the same architectural style as the main building on the property; otherwise they were often constructed in the frame vernacular style.

Garages are currently the most common subsidiary building in the historic district. These buildings are typically small, rectangular one story buildings with gabled roofs. The majority of the garages identified as contributing to the district were constructed at the same time as the main building on the property and match the main building's architectural style. The earliest garages in the district may have been initially constructed as carriage houses or servant's quarters and then modified at a later date to accommodate automobiles. Garages constructed in the 1920s and later most likely were purpose built for automobiles, especially after the completion of the Tamiami Trail to Naples in 1928.

Twelve contributing properties feature one or more guesthouses on the same parcel. Guesthouses are single story, gabled buildings with relatively simple plans that are smaller in size to the main building on the property but often share the same architectural style. These houses were often constructed for the property owner's friends or family that would travel to visit during the vacation season. The earliest guest houses may have also served as servant's or caretaker's quarters, but have since been modified.

Naples Pier

The Naples Pier was constructed in 1888 as part of the original development of Naples and was one of the first buildings constructed by the Naples Company. It formed one end of a cross-axis established by the 1885 plan of Naples that extended between the gulf shore and the Gordon

River, where another pier was located. The Naples Hotel (demolished 1964) was located between the two piers at 12th Avenue and Gordon Drive.

The Pier is constructed of concrete trestles supporting a wood deck. Five rectangular wood pavilions with hip and gable shingle roofs are located along the pier: two pavilions parallel to the pier on the shore, two pavilions parallel to the pier half-way down the length of the structure, and one pavilion perpendicular to the pier at the end of the structure. Recently, the landward and central pavilions were clad in vinyl siding, lowering their integrity.
The current pier is a 2015 reconstruction, where the wood decking and railings were replaced. Due to the effects of seawater upon the original wood materials, fires, and destruction by hurricanes, the city of Naples has periodically replaced the pier. Previous replacements occurred in 1911, 1926, 1944, 1960, and 1995-96. The current design of the pier dates to the reconstruction following Hurricane Donna in 1960.

The original 1888 pier was a wood trestle t-shaped in plan and 600 feet long. The pier was lengthened to 700 feet in 1911 and reconfigured to end in a Y-shape. This pier was reconstructed in 1926 following a hurricane. After the 1944 hurricane, the pier was rebuilt not as a utilitarian structure for offloading ships but a recreational structure for fishing. The 1944-1960 pier did not feature the multiple pavilions but instead a frame vernacular store building was located halfway down the pier. The boardwalk passed through the building, allowing access to the end of the pier. All piers were constructed of wood trestles supporting a wood deck with wood railings.

Modifications and Integrity (**Photo J**)
Houses in the historic district have a long history of modification over time. Many house have both historic and non-historic additions and alterations. The most common modifications is the enclosure of porches by installing a variety of window types, including casement and double-hung sash. These alteration is often associated with the introduction of air conditioning. Cottages also feature rear additions or the construction of pop-ups to provide more interior space. Modern, non-historic alterations include the construction of pools and decks, additions that connect historic homes to their guesthouse or garage, the replacement of historic siding, and the replacement of windows.

Overall, the district retains a high level of integrity. Exterior modifications often match the property's established architectural style. Additions are often located to the rear of the property or are hidden by extensive vegetation, limiting their visual impact upon the public façade. However, extensive non-compatible modifications to several historic homes endanger their contributing status. Additionally, the integrity of the district is threatened by the demolition of historic homes and the construction of buildings that ignore the historic size, massing, setback, and architectural style of the historic district.

PRESERVATION APPROACHES

Identify, Retain, Preserve (Photo K)--Preservation applies the measures necessary to sustain the existing form, integrity, and materials of a historic property. Preservation

work generally focuses on the ongoing maintenance and repair of historic features and materials rather than extensive replacement and new construction.

Protect, Maintain, Rehabilitate (Photo L)--Rehabilitation adapts a property for a compatible use through repair, alteration, and addition while preserving those portions or features that convey its historical, cultural, or architectural values.

