

Governmental Center Survey & Findings



UWF Historic Trust
August 10, 2017

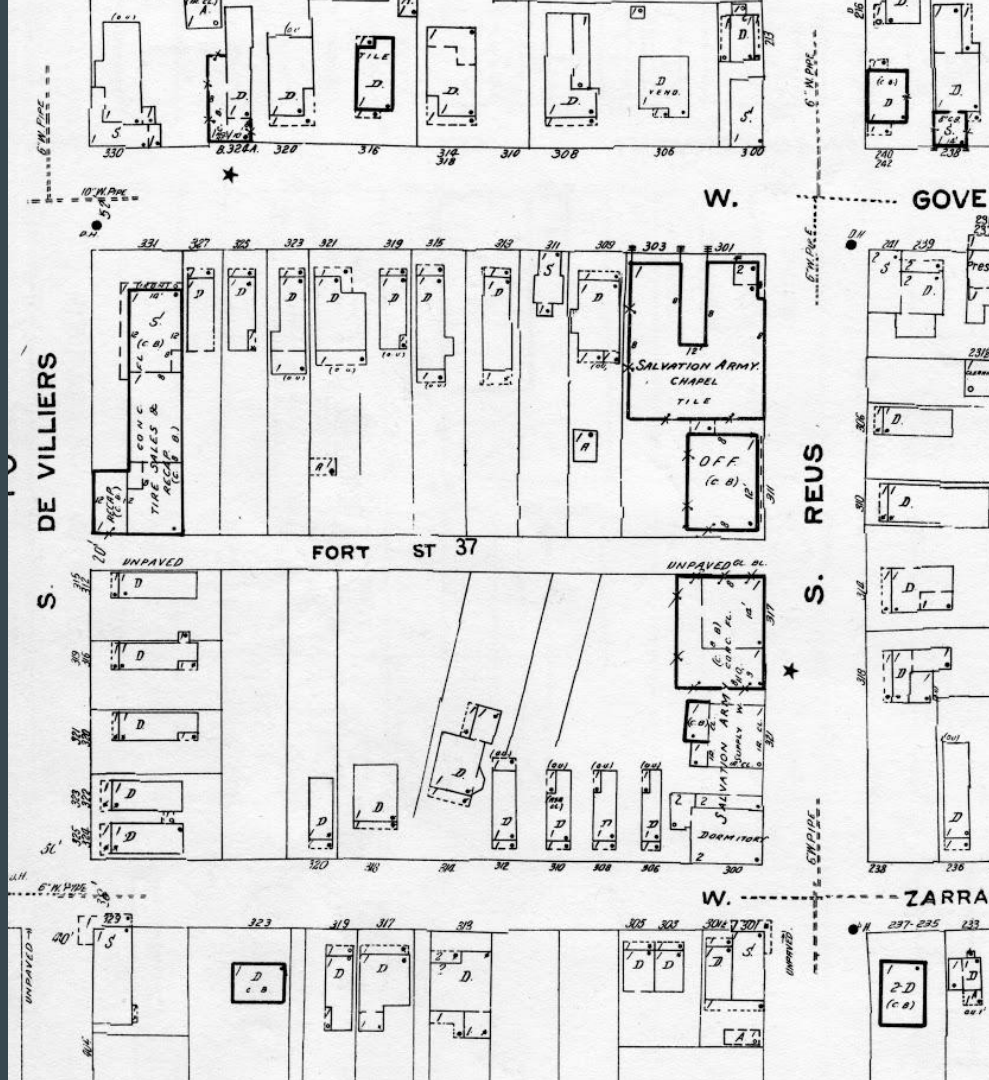
Introduction

- UWF Historic Trust Project Team
 - Ross Pristera, Historic Preservationist
 - Laurie Kraus-Landry, Preservation Intern
 - Jessica Stevenson, Preservation Intern
 - Gabe Curran, City Planning Intern
- Funding Sources
 - UWF Historic Trust
 - Council Discretionary Fund
 - Volunteer
- Project
 - Governmental Center District (GCD)
 - Proposed Maritime Redevelopment District
 - First major re-survey of a review district
 - Started March 2017



Original Scope of Work

- Re-survey the GCD
- Research history, architecture, and urban planning
- Recommend Guidelines for the GCD

