



Expansive Preservation: Seeking Equity and Resiliency as Part of Historic Preservation Programming

Laura Duvekot
July 28, 2022
Preservation on Main Street
Deland, Florida



Underutilized and Vacant Storefronts



Awkward Alterations



Twentieth Century Changes to Zoning Codes

In a Residence "A" District no building or premises shall be used and no building shall be erected to be used, in whole or in part, for any industrial, manufacturing or commercial purpose or for other than one or more of the following specified purposes:

1. Single detached house used as a residence by not more than one family.
2. Churches and other places of worship and Sunday school buildings.
3. Public schools, parochial schools, colleges including dormitories, public libraries and public museums.
4. Clubs, lodges, fraternities, sororities, social, recreational and community center buildings, parish houses and grounds for games or sports with accessory uses customarily incident thereto; provided that all of the foregoing uses shall be limited to those which do not engage, either continuously or recurrently, in operations customarily or primarily carried on for gain.

Sec. 110. BUILDINGS BECOMING NONCONFORMING THROUGH ZONING CHANGE.

Whenever the use of a building becomes nonconforming through a change in the zoning ordinance or district boundaries, such use may be continued and if no structural alterations are made, it may be changed to another nonconforming use of the same or of a more restricted classification. (Code 1946, ch. 41, § 71.)

Sec. 111. DISCONTINUANCE OF NONCONFORMING USE.

In the event that a nonconforming use of any building or premises is discontinued for a period of two years, the use of the same shall thereafter conform to the use permitted in the district in which it is located. Provided, however, that the board of adjustment may, after the application therefor has been first submitted to the city planning board for investigation and report or recommendation, as provided for in section 115 of this chapter, permit a continuation of such nonconforming use or a more restricted nonconforming use of such building or premises. (Code 1946, ch. 41, § 72.)

Twentieth Century Changes to Zoning Codes

#8646-RC & R4- 2/9/72 - \$20,000
Owner Arthur D. Miller - Replace
non-conforming businesses (durg
store, restaurant, grocery) and
with six - three room one bath apart-
ments and one two room, one bath
apartments and remove garage and
pave parking lot (Type V) L. M.
Duncan, Contractor. M. Winfield
Lott, Architect. Check List #651
(360 - 13 Ave. N. E.)