Repair, Restore (Photo M)--Restoration accurately depicts the form, materials, features, and character of a property as it appeared at a particular period in time. Restoration retains as much of the fabric from the historic period as possible. Inconsistent features may be removed and missing features faithfully reconstructed in accordance with the restoration period.

Repair with Alternations & Additions—Alterations may include providing additional parking space on an existing historic building site, cutting new entrances or windows on secondary elevations, inserting an additional floor, installing an entirely new mechanical system, or creating an atrium or light well. Alternation may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition may seem to be essential for the new use…and if it is judged to be the only viable alternative, it should be designed and constructed to be clearly different from the historic building so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Replace, Reconstruct (Photo N)--Reconstruction depicts, with new construction, the form, materials, features, and character of a property that no longer exists, as it appeared at a particular period of time, usually in its historic location.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

NATIONAL REGISTER GUIDELINES
(Extrapolated from Bulletin, *How to Apply the NR Criteria for Evaluation)*

The Criteria for Evaluation were written to offer broad guidance based on the practical and philosophical intent of the 1966 (Historic Preservation) Act, an Act intended to govern how Federal dollars are used in preservation projects. They are advisory, not regulatory.

Historic houses IN the Naples Historic District already reflect age, significance and integrity. Modification of an historic structure should focus on maintaining integrity.

Age

--50 years +
--Fragile and Short-lived Resources (less than 50 years, but with demonstrated significance and integrity)

Significance

Determine the general features the property should possess for it to reflect the significance of the historic context.

Integrity

Historic Districts
For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished.

Integrity is the ability of a property to convey its significance.
The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

Location
Location is the place where the historic property was constructed or the place where the historic event took place. Integrity of location refers to whether the property has been moved or relocated since its construction. A property is considered to have integrity of location if it was moved before or during its period of significance. Relocation of an aid during its active career if the move enhanced or continued its function is not a significant loss of integrity. For example, in 1877, the 1855-built Point Bonita Light was relocated from a high bluff to a rocky promontory to improve its visibility to mariners. Aids to navigation relocated to serve new purposes after being decommissioned suffer a serious loss of integrity of location, but are not automatically precluded from listing.

Design
Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. But properties change through time. Lighthouses may be raised or shortened; buildings may be added or removed from a light station; sound signal equipment and optics may change to reflect advancing technology. Changes made to continue the function of the aid during its career may acquire significance in their own right. These changes do not necessarily constitute a loss of integrity of design.

Setting
Setting is the physical environment of a historic property that illustrates the character of the place. Integrity of setting remains when the surroundings of an aid to navigation have not been subjected to radical change. Integrity of setting of an isolated lighthouse would be compromised, for example, if it were now completely surrounded by modern development.

Materials
Materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past. Integrity of materials determines whether or not an authentic historic resource still exists. *Reference the Four Approaches to Preservation, which include National Register language and that from the Secretary of the Interior.*

Workmanship
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling
Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling is dependent upon the aid's significant physical characteristics that convey its historic qualities.

Association
Association is the direct link between a property and the event or person for which the property is significant. A period appearance or setting for a historic aid to navigation is desirable; integrity of setting, location, design, workmanship, materials, and feeling combine to convey integrity of association.

TEN STANDARDS OF THE SECRETARY OF THE INTERIOR

"The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed."
Source: The Secretary of the Interior's Standards
https://www.nps.gov/tps/standards/four-treatments/treatment-guidelines.pdf

"You may exercise broad interpretations of the ten standards as applied by the local review board judgment. Exterior application only is acceptable."
Source: Ruben Acosta, Survey & Registration Supervisor, Florida Department of Historical Resources, Naples Historic District Symposium, January 12, 2017.

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 archeological 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 its environment would be unimpaired.