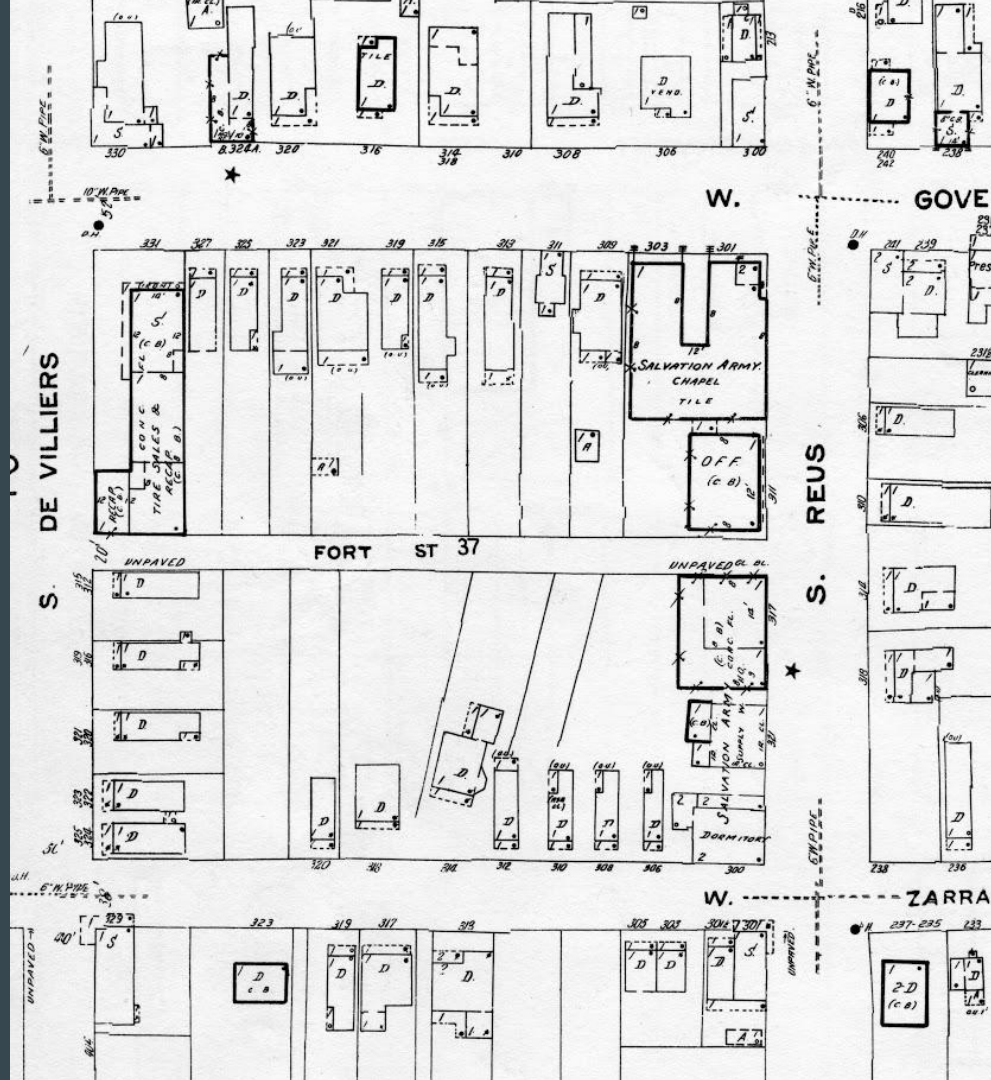


Original Scope of Work

- Re-survey the GCD
- Research history, architecture, and urban planning
- Recommend Guidelines for the GCD

Expanded Scope of Work

- Survey the proposed Maritime Redevelopment District (MRD)
- Determine if proposed MRD is appropriate to replace the GCD
- Recommendations based on survey



History of the GCD

Tanyard

- Early industrial center
- Residential development in the late 19th & early 20th centuries
---W. Intendencia, S. Devilliers
- Shotgun houses and small cottages
- Mixed neighborhood of African-American, white, and creole population

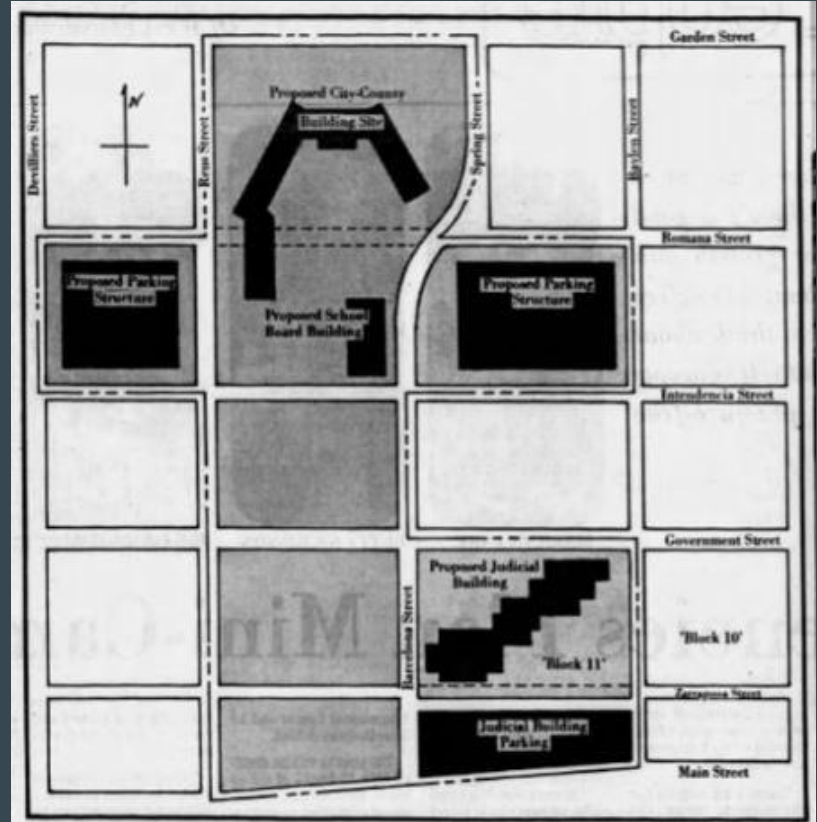


History of the GCD

- 1969: Creation of Governmental Center Authority (GCA)
 - GCA empowered to acquire land, construct buildings, & rent/lease buildings
 - Governmental Center Complex to provide consolidation of government services
 - GCD will be a “center of pride and functional beauty for the city and county residents.”

City, County to Settle On Bill for Complex

The Pensacola City Council is scheduled to meet with Escambia commissioners at 4 members of the Legislature and the two local governing bodies.



SHADED AREAS OF MAP ARE PROPOSED FOR GOVERNMENTAL CENTER
commissioners want to purchase Block 10 (lower right) for Judicial Building

History of the GCD

- 1970's: Destruction of the residential neighborhood to build government structures
 - Boundaries of Governmental Center Complex determined
 - Land acquired in Blocks 2, 3, 11, 12, & 13
 - Houses razed or relocated
 - Judicial Building and State Office Building completed, 1978



Moving Day Heartache Touches Block 13

By SANDRA STAIRS
News Staff Writer

It was a no-hard-feelings-fake-about-moving-to-a-new-home-but-I-still-have-to-see-the-old-place-gone kinda day this morning on Block 13 of the new Governmental Center complex.

Everything was a blur to the few remaining residents rushing to meet the moving deadline of noon Tuesday.