Preservation as a Component of Seemingly-Unrelated Planning Efforts



- 15-Minute City
- Missing Middle Housing
- Complete Streets Policy

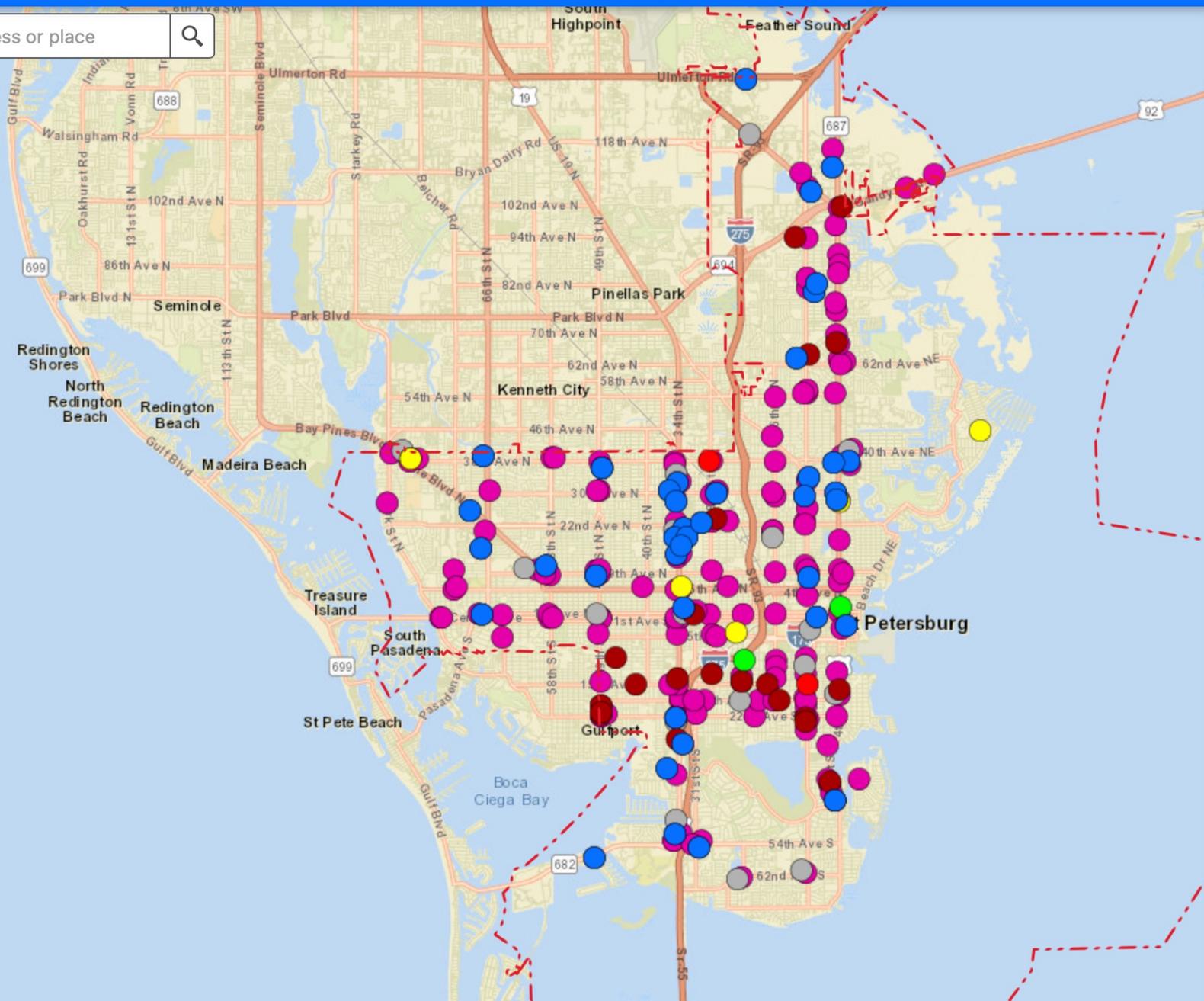


IMPLEMENTATION PLAN
**COMPLETE
STREETS**





Find address or place



Layer List

- Food Retailers ...
- Healthy Food Retailers ...
- Supermarkets ...
- Grocery Stores ...
- Farmers' Markets ...
- Produce Markets ...
- Meat/Fish Markets ...
- Dollar Store ...
- Convenience Store ...
- Charitable Food Services ...
- Food Producers ...
- Food Processors/Distributors ...

2mi
-82.685 27.890 Degrees

Benefits of Older, Smaller Storefronts



“In Seattle and Washington, D.C., neighborhoods with a smaller-scaled mix of old and new buildings host a significantly higher proportion of new businesses, as well as more women and minority-owned businesses than areas with predominantly larger, newer buildings.”

National Trust for Historic Preservation, 2014

Historic Character, of Course!