FLORIDA BUILDING CODE, CHAPTER 12

> …defines historic character as the essential quality of an historic building or space that provides its significance. The character might be determined by the historic background, including association with a significant event or person, the architecture of design, or the contents or elements and finishes of the building or space.
>
> Florida Building Code requests the Secretary of the Interior's Guidelines for Rehabilitation, Appendix B, be considered for alternations to historic structures.

LOCAL STANDARDS FOR NEW CONSTRUCTION

The architectural components listed below serve as examples to achieve broad visual integrity in the Naples Historic District with regard to new construction. These components are not prescriptive but offer an approach to reflect the existing character in the District.

<u>Photos P-AA</u>

P. Window and door casing, trim

Q. Awning type shutters for ventilation and privacy

R. Pier foundations (main floor elevated above the ground)

S. Lapped siding

T. Vertical board and batten siding

U. Roof types: Hipped, Gable, Shed

V. Gable end vents

W. Roof dormers

X. Single or double-hung windows with optional transom windows

Y. Narrow fascias at the roof overhang

Z. Exposed rafter tails at soffit overhangs

AA. ½ round gutters

REMOVAL OF A PROPERTY FROM THE NATIONAL REGISTER OF HISTORIC PLACES

Sec. 60.15 Removing properties from the National Register.

(a) Grounds for removing properties from the National Register are as follows:

(1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing;

(2) Additional information shows that the property does not meet the National Register criteria for evaluation;

(3) Error in professional judgement as to whether the property meets the criteria for evaluation; or

(4) Prejudicial procedural error in the nomination or listing process. Properties removed from the National Register for procedural error shall be reconsidered for listing by the Keeper after correction of the error or errors by the State Historic Preservation Officer, Federal Preservation Officer, person or local government which originally nominated the property, or by the Keeper, as appropriate. The procedures set forth for nominations shall be followed in such reconsiderations. Any property or district removed from the National Register for procedural deficiencies in the nomination and/or listing process shall automatically be considered eligible for inclusion in the National Register without further action and will be published as such in the Federal Register.

https://www.nps.gov/nr/regulations.htm#6015

(Photo Gallery, next page)

PHOTO GALLERY

Photo A: Veranda



Photo B: Colonial Revival



215 10th Avenue South

Photo C: Bungalow



107 Broad Avenue South

Photo D: Front-facing gable roof



137 12th Ave South

Photo E: Mediterranean Revival



186 11th Avenue South

Photo F: Masonry Vernacular



1177 Third Street South

Photo G: Jerkin head Gambrel Roof



Photo H: Frame Vernacular/Queen Anne



Florida Trust for Historic Preservation HQ

Photo I: Minimal Traditional



241 10th Avenue South



255 10th Avenue South

Photo J: Modifications with Integrity



53 Broad Avenue South

Photo K: Identify, Retain, Preserve



137 12th Avenue South, Historic Palm Cottage

Photo L: Protect, Maintain, Rehabilitate



40 9th Avenue South

Photo M: Repair, Restore



245 Broad Avenue South

Photo N: Replace



The Naples Pier

Photo O: REMOVED

Photo P: Window and door casing trim



255 10th Avenue South

Photo Q: Awning type shutters for ventilation and privacy



92 10th Avenue South

Photo R: Pier foundations (main floor elevated above the ground)



1st floor elevated

Photo S: Lapped siding



Photo T: Vertical board and batten siding



244 11th Avenue South

Photos U1, U2, U3: Roof types--Hipped, Gable, Shed



HIPPED: 132 10th Avenue South



GABLE: 99 11th Avenue South



SHED: 241 10th Avenue South

Photo V: Gable end vents



273 10th Avenue South

Photo W: Roof Dormers



107 Broad Avenue South

Photo X1, X2, X3--Single or double hung windows with optional transom windows



Single hung



Double hung



Transom

Photo Y: Narrow fascias at the roof overhang



Photo Z: Exposed rafter tails at soffit overhangs



one rafter tail design

Photo AA: 1/2 round gutters



****END DOCUMENT****