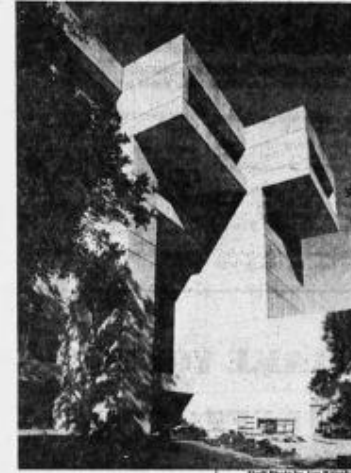
Dulled by the heartache of leaving homes they'd lived in for as long as 60 years, and as short as 17 years, Block 13 inhabitants jumbled words and thoughts and despair together . . . and then poured them out in tears and run-on sentences.

The residents were young when they came to the block long ago, young in spirit and in hope.

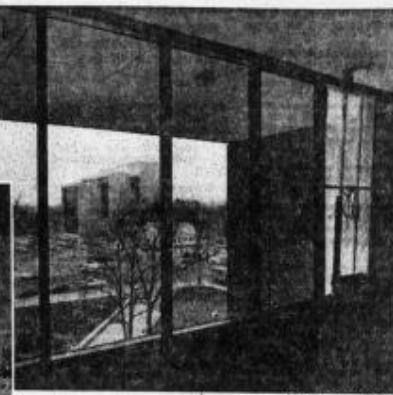
Today, they were old, burdened by grief, vowing never again to resist the old neighborhood when "it" was done.

The few that were left this morning admitted they understood and accepted the need for

SNEAK PREVIEW



Staff Photo by Jim Blandford
Building's exterior features eye-catching, modernistic lines



Staff Photo by Jerry Kovach
Huge windows give wide-angle view to west

Judicial Building: Huge But Practical

By DENNIS HANOVER
Journal Staff Writer

Justice will be moving into its new "digs" in downtown Portland soon.

No more will judges wait for a courtroom to begin work. No more will badly shuddered with weary about moving prisoners through hallways crisscrossed with prosecutor paths. No more will lawyers

have to traipse all over town to get out of business.

Why? Because Escambia County finally is going to have its entire justice system in one place.

From the outside, the modern judicial center looks like a bunch of rectangular boxes laid one upon the other aimlessly.

At first glance the building doesn't appear to have enough windows — considering the myriad possibilities for spectacular vistas. But as so often happens, looks are deceiving, and a short walking tour of the building recently proved the point again.

Entering the building on the first floor, one finds plenty of sunlight streaming in through the large glass openings. The same is true on every floor. The major rooms for the seeming lack of glass outside is that all eight courtrooms are windowless.

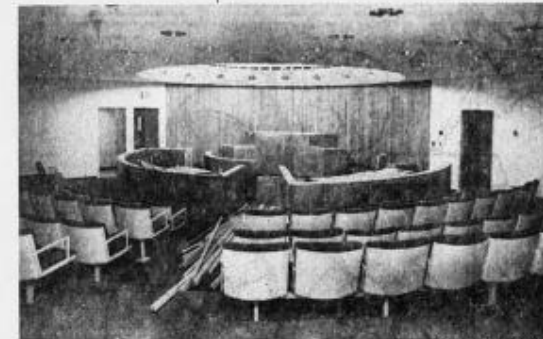
The center core of the building is six stories high. Two appendages — each two to three high — poke out from the east and west sides of the building.

Julius Petersen, an architect who serves as the inspector for the governmental center architects, raved about the building's progress.

"We're pretty well on schedule," he said. "Most of the trades are working on the building right now. Electricians, glass people, carpenters, ceiling people, painters and plasterers. I don't know if any of the trades that have completed their work, and left yet."

Petersen said several hundred people from 25 different trades have worked on the judicial center since construction began two years ago.

He said the county will accept the building on March 22 though work on it will continue after that date.



Staff Photo by Jerry Kovach
Spacious, new main courtroom features oak paneling and limestone and woodwork.

History of the GCD

- 1979: Creation of Governmental Center District (GCD) with ARB oversight
 - Architectural Review Board created in 1968
 - ARB granted oversight with initial formation of the GCD
 - Special overlay district with focus on aesthetic review
- 1986: City Hall Completed
- 1997: Judicial Building Expansion



GCD Survey

- Data collected
 - Photographs
 - Property classifications
 - Significant
 - Compatible
 - Non-conforming
- Architecture
 - Style
 - History
- Urban design
 - Urban v. Suburban
 - Setbacks
 - Onstreet parking
 - Alley assessment

109 W. Romana Street

Description: Single Story Building

Original Use: Commercial

Present Use: Vacant

Constructed: 1930

Integrity of Site:

Altered Unaltered Original Site Restored Moved

Openings on north facade filled; 1987

Classification:

Significant Compatible Non-Conforming

Significance:

D. R. Saunders owned the property at the time of construction. This commercial building was originally occupied by Petterson-Stubbs Auto Repair. It provides a good example of masonry vernacular architecture from the 1930s.