Identifying Opportunities – Historical Records

THESE GROCERS HAVE THIS SPECIAL OFFER

ST. PETERSBURG

BAGGERLY GROCERY, 2160 Tangerine Ave.
B. BEVIEL GROCERY, 1930 9th Ave. South.
B. BERNSTEIN, 364 10th St. North.
BIG BAYOU GROCERY, 3035 6th St. South.
BON AIR GROCERY, 832 14th St. North.
TOM BROWN'S, 1234 Tangerine Ave.
CAPITOL MARKET, 707 22nd St. South.
W. C. COLEMAN, 1201 Burlington Ave. North.
T. T. COX, 1301 28th St. South.
L. D. DAVIS GROCERY, 37th and Lakeview.
D. DE LEGAL, 1015 4th Ave. North.
DIXIE MARKET NO. 1, 15 9th St. South.
DIXIE MARKET NO. 2, 636 22nd St. South.
DYE & RITCHISON, 225 9th St. South.
E. C. FOOD STORE, 9th St. and 7th Ave. North.
ECONOMY FOOD STORE, 1716 Tangerine Ave.
E. J. EDWARDS, 801 22nd St. South.
M. FELDMAN, 644 22nd St. South.
GREAT WHITE WAY MARKET, 3696 Tangerine Ave.
GREY MOSS GROCERY, 4401 Tangerine Ave.
H. GROOVER, 2138 Fairfield Ave. South.
H. H. HAMILTON, 174 13th St. North.
HEINZ GROCERY, 4611 Haines Road.
A. HELLER, 1051 2nd Ave. North.
L. T. HEWITT & CO., 9th St. Market, 9th St. and Arlington Avenue.
C. L. HOPP, 343 9th St. South.
ILER'S BLUE GRASS MARKET, 1906 9th Ave. South.
JAMISON, 962 25th St. South.
JERREL, GULFPORT MARKET, 2832 Beach Blvd. South
JONES GROCERY & DAIRY, 43rd and Lealman Ave.
JONES, WEST CENTRAL GROCERY, 2602 West Central.

I. KATZ, 1097 2nd Ave. South.
LINCOLN MARKET, 521 9th St. North.
McCUTCHEON GOOSE POND, 3260 Central Ave.
M. C. FOOD STORE, 1046 4th St. North.
M. C. FOOD STORE, 347 14th St. South.
L. W. McDONALD, 1049 3rd Ave. North.
H. D. McKINNON, 443 14th St. South.
B. C. MINOR, 1500 5th Ave. North
M. J. FOOD STORE, 421 9th St. South.
MORGAN'S MARKET, 200 9th St. North.
W. L. MORGAN, 775 22nd St. South.
MOSEY MARKET, 4101 Tangerine Ave.
NEWMAN'S MARKET, 290 12th St. North.
NICHOLS BROS., 2402 9th St. North.
J. W. NICHOLS, 1060 3rd Ave. South.
NOLEN'S CASH ECONOMY GROCERY, 2300 1st Ave. No.
OTTOMAN'S GROCERY & MARKET, 30 9th St. South.
MRS. H. OVERHEUL, 52nd St. and 28th Ave. South.
F. W. PALMER, 1927 28th Ave. North.
SAM PEARLSTEIN GROCERY, 431 10th St. South.
I. M. PERRY, 2004 9th Ave. South.
E. F. POLLARD, 3918 6th St. South.
J. E. ROBERTS, 400 12th Street South.
H. D. SCOTT, 2001 28th Ave. North.
E. W. SCRIVENS, 378 11th St. North.
SELRITE MARKET, 1041 9th St. South.
MOSES SEROOR, 446 16th St. South.
E. C. SHANKENBERY, 1903 12th St. North.
O. SILVERMAN, 427 8th St. South.
DAVID H. SIMS, 518 9th St. North.
SLICKER GROCERY, 696 Newton Ave. South.
W. SMALLEY, INC., 819 Arlington Avenue.

J. B. SMITH, 1220 3rd Ave. South.

SOUTHERN
SOUTH 16
STEBBINS
A. C. STEE
SQUARE 1
TANGERI
W. K. VEI
VINOY PA
W. F. WA
WEBB'S G
St. Sou
WIDE AV
MRS. WIL
J. D. YAS
YOSIM GR
QUEEN'S

Pa
PASS-A-GR
S
SEMINOLE

H. FREE
E. W. MA
and GA

Clear
J. W. BAI
C. S. BECK
BOBBITT'S
F. F. CAMI
MRS. J. J.
PALM BLU
W. F. BEG

Dun
JAMES BR
H. A. LA R

R. L. POLK & CO.'S

St. Petersburg, Clearwater, Tarpon
Springs, Dunedin, Gulfport
Largo and Pass-a-Grille

