

# Proposed Town Hall Renovations Peer Review of Florida SHPO Comments

Town Council  
December 12, 2023



# Florida SHPO Comments

- ▶ Initial Town Hall renovation concepts sent to the Florida State Historic Preservation Officer (SHPO) for comments.
- ▶ SHPO provided comments on September 6, 2023.
- ▶ Town requested Wade Trim to provide a peer review and recommendations in response to SHPO comments.
- ▶ Wade Trim Historic Reviewers:

Arthur Mullen, AICP, MS in Historic Preservation from Columbia University, and Federally qualified as Architectural Historian and Historian (36 CFR, Part 61)

Dough Dierlich, RLA, Professional Landscape Architect and former Chair of the City of St. Cloud Historic Preservation Board

# Recommendations

- ▶ National Register historic designation is not a prohibition on changes or alterations.
- ▶ Local historic district review to assure harmony in design, limit damage or inappropriate alteration, and maintain historic connection.
- ▶ Town is a Certified Local Government for historic protection by the State of Florida (Town's HPB).
- ▶ Town's HPB must issue a "Certificate of Appropriateness" for the proposed renovations.
- ▶ "Appropriateness" - U.S. Secretary of Interior's 10 Standards for Rehabilitation (SR).

# SHPO Comments and Recommendations

- ▶ Town Hall designated in 1994 - Alterations up to 1994 are recognized as contributing to its history.
- ▶ Information provided to SHPO was preliminary - Primary comments from SHPO were to request more information on materials and construction methods.
- ▶ SHPO comment: Roof alterations - Flat to Hip Roof
  - ▶ Recommendations:
    - ▶ Provide more information showing consistency with with SR.
    - ▶ Reinstall original railing along roof edge to lessen massing of hipped roof behind railing.
    - ▶ Proposed hipped roof can be compatible.

# Recommendations

- ▶ SHPO comment: Renovation with Hardie board
  - ▶ Recommendations:
    - ▶ Only proposed on western elevation where non-original materials already exist.
    - ▶ Hardie board installed to match appearance and profile.
- ▶ SHPO comment: Rotted wood replacement
  - ▶ Recommendations
    - ▶ Replacement installed to match design and profile of existing siding.

# Recommendations

- ▶ SHPO comment: Metal roof
  - ▶ Recommendations:
    - ▶ SHPO did not object or support proposed metal roof requested more information on visual impact to structure.
    - ▶ The metal roof can be used with minimal visual impact and increased roofing protection.
- ▶ SHPO comment: Handicapped ramp
  - ▶ Recommendations
    - ▶ Proposed handicapped ramp should be acceptable as it is consistent with the SR.

# Recommendations

- ▶ SHPO comment: New multi-purpose room
  - ▶ Recommendations:
    - ▶ SHPO found new multi-purpose room met the SR and had no objections or comments.
- ▶ SHPO comment: Restroom addition/expansion
  - ▶ Recommendations
    - ▶ SHPO found not compliant with SR due to change to the Town Hall façade.
    - ▶ Additional discussions with SHPO to find design alternatives.
    - ▶ One construction alternative is to not build new restroom and change new multi-purpose room to new restroom.

# Recommendations

## ▶ Proposed Performance Gazebo

### ▶ Recommendations:

- ▶ Do not extend roof of gazebo to the Town Hall on the north elevation - maintain separation.
- ▶ Reduce height and massing of gazebo roof to lessen visual impact of new structure on the Town Hall.

## ▶ Final Recommendation

- ▶ With some more design and details, the Town will be able to provide renovations to Town Hall that will maintain its historic connection and provide long needed improvements to protect this historic structure.