Style: Early 20th Century Commercial Vernacular

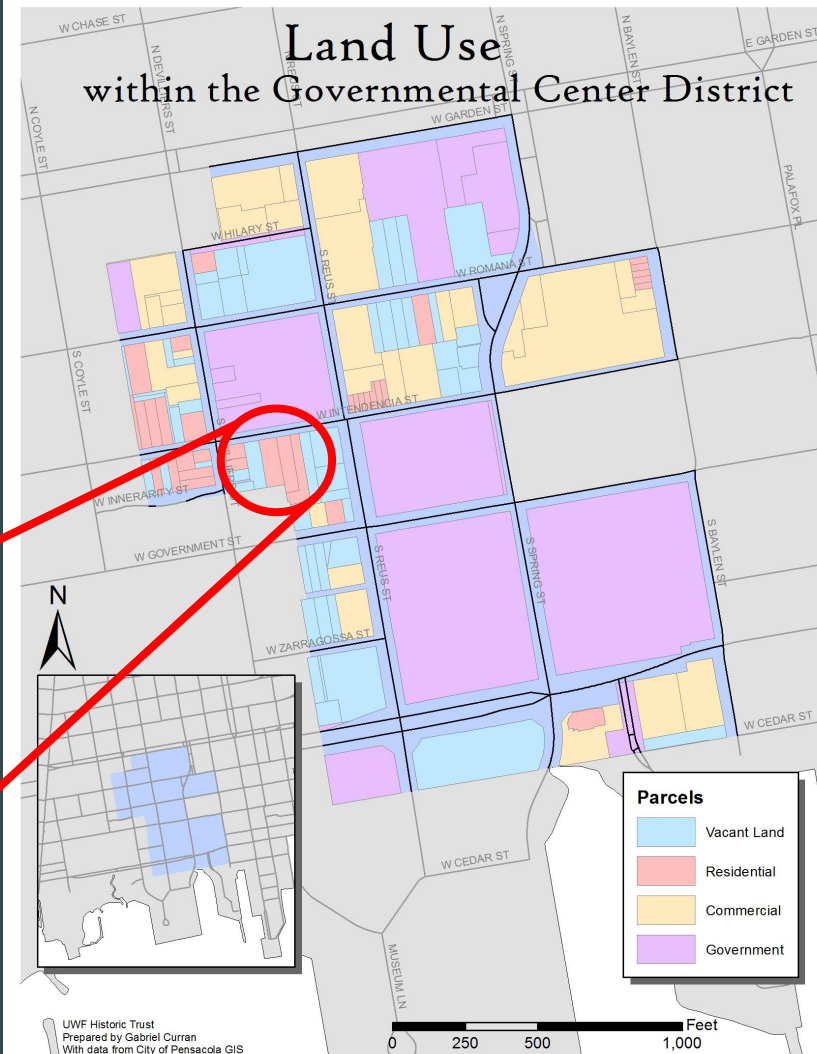
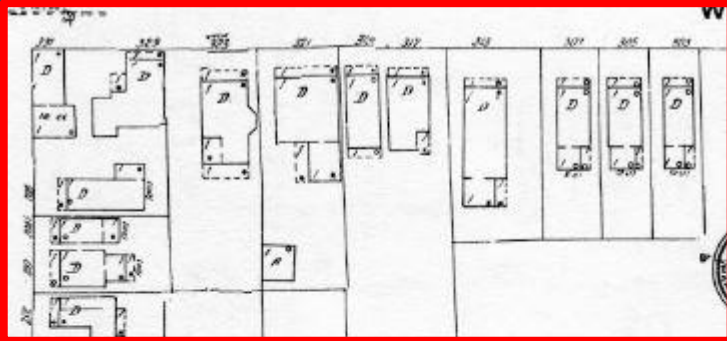
Material Description:

- Foundation Type/Material: Continuous/Brick
- Exterior Fabric: Brick
- Roof Type/Material: Flat, built up with stepped parapet
- Roof Secondary Structures: N/A
- Windows: Filled (see above)



Current GCD Land Use Map

- Dominance of government owned land
- Second largest land use is commercial
- Large areas of vacant land
- Cluster of residential land
 - On shotgun plots
 - Original Tanyard



Building Classifications

- Significant
 - Contribute to original character of district/downtown
 - Historically relevant buildings
 - Architecturally important
- Not the same as “contributing” as used in the historic districts



Building Classifications

- Compatible
 - New Infill buildings following good urban design
 - Urban rather than suburban buildings and site layout
 - Unique architectural designs



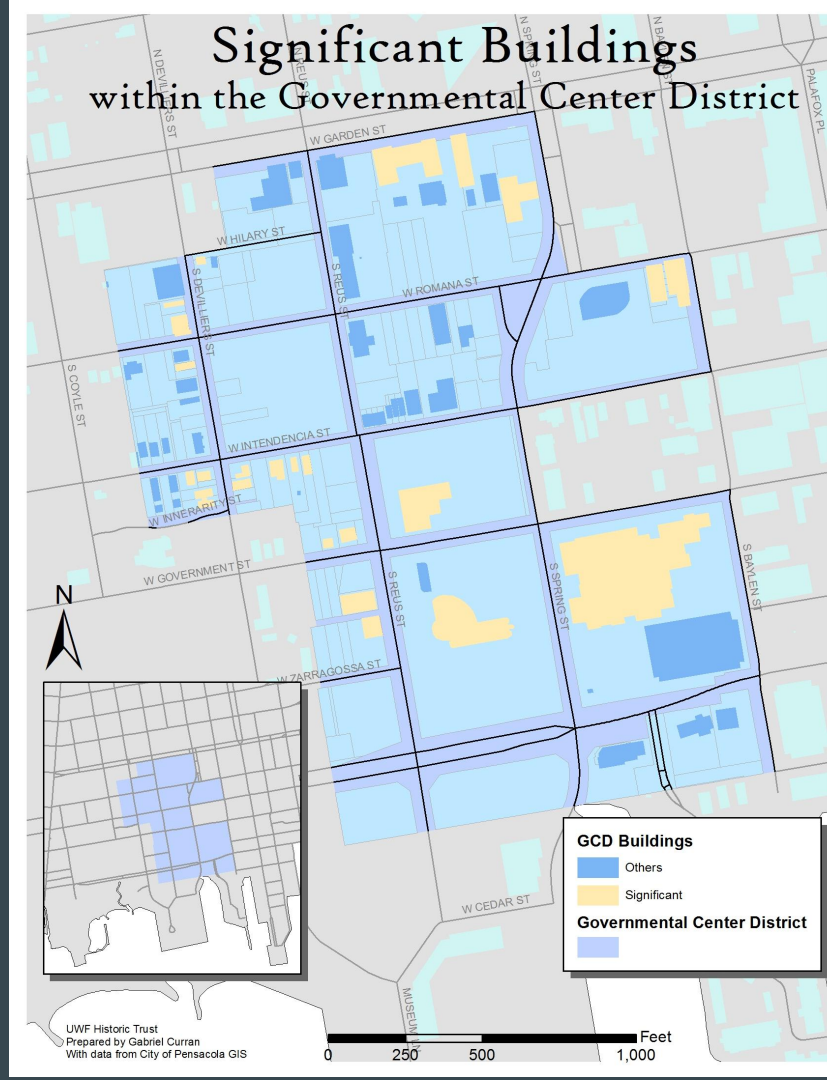
Building Classifications

- Non-conforming
 - Improper building relationship to street
 - Inconsistent architectural style with surroundings
 - Suburban rather than urban