CITY DIRECTORY

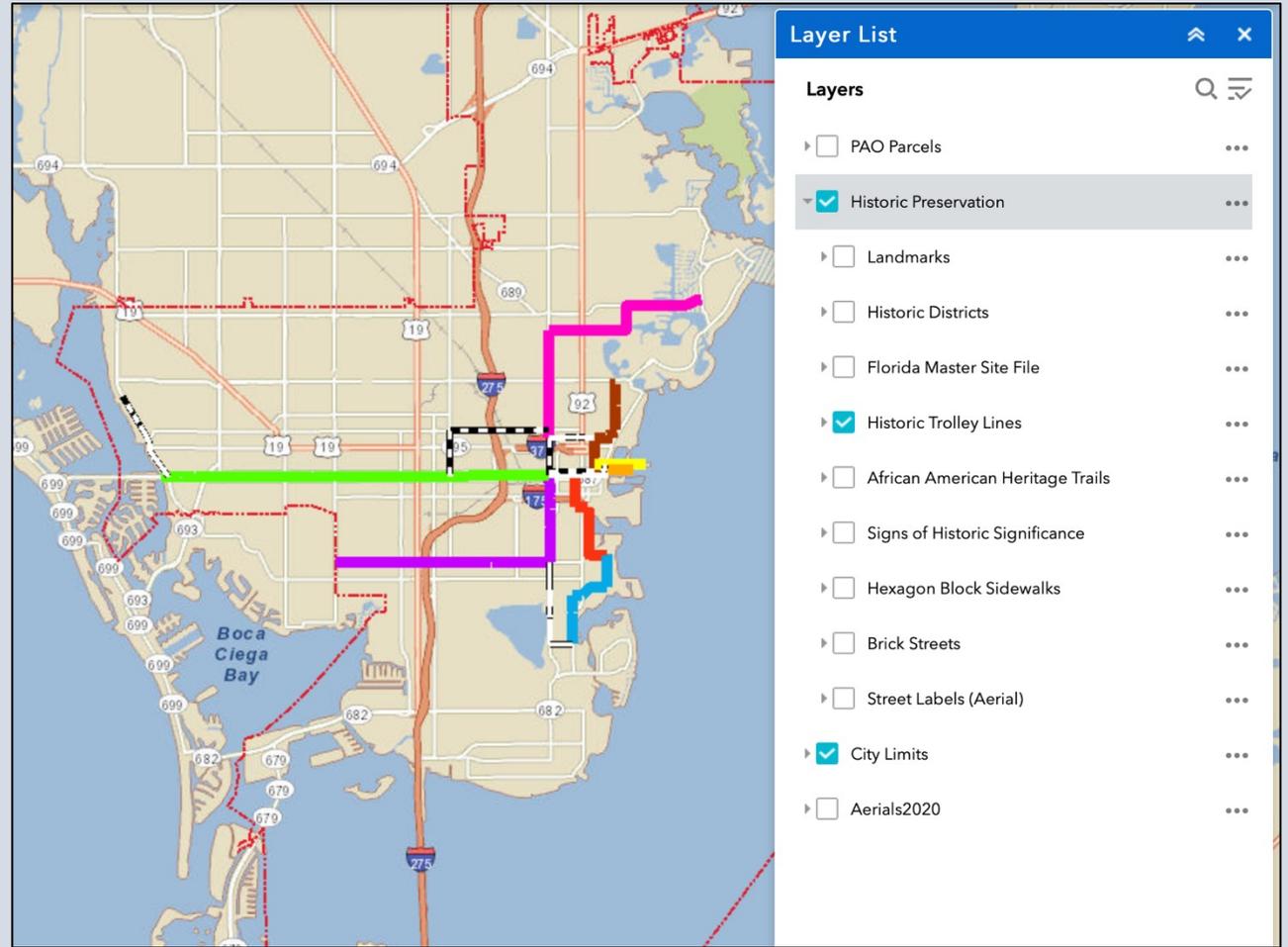
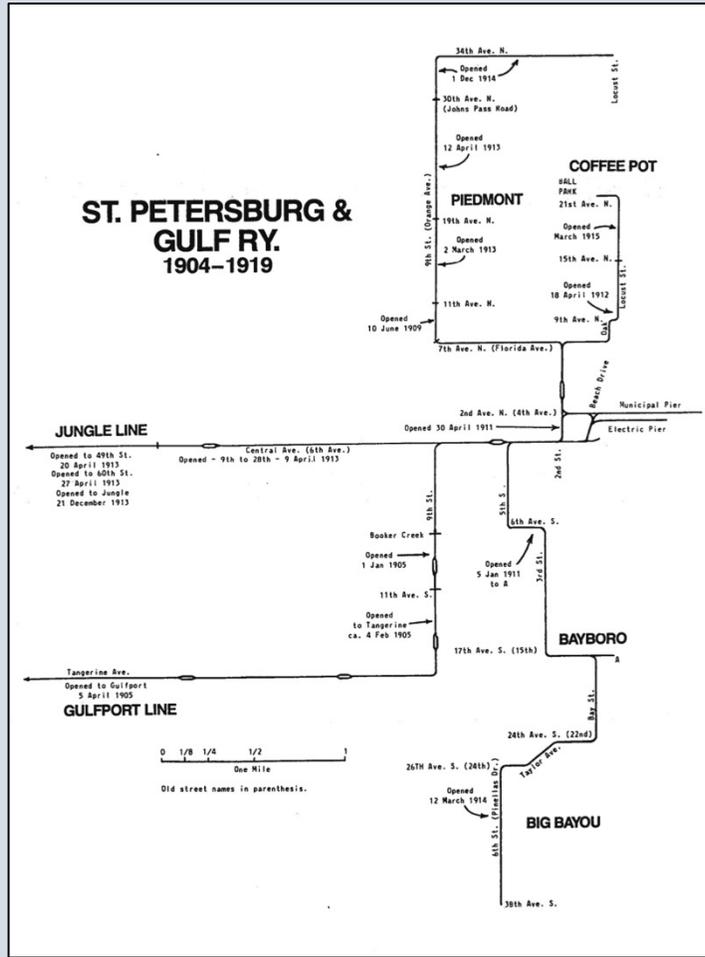
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VOLUME I