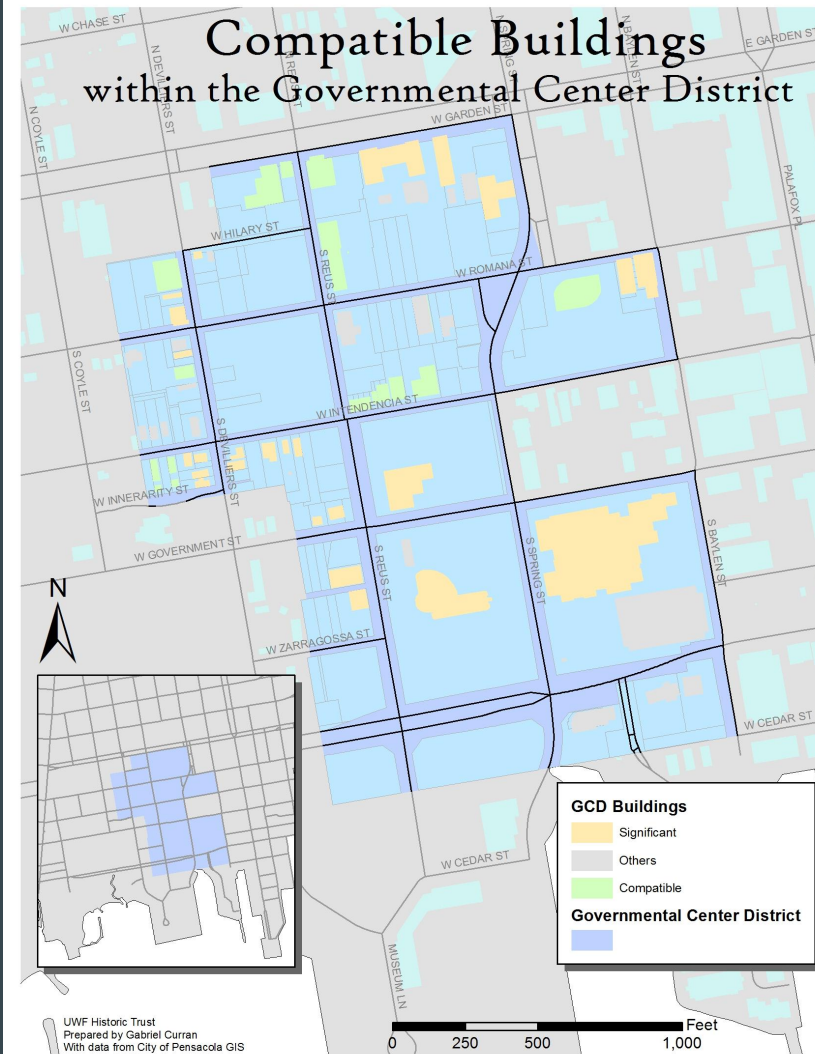
Significant Buildings

- 26 Significant Buildings
 - 13 Residential
 - 7 Commercial
 - 6 Governmental



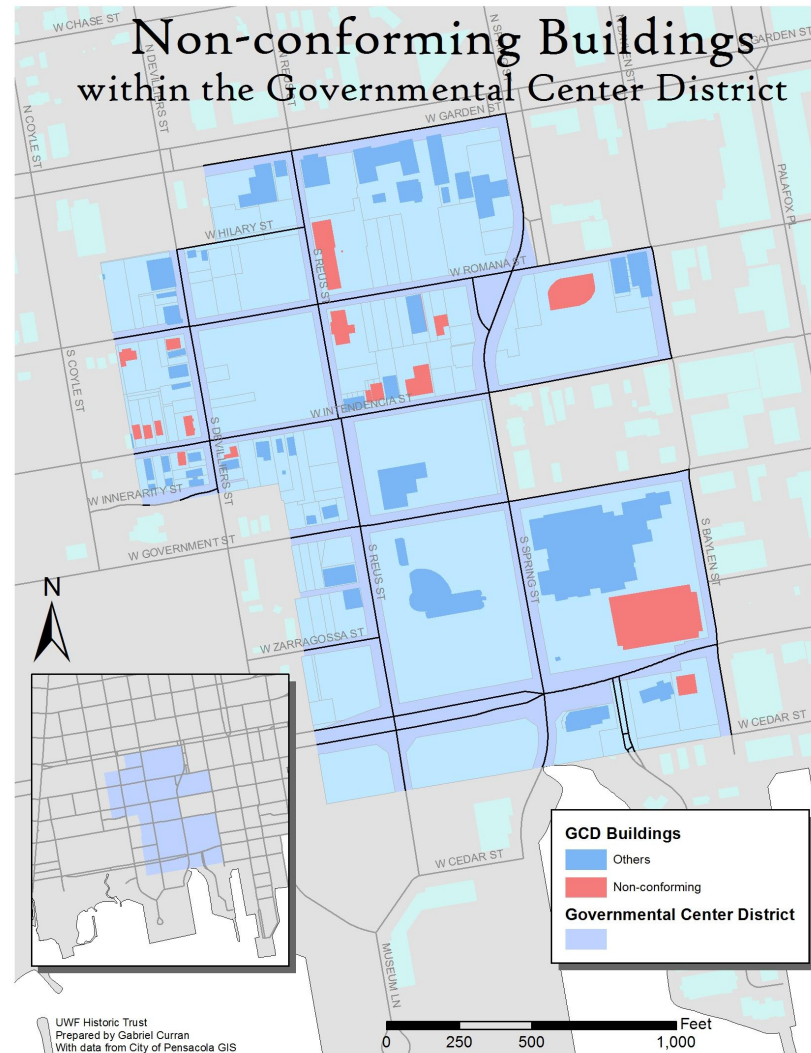
Compatible Buildings

- 15 Compatible Buildings
 - 5 Residential
 - 10 Commercial



Non-Conforming Buildings

- 18 Non-Conforming Buildings
 - 11 Residential
 - 7 Commercial
- Some buildings are both compatible and non-conforming.
 - Parking, site conditions, building placement make them non-conforming



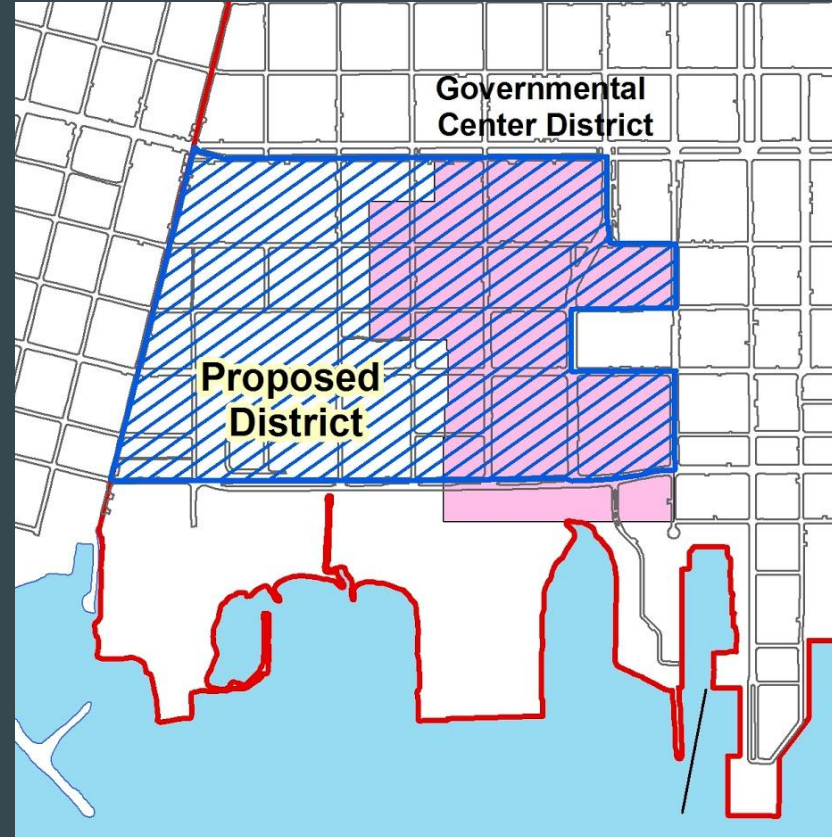
GCD Architecture

- 1880's - 1930
 - Residential development of Tanyard
 - Shotgun, Folk Victorian
 - Commercial development
- 1940's - 1960's
 - Minimal Traditional Residential Architecture
 - Contemporary Commercial
 - Public/Civic buildings
 - Renaissance Revival, Art Deco, International Style
- 1970's - 1980's
 - Government Buildings
 - Brutalist, Streamlined Classical
- 1990's-present
 - American Vernacular
 - Commercial



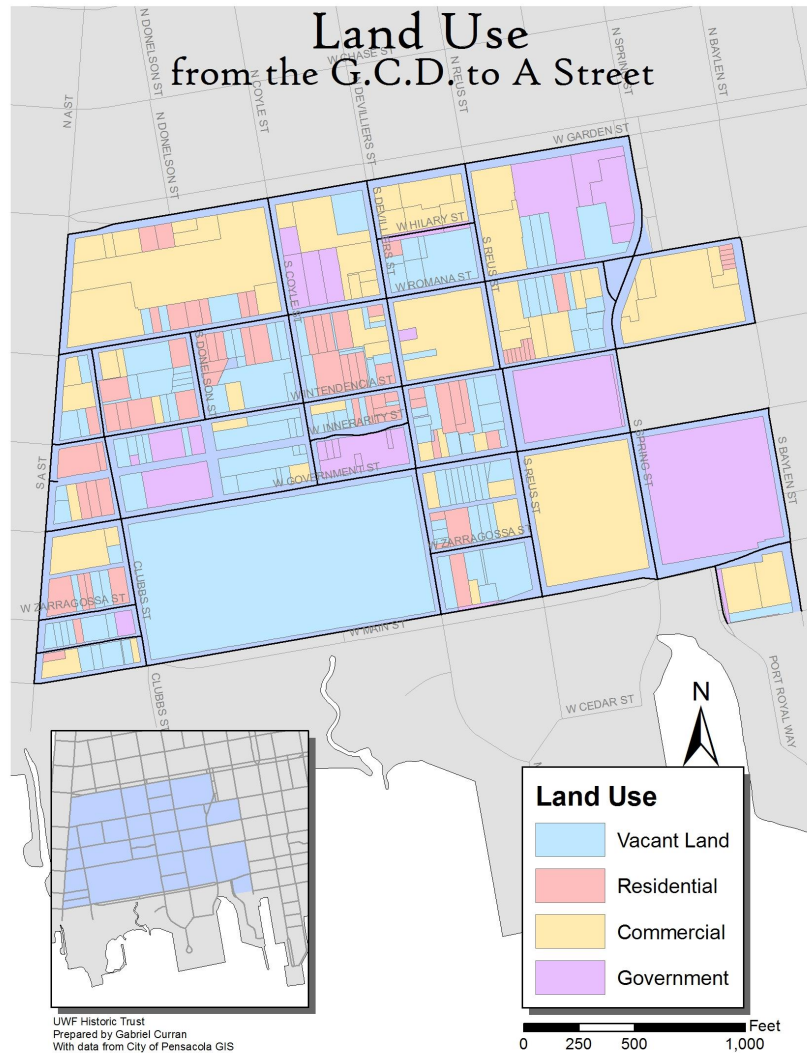
Maritime Redevelopment District Survey

- Continuation of GCD survey methods
 - Photographs of every building
 - Classification of buildings
 - Descriptions of materials and architectural styles
- Evaluate proposed guidelines and boundary
- Identify development patterns: past and future
- Develop recommendations for moving forward