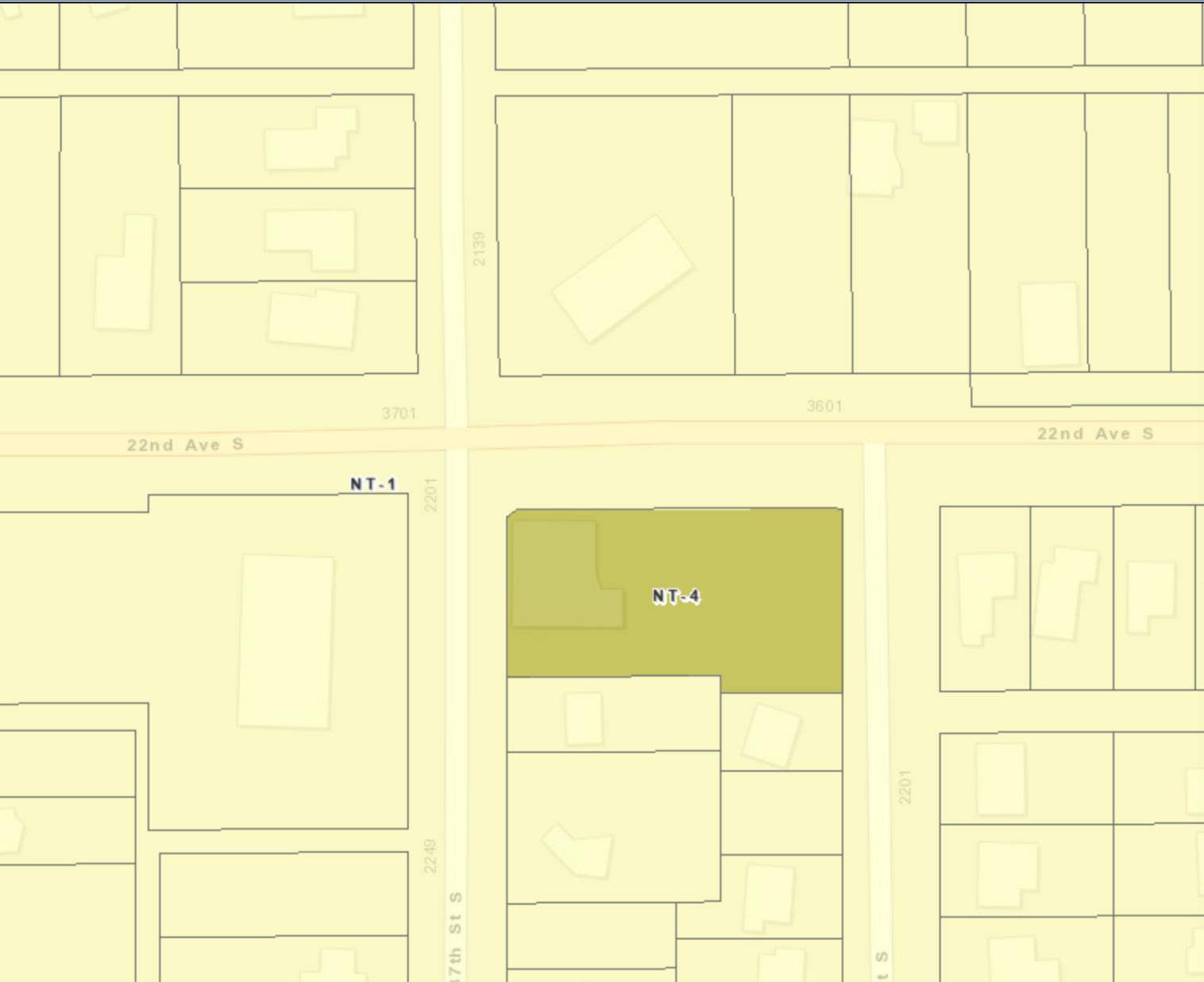
Containing an Alphabetical List of Business Firms and Private Citizens,
a Directory of the City and County Officers, Churches, Pub-
lic and Private Schools, Benevolent, Literary and
Other Associations, Banks, Etc. a Complete