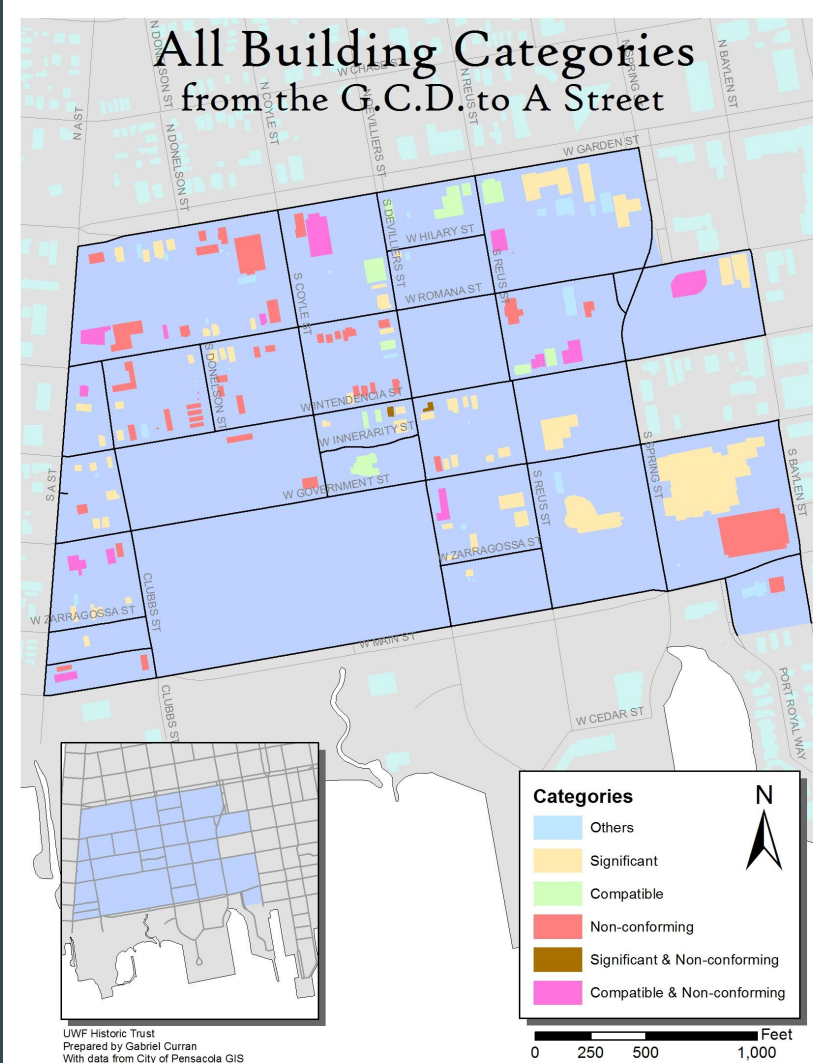
MRD Land Use Map

- Large areas of vacant land
- Cluster of residential property
- Primary zoning: C-2 + C-3



MRD Building Map

- 130 Properties
 - 74 Residential
 - 48 Commercial
 - 8 Governmental



MRD Architectural Styles

- More residential structures than the GCD
 - Shotguns, Folk Victorian, Frame Vernacular, Minimal Traditional, American Vernacular
- Commercial Vernacular
- No tall and large buildings
- Metal buildings



Survey Findings of MRD

- Findings:
 - Large amount of vacant land
 - Clusters of significant residential structures
 - Clear divide between residential and commercial
 - New and proposed infill buildings are different based on location
 - West is single-family residential
 - East is dense, multi-family/commercial



Survey Findings of MRD

- Findings:
 - Large amount of vacant land
 - Clusters of significant residential structures
 - Clear divide between residential and commercial
 - New and proposed infill buildings are different based on location
 - West is single-family residential
 - East is dense, multi-family/commercial
- Issues:
 - No protection of Historic Tanyard
 - Goal: Restore neighborhood identity and celebrate neighborhood history
 - Single-family structures exempt in MRD plan
 - Clearer guidelines for existing and future infill
 - C-3 Zoning threatens residential neighborhood
 - ARB removed as review board in MRD Plan



Historic District vs. Aesthetic Review District

Historic District

- A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. (NPS Definition)
- Identified contributing and non-contributing buildings with focus on protecting contributing buildings and having new infill closely matching the defined district character



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Aesthetic Review District

- The review of architectural designs, building additions/changes, site planning, and other visual aspects as they relate to the larger district context, with a focus on continuity and good urban design.
- Buildings can still be deemed historic/significant, but only on an individual basis



Recommendations

- New aesthetic review district
 - Smaller than proposed MRD, but larger than current GCD
 - Focus on commercial and mixed-use development
 - Protection for remaining historic properties
 - Aesthetic review district with ARB review
 - Improve and use existing alleys, create more on-street parking



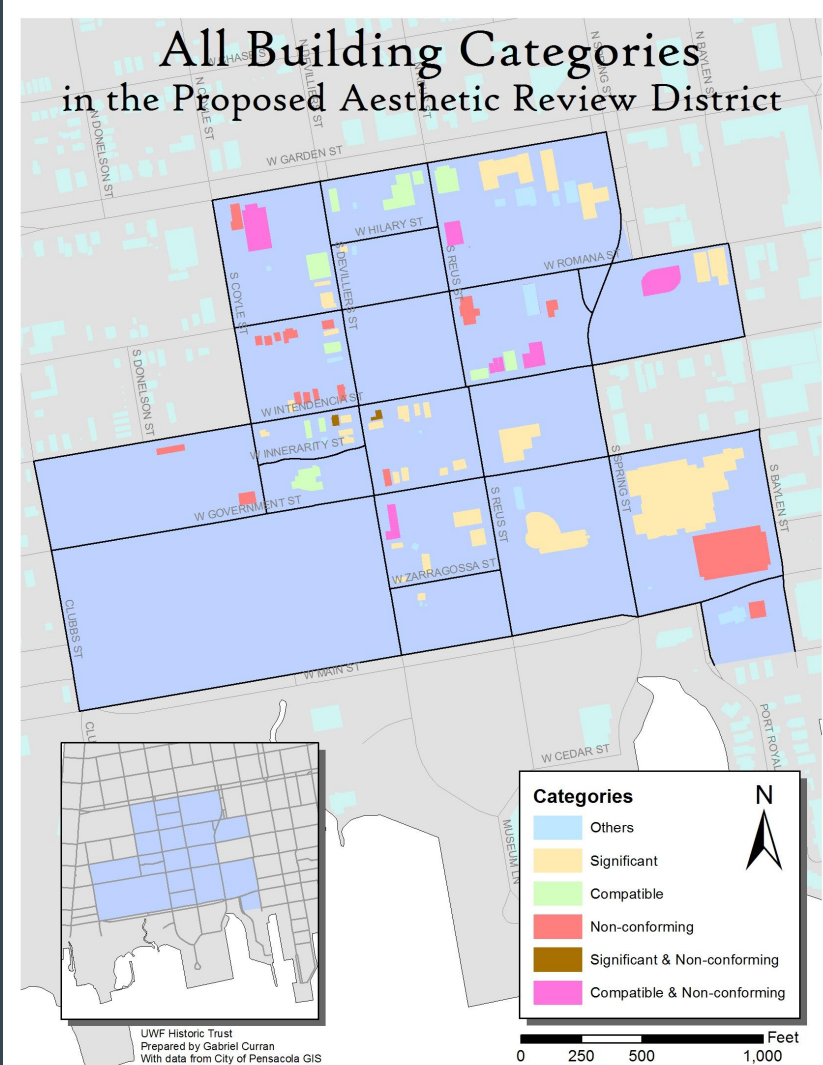
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 - Improve and use existing alleys, create more on-street parking
- Future Tanyard Historic District
 - Protect and celebrate history
 - Ensure new infill is appropriate
 - scale, style, materials, placement
 - Protect remaining historic structures
 - Sensible guidelines that do not impose economic hardship for current property owners



Proposed Aesthetic Review District

- New boundary includes majority of vacant land suitable for mixed-use and commercial development
- Excludes majority of residential structures
 - Protection for remaining residential structures
- Use of Form-Based Code
 - Physical form rather than separation of uses
 - Focus on public realm; creating inviting urban streetscapes. Similar to Palafox
- Demolition review process
- Parking and Streets
 - Use existing alleys
 - Add on-street parking
 - Narrow streets for slower, safer traffic
 - Improve streetscapes



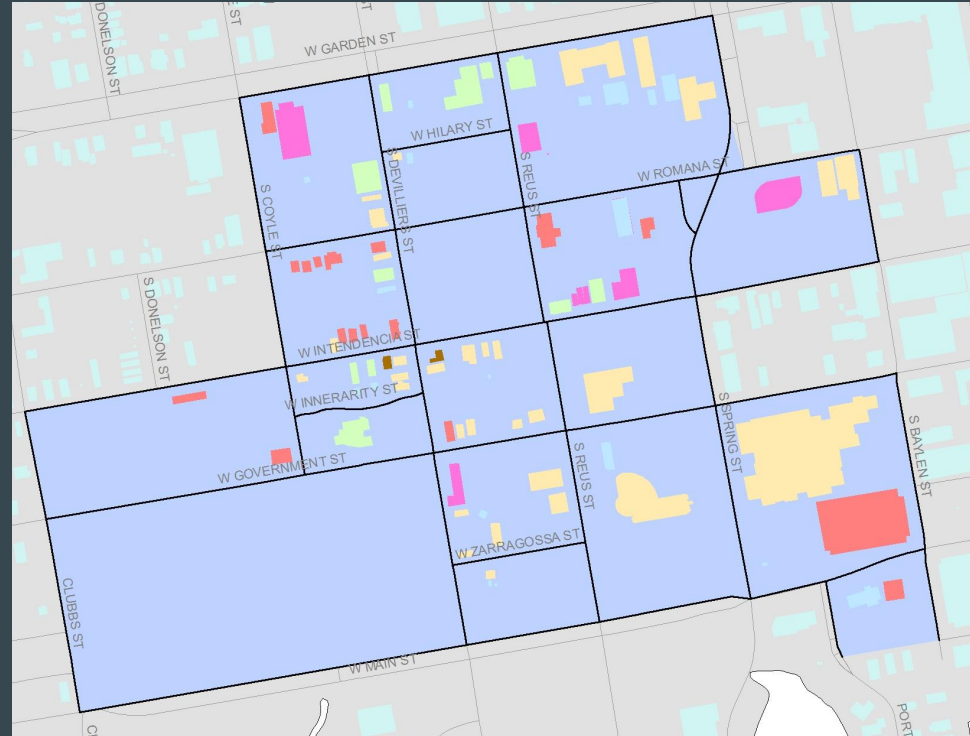
Historic Tanyard District

- Interest from residents to protect their neighborhood from improper development
- Future Historic District that will protect and celebrate the legacy of the Tanyard neighborhood
- Basic survey completed, but additional research needed to draft district narrative
- Need community involvement to draft sensible design review guidelines



Next Steps

- City Council to approve or deny the concept of a new aesthetic review district
- If approved, the Planning Board will begin drafting a proposal for the new district with community involvement and help from UWF Historic Trust
- Majority of the proposal already exists which will help speed the process up



In keeping with the goals of the URAC and CRA plans, a new aesthetic review district continues the progress of creating a downtown people want to live, work, and visit.

Questions