Classified Business Directory
and a Street and Avenue Guide and Directory
of Householders of St. Petersburg

Identifying Opportunities – Historic Transit Routes



Potential Path Forward – Specific Zoning Category



Benefits:

- Creates transparency about allowable land use if well-established
- Can limit use to those appropriate for neighborhoods
- Allows infill/redevelopment

Challenges:

- May be considered spot zoning if use has been long-abandoned
- Re-zoning is a lengthy and expensive process that small business owners may not be willing or able to navigate

Potential Path Forward - Special Exception within Residential Zoning



Benefits:

- Allows individual consideration

Challenges:

- Could be difficult to retain preservation as main goal if available to all properties

Potential Path Forward – Reinstatement of Abandoned Use



Benefits:

- Directly tied to evidence of historic use
- Potentially simple process

Challenges:

- Process could be impeded by other nonconformities of site (e.g. parking requirements)

Potential Path Forward – Adaptive Reuse Program



Benefits:

- Designation may allow other exemptions
- Generally ensures future design review to protect historic integrity

Challenges:

- Criteria for significance and integrity often focus on high-style, intact architecture
- Likely a lengthy process if designation must be initiated



There are often very distinct groups of people advocating for mixed-use zoning and for preservation. Creative reuse projects can offer the opportunity for collaboration.

*Many sincere thanks.
Enjoy the conference!*

lauraduvekot@gmail.com